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**Planning is
woven into the
directive fabric
of our society,
involving and
benefitting a
large spectrum
of people,
organizations
and activities.**

”

— Melville C. Branch

MISSION STATEMENT:

MPC's mission is to plan comprehensively and to achieve quality growth through land use controls. While working to accomplish this, MPC will involve the public, advise elected and appointed officials, and serve as an information resource.

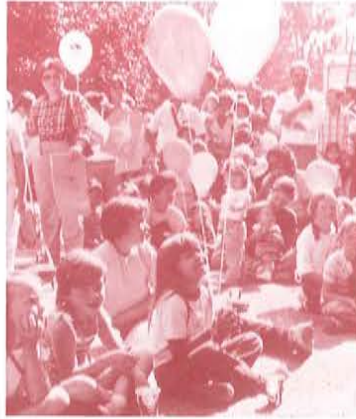
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People plan because they want to save time and money, improve efficiency, improve the quality of life, and create a better future. Anyone who has gone to the grocery store without a list will attest to the merit of planning ahead!

Communities plan for many of the same reasons. Planning does all of the following and more:

- Eliminates duplication through cooperative efforts
- Creates the greatest benefit from limited resources
- Addresses environmental issues such as air and water quality, drainage and trees



The recreational facilities where we relax and play are one of the many benefits of planning.



MPC assisted the residents of Mechanicsville by preparing design guidelines for the rehabilitation of their homes.



The intensity and type of land use is controlled through the development review process.

- Attracts and retains businesses through economic development
- Provides for infrastructure facilities
- Guides land use decisions regarding intensity and direction of growth, location, and relationship of land uses
- Prevents development in flood plains
- Creates better traffic flow on arterials
- Preserves historical and cultural resources
- Requires subdivisions to meet adequate standards
- Helps neighborhoods through citizen involvement

The Metropolitan Planning Commission

is the governmental agency charged with making and maintaining a comprehensive plan for the physical, social, and economic development of Knoxville and Knox County.

MPC has its regular

customers— developers, builders, consultants and new entrepreneurs. MPC improves their chances for success by guiding them through the application process and providing up-to-date information.



As an advisory body, MPC is representative of a wide variety of backgrounds, opinions and expertise.



The goal of the Knox Housing Partnership is to provide affordable housing to those in need in Knox County by the year 2000.



MPC staff work directly with citizens by providing specialized maps.

Planning also benefits the community

in ways that go unrecognized and unlauded. For example, small non-profit community organizations view planning expertise as a precious commodity that is often out of reach due to budget constraints. MPC serves these agencies by providing valuable demographic data and technical assistance. As a result, many people have been helped through public and private sector partnerships. The Sharp's Ridge Park Task Force, Knox Housing Partnership, and Small Business Action Council are examples.

City and County

Departments rely on

MPC for similar reasons.

The Mayor's Solid Waste Task Force, for example, has benefitted from access to MPC's information resources and professional staff.

The Recession

tightened its grip on the economy in mid-1990, making fewer dollars available to local government. However, MPC continued to be a valuable resource for government, non-profit agencies, and private industry. One truth always emerges during a recession: Planning becomes even more important when local government is struggling to make every tax dollar count.



New sources of funding for projects in housing, historic preservation, and transportation have resulted from capitalizing on planners' individual strengths.



MPC sponsors the Excellence Awards competition each year to recognize superior achievements in local development.



MPC introduced the Box City program to Giffin Elementary. Box City teaches children about land use, architecture and community planning.

MPC responded by

placing added emphasis on its efforts to improve efficiency and productivity. MPC tightened its belt, computerized more effectively, cross-trained employees and re-examined planning priorities. The 1990-1991 fiscal year was indeed a time of creativity, innovation, and partnership for the Metropolitan Planning Commission.

The pages that follow highlight MPC's 1990-1991 work program and offer a glimpse of MPC's commitment to improving the well-being of our community.

THE GENERAL PLAN 2005

Citizen committees worked with MPC's long range planners throughout the year addressing a wide range of community issues. Their findings are summarized in a series of individual reports on topics ranging from police and fire protection to economic development. The next step is to draft and present these development and growth policies to City Council and County Commission for approval. Completion is set for Fall 1991.

PARK, GREENWAY, AND RECREATION FACILITY PLANNING

Comprehensive Planning paid particular attention to the community's parks and recreation facilities in 1990-1991. The *General Plan 2005 Parks and Recreation Issue Report* outlines recreation needs throughout the community. A concept plan for creating a system of linear parks, known as greenways, was drafted. Greenways protect streams and provide paths for walking, biking and jogging. MPC was spared an added expense when the University's Municipal Technical Advisory Service provided interns to conduct condition surveys of all city and county parks. MPC also worked closely with the Community Development, World's Fair Park, and Engineering

COMPREHENSIVE PLANNING



"Parks and green spaces are a community's backyard — they say a lot about how much we respect ourselves and our home. If we value our backyard and our well-being, careful attention to our parks and green spaces will repay itself many fold in the future."

—
Editorial
Knoxville News Sentinel
April 14, 1991

Departments in revising the World's Fair Park Plan.

To pursue city and county park development, MPC helped prepare four grant applications. Approximately \$200,000 in grants resulted from this effort. The funds will be allocated for work on Morningside, Harriet Tubman, and Westview Parks.

HISTORIC PRESERVATION

The preservation program focused on service to neighborhoods and individuals. MPC prepared design guidelines for the rehabilitation of Mechanicsville homes. Old North Knoxville and Forest Hills Boulevard residents were assisted in the nomination of their neighborhoods to the National Register of Historic Places. The National Park Service placed the Park City neighborhood on the National Register of Historic Places in 1991, making it the second largest historic district in the state.

MPC reviews housing rehabilitation plans for community development programs in the city and county. This review saves both time and money for the city and county community development offices. Without the local review, plans would have to be sent to the Tennessee Historical

Commission in Nashville. MPC also counsels three to four developers a month who are investing in and rehabilitating historic properties. Knowledge about preservation tax incentives helps them make their projects financially feasible.

THE SOLID WASTE TASK FORCE

When the City of Knoxville wanted a solid waste management plan that would evoke the community's support, it turned to MPC. The city commissioned MPC to coordinate and assist a diverse group of community leaders, waste management experts, and government officials in researching waste management alternatives and developing a plan. The techniques being studied include source reduction, recycling, composting, landfilling and incineration. The integrated plan will consist of a combination of these alternatives based on the public's voiced desires and needs, and the research and analysis of the Task Force. Informed public participation has been a priority. MPC staff have worked to create efficient internal and external lines of communication between the public and the Task Force committees and among the diverse committee members themselves. MPC's assistance has enabled the Task Force to develop the best



Task Force Chairperson

Jack Reese discusses source reduction and recycling as strategies for managing municipal solid waste. More than 9,700 homes participate in the city's pilot recycling pick-up program, and seven county convenience centers accept recyclables.

recommendation possible for the citizens of Knoxville. The Solid Waste Task Force will present its final report to the City by September 30, 1991.

Publications:

- General Plan 2005
- Issue Reports:
 - Economic Development
 - Environment
 - Parks and Recreation
 - Education
 - Law Enforcement
 - Fire Protection/EMS
 - Urban Design
 - Food, Health, and Social Services
 - Housing
 - Utilities
- Updated World's Fair Park Plan
- Updated Cultural Resources Plan
- Park City National Register Nomination
- Commercial Corridor Study (draft)
- Mechanicsville Design Guidelines
- City of Knoxville Park Condition Survey
- Knox County Park Condition Survey

THE GENERAL PLAN 2005: SECTOR PLAN UPDATES

Sector plans guide and direct the community's future growth and development. MPC's long range planning staff is updating the twelve city and county sector plans which are one component of the General Plan 2005. MPC involves area residents and property owners in forming plan policies and recommendations. Work on the technical portions of the North Knox County and East Knoxville plans began this past year and will continue in 1992 with plan development.

AN AFFORDABLE HOUSING STUDY

Prospective homeowners with low to moderate incomes quickly discover a serious lack of affordable housing in Knoxville and Knox County. The supply of homes in good condition that are available for rent or purchase to lower income households is inadequate. *An Affordable Housing Study* examines housing demand and supply, the total affordability problem, and available housing programs. MPC recommends two main actions:

1. Increase the supply of affordable housing through new construction and rehabilitation; and,

COMMUNITY PLANNING



Seventy-eight percent of those responding to MPC's downtown child care study indicated interest in new child care programs in or near downtown.

2. Expand educational and counseling programs on budgeting and home ownership.

DOWNTOWN KNOXVILLE CHILD CARE STUDY: 1990

Parents across the country are concerned about child care. The *Downtown Knoxville Child Care Study: 1990* provides current information about the child care needs of downtown Knoxville employees. The study, done in cooperation with the Tennessee Valley Authority, examines the type of child care used and needed, the cost of this care, and the problems related to this care. The survey also reveals that 455 children could be placed in day care programs located in or near the central business district. Employer opinions on child care issues and needs also are summarized in the report.

Publications:

- General Plan 2005: Sector Plan Updates
- An Affordable Housing Study
- Downtown Knoxville Child Care Study: 1990
- John Sevier Neighborhood Study

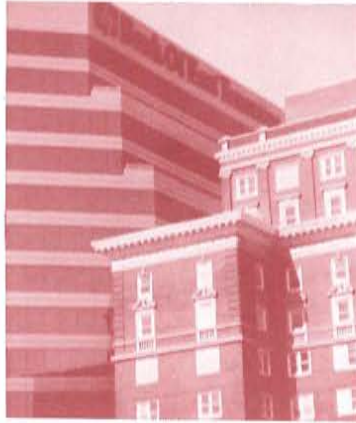
POTENTIAL INDUSTRIAL PARK SITES IN KNOXVILLE AND KNOX COUNTY

MPC prepared the *Potential Industrial Park Sites in Knoxville and Knox County* report to identify possible industrial park sites in the metropolitan area. The report emphasizes sites of 500 acres or more in size. Based on a review of area land use, physical features, transportation facilities, and service characteristics, the staff selected five suitable sites, four of which are located in the northern part of the county. Local economic development officials will use this report to attract firms and businesses who desire an industrial park setting for their operation.

1990 SHOPPING CENTER INVENTORY

First published in 1987, the *Shopping Center Inventory: Knoxville-Knox County* is a valuable information resource for those interested in the local shopping center market. The report lists and describes over 120 shopping centers serving the community. Information on size, vacancy rate, and lease arrangements is included in the report. A companion document to the inventory, the *1990 Office Market Analysis*, provides similar information for the local office market.

ECONOMIC DEVELOPMENT



"Cautious optimism" is the forecast for the national office market in the '90s.

The 1990 Office Market Analysis reported that Downtown Knoxville is bouncing back with new lease agreements with Kimberly-Clark, ALCOA, and TVA.

Publications:

- 1990 Urban Activity Report
- Development in the 80's: A Summary of Urban Activity in Knoxville and Knox County, 1982-1989
- 1990 Office Market Analysis
- 1990 Shopping Center Inventory
- Potential Industrial Park Sites in Knoxville and Knox County

TRANSPORTATION IMPROVEMENT PROGRAM

Each year the Metropolitan Planning Commission prepares a transportation improvement program for the local governments in the Knoxville Urban Area. The Knoxville Urban Area includes Knoxville, Knox County, Alcoa, Maryville, Blount County, and the Town of Farragut.

The *Transportation Improvement Program* proposes major roadway and public transit improvements for the next five years. The report facilitates cooperation and coordination among local, State and Federal transportation agencies. Of equal importance is the funding for highway and public transit projects that result from this work. Millions of dollars from Federal and State sources are made available to the Knoxville Urban Area because of the *Transportation Improvement Program*.

MINUTP: TRAFFIC FORECASTING SOFTWARE

Street and highway improvements and commercial and residential development are two major factors affecting traffic flow. Projecting the impact of these activities on our streets has always been time-consuming and difficult. MPC recently purchased MINUTP, a transportation

TRANSPORTATION PLANNING



**"MPC continues to provide
the City of Knoxville with
a superior level of service
in its transportation
planning activities."**

—
Betsy Child, Director
Policy Development
& Human Services
City of Knoxville

planning software program to identify potential traffic and transportation problems. When a major development is proposed, MPC can use this program to better assess the traffic impact of the development. In addition, alternative plans for addressing long-term transportation goals can be efficiently simulated and evaluated. The net result is the ability to make better land use and transportation recommendations to local governments and to the public in a cost-effective way.

K-TRANS BUS ROUTE ASSISTANCE

MPC works with the city and K-Trans staff in developing better bus routes to serve the residents of Knoxville. MPC and K-Trans analyze and evaluate the performance of all the bus routes to determine where and how often the buses should run. This ongoing effort to improve the city bus service is critical in guaranteeing the most service for our tax dollars.

Publications

- Transportation Improvement Program
- FY92 Urban Area Transportation Planning Work Program
- Draft: Transit Development Plan
- Northshore Corridor Study

KNOXVILLE ZONING ORDINANCE

Knoxville's Zoning Ordinance is the legal document used by elected officials and city planners to guide land use. City Council's review of MPC's recommended Zoning Ordinance revisions began shortly after the first of the year. The ordinance is undergoing a line-by-line review by various city departments and the public during City Council workshops. Other meetings are held in addition to City Council workshops in an attempt to iron out differences between the groups regarding the proposed language. This review will continue into the next fiscal year.

KNOXVILLE ONE YEAR PLAN

The One Year Plan Update focused on areas that have been annexed by the city during the past year. MPC continues to refine the proposed general rezonings, bringing numerous properties into conformance with the plan as required by the City Charter.

KNOXVILLE CAPITAL IMPROVEMENTS PROGRAM

MPC Current Planning staff recently completed the 1991-1997 Capital Improvements Program for the city administration. This is a six-year spending plan for major purchases such

CURRENT PLANNING



"The competent and responsible work that goes into the monthly agenda package is something we count on and value. The MPC staff consistently do an excellent job."

—
Catherine R. Rogers
Vice-Chair
Metropolitan Planning Commission

as buildings, land, equipment, and road improvements. The program as proposed recommends projects totaling over 177 million dollars. The administration will draw its annual capital budget from these recommended projects.

MONTHLY AGENDA PACKAGES

The monthly agenda package is produced each month for the Planning Commissioners. This package contains the various staff reports regarding subdivisions, rezonings, uses on review, one year plan amendments and other matters which the Commission must consider at its monthly, formal public meeting. The Current Planning staff strives to provide the Commissioners with carefully considered recommendations in a concise and easily readable format.

Publications:

- Knoxville One Year Plan
- Knoxville 1991-1997 Capital Improvements Program
- Knox County Zoning Ordinance Revised - first draft
- MPC Monthly Agenda Packages
- Ordinance Amendments proposed
 - Bed and Breakfast (City)
 - Demolition Landfill (County)
 - Home Occupations (County)
 - Recycling (City)
- Revised Application Forms
- Census Local Review

IMPROVED INFORMATION ACCESS

MPC is always looking for ways to improve access to information. One way is through computers. The 1990 Census data will be available on computer as well as on CDROM (Compact Disc-Read-Only-Memory.) Access will be much faster than thumbing through paper copies. Other computerized files include all subdivisions 1981 through 1990, all development projects in the city and county 1980 through 1991, office and shopping center statistics, and building permit data. These files can be searched in a variety of ways. This enhances MPC's ability to provide information to those who need it.

MPC also promotes access to information by:

1. Sending MPC publications to all area libraries.
2. Participating in national organizations such as the Council of Planning Librarians, the Urban Land Institute, and the National Council for Urban Economic Development, which give access to library collections and resources not available locally.

INFORMATION RESOURCES



"The Metropolitan Planning Commission provides accurate building permit and subdivision lot information that is very beneficial in tracking where commercial and residential development is and where it should be. MPC's library is by far one of the best information resources for planning in the South."

—
Robert Bedwell, Partner
First Commercial Real Estate, Inc.
Knoxville

3. Serving as a State Data Center Affiliate in order to get census data into local hands as quickly as possible.
4. Answering questions from anyone who calls or comes to the MPC offices with specific data requests.
5. Publishing a catalog of MPC publications, a monthly list of newly acquired materials, and a weekly news bulletin.

The MPC Library is open to the public each weekday from 8:00 a.m. until 4:30 p.m.. The Librarian is available to help you find the information that you need — a top priority at MPC.

Publications:

- Development in Knoxville & Knox County: List of Construction Projects in 1990
- Directory of Neighborhood Organizations
- MPC Publications Catalog
- Knoxville Area Facts and Figures

GEOGRAPHIC INFORMATION SYSTEM

The Geographic Information System (GIS) allows MPC to efficiently prepare customized maps containing a variety of information in a timely manner. These maps serve the needs not only of MPC, but also city and county governments, and private citizens.

Major strides were made in the development of the GIS during the last fiscal year. Subdivision information is current and available on the system. Zoning and land use information is now being added. The GIS provides maps for many projects, including sector planning and land use studies. The GIS produces maps displaying bus routes, census tract boundaries, special area studies, and sidewalk information.

GIS/ADDRESS DEPARTMENT MERGER

MPC seeks new and better ways of doing its work. Because the GIS and Addressing Department complement each other, their two functions were merged. The merger has improved efficiency and modernized operations. Employees have been able to cross-train and rotate jobs. This maximizes the productivity of personnel and equipment. The expansion of

ADMINISTRATIVE SERVICES



Prompt ambulance, fire and police response times depend on accurate street address maps of the city and county.

The Geographic Information System is fast becoming an essential tool in many areas of planning.

available information greatly enhances the usefulness of the system to MPC and other users. For example, government departments and public utilities can improve their services to the public because of updated street address data on the GIS.

PUBLIC MAP SALES

MPC continues to offer for sale a variety of "stock" maps such as zoning and traffic count maps. Citizens have become accustomed to this service. MPC's level of service to the general public has improved with its expanded customized map capabilities. Equipped with the latest in GIS technology, MPC can offer customers almost any combination of mapping information they need.

FINANCIAL INFORMATION

FUNDS PROVIDED BY:

FEES \$168,547.72

INDIRECT COSTS RECOVERY 67,624.21

CITY OF KNOXVILLE:

Appropriation 559,700.00

Solid Waste Study 49,159.00

KNOX COUNTY 524,000.00

GRANTS AND CONTRACTS:

Tennessee Historical Commission 2,500.00

Tennessee Department of Transportation

Federal Highway Administration

FY '90 17,423.37

FY '91 81,099.40

Urban Mass Transit Authority

FY '90 8,739.40

FY '91 32,512.00

DEFERRED REVENUE (5,505.90)

TRANSFER FROM FUND BALANCE:

GIS Zone Map Conversion and Equipment 101,439.91

Provision for Accrued Vacation 60,152.46

TOTAL FUNDS PROVIDED \$1,667,391.57

FUNDS APPLIED TO:

CENTRAL OFFICE:

Salaries and Fringe Benefits	\$1,076,489.49
Provision for Accrued Vacations	60,152.46
Operating Expenses	109,108.91
MPC Meetings	5,297.27
Reproduction	31,543.61
Travel	10,106.99
Equipment	16,464.29
GIS Equipment	66,000.00
Contract Services	38,429.91
Trustees's Commission	1,557.57
 SUBTOTAL	 \$1,415,150.50

GRANTS AND CONTRACTS:

Tennessee Historical Commission	5,000.00
Tennessee Department of Transportation	
Federal Highway Administration	
FY '90	20,498.39
FY '91	95,411.06
Urban Mass Transit Authority	
FY '90	9,710.45
FY '91	36,124.00
City of Knoxville	
Solid Waste Study	40,810.58

TOTAL FUNDS APPLIED \$1,622,704.98

LOOKING TO THE FUTURE

What goals will the Metropolitan Planning Commission work toward next year? A part of MPC's work program is ongoing — routine activities that support the work of the Planning Commissioners. Some planning projects, such as the General Plan 2005 and the One Year Plan, are mandated by law; others are dictated by funding sources. Some of MPC's planning studies each year are responses to community requests. Others are requested by city or county departments.

The preceding pages reflect the fact that MPC responds to many requests from outside the agency for data or assistance. Fortunately, MPC has the diversity of human resources and know-how to tackle a wide variety of projects. MPC is also flexible and adaptable in the face of change and the challenges it brings.

To plan the staff's work for the year ahead, MPC's leadership looks at the 1991-1996 Strategic Plan. Strategic planning systematically manages change and focuses on the allocation of scarce resources to critical issues.

The following are high priority goals for FY 1991-1992 as identified by MPC's Strategic Plan.

CURRENT PLANNING

- Community Facilities Plan
- County Zoning Ordinance Revision
- Subdivision Absorption Study
- Vacant Land Inventory

LONG RANGE PLANNING

- Sector Plan Updates
- General Plan 2005

SUPPORT SERVICES/ INFORMATION SYSTEMS

- Address data entry on the Geographic Information System
- Completion of land use data entry on the GIS

TRANSPORTATION

- Traffic Forecasting
- Bikeway/Pedestrian Plan as part of the Greenway Plan 1992

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Catherine Rogers, Vice Chair
Term 1986-1994

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Term 1988-1992

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Term 1987-1993

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Term 1986-1994

Ron Davis
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Elizabeth Henry
Term 1983-1991

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Term 1985-1993

Imogene King
Term 1988-1993

William Knight
Term 1987-1995

Mark Margetts
Term 1986-1994

Jack Reese
Term 1989-1995

Jeff Wilkins
Term 1987-1992

PLANNING STAFF

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, Planner
Michael Carberry, A.I.C.P., Comprehensive Planning Director
Sherry Clowers, Receptionist
Philip (Tommy) Cook, Jr., Purchasing Technician
Raymond Dailey, Graphics Technician
Susan Geniesse, Planner
Ramzi Ghezawi, Transportation Engineer
Terry Gilhula, Planner
Sally Hanson, Communications Specialist
Cynthia Harshaw, Office Assistant
Ewing (Buz) Johnson, A.I.C.P., Community Planning Director
Johnetta Johnson, Planning Assistant
Jack Jordan, Graphics Manager
Dan Kelly, Current Planning Director
LaDawn Koennicke, Word Processing Specialist
Shirley Mase, Planning Technician
Phil McPeake, Planning Assistant
Buddy McReynolds, Planning Technician
James Moore, Administrative Services Director
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, Geographic Information System Operator
John Roberts, Planning Technician
Janna Shook, Geographic Information System Operator
Carol Anne Swagler, Planner
Jo Ella Washburn, Graphic Designer
Jeff Welch, Transportation Planning Director
Charlotte West, Office Assistant
Violet (Vi) Whitmire, Chief Clerk
Steve Wise, Attorney

CREDITS

Text:
Sally Hanson

Design:
Jo Ella Washburn