

An aerial photograph of a river valley in Knoxville, Tennessee. The river, likely the Clinch River, winds through a lush green landscape of rolling hills, fields, and dense forests. In the distance, more hills and mountains are visible under a bright blue sky with scattered white clouds. The overall scene is vibrant and scenic.

KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

ANNUAL REPORT • FY 2015-2016

OUR MISSION: Promote healthy, vibrant communities through comprehensive planning and land use management; involve residents in an open planning process; provide objective advice to public officials; and serve as an information resource for all.

KNOX COUNTY BY THE NUMBERS

451,324
population

4.2%
population growth since 2010

526
square miles of land area

1,993
housing units permitted during the year

\$408.3
million in residential construction/renovaton

\$157,000
median home selling price

\$50,804
average annual earnings

233,510
labor force

3.4%
unemployment rate

86.4
cost of living index
(100 U.S. average)

6,225
acres of public parks

177
miles of greenway and walking trails



MPC INSPIRING COMMUNITY

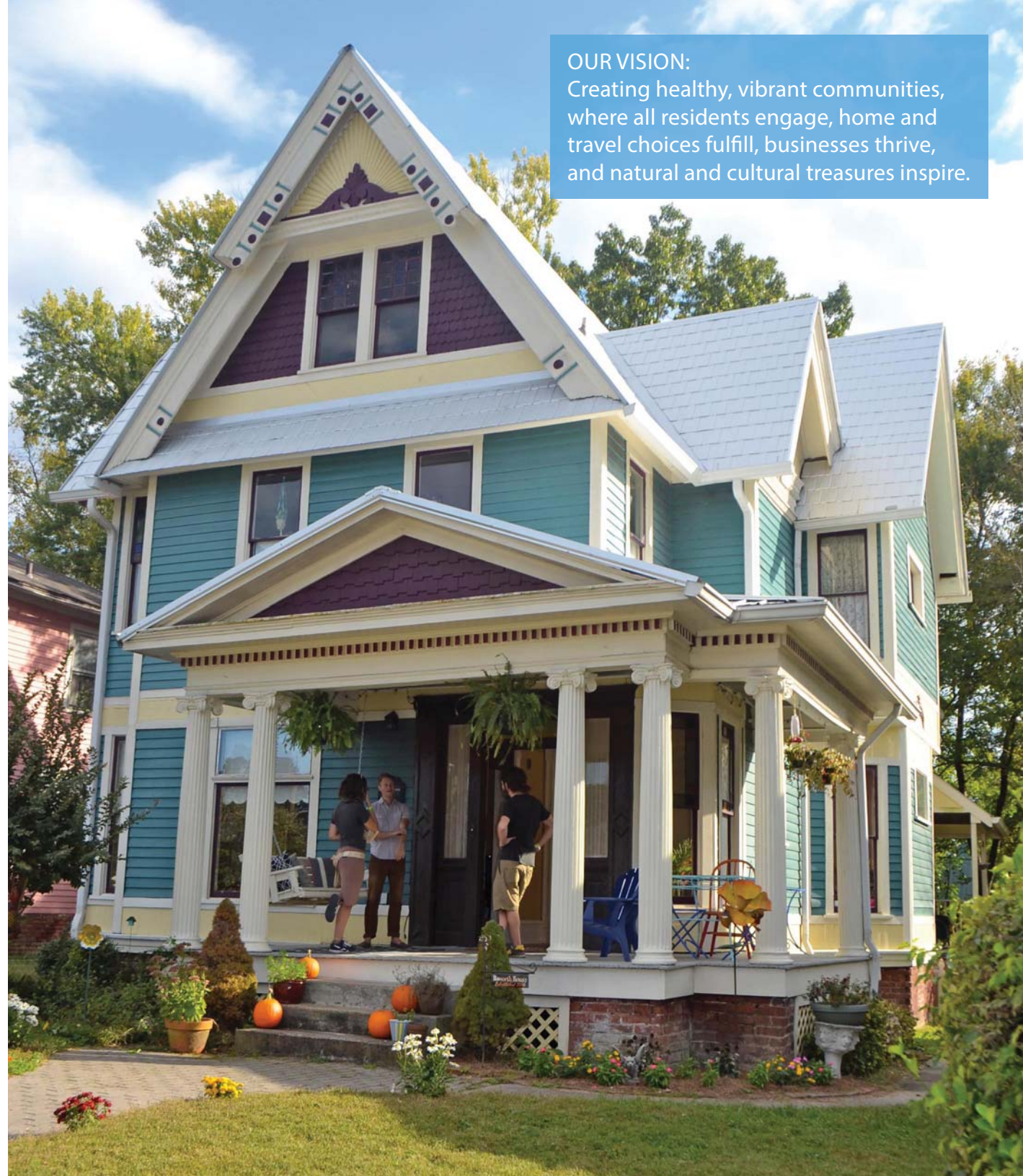
Established in 1956, the Metropolitan Planning Commission is responsible for comprehensive planning and administration of zoning and land subdivision regulations for the City of Knoxville and Knox County.

Our core duties:

- Prepare and adopt a general plan with long-range policies for land use, utilities, recreation, transportation, public facilities, and other concerns
- Review subdivision regulations and site plans, approving those proposals that encourage harmonious development of the community and create favorable conditions
- Prepare and recommend zoning ordinances and maps to Knox County Commission and Knoxville City Council
- Review proposed zoning amendments and advise legislative bodies on appropriate zoning action
- Prepare and advise on a capital improvements plan for the City of Knoxville
- Perform special purpose studies commissioned by city or county government

OUR VISION:

Creating healthy, vibrant communities, where all residents engage, home and travel choices fulfill, businesses thrive, and natural and cultural treasures inspire.





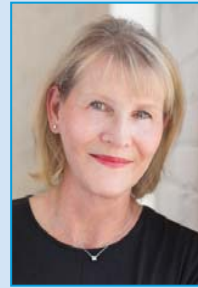
REBECCA LONGMIRE, Chair
County
2006-2018



JANICE TOCHER, Vice Chair
City
2012-2020



HERB ANDERS
County
2012-2020



GAYLE BUSTIN
City
2016-2019



ART CLANCY, III
County
2012-2020



LAURA COLE
County
2007-2018



MIKE CROWDER
County
2015-2018



ELIZABETH EASON
City
2013-2017



CONRAD "MAC" GOODWIN
City
2013-2017



LEN JOHNSON
County
2012-2016



CHARLES LOMAX
City
2012-2020



PATRICK PHILLIPS
City
2016-2019



JEFFREY ROTH
County
2011-2019



SCOTT SMITH
County
2014-2018



CHARLES THOMAS
City
2016-2019



BART CAREY, Vice Chair
City
2007-2016



MICHAEL KANE
City
2007-2016



JACK SHARP
City
2003-2016

PLANNING COMMISSIONERS

The Planning Commission is an advisory board comprised of 15 citizens—seven appointed by the City Mayor and eight appointed by the County Mayor. These volunteers come from a variety of backgrounds, representing diverse community interests and concerns. They serve staggered four-year terms and may be re-appointed. The Commission meets the second Thursday of every month.

MPC thanks three outgoing commissioners for their many years of service to our community.

REQUESTS BROUGHT TO PLANNING COMMISSION

547

cases heard

5

**changes to
zoning ordinances**

55

plan amendments

115

rezonings

29

street closures

5

street name changes

214

subdivisions

(preliminary & final plats)

108

use on reviews



GERALD GREEN, AICP
Executive Director
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Change—some subtle, some big—marked a year of progress at MPC. We took a fresh look at the way we do our work, making some internal changes to get the best out of our talented and energetic staff. That included creation of a few new job titles to establish greater connectivity between our land use, transportation, and community planning divisions. We're also making a change in the physical space where we do business. An upcoming office remodel will increase our capacity to better serve the public and will inspire higher collaboration among our staff.

These changes were only the start of progress we've made this year. We renewed our emphasis on communication with partners throughout the community, strengthening connections with neighborhood groups, developers, city and county staff, elected officials, and other agencies and organizations. Outreach, engagement, and feedback are not trendy notions here; they are central to our mission of building healthy, vibrant communities through citizen-driven process.

And our community-building efforts got a big boost this year. Knoxville Mayor Rogero asked us to start work on a comprehensive update to the city's zoning code, an incredible opportunity to promote growth that propels Knoxville forward while protecting our unique identity. Though the comprehensive update is just beginning, we have made incremental changes through amendments to parking, subdivision, and sign ordinances and are developing standards to promote mixed-use development in Bearden and along the City's other commercial corridors.

In the months to come, we look forward to completing other projects that promote sustainable development, connectivity, and growth while maintaining the great quality of life found in our region. I'm honored to lead our staff and community in these efforts.

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DEVELOPMENT SERVICES

MPC's Development Services staff guides residents, developers, and others through local review processes. Planners evaluate requests for rezonings, subdivisions, and development plans, and they prepare a recommendation for each case that will be considered by the Planning Commission. The staff also maintains the county's property addressing system.

Zoning Ordinance Amendments

Amendments were made this year to the Zoning Ordinance of the City of Knoxville regarding urban agriculture, sign regulations, directory signs, pet services, and craft bakeries. No amendments were made to the Zoning Ordinance for Knox County.

One Year Plan

This year's update incorporated land use designations from the revised Northwest County and Northwest City sector plans and provided map comparisons between current and proposed One Year Plans to identify areas where designation changes would occur.

Subdivision Regulations

The *Knoxville-Knox County Minimum Subdivision Regulations* are undergoing a major overhaul. Workshops were held to solicit comments from the development community, local officials, and residents, and a final version of the new regulations will be considered by MPC in the fall.

Parking Requirements

Working with city staff, MPC drafted an updated parking ordinance for the City of Knoxville. Changes include a reduction in the minimum number of required off-street parking spaces, a maximum number of spaces permitted, requirements for consistent landscaping, and provisions for bicycle parking. MPC and City Council will consider the amendments in the fall.

Historic Preservation

An architectural resource inventory to support the expansion of Edgewood-Park City as a potential historic district zoning overlay was completed this year.

JULY 2015

- Sign ordinance adopted by City Council
- Urban agriculture city zoning ordinance amendment

OCTOBER 2015

- Directory signs city zoning ordinance amendment

NOVEMBER 2015

- Pet services city zoning ordinance amendment

A historic resource survey is underway, updating an inventory last completed in 1986 – focus is on buildings constructed between 1935 and 1966, the period often called “mid-century modern.” The inventory will ensure that planning and zoning decisions do not harm important historic buildings, streetscapes, and neighborhoods.



MARCH 2016

- Public workshops for subdivision regulations
- Alternative financial services zoning ordinance amendment sent to City Council
- MPC awarded grants to conduct Historic Resource Inventory

APRIL 2016

- Preservation 2015: Report to the Mayor of Knoxville released

MAY 2016

- City parking ordinance forwarded to MPC
- Bearden Mixed Use Zoning evaluation started

JUNE 2016

- Mid Century Modern housing inventory underway

DEVELOPMENT ACTIVITY

CALENDAR YEAR 2015

1,993
residential building permits

\$319.5 million
value of residential construction

82
non-residential building permits

\$124.6 million
value of non-residential construction

878
residential subdivision lots created

65
commercial lots created





Addressing

MPC's Addressing Department makes sure that each residence and place of business in Knox County is systematically assigned a valid, unique address, complete with a structure number and road name, essential for the community's safety and for proper service delivery.

THIS YEAR:

259,500

addresses in use in Knox County

3,020

new addresses created

30,035

**features modified in the
addressing database**

165

**new street segments
added to the county base map**

465

existing street segments updated

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COMPREHENSIVE PLANNING

Comprehensive Planning focuses on long-range planning. Updating sector plans and the general plan are among the group's responsibilities, as are special projects like park inventories, small area plans, corridor studies, and guidelines for neighborhood overlays.

Three Sector Plans Updated

The *Northeast County Sector Plan* update was completed during the year. Plan highlights include preservation of rural areas and scenic corridors, commercial development directed to three major intersections, and promotion of a new mixed use district.

Also completed was the *Northwest County Sector Plan*. One of the fastest growing sectors, the plan addressed issues like traffic congestion, walkability, mixed use districts, and additional opportunities for medium density residential uses.

An update of the *Southwest County Sector Plan* kicked off in December. Preliminary proposals include greenway extensions, a mixed use district at Peters Road, Kingston Pike, and Parkside Drive, as well as new zoning standards for off-street parking, landscaping, large lot agricultural uses, and rural retreat establishments.

East County Community Plan

The *East County Community Plan* process was launched this spring to build on and enhance existing plans for the area. The citizen-driven process will create a community vision and identify tools necessary to achieve that vision.

AUGUST 2015

- Northwest City Sector Plan adopted
- Alternative Financial Services report completed

DECEMBER 2015

- Southwest County Sector Plan update started



Food Hub Study

MPC was awarded a grant from the U.S. Department of Agriculture to assess the regional agricultural market and evaluate the idea of creating a hub to help area farmers collect, store, process, deliver, and promote locally produced food. Findings from the research were published in March.

JANUARY 2016

FEBRUARY 2016

MARCH 2016

JUNE 2016

• Northeast County Sector Plan adopted

• East County Community Plan started

• Food Hub report released

• Northwest County Sector Plan submitted for adoption
• Elizabeth Watkins, Planner II, joined MPC staff

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Smart Trips
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TRANSPORTATION PLANNING

MPC's Transportation Planning group supports the Knoxville Regional Transportation Planning Organization, or TPO, a federally-required board that coordinates road improvements, bicycle and pedestrian plans, freight movement, and transit.

Mobility Plan: Connecting People and Places

An update to Mobility Plan 2040, the long-range transportation plan for the region, is underway. The plan promotes greater transportation choice and better understanding of the connections between transportation investments, community development, and land use.

Air Quality Attainment

The Knoxville region was the first to be re-designated an attainment area by the U.S. EPA for the 2008 Ozone Standard. With increasing population and jobs and tighter federal requirements, this is a major accomplishment that demonstrates the regional commitment to cleaner air.

TPO Certification

Every four years the Federal Highway Administration and Federal Transit Administration jointly evaluate the transportation planning process of the TPO. This year's review garnered eight commendations for the TPO's innovative practices. Cited as exemplary were continued support of PlanET products, promoting active transportation through bicycle and pedestrian planning, regional cooperation, increasing focus on public transit, and addressing traffic congestion.

Transportation Annual Report

The inaugural edition of State of Transportation in East Tennessee: Annual Report was published, providing an overview of the region's transportation system, factors that influence investment in the system, and metrics to evaluate its performance.

JULY 2015

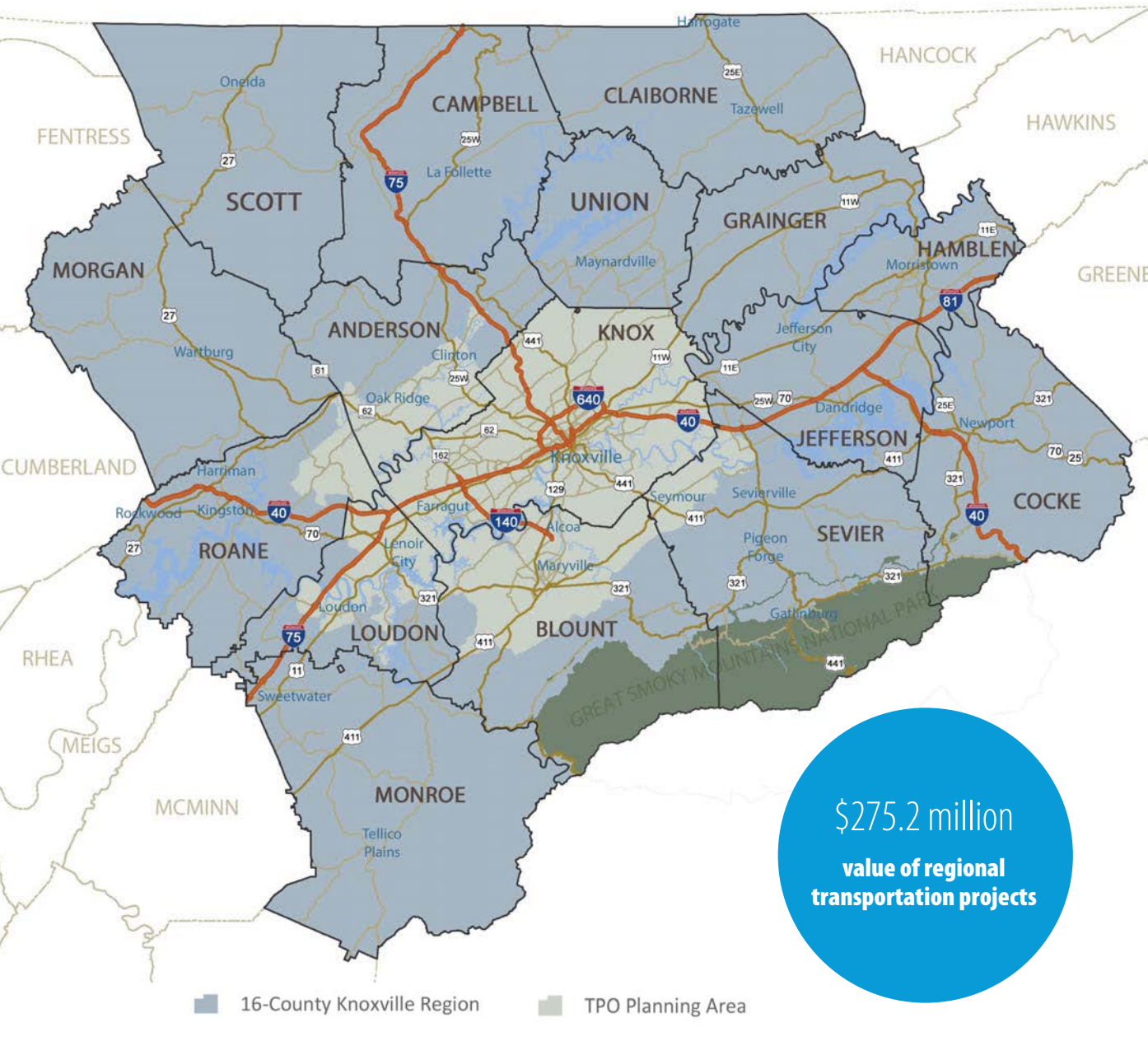
• Smart Growth America workshop in Knoxville

SEPTEMBER 2015

• Smart Growth America workshop in Alcoa
• East Tennessee Mayors' Caucus

OCTOBER 2015

• Inaugural Open Streets



\$275.2 million
value of regional
transportation projects

Smart Trips

To ease traffic congestion and improve our region's air quality and quality of life, Smart Trips promotes alternatives to driving alone.

This year:

838
registered participants

\$142,227
saved by participants

28,194
gallons of gas
saved by participants

555,291
pounds of greenhouse gases
participants kept out of the environment

4,440,000
calories burned by participants
biking, walking, or finding another
means of travel to work

DECEMBER 2015	APRIL 2016	MAY 2016	JUNE 2016
<ul style="list-style-type: none"> 9th annual Tour de Lights 	<ul style="list-style-type: none"> TPO certification by FHWA/FTA Walkability workshop with Mark Fenton State of Transportation in East Tennessee: Annual Report released 	<ul style="list-style-type: none"> Bicycle Month Spring Open Streets Ally Ketron, Outreach Coordinator, joined Smart Trips 	<ul style="list-style-type: none"> East Tennessee Mayors' Caucus

4,500
participants at
Open Streets
in fall

6,000
participants at
Open Streets
in spring



Open Streets

Knoxville's first Open Streets events were held in October and May. A one-mile stretch of Central Street was closed to vehicle traffic, turning the street into a safe, fun place to walk, bike, dance, and participate in other activities for the entire family.

Planning for Pedestrians

A team assembled by the TPO participated in the Walkability Action Institute in Decatur, Georgia, in April to learn how local governments can enhance walkability through their zoning codes.

TPO staff joined the Knox County Health Department to create a pedestrian safety event for children. NASA, Neighborhood Adventure Safety Activity, was held at Open Streets in May, and about 60 children participated.

Greenways

TPO and Great Smoky Mountains Regional Greenway Council completed a greenway plan for the Pellissippi corridor, the third collaborative effort of its kind for the two groups.

Bicycle Program

This May's Bike Month was packed with activities: bike classes and rodeos, annual Ride of Silence, and Bike to Work Day. Awards were given at the end of the month to celebrate some of the most committed riders, who collectively biked 640,000 miles over the last five years.

TPO, Great Smoky Mountains Regional Greenway Council, and Jeff Roth Cycling Foundation collaborated to get nine local people certified as League Cycling Instructors through the League of American Bicyclists in March. The newly certified instructors have since launched a bicycle education program.

More than 1,000 people participated in the 9th annual Tour de Lights, one of the most popular events on Knoxville's Christmas in the City calendar.





200
Tour de Lights
riders in 2007

1,000
Tour de Lights
riders in 2015

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INFORMATION SERVICES

Information Services supports agency-wide planning activities. The group manages the library, websites, computer network, and community outreach efforts, including publications, social media, and market studies.

Voting Precinct Boundary Changes

MPC supported the Election Commission's efforts to split several precincts in the western part of Knox County, necessitated by several years of population growth. The changes will alleviate wait times and improve voter service at the affected precincts.

Staff also worked with the State's Office of the Comptroller to update census block boundaries in advance of the 2020 census. The changes will be used to enumerate population for redistricting.

KAT Maps

Maps for Knoxville Area Transit's trolley and fixed route service have been maintained by MPC's GIS staff since 2010. Three times each year, the maps are updated to incorporate route adjustments.

ETindex Updates

The 87 community indicators found on the ETindex.org website were updated in 2015. Demographic information about the region continues to be most frequently viewed.

CBID Website

MPC deployed new desktop and mobile mapping technology to support the Central Business Improvement District's business and parking directory, helping residents and visitors explore and enjoy the city.

MPC Library

Thousands of reports, journals, and books on a wide range of urban, rural, and regional planning topics comprise MPC's collection. Also stored in the library are all ordinances, regulations, plans, and studies published by MPC, digital case files dating back to 1939, and U.S. Census material from 1960 to present.

JULY 2015

- Facts and Figures 2015 released
- Josh Anderson, Webmaster/Graphic Designer, joined MPC

SEPTEMBER 2015

- MPC meeting videos posted online



Property Market Studies

Information Services staff researches and writes three property market reports—Office Market Analysis, Shopping Center Market Analysis, and Industrial Space Inventory. The office market is analyzed yearly, while the others are compiled on a less frequent, rotating basis.

FEBRUARY 2016

Office Market Analysis 2015 released

MARCH 2016

I Bike KNX app released

APRIL 2016

Development Activity Report 2015 released

MAY 2016

Open Streets app created



Get Out and Play

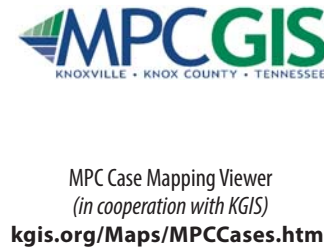
MPC produced 21 maps for *Get Out and Play*, a publication of Legacy Parks and the Knoxville Mercury that promotes local and regional outdoor activities. To date, 150,000 copies have been printed, and the online version has been viewed 5,400 times.



MPC Online

Communication and outreach efforts include maintenance of official websites and social media pages.

Website	Visitors	Pages
MPC	42,203	166,631
ETindex	5,222	18,820
Regional Greenway Council	2,209	5,234
Historic Zoning Commissions	1,963	6,160
Knox Blount Greenway	3,322	5,618
Food Policy Council	2,914	6,122
I Bike KNX	9,020	20,086
TPO	27,615	56,680
PlanET	4,715	11,087
Smart Trips	1,553	4,081
TTCDA	868	3,717



Historic Preservation in Knoxville and Knox County
knoxmpc.org/historic



Knoxville Regional Bicycle Program • I Bike KNX
ibikeknx.com



Plan East Tennessee/PlanET
planeasttn.org



Tennessee Technology Corridor Development Authority
knoxmpc.org/ttcda

BOARDS SUPPORTED BY MPC



DOWNTOWN DESIGN REVIEW BOARD

The Downtown Design Review Board examines proposals for private and public development in Knoxville's center city. The goal of the review board is to foster attractive and harmonious development and rehabilitation of the downtown area.

Board Members

- Russ Watkins, Chair
- Lorie Matthews, Vice Chair
- Chad Boetger
- Marleen Davis
- Mark Heinz
- Brandon Pace
- Brian Pittman
- Mike Reynolds
- Anne Wallace
- Kristina Wright

TTCDA

The Tennessee Technology Corridor Development Authority and its design guidelines ensure aesthetic quality and environmental conservation for developments within the Technology Overlay zones of the city and county.

Board Members

- David Collins, Chair
- Orlando Diaz, Vice Chair
- Ed Brantley
- Fred Metz
- Ben Pethel
- Tammy White
- Anthony Wise



HISTORIC ZONING COMMISSIONS

The Historic Zoning Commissions for Knoxville and Knox County evaluate projects proposed in local Historic Overlay districts. Work of the commissions is intended to stabilize or improve property values by encouraging rehabilitation and new construction that is harmonious with the area. The commissions review applications to repair, alter, rehabilitate, relocate, or demolish properties; review proposed new construction; and identify properties for local or National Register of Historic Places designation.



Knoxville HZC Board Members

- Lorie Matthews, Chair
- Sean Bolen, Vice Chair
- Bart Carey
- Steve Cotham
- Faris Eid
- Melissa Gallivan McAdams
- Sandra Swilley
- Jason Woodle

Knox County HZC Board Members

- David Butler, Chair
- George Ewart, Vice Chair
- Bill Belser
- Mike Crowder
- Scott Smith



INFILL HOUSING DESIGN REVIEW COMMITTEE

The Infill Housing Design Review Committee examines applications for new housing in Edgewood Park, Lonsdale, and Oakwood/Lincoln Park neighborhoods for conformance with the Heart of Knoxville Infill Housing Design Guidelines. The committee ensures that development within the Infill Housing Overlay District is architecturally compatible with the neighborhood, fosters neighborhood stability, creates pedestrian-oriented streets, and meets a wide range of housing needs.

Board Members

- Jeff Archer
- Perry Childress/Leslie Fawaz
- Kortni Cook
- Martin Clay
- Emily Dills
- Scott Elder
- Kaye Graybeal
- Mark Johnson/Linda Pierucci
- Todd Kennedy

STAFF ACCOLADES

In addition to the many boards she staffs for MPC, Senior Planner **Liz Albertson** was honored to serve on the board of directors of The Pilot Light, a thriving independent local music venue.

Amy Brooks, Integrated Planning Manager, graduated from the East Tennessee Regional Leadership class in the fall.

Mike Conger, Senior Transportation Engineer with MPC and TPO, was elected president of the Tennessee Section of the Institute of Transportation Engineers (TSITE) for 2015.

In recognition for her expertise in local addressing policies and issues, **Donna Hill**, GIS Specialist and Addressing team leader, was appointed to the City of Knoxville's Public Property Naming Committee.

Christi Wampler, TPO's Smart Trips Outreach Coordinator, secured a \$2,500 Project Diabetes Worksite Wellness grant from the Knox County Health Department, an initiative aimed to fight diabetes and promote wellness and fitness during the work day. Christi turned an unused office into a fitness room for MPC employees, equipping it with workout gear. She also budgeted for new kitchen appliances to encourage healthier eating habits among staff.

MPC's Transportation Planning Manager and TPO Director, **Jeff Welch**, graduated in Leadership Knoxville's class of 2016. Jeff reached another milestone during the year, his 30th anniversary of working for MPC.

YEARS OF SERVICE

Dedication and commitment characterize MPC's talented staff:

More than 10 years

Mike Conger - 18

Betty Jo Mahan - 18

Tom Brechko - 16

Tim Kuhn - 16

Mike Brusseau - 15

Susan Taylor - 15

Kelley Segars - 14

Jeff Archer - 13

Emily Dills - 12

Marc Payne - 12

Alex Zendel - 11

Ellen Zavisca - 10

More than 20 years

Jo Ella Washburn - 29

Sherry Michienzi - 28

Terry Gilhula - 27

Doug Burton - 26

Donna Hill - 24

Debbie Mitchell - 24

More than 30 years

Dan Kelly - 38

Jeff Welch - 30

FINANCIAL SUMMARY

**Statement of Revenues/Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
For the Fiscal Year Ended June 30, 2016
(Pending Audit)**

	Final Budget	2016 Actual UNAUDITED	Variance Favorable (Unfavorable)
REVENUES			
Fees and Charges	\$516,000	\$694,566	\$178,566
Federal Government Grants ¹	1,612,000	1,328,401	(283,599)
State of Tennessee Grants ¹	1,311,000	146,300	(1,164,700)
Local Grant Match (other than MPC) ²	0	19,524	19,524
City of Knoxville	985,000	1,064,000	79,000
Knox County	666,250	666,250	0
Miscellaneous Revenue and Miscellaneous Contracts Revenue ³	7,500	13,954	6,454
From Fund Balance	194,000	0	(194,000)
Total Revenues	\$5,291,750	\$3,932,995	(\$1,358,755)
EXPENDITURES			
Salaries and Employee Benefits	\$2,959,185	\$2,535,064	\$424,121
Contracted Services	1,894,000	747,678	1,146,322
Supplies and Materials	204,100	72,148	131,952
Other Charges	234,465	191,345	43,120
Capital Outlay	0	0	0
Total Expenditures	\$5,291,750	\$3,546,235	\$1,745,515
Revenues Over (Under) Expenditures	\$0	\$386,760	\$386,760
Fund Balance, July 1, 2015	\$921,019	\$921,019	\$0
Fund Balance, June 30, 2016	\$921,019	\$1,307,779	\$386,760

Footnotes:

¹ Ten active grant programs include: FHWA Highway Planning and Construction; FTA Technical Studies; Regional Transportation and Air Quality; Knoxville Smart Trips Program; Knoxville Car Share Program; TPO Bike Parking Enhancement; FTA Job Access and Reverse Commute; USDA Food Hub; FTA Section 5310 Senior Transit; and, Tennessee Historical Commission.

² FHWA: Great Smoky Mountains Regional Greenway, Pellissippi to Turkey Creek Greenway Study \$4,300; Smart Trips: The University of Tennessee \$500; TPO Bike Grant: 20% matching contributions from participants in Bike Grant project \$724; and, City of Knoxville match for Tennessee Historical Commission grant - Knoxville Historic Resource Inventory Update \$14,000.

³ Miscellaneous Contracts - actuals: Miscellaneous Fee Revenue totaled \$6,304 while Miscellaneous Contractual Revenue included Knox County Schools PEFA V \$7,650.



Location and Mailing Address:

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Hours of Operation:

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**Knoxville-Knox County
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