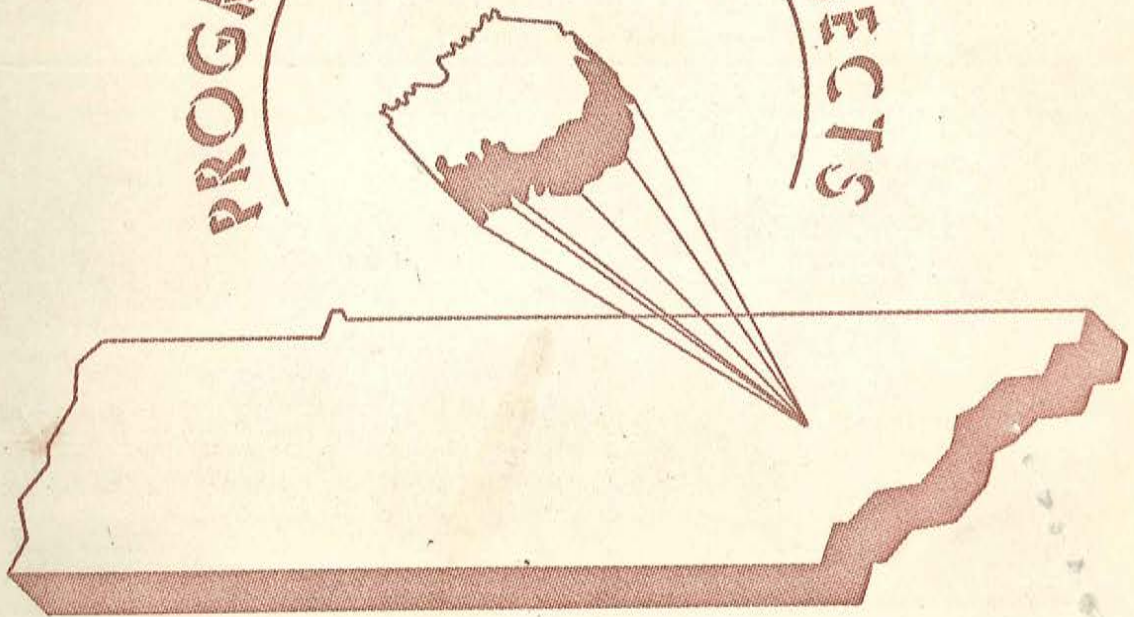


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PROGRESS - PLANS - PROJECTS



*metropolitan planning commission - knoxville & knox county*

ANNUAL REPORT 1964 - 65

You have never sufficiently foreseen how  
enormously rich and populous a nation you  
are going to be.

James Bryce (British  
Ambassador to the  
United States, 1906-  
1913)

PROGRESS - PLANS - PROJECTS

*metropolitan planning commission - knoxville & knox county*

ANNUAL REPORT 1964 - 65





**METROPOLITAN PLANNING COMMISSION**

P.O. box 1616 - Knoxville, Tennessee 37901 - city hall park - phone 524-8618

July 8, 1965

Hon. Leonard R. Rogers, Mayor of Knoxville  
Hon. C. Howard Bozeman, Knox County Judge  
Members of the Metropolitan Planning Commission

Gentlemen:

The Director and staff of the Metropolitan Planning Commission are pleased to submit the annual report for the fiscal year ending June 30, 1965.

Previous annual reports have been entitled "Plans and Projects." We have changed this year's title to "Progress Plans and Projects" in as much as progress in rebuilding the agency staff and re-establishing our work program is the most significant factor in this report.

It should also be noted that this report is being presented in July rather than in April as has been previously done. This change allows us to include a financial accounting for the past fiscal year and a budget for the forthcoming year.

The staff hopes that you will find last year's progress to be as significant as we believe it to be and that the few innovations in this annual report meet with your approval.

Sincerely,

William C. McCammon  
Executive Director

WCM:1da

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Our society will never be great until our cities are great. In the next forty years we must rebuild the entire urban United States. . . .There is the decay of the centers and the despoiling of the suburbs. There is not enough housing for our people or transportation for our traffic. Open land is vanishing and old landmarks are violated. . . .A few years ago we were concerned about the ugly American. Today we must act to prevent an ugly America.

Lyndon B. Johnson  
President of the  
United States of  
America, 1964

# PURPOSE

## *Formation*

The Metropolitan Planning Commission of Knoxville and Knox County was created in April 1965 by resolution of the Tennessee State Planning Commission. This commission was created as a regional agency whose jurisdiction includes all of Knox County and the City of Knoxville and which is, in effect, a combination of the Knoxville City Planning Commission and the Knox County Planning Commission.

Although the Metropolitan Planning Commission was created in 1965, planning was not new to the Knoxville area. The City of Knoxville had organized one of the nation's first planning commissions in 1925. At that time a planning consultant was hired to prepare a comprehensive plan for the city. After the plan was completed, a small staff was retained whose primary responsibility was to administer the zoning ordinance and subdivision regulations. Unfortunately, however, little or no comprehensive planning was undertaken during the next 15 years. Changing conditions after World War II again influenced the city to hire consultants who revised the major street plan. In 1949 Knoxville hired a professionally-trained planner who carried out a planning program for the next three years.

Knox County had also benefited from a planning program prior to the formation of the Metropolitan Planning Commission. The Knox County Planning Commission was created in October of 1940; and zoning and subdivision regulations, as well as parking plans, were prepared for the unincorporated area of Knox County. However, between 1952 and 1956 little was done to develop a municipal planning program for the City of Knoxville or a county planning program for Knox County.

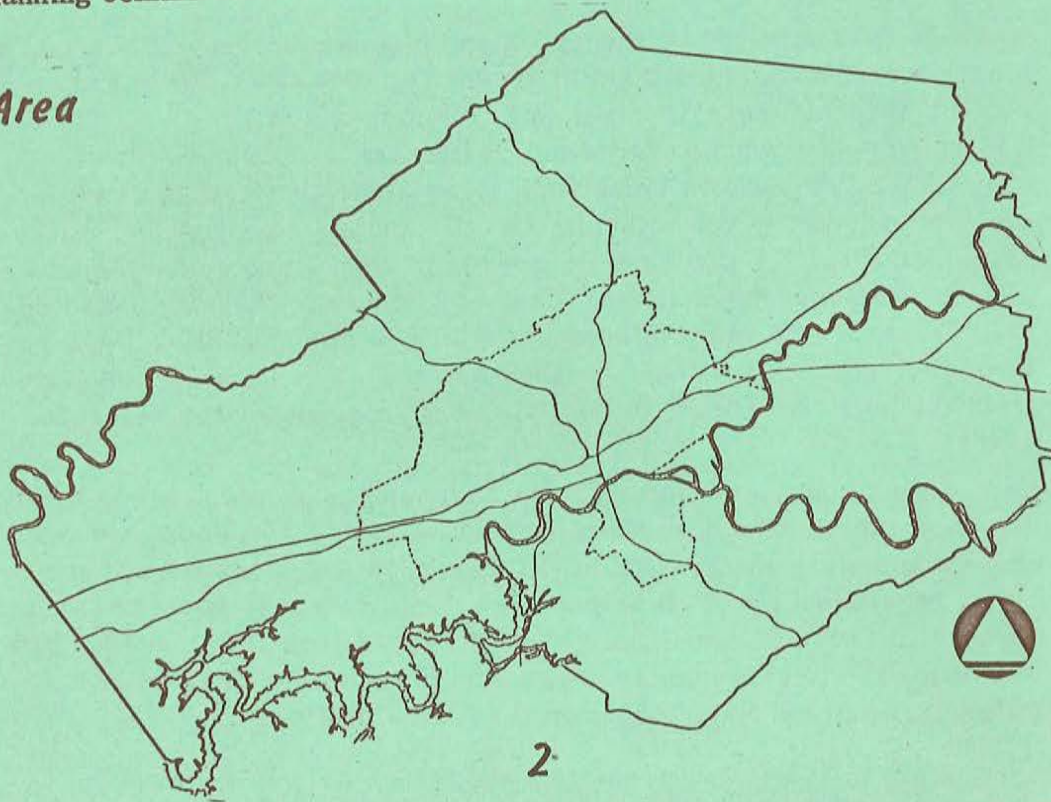


In 1956 realizing that rapid urban growth and its accompanying demands had, and would continue to have, a major impact on Knoxville and Knox County, it was deemed necessary to establish a framework for the planned development of the city and the county. This realization led to the formation of the Metropolitan Planning Commission of Knoxville and Knox County.

### *Legal Basis*

The Metropolitan Planning Commission of Knoxville and Knox County was formed by resolution of the Tennessee State Planning Commission on April 13, 1956 under authority granted to the State Planning Commission in Sections 13-107 and 13-201 of the Tennessee Code Annotated. The Tennessee Code provides the Tennessee State Planning Commission the authority to define planning regions in the state and to establish regional planning commissions for these areas.

### *Area*





The metropolitan planning region as created by the Tennessee State Planning Commission encompasses the entire City of Knoxville and Knox County. The 77.6 square miles of the City of Knoxville are included in the total metropolitan area of 528 square miles. There is no other incorporated municipality in the planning region although several small urbanized areas have developed in the county.

## *Financing*

In the original concept of the organization of the Metropolitan Planning Commission, it was recommended that the Commission be financed by contributions from the City of Knoxville and Knox County and by federal grants when appropriate for special studies. While it was originally thought that city, county and federal funds would be approximately equal, actual allocations to the Planning Commission varied somewhat in the ensuing years.

The anticipation of federal grants for special projects has at times exceeded the amount of grants received for the fiscal period. This failure to correctly anticipate the amount of federal funds receivable, together with the tendency to increase the scope and depth of planning projects above that for which federal funds were available, has in the past created a difficult financial situation for the Planning Commission.

In allocating funds for the coming fiscal year, the City Council of Knoxville and the Knox County Commission have realized that the Planning Commission must be a self-sufficient organization which can operate without dependence upon federal funds. Federal funds will, however, be utilized for supplemental studies and special projects. The need to develop a strong financial base for the Planning Commission is adequately reflected in the budget for the ensuing fiscal year as indicated below:

REVENUE AND EXPENDITURES SUMMARY, JULY, 1964 - JUNE 1965

I. Revenue

City of Knoxville	\$44,000.00	
Knox County	40,000.00	
Fees and Publications	7,819.24	
Federal Grant (P-22)	6,019.21	
Federal Grant (P-31)	<u>25,000.00</u>	<u>\$122,840.45</u>

II. Expenditures

Salaries		\$ 90,817.74
Operating		
Automobile	\$3,454.14	
Equipment	1,166.58	
Library and Dues	839.75	
Telephone	1,579.05	
Reproduction	5,034.17	
Supplies	2,313.66	
Travel	2,461.15	
Public Notice	1,165.06	
Office Improvement	541.48	
Auditorium Rent	450.00	
Miscellaneous	947.37	
Petty Cash	491.26	
Inspection Fees	<u>420.00</u>	<u>20,863.67</u>
		<u>\$111,681.41</u>

Operating Income	\$ 11,159.04
Cash in Trustee's Office (7/1/64)	( 13,913.40)
Cash in Trustee's Office (6/30/65)	<u>(\$ 2,754.36)</u>



BUDGET FOR JULY 1, 1965 - JUNE 30, 1966

I. <u>Revenue</u>		
City of Knoxville	\$62,500.00	
Knox County	55,000.00	
Fees and Publications	8,000.00	
Federal Grant (P-31)	19,100.00	
Federal Grant (HEW) <sup>1</sup>	22,850.00	
Federal Grant (701) <sup>2</sup>	<u>30,000.00</u>	<u>\$197,450.00</u>
II. <u>Expenditures</u>		
Salaries <sup>3</sup>		\$136,500.00
Operating		
Automobile	\$2,800.00	
Equipment	1,400.00	
Library and Dues	1,100.00	
Telephone	1,800.00	
Reproduction	9,000.00	
Supplies	2,500.00	
Travel	4,000.00	
Public Notice	1,200.00	
Office Improvement	2,000.00	
Auditorium Rent	600.00	
Miscellaneous	1,300.00	
Petty Cash	<u>500.00</u>	28,200.00
Consultant or Special Staff <sup>4</sup>		20,000.00
Special Project Expense <sup>4</sup>		<u>10,000.00</u>
		<u>\$194,700.00</u>
Operating Income		\$ 2,750.00
Cash in Trustee's Office		( 2,754.36)
Cash Balance		<u>(\$ 4.36)</u>

1. Air pollution study application pending.
2. Anticipated future program for EDP study.
3. Includes \$7,200 in salaries required for future federal grants.
4. Contingent upon special project requirements.



## *Objective*

Many diverse forces, such as population movement, individual development and location of highways, are stimulating growth and renewal in the physical form of the urban environment. It is, therefore, the purpose of the Metropolitan Planning Commission of Knoxville and Knox County to systematically anticipate and achieve adjustment in the physical environment of the region as a whole. Such adjustment must be consistent with the social and economic trends and the sound principles of community design. The process involves continuous research, development and presentation of comprehensive programs for regional development. The program must be designed to fulfill the immediate and future objectives of the social, economic and physical well-being of the community.

Administration of policy planning decisions must enlist the support and cooperation of citizen groups. Therefore, it is necessary that such groups know and understand the basic policies which lead to comprehensive public and private planning programs. Citizens who take part in, and are affected by, these programs depend upon the planning agency as a source of information. Consequently, through participation a citizen becomes part of the planning program.

The accomplishment of community objectives can only be realized through the programmed use of its human, financial and organizational resources. In many instances this will constitute a substantial departure from prevailing independent provincialism. Planning which may provide guides to aid in determining the form of the region is predicated upon intergovernmental and citizen cooperation.

## *Organization*

The Metropolitan Planning Commission of Knoxville and Knox County consists of 15 members - 8 from the county and 7 from the city. Of the 15 members, 4 citizen members are appointed by the Mayor of the City of



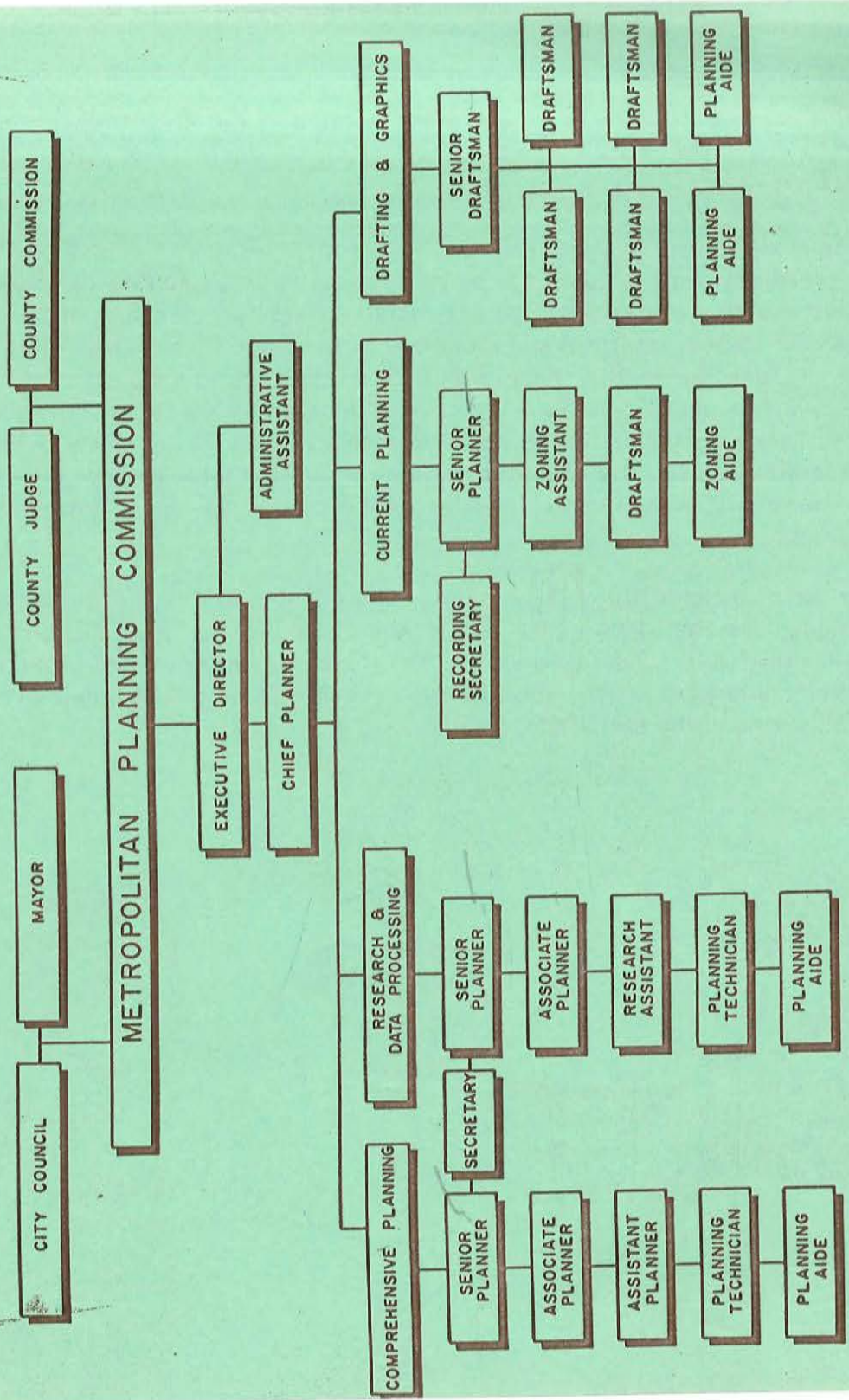
Knoxville; and 4 citizen members are appointed by the Knox County commissioners. The citizen members are appointed for four-year overlapping terms.

Seven public officials serve as members of the Planning Commission. Four of these are considered to be regular members, and three are ex officio members. The four regular members are two members of the Knoxville City Council and two members of the Knox County Quarterly Court. Their terms are concurrent with their official terms of office. The ex officio members are the Mayor of the City of Knoxville, the Judge of the Quarterly County Court and one member of the Knox County Board of Commissioners. Ex officio members on the Commission have the right to vote when less than twelve regular members are present at any given meeting.

It is the responsibility of the Planning Commission to hire a Director of Planning who shall be a technically-trained planner. In turn, the Director of Planning shall work together with the Commission Personnel Committee to hire a technical staff. The following organizational chart illustrates the organization of the staff and Commission:



# COMMISSION AND STAFF ORGANIZATION





## *Commissioners*

The fifteen-member Planning Commission serves Knoxville and Knox County as a public service without remuneration. These public-spirited citizens not only are responsible for the development plans of Knoxville and Knox County, but also serve as a zoning board of appeals for the City of Knoxville. The commissioners are as follows:

Dr. William E. Cole, Chairman. Dr. Cole is Professor of Sociology at the University of Tennessee and former head of the Department of Sociology. He has been a member of the Planning Commission since it was founded in 1956.

Harry B. Tour, Vice-Chairman. Mr. Tour is the former Chief Architect for the Tennessee Valley Authority at Knoxville, Tennessee. He has also been a member of the Planning Commission since it was founded in 1956.

H. Pat Wood, Secretary. Mr. Wood is a local builder, developer, realtor and insurance agent. He is serving as one of the two members of the Knox County Quarterly Court.

Mayor Leonard Rogers. Mayor Rogers is one of the three ex officio members of the Metropolitan Planning Commission. He will serve on the Commission coterminous with his term as Mayor of Knoxville.

Judge C. Howard Bozeman. Judge Bozeman is another ex officio member who will serve on the Metropolitan Planning Commission coterminous with his term as County Judge. He has been a member of the Commission since it was founded in 1956.

D. Neal Adams. Mr. Adams is also a member of the Knox County Quarterly Court who serves the Metropolitan Planning Commission coterminous with his term on the Court. He is the State Sanitary Inspector for the Knox County area.



Dr. James A. Colston. Dr. Colston is President of Knoxville College. He is appointed by the City of Knoxville and has been on the Planning Commission since it was founded in 1956.

Junius B. French. Mr. French is the owner of the North Star Ice Company. He is a citizen member of the Planning Commission appointed by the City of Knoxville.

U. G. Turner, Jr. Mr. Turner is Treasurer of the Service Cab Company and a citizen member of the Planning Commission appointed by the City of Knoxville.

James L. Thomas, Jr. Mr. Thomas is Vice-President of the Paramount U-Li-Ka Dry Cleaners and is a citizen member appointed by the Knox County Board of Commissioners.

Julian P. Link. Mr. Link is President of the Tennessee Metal Culvert Company and is a citizen member of the Planning Commission appointed by the City of Knoxville.

William C. Tallent. Mr. Tallent is the third ex officio member and a member of the Knox County Board of Commissioners. He serves the Planning Commission coterminous with his term as member of the County Board of Commissioners.

Milton Roberts, Sr. Mr. Roberts is President-Treasurer of Roberts Funeral Home. He is a city councilman representing the City of Knoxville on the Planning Commission.

Max Friedman. Mr. Friedman, a jeweler, is the other city councilman representing the City of Knoxville on the Planning Commission.



Harry M. Nacey, Jr. Mr. Nacey is President of the Hamilton National Bank. He is a citizen member representing Knox County and is a direct appointee of the Tennessee State Planning Commission.

## *Staff*

The staff of the Metropolitan Planning Commission consists of professional personnel and non-professional assistants. The professional personnel consists of the Executive Director and his technically-trained assistants who have degrees in planning or other related fields. The non-professional assistants consist of planning technicians, draftsmen, clerical help and student aides who are attending the University of Tennessee. The professional staff consists of the following positions and personnel:

William C. McCammon, Executive Director. Mr. McCammon is a graduate of the University of Michigan and has been with the Metropolitan Planning Commission since its formation in 1956. Prior to that time, he was with the former Knox County Planning Commission. He was moved to Director from Chief of Operations in January of 1964.

Frank W. Brutt, Chief Planner. Mr. Brutt came to the Planning Commission in August of 1964 from the Little Rock Metropolitan Planning Commission where he was Senior Planner. He received his Masters degree in Urban Planning from Michigan State University and was employed by the City Planning Division of the University of Arkansas as the resident planner for Hot Springs, Arkansas.

W. Thomas Crossman, Senior Planner, Comprehensive Planning. Mr. Crossman joined the staff of MPC in April of 1964 from the Michigan State Highway Department and Michigan Department of Administration. He took his graduate studies in Urban Planning at Michigan State University.



Chester Foster, Senior Planner, Research in Data Processing. Mr. Foster will join the MPC staff in July of 1965 from the Michigan Department of Administration. He has completed his Masters program at Michigan State University and brings experience in data processing and electronic data systems to the MPC staff.

Clement E. Babb, Senior Planner. Mr. Babb was with the Metropolitan Planning Commission several years ago prior to joining the Tennessee State Planning Commission and the Charlotte, North Carolina Planning Commission. He returned to Knoxville this year and adds considerable planning experience to our staff. He has his Masters degree in Urban Planning from the University of North Carolina.

F. Glen Erickson, Associate Planner. Mr. Erickson will join the staff of the Metropolitan Planning Commission in August of 1965 when he completes his graduate planning program at the University of Oklahoma. He has planning experience with the cities of Moline and Rock Island, Illinois.

Arthur P. Martini, Assistant Planner. Mr. Martini is a recent graduate of Iowa State University in Landscape Architecture with a Planning option and will be joining the staff of the Metropolitan Planning Commission in August of 1965.

William L. Clark, Zoning Administrator. Mr. Clark is a registered surveyor and has been in the Current Planning Section for a number of years. He is responsible for the review of subdivisions and assists in handling zoning cases for the Planning Commission.

Non-professional assistants are as follows:

Administrative Assistant - Hazel Hall  
Recording Secretary - Ruth Slover  
Secretaries - Linda Atkins, Elisabeth Scott



Zoning Aide - Tommy Cook  
Senior Draftsman - Vivian Burch  
Draftsmen - Ron Shelton, Ken Allison, Dan Swanner, Richard  
Hobbs, Richard King  
Planning Technicians - Allan Alderman, Richard West

Part-time assistants are as follows:

Planning Aides - Dennis Quillen, Richard Miller, Richard  
Britton, Randall Evans





# PROGRESS

## *Restaffing*

During 1963 and 1964 the Planning Commission lost most of its staff to higher paying positions elsewhere in the country. This loss of staff illustrates the importance of the Planning Commission's maintaining a competitive salary schedule. The loss of staff, in addition to the loss of former Joe Whitlow due to illness, left the Planning Commission in the untenable position of having to rebuild its technical staff while at the same time carry out its planning program.

During the latter part of 1964 and the first six months of 1965, a dynamic restaffing program has been initiated by the Planning Commission. It has taken more than a year and a half, but the Planning Commission can report that the rebuilding program has met with great success; and the planning staff for the Metropolitan Planning Commission of Knoxville and Knox County is almost at full strength.

The only position which has not been filled is that of head of the Current Planning Section. This Section is responsible for zoning and subdivision activities. Although great effort has been spent attempting to fill this position, it is very difficult to obtain personnel who desire or are qualified to work in the zoning field.



## *\*Comprehensive Planning*

In addition to spending considerable time recruiting staff, the Advance Planning Section continued work on the following parts of the Planning Commission's planning program.

### Capital Improvement Program.

The first part of the Capital Improvement Program was an analysis of the city and county fiscal administrations. This phase of the study was undertaken by the Bureau of Business and Economic Research of the University of Tennessee as consultants for the Metropolitan Planning Commission. The second part, a six-year capital improvement program, presented requirements of city and county departments, boards and commissions and presented a schedule of capital improvements for these agencies. The financing of these various capital improvements was discussed in the capital budget.

### Capital Budget.

With the completion of the capital budget, which presented the method of implementation of the capital improvement program in July 1964, the Metropolitan Planning Commission studied the requirements of long-range fiscal planning. Careful planning of future capital expenditures is an aid to the decision making process at budget and time and provides a comprehensive long-range analysis of capital needs and resources for financing projects. The capital budget provided the opportunity to coordinate capital expenditures and debt services with the annual operating budget and offered an opportunity to establish public improvements at a reasonably uniform level. Planned future expenditure may provide for acquisition of real estate prior to need, resulting in considerable savings as well as increasing possible state and federal participation. In addition, proper scheduling of bond issues allows the community to take advantage of a favorable money market.

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\*Now divided into the Section on Comprehensive Planning and the Section on Research and Data Processing.



### Comprehensive Transportation Plan.

In August of 1964, Wilbur Smith and Associates completed a comprehensive transportation plan for Knoxville and Knox County. This plan was prepared for the Tennessee Department of Highways in cooperation with the U. S. Bureau of Public Roads, the City of Knoxville and Knox County. The plan presents a major thoroughfare plan as the final phase of the comprehensive transportation plan. Other parts of the plan previously completed are the Parking Needs Study, Mass Transportation and Traffic Administration. This plan will also provide a framework for a continued evaluation of the Knoxville-Knox County transportation needs.

### The Parking Plan for the Central Business District - Knoxville, Tennessee

This report was prepared by the staff of the Metropolitan Planning Commission and was based upon data presented by Wilbur Smith and Associates in the Parking Needs Study. Basic data was amended to fit modified study areas created by anticipated changes in street patterns. The parking plan analyzed the future parking requirements for Knoxville, considered alternative solutions and recommended a specific solution to satisfy the future parking problems. General methods of implementing the plan were presented in this report.

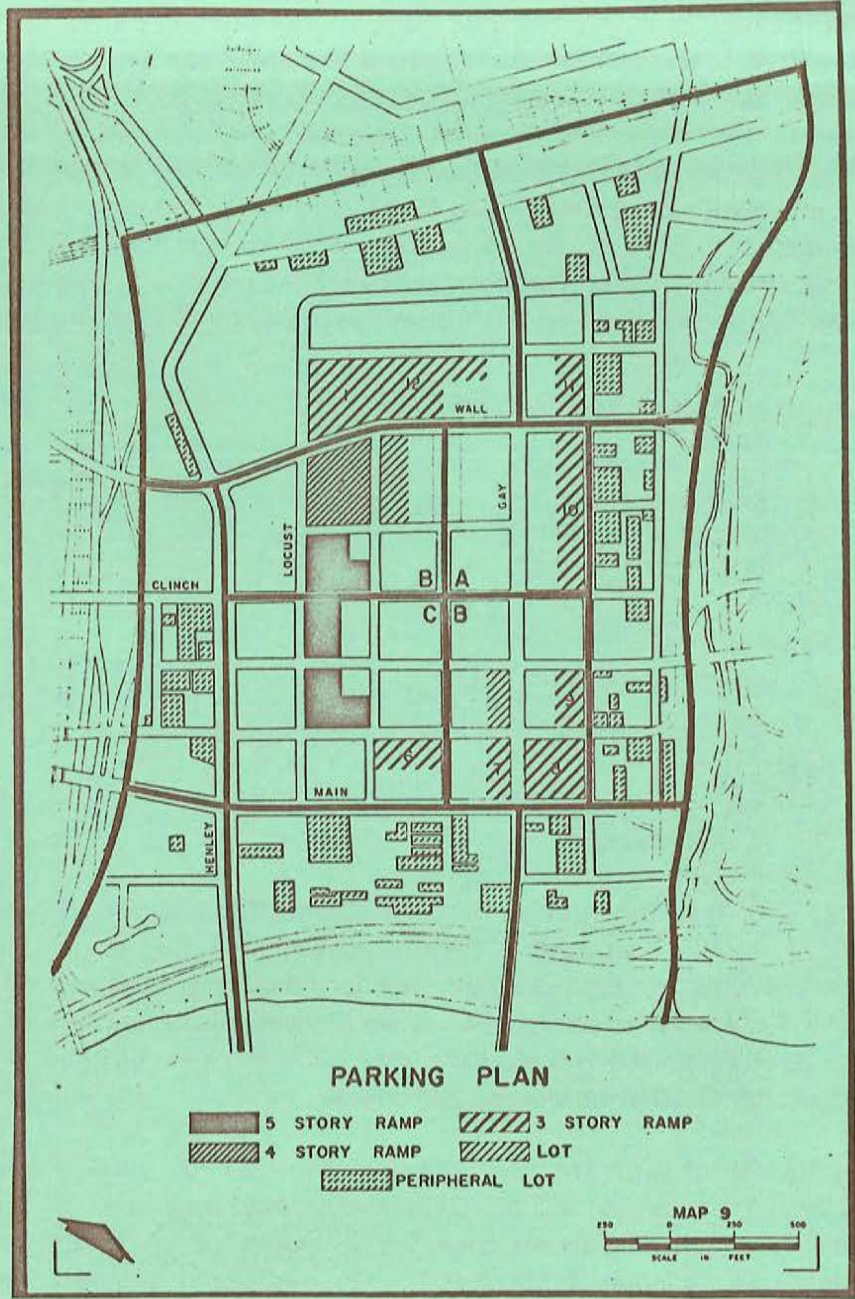
### Zoning Ordinance for the City of Knoxville.

During 1964 several amendments were made to the Zoning Ordinance which was adopted in January of 1964. In February of 1965 the Planning Commission reprinted the Knoxville Zoning Ordinance including all amendments using a new format which makes the Ordinance easier to use.

Several minor reports and studies were accomplished by the staff of the Advance Planning Section. Some of which are as follows:

Sutherland Avenue Area. A study was made to determine potential future use and zoning for this neighborhood.



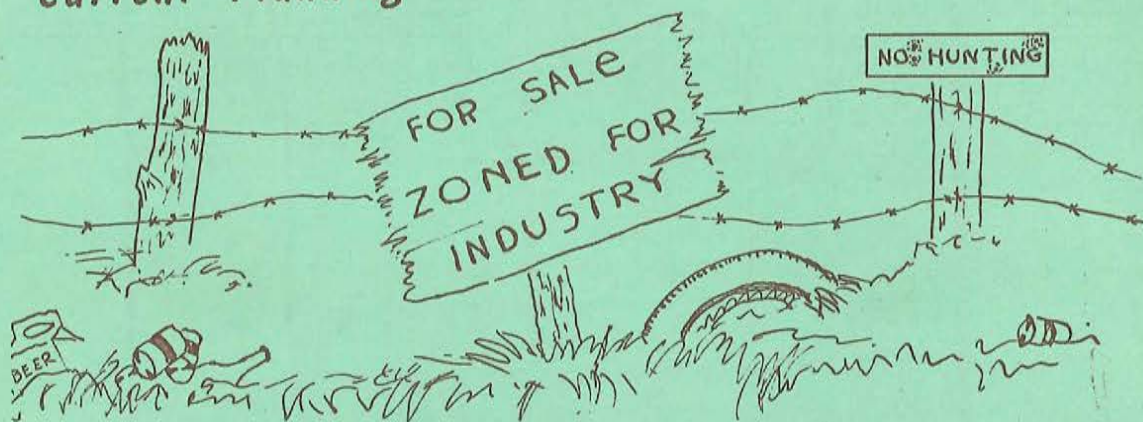




Children's Hospital Study. At the request of the Hospital Board and the County Board of Commissioners, the planning staff made a site location analysis of three potential locations for the proposed Children's Hospital.

The University Area Study. Pressure of intense development in the residential area north of the University of Tennessee influenced the planning staff to prepare a zoning and development study for this neighborhood. The findings indicated the need for certain rezonings and the preparation of a complete neighborhood plan for this area.

### *Current Planning*



The Current Planning Section of the Metropolitan Planning Commission staff is primarily responsible for processing rezoning requests, approval of all subdivision plats, house numbering, and distribution of MPC maps. This section's staff is composed of the Zoning Administrator and zoning aide, a draftsman and two secretaries. The position of head of the Current Planning Section is currently vacant.

During the fiscal year July 1, 1964 through June 30, 1965, the total number of zoning cases showed a vast increase over any previous year. The total number of zoning items considered during the past year was 389 as opposed to the previous high of 160. The additional number of zoning cases to be considered created an extra heavy work burden upon the planning staff; the Executive Director and members of the Advance Planning staff.



### Amendments to the Zoning Ordinance

During the past year the staff considered 14 amendments to the text of the Zoning Ordinance. Zoning amendments created a zoning district for "Planned Residential Developments" and a district for "Regional Shopping Centers." Other amendments were generally changes in administrative procedure and modifications to yard and height regulations.

### Amendments to the Zoning Map

During the past year, the Metropolitan Planning Commission considered 162 rezoning requests. These were processed and sent to the Planning Commission with staff recommendations. Subsequently, the Planning commissioners took the following action on the items: 100 rezonings were approved, 41 denied, 10 deferred and 11 withdrawn.

### Variances

During the past year, the Current Planning Section processed 88 variance requests. Of these, the Planning Commission approved 70, denied 13, deferred 3 and 2 were withdrawn.

### Other Zoning Matters

The Current Planning Section also processes applications for use on review, street closures and parking lots, and sends them to the Planning Commission with appropriate recommendations. During the past year, the Current Planning Section processed 51 uses on review, 18 street or alley closures and studied 70 parking lots. Of these, the Planning Commission approved 39 uses on review, denied 7 and deferred 1. Four uses on review were withdrawn. Of the street closures, 14 were approved, 2 were denied, 1 was deferred and 1 was withdrawn. All 70 parking lots were approved.



### Site Plan Approvals

During the past the Current Planning Section, in conjunction with members of the Advance Planning staff, studied preliminary site plans for one regional shopping center and one planned residential development, as well as plans for several housing projects and apartment developments. Preliminary review was also given to a 600-acre community development project.

### Subdivisions

Between July 1, 1964 and June 30, 1965, the staff of the Current Planning Section studied 114 multi-lot subdivisions and 480 one-lot subdivisions. Of these, 106 multi-lot subdivisions and all one-lot subdivisions were approved. The total number of lots involved was 2,179. During the same period, 556 subdivisions were recorded with 1,974 lots and 18.15 miles of road involved.

# PLANS

The Metropolitan Planning Commission is currently involved in an extensive planning program under a grant from the Housing and Home Finance Agency under Section 701 of the Federal Housing Act. This program is divided into three phases: (1) updating planning data and preparing a system for keeping these data current; (2) an educational effort to present the Knox County development plan in a non-technical form and an explanation of subdivision development measures for the developer; and (3) development policies for the land adjacent to freeway interchanges. Various phases of the present planning program being carried out by the Comprehensive Planning Section are summarized as follows:

## *Updating Data*

The Metropolitan Planning Commission of Knoxville and Knox County maintains an atlas of maps for the City of Knoxville and Knox County. These maps were originally prepared with the assistance of federal 701 funds. The staff has been, and is, in the process of adding new subdivisions, streets, freeways, modifying city block arrangements, correcting lot lines and otherwise keeping the base maps current. Using these base maps, the staff is currently updating the land use survey of Knoxville and Knox County. The existing land use survey was made in 1958 and is now six years old. Numerous changes have occurred which are not reflected in the 1958 land use survey. The updating survey has involved field collection of existing land use data on our corrected base maps. Raw field data has been coded in accordance with a four-digit code system developed by the Com-



prehensive Planning Section. Coded maps are being colored by the drafting personnel in accordance with a land use color code. Drafting personnel will transfer the generalized land use data from study maps, and color plates will be made for four-color printing of these land use maps.

### *Land Use Manual*

In order to facilitate the compilation and presentation of land use data for this and future updating projects, a land use manual which describes in detail the methodology for gathering, preparing and presenting the data will be prepared. Key features of land use codes and color guides being used by other agencies have been researched, and elements of these systems appropriate to the Knoxville area are incorporated in the code. The land use code will be an integral part of an electronic data processing system to be developed at a later date.

### *EDP Feasibility Study*

This study includes the definition of a land inventory data bank, determines the items of information to be collected, and the source of such data, methods of collection, time and staff required to collect such data, and value to the agency's planning function. The study is an initial step in coordinating the efforts of the several city and county departments and is being carried out by the Research and Data Processing Section. In conjunction with the analysis of the data bank, the value, advantages and disadvantages of processing data bank information by electronic data processing techniques are being determined. In order to make the development of and information contained within the data bank more meaningful and usable to other city, county and various agencies, meetings and discussions are being held with these agencies to determine the value of EDP systems to each agency.



## *Data Parcel Maps*

Since the Metropolitan Planning Commission is presently proposing to update all of its land use data, this is an appropriate time to develop a coding system suitable for electronic data processing procedures. The development of this system, together with the land use manual, will reduce future expenditures for resurveying the land use of the city and county. Property descriptions from the city and county tax assessors and other sources are being used to accurately plot the location, size and shape of each parcel of land in the study area. It is estimated that more than 60,000 parcels of land will be plotted within the City of Knoxville and approximately 30,000 in Knox County. These data parcel maps are an essential step in preparing land use data for electronic data processing and will be used in conjunction with data processing methods.

## *Planning Unit Data Sheets*

The metropolitan area of Knoxville and Knox County has been divided into forty (40) statistical planning units. These have been designed to take advantage of published secondary data and have taken into consideration census tract boundaries, traffic zones established by the Highway Department and political wards of the region. Since political ward boundaries have little relationship to the accumulation of usable planning and socio-economic data, it is intended that the Metropolitan Planning Commission will amend the planning unit boundaries to more closely coincide with census tracts, traffic zones and physical barriers, such as rivers, mountain ridges, major highways or streets and railroad rights of way. Once statistical boundaries have been established, land use maps of each planning unit will be prepared. The reverse side of each planning unit land use map will contain a summary of social, economic, demographic and land use data. The Metropolitan Planning Commission plans to amend the maps and data frequently to insure current information.

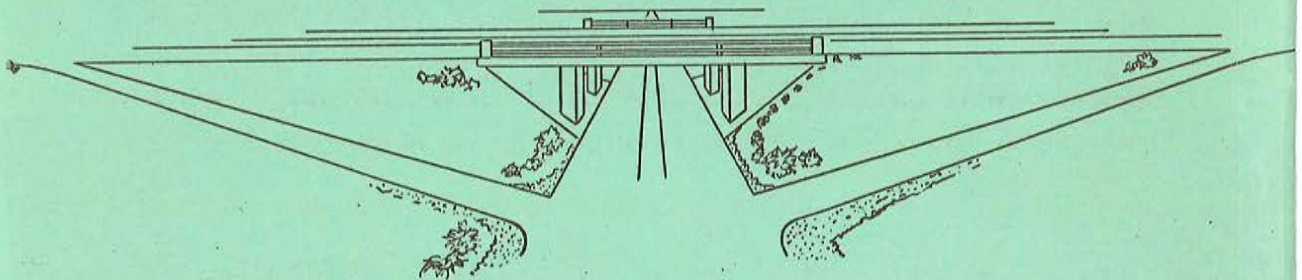


## *Regional Plan Summary*

A summary of the principal elements of the Knoxville regional development plan will be prepared and presented in text and graphic form. The Comprehensive Planning Section will review and analyze the previous detailed studies and plans completed by the Metropolitan Planning Commission and prepare a digest of the principal findings or plan recommendations. This analysis will result in a summary of the land use plan, transportation and major thoroughfare plan, community facilities plan, recreation plan, school plan and population forecasts. This report will be published as an educational booklet printed in two or three colors. A regional plan map illustrating all proposed land uses, the freeway system, the major street plan, existing and proposed park and recreation areas and existing and proposed school sites will be prepared in four colors.

## *Plan Implementation Report*

Upon completion of the development plan summary, each of the principal elements will be reviewed with the appropriate city and county departments. This will be the second step in coordinating departmental efforts toward common goals (the first being an electronic data needs study). Meetings will be set up with each department, and methods which may be used to achieve the plan goals will be outlined. This program should stimulate better understanding of planning proposals and implementation of plans for capital improvement, as well as limitations of public programs in the overall development of the community.





## *Subdividers Manual*

The subdivision manual is being prepared for distribution to land developers and subdividers and will explain the purpose of subdivision regulations in general, their principles and objectives and the intent of the Knoxville-Knox County ordinance in particular. The manual will also explain the developers' responsibilities under the ordinance. Since the manual is not intended as a technical report, but for public distribution, extra effort will be made in the format to facilitate readability. A companion report of the subdivision manual will be a developers' handbook. This booklet will explain procedures for filing a subdivision plat in Knoxville and Knox County and will spell out the step-by-step procedures to be used in subdividing land and recording the final plat.

## *Interchange Area Development Policies*

Pressure for development of land adjacent to freeways and particularly at interchanges is great. The Metropolitan Planning Commission recognizes the fact that these areas represent the natural and logical areas for future growth. In effect, a freeway interchange will represent the crossroads of the past and the future as new community centers develop as principal thoroughfare crossroads. This work item proposes to prepare development policies for interchange areas within the framework of the regional development plan.

## *Development Trends*

The Metropolitan Planning Commission staff is studying highway development trends in other urban areas throughout the nation. Contact with highway departments in other communities of approximately the same size as Knoxville has been made to determine the experience of other regions in interchange development. A significant number of aerial photographs of freeway interchange area development has been collected from numerous sources and will aid in the analysis of development factors. Some development has already occurred in Knox County in the vicinity of interchanges, and the planning staff is analyzing these trends as well as general land use development trends in the region. Some indication of growth patterns will



be ascertained by comparison of 1958 land use with 1964 land use and will be analyzed in conjunction with growth trends. Staff planners will analyze both man-made and natural physical barriers which may influence the development at each interchange. Soil conditions will be studied to determine limiting factors such as unsuitability for septic tanks or lack of a stable base for building foundations. Availability of sewer and water, as well as proposed extension of these services which may stimulate or control building, will be studied. The topography of the Knoxville region is frequently a controlling factor in growth or at least an influence upon the direction of growth. Each interchange will be analyzed in relation to its topographic features and the general topography of Knox County.

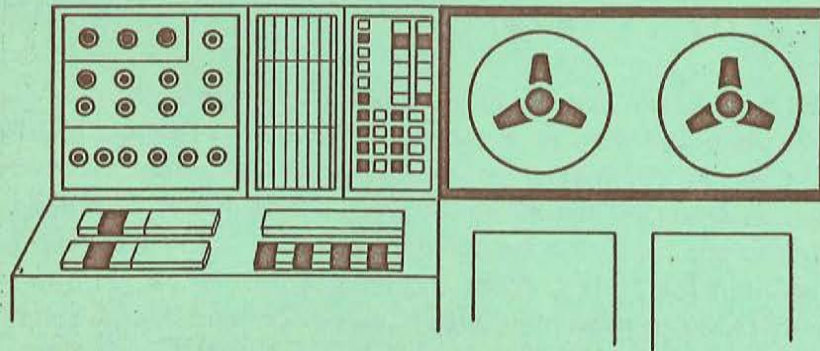
### *Policy Plan Reports*

Using the data and analysis of national information and local trends, development policies for each interchange will be prepared. Recommendations will be made as to means of implementing these policies through amendments to the overall development plan, zoning controls, subdivision controls, utility extension policies, public information and acceptance of the plan proposals.

# PROJECTS

Planning for the growth and development of a community is a continuous process. A community does not sit still but is continuously on the move. Economic growth is a non-ending processing, thus the plans for a growing community can never be completed. Recognizing the dynamic changes of the community, new plans must be developed and implemented to further the continuous planning program. In order that the Metropolitan Planning Commission may properly fulfill its function of preparing plans for the Knoxville-Knox County region, consideration has been given to several planning projects which will be undertaken after our present program is well under way or completed. Some of these potential programs are described.

*E D P*





The electronic data processing feasibility study which is now under way will lead directly to the future gathering of usable data, the coding of this data and the preparation of the information for electronic data processing systems. A data gathering project of this scope would be an extensive undertaking; however, it will be necessary in preparation of MPC planning data for future data processing on computers.

### *CRP or CIP*

Preliminary discussion has been held with Mayor Leonard Rogers and his assistant, John Murrian, regarding the City of Knoxville entering into a Community Renewal Program. If the proposed Federal Housing Act of 1965 passes Congress as it is presently written, it will be necessary for all urban cities of more than 50,000 to develop such a program in order to continue with their urban renewal projects.

### *Neighborhood Plans*

A series of neighborhood development plans, commencing with a cooperative project with the University of Tennessee for the area north of Cumberland Avenue, should be undertaken. These neighborhood plans will be a logical follow-up on the planning unit data sheets which are being prepared under our current planning program.

### *Civic Center Plans*

The city and county are presently interested in consideration of a city-county government building or buildings. Several years ago the Planning Commission, at the request of government officials, completed preliminary studies on potential locations for such a city-county building. With the addition to our staff of a landscape architect trained in site design, it is believed that the Metropolitan Planning Commission staff can be of valuable assistance in preparing site designs for such a city-county center.



## *Air Pollution Study*

The Planning Commission has recently submitted an application for an air pollution study to the Department of Health, Education and Welfare. When this grant is approved, the staff will undertake the pollution study in conjunction with the city and county health departments.

## *Analysis of Existing Land*

In order to have adequate data regarding the amount of land zoned for a particular use as related to the amount of land in said use, required studies will be made. The resulting information will be analyzed and used to determine what changes should be made and action taken regarding a petition for rezoning.

## *Continued Updating*

In the summer of 1965 the Bureau of the Census will have published the result of the Census of Business. It is hoped that when all of these documents are made available to MPC, the staff will be able to update the economic base study completed in 1961. At the same time, several other reports which were prepared in the past and are obsolete will be revised so that the information will be current. The updating of reports and studies will be a continuing project of the staff of the Metropolitan Planning Commission.



# PUBLICATIONS

Riverfront-Willow Street Development Project (December 1958)

Metropolitan Knoxville Traffic and Circulation (January 1959)

Zoning Standards for Shopping Centers. . . Industry (January 1959)

✓ Community Facilities - Parts I and II (January 1959)

✓ Knox County Industrial Land Needs (September 1959)

✓ Planning Unit Analysis (April 1960)

Proposed Adjustment Interchange No. 4 Interstate Route 40 (May 1960)

✓ Land Use Analysis (June 1960)

Community Facilities Plan: Knoxville (September 1960)

✓ A Study of Urban Knoxville (September 1960)

○ Knoxville Land Use Plan (September 1960) ←

○ Major Thoroughfare Plan (October 1960)

✓ Sanitary Sewer Study-Part I (June 1960) and Part II (October 1960)

○ Public Improvements Program 1961-1966 (October 1960)

Traffic Study-University of Tennessee (February 1961)

Sequoyah Hills Park (March 1961)

✓ Recreation Plan (March 1961)

Preliminary Analysis Jo H. Anderson Property (June 1961)

✓ Knoxville-Knox County Land Use Plan (June 1961) ←

✓ Zoning Prospectus (July 1961)

✓ Knoxville Supplementary Planning Unit Analysis Housing (November 1961)

○ A Public Improvements Program for Knoxville Stage I (December 1961)

Preliminary Analysis Weigal-Lyons Property (April 1962)

✓ Schools of Knoxville and Knox County (May 1962)

✓ The Population of Knoxville-Knox County (August 1962)

✓ The Economy of Metropolitan Knoxville (November 1962)

- ✓ Recommended Zoning Regulations (November 1962)
- ✓ Chilhowee Park Development Study (May 1963)
- ✓ Libraries of Knoxville and Knox County (May 1963)
- Knoxville-Knox County Comprehensive Transportation Study:
  - ✓ Statistical Summary of Planning Units and Traffic Zones (June 1963)
  - Current Street Use Classification (May 1963)
  - ✓ Mass Transportation in the Knoxville Metropolitan Area (May 1963)
  - ✓ Traffic Accidents (November 1963)
  - ✓ Transportation Administration (February 1964)
  - ✓ Origin and Destination Survey and Transportation Plan (August 1964)
  - Origin and Destination Survey and Statistical Data (August 1964)
  - Summary Report (August 1964)
- Zoning Ordinance-City of Knoxville (December 1963) (reprint February 1965)
- ✓ Capital Improvements Program and Budget (July 1964)
- Special Rezoning Study of the University Area (October 1964)
- ✓ Parking Plan-Knoxville, Tennessee, Central Business District (March 1965)



The cities--their needs, their future,  
their financing--these are the great  
unspoken, overlooked, underplayed, prob-  
lems of our times.

John F. Kennedy,  
President of the  
United States of  
America, 1962