

Communities are constantly interacting with and responding to changing factors that relate to quality of life at the local level. Sometimes these changing factors are focused around local shifts, while others are derived from regional and national trends. Population demographics will shift, the economy will respond to new markets, technologies will improve, and preferences will change for services and housing. These changes will inevitably influence current and proposed uses of land, capital, and property. As we look into the future, we can choose to merely react to change or anticipate and direct the changes that occur. When engaging in a comprehensive planning process, the community is both responding to changes that have occurred and planning for change that the community would like to occur in the future.

PURPOSE

The primary purpose of a comprehensive development plan is to articulate the broader vision and establish guiding principles and policies for future growth and development of an entire community. Indiana Code states that “it should promote the public health, safety, morals, convenience, order or the general welfare and for the sake of efficiency and economic in the process of development.” It does not focus on the needs and desires of one property owner, business or neighborhood. Comprehensive development plans are intended to be broad in nature.

This provides community leaders with the flexibility to implement the community-wide vision, goals and objectives while responding to changing community conditions that are likely to occur over the life of the plan.

STANDARDS

The State of Indiana has developed specific requirements and minimum content for a comprehensive development plan (500 series of IC 33-7-4). The elements of a comprehensive development plan, at a minimum, should include:

- A statement of objectives for future development of the jurisdiction;
- A statement of policy for the land use development of the jurisdiction;
- A statement of policy for the development of public ways, public spaces, public lands, public structures, and public utilities.

A comprehensive development plan may also include a multitude of additional topics, community issues and strategies, such as surveys/studies of current conditions, maps/graphics, reports, and recommendations.

This comprehensive development plan was based on community input, existing land uses, development trends, suitability of land uses, economic feasibility, natural land features, and the



requirements of Indiana statute, Title 36, Article 7, as amended, which empowers cities and towns to plan:

- That highway systems and street systems be carefully planned
- That new communities grow only with adequate public way, utility, health, educational, and recreational facilities
- That the needs of agriculture, industry, and business be recognized in future growth
- That residential areas provide healthful surroundings for family life
- That the growth of the community is commensurate with and promotive of the efficient and economical use of public funds" (IC 36-7-4-201)

The comprehensive development plan does, at a minimum, under Indiana planning law (IC 36-7-4-502) include:

- *A summary of goals and objectives for the future development of the Town of Knightstown;*
- *A summary of policy for development keyed to these goals and objectives for community facilities and the public/private infrastructure; and*
- *The land use goals and objectives illustrated on the Future Land Use Plan map in order to better understand the spatial representation and interactions.*

As a rule, a comprehensive development plan should be revisited every year to check the progress of goals and objectives that have been developed. Every five years a comprehensive development plan should be updated for informational content and to review the goals and objectives that were developed. The idea is to check that the objectives are being met and to then add new objectives and remove completed ones from the Action Plan.

Overall, this 2016 Comprehensive Development Plan update will help guide the Town of Knightstown begin a new era and control the impact of pending urban sprawl. The town wants to retain the conveniences of a modern society, while at the same time retaining the values of the smaller rural community it once was.

THE PLANNING PROCESS

The Knightstown Comprehensive Development Plan was initiated by the Town of Knightstown Town Council with the intent of serving as the community's guide for future development over the next 20 years.

Throughout the development of the plan there were many opportunities for the public to provide feedback through public meetings, an advisory committee, key person interviews and adoption hearings. The information and ideas gathered from these public input opportunities were used to establish recommendations and concepts included in this plan.

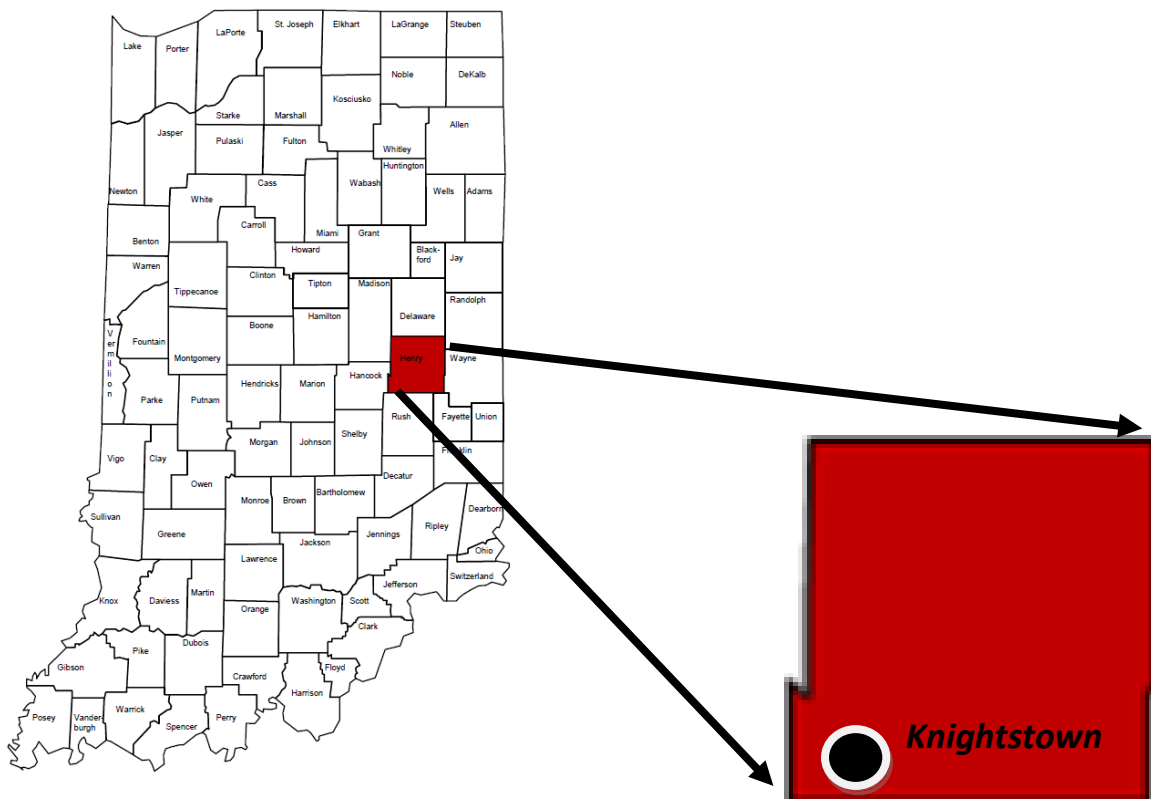


LOCATION

Like many communities throughout Indiana, the Town of Knightstown has always been a small community where all the people know one another by name. It has been a rural way of life, not impacted by urban uses. The values are those of a rural community – neighborliness, the opportunity to walk to various community facilities, and tree-lined streets.

Regional Setting

Knightstown is located in Henry County in the east central part of Indiana. It lies east of Indianapolis metropolitan area. It is part of the Eastern Indiana Regional Planning Commission based in Richmond, Indiana.



Knightstown's location in east central Indiana provides residential, commercial and industrial opportunities because of its regional setting. It is situated within the American Manufacturing and the Great Lakes Economic Regions. It is also recognized as being part of the American Corn Belt Region, a significant agricultural area in the United States. However, agriculture is rapidly declining within the planning area due to urban encroachment.



Politically, the regional setting includes representation on a national level within the 6th U.S. Congressional House District currently represented by Congressman Luke Messer. On the State level, the planning area is represented by State Senator Jean Leising (District 42) and by State Representative Tom Saunders (District 54). The Henry County Commissioner representing the residents in Knightstown is Ed Yanos.

STUDY AREA

Town of Knightstown

The town of Knightstown is located in Wayne Township in southwestern Henry County. Knightstown has a land area of approximately 665 acres and has a (2010 US Census) population of 2,182 residents.

The primary study area consists of land within the town limits. During this study, areas outside of the town limits (mainly Wayne Township) were also considered in the planning of land use, transportation issues and overall growth and development issues.

PAST PLANNING

The initial Knightstown comprehensive plan was completed in 1958. Since that plan was completed, there have been updates in 1987 and most recently in 2008. The town recently completed a 5-Year Master Park Plan (2016) and a Downtown Plan.

Area growth has prompted many area communities to revise or update their plans in recent years. Henry County is currently updating their Comprehensive Plan.

PLAN ORGANIZATION

The Knightstown Comprehensive Development Plan is one document with many distinct sections. While these sections cover different aspects of the community, they all are related.

This document will contain written text, maps, illustrations, tables, and whatever else is needed to clearly describe the community and its conditions and goals. The plan should be easy to read and easy to update so that local employees, officials, and citizens can all use it comfortably.

The first part of the plan is the *Introduction*, which explains the Why's and How's of this Plan. It shows the planning area and period; the purpose for planning; previous planning efforts; how the plan was developed and the context of the plan; and how to use the plan.

The *Public Input* section of the plan will discuss the public participation process. Public participation is what drives the Plan and where all of the Goals and Objectives are formulated. This section describes what methods were used to obtain information and how the community's strengths, weaknesses, opportunities, and threats should be described and evaluated.



The *Community Profile* section describes the historical aspects of the Town as well as the physical characteristics and the Town's demographic statistics.

Next are a number of different areas that need to be addressed. This is where the plan becomes comprehensive. Population and demography, land use, traffic circulation and transportation, parks and open space (natural resources), housing, utilities and services, community facilities, economic development, historical preservation, and other elements are all areas that may be covered in the plan. The goals and objectives for the overall plan, as well as for each of these specific areas of study, will be included at the end of each of these sections.

Section 4: Community Environment

This chapter depicts the quality of life issues of the community and the community facilities. It looks at such items as population statistics, social characteristics and the existing community facilities.

Section 5: Economic Environment

This chapter looks at the economic statistics and the commercial, industrial and downtown issues of the community.

Section 6: Land Use

This chapter looks at the existing land use conditions and provides a written summary of the Future Land Use Plan, as well as providing the maps for the plan.

Section 7: Transportation

This chapter provides a written summary of the Transportation Plan.

Section 8: Action Plan

The last chapter contains the implementation focus, Action Plans and conclusions which are essential to keeping the Comprehensive Development Plan current and up-to-date by responding to changing trends and socioeconomic conditions.

How to Use This Document

The Knightstown Comprehensive Development Plan can serve as a valuable public management tool if used on a regular basis. This Plan can best be described as a community guidebook. It will help guide the Plan Commission in its decision making process. However, it addresses many other community issues as well. When reviewing development plans, making budgets or setting priorities, this document should be used to help make decisions. Because of its emphasis on public participation this Plan gives city leaders knowledge of what the community wants and needs.



PLANNING PERIOD

Even though the planning process is a continuing responsibility of the Plan Commission and the Town Council, it is necessary to identify the planning period which this Plan covers. Traditionally, the planning period is divided into both a short- and a long-range planning period. For the purposes of this Plan update, the short-range planning period would be the five-year period from 2016 through 2020. The long-range period would extend the time an additional fifteen years into the future to 2035.

It should be emphasized that this Comprehensive Development Plan, in addition to other ordinances designed to implement the Plan, should be reviewed annually and revised as needed after five years.

FRAMEWORK

The framework of the plan serves as a foundation of the planning process which is used in creating this plan – guided by four key questions. The questions are as follows:

"Planning for what?"

"Where are we now?"

"Where are we going?"

"Where would we like to go?"

"How do we get there?"



Listening to the voices of engaged, knowledgeable residents and business owners is an important part of any planning process. Citizen participation is a process that gives private individuals an opportunity to influence public decisions. It has long been a component of the democratic decision process. The concept of citizens participating in government decision-making is fundamental to the functioning of a democratic system of governance.

In preparing the Knightstown Comprehensive Development Plan, public input initiatives were established early on in the process to ensure the issues addressed by the Plan would be influenced by the citizens of the community as much as possible. While in general, public participation is an ongoing process, an initial round of public input procedures was conducted to establish an understanding of how citizens feel and think about their community.

MEETINGS

Steering Committee

The Town of Knightstown was asked to provide a list of community volunteers that would take the responsibility to form the Steering Committee. This included not only residents of the community, but many stakeholders who participate in community life who reside outside the community. The Steering Committee members were then named by the town council. The following individuals participated on the Steering Committee:

- Jediah Behny, School Superintendent
- Susie Downey, Knightstown Main Street
- Cathy Eke, local realtor
- Stephanie James, citizen
- Kevin Richey, Knightstown Chamber/Park Board
- Diane Steele, citizen
- Merry Mayhill Thoe, business owner
- Valerie Trump, town council

The initial planning meeting was held on May 5, 2016 at the Knightstown Town Hall Annex and those attending were introduced to the planning process, review of the timeline and the duties of being on the Steering Committee. The 2008 Comprehensive Plan and the 2015 planning meetings by the Plan Commission were discussed and the steering committee was introduced to the Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise. (Agendas and sign-in sheets for all meetings are shown in **Appendix ??.**)

At the second meeting on May 26, the Steering Committee met and continued the SWOT exercise to identify the positive and negative issues related to the community and to review the citizen survey that would be available on the Town's website via SurveyMonkey.



The third Steering Committee meeting was held on June 22nd. The steering committee members were asked to individually complete SWOT analysis sheets. The results were combined and the SWOT review began.

The fourth meeting of the Steering Committee was held on July 7th. The SWOT review continued from the last meeting. They were then briefed on the upcoming first Public Meeting to be held on July 14th.

The fifth Steering Committee Meeting was held on July 20th. During this meeting the group finished the review of the SWOT issues and then a review of the SWOT exercise from the Public Meeting was discussed. The results of the citizen survey were reviewed as well.

The sixth meeting of the Steering Committee was held on August 17th but was cancelled due to a lack of a quorum.

The seventh meeting of the Steering Committee was held on August 29th. The committee then began the formulation of the Goals & Objectives by reviewing the previous goals and objectives from the 2015 Plan Commission meetings.

The eighth meeting of the Steering Committee was held on September 14th. The committee continued the formulation of the Goals & Objectives.

The ninth meeting of the Steering Committee was held on September 21st. The committee continued the formulation of the Goals & Objectives.

The ten meeting of the Steering Committee was held on September 27th. The first draft of the Action Plan was reviewed.

The eleventh meeting of the Steering Committee was held on October 5th. The committee continued the review of the first draft of the Action Plan.

The twelfth meeting of the Steering Committee was held on October 19th. The committee met to review the final Action Plan. The steering committee then discussed future land use in both the town limits as well as the area surrounding Knightstown.

The thirteenth and final meeting of the Steering Committee was held on ???

Public

The first of two Public Meetings was held at the Knightstown High School Media Room on July 14, 2016 at 6:30 P.M. The meeting was advertised in the The Banner, customer utility bills, the town website and announcements were posted at various locations throughout the town. Approximately 26 people were in attendance. Introductions were made and then an overview of what a Community Development Plan consisted of and why the Town of Knightstown was



updating their 2008 Comprehensive Plan. The public then participated in an exercise which identified the strengths, weaknesses, opportunities and threats (SWOT's) related to the community. The results were much the same as when the Steering Committee performed the SWOT exercise.

The second Public Meeting was held on November 2 and was held at the Knightstown High School Media Room. The meeting was advertised in the The Banner, on the town website and announcements were posted at various locations throughout the town. Approximately 9 people were in attendance. An overview of the Plan development and the context were given. Then the Goals & Objectives in each planning area were discussed. The discussion then turned to how the Plan would be implemented and who would be responsible for the task. (see Appendix ??)

CITIZEN SURVEY

In order to more fully determine the thoughts and desires of the community, a citizen survey was taken during the last two weeks of June 2016. It was primarily targeted to the residents of the Town of Knightstown in order to help determine the major needs and identify issues which are important for the growth and development of the town. A survey was prepared using SurveyMonkey and was available to the public via the Town's website. Hard copies were also available at the Town Hall and the Knightstown Library. Public participation was garnered by newspaper advertising, social media outreach and word of mouth. In all, 284 surveys were completed.

The citizen survey was in three sections. The first section asked about basic demographic information. The second section asked questions relevant to the community character (quality of life issues) and to community services. The third section was more open ended and asked what respondents felt about the future of their community, their likes, dislikes, wants and needs.

Demographics

Who responded...

The demographic information showed that out of the survey responses, female responders (66.2%) outnumbered the male responders (33.8%). By age group, there were two groups (tied) with the largest response rates, those between the ages of 45 to 54 (21.13%) and those 55 to 64 (21.13%) followed by those groups in the 35 to 44 (16.55%), and 65 to 74 (15.49%).

The survey wanted to reach not only the residents within town limits, but also to those in the outlying areas of Wayne township since that population uses the facilities and resources of Knightstown. When asked where do you live, 50% lived within the town limits, 21.43% lived in Wayne township and 28.57% lived in outside the area. The majority of those living outside the area were within the surrounding counties.



Why they live here...

When asked “What the important reasons were for living in Knightstown”, respondents were asked to mark as many as they thought. The top three answers were; ‘Native to area/Family ties’ (60.07%), ‘Open spaces/Rural feel’ (55.6%), and ‘Low crime rate’ (54.85%). ‘Reasonable cost of living’ (48.51%) and ‘Quality of schools’ (34.7%) were two other categories with a high response level.

When asked “How long have you been a resident of Knightstown or the area”, the majority responded over 20 years. The largest groups were those who have lived 20+ years (56.43%), followed by those who have lived 11 to 20 years (11.79%) and 6 to 10 years (10.71%). When asked “if they expected to be living in Knightstown 5 years from now”, the vast majority (71.94%) said they would, 18.35% of the respondents weren’t sure and only 9.71% said no they would not.

Where they work...

When asked the question “Where do you work?”, the highest response were those who were either retired, worked at home or were students at 30.6%. Those who worked in or within 2 miles of Knightstown (28.87%) were the largest group of workers. The second highest response rate of workers were those who worked 11 to 25 miles (14.79%) and 25+ miles outside (16.9%).

2010 Census info...

The population of Knightstown is 2,182 and Wayne township has a population of 4,216. This makes Knightstown over half of the total township population. The median age of persons living in Knightstown is 38.8 years as compared to Henry County at 41.4 and Indiana at 37.

The median household income is \$36,838, lower than both the County median of \$40,247 and the State median of \$47,697. The major occupation is that of management and professional services (30.2%) followed by those in the office and sales fields (27.1%). The current (2016) unemployment rate (Henry County) is 4.7%.

The highest levels of education attained were those with a secondary education (91.9%) followed by those with a bachelors degree or higher (13.7%).

Quality of Life/Community Services/Growth

In these sections, respondents were asked various questions about how they perceived their community. They were asked to answer the questions on a scale of Agree, Somewhat Agree, Not Sure, Somewhat Disagree, Disagree. Some questions were open ended and respondents were allowed to choose multiple answers or write in their own opinions.

The following sections of this plan will address the results according to subject and a summary of all results are shown in **Appendix ??**.

SWOT ANALYSIS

SWOT stands for Strengths, Weaknesses, Opportunities and Threats, and offers a structured process for a community to explore their current situation. The process helps a community gather information from a small, but representative, group of local residents and leaders. They



are then asked for their community perceptions, in four separate areas. The first two areas are internal: the strengths and weaknesses from within the community. The second two categories are external: the opportunities and threats from outside the community. For example, an external threat may be the national economy, or decreased federal funding that affects local schools. When all the factors are combined, the community can then begin to form a clearer picture of the community's situation.

Steering Committee

The Steering Committee over a period of two meetings participated in a SWOT exercise. The steering committee members were given an overview of how SWOT works and then were asked to fill out a SWOT worksheet individually. The exercise was to cover five separate areas of issue: Quality of Life, Community Services, Economic Development, Land Use, and Transportation. The steering committee then discussed their opinions and worked to develop the top issues in each category. These would then be used to formulate the goals and objectives for the Action Plan.

Public Meeting

A shorter version of the SWOT exercise was presented during the public meeting where the attendees were asked about their views in each of the same five categories. These would be combined with the results from the steering committees and used to help derive the goals and objectives.

The following sections of this plan will address the results according to subject and a summary of all results are shown in **Appendix ??**.





Like many communities throughout Indiana, the Town of Knightstown has always been a small community where all people knew one another by name. It has been a rural way of life, not impacted by urban uses. The values are those of a rural community – neighborliness, the opportunity to walk to various community facilities, and tree-lined streets.

The leaders of Knightstown have recognized a need to enhance and improve their community. Unlike some communities which might be located near growing urban areas, Knightstown is in a rural area that is not pressured by expanding population growth. Their goal is to maintain and improve their community for the existing citizenry as well as developing paths for future expansions in economic and social growth which will attract new opportunities for population growth.

HISTORY

Henry County

Henry County is located in east central Indiana. It is bounded by Delaware County on the north, Randolph and Wayne Counties on the east, Fayette and Rush Counties on the south and Madison and Henry Counties on the west.

The terrain is gently rolling with level areas in the northern townships. The Blue River is the county's major waterway although a number of streams and their tributaries including Sugar Creek, Flatrock Creek, Stony Creek and Fall Creek flow through the region. The fertile land and the ready access to water drew settlers to the area as early as 1819 although land titles were not entered until the following year. These pioneers, who came primarily from North Carolina, Virginia, Pennsylvania, Ohio and Kentucky settled in three "neighborhoods" in the county's northern, eastern and southern sections. By 1821, the population was sufficient for the formation of Henry County which was organized from sections of adjacent Delaware and Wayne Counties. In July of 1821, the centrally located village of New Castle was named as the county seat. Laid out on 100 acres of donated land, the town slowly developed as the county's government center.

Although New Castle was the county seat, much of Henry County's early economic growth occurred in the southern tier of townships along the National Road. This early settlement route was constructed through the county in 1827 opening up the area to development and resulting in the founding of a number of towns along its route. Foremost among these communities was Knightstown, Laid out in 1828 by Jonathan Knight, surveyor of the National Road, Knightstown grew to be the county's most prominent community during much of the nineteenth century. Other early towns along the road included Raysville, Ogden, Lewisville, Dunreith and Straughn.

Among the county's early settlers were Friends, many of which came to Henry County from North Carolina. This religious sect had a profound effect on the county's religious and educational heritage. Friends meetings were established as early as 1822 and towns such as Greensboro and Spiceland were



closely identified with the Friends. Some of the county's earliest schools were established through their efforts.

While the construction of the National Road provided economic growth for southern Henry County, the coming of the railroad would dramatically impact the entire county's agricultural, economic and social systems. The Knightstown & Shelbyville Railroad was established in 1850 and during the next 50 years more than five other lines would be constructed through Henry County.

Wayne Township/Knightstown

Wayne Township is located in the southwest corner of Henry County and was one of the county's four original townships. Named for General Anthony Wayne, the township was organized in 1822. The township's terrain is rolling with fertile land watered by the Big Blue River and Montgomery Creek. The earliest settlers in the township were said to have been the Heaton's. Brothers Daniel and Asa settled in the Raysville area as early as 1818. The Heaton's erected the area's first gristmill near the confluence of Buck Creek and the Big Blue River.

The township's second road was constructed to link this mill with New Castle and West Liberty. The township's first community was West Liberty, established in 1823. Located on the Old State Road just southwest of present day Knightstown, West Liberty possessed one of only two post offices in the county. The development of the National Road to the north and the subsequent development of Knightstown led to the village's demise.

The founding of Knightstown, the township's largest community, was the brainchild of Waitstill Cary. Upon learning that the National Road would bisect his farm, Cary set about to establish a town. In 1827, Jonathan Knight, a government engineer responsible for surveying the road platted the town which bears his name. Raysville was also platted by Knight c.1827. Located on the eastern shore of the Big Blue River, it was named for Governor Ray. The town prospered for a period until Knightstown overtook it in size and vitality and the village settled into a quiet existence.

The first lots purchased in town were located on the National Road, near the Public Square. Cary built the town's first house on what is now the northeast corner of Washington and Main Streets. A historical marker commemorates the house's site. By 1829, there were still only a few houses in town, however, with the increased activity due to the National Road, Knightstown soon developed into the center of commercial activity for Henry County. It was not until the 1870 census that New Castle surpassed it as the county's largest community.

As a result of this early prosperity, many of the county's "firsts" occurred in Knightstown. The first sawmill was established here by Samuel Cary. The county's first newspaper, the "Federal Union," started in 1832. The First National Bank of Knightstown, chartered in 1865, and the Masonic lodge, founded in 1844 were also county firsts.



Architecture

The town's early prominence is evidenced by the number of early and mid nineteenth century houses remaining in Knightstown. Most of these residences illustrate simple house forms typical of an area which experienced early settlement. The houses at 29 West Lincoln Street, 333 East Warrick Street, and 334 East Brown Street, are among the county's only examples of the single-pen house. The hall-and-parlor form is represented by the houses at 126 North Franklin Street, 337 East Main Street, and 225 East Pine Street. The hall-and-parlor house at 415 East Brown Street served as one of the town's early schools.

In addition to these modest houses, a collection of larger, more significant homes survive from the town's early period. The house at 508 West Main Street is one of the county's most prominent residences located along the National Road. The houses at 4 West Morgan Street, 29 West Main Street, 39 West Third Street, and 146 South Franklin Street illustrate the wealth brought about by the National Road and a booming economy.

The communities prosperity was further bolstered by the construction of the Terre Haute and Richmond Line, later the Columbus, Chicago and Indiana Central Railroad, through Knightstown during the 1850s. The coming of the railroad as well as the town's location in the midst of a rich agricultural area, assured its continued growth during the last half of the nineteenth century. The collection of Knightstown's residential, commercial and public buildings from this period represent a town which was clearly Henry County's preeminent community.

The Elias Hinshaw House and the Probasco-Morrison House are two of the county's most prominent late nineteenth century houses. The Italian Villa style Hinshaw House was constructed in 1883 for prominent landowner and businessman, Elias Hinshaw. The Second Empire style Probasco-Morrison House was built for Richard Probasco who owned a local dry goods store. In 1873 the house was sold to John Morrison, an early leader in Indiana's educational system. Knightstown's commercial district also experienced a building boom. Early frame buildings which once lined the National Road were replaced with two and three story brick businesses. The buildings at 133-135 East Main Street, 20 East Main Street and the Morgan Building/First National Bank are notable examples of the downtown's commercial buildings.

Many of Knightstown's most prominent public buildings were constructed during the late nineteenth century. The Knightstown Academy, one of the county's most significant buildings, was designed by noted architect John Hasecoster and completed in 1877. This massive Second Empire style school served the town's educational needs into the 1980s. Other public buildings include the former Town Hall which now serves as an antique shop. The town's religious heritage is represented by a number of significant churches. The Knightstown Methodist Episcopal Church is the town's best example of the Gothic Revival style. The Knightstown Friends Meeting House was completed in 1895. The First Christian Church was the congregation's first building and is one of the county's few examples of the Romanesque Revival style. Knightstown continued to prosper into the twentieth century. The Knightstown Carnegie Library is representative of the town's public architecture during this period. The



Citizens National Bank and the gas station at 37 East Main Street are examples of the town's commercial buildings of the era.

As the importance of the railroad declined and with the construction of Interstate 70 north of town, Knightstown's economic prosperity waned. In recent years however, the town has slowly reemerged as a viable community Knightstown's rich historical and architectural significance was recognized when the town was placed in the National Register of Historic Places in 1985 through the efforts of Historic Knightstown, a local historic preservation group. The gymnasium behind the Knightstown Academy was prominently featured in the filming of the movie, "Hoosiers." After a period of doubt about its future, the Academy itself underwent extensive renovation and was converted into senior citizen housing. Building on the town's long history, Knightstown has also developed as an antiques center, boosting commercial activity in the downtown area. These recent activities assure that the town's rich heritage will be preserved and enjoyed in the future.

HISTORIC STRUCTURES

Interim Report

A grant for the Henry County Survey and Interim Report was awarded to Historic Landmarks Foundation of Indiana by the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology, using monies from the U.S. Department of the Interior, National Park Service. Historic Landmarks gratefully acknowledges the Henry County Historical Society for their support of this project. Initial work on the survey began in June 1992. Architectural and historical field documentation was compiled by Linda Bullard, Steve Mundell, Chad Perkins, Madeleine Skypala and Wendy C. Winslow, As a result of the survey, which covered 395 square miles, a total of 2,596 sites and structures were entered into the final inventory. Of this total, 1,163 were listed in 7 historic districts and the remaining 1,433 were listed as scattered sites. From this field data the Henry County Interim Report was compiled for publication.

Since the inventory for Knightstown is so extensive (?? Residential structures; ?? commercial structures; ?? misc structures), the lists of historic structures and map showing the locations can be found in **Appendix ??**.



DEMOGRAPHICS

Henry County

The 2015 population of Henry County (STATS Indiana) was 48,985 ranking them 29th in population out of the 92 counties. This was a 1.0% decrease in population since the 2010 US Census. According to the US Census American Community Survey data 2010-2014, Henry County's growth rate was a mere 1.48%. This ranked them 49th out of the 92 counties in growth rate. Henry County has 16 incorporated cities and towns. The largest, which is the county seat, is New Castle which has a population of 17,621. There are only two other towns over 1,000 in population. One being Knightstown at 2,182 and the other is Middletown at 2,260.

Population

The population of Knightstown has remained fairly steady in the past 100 years. Shown below is the historic population from 1910 to 2010.

Historic Population Town of Knightstown

YEAR	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
POPULATION	2,008	1,918	2,209	2,323	2,486	2,496	2,456	2,325	2,048	2,148	2,182
# Increase/ Decrease		90	291	114	163	10	40	131	277	100	34
% Increase/ Decrease		4.5%	15.2%	5.2%	7.0%	0.4%	1.6%	5.3%	11.9%	4.9%	1.6%

Since the earliest population count in 1910 of 2,008, the highest population that the town has witnessed was 2,496 in the 1960's. The town then began a slow decrease up until the 1990's. The past two decades have shown modest increases.

Wayne township in which Knightstown is located is the fourth most populous in Henry County at 4,216.



Population by Gender

Shown below is the population in the Town of Knightstown by gender. There is a higher percentage of women in Knightstown which is comparable to the state of Indiana and the U.S.

Population by Gender Town of Knightstown 2010 U.S. Census				
Category	Number	Percent of Total		
	<i>Knightstown</i>	<i>Knightstown</i>	County	State
Male	1,402	47.8%	50.7%	49.2%
Female	1,140	52.2%	49.3%	50.8%
Total	2,182	100.0%	100.0%	100.0%

Population by Age

Shown below is the breakdown by age group for the Town of Knightstown. As can be seen by comparing it to the percentage for Indiana and Henry County, as a whole, the Town of Knightstown has a much higher percentage of pre-school age persons and a higher percentage of senior age persons. It also has a higher percentage of school age persons, but a lower percentage of adults of working age. The median age of persons living in Knightstown is 38.8 years as compared to Henry County at 41.4 and Indiana at 37.

Population by Age Town of Knightstown 2010 U.S. Census				
Category	Number	Percent of Total		
	<i>Knightstown</i>	<i>Knightstown</i>	County	State
Under 5 years	150	6.9%	5.4%	6.7%
5 to 19 years	466	21.3%	19.5%	21.2%
20 to 64 years	1,682	55.8%	59.0%	59.2%
65 years and over	350	16.0%	16.2%	12.9%
Total	2,182	100.0%	100.0%	100.0%



Population Projection

In order to plan for future land use in the Town of Knightstown, it was necessary to determine the population projection for the planning period.

It is not enough to only examine the current population's needs and conditions. To be effective, decisions made today must consider changes that will take place in the future. Changes in population have an effect not only on the level of community services and facilities that must be provided but also on the type and amount of private investment that occurs in a community. All projections are based on a variety of assumptions. For that reason, ranges of projections are often developed to give higher and lower estimates based on different scenarios. Having knowledge of the community can help to decide which projection is most likely, but it is important to keep in mind that no projection is foolproof. In particular, one should note that the longer the time interval of the projection and the smaller the geographic area under consideration, the greater is the chance for inaccuracy.

The last two decades have shown small percent changes in the population of Knightstown. From the 1990's to 2000, there was a 4.9% increase and 2000 to 2010 showed an increase of 1.6%. This increase in population can be correlated to several factors, but housing units built and any annexations during this time period are two very real factors for population increases in any community. In 2015, the State laws concerning annexation changed making it extremely difficult for communities to annex areas into their corporate limits. Voluntary annexations of undeveloped land will be the main source of any type of growth for many communities.

Population Projections (STATS Indiana data resource)

	2010	2015*	2020*	2025*	2030*	2035*
Indiana	6,483,802	6,677,751	6,852,121	7,011,039	7,143,795	7,248,772
% change		2.9%	2.6%	2.2%	1.9%	1.4%
Henry County	49,462	48,585	47,664	46,761	45,776	44,648
% change		-1.8%	-1.9%	-1.9%	-2.1%	-2.4%
Knightstown**						
*	2,182	2,120	2,108	2,076	2,048	2,022
% change		-2.8%	-0.6%	-1.5%	-1.3%	-1.3%
* - estimated						
*** - based on proposed and possible housing units						

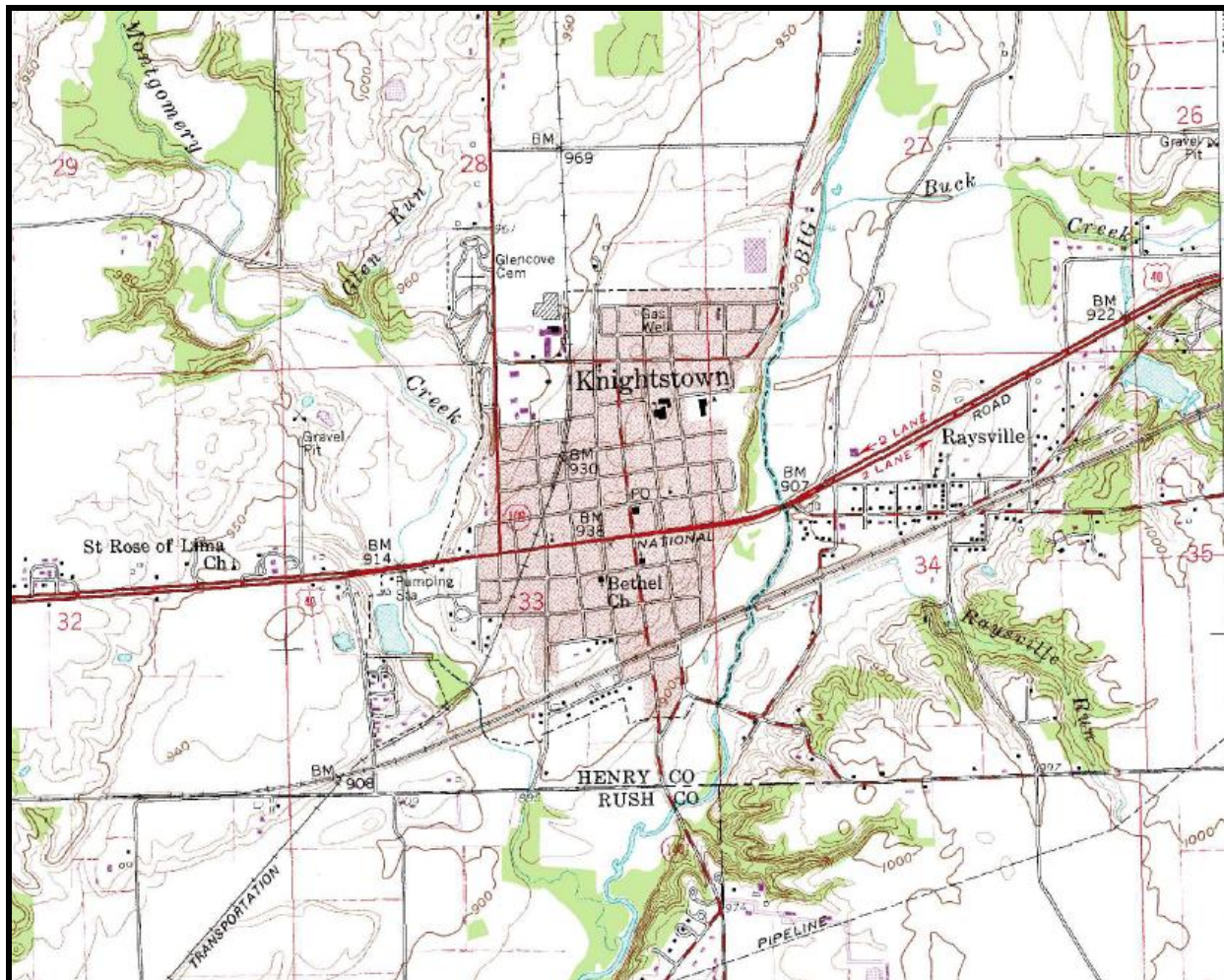


NATURAL ENVIRONMENT

Topography and Soils

Topography

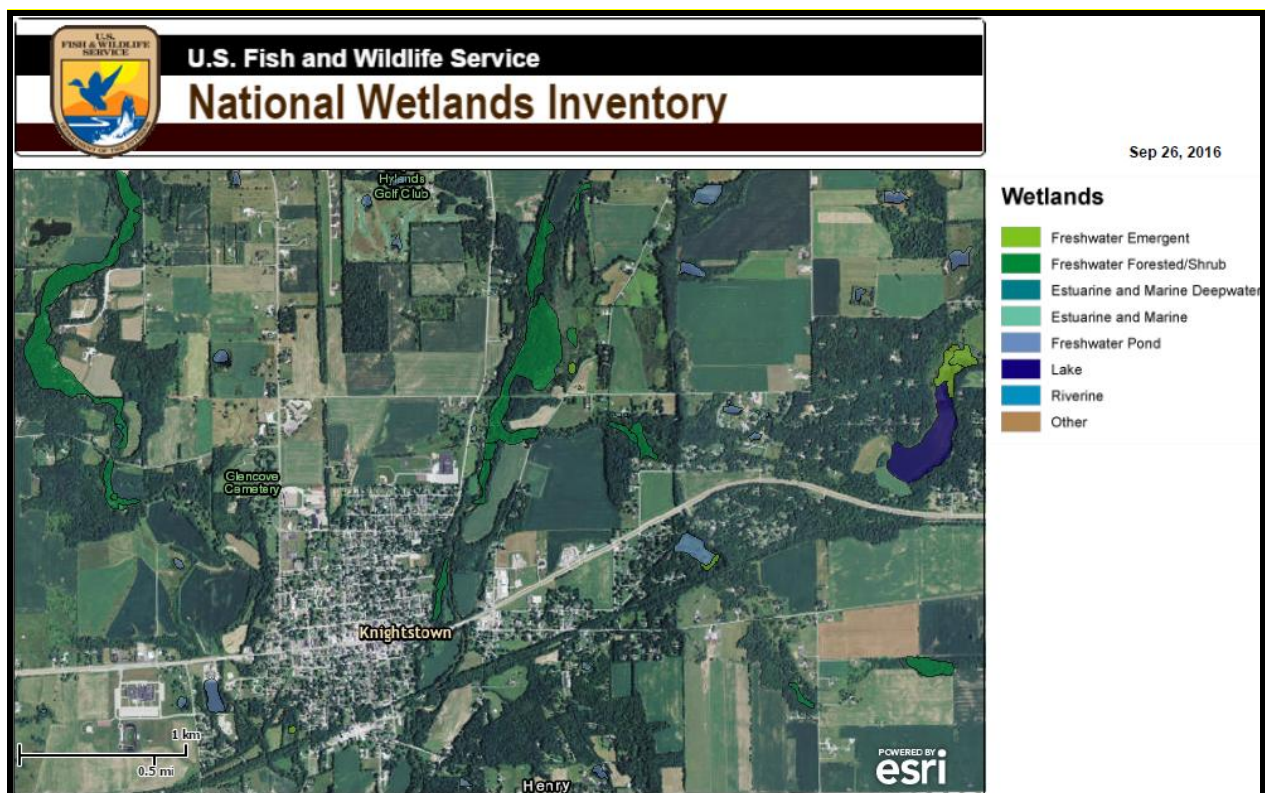
The Planning Area has a topography that is somewhat flat with drops only surrounding the areas around the Big Blue River. The map shown below shows the topographical map of Knightstown and outlying areas.



Wetlands

The Federal government defines wetlands as areas with hydric soil (soil formed in the presence of water), and water at or near the ground surface long enough in the growing season to support hydrophytic vegetation. Wetlands are considered the single most productive type of wildlife habitat in the United States.

Several types of NWI wetlands are found in the Planning Area. Wetlands in the area consist of seasonally, temporarily and semi permanently flooded areas. In the map below, we show the wetland identified in the National Wetlands Inventory within the Planning Area.



Hydrogeological Characteristics

Outstanding State Resources Waters, Exceptional Use Streams and Natural and Scenic Rivers

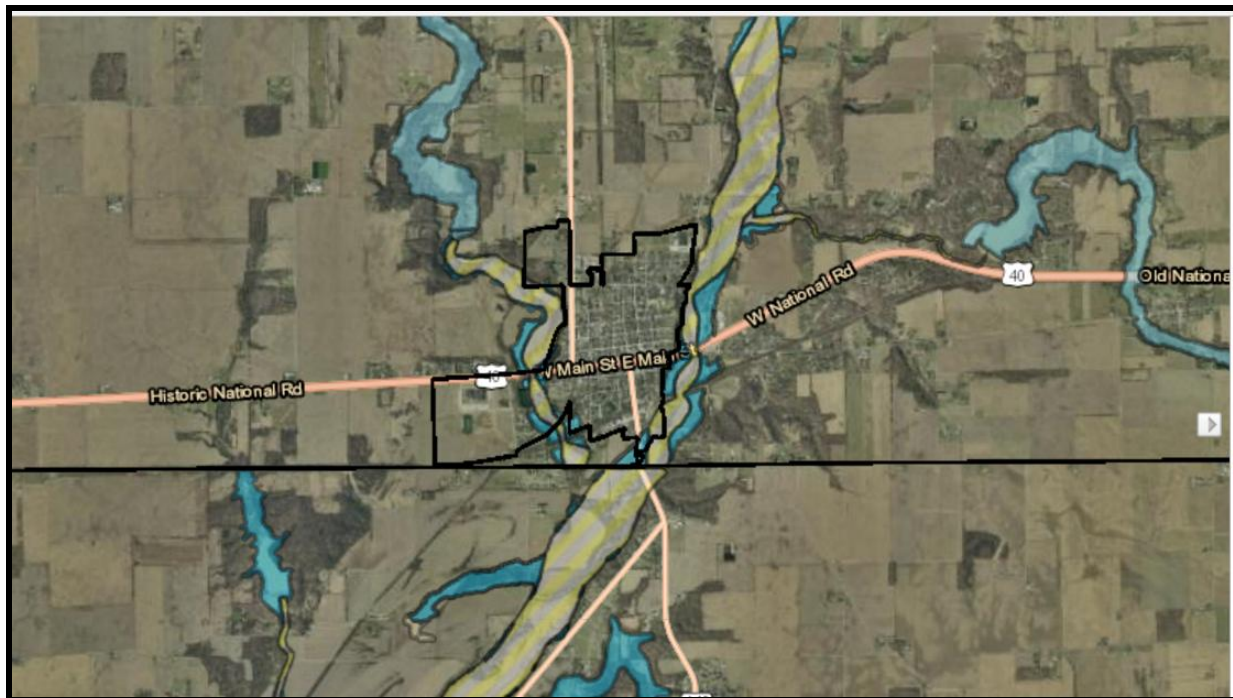
There are no outstanding state resources waters, limited use streams, exceptional use streams, or natural and scenic rivers in Knightstown.

Floodways

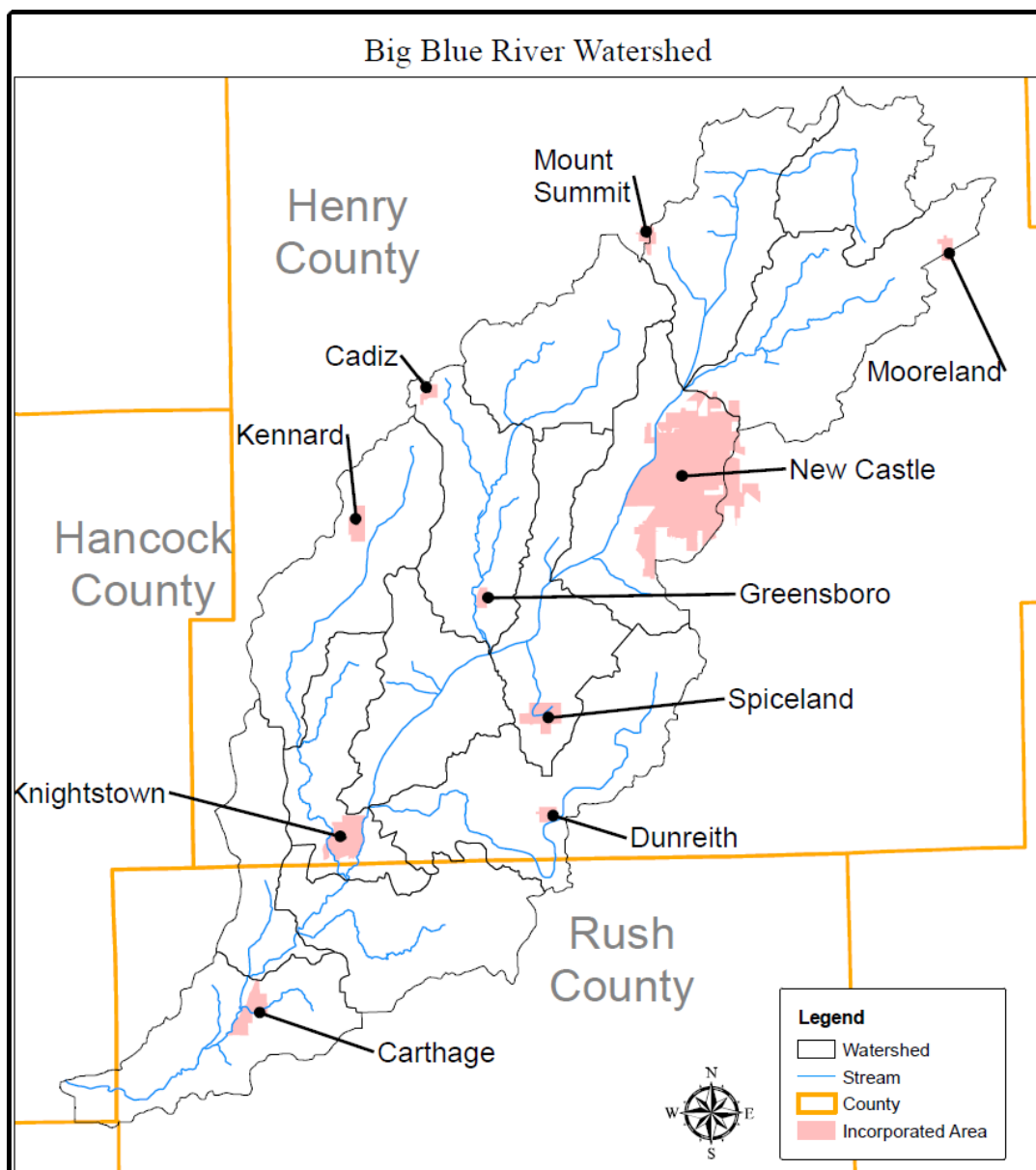
The Federal Emergency Management Agency (FEMA) completes comprehensive flood studies for the Planning Area. These studies use standard hydrologic and hydraulic computer models to find out the potential flooding from each riverine flooding source.

FEMA defines a “floodway” and a “floodway fringe” within their modeling and flood management system. A floodway is the channel of a stream and adjacent floodplain area that must be kept free of encroachment to carry the 100-year flood without substantial increases (> 0.1 ft.) in flood height. The floodway fringe is the area between the floodway and the natural 100-year floodplain boundary. The floodway fringe could be completely obstructed without increasing the water surface elevation of the 100-year flood.

In the Planning Area, there are several Flood Hazard Areas as determined by the FEMA FIRM maps.



The Big Blue River Watershed is located in east central Indiana, draining approximately 53.87 square miles in Henry and Rush counties. Major streams included in the Total Maximum Daily Load (TMDL) report are Big Blue River, Buck Creek, Duck Creek, Little Blue River and Montgomery Creek.



Friends of the Big Blue River

Our group is dedicated to improving the health and beauty of the Big Blue River. Our activities include river clean ups, biologic and chemical water monitoring, and recreational and conservation activities. The Friends of the Big Blue River meet monthly (except November and December) at the New Castle-Henry County Public Library.



Quality of Life is an examination of influences upon the goodness and meaning in life, as well as people's happiness and well-being. From our perspective, the ultimate goal of quality of life is to enable people to live quality lives -- lives that are both meaningful and enjoyed.

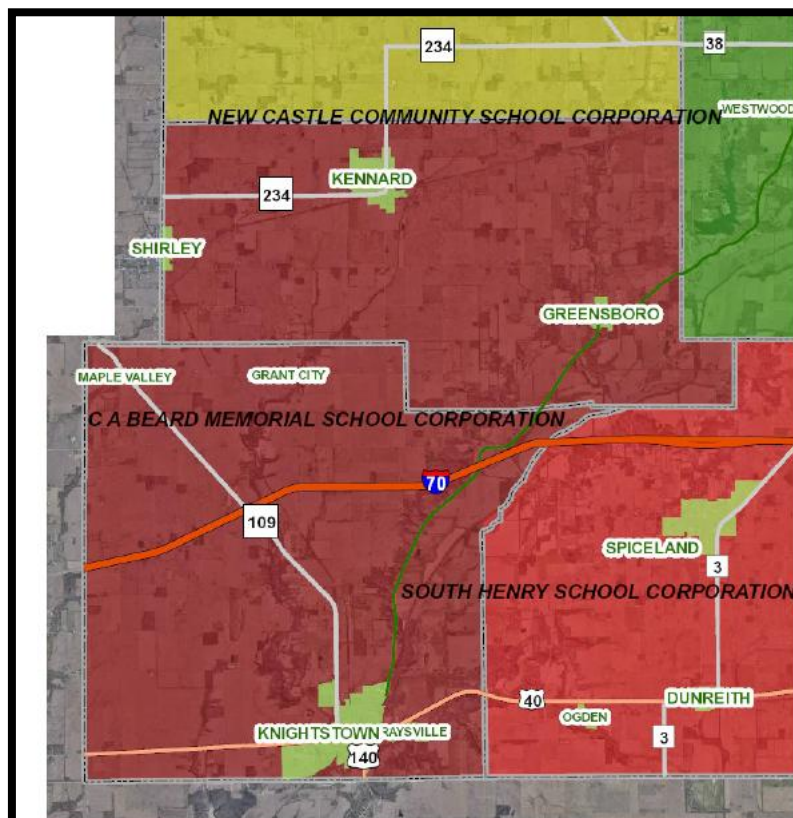
Quality of life can have a different meaning to different people. The quality of life issues we looked at included issues affecting the social as well as the physical nature of the community, i.e. seniors, youth, community image, volunteerism.

Community services are very important to help a community serve its citizens providing health and safety as well as providing for a higher quality of living. Having adequate community facilities is also important to a community for economic reasons as well. An overview of facilities and services can be found in this chapter.

COMMUNITY SERVICES

Schools

Knightstown is served by the Charles A. Beard Community School Corporation. There is one high school (Knightstown); one intermediate school (Knightstown); and one elementary school (Knightstown). The school corporation has two other school buildings in the Towns of Kennard and Carthage (Rush County) that were recently closed due to consolidation.



School district enrollment, as shown in the table below, has been in decline for the past few years. The graduation rate (94.3%) has been above that of the state average rate (88.7%).

	2011-12	2012-13	2013-14	2014-15	2015-16
Total Enrollment	1,313	1,318	1,283	1,208	1,182

The community is close to numerous colleges and universities including major state universities and numerous smaller private colleges and universities including Franklin College, Indiana University, Ivy Tech Community Colleges, Earlham College, and Indianapolis area schools of higher learning.

Library

The Knightstown Public Library was established in 1912 and was paid for by a \$10,000 grant from Andrew Carnegie. The Knightstown Public Library provides materials and services to fulfill the professional, civic, educational, and recreational needs of the community residents. The library is committed to supporting lifelong learning by serving as a center for self-education, and strives to treat patrons with respect for individual differences and tolerance for opposing opinions.



The library is supported by the Knightstown taxing district. There is a full-time director, three part-time assistants, a part-time bookkeeper and a part-time custodian.

The collection contains around 15,000 items. The library offers a strong Indiana history collection, as well as a genealogy collection, and a growing digitized collection of obituaries from the Knightstown Banner.

Town Hall

The Knightstown Town Hall is located in the heart of the old downtown. In addition to housing the offices of general government, it also houses the Knightstown Police Department.

Police Department

The Knightstown Police Department serves the town and is staffed by 3 full time, 5 part time and 11 reserve Officers as well as 3 full time and 4 part time dispatchers. Officers range in experience from 30 years service to recently graduating Reserve Officers with less than three months experience. They have 5 police vehicles and 1 military surplus specialty vehicles.



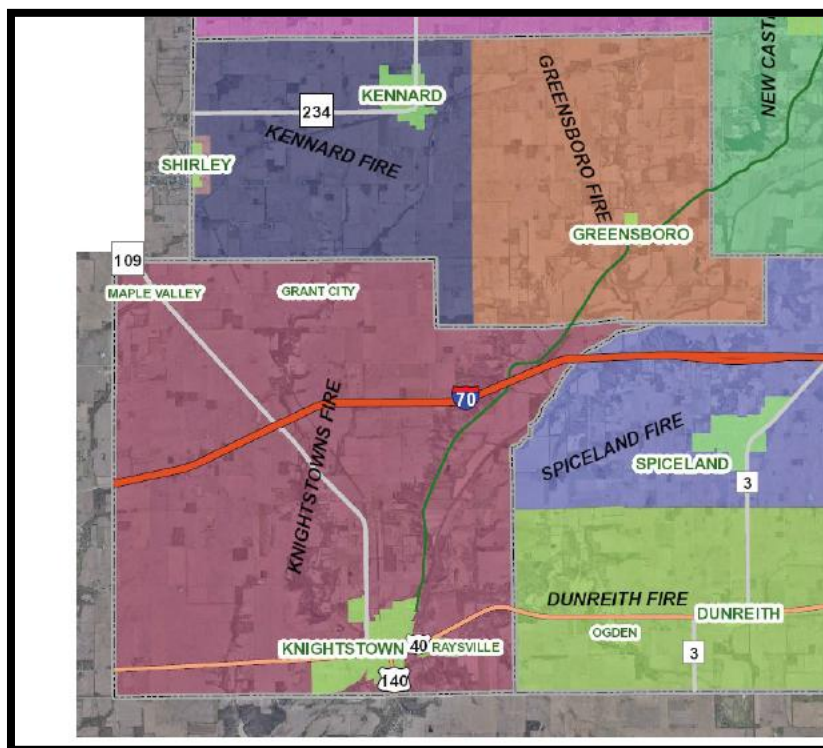
Short term plans include increasing training within the department, updating equipment used daily by officers and dispatchers, and implementing technology into the police department to allow better efficiency for the Officers and Dispatchers.

The department's main office is located in the town hall building.

Fire Department

The Knightstown Volunteer Fire Department serves the City of Knightstown Indiana, as well as the surrounding communities of Wayne Township in Henry County. The department currently is made up of 22 volunteers: 6 Officers and 16 Firefighters. They have 5 Fire-Apparatuses, which include a dedicated Engine, Rescue, Tanker, Grass Truck, and back-up Engine. During 2015 KVFD responded to 240 calls for service.

The department is located at 30 S Washington St. in Knightstown.



Senior/Youth

Henry County Senior Services

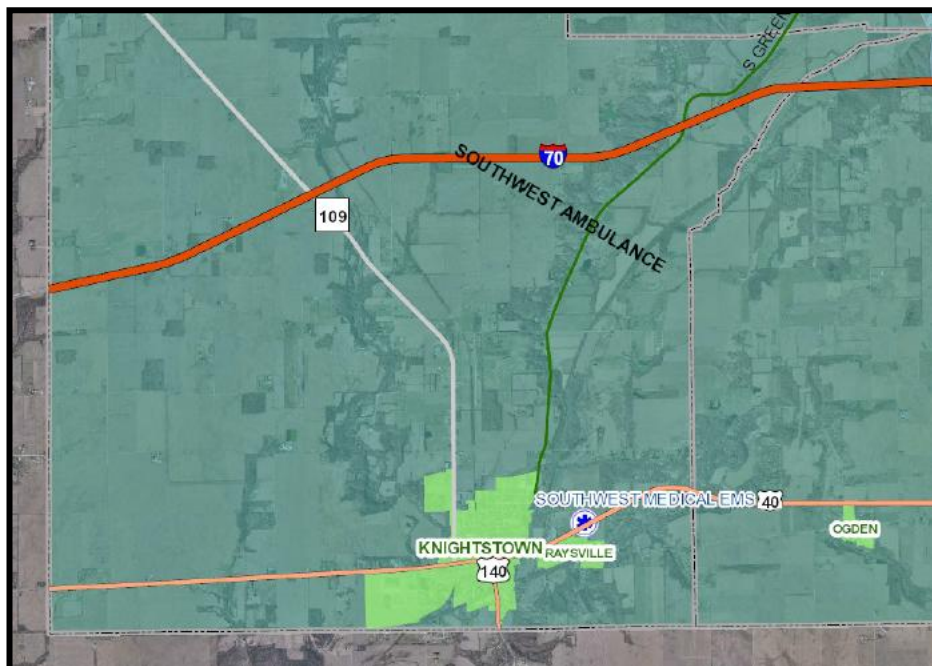
A community-based, not-for-profit agency serving the elderly and disabled in Henry County of Indiana. The Interlocal Community Action Program operates the Henry County Senior Center. Nutrition, socialization and recreation are the primary components of daily programming. The Henry County Senior Center is for adults 55 years of age and older or for those who have a spouse 55 years or older. Hours of operation are Monday through Friday, 9:00am-2:00pm and some evenings for special events. The center is located at 108 S. Main St. in New Castle, IN. Activities include Wii Bowling, Bingo, Yoga, Euchre and Movies.

Medical/Health Facilities

The residents of Knightstown are close to several major hospital facilities. Henry County Hospital is located in New Castle (15 miles), Hancock Regional Hospital is located in Greenfield (13 miles), Community East in Indianapolis (33 miles), IU/Methodist/Riley Children's Hospitals in Indianapolis (39 miles). Hancock Regional also offers a wellness center which is a certified physical fitness and education center located in Greenfield.

Hancock Regional also operates the Knightstown Health Care Center provides quality medical care close to home. There is no need to wait for an appointment with a separate family physician. Services at the center are provided by board-certified family nurse practitioners who are educated and licensed to provide treatment of acute and chronic health problems from infancy to adulthood. Equal emphasis is placed on curing disease as well as promoting wellness and disease prevention. The center is open Monday through Friday.

The Knightstown area is served by Southwest Ambulance Services for all emergency runs.



COMMUNITY CHARACTER

Terms like rural, neighborhood, village and urban character are used to community character, but some are unsure of what people mean by character. What do people mean by character?

The Webster Dictionary defines it as "a distinctive trait, quality or attribute," something's "essential quality or nature," and "reputation." But, what attributes produce the essential quality of a place? According to Roland Warren, various criteria, "thought to characterize communities include a specific population living within a specific geographic area, amongst whom there are present shared institutions and values and significant social interaction." The emphasis is on people, their institutions and their interrelationships.

Community Organizations

Not-for-Profit

The Hoosier Gym

The Hoosier Gym is a nonprofit organization that serves Knightstown and its surrounding communities. In 1920, the Knightstown Community School had no gymnasium. Basketball games were held in Bell's Hall above Jolly's Drugstore and in the basement gym of the Presbyterian Church. The gym was built in 1921 and renovated in 1936. Its fame arose in 1985 when the gym was used as the home gym for the fictional Hickory Huskers in the film "Hoosiers". It is now owned by the Town of Knightstown and operated by the Hoosier Gym Board and is available to the public for events as well as basketball.

Beautify Knightstown, Inc.

BKI is a grass roots organization that started in May 2015 and is lead by a small group of volunteers who maintain the belief that transparency, citizen involvement in decision making, and establishing collaborations will create a sense of community that makes small towns special. Their mission is to enhance, promote, and beautify Knightstown with projects that have meaning for the community, while at the same time building a sense of community, making it welcoming place.

The goal of BKI is to create a welcoming atmosphere in Knightstown in which visitors will be enticed to stop and shop local businesses, potential entrepreneurs will want to open businesses and the town charm will appeal to potential residents.

Knightstown Cheer Guild

Knightstown Cheer Guild is a non-profit organization. They accept donations of food, new clothes, toys and cash that are used for Christmas for needy families in the Charles A Beard school district.

Knightstown Kids, Inc.

Local group dedicated to sports and events for the children of the Knightstown community.



Knightstown American Legion Post 152

A wartime veterans service organization, committed to mentoring youth and sponsorship of wholesome programs in communities, advocating patriotism and honor, promoting strong national security, and continued devotion to our fellow service members and veterans.

Friends of Sunset Park

The mission of the Friends of Sunset Park is to help build user friendly venues for our community members to enjoy.

Knightstown Optimist Club

Local group dedicated to sports and events for the children of the Knightstown community. The Optimist Club offers an outstanding sports program for boys and girls of all ages. The events take place at the park, the Hoosier Gym, and the school sports fields. This program, which has existed for many years, continues to provide an opportunity for the children of the area to learn teamwork, sportsmanship, the joy of hard work and leadership. They also learn first-hand the positive lifelong impact of a citizen taking their time and energy to give back to the community.

Religious Institutions

Knightstown has 10 churches representing several denominations to serve its public. Many of them have ongoing social programs which aid the needy in the community.

*Museums***Historic Knightstown, Inc.**

The Historic Knightstown Inc. Museum houses and displays items and memorabilia that reflect historical events of the past and the present. Monthly meetings are conducted and several programs are presented by authors, artists, guest speakers, historians, and preservationists.

Our mission is to actively preserve the history of this community. We urge searching our own backyards for items and stories that are so relevant to our humble beginnings. Our organization was initially started to preserve the identity of Century Old Homes. We were also actively involved in preserving the present Knightstown Academy and the Hoosier Gym, both Indiana Landmarks.

Community Events*Festivals*

The Chamber of Commerce supports the community with several events. For decades, the Chamber has sponsored the main summer fair, Jubilee Days. They also have began a new fall event, Hoosier Fall Fest. The Chamber supports other organizations' events by paying the electricity for events held on the Town Square.



The Chamber's fish wagon, located on the square, supports fundraising for organizations who rent it during the spring, summer, and fall. They have also donated the main street Christmas lights for years.

Downtown Knightstown, a Main Street Indiana project, sponsors Spookapalooza Trunk 'R Treat, an afternoon event, around the Square. The participants are invited to decorate the trunks of their cars and hand out candy in a well-lighted environment. In association with Spookapalooza the Optimist Club hosts a costume contest for children and pets.

QUALITY OF LIFE POLICY

Goal:

Maintain a vibrant community for all citizens so they will work towards much higher levels of economic productivity, educational and cultural attainment, and quality of life so as to encourage greater civic pride.

Objectives:

- Redevelop Town website.
- Protect existing historic structures.
- Enhance gateway points into the community.
- Review current Town ordinances and update if necessary and determine the need for new ordinances.
- Enhance communication/cooperation between major community groups providing communication portal for services and events.
- Enhance leadership/volunteerism in community.
- Preserve the small town character of the Town.
- Maintain and improve on current community events.
- Foster community activities for youth and senior populations.
- Encourage recreational activities promoting Hoosier Gym.
- Encourage development of child care/pre-school education opportunities.
- Develop ordinance violations bureau.



PUBLIC WORKS

Communities cannot grow or at best even function without quality infrastructure often known as public works. The operation of municipal public works is crucial to a community's health and safety as well as the continuing improvement in the quality of life. Such things as water systems, sanitation or waste water treatment facilities, snow removal, etc. – all are within the domain of public works and all essential to the well-being of our communities. These infrastructure assets are at their best when they are operated, monitored, maintained, and improved by public works professionals. Public works departments play an important role in the management of these assets and thereby extend their benefit to the public and prolong their useful life.

Wastewater

The Knightstown Wastewater Department is a municipally owned utility located in The Town of Knightstown, Henry and Rush Counties in Indiana. According to US EPA records, the current wastewater treatment plant facility made a first application for a permit on June 3, 1975. The plant is a Class II facility permitted at 0.46 MGD. The current permit is approved with an issue date of January 31, 2013 and will expire on January 30, 2018. The plant serves a population of 2,148 people. The Town has two full time wastewater employees, both are licensed operators.

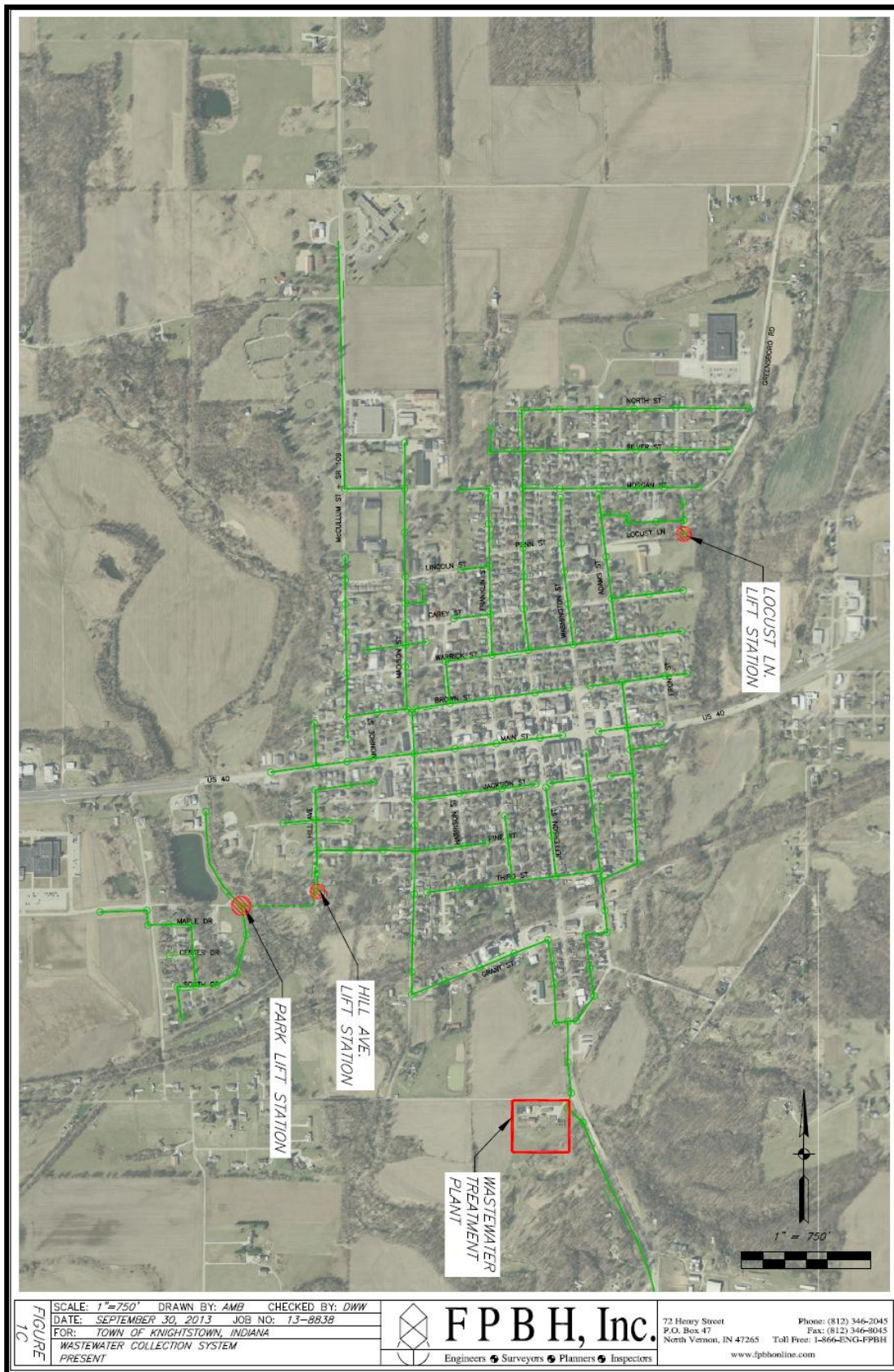
The collection system, built between 1972 and 1974, is primarily constructed of approximately 32,000 lineal feet of vitreous clay pipe and now experiencing failures that are related to the age of the system and construction materials used at the time. Significant Inflow and Infiltration (I&I) problems within the collection system is evident by the fact that in 2012 the Municipal Water Treatment plant produced on average 288,000 gallons of water per day while the Municipal Wastewater Treatment plant treated on average 484,000 gallons of wastewater per day over that same time period.

Also within the collection are three pump stations. The largest lift station is located within the boundary of the town park. The park lift station was originally put on line in 1975 to handle flows primarily from a small subdivision located on South Drive and Maple Drive. The station design includes two, 1 ½ horsepower pumps located in a 6 foot diameter wet well 23 feet deep with a 4 inch force main that discharges in the manhole located at the corner of Hill Street and Pine Street.

A preliminary engineering report (PER) by FPBH, Inc. was completed in 2013 to study the deficiencies of the system. There were several alternatives devised for improvements to the wastewater system ranging from do nothing to a cost of \$7.2 million.



Wastewater Systems Map



Water

The Knightstown Drinking Water Department is a municipally owned utility located in The Town of Knightstown, Henry County in Indiana. According to US EPA records, the current drinking water treatment plant facility made a first application for a permit on January 1, 1976. The plant serves a population of 2,182 people with 1,052 residential connections. The plant is permitted as a Groundwater Type C facility. The Source Water is listed as wells #1, #2R (replacement) and #4 all listed as active, with well #2 listed as inactive.

The Town has two full time water employees, one of them is a licensed operator.

The Town of Knightstown existing water facility was built in 1894 and while there have been minor upgrades to the system since that time no major upgrades have taken place since 1991. While the drinking water has remained of good quality and within required permit parameters, the Town's water system is in need of rehabilitation to assure future needs with regard to quality and quantity of water within their system.

A preliminary engineering report (PER) was completed by FPBH, Inc. in 2013 to determine what types of upgrades the system will require in the next few years. The report chooses an alternative that would upgrade the water system. This project is shown below.

Selected Project

The Town of Knightstown would complete rehabilitation as described in Alternative B. This is the preferred alternate since it is the only option that addresses the total needs of the town and balances the affordability necessary to complete the project.

Project Phasing

The selected project will be constructed in 4 phases.

Phase I

Rehabilitate/Replace/Install isolation valves and select hydrants. Rehabilitate elevated water tower. Rehabilitate high service pumps and plant valving, filter system, and well #4.

Phase II

Install new 10 inch water main to the north side of town and replace designated mains on the north side of town. Replace minor mains. Demolish inground raw water storage tank.

Phase III

Install new raw water storage tank at plant. Rehabilitate plant building interior and exterior.

Phase IV

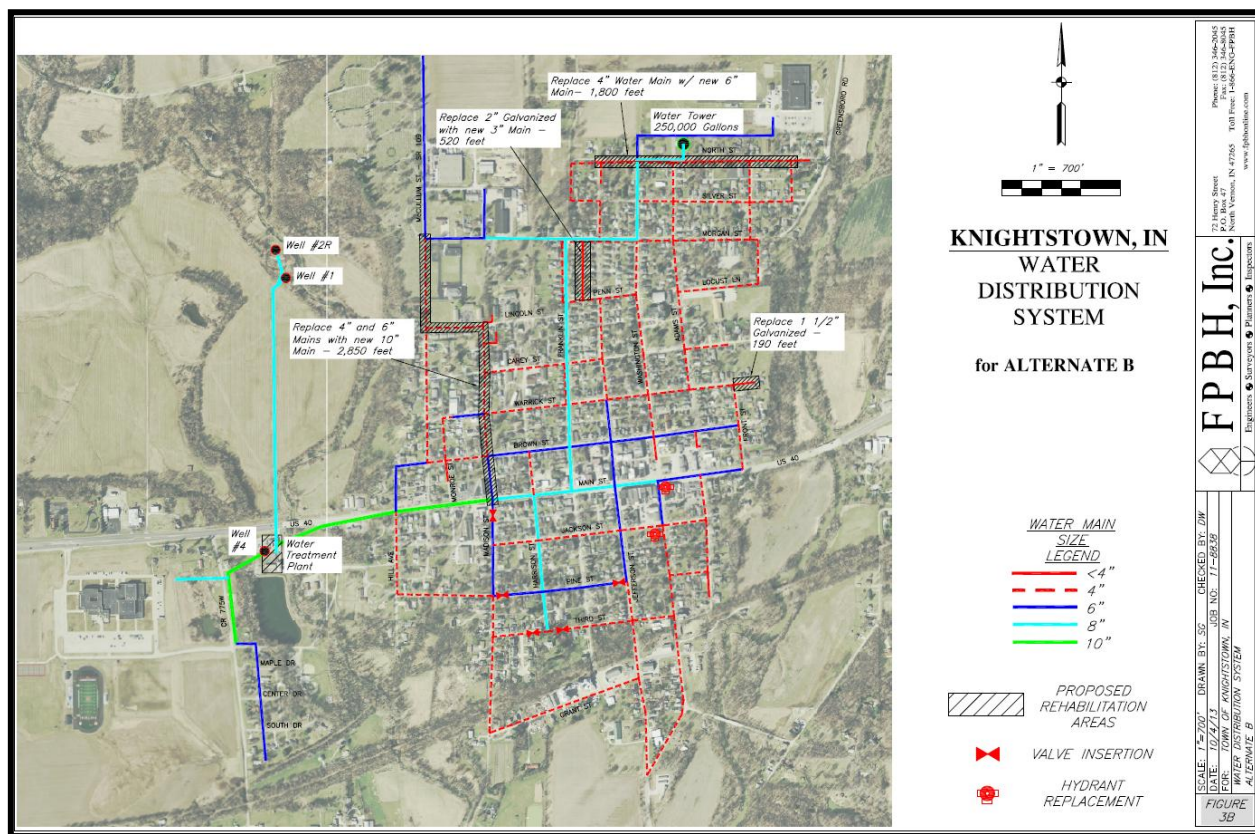
Rehabilitate well pumps #1 and #2R and buildings. Pave parking lot and install new security gate system. Install new generator.



Project Costs

The total estimated cost of the Selected Projects is \$4,269,128.00. A rate analysis by the Utility's rate consultant will be needed to determine the actual rate.

Water System Map (with project improvements)



Stormwater

Like many towns in Indiana, stormwater systems are often an afterthought and a combination of different methods and constructed systems. The current system in Knightstown is controlled through a network of undersized pipes, catch basins and inlets; overland flow; detention ponds and wetland areas.

The primary drainage feature in this area is the Big Blue River which is located along the eastern and southern boundaries of the town. Montgomery Creek is located along the western boundary of the Town and is a tributary to the Big Blue River. These two waterways serve as the drainage conduit for most of the downtown area running southwest out of town. The Big Blue River is located to the south of the wastewater treatment facility, serving as the effluent outfall. Montgomery Creek discharges into the Blue River to the west of the wastewater treatment plant. This project is located in the Major Watershed known as the East Fork White River Watershed.



Other

Gas Service

Knightstown is served by Vectren for its gas services.

Electric Service

The Knightstown Electric Utility was established in 1908. Sometime during the 1940's the town had upgraded their substation with the switch gears that remained in use until 2016. The new substation built in 2016 was critical to the towns power supply due to past switch gear failures and the lack of availability of replacement parts. The electric supply is a 4 Kv system, or 2400 volts. The power feeding the town, from Duke Energy, is 69000 volts, which the Knightstown substation reduces to 2400 volts and distributes throughout the grid.

Over the last 30+ years, the electric department has replaced poles, lines, transformers, trimmed trees, and replaced secondary services, as needed, to maintain a reliable source of power to its customers. Over the last 6 years, we have worked to 'balance' the loads on the system to keep unnecessary outages from occurring. The utility is currently working on a maintenance plan to replace 10-15 poles, upgrade transformers, service lines, and develop an updated system map over the next year.

Internet Service

Knightstown citizens are served by several different providers and by several different mediums. There are five major providers for residential service; Xfinity (cable), CenturyLink and Frontier (DSL), DishNet and Exede (satellite), NineStar (DSL/fiber). Business service is provided by; Comcast Business (cable), CenturyLink and Frontier (DSL), NineStar (fiber). There are seven other providers through mobile or satellite.



COMMUNITY SERVICES POLICY

Goal:

To improve and maintain the infrastructure and services in a way that enhances community pride, provides a tool for managing growth, and ensures the well being of the community.

Objectives:

- Identify the need for future community utility upgrades and ensure the maintenance of existing facilities.
 - Sewers; Reline manholes, rehab lift stations, reroute lines, I/I from Childrens Home, expand capacity at plant
 - Water; Upgrading service lines, shut-off valves, secure existing wells and expand wells, new water tower
 - Address flooding issue at US 40/SR 109 and other areas in town
 - Extend infrastructure to outlying areas for future annexation (I-70, Hancock Co. line)
 - Opt out of IURC.
 - Complete utility rate studies every two years.
- Establish fiscal planning process.
- Upgrade and expand town offices and police department facilities.
- Create a Town Manager position.
- Expand the jurisdiction of the park system to township.
- Expansion of the parks and recreation system and programs.
 - Fix bridge at Sunset Park
 - Canoe launch/park on S Washington St
 - New pool
- Continue collaboration with the school corporation to capitalize upon the educational resources within Knightstown.
- Continue to expand community policing and its presence in the community.



Economic development is necessary for a community to renew itself and grow. Many small cities, towns and rural communities are losing people, jobs, and quality of life due to economic instability. Unfortunately, small towns are not self-sustaining, and it is no easy task to maintain economic quality, good jobs, good public services, and a broad tax base.

There are disturbing trends in America making overcoming economic weakness harder and harder:

1. The formulation of large discount trade stores has created a steep decline in retail trade in small communities.
2. A new global economy has brought greater international competition for low-wage industries and many have moved their operations abroad, resulting in loss of an economic base in small town America.
3. The reduction of economic development grants by the federal government is resulting in communities having to foot more of the bill for their economic development efforts.
4. Small community banks are a critical source of financing for local residents by filtering savings into local businesses and by purchasing locally issued municipal bonds.

These trends result in small downtowns across America realizing the need of taking inventory of their economic assets and setting economic goals and objectives by creating an economic development plan as a part of their communities comprehensive development plan.

The economic setting is concerned with employment statistics and the general economic development of Knightstown. These elements relate to the residents of the planning area, how they earn a living and their living standards.

ECONOMIC STATISTICS

Employment Status Town of Knightstown 2010 U.S. Census				
Category	Number	Percent of Total		
		<i>Knightstown</i>	County	State
In labor force	1,129	67.7%	66.7%	65.6%
Employed	747	62.2%	62.2%	60.0%
Unemployed	382	8.1%	4.4%	5.5%
Not in labor force	538	32.3%	33.3%	34.4%



Household Income Town of Knightstown 2010 U.S. Census				
Category	Number	Percent of Total		
	<i>Knightstown</i>	<i>Knightstown</i>	County	State
Less than \$10,000	128	14.5%	10.5%	7.2%
\$10,000 to \$14,999	77	8.7%	5.6%	5.6%
\$15,000 to \$24,999	110	12.5%	12.0%	11.7%
\$25,000 to \$34,999	101	11.5%	14.3%	12.0%
\$35,000 to \$49,999	125	14.2%	17.9%	15.6%
\$50,000 to \$74,999	148	16.8%	18.1%	20.1%
\$75,000 to \$99,999	98	11.1%	11.7%	12.5%
\$100,000 to \$149,999	86	9.8%	7.4%	10.3%
\$150,000 to \$199,999	9	1.0%	1.3%	2.8%
\$200,000 or more	0	0.0%	1.3%	2.2%
Median Household Income	\$36,838	100.0%	\$40,274	\$47,697

Occupation Town of Knightstown 2010 U.S. Census				
Category	Number	Percent of Total		
	<i>Knightstown</i>	<i>Knightstown</i>	County	State
Management, professional and related occupations	272	30.2%	28.5%	31.3%
Service occupations	156	17.3%	18.5%	16.4%
Sales and office occupations	244	27.1%	22.5%	24.5%
Natural resources, construction, extraction and maintenance occupations	34	3.8%	8.4%	9.6%
Production, transportation and material moving occupations	196	21.7%	22.1%	18.3%



Commuting to Work Town of Knightstown 2010 U.S. Census				
Category	Number	Percent of Total		
	<i>Knightstown</i>	<i>Knightstown</i>	County	State
Vehicle (travel alone)	805	89.7%	86.5%	83.2%
Vehicle (carpool)	59	6.6%	8.2%	9.0%
Public transportation	0	0.0%	0.3%	1.1%
Walked	9	1.0%	1.9%	2.1%
Other means	7	0.8%	0.6%	1.4%
Worked at home	17	1.9%	2.6%	3.3%
Mean travel time to work (minutes)	28.7		25.7	23.3
Worked inside county	32.6%		53.9%	na
Worked outside county	67.4%		45.1%	na

CURRENT ECONOMIC DEVELOPMENT

In the past few years, the U.S. economy as well as the world economy has been recovering from a recession which the likes have not been seen since the Great Depression of the 1930's. Unemployment rates at the height of this recession were 13.5% in Henry County and 10.6 in Indiana. The US economy has since recovered and the unemployment rate in Henry County for 2015 was only 4.6% and the State was 4.3%.

The majority of the workforce in Knightstown since the 1990's has been primarily in the management, professional industries.

Knightstown is a true "bedroom community". Over 67% of the workforce goes to employment outside of Henry County, the majority working in the surrounding counties and the Indianapolis/Marion County area. Travel time from Knightstown to downtown Indianapolis is a mere 45-60 minutes.

Knightstown's visibility along US 40 through the heart of the Town and its access to I-70 makes it attractive to commercial businesses. It is approximately 3 miles south of an I-70 interchange.

Knightstown has had a Chamber of Commerce since the 1950's. Their Chamber not only serves the Town, but also includes businesses in the both Henry and Rush counties.



Commercial (retail) Use Overview

A community's commercial land uses provide employment, goods and services, recreation, tax revenue, and many other amenities and necessities. The features of commercial areas reflect the economic vitality of a community as well as local character. The location and characteristics of commercial areas directly affect local transportation and growth management.

Existing Conditions

The main commercial area in Knightstown runs along US 40 basically from SR 109 to the Big Blue River. Historically this has been the heart of commercial activity for the citizens of Knightstown since the 1800's. This area makes up the Town's Main Street organizations boundaries as well. Currently, the businesses/services in this downtown district consist of government services (Chamber, Town offices, post office, police, library, personal services, food services (restaurants/cafes) and specialty stores. Most of the buildings in the downtown district are historic in nature.

The Citizen Survey asked how people thought their local businesses were currently faring...

How have businesses in Knightstown fared in the past 5 years?		
Answer Options	Response Percent	Response Count
Improved	24.0%	61
Stayed the same	32.7%	83
Declined	34.6%	88
No opinion	8.6%	22
<i>answered question</i>		254

In the next 5 years, do you think businesses in Knightstown will...		
Answer Options	Response Percent	Response Count
Improve	35.9%	90
Stay the same	40.2%	101
Decline	15.5%	39
No opinion	8.4%	21
<i>answered question</i>		251



The same survey also asked where people go to do their basic shopping...

Where do you do most of your shopping?							
Answer Options	Knightstown	Henry County	Hancock County	Indianapolis	Online	Other	Total
Grocery/Food items	8.30%	30.43%	46.64%	3.95%	0.79%	9.88%	
	21	77	118	10	2	25	253
Clothing/Personal items	0.80%	14.80%	24.00%	31.60%	12.40%	16.40%	
	2	37	60	79	31	41	250
Household items	10.76%	29.08%	34.26%	13.15%	3.98%	8.76%	
	27	73	86	33	10	22	251

Downtown Overview

Knightstown was recently recognized as a Main Street organization through the Indiana Office of Community and Rural Affairs. Main Street organizations are a unique preservation-based organizing framework that enables communities to revitalize downtown and neighborhood business districts by leveraging local assets from historic, cultural, and architectural resources to local enterprises and community pride. It is a comprehensive strategy that addresses the variety of issues and problems that challenge traditional commercial districts. By using their four point approach of organization, promotion, design and economic restructuring, the Knightstown organization hopes to revitalize their original downtown.

Existing Conditions

Knightstown is very fortunate to have a mostly intact historic downtown dated back to the late 1800's. A few buildings have been lost in the past few years leaving opportunities for infill building. There are very few vacant buildings and several different types of retail services occupy the majority of the downtown buildings.

Business (office/light industrial) Use Overview

Business (office) and Light Industrial land uses in a community provide employment and contribute positively to the local tax base. These uses however do have the potential to promote transportation conflicts, pollution, and the reduction of aesthetic quality. Industrial land uses are commonly in conflict with other community uses as they can negatively affect residential and commercial quality. The traffic from adjacent commercial and/or residential uses often imposes on industrial vitality.



Existing Conditions

Knightstown is unique in that it has no heavy industrial businesses. It does have a Manufacturing zoning designation, but currently has no areas zoned as such. It does however have a Commercial district zone designation in which manufacturing, fabricating, processing, extracting, repairing, dismantling, storing or disposing of equipment, raw materials, manufactured products or wastes which is conducted entirely within enclosed buildings of any size is allowable. There are three areas zoned for this use. One area lies to the northwest along SR 109 and consists of a bank and pharmacy/convenience store. This area also includes some light industrial uses along the now defunct railroad. A second area lies in the southwest portion of the town along said railroad and consists of commercial warehouses. The largest and most active of these areas lies along SR 140 on the very south side of the town. Warehouses and agricultural businesses occupy this commercial area.

FUTURE ECONOMIC DEVELOPMENT

Knightstown is poised to embrace new economic development opportunities. The Chamber of Commerce and the newly formed Main Street organization should be dedicated to the future growth and economic development of the community.

Communities must take advantage of local resources such as their location, physical setting, financial resources and citizens. This includes the readiness on the part of local banks, businesses, and private citizens to donate their time and money. A strong comprehensive planning effort must be implemented to guide growth and to improve the community. Local responsibility and problem solving are the foundations of long-term success.

As Knightstown will continue to grow as a “bedroom community” for both the Greenfield/Hancock County area and the Indianapolis metro area, the community will still need some commercial and professional services growth for the general population. The local Chamber of Commerce has good communication with the Henry County EDC and should continue to work with them as well as the local business owners to develop and retain a healthy economic atmosphere in Knightstown.

General

The Chamber of Commerce and Knightstown Main Street organization in conjunction with the Henry County EDC would be wise to develop an economic development plan which will help the community:

- Identify the stakeholders and get them to participate in the planning process;
- Determine the community's current condition providing information on community setting, trends, issues and factors affecting economic development;
- Identify and map businesses that currently make up the economy;



- Define economic development options and document the analysis conducted in determining how to manage future economic development efforts;
- Identify community concerns and goals for economic development; and
- Develop policies that translate community concerns and goals into clear statement.

Commercial (retail) Use

As Knightstown continues to grow, it will attract more commercial opportunities in both retail and professional services. The survey results garnered needs for more services as seen below:

What type of service businesses would you like to have in Knightstown?		
Answer Options	Response Percent	Response Count
Grocery (Kroger, Whole Foods, etc.)	45.2%	33
Hardware	34.2%	25
Drug store	5.5%	4
Salon	2.7%	2
Hotel/Inn	2.7%	2
Dry cleaners	2.7%	2
Automotive	2.7%	2
Car wash	1.4%	1
Exercise (YMCA, club, etc.)	1.4%	1
Electronics	1.4%	1
answered question		73

What type of retail businesses would you like to have in Knightstown?		
Answer Options	Response Percent	Response Count
General	40.7%	48
Specialty/Boutique	24.6%	29
Clothing (Kohl's, JCPenney's, etc.)	21.2%	25
Big Box (Target, Walmart, etc.)	8.5%	10
Sporting goods	3.4%	4
Household (Lowe's, Home Depot, etc.)	1.7%	2
answered question		118



What type of food businesses would you like to have in Knightstown?

Answer Options	Response Percent	Response Count
General dining (sit down)	72.6%	98
Specialty food (coffee, ice cream, brewpub, etc.)	14.8%	20
Fast food restaurant	7.4%	10
Ethnic food	3.7%	5
Healthy food	1.5%	2
<i>answered question</i>		135

What type of entertainment businesses would you like to have in Knightstown?

Answer Options	Response Percent	Response Count
Movie theater	29.2%	7
Youth center	25.0%	6
General	25.0%	6
Bowling alley	12.5%	3
Senior center	8.3%	2

Since Knightstown is a smaller community, it is accepted that certain larger “big box” retailers would probably not locate in the community. These commercial facilities are already located in nearby locations (Greenfield, New Castle). What the community would like to see are more general or specialty retail and dining businesses to cater to the growing population. Being able to have entertainment activities locally was another item stressed by the public.

The Plan calls for commercial growth in town to occur along the US 40 corridor along Knightstown’s Historic District. The Steering Committee determined that any new commercial growth would tend to occur to the west along the north side of US 40 near the high school and also east of the Big Blue River around the Raysville area.

Downtown

As the Knightstown Main Street organization continues to grow, it would be pertinent to develop a Downtown Revitalization Plan. Grant monies can be procured from the Indiana Office of Community and Rural Affairs to undertake this study.

Such a plan can include such items as a profile of existing conditions, an extensive downtown market assessment, analysis and implementation plan, public participation, building inventory and analysis for façade improvements, historic preservation design standards, project options



with design standards and cost estimates including a mix of grant funding opportunities, and an evaluation of funding opportunities.

Business (office/light industrial) Use

While there are currently no plans for any type of industrial development in the Town, it was agreed that in the future, it would be wise to revisit the discussion of the possibility of light industrial uses in the areas designated for Business uses (see Future Land Use map).

ECONOMIC DEVELOPMENT POLICY

Goal:

Provide sufficient planning and marketing that encourages growth and retention while retaining a balance between residential neighborhoods and commercial centers.

Objectives:

- Develop plan for Main Street/Downtown
 - What to do with Bullet Hole space.
 - Brand the Town (promotion).
 - Develop wayfinding signs for tourism attractions.
 - Support local businesses encouraging growth and retention in the community.
 - Preserve downtown historic buildings.
- Strengthen the Chamber of Commerce organization.
- Use Hoosier Gym as economic development tool.
- Promote/connect Knightstown Sale Barn.
- Encourage entrepreneurial growth that attracts office/high tech and commercial/retail business to the community.
- Support local businesses encouraging growth and retention.
- Continue partnerships with county and state economic development agencies to promote the retention, expansion and new development of business opportunities for the Town.



Looking at the existing land use in Knightstown can tell us about how the community has developed and grown over time. It also gives us a look at how the town may develop in the future. The planning area incorporates the land within the town limits and also looks at the area surrounding the town mainly Wayne township.

Land use policy is determined by an analysis of present land use patterns, assessing any problems associated with these land use trends, and recommendations for future land use. A general evaluation of existing land use is discussed first and is based upon generalized existing land use maps prepared during the planning process. Next, future land use maps for the Town of Knightstown are presented along with policy recommendations to guide future land use decisions. The future land use maps must be used in conjunction with the text of the comprehensive plan when considering zoning map amendments and development proposals.

The goals and objectives stated in the plan, as well as background information such as environmental data, should be considered on a site by site basis. Although land use plans are reported relative to political boundaries, land use trends do not respect such boundaries. Land use activities occurring at the edge of one political subdivision influence the demand for similar activities on the opposite side of the boundary in another political subdivision. Therefore, development activities occurring in Knightstown can affect change in the unincorporated areas of Wayne township.

ZONING REGULATIONS

Unlike land use designations, zoning designations are what you can legally do with your parcel today; the land use designation, in conjunction with development guidelines, details how you may be able to use your parcel in the future.

To clarify, there is a significant difference between the two. Land use designations included in the Community Development Plan are plans for the future. Whereas zoning designations more specifically define what use is currently allowed on a specific parcel, and outline design and development guidelines for those intended uses such as setbacks, minimum lot sizes, buffering and landscaping requirements, etc.

The comprehensive plan is a guide or recommendation for the use of the zoning ordinance and, to a lesser extent, the subdivision ordinance. It suggests, in general terms, proposed uses for land within the locality, as well as the proposed location of utilities and public facilities such as schools, fire stations and parks. The plan also makes long-term projections of population growth. The zoning ordinance actually establishes the rules governing the use of land. The zoning ordinance divides a locality into different zoning districts and spells out allowable uses for each district such as agriculture, industry or commercial use. The zoning ordinance is not a mere recommendation as is the comprehensive plan. In the case of a conflict concerning land use between the comprehensive plan and the zoning ordinance, the zoning ordinance controls. The subdivision ordinance governs the process for dividing land from larger parcels into lots.



While the subdivision ordinance is entirely separate from the zoning ordinance, the zoning ordinance establishes the minimum lot size for each zoning district.

Knightstown adopted their current zoning in 1989 with amendments up to 2006. The districts indicate how land use and development has been shaped. The prevalence of commercial related activities, the character of the housing stock and the special importance of development along US 40 are all reflected in the choice of zoning districts. The zoning in Knightstown closely follows the current land use.

The existing Knightstown Zoning ordinance defines six use districts and their primary purposes:

R Zone

Residential

The residential zone is established to provide space in suitable locations for various types of dwelling accommodations needed in the town and to provide a means of regulating the density and distribution of the population.

B Zone

Business

The business zone is for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of people in town centers.

C Zone

Commercial

This commercial zone has been created to provide an area for necessary commercial uses generally found serving local areas of the town.

M Zone

Manufacturing

The manufacturing zone is intended to set aside certain lands where manufacturing uses may efficiently locate with minimum adverse effects to other uses.

Agricultural and Rural Residential Districts

A1 Agricultural

The agricultural zone is established to preserve and protect the decreasing supply of agricultural land by limiting indiscriminate infiltration of urban development into rural areas.

RR Rural Residential

This zone is established to permit some degree of development in the rural areas of the town. The maximum density is 1 dwelling unit for 20 acres.



ZONE DISTRICT

RESIDENCE	Blue hatched
BUSINESS	Orange
COMMERCIAL	Yellow
MANUFACTURING	Brown

CITY OF HOUSTON TEXAS

HARRIS COUNTY TEXAS



ANNEXATION

In 2015 SB 330 was passed making it difficult for cities and towns to annex outlying areas. Because of this, Knightstown is taking an approach to annexation that will only include voluntary annexations. It is hoped that in the future the annexation laws will once again be less stringent and allow municipalities to annex areas with ease.

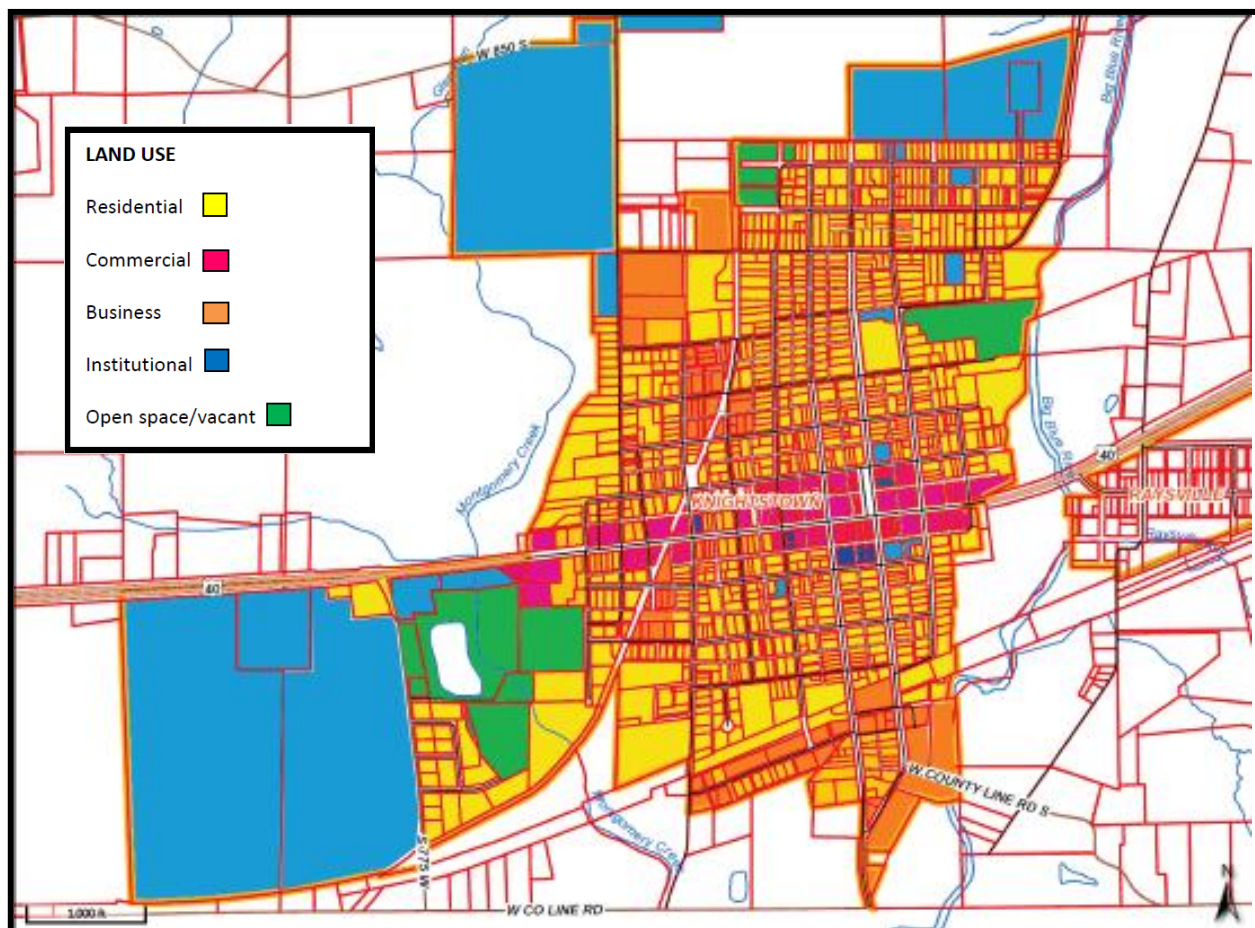
The passage of this bill will still make annexation in Indiana much more difficult and costly for cities and towns. Specifically, the bill does the following: SB 330 does the following: 1) Requires six months of upfront community outreach by the municipality before an annexation ordinance may be adopted; 2) Requires more detailed information in fiscal plans; 3) Lowers the threshold for remonstrance signatures needed to go to court from 65% (current) of landowners signatures to 51% of landowner signatures (or 60% of assessed value); 4) Removes the court – stops an annexation altogether – if at least 65% of landowners sign a remonstrance petition (or 80% assessed value); 5) Provides an Economic Development Protection Provision that allows an annexation involving an economic development project to go to the courts, even if 65% of landowners sign a remonstrance petition, with a delayed effective date of January 1, 2017 while a study takes place to develop a definition of economic development project; 6) requires the municipality to provide a place for remonstrance petitions to be signed; 7) Requires remonstrance petitions be filed with the county auditor instead of with the courts; 8) prohibits a court in a remonstrance hearing from considering personal finances or business finances of an owner or resident of land as a factor for determining whether the annexation will have a significant financial impact; 9) Prohibits any amendment of a fiscal plan once a remonstrance petition is filed, without consent of 65% of the remonstrators; 10) Allows remonstrators that prevail to recover reasonable attorney's fees from the municipality up to \$37,500; 11) makes the agricultural exemption apply for all annexations so that farmers do not pay any municipal taxes if they are annexed and their property is classified agricultural for property tax purposes; 12) limits remonstrance waivers going forward to 15 years; 13) requires a municipality with existing remonstrance waivers with a deed recorded after June 30, 2015 to provide written notice to property owners that the waiver exists; 14) Requires the municipality to assume county debt or make payments to the county in certain circumstances; 15) Requires the County Executive to approve an annexation of any land property by a County RDC; 16) Specified circumstances under which a public rights-of-way of a public highway may be annexed; and 17) Requires a municipality to notify video service providers of the addition of property as a result of annexation for the purpose of franchise fee payments.



EXISTING LAND USE

The Town of Knightstown consists of primarily residential land use, commercial land use, institutional land use, and areas continuing as open space or vacant land. There are no heavy industrial uses in Knightstown. Most of the open space land use is used for agricultural purposes or parks.

The Town of Knightstown consists of primarily residential land use (51.7%) thus cementing its status as a bedroom community of the Indianapolis metro area. Institutional land (34.6%) is the next biggest land use category primarily due to the Community School Corporation school facilities located in the town limits along with the cemetery and various governmental uses and churches. Commercial/office land usage represents only about 7.5%% of the total. There is only about 6% of the land that is considered open space or vacant within the town limits.



The below shows the percent of existing land use for each of the categories listed.

Existing Land Use Town of Knightstown		
Land Use Type	Acres*	Percent of Land Total
Residential	344	51.7%
Agricultural/Open Space	41	6.2%
Institutional	230	34.6%
Business	19	2.9%
Commercial	31	4.7%
Total	*665	100.0%

**Approximate acres within town limits*

Residential Use Overview

Several factors including type, size, cost, character, and availability of housing significantly influences the local quality of life in communities. The location of the housing is also a significant factor in the overall quality of a community. Quality housing, of any size or type, is that which is in a well-maintained neighborhood which is accessed by local streets and conveniently located in relation to community activities and facilities, goods and services, and employment.

Housing

The existing housing stock in Knightstown is similar to that which is common in small cities and towns throughout Indiana. The housing stock is dominated by single-family detached homes. Most of the single-family homes sit on less than one-fourth acre lots which make up the original platted town or “old town” area. The majority of the residential area lies within the Knightstown Historic District although not all of the houses are considered historic in nature.

There are a few multi-family housing units in the town. There are not, however, any mobile home parks in the town.



Housing by Type

The Town of Knightstown has approximately 1,020 housing units according to the 2014 U.S. Census/American Fact Finder Survey. The housing units are predominantly single family dwellings. Single-family units makeup 80.2% of the total housing units. Duplex units make up



the next highest percentage at 9.4% of the total housing units. There are only 5 mobile home units in Knightstown.

Housing Units by Type Town of Knightstown 2014 U.S. Census/American Fact Finder Survey				
Type	Number	Percent of Total		
	<i>Knightstown</i>	<i>Knightstown</i>	County	State
One Unit, Detached	810	79.4%	83.1%	72.5%
One Unit, Attached	8	0.8%	2.3%	3.4%
Two to Four Units	96	9.4%	5.1%	6.3%
Five to Nine Units	34	3.3%	4.7%	4.8%
Ten or More Units	67	6.6%	3.0%	7.5%
Mobile Home/Other	5	0.5%	1.8%	5.4%
Total	1,020	100.0%	100.0%	100.0%
Owner Occupied	588	66.7%	78.6%	71.5%
Renter Occupied	294	36.3%	21.4%	28.5%
Total Occupied	882	100.0%	100.0%	100.0%
Total Vacant	138	13.5%	8.2%	11.3%
Total	1,020	100.0%	100.0%	100.0%

Out of the 882 occupied units, 588 or 66.7% are owner occupied. The home ownership rate is above the state average of 71.5% and the county average of 78.6%.

The total of number rental units is 294 or 36.3%. This rate is much higher than the county average of 21.4% and higher than the state average of 28.5%.

138 units or 13.5% of the housing stock were reported vacant at the time of the survey. This amount is above the county rate of 8.2% and just above the state rate of 11.3%.

Housing by Age

Knightstown has a comparatively older housing stock. Over three fourths of the current housing stock or approximately 78.1% of the homes were constructed before 1960 which makes them over 50 years old. 56.2% Of these were built before the 1940's alone and this reflects the historic nature of the majority of homes in Knightstown. By comparison, only 29% percent of Henry County houses were built before the 1940's and 19% for the entire state. The 1990's



showed the highest percentages of new housing units constructed. Approximately 15.1% of all the housing stock in Knightstown was built during this time period.

Year Structure Built Town of Knightstown 2014 U.S. Census/American Fact Finder Survey				
Year Built	Number	Percent of Total		
	<i>Knightstown</i>	<i>Knightstown</i>	County	State
2010 or later	0	0.0%	0.3%	3.4%
2000 to 2009	12	1.2%	6.7%	8.4%
1990 to 1999	31	3.0%	8.5%	14.5%
1980 to 1989	19	1.9%	7.0%	10.1%
1970 to 1979	70	6.9%	15.1%	14.5%
1960 to 1969	89	8.7%	12.3%	11.7%
1950 to 1959	144	14.1%	13.6%	11.8%
1940 to 1949	82	8.0%	7.5%	6.4%
1939 or earlier	573	56.2%	29.0%	19.2%
Total	882	100.0 %	100.0%	100.0%

Housing by Value

The 2014 U.S. Census/American Fact Finder Survey reported the median housing value in the Town of Knightstown to be \$83,900, which is well below the state median value of \$123,000, and below the Henry County average of \$92,100. The table below shows Knightstown's housing values in comparison with those of Henry County and the State's. The median rent in Knightstown was \$1,006. This is much higher than the state's median rent of \$683, but just higher than the county at \$973.

An increase in the median value of homes could indicate that the average size of homes is increasing which is the trend nationwide. According to the National Association of Homebuilders, the average square feet of a newly constructed home in the U.S. is 2,324. This is an increase from 2,057 square feet in 2000. If this trend continues, then more land may be devoted to residential land use in the future or development restraints will be needed to increase housing density.



Housing Value (owner occupied only) Town of Knightstown 2014 U.S. Census/American Fact Finder Survey				
Housing Value	Number	Percent of Total		
	<i>Knightstown</i>	<i>Knightstown</i>	County	State
Less than \$50,000	49	8.7%	16.3%	9.4%
\$50,000 to \$99,999	353	62.5%	38.5%	27.4%
\$100,000 to \$149,999	148	26.2%	21.1%	26.7%
\$150,000 to \$199,999	11	1.9%	12.9%	16.6%
\$200,000 to \$299,999	4	0.7%	8.1%	12.0%
\$300,000 to \$499,999	0	0.0%	2.5%	5.7%
\$500,000 to \$999,999	0	0.0%	0.4%	1.8%
\$1,000,000 or more	0	0.0%	0.1%	0.4%
Total	565	100.00%	100.0%	100.0%
Median Value		\$83,900	\$92,100	\$123,000

Building Permits

Residential Building Permits Town of Knightstown 2011-15 Town of Knightstown 2014 U.S. Census/American Fact Finder Survey			
Year	Residential Units		
2011	0		
2012	0		
2013	0		
2014	1		
2015	8		
Total	9		



Institutional Land Use Overview

Institutional land uses include those which are generally public, or semi-public such as churches, schools, and government buildings. Institutional land uses are a necessary element of a community and their locations can either contribute to, or detract from, the overall quality of the area.

Existing Conditions

Institutional uses in Knightstown are comprised of the town hall, post office, library, park, Knightstown high school, middle schools and elementary schools, sewer treatment plant, churches and a cemetery.

Commercial Land Use Overview

Industrial Land Use Overview

Both of these can be found in Section 5 Economic Environment

Agricultural/Vacant Land Use Overview

Agricultural land uses are necessary globally for the production of food products. On the local level agriculture is a source of employment, community character, and economic vitality. In a broader sense, agriculture is a way of life for many families. In many areas, agricultural land is considered to be simply undeveloped vacant land. Through the public input process for this Comprehensive Development Plan, the participants indicated a need for the recognition of agriculture as a land use, the preservation of prime agricultural land, and the restriction of sprawl development that threatens local agricultural operations.

Open Space uses are often set asides for park and recreational activities and general green space. These amenities provide a community a certain quality of life level. Parks and open spaces can provide not only recreational opportunities, but also educational, spiritual and health related functions.

Existing Conditions

The town has very few large tracts of land within the town limits that have the potential for development. Most of the large vacant tracts of land lie outside of the town limits.



FUTURE LAND USE

The future land use is the culmination of the physical reality of land use planning which is linked to the goals and objectives. The information in this chapter provides a summary of the future land use plan for the Town of Knightstown and how it is based on these goals and objectives for the community.

The Town of Knightstown is surrounded by flat agricultural lands to the north and west and rolling topography to the south and east due to the Big Blue River. Some suburban development and the unincorporated town of Raysville lie east of Knightstown.

Henry County does allow for planning areas to have a 2-mile fringe jurisdiction for land use planning. An attempt was made by the Town's Plan Commission in 2008 to obtain the 2-mile planning fringe area, but it was never followed through. The Action Plan under Land Use has this as an Objective for the future. This Future Land Use Plan includes land use planning for a supposed 2-mile fringe area around Knightstown which is basically all of Wayne Township.

Since there is very limited areas for development within the town limits, most of the plans for development outside the town limits follows the Henry County zoning although there are a few areas in which the Steering Committee wanted to express their preferences for how the areas should be developed. This will dictate how the town will develop in the future. The Town will need to concentrate on preservation of existing structures and infill development to enhance the community as well as utilizing the existing open areas for residential, commercial, and open space uses. The Future Land Use Map shows areas where general growth is to take place. Both maps included this report are intended to be general in nature; land use boundaries are not specific. This plan is intended as a flexible and general guideline; **it is not intended as a zoning map.**

Knightstown/2-Mile Fringe Area

Residential

In Town Area

Any new residential land use has been limited to infill areas within the Old Town area and the existing subdivisions.

2-Mile Fringe Area

Future land use for the fringe area shows future residential development to be mainly east and west along the US 40 corridor. The eastern part would be filling in around the existing housing additions and the Town of Raysville. The residential to the west of the Town would be situated around the high school complex. This area was also thought to be best suited for any new multi-family residential development. A portion just north of the Town reaching to and surrounding the existing golf course was also selected for future residential development. While these areas are mostly used for agricultural uses, single family homes can be built in



these areas. They will need to follow the development standards for agricultural zones and subdivisions will not be feasible in this area unless the current utilities can be extended to serve the new development. At that point these areas should be annexed into the town.

Commercial (retail)

In Town Area

Most original downtown commercial areas are limited in space and buildings to accommodate new commercial establishments. Knightstown's downtown area has very few vacant lots as well as few vacant buildings that can be utilized for further downtown development.

2-Mile Fringe Area

Areas to the east and west of the Town along US 40 are designated for future commercial uses. These areas already have commercial development so most of the new commercial would be infill along US 40.

Business (office)

In Town Area

Business (office/warehouse/light manufacturing) areas are situated on the very south part of Knightstown along SR 140 and also along SR 109 on the northwest side. There are still a few vacant lots in these areas for expansion of business uses.

2-Mile Fringe Area

Two separate areas were looked at for Business uses. One lies east of town and would be situated north of an existing commercial area north of US 40. The other area is currently occupied by a now vacant office/industrial building. This location lies along SR 109 between the town and I-70.

Industrial (Manufacturing)

In Town Area

There are no areas in the town limits designated for future Industrial uses.

2-Mile Fringe Area

There are no areas in the 2-Mile Fringe Area designated for future Industrial uses.

Institutional

In Town Area

There is currently no need for additional area for any expansions or new development of institutional uses. Both the school and the library as well as the town hall have sufficient space available for any future expansions.



2-Mile Fringe Area

There is no area that is designated for expansion of institutional land uses outside of the current town limits.

Open Space/Recreation

In Town Area

The town would like to work with the ball club to continue the use of their property for the community center and the ball fields.

2-Mile Fringe Area

There are several areas targeted to be left as open space or used for recreational purposes. The main area will be along the Big Blue River on either side. North of the town an area is looked at for a possible new park that would serve the north part of the town and connect to the established golf course. To the west of town and south of the cemetery lies a wooded and somewhat lowland area that would be good for a nature preserve as well as the area to the south of town along the Big Blue River.

Agricultural

In Town Area

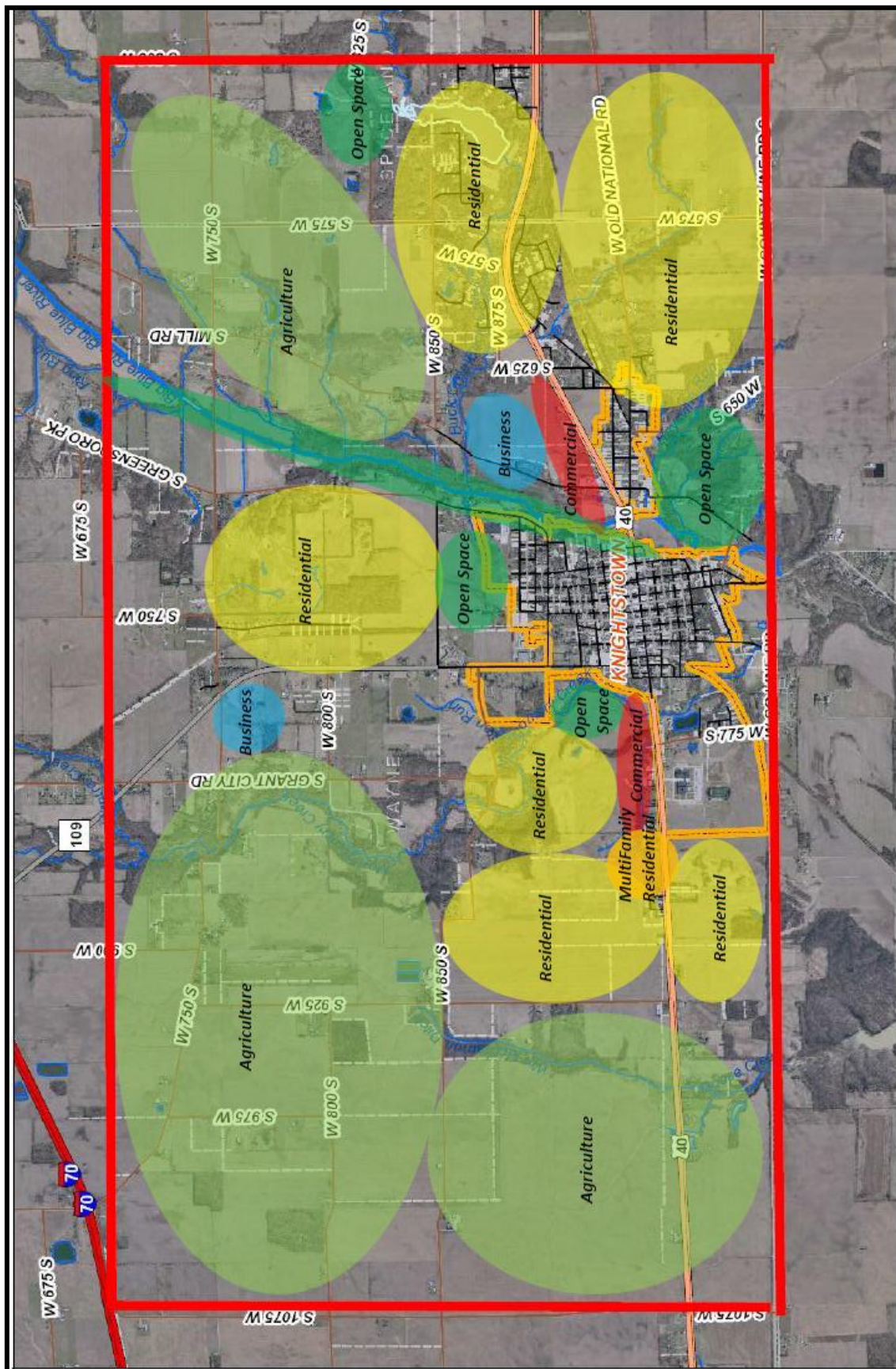
There are no areas within the town still being used for agricultural purposes.

2-Mile Fringe Area

There is a large number of existing farm operations in the fringe area outside of the town limits. It is likely that these areas will remain agricultural for the next few decades and it is the desire of the town that these areas be preserved for agricultural uses. If and when any of these land areas should come available for development, the town should be prepared to annex the area into the town limits.



Future Land Use Map



LAND USE POLICY

Goal:

To encourage the orderly, responsible development of land in order to promote the community goals, and to determine and direct land use patterns in the most positive way for the community as a whole, in a manner consistent with its long term interests.

Objectives:

- Continue to update the current Zoning Ordinance and Subdivision Control Ordinance, including administrative and regulatory procedures.
- Continue communication with the Henry County Planning Department on all land use issues outside the Town's planning jurisdiction.
- Develop 2 mile zoning fringe area around Knightstown.
- Investigate the possibility of annexing adjacent areas into its corporate limits.
 - Annexation possibilities (annexation study)
 - Annex Knightstown Lake area for development
 - Establish zoning for future annexation areas
 - Annex to I-70
 - Annex properties on north side of Morgan St/west of RR
 - Annexation of Raysville; north to Hancock Co.
- Use the selective extension of sanitary sewer service to promote growth.
- Control development in a manner compatible with the desired character of the town.
- Concentrate on development by infill properties and of vacant parcels.
- Develop plan for addressing abandoned properties.
- Encourage the development of affordable and specialized housing.
 - (Develop Housing Assessment Study)
- Encourage the preservation of existing historic houses.
 - (Develop Housing Assessment Study)



US 40/SR 109

These roadways have been designated as a Major Arterial. Major Arterials are those Federal or state routes of regional importance. This includes such roads as U.S 40 and State Road 109. These roadways are intended to move large volumes of traffic between the communities within Henry County, as well as to surrounding counties. While these roads are not intended to be limited access, like Freeways, access control standards should be utilized to ensure that these corridors remain safe and efficient.

SR 140

This roadway has been designated as a Minor Arterial. Minor Arterials include several State routes of lesser significance as well as some County roads which serve high volumes of traffic. Examples of these roads would be State Road 140. These road corridors should also be subject to access control measures as development occurs along them.

Greensboro Pike/CR 750 S

Major and Minor Collectors are county roads that play significant roles in moving traffic between Arterial roadways, as well as funneling traffic from residential areas to the greater road network. Examples of Major Collectors in the planning area would include Greensboro Pike. Examples of Minor Collectors in the planning area would include County Road 750 S. This category also includes roads built within new subdivisions which serve to gather traffic from neighborhood streets and direct it to the larger roads in the system.

All other roads in Knightstown and in the surrounding area are considered Local Roads. Local Roads are County roads that are not designated as Arterials or Collectors within the Thoroughfare Plan hierarchy. They typically carry low volumes of traffic and driveway access is not strictly controlled. These roads move traffic over short distances at relatively low speeds, connecting travelers with the wider network of roads. This category also includes streets within subdivisions that serve primarily as access points for residential development. Right-of-way standards for these roads are the lowest for any of the categories, although in the case of subdivision streets, more improvements (such as curbs, sidewalks, or street trees) should be required.

In addition, other categories of transportation need to be considered in the Transportation Plan as well:

Airports

Knightstown is approximately 54 miles from the Indianapolis International Airport. Residents can take SR 109 to I-70 to access the airport. The New Castle-Henry County Municipal Airport is the only public airport in Henry County. It is located 15 miles from Knightstown just southeast of New Castle.



Public Transportation

Henry County does have a countywide public transportation system provided by LifeStream Services. LifeStream Services provides transportation in Blackford, Delaware, Grant, Henry, Jay, and Randolph counties. Whether it's a ride to the grocery store, a trip to the doctor, or a ride to the park, LifeStream Services provides public transportation in East Central Indiana.

The New InterUrban is a rural transportation service open to people of all ages and services Henry County.

Days of Operation: Monday – Friday

Hours of Operation: 8am – 5pm

Fees:

0-17 years old – \$1 per trip

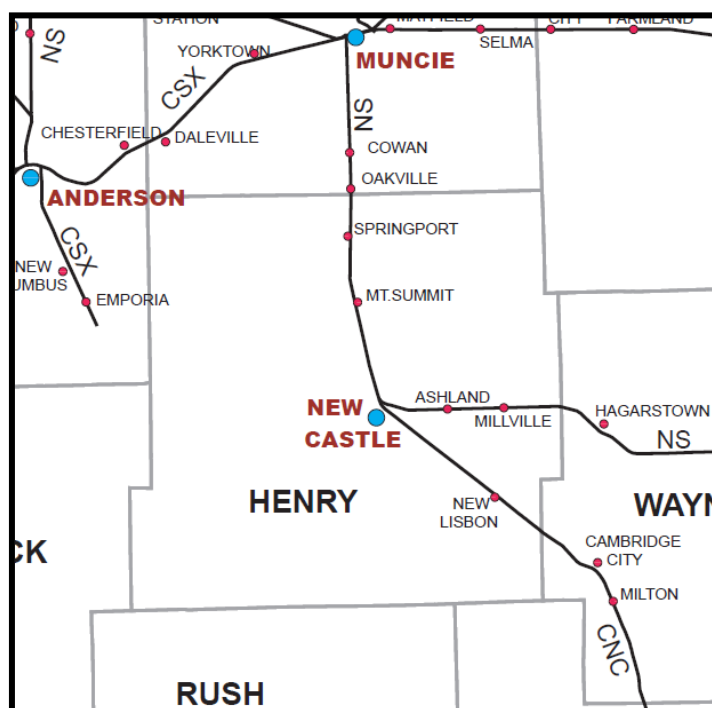
18-59 years old – \$2 per trip

60 years old and up – \$1 per trip

Railroads

Henry County currently has two operational railroad lines. The north/south line that travels from Muncie through New Castle then east to Richmond is used for freight by Norfolk & Southern.

The C&NC Railroad, also known as the Connersville and New Castle Railroad, is a Class III short-line railroad that connects the towns of Beesons and New Castle in eastern Indiana. It runs north through Fayette County then through the Wayne County communities of Milton and Cambridge City, then northwest into Henry County through New Lisbon to New Castle, where it joins a Norfolk Southern line. The total length of the line is 27.62 miles.

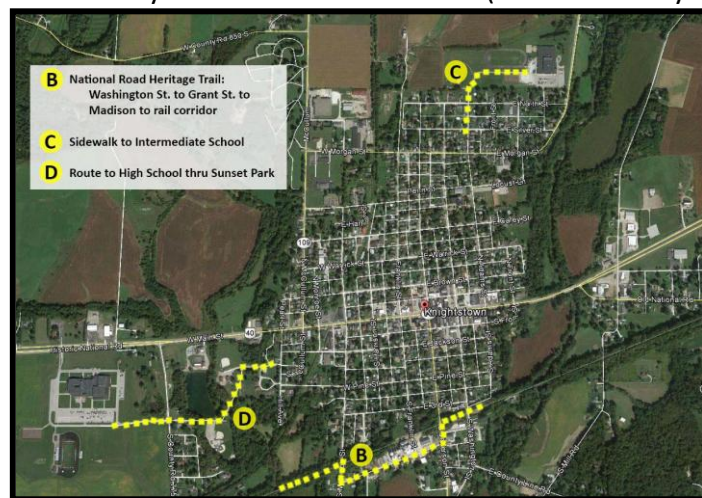


Bikeways, Trails and Walking Paths

Knightstown

Knightstown does not have an official trails plan, but has trails listed as part of their 5-Year Master Park Plan. The Knightstown Bicycle and Pedestrian Committee met on February 18, 2016 and April 12 and discussed the following items:

- Create a bike/pedestrian route map of Knightstown and surrounding area with mileage listed. It should be routed past historic buildings, homes, and points of interest.
- Create a trail between Morgan St. and CR 750S, passing Knightstown Elementary School, along the old tracks.
- Continue the National Road Heritage Trail thru town. Traveling on Washington St. to Grant to Madison to the rail corridor; or Washington St. to Grant to Madison to County Line Rd. to the rail corridor.
- Continue the sidewalk to the Intermediate School.
- Continue the route to the High School thru Sunset Park.
- Begin use of the Carthage-Knightstown rail corridor for hiking and biking.
- Prepare Knightstown for the national bike system's US Bike Route 50 (US 40 in Henry County) and is the same route for the Ride Across Indiana (RAIN).
- Create an overnight bike camp at the park with showers in the old bath house.
- Advertise bike accommodations to cyclist groups who tour National Road.
- Look at where bike racks and seating are needed (Main Street etc.)

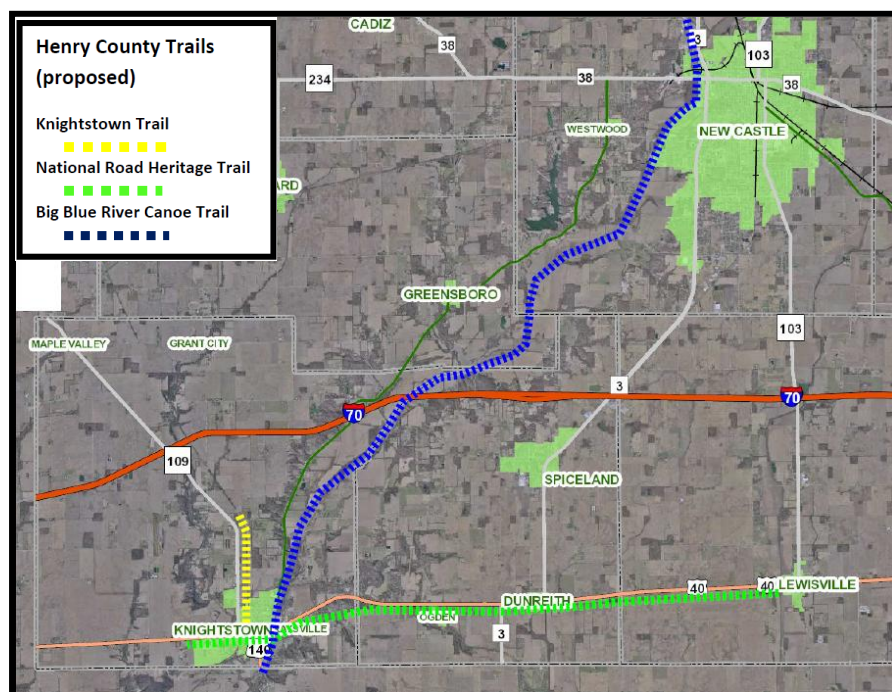


- Evaluate the condition of current sidewalks and look at where sidewalks need to be added.
- Add potential trails and greenways to a map that connects people and places, showing the potential of added parks and connecting to Big Blue River and Montgomery Creek.

Henry County

Henry County has no official trails plan, but instead uses information from the 2007 Raintree Trails and Greenways System Plan. The only trails planned for the Knightstown area according to this plan are:

- The Henry County section of the National Road Heritage Trail along US 40, total 20 miles – multi-use, non-motorized rail corridor, rustic or crushed stone. Raintree Trails will focus on the 11 mile section between just west of Knightstown east to Lewisville. The NRHT will cross two rivers – the Big Blue River east of Knightstown and the Flatrock River west of Lewisville. It is proposed to pass through several small towns – Knightstown, Raysville, Dunreith, Lewisville and Straughn. The NRHT will travel across relatively flat farmland. In Knightstown and Raysville the trail user will be afforded scenic views as the corridor becomes elevated and passes along a number of bridges. Potential equestrian opportunities are west of Knightstown to the county line and from CR 125W to Lewisville to Straughn to the county line.



- Knightstown to CR 750S on former CKS railroad corridor, total 1½ miles – multi-use, non-motorized, paved, crushed stone. Connects Knightstown to the elementary school and to Royal Hylands Golf Course development.
- Big Blue River Canoe Trail (waterway) – Wilbur Wright FWA at CR 200n along Big Blue River to SR 140 at the Knightstown wastewater treatment plant, total 15 miles - water surface, rustic.



TRANSPORTATION POLICY

Transportation

Goal:

Strive to make the community connected by all means of transportation modes which will enhance the growth and development of the community.

Objectives:

- Work with the Indiana Department of Transportation and the Henry County Highway Department to improve major roads in and surrounding Knightstown.
- Continued maintenance and improvements to local road and sidewalk system.
- Provide pedestrian and bicycle connections between important destinations.
- Educate community on availability of public transportation.
- Work with surrounding communities on recreational possibilities for abandoned RR and Big Blue River.



IMPLEMENTATION

Once the Comprehensive Development Plan is completed, the single most important aspect of the Plan is implementation. Without implementation, the Plan has no meaning. The Town of Knightstown is fortunate in that the Town Council and other town officials and organizations are very committed to implementing the Comprehensive Development Plan. Implementation is the final phase of the Comprehensive Development Plan process, i.e., the realization of the goals and objectives as set forth in the Plan.

ACTION PLAN

The Goals and Objectives set forth in the previous chapters of this Plan represent the items which are of top priority to the community. To implement these goals and objectives, the Action Plan was developed which will direct the community through the steps of implementation.

CONCLUSION

Even though the Community Development Plan has been developed for short-range (five years) and long-range (twenty years) planning periods, the Plan should be reviewed annually, and revised as needed by the Plan Commission every five years. Changes will undoubtedly be necessary because of changing trends and economic conditions.

The Town Council and Plan Commission of any community are often pressured to disregard the goals and objectives of the Community Development Plan. However, in order to assure orderly growth and development in compliance with the Plan, the town must continue to remain committed to implementing the Plan. It is only with this adherence to the goals and objectives of the Plan that the residents of Knightstown can be assured that the community will maintain and enhance the small town values, appearance and quality of life.



Quality of Life

Goal: <i>Maintain a vibrant community for all citizens so they will work towards much higher levels of economic productivity, educational and cultural attainment, and quality of life so as to encourage greater civic pride.</i>			
Objective:	Action:	Responsible Entity:	Timeline
Protect existing historic structures.	Identify buildings and develop ordinance/resolution for conservation/preservation.	Town Officials/Main Street	2016
Enhance gateway points into the community.	Identify design enhancements for signage.	Town Officials/Public Works/Chamber	2017
Review current Town ordinances and update if necessary and determine the need for new ordinances.	Have Town Attorney review current ordinances.	Town Officials/Attorney	Ongoing
Enhance communication/cooperation between major community groups providing communication portal for services and events.	Develop committee to investigate communication solution and implementation.	Town Officials/Chamber	2017
Redevelop town website.	Hire webmaster.	Town Officials	2016
Enhance leadership/volunteerism in community.	Continue quarterly meetings of Sarah's Roundup.	Town Officials/Community groups	Ongoing
Maintain and improve on current community events.	Work with Town/Chamber on local community events.	Town Officials/Chamber/Main St.	Ongoing
Foster community activities for youth and senior populations.	Follow 5 year Master Park Plan.	Town Officials/Park Board	Ongoing
Encourage recreational activities promoting Hoosier Gym.	Have meeting with all responsible entities.	Hoosier Gym Board/Chamber/Community groups	2017
Encourage development of child care/pre school education opportunities.	Have meeting to determine needs/problems.	PTO/Superintendent/Town Officials	2017



Community Facilities

Goal: <i>To improve and maintain the infrastructure and services in a way that enhances community pride, provides a tool for managing growth, and ensures the well being of the community.</i>			
Objective:	Action:	Responsible Entity:	Timeline
Establish a fiscal planning process.	Develop a 5 year Capital Improvements Program.	Town Officials	Ongoing
Create a Town Manager position.	Present option to Town Council.	Town Officials	2016
Identify the need for future community utility upgrades and ensure the maintenance of existing facilities.	Develop 5 Year Master Utilities Plan.	Town Officials/Public Works	2017
Upgrade and expand town offices and police department facilities.	Town Council to initiate needs assessment.	Town Officials/Police Dept.	2018
Continue to expand community policing and its presence in the community.	Review procedures and develop new policing tactics when necessary.	Town Officials/Police Dept.	Ongoing
Expand the jurisdiction of the park system to township.	Petition township citizens.	Town Officials/Park Board	2018
Expand the park system and recreational programs.	Follow the 5 year Master Park Plan.	Town Officials/Park Board	Ongoing
Continue collaboration with the school corporation to capitalize upon the educational resources within Knightstown.	Have Town representative attend School Board meetings.	Town Officials/School Administration	Ongoing



Economic Development

Goal: <i>Provide sufficient planning encouraging growth while retaining a balance between residential neighborhoods and business/industrial centers.</i>			
Objective:	Action:	Responsible Entity:	Timeline
Develop a Main Street/Downtown Revitalization Plan to attract and guide future growth.	Compile data and inventory for downtown businesses and commercial properties.	Main St./Chamber	2017
Encourage entrepreneurial growth that attracts office/high tech and commercial/retail businesses to the community.	Continue communications and representation with Henry County EDC.	Chamber/Henry County EDC/Indiana Small Business Development	Ongoing
Support local businesses encouraging growth and retention in the community.	Develop Economic Development/Marketing Plan.	Chamber/Main Street	Ongoing
Strengthen the Chamber of Commerce organization.	Continue involvement with State and area chambers.	Town Officials/Chamber/Henry Co EDC	2016
Continue partnerships with county and state economic development agencies to promote the retention, expansion and new development of business opportunities for the Town.	Continue relationship and representation with Henry County & State EDC's.	Chamber/Town Officials	Ongoing
Use Hoosier Gym as economic development tool.	Meet with Hoosier Gym Board to discuss future goals.	Hoosier Gym Board/Chamber/Town Officials	2017
Promote the Knightstown Sale Barn.	Develop relationship with owners and discuss connection with town.	Chamber/Town Officials	2017



Land Use

Goal: <i>To encourage the orderly, responsible development of land in order to promote the community goals, and to determine and direct land use patterns in the most positive way for the community as a whole, in a manner consistent with its long term interests.</i>			
Objective:	Action:	Responsible Entity:	Timeline
Continue to update the current Zoning Ordinance and Subdivision Control Ordinance, including administrative and regulatory procedures.	Ongoing	Plan Commission/Town Officials	2016
Continue communication with the Henry County Planning Department on all land use issues outside the Town's planning jurisdiction.	Have Plan Commission representative attend Henry County Plan Commission meetings.	Plan Commission	Ongoing
Develop 2 mile zoning fringe area around Knightstown.	Have Plan Commission make recommendation to Town Council.	Plan Commission/Town Officials	2017
Investigate the possibility of annexing adjacent areas into the corporate limits.	Develop annexation policy and strategic plan.	Plan Commission/Town Officials	2020
Use the selective extension of sanitary sewer service to promote growth.	Identify areas for future development and follow annexation plan.	Plan Commission/Town Officials	2020
Control development in a manner compatible with the desired character of the town.	Follow the Comprehensive Development Plan.	Plan Commission	Ongoing
Concentrate on development by infill properties and of vacant parcels.	Follow the Comprehensive Development Plan.	Plan Commission	Ongoing
Encourage the maintenance of abandoned properties.	Review Town ordinance.	Town Officials	Ongoing
Encourage the development of a variety of housing.	Develop a housing market analysis study.	Town Officials	2019
Encourage the preservation of existing historic homes.	Develop a Historic Buildings Inventory and Study.	Town Officials	2016



Transportation

Goal: <i>Strive to make the community connected by all means of transportation modes which will enhance the growth and development of the community.</i>			
Objective:	Action:	Responsible Entity:	Timeline
Work with the Indiana Department of Transportation and the Henry County Highway Department to improve major roads in and surrounding Knightstown.	Select representative to develop relationship with Indiana Department of Transportation and the Henry County Highway Department.	Public Works	Ongoing
Continued maintenance and improvements to local road and sidewalk systems.	Follow the Street Analysis and develop a Sidewalk Improvements Plan.	Town Officials/Public Works	Ongoing
Provide pedestrian and bicycle connections between important destinations.	Follow 5 year Master Park Plan.	Town Officials/Public Works	Ongoing
Work with surrounding communities on recreational possibilities for abandoned RR and Big Blue River.	Develop steering committee to work with Carthage on developing rail line.	Town Officials/Public	2017
Educate community on availability of public transportation.	Communicate the availability of Henry County (LifeStream) public transportation to community.	Town Officials	2017

