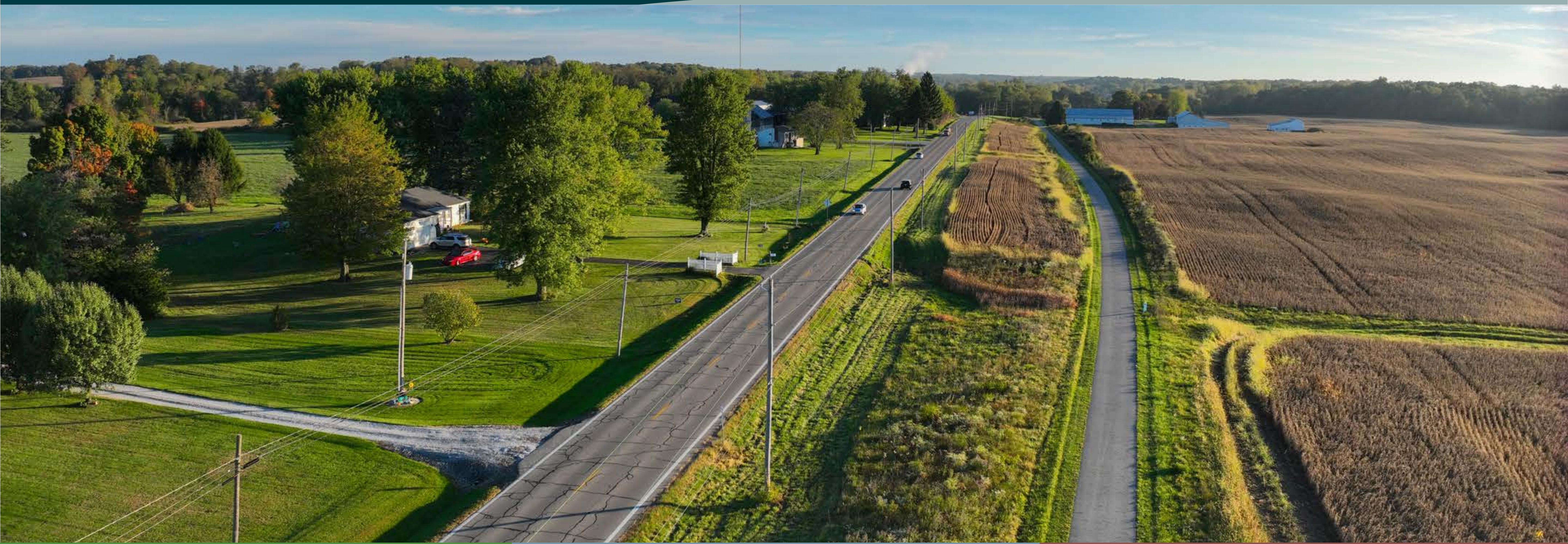


Welcome

This open house is an opportunity to learn about Together Knox, review progress to date, and provide feedback.



Analyse

Review the displays at your own pace.

Interact

Discuss the information with others and ask questions.

Comment

Provide comments on the draft components using the provided materials.



Scan QR code to participate on your phone.



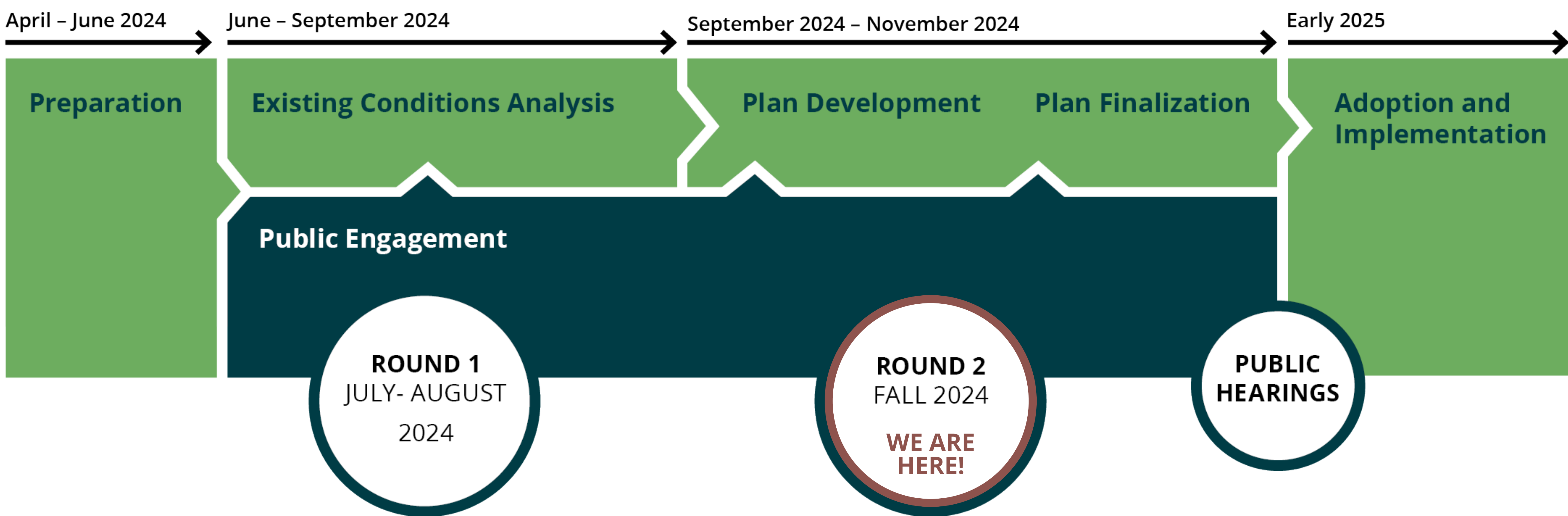
1. Overview and Process



What is **TOGETHER KNOX** ?

Together Knox is a process to create a comprehensive plan for Knox County, Mount Vernon, and all the communities in the county. **The plan will help guide how and where we grow** and what is important to conserve. A large part of Together Knox is a community-driven effort. **Your ideas and perspectives will shape the plan.**

A comprehensive plan is the **broadest public policy document** a community can create for its future physical development considering the input of citizens, businesses, and other stakeholders. The plan is a tool to prepare for growth pressure and acts as a guidebook for decision-makers. The plan serves as a foundation for land development regulations, zoning ordinances, budgeting decisions, and more.



Scan QR code
to participate
on your phone.



2. Key Findings: Engagement



Insight gathered from the community throughout the process will help inform the plan process and contents. The first round of community engagement included multiple formats to give everyone who wanted to participate an opportunity to share their insight. Results gathered from the first round of engagement lay the foundation for the plan's draft principles, goals, and concept maps.

Analyzed 4,500 responses to the question:
What do you treasure about Knox County and its communities and why?

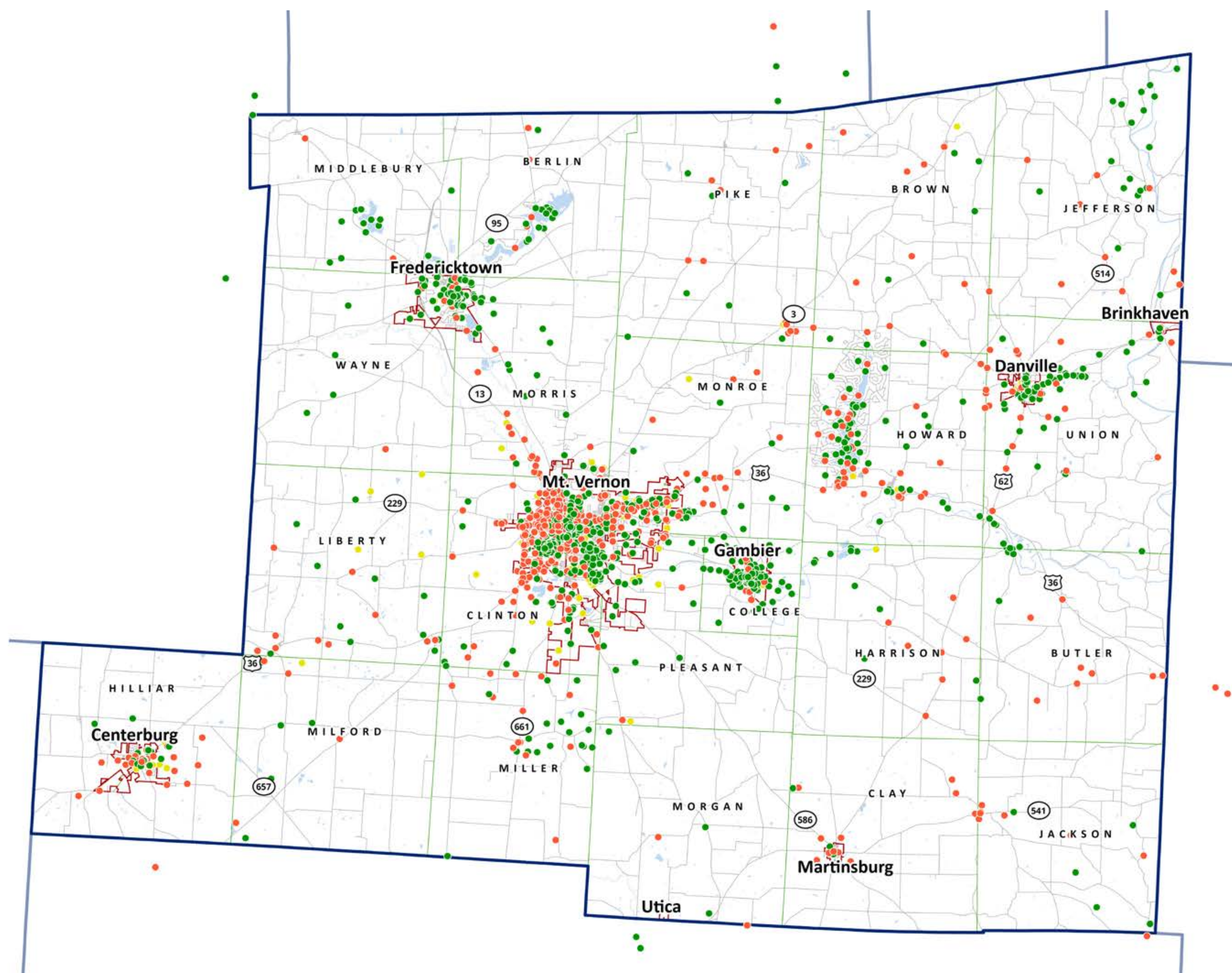
The following key themes emerged:

- Strong sense of community and family
- Rural atmosphere, natural beauty, agricultural landscapes
- Abundant parks, trails, rivers, and natural areas
- Vibrant downtowns with local business and gathering places
- Rich Cultural amenities including arts, music and community events
- High-quality education opportunities, from K-12 through higher education

Analyzed 4,100 responses to the question:
When you think about the future of Knox County and its communities, what outcomes would you like to see?

The following key themes emerged:

- Enhanced parks and greenspaces
- Controlled development
- Infrastructure improvements
- Downtown revitalization
- Continued land conservation
- Preserved rural and agricultural land
- Improved and increased housing
- Increased employment opportunities
- Expanded social engagement and cultural activities



Participants were asked to identify strong and weak places in the County.

A strong place is a place that should be protected, conserved, or replicated elsewhere.

A weak place is a place that needs to be changed or improved.

Overall, more than **2,000** places were analyzed. Input from this map informed the conceptual map.



Scan QR code
to participate
on your phone.



3. Conditions & Trends



Highlights

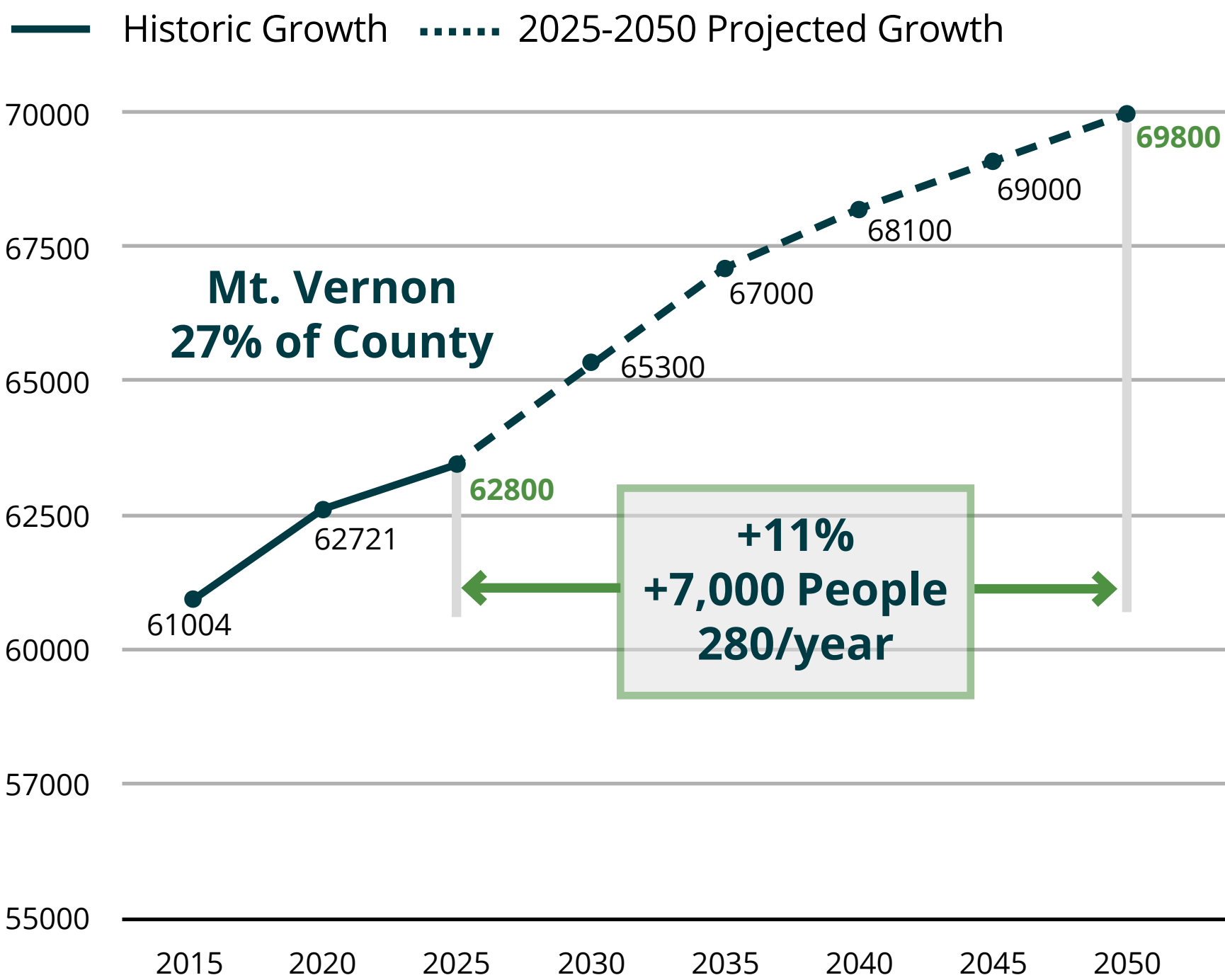
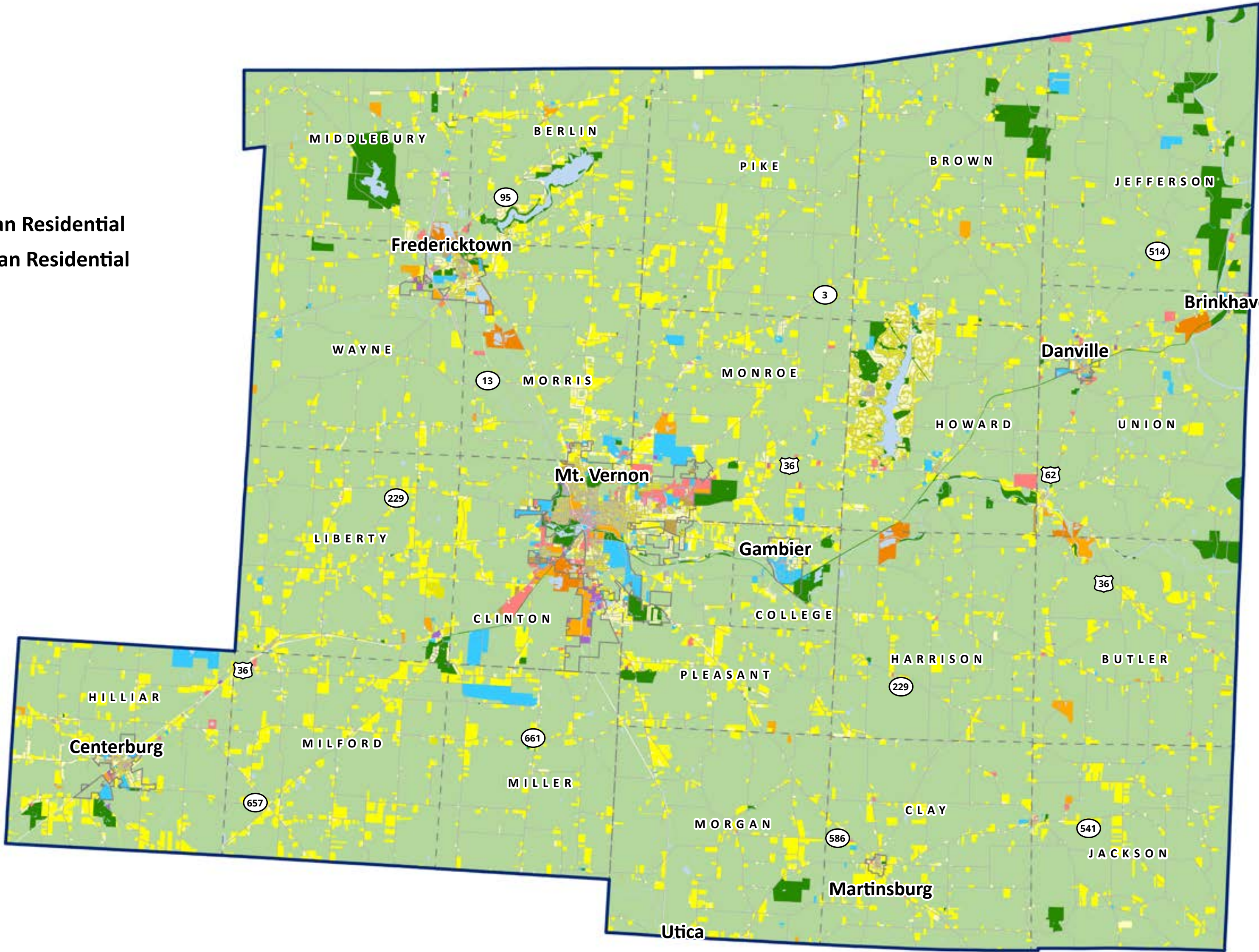
- **Knox County is facing increased growth pressure**, particularly on its western edge as regional employment growth catalysts such as Intel attract a workforce. This workforce will necessitate the provision of associated services and amenities including housing, transportation network improvements, and secondary good and service centers.
- **Knox County is largely defined by the rural landscape. Recent development is beginning to reshape this.** Much of Knox County (35%) is dedicated as prime farmland, the balance in land use between farming, development, and conservation is critical for the future character and economic success of Knox County.
- **The county is organized around town and village centers.** The concentration of goods and services in centers with agricultural land making up the majority of the ‘in-between’ space in the county defines the character of the County.
- **Apple Valley Lake is a unique place within Knox County**, it serves as a vacation destination within the region and location of many second homes. The dynamics around an intermittently occupied area present unique challenges and considerations from an economic viability and character standpoint.
- **The population dynamics of Knox County and the City of Mount Vernon are distinctly different.** Knox County's population is growing, with the majority of this growth in the above 60-year old cohort, indicating an aging population. In Mount Vernon the workforce population (25-59) is growing, but the school age population is rapidly declining.
- **Knox County is automobile-dependent but alternatives exist.** Traffic congestion is most severe in Mount Vernon along US 36 and SR 13, while the growing Amish population's use of horse and buggies raises safety concerns on state routes. The county features extensive multi-use trails and transit services.

- **The county boasts abundant parkland and natural resources.** Knox County boasts an impressive 16.1 acres of parkland per 1,000 people, surpassing the national standard of 10 acres per 1,000 people set by the National Park and Recreation Association. Wetlands play a crucial role in habitat provision and water quality improvement, while conservation easements protect agricultural and natural heritage.



KNOX COUNTY
Existing Land Use

- Water
- Parks & Open Space
- Agriculture
- Rural Residential
- Low-Density Suburban Residential
- High-Density Suburban Residential
- Urban Residential
- Commercial
- Public Service
- Office
- Warehouse
- Industrial
- Quarry
- Vacant



Knox County Age Cohorts (2015 and 2022 Comparison)

Age	2015	2022	Percent Change
Under 5 years	3,778	3,738	-1.1%
5 to 9 years	4,198	3,639	-13.3%
10 to 14 years	3,788	4,423	+16.8%
15 to 19 years	4,939	4,950	+0.2%
20 to 24 years	4,828	4,735	-1.9%
25 to 34 years	6,585	6,885	+4.6%
35 to 44 years	6,875	7,007	+1.9%
45 to 54 years	8,130	7,156	-12.0%
55 to 59 years	4,293	3,500	-18.5%
60 to 64 years	3,944	5,009	+27.0%
65 to 74 years	5,419	6,867	+27.0%
75 to 84 years	3,108	3,305	+6.3%
85+ years	1,119	1,443	+29.0%



Scan QR code
to participate
on your phone.



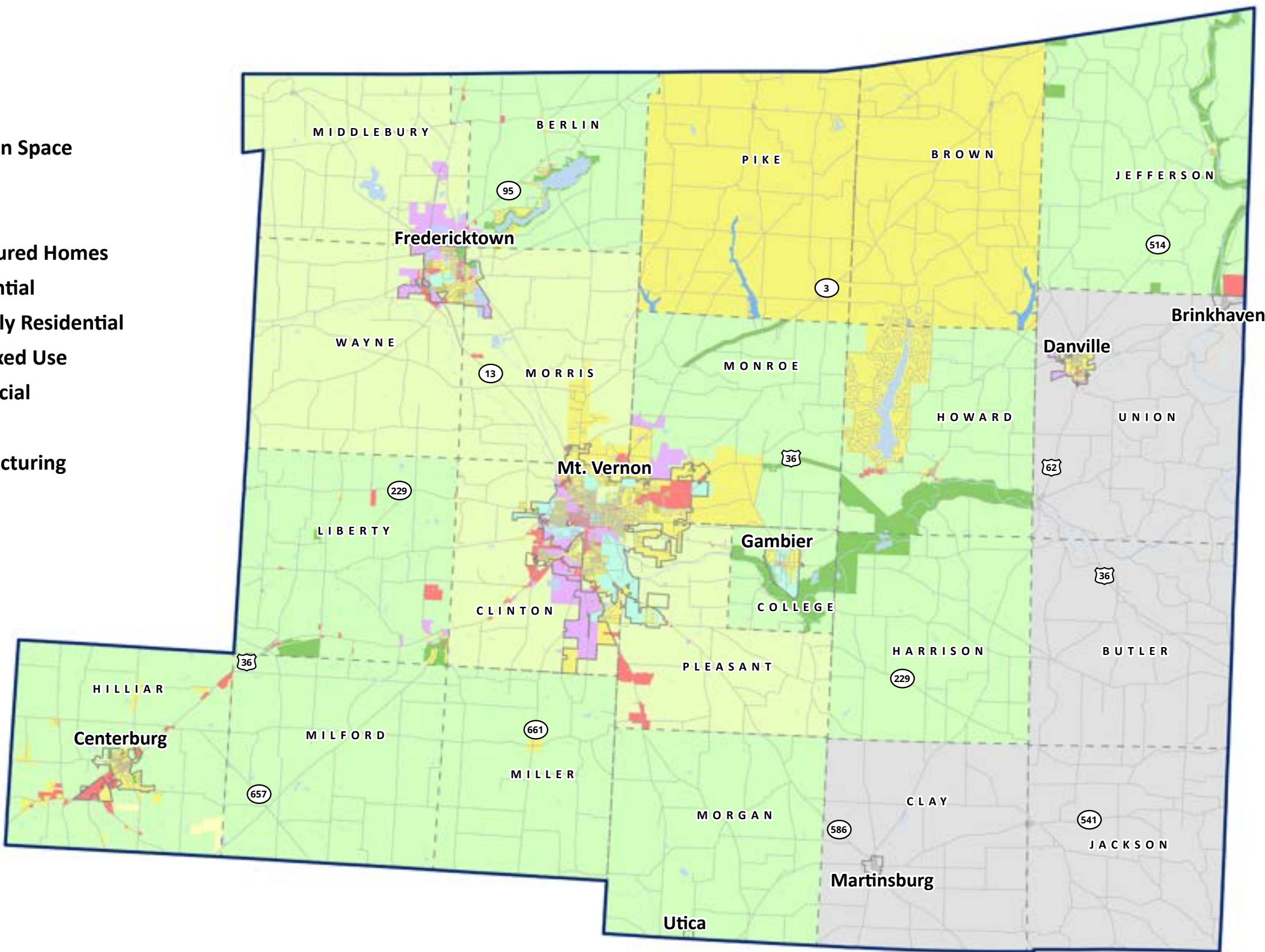
4. Conditions & Trends



County

Simplified Zoning

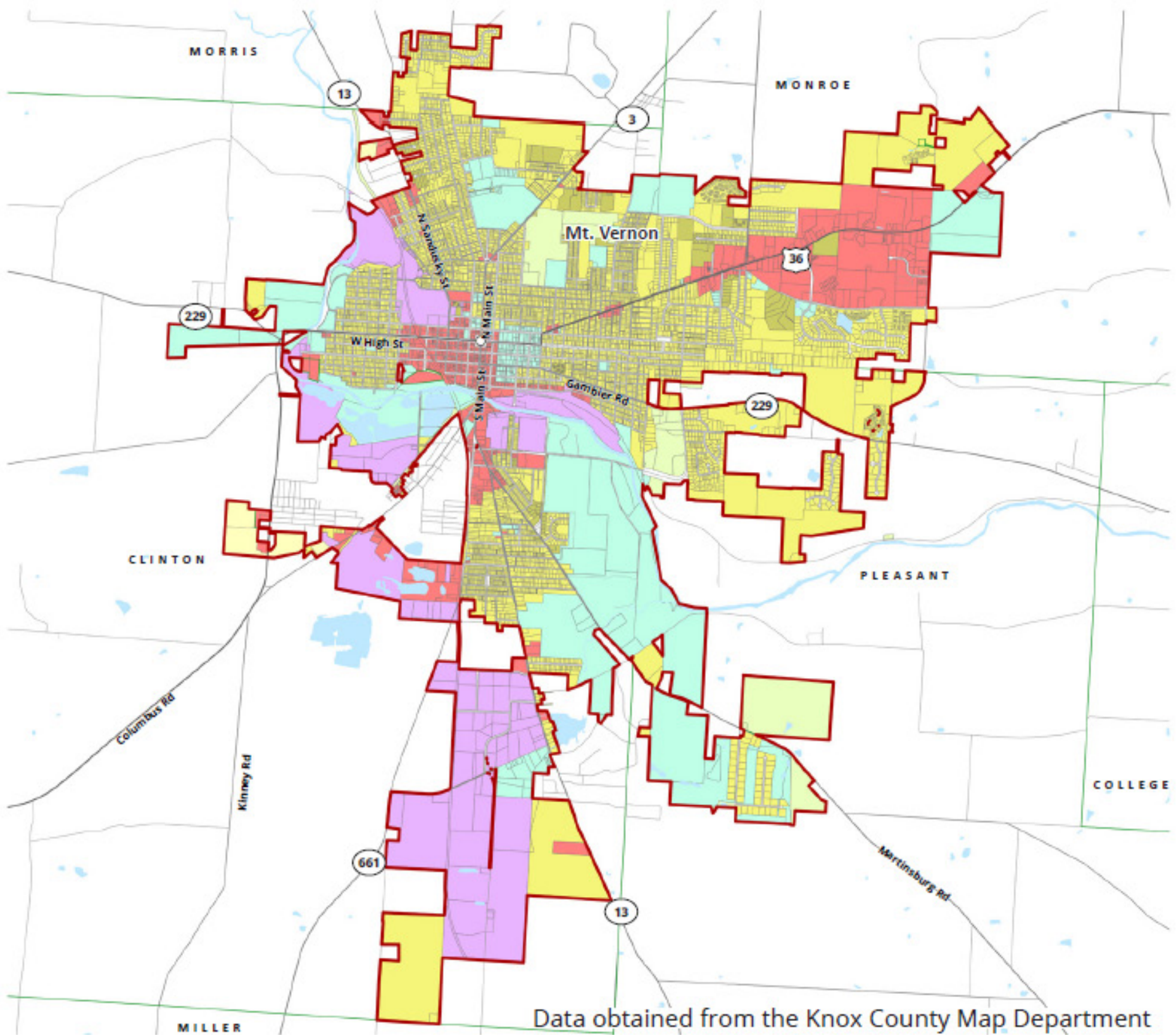
- Water
- Flood Plain
- Conservation & Open Space
- Agriculture
- Rural Residential
- Mobile & Manufactured Homes
- Low Density Residential
- Mixed & Multi-Family Residential
- Village Center & Mixed Use
- Business & Commercial
- Institutional & Civic
- Industrial & Manufacturing
- Unzoned



Mount Vernon

Simplified Zoning

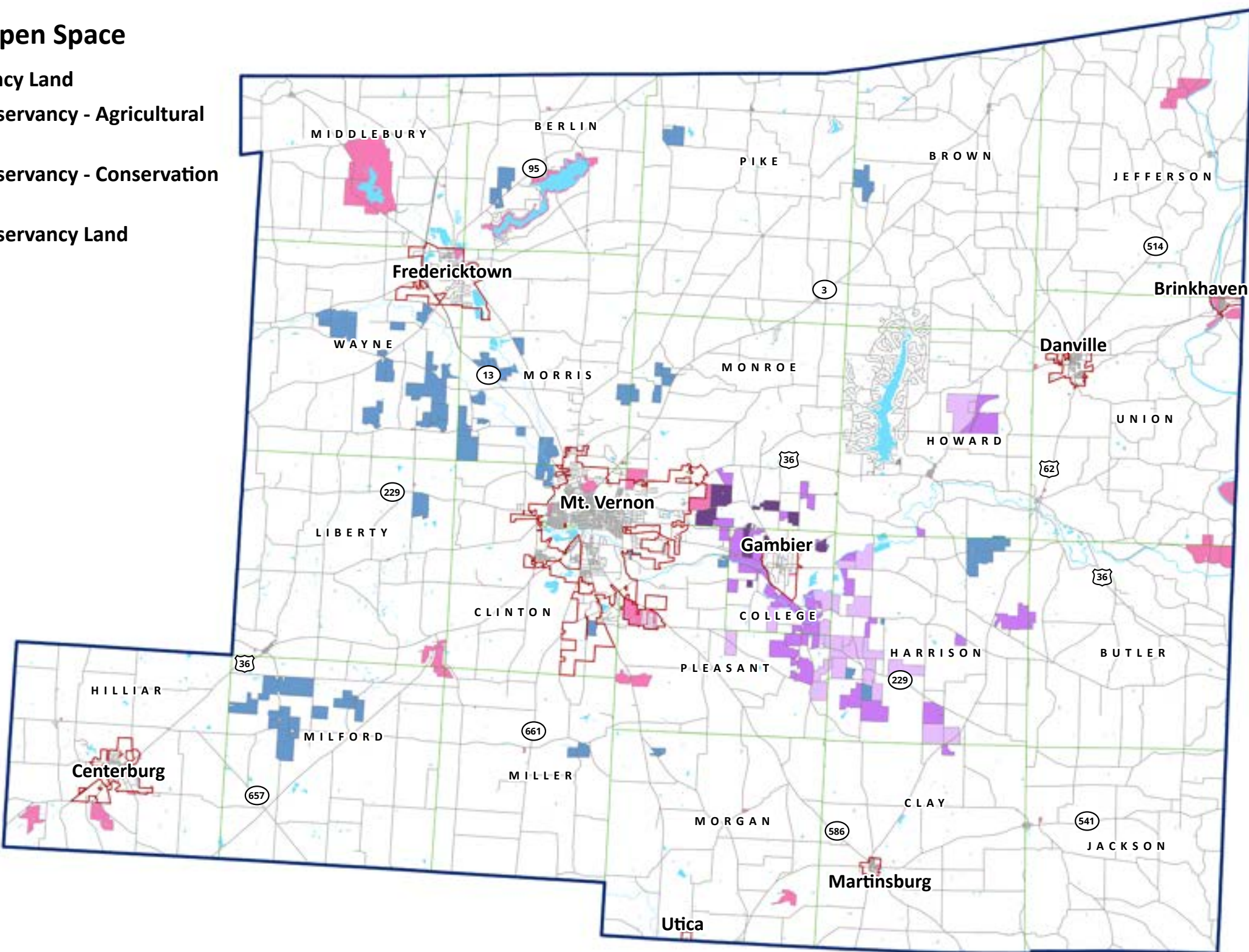
- Rural Residential
- Manufactured Homes
- Low Density Residential
- Mixed & Multi-Family Residential
- Business & Commercial
- Institutional & Civic
- Industrial & Manufacturing



Data obtained from the Knox County Map Department

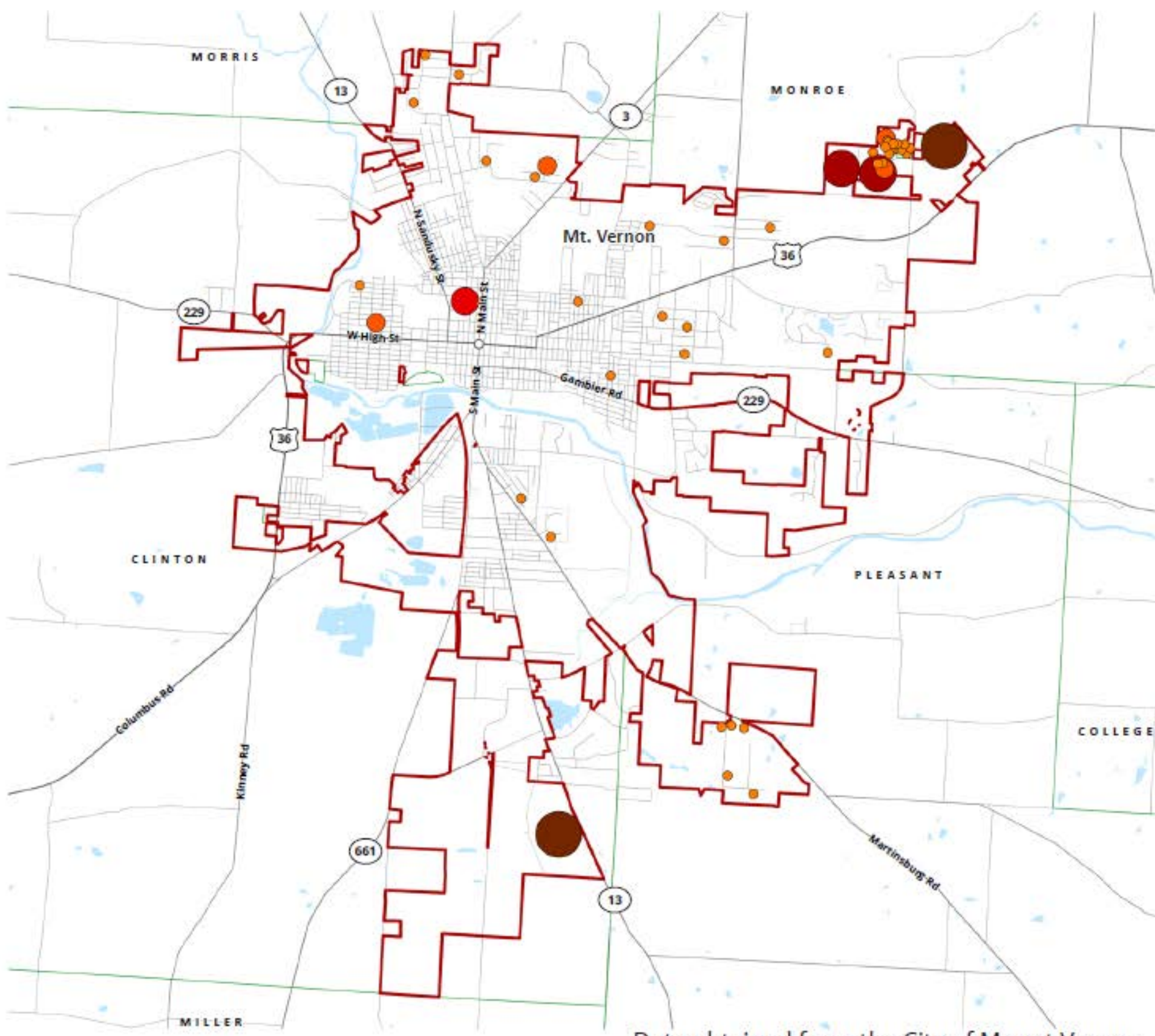
Preservation and Open Space

- Owl Creek Conservancy Land
- Philander Chase Conservancy - Agricultural Easements
- Philander Chase Conservancy - Conservation Easements
- Philander Chase Conservancy Land
- Other Open Space



Residential Development

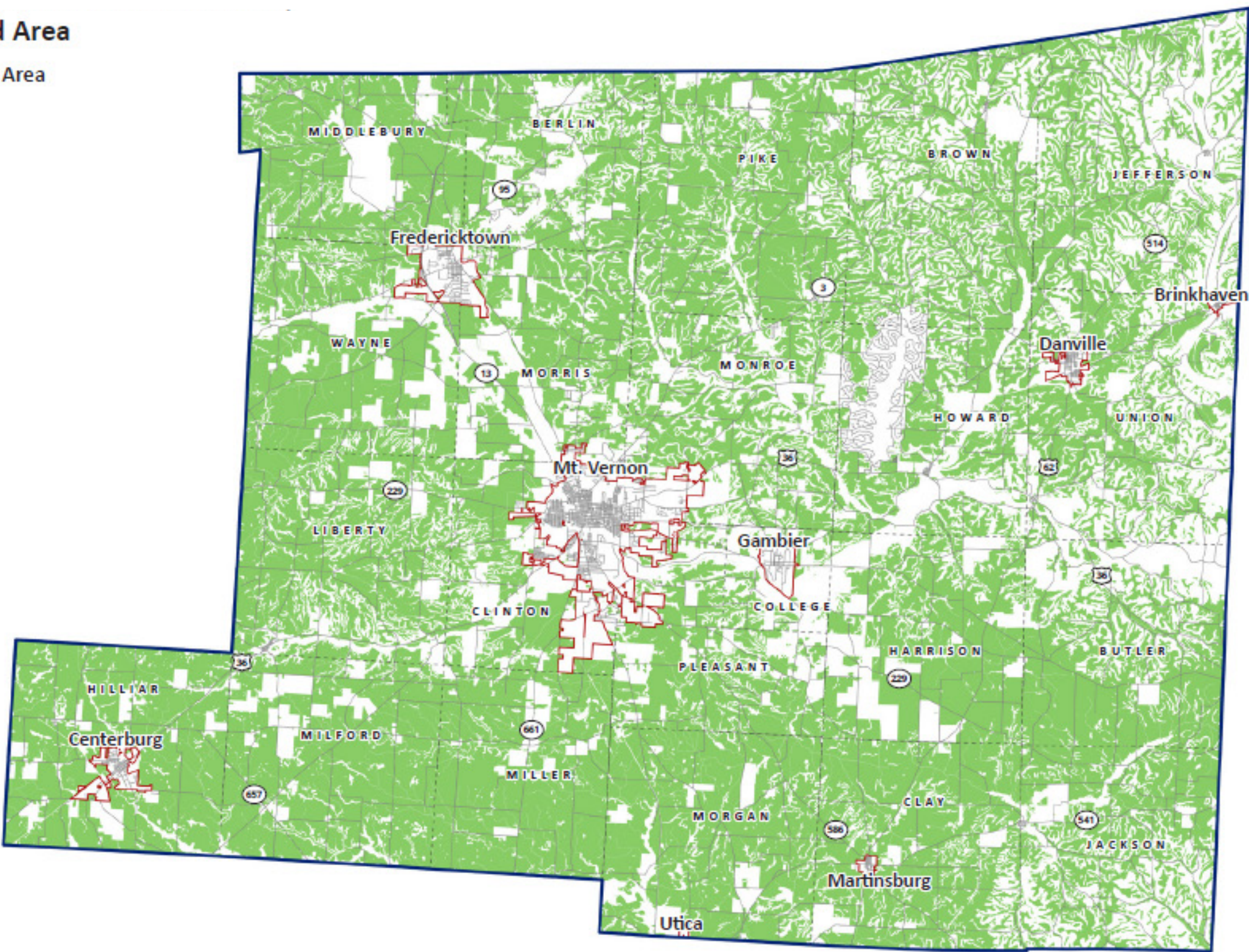
- 1 Unit
- 2 - 9 Units
- 10 - 99 Units
- 100 - 199 Units
- 200 + Units



Data obtained from the City of Mount Vernon

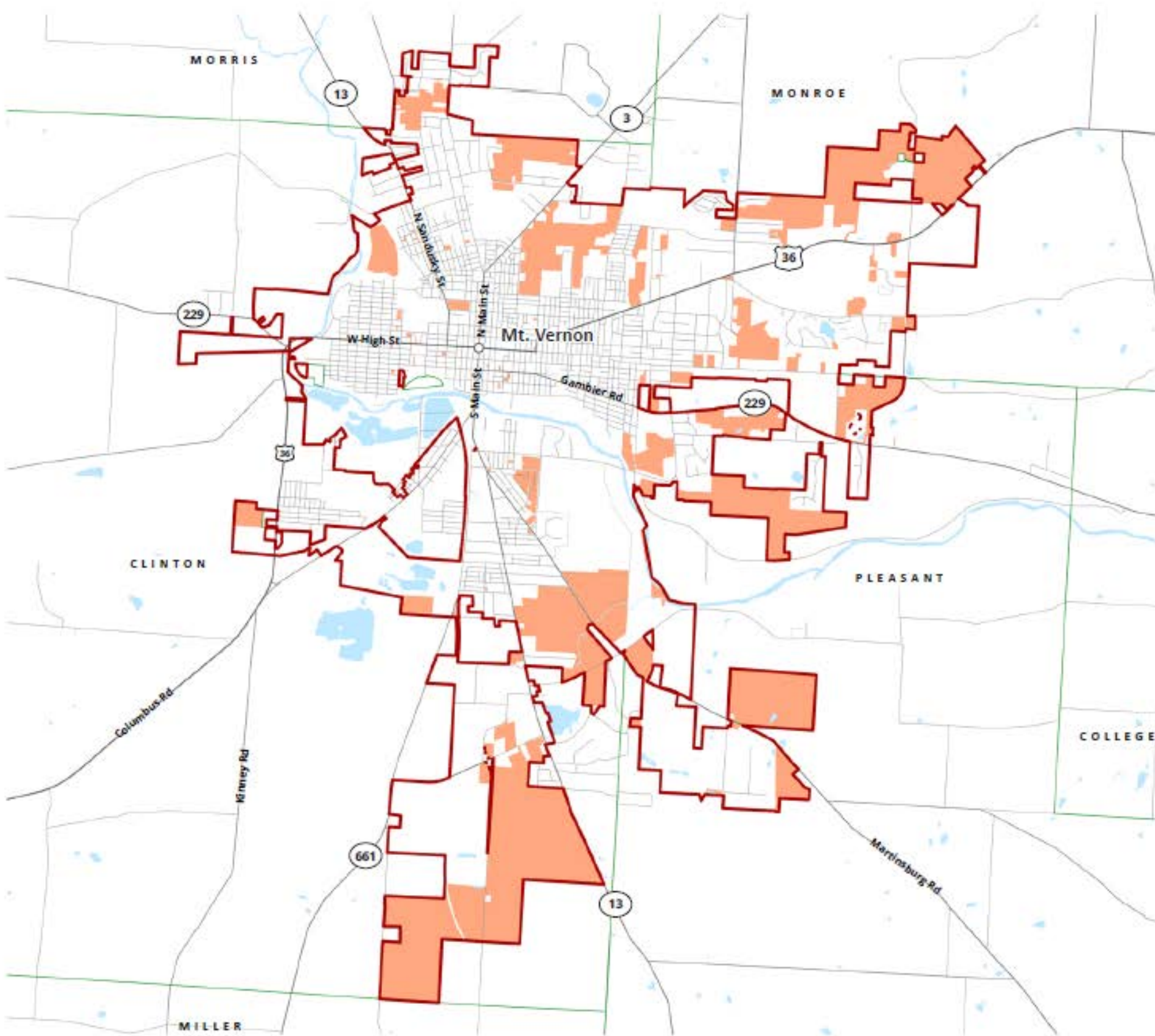
Unconstrained Land Area

- Unconstrained Land Area



Underutilized Land

- Underutilized Land



Scan QR code to participate on your phone.



5. Principles



Interactive

Principles define the intent of development and conservation in Knox County through simple statements. They are forward looking and focused on future conditions, especially for 'where' and 'how' growth should occur.

Instructions: Using the provided blue recording form, indicate your level of support for each principle. Then tell us why and share your comments.

Our intention is to...

Strengthen the centers for each community, including villages and the Town of Mt. Vernon

Could include:

- Walkability, including safety
- Mix of residential, commercial, and recreational spaces
- Quality, contextual design and authenticity

Focus growth inwardly, prioritizing infill and redevelopment over greenfield locations

Could include:

- Infrastructure efficiency
- Natural areas and agricultural lands conserved

Protect natural assets including streams, stream corridors, wetlands, ponds lakes, and steep slopes

Could include:

- Environmental quality
- Rural character

Conserve agriculture land

Could include:

- Minimization of outward development

Dedicate places for industrial employment

Could include:

- Strategic locations
- Access and convenience
- Infrastructure availability

Provide housing choices

Could include:

- Range of densities
- Integrated mix of types
- Conservation patterns

Stabilize established neighborhoods

Could include:

- Housing stock improved
- Infrastructure improved
- Walkability maintained

Manage unique residential places (Apple Valley)

Could include:

- Unique character (maintained)
- Additional uses, services and amenities

Leverage the campuses of the higher education institutions

Could include:

- Precedents for quality places
- Collaborative space

Improve major corridors

Could include:

- Increased intensity
- Mix of uses
- Public realm enhancements
- Supportive traffic improvements



Scan QR code
to participate
on your phone.



6. Goals



Interactive

Goals are desired outcomes expressed in simple terms. The goals organize major themes and recommendation from the technical analysis and public input. They can be used to structure the overall plan. In doing so, they will organize the specific actions (policies, projects and programs) for each plan.

Instructions: Using the provided green recording form, indicator your level of support for each goal. Then tell us why and share your comments.

People

Healthy and proud residents and workers enjoying the benefits of growth and quality of life that drew—and keeps—they in the County.

Rural Conservation

Protected and conserved rural and agricultural land maintains unique character, heritage, and natural landscapes.

Housing

A diverse range of affordable, high-quality housing options meet the needs of all community members.

Economic Prosperity

A robust local economy with industrial growth and a wide range of employment opportunities.

Strengthened Centers

Resilient city and village centers have a mix of uses and create a strong sense of community.

Natural and Recreational Amenities

Enhanced natural and recreational amenities are accessible and offer varied opportunities for outdoor enjoyment.

Land Use and Development

Thoughtful and strategic land use and development policies that balance growth with environmental stewardship.

Mobility

Efficient and accessible transportation options connect residents and workers to key destinations, support economic growth, and enhance quality of life.





Scan QR code
to participate
on your phone.

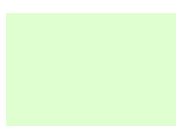



7. Concept Legend and Definitions











Conservation Concepts

- **Constrained Land**
Development should be highly limited in these areas. Priority should be given to preservation of natural features. Includes land that preserved and conserved in trusts, parks, etc. and land in the 100-year floodplain.
- **Partially Constrained**
Development should be limited in these areas. Priority should be given to preservation of natural features. Includes steep slopes (15% or greater) and the 500-year flood plain.

- **Rural**
Areas with potential for continued agricultural uses and open space, with some limited conservation oriented residential.
- **Recreation Focused Residential**
Area with unique residential character where scale of use should be maintained.

Growth Concepts

- **Residential**
Areas with potential for home or resident growth based on location, access to services, and surrounding context.
- **Neighborhood Stabilization**
Areas with potential for reinvestment and revitalization.
- **Mixed Center, small scale**
Smaller areas with potential for mixed commercial, retail, and limited residential growth.
- **Mixed Center, large scale**
Larger areas with potential for mixed commercial, retail, and residential growth.
- **Priority Corridor**
Corridors that may need infrastructure reinvestment or that have potential for employment and commercial growth.
- **Employment Center**
Areas with potential for job or employment growth.
- **Higher Education Employment Center**
Areas with potential for higher education focused job or employment growth.
- **Development Edge**
Conceptual growth boundary for areas with development potential.



Scan QR code
to participate
on your phone.



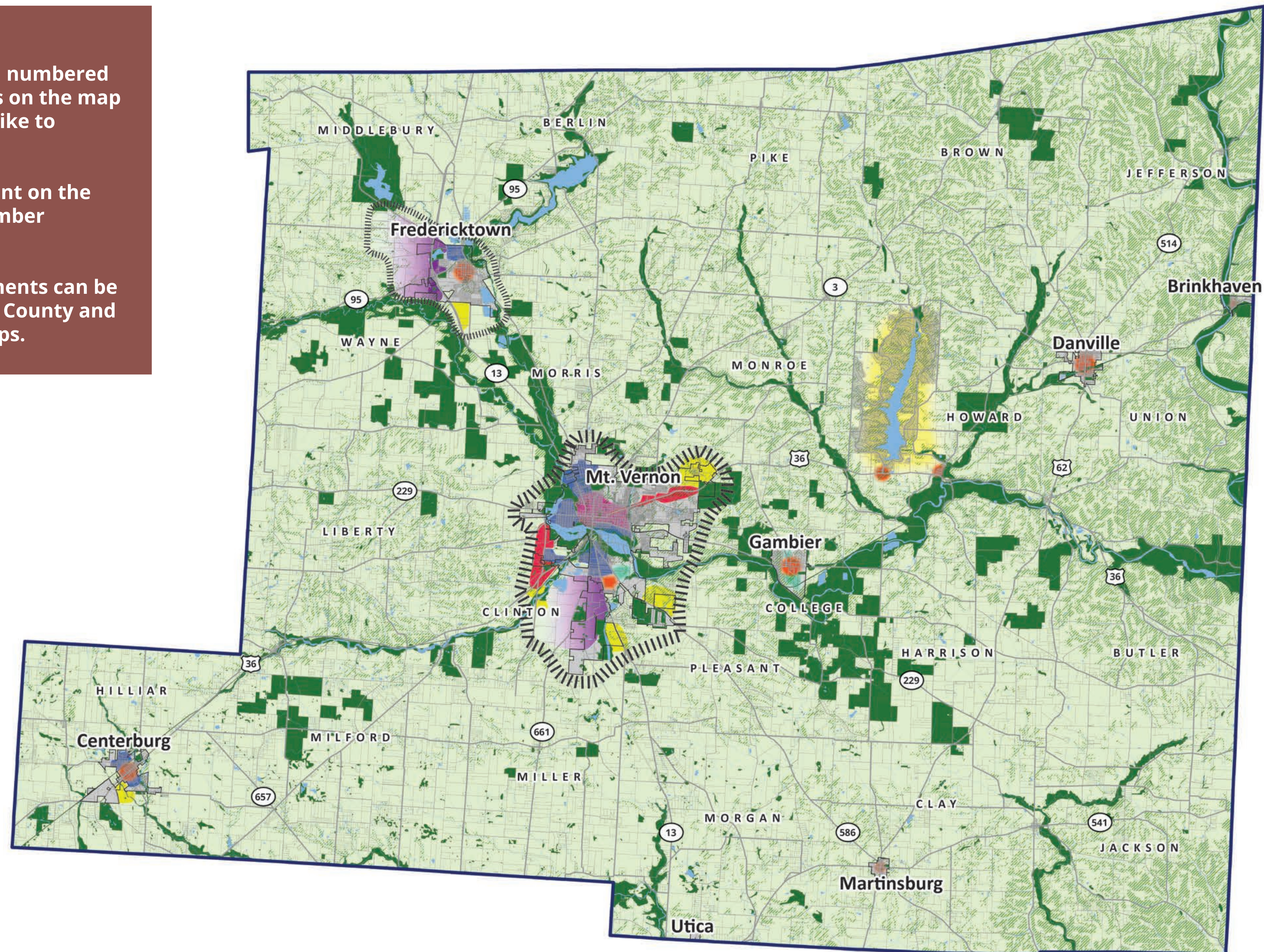
8. Knox County Conceptual Map



Interactive

Instructions:

1. Place the provided numbered yellow sticker dots on the map where you would like to comment.
2. Write your comment on the corresponding number comment card.
3. Stickers and comments can be made on the Knox County and Mount Vernon maps.



CONTEXT SYMBOLS

- US Highway
- State Highway
- County
- Municipal Boundaries
- Roads
- Incorporated Area (Stable Land Use)
- Water
- Parcels

Scan QR code
to participate
on your phone.



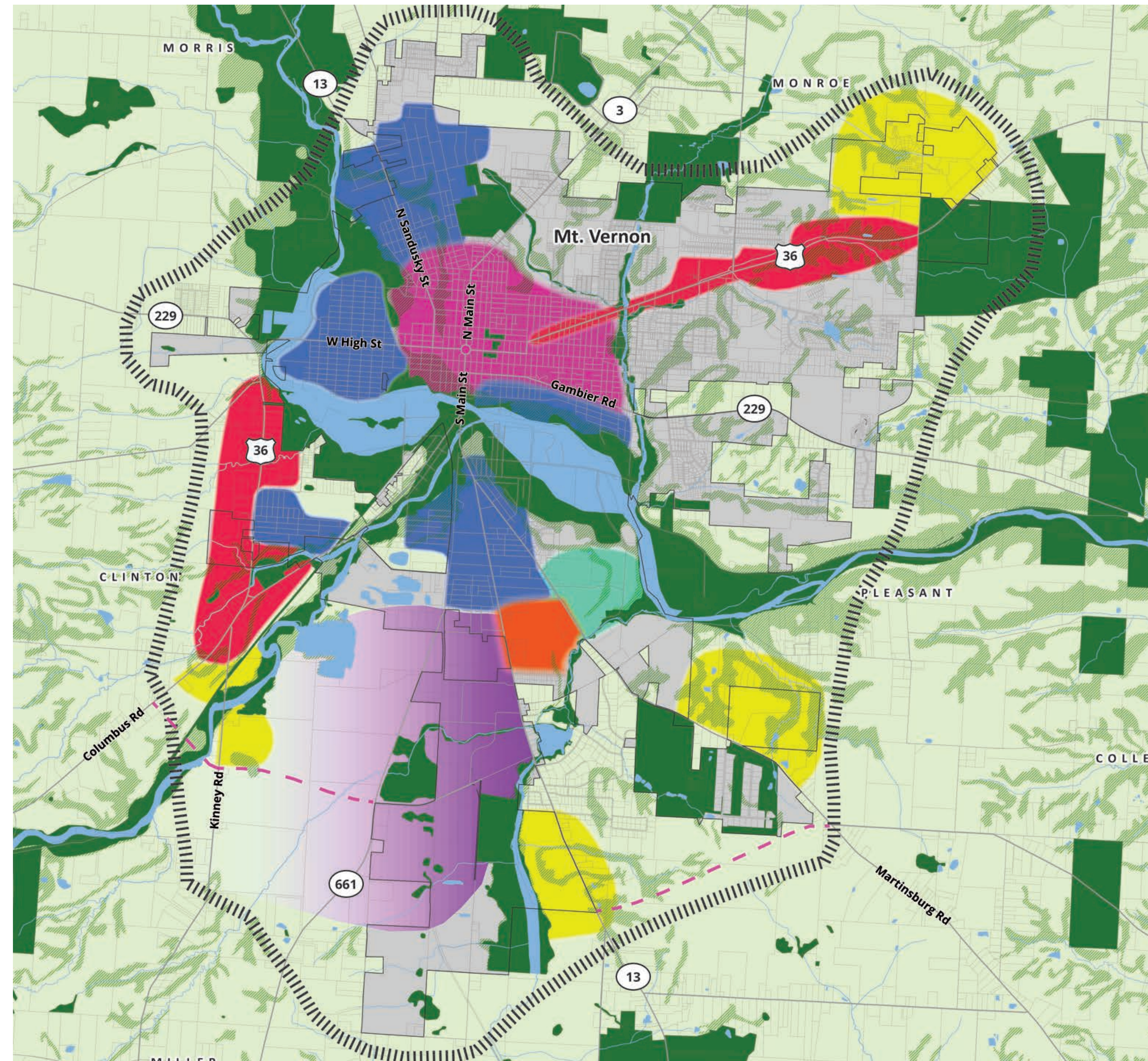
9. Mount Vernon Conceptual Map



Interactive

Instructions:

1. Place the provided numbered yellow sticker dots on the map where you would like to comment.
2. Write your comment on the corresponding number comment card.
3. Stickers and comments can be made on the Knox County and Mount Vernon maps.



Scan QR code
to participate
on your phone.

