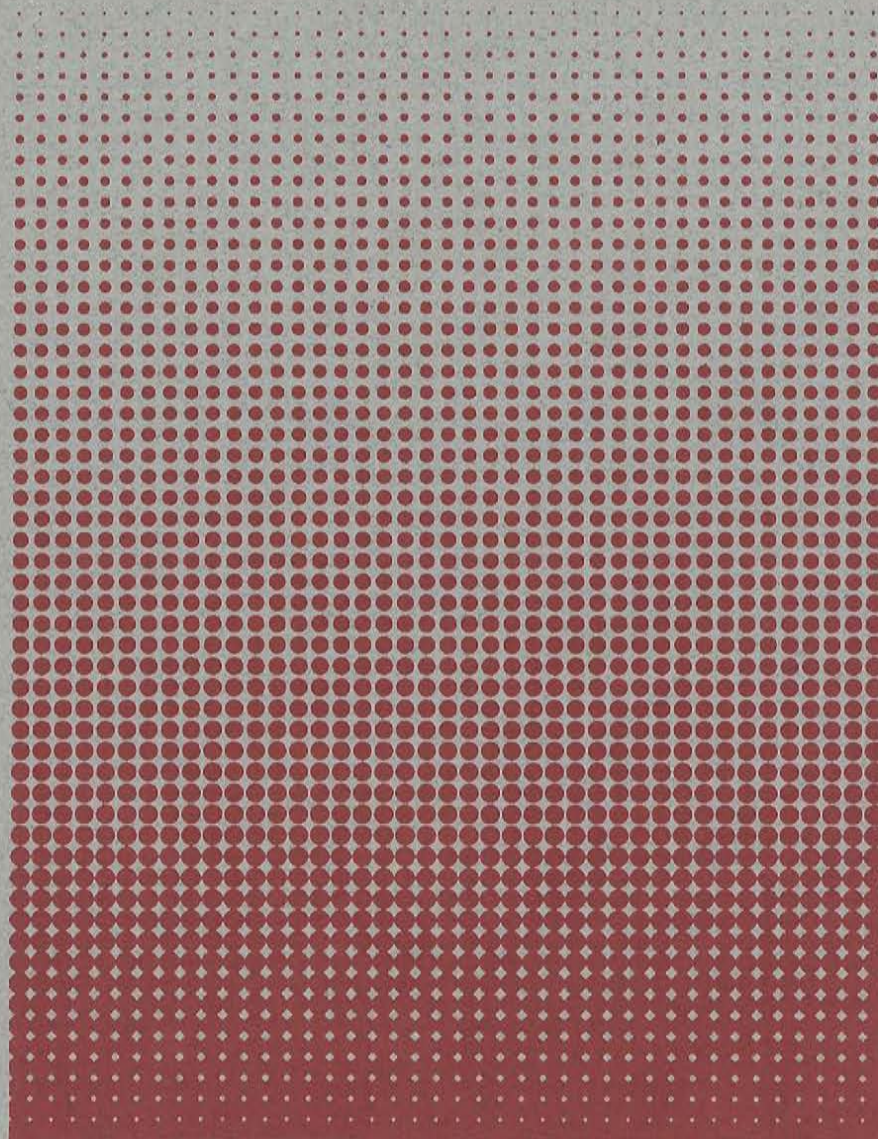


METROPOLITAN PLANNING COMMISSION

1988-89 ANNUAL REPORT



A TIME OF TRANSITION



### MPC: Our Purpose

The Metropolitan Planning Commission is a group of 15 people appointed by the Mayor and the County Executive. The Planning Commission works with a professional staff to help guide the growth of Knoxville and Knox County. Through comprehensive planning, the Commission represents the general public and advises elected officials on planning decisions that affect all of us.

In addition to being responsible for administering current zoning ordinances and subdivision regulations, the MPC works with staff to conduct long range planning studies and prepare land use plans which guide agency policy.

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CREDITS Text: Sundra Hominik • Design: Jo Ella Washburn • Photos: Karim Shamsi-Basha

## A TIME OF TRANSITION

“The face of downtown Knoxville is changing, virtually every day.” That comment was made by a local radio news announcer as he observed the changes being made on Gay Street as part of Streetscape '89.

The past twelve months have been a time of change, a time of transition in the Knoxville area. Transition seems most evident in downtown Knoxville.

A segment of Gay Street, the main artery downtown, is being torn up, layer by layer. The plans are to rebuild the street and resurface it with bricks. Major construction projects such as the 45.8 million dollar Whittle Headquarters and the Sovran Bank complex with its 9 million dollar price tag are also changing the look of downtown Knoxville. After extensive interior and exterior renovations, the old Knox County Courthouse is being reoccupied by county employees.

Transitions are also taking place far beyond the Central Business District. Almost every community in the Knoxville-Knox County area is experiencing some kind of change. Inner city neighborhoods are beginning to see change as residents rehabilitate houses and work to enhance their communities. Community organizations, realizing the need to get involved in the MPC planning process, are working more actively with the Planning Commission. In west Knoxville, residential and commercial development is booming.

The changes taking place are the results of years of planning and hard work by the City and County governments, private investors, residents, and of course, the Metropolitan Planning Commission.

The transition from a good Knoxville to a better Knoxville affects us in the most fundamental ways; how we live, how we work, and how we play.





*"I'm very optimistic about changes in Knoxville. . .it's nice to see changes happening in the right way, especially since this is my hometown."*

Colvin Idol  
News Director  
WIMZ Radio

## ■ HOW WE LIVE

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Local zoning regulations affect everyone who lives in Knoxville and Knox County. As these regulations change so do their effects on people, communities, and businesses.

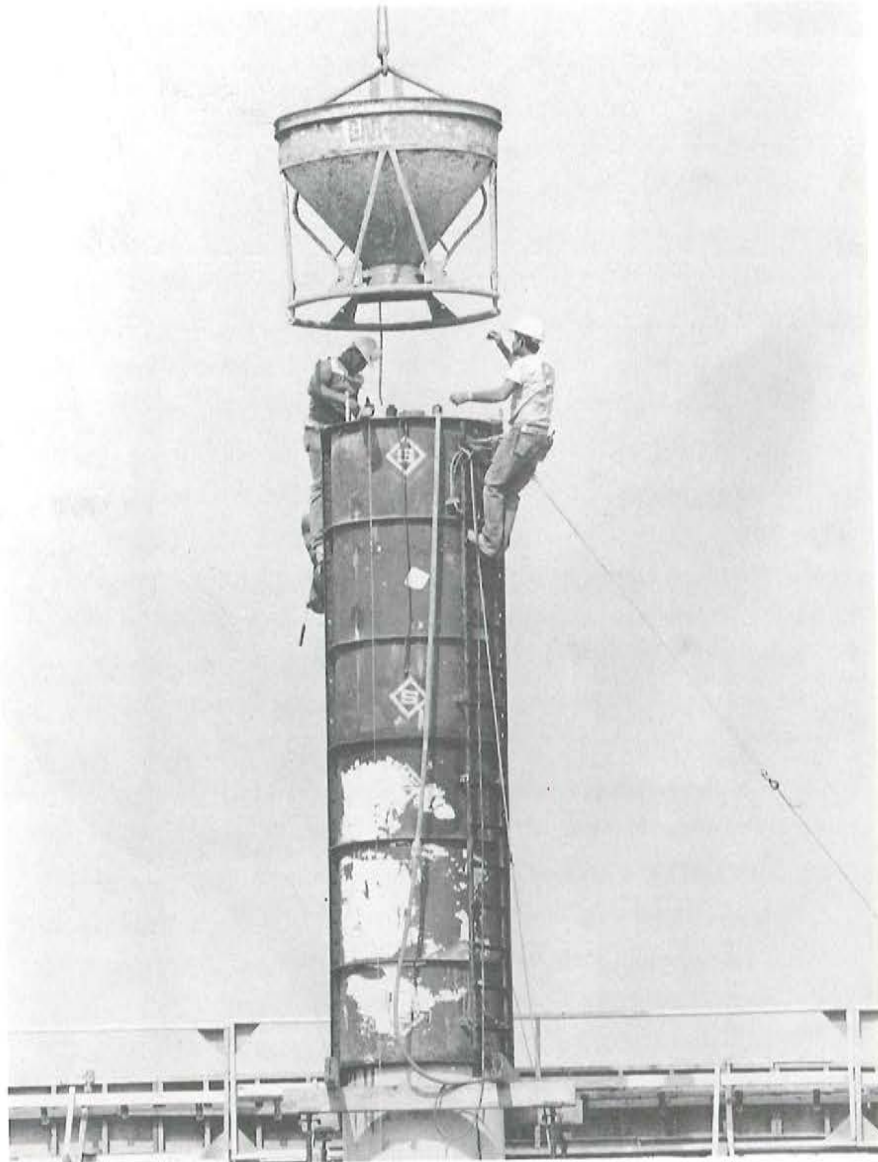
This year, the MPC continued its efforts to update and revise the Knoxville Zoning Ordinance. It's been almost 25 years since many of the regulations were reviewed for updating. Over the years as land use needs and development terminology have changed, the need for revisions in the Ordinance have become more apparent.

As other issues of the 90's such as solid waste management, education, and traffic control emerge, Knoxville will see the need for new laws and regulations. Working together and developing the best solutions to questions raised by such issues will become more and more important.

The quality of life in Knoxville and Knox County is considered good when compared with other areas. One example is the cost of buying a home. The median price for a house in the area in 1988 was \$66,500. Nationally, the median cost was \$97,500.

While the number of houses built in 1988 is down from 1987, residential development continues to be the primary type of development in the area. The majority of the City's growth has occurred in the Northwest and West sectors. In the County, most residential growth is continuing in the Northwest and Southwest sectors.

Transitions in how we live and where we live are slowly occurring in the Knoxville/Knox County area. Developers are continuing to build on smaller lots compared to lot sizes a few years ago. The interest in living downtown appears to be growing, especially in the Central Avenue/Jackson Avenue area where commercial renovations and development may be attracting some to city living.



*"We've been able to get people to leave places like New York City to come to work here in Knoxville. They like it here. We have a more relaxed atmosphere."*

Jim Bussell  
Director of Minority Affairs  
Whittle Communications



## ■ HOW WE WORK

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Transitions in Knoxville/Knox County concerning employment have been dramatic. For the past year, employment news has made newspaper headlines and has been the focus of numerous special news reports. Layoffs have made the most headlines.

Layoffs in TVA's Nuclear Division in Knoxville and other areas in the region have affected the most people. The cutbacks started in June 1988 and continued through the spring of this year. Almost 1,800 people were laid off from that government agency in Knoxville.

The manufacturing industry was also hit hard by layoffs, with 630 people losing their jobs at Delta Apparel when that textile plant shut down in June after almost ninety years of operation.

The influx of jobs to the area has also been dramatic. The new Days Inn Telephone Reservation Center began operating this year, employing about 1,200 telephone operators. Talbot's, a women's apparel retailer, opened a telephone order center this spring which employs 150. Goody's Family Clothing, Inc. has announced plans to build its headquarters and operation center in this area bringing in 500 new jobs.

City and county officials are dealing with the changing employment scene in the area by making economic development a priority. Both the Mayor and the County Executive have departments devoted to seeing that Knoxville gets new industry and jobs. MPC's role is to provide statistics and information on employment, commercial development, and economic trends that can be used to attract new industries.

Overall, the news about employment is generally good news. The 1988 unemployment rate for Knox County was only 4.7 %. That rate is lower than the state and national rates which are 5.8 % and 5.5 % respectively.

Not only are more of us working in Knox County than in other counties in Tennessee, we also earn more than most other workers in the state. Knox County has the third highest per capita income in the state. The average annual income for Knox County residents is \$10,444.



*"Now, there's more emphasis on family  
and more of a concentrated effort to  
provide family-oriented activities that  
are wholesome and healthy."*

Wanda Moody  
Knox County Commissioner



## ■ HOW WE PLAY

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There are over 144 parks and recreational facilities in Knoxville and Knox County. During the past year, recreation officials worked with MPC to update a listing of all the facilities and to develop a map showing the location of each site. The inventory also includes information about what's available at each of the sites. The idea is to make the parks easy to find and encourage people to use them as much as possible.

In April, the site of the 1982 World's Fair officially became a city park. Recently, the Mayor revealed plans to create a more inviting, park-like atmosphere at the downtown site. The development plans include landscaping the site, adding bicycle and jogging trails, and establishing a botanical garden.

Not far from the new World's Fair Park and Festival Center, the Tennessee River flows through the heart of the city. Efforts to revitalize the riverfront continued this year with city officials and private citizens determined to get people down to the river to have fun. One of the biggest events this year was the annual Water Sports Festival. Thousands turned out for music, food, and a chance to see Neyland Drive converted to a beach complete with over 60 tons of sand.

Knoxvillians weren't the only ones who enjoyed the recreational opportunities in the area. The Great Smoky Mountain National park, state parks, and area lakes attracted thousands from all over the U. S. During the past year tourists spent an estimated \$327,191,000 while visiting the Knoxville-Knox County area.

Sports are a big part of the recreational scene in the area. The University of Tennessee sports program draws thousands to Big Orange basketball and football games as well as other collegiate sports. In the spring the Knoxville Blue Jays, a minor league baseball team plays at Bill Meyers Stadium. The Cherokees Ice Hockey Team recently made the Knoxville Civic Coliseum its home.



## WORK PROGRAM HIGHLIGHTS

### ■ GENERAL PLANNING

8

The **General Plan 2005** is being developed by the long range planning staff. Work on the Plan for Knoxville and Knox County involves several steps. A project outline was developed, staff collected and analyzed information about conditions in the community, and committees were formed. The committees, made up of citizens from various backgrounds, are reviewing the information and will work with the staff to develop goals, objectives, and policies for the General Plan. The work done this year will provide a foundation for work on updating sector plans in FY 1990.

The **Report of the Mayor's Waterfront Task Force** was approved by the Planning Commission and the City Council during the year. The report provides an outline for future waterfront land use, improved water quality, better access, beautification, and parks and open spaces. Almost immediately after the report was approved, the City began implementing parts of the plan. A detailed design plan for a Neyland Parkway and a riverfront greenway system is being developed now as a part of the effort to beautify the riverfront.

The **Technology Corridor Zoning Assessment** evaluates the Corridor's Overlay zone and related issues such as development and growth since the zone was established in 1983. The report recommends maintaining the area zoning pattern for the next five years with only a few minor changes. MPC staff also suggested that scientific production be encouraged along the Pellissippi Parkway.

#### Publications:

- The Report of the Mayor's Waterfront Task Force*
- World's Fair Park and Festival Center Master Plan*
- Downtown Streetscape Plan*
- Recreation Facilities Map and Inventory*
- Technology Corridor Zoning Assessment Study*
- Sharp's Ridge Memorial Park: An Assessment of Potential Use*

*"The Tennessee River.. flows through the City of Knoxville, providing the community with many economic, cultural, and recreational opportunities. A river's natural beauty can not be duplicated..."*

Report of the Mayor's Waterfront Task Force



## ■ ECONOMIC DEVELOPMENT

9

**Economic Development: An Overview and An Information Guide** provides a profile of the area's economic development activity. It includes a brief look at topics ranging from the quality of life in the Knoxville area to levels of employment. The development activity portion of the report highlights the extensive development that has taken place in Knox County during the past five years. Development has been especially rapid in west Knox County. The information guide lists the plans, reports, and services available to those interested in development in Knox County.

**The Office Market Analysis** presents updated information obtained from a survey of office buildings in the downtown and suburban markets. It gives detailed information on each building, including location, square footage, vacancy and rental rates, services provided, leasing agent, and owner. The report also compares the local markets with national and regional trends in office construction.

### **Publications:**

- Forest Avenue Farmers' Market Feasibility Study*
- Economic Development: An Overview*
- Economic Development: An Information Guide*
- Mynatt Road/Rifle Range Neighborhood Study*
- Office Market Analysis*

*"A diversified, growing economy and a well-developed interstate highway system also contribute to the overall economic outlook for the area."*

Economic Development:  
An Overview

## ■ TRANSPORTATION PLANNING

The **Unified Transportation Planning Work Program** describes transportation planning activities to be carried out by MPC and other government agencies in the Knox and Blount County areas. Major tasks for MPC during the past year included work on the **Comprehensive Parking Study**, technical assistance to K-TRANS and the trolley system, data collection for the **1990 Census Journey to Work Study**, and developing a five-year transportation improvement plan for the Knoxville Urban area which outlines over \$73,000,000 in transportation projects for FY '89.

The **Comprehensive Parking Study** data collection started this year. The Study is analyzing parking in the Central Business district by looking at supply and demand, parking management, and parking financing. Work on the Study will continue in FY '90.

The **Pellissippi Parkway Corridor Study** addressed land use issues along the Knox County portion of the Pellissippi Parkway. Several recommendations came out of the study including the suggestion that commercial development at the Kingston Pike and Northshore Drive interchanges be restricted. If the Westland Drive interchange is built, the Study recommends that no commercial development be allowed at that interchange. The Study has been approved by the Planning Commission and the County Commission.

### Publications:

- Transportation Improvement Program FY '89-'93*
- Pellissippi Parkway Corridor Study*
- Traffic Impact Analysis for Interchange of Pellissippi Parkway and Northshore Drive*
- Unified Transportation Planning Work Program FY '90*

"The objectives of the Unified Transportation Planning Work Program are to maintain and strengthen the cooperative, comprehensive, and continuous transportation planning process..."

FY '89 Knoxville Urban Area Transportation Work Program



## ■ RESEARCH & INFORMATION SERVICES

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The MPC Library moved during the past year. While the move was a short one (just across the hall), it was a major one. The new location is larger than the old library space, providing more shelf space and a reading area. MPC's library has close to 10,000 catalogued, specialized research materials available for the staff, government officials, and the public. Research materials in the areas of planning, land use, housing, transportation, environment, and budgeting are some of the materials available.

MPC Records for 1939 to 1987 are available on microfilm. All official records from 1939 to 1987 such as rezoning petitions and minutes are on file. The public may review and copy records on the microfiche reader/printer.

Geographic Information System (GIS) made considerable progress this year. A new operator was employed and trained. Checking of maps for accuracy is almost complete. Delivery of property maps will be complete by the end of September and the system will be operational on a county-wide basis for the first time.

### Publications:

- Development in Knoxville and Knox County: List of Construction Projects, 1988*
- Knoxville Area Facts and Figures*
- Directory of Neighborhood Organizations*
- Knoxville-Knox County Urban Activity Report*

"The MPC publishes the  
Directory of Neighborhood  
Organizations... to improve  
communications between  
neighborhood groups and  
the City and County  
agencies which seek their  
input..."

1989 Directory of  
Neighborhood  
Organizations





■ CODE ADMINISTRATION

13

REQUEST	Approved	Denied	Postponed	Withdrawn
<b>Rezoning Petition</b>				
<i>City</i>	60	8	5	2
<i>County</i>	110	22	15	2
<b>Amendment Study</b>				
<i>One Year Plan</i>	32	19	10	8
<i>Long Range Plan</i>	2	0	0	0
<i>Transportation Plan</i>	1	0	0	0
<b>Subdivision - Concept</b>				
<i>City</i>	14	0	3	1
<i>County</i>	59	2	10	2
<b>Subdivision - Final</b>				
<i>City</i>	98	4	35	3
<i>County</i>	151	16	32	6
<b>Number of Lots/ Subdivision - Concept</b>				
<i>City</i>	324	0	172	0
<i>County</i>	2,338	18	550	210
<b>Number of Lots/ Subdivision - Final</b>				
<i>City</i>	311	4	362	8
<i>County</i>	2,131	121	609	74
<b>One Lot Subdivisions</b>				
<i>City</i>	77	0	0	0
<i>County</i>	189	0	0	0
<b>Ordinance Amendment</b>	9	0	0	0
<b>Use on Review Petition</b>				
<i>City</i>	42	1	7	2
<i>County</i>	51	0	8	3
<b>Street Name Change</b>				
<i>City</i>	13	0	0	0
<i>County</i>	5	0	2	2
<b>Street/Alley Closure</b>				
<i>City</i>	33	3	4	0

## FINANCIAL STATEMENT

### ■ FUNDS PROVIDED BY

14

<b>Fees</b>	\$187,677.70	
<b>Indirect Costs Recovery</b>	\$ 77,414.37	
<b>City of Knoxville</b>		
<i>Appropriation</i>	493,483.00	
<i>Downtown Plan Contract</i>	85,729.75	
<i>World's Fair Park Study</i>	10,044.99	
<i>Downtown Parking Study</i>	15,669.12	
<i>Knoxville's Community Development Corporation</i>	5,000.00	
<b>Knox County</b>	469,995.00	
<b>Tennessee Historical Commission</b>	16,726.18	
<b>Tennessee Department of Transportation</b>		
<i>Federal Highway Administration</i>		
FY '88	89,080.00	
FY '89	84,824.72	
<i>Urban Mass Transit Authority</i>		
FY '88	34,642.83	
FY '89	23,900.20	
<b>U.S. Department of Transportation</b>		
<i>Urban Mass Transit Authority</i>	13,041.36	
<b>Economic Development Administration</b>	20,355.90	
<b>U.S. Department of the Interior</b>	9,875.00	
 <b>SUBTOTAL</b>	 \$ 1,637,420.12	
 <b>Less funds provided prior to July 1, 1988</b>		
<b>Tennessee Department of Transportation</b>		
<i>Federal Highway Administration FY '88</i>	80,711.25	
<i>Urban Mass Transit Authority FY '88</i>	38,895.02	
<b>U.S. Department of Transportation</b>	11,964.34	
<b>Tennessee Historical Commission</b>	12,619.97	
<b>Downtown Plan Design Contract</b>	73,066.35	
<b>Local funds from previous year</b>	4,392.04	
 <b>TOTAL FUNDS PROVIDED</b>	 \$ 1,415,771.15	



■ FUNDS APPLIED TO

<b>CENTRAL OFFICE:</b>		
Salaries and Fringe Benefits	\$	934,821.96
Operating Expenses		124,183.22
MPC Meetings		5,340.82
Reproduction		33,897.39
Travel		8,646.10
Equipment		9,101.99
Contract Services		25.00
Trustee's Commission		2,004.56
<b>SUBTOTAL</b>	<b>\$</b>	<b>1,118,021.04</b>
<b>GRANTS AND CONTRACTS:</b>		
Tennessee Historical Commission		25,048.36
Tennessee Department of Transportation		
Federal Highway Administration		
FY '88		104,800.00
FY '89		99,773.98
Urban Mass Transit Authority		
FY '88		38,895.02
FY '89		26,575.60
U.S. Department of Transportation		
Urban Mass Transit Authority		13,041.36
Downtown Plan Design Contract		90,729.75
World's Fair Park Study		10,044.99
Downtown Parking Study		15,669.12
Economic Development Administration		27,141.53
Urban Park and Recreation Program		19,750.00
Match reserve for existing projects		4,641.57
<b>SUBTOTAL</b>	<b>\$</b>	<b>1,594,132.32</b>
Less funds applied prior to July 1, 1988		
Tennessee Department of Transportation		
Federal Highway Administration FY '88		80,711.25
Urban Mass Transit Authority FY '88		21,861.66
U.S. Department of Transportation		11,964.34
Tennessee Historical Commission		12,619.97
Downtown Plan Design Contract		73,066.35
<b>TOTAL FUNDS APPLIED</b>	<b>\$</b>	<b>1,393,908.75</b>

■ PLANNING COMMISSIONERS

16

**Jeff Fletcher, Chairperson**  
Term 1987-91

**Elizabeth Henry, Vice Chairperson**  
Term 1983-91

**Joan Allen**  
Term 1988-92

**Larry Bailey**  
Term 1989-93

**Dott Baker**  
Term 1986-90

**Ron Davis**  
Term 1989-93

**Anna Dirl**  
Term 1984-92

**Marge Ervin**  
Term 1984-92

**Richard Graf**  
Term 1987-91

**James Hubbs**  
Term 1989-93

**Imogene King**  
Term 1989-93

**William G. Knight**  
Term 1987-91

**Mark Margetts**  
Term 1986-90





■ PLANNING STAFF

Susan F. Adams, A.I.C.P., *Executive Director*  
Allen Alderman, *Planning Technician*  
Susan Anderson, *Planning Technician*  
Ann Bennett, *Planner*  
Joan Blanton, *Planner*  
Jim Bryant, *Planner*  
Michael Carberry, *Principal Planner*  
Sherry Clowers, *Receptionist*  
Phillip (Tommy) Cook, Jr., *Purchasing Technician*  
Raymond Dailey, *Graphic Technician*  
Susan Geniesse, *Planner*  
Tina Gentry, *Office Assistant*  
Ramzi Ghezawi, *Transportation Engineer*  
Terry Gilhula, *Planner*  
Sundra Hominik, *Communications Specialist*  
Ewing (Buz) Johnson, A.I.C.P., *Director-Long Range Planning*  
Johnetta Johnson, *Planning Assistant*  
Jack Jordan, *Graphics Manager*  
Rashi Kambo, *Planner*  
Jay Keck, *Planner*  
Dan Kelly, *Director-Current Planning*  
Shirley Mase, *Planning Technician*  
Phil McPeake, *Planning Assistant*  
Buddy McReynolds, *Planning Technician*  
Brian Miller, *Planner*  
Roger Moore, *Planning Technician*  
Ted Parolari, Jr., *Geographic Information System Operator*  
Pat Phillips, *Geographic Information System Operator*  
Ken Pruitt, A.I.C.P., *Principal Planner*  
Dennis Pulliam, *Graphic Designer*  
John Roberts, *Planning Technician*  
Jane Row, *Information Resources Coordinator*  
Vaughn Smith, *Director-Administrative Services*  
Carol Anne Swagler, *Planner*  
Linda Upton, *Word Processing Specialist*  
Jo Ella Washburn, *Graphic Designer*  
Jeff Welch, *Director-Transportation Planning*  
Charlotte West, *Office Assisstant*  
Violet (Vi) W. Whitmire, *Chief Clerk*  
Steve Wise, *Attorney*