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1961

# Plans and Projects

1959 - 1960



METROPOLITAN PLANNING COMMISSION



Metropolitan Planning Commission  
of  
Knoxville and Knox County

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PLANS AND PROJECTS

1959 - 1960

Metropolitan Planning Commission  
Knoxville-Knox County, Tennessee

July, 1961

## INTRODUCTION

Beginning with its creation five years ago, the Metropolitan Planning Commission undertook the challenging assignment of analysing and guiding the growth of Knoxville and Knox County. From its inception, the Commission has geared its program to providing planning service on a very broad and basic level.

As can be seen in the following pages, the staff of the Metropolitan Planning Commission has been extremely active, not only with its regular planning work, but also with the preparation of a number of studies which are not completely consistent with its responsibilities. We find that the preparation of these special studies does establish a certain consistency of goals and objectives that, no doubt, would not exist if other local agencies and organizations were to spearhead the research and analysis necessary to their preparation.

This report is intended to be a short summarization of the Metropolitan Planning Commission work from April 1959 through March 1961 and a look at what the staff expects to accomplish in the near future.

*Administration*



## ADMINISTRATION

The Metropolitan Planning Commission of Knoxville and Knox County was created in April, 1956, as a regional planning agency with authority over Knoxville and Knox County. At one time the Municipal Planning Commission of Knoxville, which was created in 1925, employed Harland Bartholomew and Associates of St. Louis to prepare a comprehensive plan. After the development of this plan, a small staff was retained by the Commission to administer the zoning ordinance and subdivision regulations and to effectuate the recommendations of the Bartholomew Plan.

In 1945 and again in 1948 consultants were hired to revise the major street plan originally prepared by Bartholomew and Associates. In 1949 a planning consultant was hired whose work over the next three years was not adopted by City Council.

The Knox County Planning Commission was established in October, 1940 and a small staff was employed to develop zoning controls for the County.

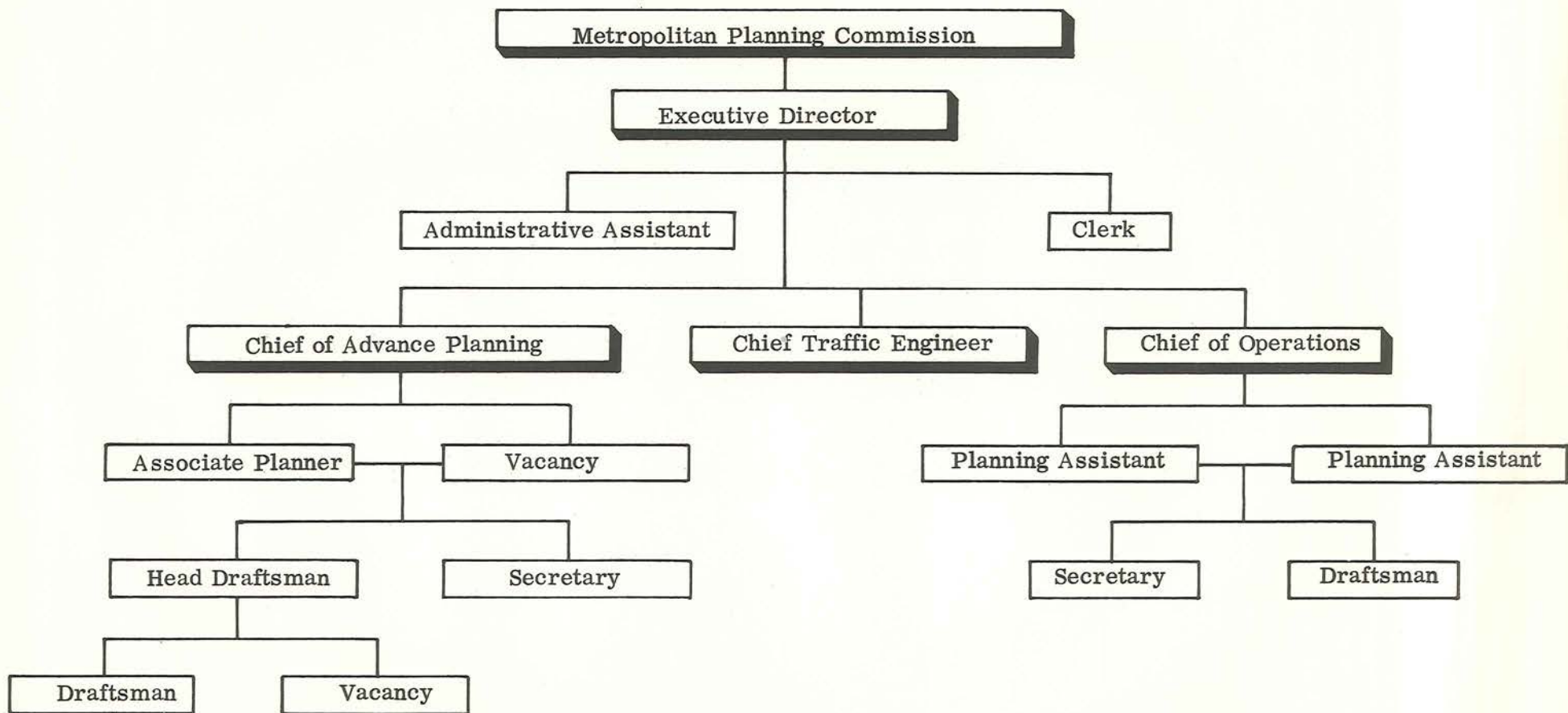
In 1956 the City, by ordinance of the City Council, and the County, by resolution of the Board of County Commissioners, agreed to turn over their planning functions to the Metropolitan Planning Commission. The staff of the Metropolitan Planning Commission is responsible to the Commission itself, a body of fifteen men, seven of whom represent City and County government and eight representing the community at large from both the City and the County. In addition to being responsible to the Commission, the staff works with other units of City and County government on matters within its competence. The staff of the Commission includes the Advance Planning, Operations, and Traffic sections. Overall responsibility for staff operations rests with the Executive Director. In the following sections of this report, the activities of the sections of the Commission for the past two years are reviewed along with activities for the coming year.

It is the responsibility of the Planning Commission to assist other departments of the City and County governments in planning the area's overall physical development. The Commission is charged with the responsibility of recommending such changes to the chief legislative bodies of the City and County respectively.

In order that the Commission perform its necessary functions for the benefit of both the City and County it was essential that information on the physical, economic, and social

Metropolitan Planning Commission  
Knoxville-Knox County

Organization Chart



March 31, 1961.



aspects of the area within its jurisdiction be gathered. This would have required several years to complete if the Commission had to rely on its own funds to complete the studies. This was not necessary since the Commission qualified for Federal government assistance under the provisions of Section 701 of the Housing Act of 1954, as amended. These funds are made available to facilitate urban planning for communities and metropolitan areas. This money is received through application to the Housing and Home Finance Agency's regional office in Atlanta. Knoxville and Knox County are eligible for funds by virtue of the fact that they both fall under the jurisdiction of a single planning agency.

A very important aid to local planning agencies from the Federal government is in the form of urban planning funds for renewal projects. In order to qualify for this money a community must have a workable planning program and be able to demonstrate this fact.



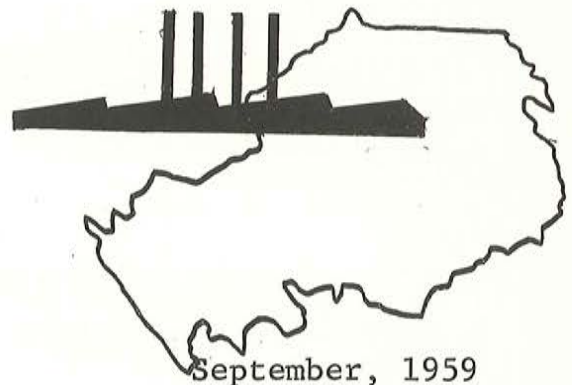
*Advance Planning*

## ADVANCE PLANNING

The Advance Planning Section of the Metropolitan Planning Commission has participated in seventeen studies and reports during the past two years. The staff consisted of three professional planners, two draftsmen, and a secretary. On occasion, use was made of consultant services on a contractual basis.

The following is a summary of the work of the Advance Planning staff, April 1959 to March 1961 inclusive. This is followed by a summary of projects that are expected to be undertaken in the near future.

The title of the study being summarized is given, followed by its date of publication. If it was subsidized by Federal funds through the Housing Act of 1954, as amended, this is indicated by the words "701 Project." For studies completed as part of the requirements for eligibility for Federal Urban Renewal Assistance the words "Workable Program" are inserted. Special projects done in conjunction with other local governmental agencies are so indicated.



### Knox County Industrial Land Needs Special Report

September, 1959

How much area should be allocated for industrial land use in Knox County? This is the question that faced the planning staff when it sought to estimate the economic potential of the County. By 1975 it will be necessary to add to that land currently in industrial use. However, the available supply of industrial land should not dwindle to the point where it becomes unattractive to those seeking new sites.



It is recommended that some of the land allocated for industrial use be planned as industrial districts or, as such areas have come to be termed, industrial parks. Industry's primary location consideration is to find a place where there is the greatest difference between their total cost and total income. In addition, the community must provide an environment which makes it attractive to industry.

The industrial land needs were based on population estimates as they relate to the labor force and employee densities. The labor force was estimated as a percentage of the population. A standard of twenty employees per acre was applied to the increase in the labor force in order that an approximate number of acres necessary for this increase could be established. Allowance was also made for increases resulting from the expansion and relocation of existing industry.



Planning Unit Analysis  
701 Project: Knoxville-Knox County.

April, 1960

The need for the orderly planning of Knoxville and Knox County has long been overdue. The most rational method of attacking this problem is to analyse existing physical conditions and relate them to anticipated growth. Therefore, the City and County were divided into fifty planning units for analysis of their prominent characteristics. Statistics were compiled on the basis of 1950 census data from which 1958 population estimates were made. Blighted conditions were checked by a field survey to determine the number of dilapidated structures throughout the County. This study attempts to pinpoint the needs of these units in order to insure their sound growth and redevelopment.

For the purpose of this study, a planning unit is defined as an area that:

1. Can support at least one elementary school.
2. Is generally bounded by major, physical barriers such as highways, railroads, bodies of water and prominent topographical features.

3. Contains shopping and other public facilities for the convenience of the residents living within the unit.

The analysis of each planning unit included a statistical evaluation of homes, population, blighted and deteriorating conditions, schools, recreation areas, and thoroughfares. It is on this basis that unified planning for the entire County is to be accomplished.



Land Use Analysis  
701 Project: Knoxville-Knox County

June 1960

One foundation on which planning is based is a determination of the use of land throughout the City and the County. It is especially meaningful to determine how land is being used presently and how it can best be utilized in the future. Through the analysis of land use patterns such features as development trends, population distribution, and location of employment centers can be pointed out easily.

This land use analysis will be used as a stepping stone for the preparation of a future land use plan. This study relates itself to the previously prepared Planning Unit Analysis Study by defining the central city, suburban area, and rural area in terms of the fifty planning units described in the former study.

By means of a field survey conducted in 1958, all land within the limits of Knox County was classified into eleven land use categories. These uses were recorded on a map of the County at a scale of 1"=2000' as well as on large scale detailed maps.

A comparison of the percentage of land in various land use categories is made between selected cities in the United States and Knoxville. This is followed by tables indicating the principal land uses in Knoxville central city, suburban area, urban area, rural area and Knox County.



By comparative analysis, it is seen that there exists a definite affinity in the manner that land is employed in Knoxville and other cities in the United States. It also furnishes a reliable method of quantitatively predicting the future use of land in the metropolitan area.

Sanitary Sewer Study: Part I  
701 Project: Knoxville-Knox County.

June, 1960

Sanitary sewage disposal conditions in Knox County have been characterized by health authorities as being serious and approaching the critical stage. The problem is focused on Knoxville's unincorporated urban fringe where the septic tank method of sewage disposal is proving inadequate. In light of these conditions, the Metropolitan Planning Commission retained the engineering firm of Barge, Waggoner and Sumner, of Nashville, Tennessee, as consultants to advise on the technical aspects of providing needed sewer facilities. The firm determined the sanitary engineering calculations and conclusions necessary to provide a long-range, comprehensive program of sanitary sewer service for Knox County.

The many faceted problem of sewer service demands technical advice in the fields of engineering, finance, law, and public administration. Experts in each of these fields influenced the technical and physical conclusions appearing in the report.

The sewerage plan was divided into two phases of development. Firstly, the immediate program which would extend service to the urban area which is now sufficiently developed to merit sewer service. Secondly, the ultimate program which would service the area that is expected to urbanize sufficiently to need such service.

The immediate program would provide service to sixteen square miles of unsewered area having a total population of 60,000. Eighty per cent of the sewerage from the immediate program service area would flow into the existing City of Knoxville system with the remainder flowing to a proposed treatment plant in the Fourth Creek area.

It is expected that the project cost will be distributed among the persons who receive the benefits of the service on a monthly service charge basis. The immediate program is considered both necessary and feasible and it is recommended that it should be undertaken soon by a suitable sewerage authority.





Sanitary Sewer Study: Part II  
701 Project: Knoxville-Knox County

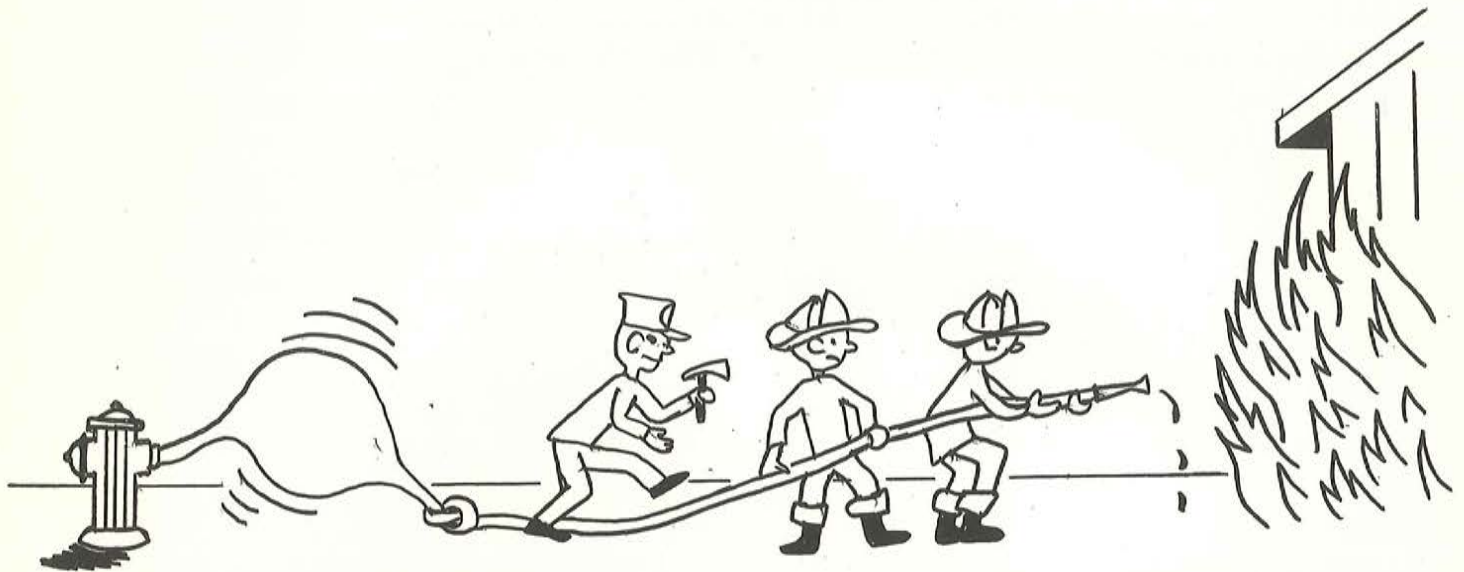
October, 1960

Following the Sanitary Sewer Study Part I, this report examines the governmental alternatives for extending sewer services to Knoxville's urban fringe.

Based on the experience of other metropolitan areas in the country, certain goals or standards can be established which help determine what agency should be made responsible for sewer service in Knox County. Some of the basic factors influencing this decision include the geographic jurisdiction, organization status, financial authority and resources, political responsibility, and effects on other metropolitan problems of the sewerage agency.

The advantages and disadvantages of the alternatives are given. These include sewer extension by suburban utility district, special metropolitan utility district, Knox County, Knoxville Utilities Board and annexation by the City of Knoxville. It is recommended that the City annex the area to which sewer service is to be extended, since this would primarily call for an expansion of the City system. In the areas beyond the present immediate program which would not tie into the City system, the County, under its new legislation, should consider providing the service where financially feasible.





Community Facilities Plan  
Workable Program Project: Knoxville.

September, 1960

The facilities provided for the citizens of Knoxville are services which fluctuate with the changing character and distribution of population. This report includes an analysis of existing community facilities and a plan for their future development. The City was divided into study areas which maintain the relationship of the area served to the facilities provided.

The school, park and recreation, library, police and fire protection facilities in each of the sixteen study areas are listed along with additional needs for the existing population in the study area.

It is imperative that these facilities be maintained at an adequate level in order that the health and safety of the people of Knoxville may be protected and enhanced.



A Study of Urban Knoxville

September, 1960

Special Report prepared at request of the Knoxville City Council.

This study of Urban Knoxville examines the possibility of expansion of the City's corporate limits and, if this is feasible, how much of the urban fringe should be included in the expansion.

The boundaries of Knoxville have been static since 1917. In the intervening 43 years the urban area has changed in many respects. It is important that certain public services and facilities be provided in the urban fringe that has developed during this period.

The only practical alternative to the solution of the governmental and service problems of urban Knoxville is expansion of the corporate limits. Ultimately this will prove to be the most economical solution for both the resident of the City and his suburban counter-part.

The study area, which is recommended for annexation, covers a total of 63 square miles in Knox County. This area is divided into fifteen units which are analyzed on their individual merits. The approximate annual expenditures are broken down into ten categories for each of the units. The cost of extending each of these services is discussed, along with their potential locations. Similarly, anticipated revenues are listed for each of the units.

Examining the cause of the evident need of corporate expansion, it was found that the total population has increased; the relative amount of land necessary to accomodate this population has increased; and the demand for public services and facilities has also increased greatly. These factors are compounded by the ease of travel, particularly the use of the private automobile.

As has been pointed out, a continuing policy of maintaining the status quo is not feasible since an action program is necessary to meet the needs of the County's urban residents.



In 1959 the referendum which would have established a county-wide metropolitan government was defeated.

In view of these facts, it is concluded that the only practical alternative for solving the governmental and service problem of urban Knoxville is the expansion of the corporate limits. Annexation should be undertaken as the urbanization of the fringe area demands those services that can best be provided by the City. The ultimate aim of such an annexation program should be to provide urban government to urban areas.

It is to be noted that the fringe resident will not get any services that he does not pay for and those services he does receive are obtained at a premium price. Overshadowing these facts, is that the development programs that benefit the total urbanized community would become easier to administer under the jurisdiction of a government representing the City and its newly annexed area.

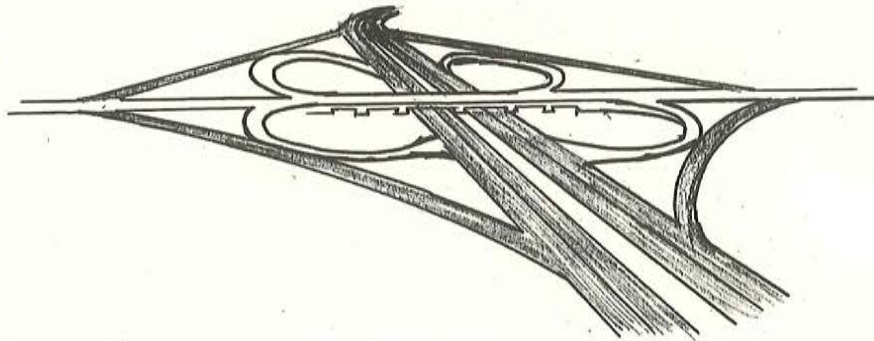
Land Use Plan  
Workable Program: Knoxville

September, 1960

The land use plan for the City was prepared to serve as a workable guide to the orderly development and redevelopment of the City. The plan will serve primarily as a coordinating document when other related studies of the City's problems and needs are undertaken.

The City zoning and subdivision codes are other tools closely associated with the proposed land use plan. They are to be revised soon to better correspond to existing standards of construction and site development.

The report describes the land use categories, their relationship to each other, and how they relate to existing uses and facilities. It is further pointed out that the primary factor in the smooth functioning of a community is the ease with which persons and goods can move from one point to another. These basic relationships are considered and analyzed in order to better evaluate alternative solutions of the land use problems that are found in the City.



Major Thoroughfare Plan

October, 1960

701 Project: Knoxville-Knox County. Workable Program: Knoxville.

The movement of people and goods from one point to another is basic to the life of the community. This movement is facilitated by publicly owned thoroughfares each having unique characteristics which determine the relative amount of use they are to receive. This use is classified into three groups which are shown on the major thoroughfare map. They are the: interstate highway; major thoroughfare, and secondary thoroughfares, all of which form the major street system of the City and County. This system is augmented by feeder streets of a residential character.

These thoroughfares are classified in the following manner:

1. Interstate highways-- the backbone of the major thoroughfares plan which provides limited access highways for the rapid movement of large volumes of traffic.
2. Major thoroughfares--provide for the principal traffic movement between the major units of the planning area and nearby smaller urban centers. They are designed to connect the major functional land use centers.
3. Secondary thoroughfares--connect major thoroughfares with the streets that provide access to land, primarily residential service streets.
4. Land service streets--those designed to serve the lowest volume of traffic. Their function is to provide street service to all developed land areas.



This study provides a framework for the development of an adequate and functional system of traffic circulation within the planning area. It is further intended to serve as a guide for the development of detailed road plans and programs of development.

Variations in standards and classifications of the thoroughfares included in the plan may be necessitated by severe topographic conditions, physical restrictions caused by existing development, and changes in traffic flow patterns.

Decisions on the need for and classification of various thoroughfares were based upon the following criteria:

1. Free flow of people and goods into and within all major sections of the study area.
2. Preserve the character of residential neighborhoods by reducing heavy through traffic.
3. Efficient use of existing thoroughfares, including improved accessibility to industrial areas and to the Central Business District.

The problem of adequate parking facilities is closely associated with that of circulation on the proposed major thoroughfare system. Sufficient off-street parking facilities should be provided by all developments in relation to the demand for parking space which that development generates.

Controls such as zoning, right-of-way acquisitions, control of access points, and those imposed on signs and billboards are also a necessary part of the plan.

This study, devoted to the motor vehicle transportation needs of the study area, provides a framework for development of Knoxville on a neighborhood, community, and regional basis. Each of these areas must be integrated with each other by rational land use development. These various uses are tied together by a circulation system which is best accomplished by a major thoroughfare plan. The system provided in this plan encourages a more compact and orderly pattern of urban growth in contrast to the existing urban sprawl. The Traffic Engineering Section of the Commission was created as a result of the need for this study and cooperated closely in its preparation.



Public Improvements Program: 1961-1966  
Workable Program: Knoxville

October, 1960

A public improvements program is a systematic evaluation of the public facilities needs of the community and the preparation of a schedule of expenditures in order that these needs may be met.

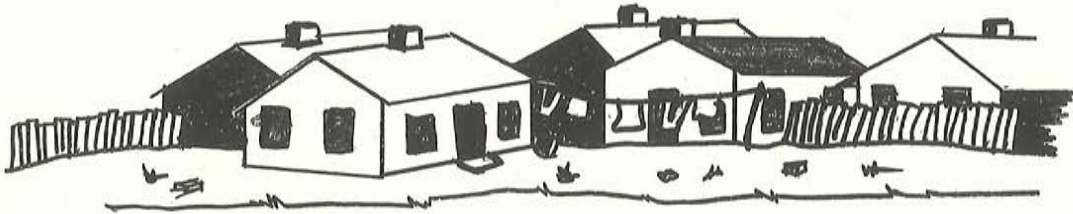
The information outlined in this report is a summary of requests made by the various city departments and agencies for capital expenditure items through 1966. The program offers the City of Knoxville the opportunity to apply business-like methods of replacing, expanding, and modernizing public facilities. Likewise, it offers an opportunity to carry out proposed projects on a priority basis, considering both their need and the ability of the taxpayers to pay for them.

Any public improvement program for a city is closely associated with its financial standing. This includes the City's credit rating and type of bonded indebtedness program. Whenever possible, projects should be financed on a pay as you go basis. The process of capital expenditure budgeting facilitates this.

A list of public improvement projects is given by governmental departments for each year of the program 1961-1966 inclusive. These projects are described briefly and their cost is estimated.

A guide such as this, if properly utilized, will prove beneficial in coming years.





Housing Code: City of Knoxville

November, 1960

Workable Program - Special Project done in conjunction with Building Inspection and Law Departments.

It is clearly evident that slum conditions are the result of improper sanitation, poor maintenance, overcrowding and general neglect. It is no secret that these conditions in whole or in part can be found in certain areas of Knoxville. Similarly, we know that these conditions can be relieved and many times prevented by regulations on a community-wide basis. Therefore, it is the broad purpose of this code to eliminate slum conditions which in turn has a multitude of ramifications.

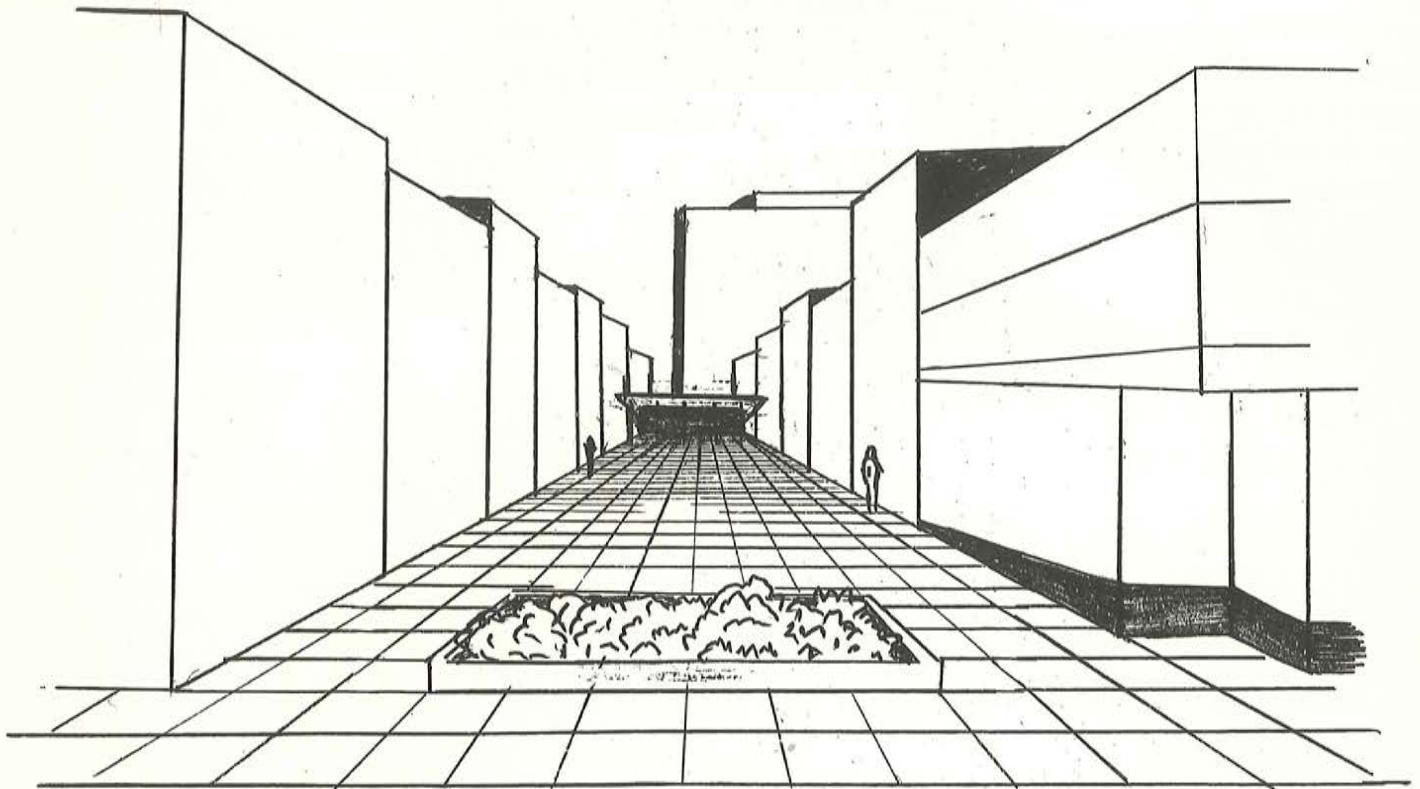
The housing code sets up minimum standards to govern the condition and maintenance of dwellings in the city. The enforcement of this code is placed in the hands of a rehabilitation officer and a rehabilitation advisory board who are charged with the responsibility of enforcing the code. Upon finding any building unfit for human habitation, the board may penalize violators.

The regulations are a set of minimum standards and provide for the very basic of interior facilities necessary for the health, safety, and welfare of the people. Their enforcement is imperative to the rehabilitation and planning function in Knoxville.

Market Street Mall  
Special Project.

November, 1960

For many years in Knoxville the block of Market Street between Wall and Union Streets was the site of the Market House. In the spring of 1960, following a fire in the structure, the Market House was demolished and plans begun for construction of a shoppers mall with free pedestrian movement.



Preliminary plans for the mall walkways, water pools, canopys, shrubbery and building facades were proposed by the staff of the Metropolitan Planning Commission. Later, these plans were turned over to the East Tennessee Chapter of the American Institute of Architects for review, revision, and final construction drawings.

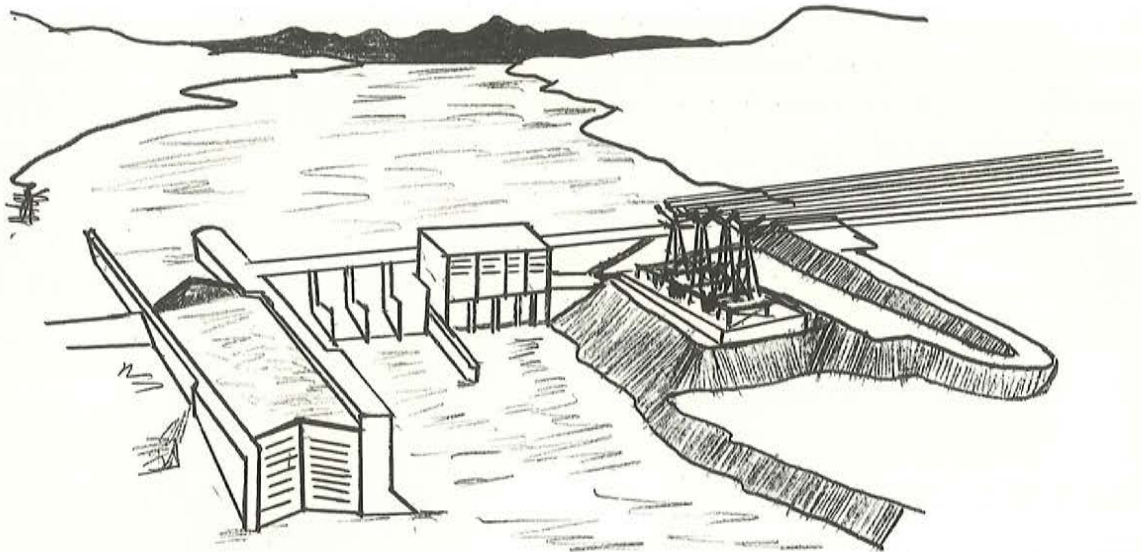
The Planning Commission supported the mall as one step in the modernization of Knoxville's Central Business District. The Mall itself is to become an integral part of future downtown plans and serve as a focal point of activity for shoppers.

#### Melton Hill Reservoir

December, 1960

The Melton Hill Reservoir will be created in 1963 upon the completion of the Melton Hill Dam on the Clinch River west of Knoxville. In anticipation of the newly created shoreline a comprehensive plan for land use development has been prepared.





The Planning Commission was one of seven agencies participating in the plan. The study recommends the creation of a regional council whose members represent the planning agencies of the area. They would meet periodically to appraise new problems and review recent developments in connection with shoreline lands.

This study is unique in the degree of cooperation which was necessary in order that its goals may be accomplished. It will be of greatest value many years hence when development becomes more and more prevalent in the vicinity of the reservoir.



Sequoyah Hills Park

Special Report done in collaboration with the Knoxville Bureau of Recreation.

March, 1961

One of the potential recreation sites in Knoxville is along Fort Loudoun Lake in the Sequoyah Hills residential area. It is presently being leased by the City from the Tennessee Valley Authority. This lease will expire in March, 1962.

A year to year development program is given which includes the following items:

1. Sanitary facilities and water supply.
2. Landscaping of the grounds with particular emphasis on flowering trees common to the area.
3. Walks and parking areas.
4. Play areas which include equipment for athletic competition
5. Picnic facilities including fire places.
6. Test demonstration area sponsored by the University of Tennessee for experimental plots of grasses, trees, etc.

If this project is undertaken, the park would be developed and administered by the Knoxville's Bureau of Recreation. Completion of all facilities is scheduled for 1967. However, the park would be available for use during the development period.

Recreation Plan  
701 Project: Knoxville-Knox County



March, 1961

During the past decade there has been a great increase in demand on the part of the people of Knoxville and Knox County for public recreation facilities. This demand has not been met and will not diminish in the foreseeable future.

This report attempts to establish valid standards for recreation facilities and relate them to the needs of the people in the study area. Some of the factors necessary in establishing what is needed in the study area are where the people live; how recreation requirements may be fulfilled; where facilities should be located; and how much land and physical facilities are necessary.



It is recommended that a joint City-County administration be formed to develop a comprehensive recreation program. By 1980 nearly one thousand additional acres of recreational land will be required to serve the people in the study area.

Various types of recreation areas are discussed relative to the population they are to serve and age groups for which they provide facilities. The size and location of each park and playground (public and quasi-public) is given along with the buildings that house recreation equipment such as the YMCA. These facilities are divided into those located in the City and those in the County. Likewise, a graphic compilation of recreation land on a regional basis is given.

Next, a comprehensive description is given of all proposed recreation sites along with their location and anticipated use. Other pertinent topics are treated including methods of acquisition, methods of financing the projects, and ways of promoting the plan.

A detailed study was made of eighteen separate areas along Fort Loudoun Lake which are available by lease from Tennessee Valley Authority for public recreation. Each area was analysed and classified according to site characteristics such as topography, special scenic attraction, access, and location. A map of each of these areas is included in the report.

The importance of recreation facilities for both the active and passive pleasure of the residents of the study area has, with the completion of this study, been recognized. The effective implementation of this plan is the responsibility of not only the official agencies and organizations in the area, but also each citizen who is cognizant of the recreation facilities available to him in comparison with what he thinks is necessary for his enjoyment.

## FUTURE PROJECTS-ADVANCE PLANNING SECTION

### Jo H. Anderson Property

June, 1961

Special Project prepared for the Knox County Board of Commissioners and Knox County Court.

This study will be a preliminary analysis of the Jo H. Anderson property situated on Alcoa Highway three and one-half miles south of Knoxville. The feasibility of changing the use of the property from agriculture to industrial will be studied.

The property presently has a purchase option on it held by Knox County. If this option is used, the County presumably will develop the site and attempt to attract industries to it. The area is well suited for industrial use since it is on Fort Loudoun Lake, the Louisville and Nashville Railroad, and Tennessee Highway 73. The property contains over two hundred acres of hilly terrain. All necessary services will be provided if the property is to be developed.



### A General Land Use Plan

June, 1961

701 Project: Knoxville-Knox County

This plan will be based upon information gathered in previous studies of existing conditions, projections of future community growth and land use needs, and modern planning relationships and techniques. The plan will be developed in coordination with other plan elements such as major thoroughfares, recreation, sanitary sewers, and community facilities.

This plan will be a guide to be used in conjunction with the writing of new zoning regulations.





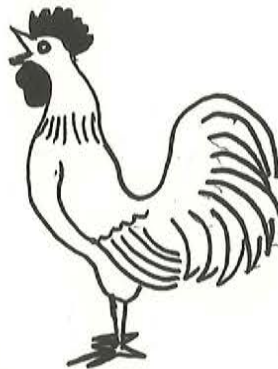
July, 1961

Zoning Prospectus  
701 Project: Knoxville-Knox County

Both the City and County zoning ordinances are out-dated. Therefore, a zoning prospectus will be prepared which will investigate the deficiencies of these ordinances and relate them to the zoning requirements of the study area. It will provide the planning staff with the information necessary on which adequate zoning regulations can be formulated.

Farmers Wholesale Market Facilities July, 1961  
Special Report prepared at the request of the Knox County Court.

An increase is necessary in the quantity of wholesale market facilities in the Knoxville area. In order to provide for this increase plans will be developed which include buildings to store and sell wholesale produce; parking areas; and room for expansion of both. This expansion will also take into account the needs of the different types of buyers. These are individuals with small orders as well as organizations who purchase in large quantities.





Development Plan for Knoxville's Central  
Business District  
Special Study

November, 1961

In conjunction with the proposed construction of the downtown loop connection with the Interstate Highway System, a review of the area within this loop is to be made. A concentrated study of the Central Business District and its complex internal functions will be given special consideration. Of particular interest are the relationship of various land uses, zoning provisions unique to the downtown area, the pedestrian-vehicular traffic relationship, circulation and movement to and within the downtown area, and the spatial relationships between buildings.

It is expected that the plan will take twenty to forty years for completion utilizing multiple development stages.



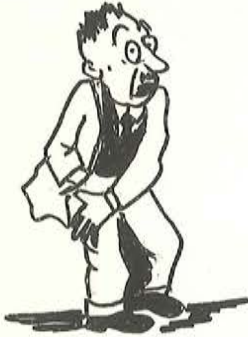
Public Improvements Program: 1962-1967  
Workable Program: Knoxville

December, 1961

As with the previous Public Improvements Program for the period of 1961-1966, this plan will project a priority schedule of expenditures for public facilities in Knoxville.



This guide revises the schedule of expenditures for the years 1962-1966 which were included in the previous Public Improvements Program. In addition, the anticipated program for 1967 is to be included.

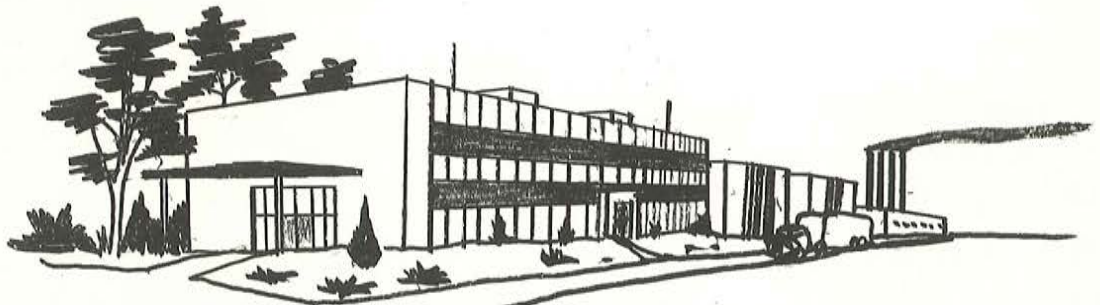


Sanitary Sewer Extension Loan Applications  
Special Project: Knoxville

1961-1962

In order that Federal Assistance can be received for the preparation of public works project plans, in particular plans for the extension of Knoxville's sewer system, application must be made to the Federal government. The Community Facilities Administration of the Housing and Home Finance Agency processes these applications and recommends what action should be taken on them.

If approved, money received through the application is used for mapping, preparation of the layout plan for the sewer lines, studies on the population served, cost estimates and other related planning activity in conjunction with the proposed sewer system.



Industrial Site Studies

Special Projects requested by the Knox County Board of Commissioners and Knox County Court.

1961-1962

These studies will consist of the preliminary analyses of various potential industrial properties in the vicinity of Knoxville.

A summary of their existing and necessary services along with cost estimates for total site development will also be made.

School Study  
701 Project: Knoxville-Knox County

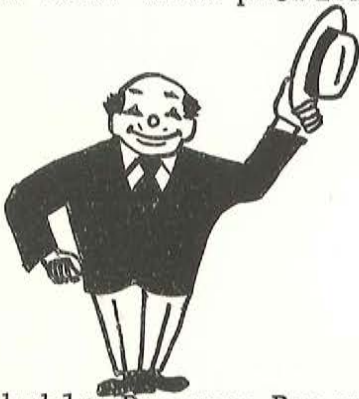


January, 1962

This study will involve a detailed analysis of both the City and County school systems. Particular emphasis will be placed on physical plant and site problems of the school systems. Consideration will be given to building location with respect to projected populations and the relationship between the two systems as they serve the people of the study area.

Methods will be investigated for utilizing the total school plant to the best advantage of the total community.

Consulting assistance will be utilized in this study and will deal with problems of finance, program, and administration.



Workable Program Recertification Report  
Special Report for the Mayor of Knoxville

January, 1962

This report will evaluate the progress made under the Program for Community Improvement during the past year. Likewise, it will analyse accomplishments and elect new goals for the immediate future.

Each Program for Community Improvement must be recertified annually. This report serves this function as well as that of recapitulating what has been done.





Population Study  
701 Project: Knoxville-Knox County

February, 1962

This study will involve compilation and analysis of population data from the 1960 decennial census. It will provide a picture of past, present, and projected future trends of natural and migratory population fluctuations. This type of information is important to Knoxville's total planning program and its accuracy is increased because of its recent origin.

The material, as assembled, will be used directly in connection with the economic base study which is also to be undertaken.



Zoning Regulations  
701 Project: Knoxville-Knox County

April, 1962

The zoning regulations would be so drawn that they could be adopted as an ordinance by the City and as a resolution by the County. This would enable planning and development to be carried out under a uniform set of standards and districts.

The regulations will provide for the more compact development of existing urbanized areas. It will be closely oriented to the previously prepared land use plan for both the City and County.

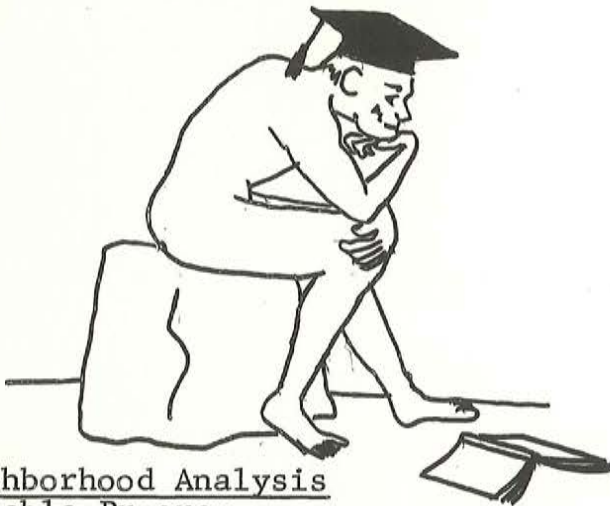


Economic Base Study  
701 Project: Knoxville-Knox County

July, 1962

This study will attempt to define and investigate those factors vital to the growth opportunities of the area and to recommend ways and means by which this growth potential can be realized. Information will be assembled concerning the labor force and employment, transportation and communication, utilities and services, credit and debt, taxation, retail and manufacturing activity, and population trends.

This study is to be conducted jointly by the Metropolitan Planning Commission staff and a consultant. The consulting experts will have primary responsibility for analysis of data and preparing recommendations.



Neighborhood Analysis  
Workable Program

December, 1962

This study will include an analysis of housing quality in individual neighborhoods throughout the City. The basis for this work will be the block statistics compiled in the 1960 census. Areas of blighted conditions will be recorded and mapped to provide data for rehabilitation and redevelopment programs.



*Operations*

## OPERATIONS

The Operations Section of the Metropolitan Planning Commission staff is primarily responsible for the processing of all rezoning requests and subdivision plats. Its composition includes the Chief of Operations, two planning assistants, a draftsman, and a secretary.

During the period of April, 1959 through March, 1961 the Operations Section processed and sent to the Planning Commission 202 rezoning requests. Included were 138 approvals, 49 denials, nine deferrals, and six withdrawals.

Along with these rezoning requests, the Operations Section also considered fifty-four subdivisions for preliminary approval. Of these, fifty were approved, two deferred, one denied, and one was withdrawn. Similarly, 237 subdivisions were considered for final approval of which only one failed to win this approval. There were 3055 lots within the 236 approved subdivisions.

There were 533 subdivision plats recorded at the Register of Deeds office. These included plats which received final approval between April 1959 and March 1961 as well as those that had received final approval prior to this time, but had not been recorded previously. These newly recorded subdivisions included 2922 lots and 29.63 miles of streets.

When a large lot is divided to form two lots, the newly formed lot is called a one-lot subdivision. This process was instituted in July, 1959 as a supplementary responsibility given to the Operations Section by the Planning Commission. Upon approval, these lots are recorded and building permits issued. There were a total of 377 such one-lot subdivisions approved during the past 21 months.

The Operations Section of the Planning staff is also responsible for the processing of requests for street and alley closures. There were 23 such requests submitted of which 20 were approved, two denied and one withdrawn. The Section also allows for variances in the zoning regulations under special conditions usually associated with the severe topography of the Knoxville area. During the past 24 months there were 25 requests received for waiver of yard requirements. Of this number 20 were approved, four denied, and one withdrawn.

During the period covered by this report there was \$6,872.70 in fees collected. For the most part these monies came from the \$15.00 charge for consideration of rezoning requests, the \$1.00 per lot charge for recorded subdivisions, and from sale of maps.



Zoning regulations that have been in effect in Knox County were established in that part of the 6th District that had not previously been zoned. This left only a small part of the 9th District near Sevier County that does not have zoning regulations currently in effect.

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