

# METROPOLITAN PLANNING COMMISSION

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PLANNING  
FOR  
QUALITY  
GROWTH

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1989-90 ANNUAL REPORT

*MISSION STATEMENT:*

*MPC's mission  
for the 90's is to  
plan comprehensively  
and to achieve quality  
community growth  
through land  
use controls.*

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CREDITS

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# PLANNING FOR QUALITY GROWTH

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Planning comprehensively means planning while keeping all of the important community issues in mind. It means setting goals and developing strategies for reaching those goals.

To plan comprehensively, each issue must be viewed from various perspectives; as if looking at an issue through a wide angle lens at one point and then at another point in the planning process, looking at the same issue through a magnifying glass.

Comprehensive planning involves neighborhood groups, developers, the business community, local government officials and many others who have the community's best interest in mind.



Sue Adams, MPC Executive Director, works closely with Chairman, Dick Graf to provide direction at the monthly meetings.

For the past year, MPC has been especially aware of the need to plan comprehensively as the agency continued its work on updating the *Knoxville-Knox County General Plan*. The comprehensive plan, due for completion this fall, will set the basic policies for long-term development in the area and provide a framework to guide us toward quality growth for the next fifteen years .

Planning for quality growth is not just an abstract idea. MPC has incorporated this mission into the agency's workplan for the 90's. The Planning Commission adopted seven goals which will help us achieve our mission. The goals are:

1. improve services to local government
2. become more innovative and proactive
3. improve communications
4. obtain more support for plans and planning
5. maximize available planning resources
6. strengthen the geographic information system
7. increase the proportion of long range planning

During 1989-90, in our day-to-day efforts to plan for quality growth, MPC has worked to involve the public, advise elected officials and serve as an information resource.

# INVOLVING THE PUBLIC

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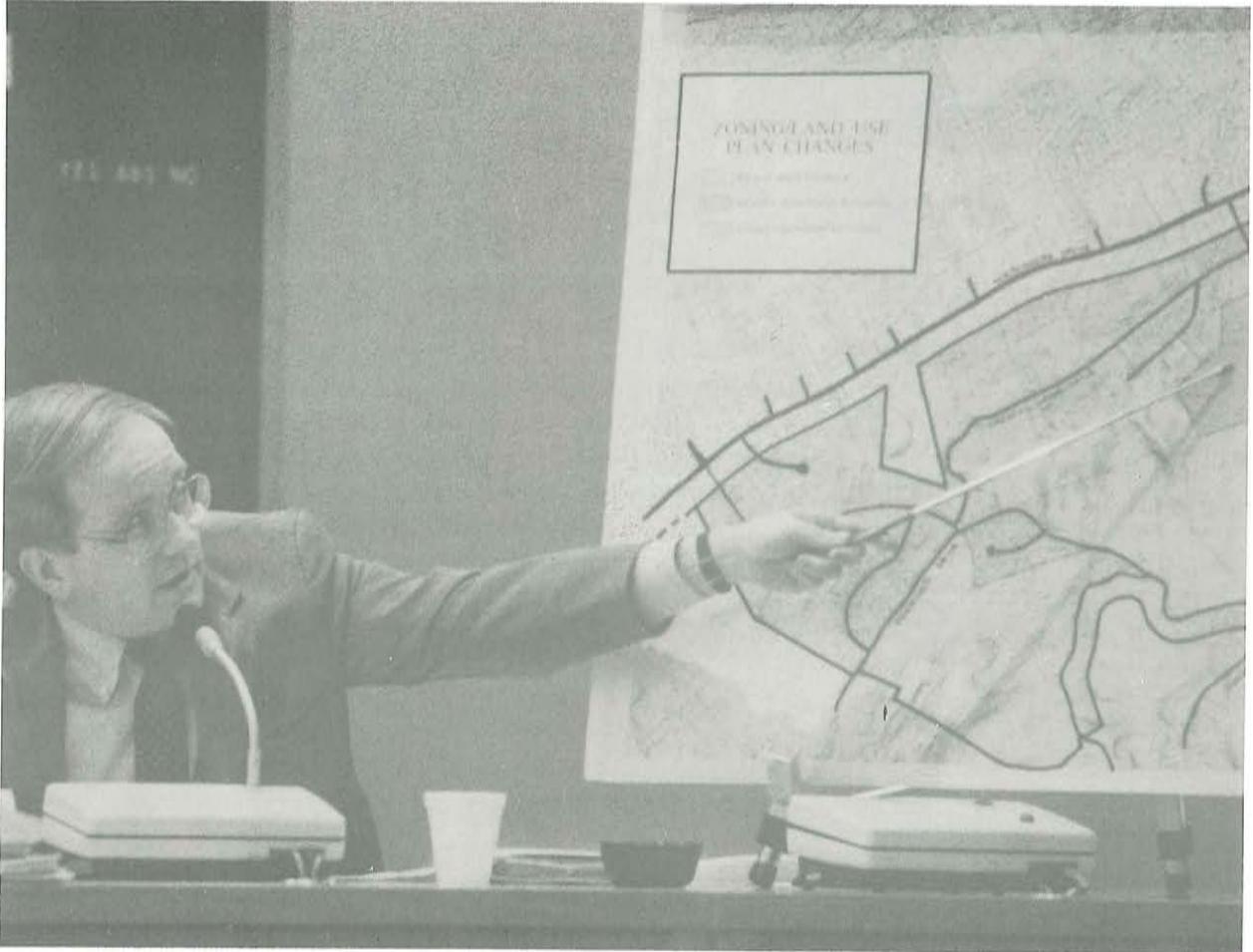


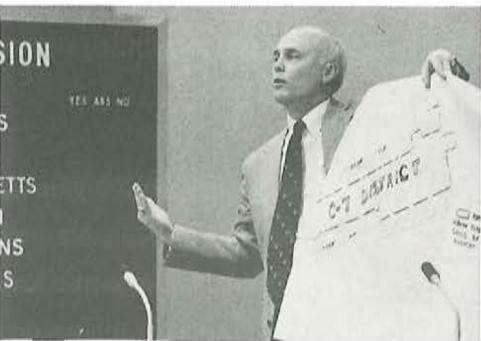
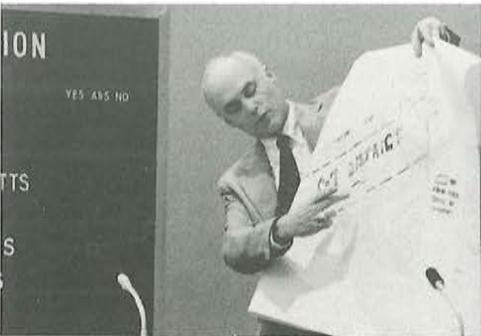
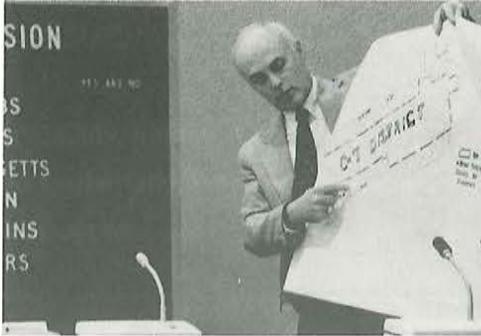


*MPC has involved the public by holding public hearings, creating citizens advisory committees to work with staff and by working with community groups on important neighborhood issues.*

# ADVISING OFFICIALS

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*The agency has advised elected and appointed officials by providing technical advice and reviewing and commenting on development proposals.*

## SERVING AS AN INFORMATION RESOURCE

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*MPC has served as an information resource to the community by providing specialized research materials and technical mapping information, by publishing and distributing planning reports and studies and by working with the media to help as many people as possible learn about planning.*



# WORK PROGRAM HIGHLIGHTS

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## ***INFORMATION RESOURCES***

Serving as an information resource is one of MPC's primary goals. The MPC Library serves as a resource to government officials, community agencies and other groups by providing a collection of journals, research reports and current data.



Almost every day, we provide information on topics such as economic development, population, employment and growth indicators. The MPC library also offers telephone reference assistance, referrals to other information sources, a monthly listing of acquisitions and a weekly *Current News* bulletin.

We are a participating member of the *Council of Planning Librarians* which supports exchange of information with other communities on a variety of urban topics.

All of these services help improve the community's access to information about the Knoxville-Knox County area; a top priority at MPC.



## COMPREHENSIVE PLANNING

Work on updating the *Knoxville-Knox County General Plan* is almost complete. The General Plan sets the basic policies on how city and county officials will plan for growth and development in our area. Ten committees worked to develop a list of goals, objectives and strategies for dealing with the important issues the community will face in the coming fifteen years. The issues include police and fire protection, environment, and education. The recommendations from the committee were developed into a land use concept plan and finally into the *General Plan 2005*. Involvement by the committees helped ensure that the Plan was one which reflected community needs from various perspectives.



The Plan will be useful as a tool in reaching goals and objectives which will result in the kind of growth that is best for the area.

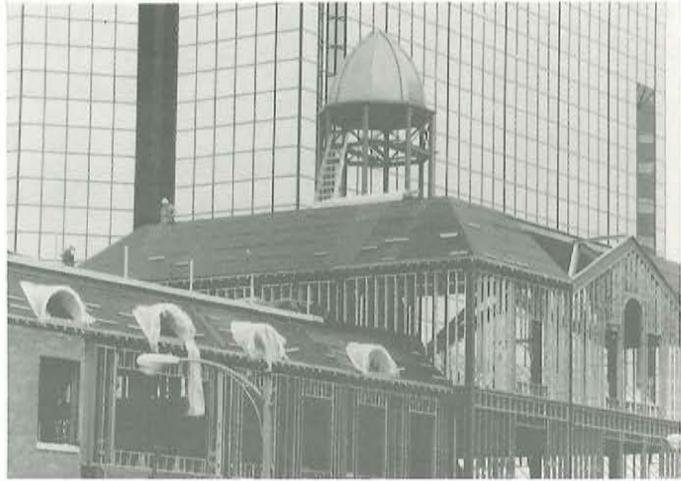
City Council and County Commission are expected to adopt the final version of the Plan this fall.

The *Parks, Recreation and Open Space Plan* will guide development of parks and open spaces in the Knoxville-Knox County area. It makes an assessment of existing parks and outlines an overall park/recreational system for our community. The need for additional ballfields, playgrounds and other facilities is also addressed in this plan.



## COMMUNITY PLANNING

The Whittle Communications Headquarters is just one example of how the Knoxville-Knox County Office Market is growing by leaps and bounds. The *Office Market Analysis* for the Knoxville-Knox County area looks at all the statistics related to office market conditions. Overall, the 1988 market increased by 9.5 percent compared to 1987. The report shows vacancy rates downtown increased from 12.5 percent in 1987 to 21.4 percent in 1988. Despite this increase, there are good signs for the area office market overall. Several new companies have recently rented office space downtown and rental rates downtown continue to be competitive with those in the suburban areas.



Regional and national market trends are also discussed in the latest *Office Market Analysis*.

One of the major issues facing Knoxville is the lack of suitable, affordable housing. The *Affordable Housing Study* examines the local housing market by analyzing existing housing, market conditions and available housing counseling programs. The study then offers recommendations on how additional shelter might be provided.



## TRANSPORTATION PLANNING

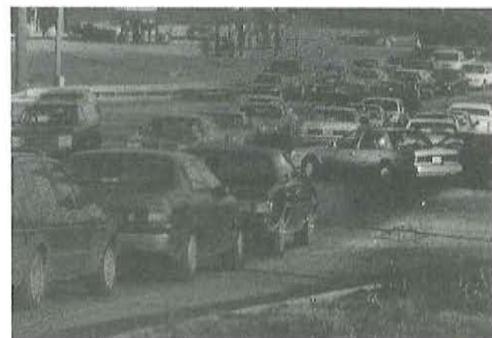
For the first time since 1981, MPC conducted a comprehensive study of parking conditions in the downtown area this year. The *Downtown Knoxville Parking Study* looked at existing parking conditions and future demands and offered recommendations to help address future and current parking problems.

The recommendations included:

- creating a Parking Coordination Committee
- allowing meter rates to be set administratively
- securing long-term funding for trolleys
- providing more visitor/shopper parking in the core of the downtown area

The City Council adopted the Parking Study in April.

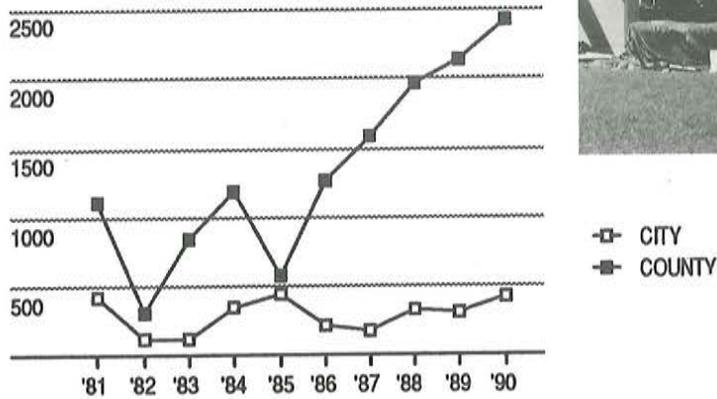
The *2005 Transportation Plan/Traffic Forecast* is part of the General Plan 2005. The Plan looks at transportation issues facing Knox and Blount counties. Problem areas such as current traffic congestion on Kingston Pike, I-40 and Alcoa Highway are addressed in the report. The report also identifies future traffic problems for the area.



## CURRENT PLANNING

Over the last decade, a total of 2,849 final subdivision lots were approved in the City. 13,366 lots were approved in the County.

**SUBDIVISIONS APPROVED IN KNOXVILLE AND KNOX COUNTY  
FY 1981-1990**



A total of 872 rezoning requests were made within the City and 1,017 requests were made in the County during the last ten years.

The text for the new *Knoxville Zoning Ordinance* was adopted by the Planning Commission in June. City Council will be considering the Ordinance within the next month. MPC staff is now working on updating the zoning maps which will be part of the new Ordinance.



# 1989-90 PUBLICATIONS

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## RESEARCH AND INFORMATION SERVICES

- Development in Knoxville and Knox County:  
List of Construction Projects 1989
- Directory of Neighborhood Organizations
- MPC Publications Catalog

## LONG RANGE (Community and Comprehensive) PLANNING

- Development in the 80's: An Eight Year Review
- General Plan 2005 Issues Report : Environment
- John Sevier/Rutledge Pike Neighborhood Improvement Plan
- Knox County School Population and Enrollment Trend Study
- Office Market Analysis for Knoxville-Knox County 1989
- Proctor Street Redevelopment Study
- Urban Activity Report: Knoxville-Knox County 1989

## TRANSPORTATION PLANNING

- Downtown Knoxville Parking Study
- Transportation Improvement Plan FY '90
- Unified Transportation Planning Work Program FY '91

## CURRENT PLANNING

- City of Knoxville Capital Improvement Program 1990-96
- City of Knoxville Zoning Ordinance
- Knoxville's One Year Plan

# FINANCIAL STATEMENT

**FUNDS PROVIDED BY**

Fees	\$178,791.20
Indirect Costs Recovery	\$ 51,678.36
<b>City of Knoxville</b>	
<i>Appropriation</i>	559,700.00
<i>Downtown Plan Contract</i>	95,000.00
<i>World's Fair Park Study</i>	32,609.41
<i>Downtown Parking Study</i>	55,000.00
<b>Knox County</b>	491,753.00
<b>GRANTS AND CONTRACTS:</b>	
Tennessee Historical Commission	23,411.00
Tennessee Department of Transportation	
<i>Federal Highway Administration</i>	
FY '89	93,360.00
FY '90	68,226.63
<i>Urban Mass Transit Authority</i>	
FY '88	38,925.00
FY '89	38,925.00
FY '90	30,185.60
U.S. Department of Transportation	
<i>Urban Mass Transit Authority</i>	13,041.36
Local funds from previous year	4,677.97
<b>SUBTOTAL</b>	<b>\$ 1,775,284.53</b>
<b>Less funds provided prior to July 1, 1989:</b>	
Tennessee Department of Transportation	
<i>Federal Highway Administration FY '89</i>	84,824.72
<i>Urban Mass Transit Authority FY '88</i>	34,642.83
<i>Urban Mass Transit Authority FY '89</i>	23,900.20
U.S. Department of Transportation	13,041.36
Tennessee Historical Commission	16,726.18
Downtown Plan Design Contract	85,729.75
Downtown Parking Study	15,669.12
World's Fair Park Study	10,044.99
<b>TOTAL FUNDS PROVIDED</b>	<b>\$ 1,490,705.38</b>

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**FUNDS APPLIED TO**

**CENTRAL OFFICE:**

<i>Salaries and Fringe Benefits</i>	\$ 1,094,097.67
<i>Operating Expenses</i>	127,893.11
<i>MPC Meetings</i>	7,668.64
<i>Reproduction</i>	32,281.51
<i>Travel</i>	10,780.23
<i>Equipment</i>	14,554.82
<i>Office Modular System</i>	52,754.86
<i>Trustee's Commission</i>	1,919.43

**SUBTOTAL** **\$ 1,341,950.27**

**GRANTS AND CONTRACTS:**

<b>Tennessee Historical Commission</b>	35,846.00
<b>Tennessee Department of Transportation</b>	
<i>Federal Highway Administration</i>	
FY '89	109,080.00
FY '90	80,266.61
<i>Urban Mass Transit Authority</i>	
FY '88	43,250.00
FY '89	43,250.00
FY '90	33,539.55
<b>U.S. Department of Transportation</b>	
<i>Urban Mass Transit Authority</i>	13,041.36
<b>Downtown Plan Design Contract</b>	100,000.00
<b>World's Fair Park Study</b>	32,609.41
<b>Downtown Parking Study</b>	55,000.00
<b>Match Reserve for Existing Projects</b>	4,046.06

**SUBTOTAL** **\$ 1,891,879.26**

**Less funds applied prior to July 1, 1989:**

<b>Tennessee Department of Transportation</b>	
<i>Federal Highway Administration FY '89</i>	99,773.98
<i>Urban Mass Transit Authority FY '88</i>	38,895.02
<i>Urban Mass Transit Authority FY '89</i>	26,575.60
<b>U.S. Department of Transportation</b>	13,041.36
<b>Tennessee Historical Commission</b>	25,048.36
<b>Downtown Plan Design Contract</b>	90,729.75
<b>Downtown Parking Study</b>	15,669.12
<b>World's Fair Park Study</b>	10,044.99

**TOTAL FUNDS APPLIED** **\$ 1,572,101.08**

# THE PLANNING COMMISSIONERS

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**Richard Graf, Chairperson**  
*Term 1987-91*

**Catherine Rogers, Vice Chairperson**  
*Term 1986-1994*

**Joan Allen**  
*Term 1988-92*

**Larry Bailey**  
*Term 1987-93*

**Dott Baker**  
*Term 1986-94*

**Ronald Davis, Sr.**  
*Term 1988-93*

**Anna Dirl**  
*Term 1984-92*

**Marge Ervin**  
*Term 1984-92*

**Elizabeth Henry**  
*Term 1983-91*

**James Hubbs**  
*Term 1985-93*

**Imogene King**  
*Term 1988-93*

**William Knight**  
*Term 1987-91*

**Mark Margetts**  
*Term 1986-94*

**Jack Reese**  
*Term 1989-91*

**Jeff Wilkins**  
*Term 1987-92*

# THE PLANNING STAFF

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Susan F. Adams, A.I.C.P., *Executive Director*  
Allen Alderman, *Planning Technician*  
Susan Anderson, *Planning Technician*  
Gretchen Beal, *Information Resources Coordinator*  
Ann Bennett, *Planner*  
Joan Blanton, *Planner*  
Jim Bryant, *Planner*  
Doug Burton, *Planning Assistant*  
Michael Carberry, A.I.C.P., *Director-Comprehensive Planning*  
Sherry Clowers, *Receptionist*  
Philip (Tommy) Cook, Jr., *Purchasing Technician*  
Raymond Dailey, *Graphic Technician*  
David DePorter, *Geographic Information System Manager*  
Susan Geniesse, *Planner*  
Ramzi Ghezawi, *Transportation Engineer*  
Terry Gilhula, *Planner*  
Cynthia Harshaw, *Office Assistant*  
Sundra Hominik, *Communications Specialist*  
John James, *Graphic Designer*  
Ewing (Buz) Johnson, A.I.C.P., *Director-Community Planning*  
Johnetta Johnson, *Planning Assistant*  
Jack Jordan, *Graphics Manager*  
Jay Keck, *Planner*  
Dan Kelly, *Director-Current Planning*  
Shirley Mase, *Planning Technician*  
Phil McPeake, *Planning Assistant*  
Buddy McReynolds, *Planning Technician*  
Brian Miller, *Planner*  
Jim Moore, *Director-Administrative Services*  
Roger Moore, *Planning Technician*  
Edit Nagy, *Planning Intern*  
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*  
Pat Rimmer, *Library Technician*  
John Roberts, *Planning Technician*  
Carol Anne Swagler, *Planner*  
Linda Upton, *Word Processing Specialist*  
Jo Ella Washburn, *Graphic Designer*  
Jeff Welch, *Director-Transportation Planning*  
Charlotte West, *Office Assistant*  
Violet (Vi) W. Whitmire, *Chief Clerk*  
Steve Wise, *Attorney*