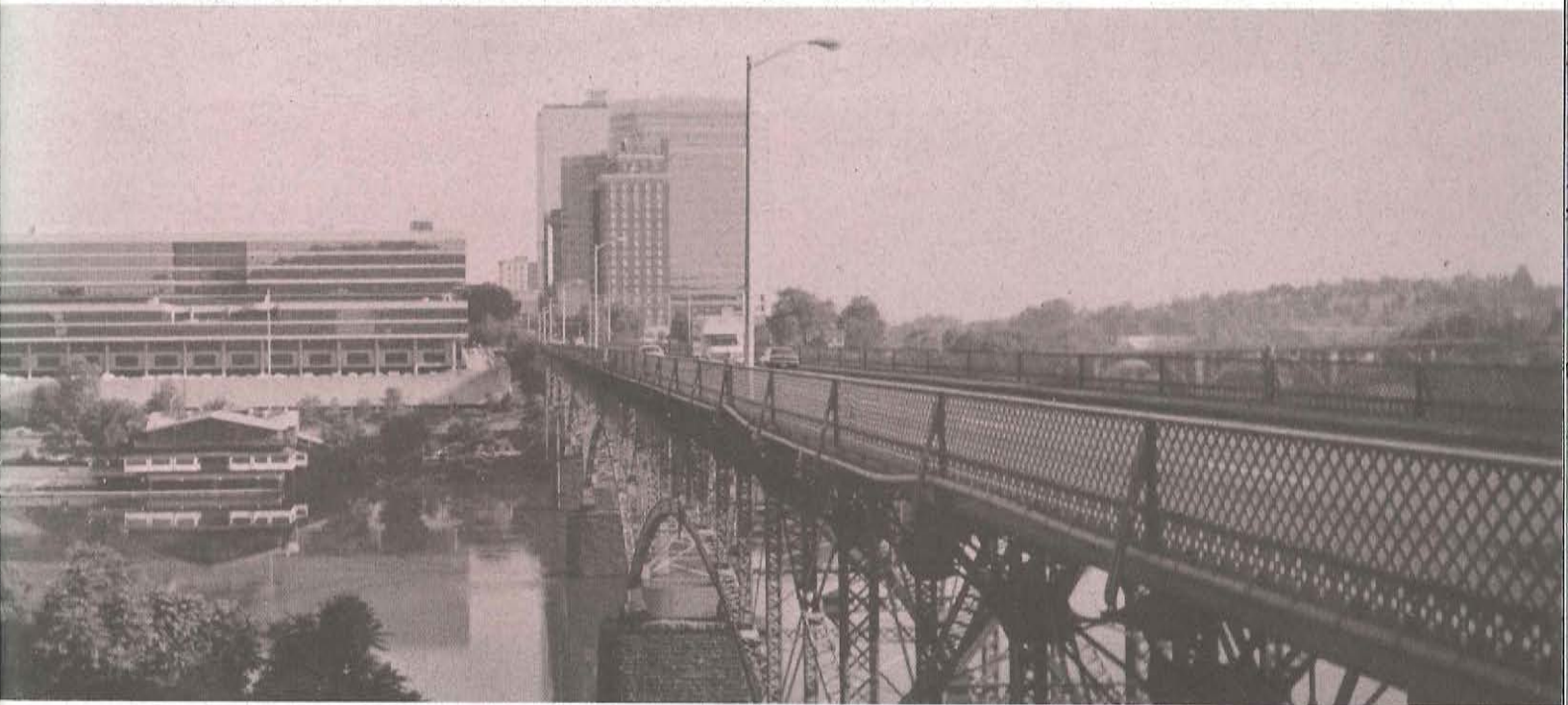


Knoxville-Knox County
Metropolitan Planning Commission



1993 Annual Report

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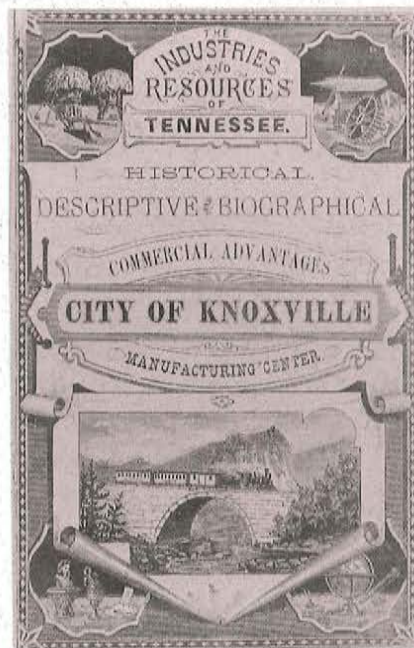
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Resources & Potentials

In 1748, Stephen Holston, a Virginia pioneer, explored a river system in the East Tennessee wilderness then claimed by both England and France. During this rafting expedition, Holston became one of the first Europeans to view the future site of Knoxville.

Nearly 40 years later, settlers began arriving from North Carolina and Virginia. James White, a prominent figure in Knoxville's early history, settled with his family near the Holston and French Broad Rivers. In 1791, he held a lottery to sell the land located near his fort, in what is now downtown Knoxville. This event marked Knoxville's beginning. Knox County was established soon after, in 1792.

Through strenuous labor, people obtained their living from the land. This is not to say that Knoxville was an agrarian society. The natural resources of the region, which included timber and minerals, provided bountiful opportunities for trade. The river offered transportation, and Knoxville's location made it a stopping place for pioneers traveling westward.

The people's resourcefulness and entrepreneurial spirit can be credited with transforming the region into a wholesaling and industrial center. Knoxville grew from a frontier outpost to one of the major metropolitan areas in the Southeast. This growth could not have occurred without an abundance of natural and human resources.

People, Land, and Planning

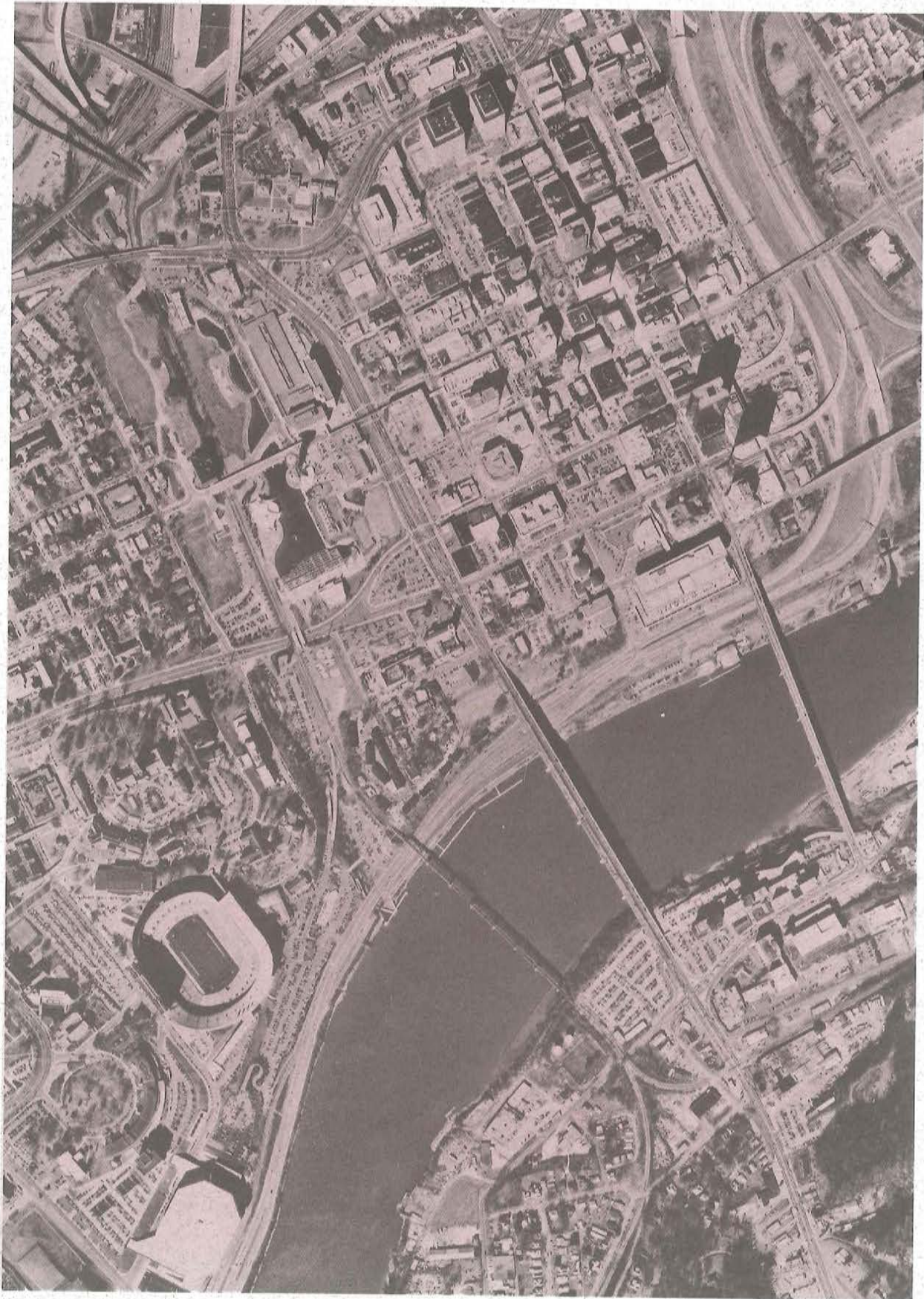
Our relationship with the land and its resources has changed since the days of the early explorers and settlers — almost as dramatically as the landscape itself. In 1993, we can no longer consider land an unlimited resource. We must wisely manage the use of our resources and protect them for future generations.

The mission of the Knoxville-Knox County Metropolitan Planning Commission is to plan comprehensively and achieve quality growth through land use controls. In this pursuit, MPC involves the public, advises elected and appointed officials, and serves as an information resource.



Today, people, land, and planning are inextricably woven together. Our collective and individual destinies are tied to the land. Once upon a time, our predecessors surveyed the nearby ridges, lush valleys, and fertile, rolling hills, and pondered their potentials. We are not so different.

In the pages that follow, the Metropolitan Planning Commission reports on its Fiscal Year 1993 activities and achievements.



People

To understand the role MPC plays in community planning, it's important to meet the people behind the planning process.

Fifteen volunteer planning commissioners advise the Knoxville City Council and the Knox County Commission on land use matters. They come from different walks of life and strive to represent the citizens of Knoxville and Knox County in a non-partisan manner. The planning commissioners base their decisions on adopted ordinances, regulations, long-range plans, staff recommendations, and information shared by petitioners and citizens.



MPC possesses a knowledgeable staff, able to tackle the diverse challenges of metropolitan planning. Their skills allow MPC to assume leadership in the development of cooperative relationships and long-lasting solutions.

Citizens of Knoxville and Knox County play an important role in community planning. MPC conducts formal monthly hearings to consider land use proposals. They sponsor workshops in the community to gather ideas and suggestions on a variety of issues. Both are excellent opportunities for public participation. MPC draws upon the expertise and experience of people in the community to identify needs and create policies for development. MPC also responds to the requests of individuals and citizen groups for technical assistance and information.





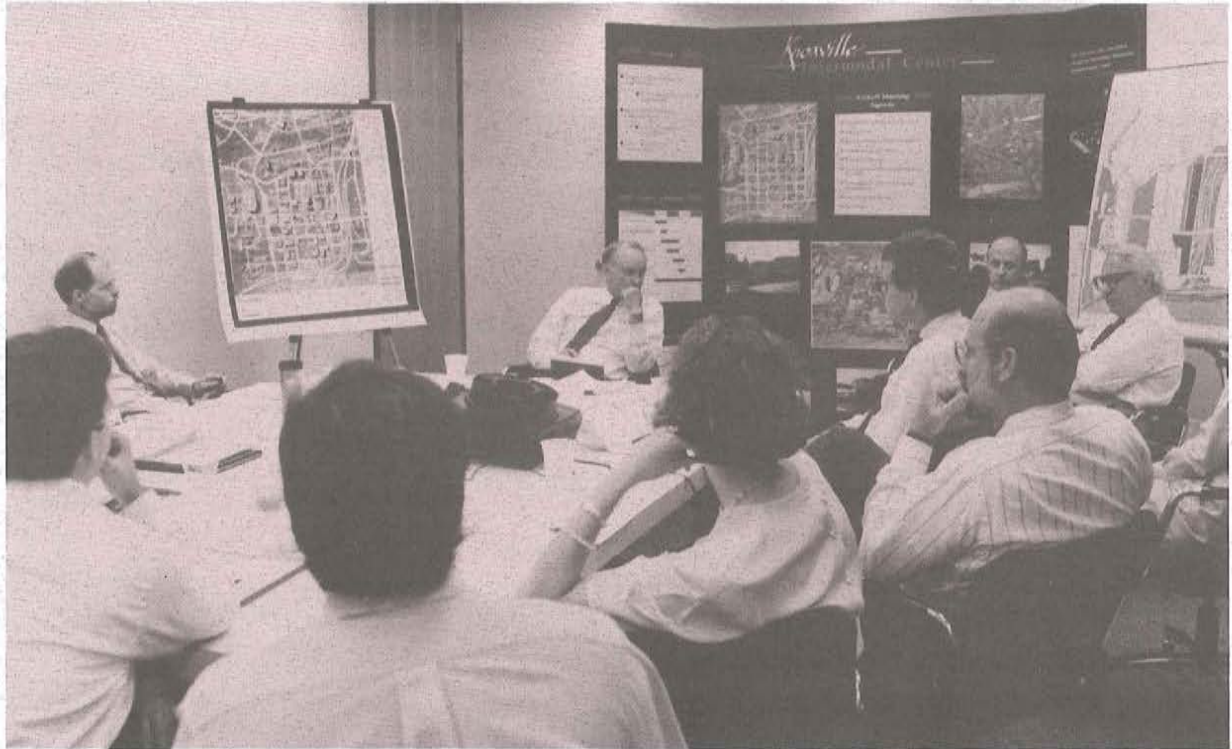
Land

Sometime during the 1990s, Knox County will reach a milestone in its history. More than one-half of our county's 338,000 acres will be developed. While it took two hundred years to reach this point, a quarter of that growth, more than 90,000 acres, took place in the last twenty-five years.

In the last decade, roughly 79 percent of subdivision and building permit activity has occurred in the unincorporated areas of Knox County outside Knoxville city limits. Much of the activity within Knoxville has included the redevelopment of older tracts and infill development on relatively small parcels.

The availability of land in Knox County is a greater concern now than ever before. A substantial portion of the remaining undeveloped land is characterized by steep slopes, floodplains, and other physical limitations. As we approach the 21st century, planning and development will be undertaken with awareness that land is a limited resource.





Planning

The purpose of planning is to prepare for the future. It is an intrinsic part of life, business, and government.

The Metropolitan Planning Commission is a multi-purpose community planning agency that serves a variety of clients. MPC works with citizens, developers, and local governments to foster creative development and to protect sensitive land resources. MPC works to preserve our community's distinctiveness while anticipating, planning for, and managing growth.



LONG RANGE PLANNING

■ Neighborhood Planning & Historic Preservation

The Five Points community prospered in the early twentieth century thanks to the health of wholesaling and manufacturing industries in nearby downtown Knoxville. Many businesses moved to the suburbs in the '50s, leaving fewer job opportunities in the area. In 1992, MPC began working with residents, Neighborhood Housing and Commercial Services, and the City Department of Community



Development to assess and address the area's needs. *The Five Points Community Small Area Plan*, adopted by MPC and the Knoxville City Council in 1993, provides strategies for revitalizing this community. The plan emphasizes three points: social issues underlie physical "symptoms" and must be addressed; public-private

partnerships are needed; and, active participation of neighborhood residents is essential.

New federal funding for affordable housing programs became available with the passage of the National Affordable Housing Act in 1991. To qualify for these funds, municipalities are required to file a *CHAS*, or *Comprehensive Housing Affordability Strategy*. This means examining housing needs and outlining methods to reach stated goals. MPC worked with city and county representatives again this year to complete the CHAS.

The Preservation Plan for Knoxville and Knox County (formerly Cultural Resources Plan) documents structures and districts which are eligible for the National Register of Historic Places and/or local historic overlay status. Each listing in the plan provides a brief description of the structure's significance and the approximate construction date. In 1993, MPC completed the five-year update of this plan. Two completed sections of the



Multiple Resource Nomination guide us to a better appreciation of Knoxville and Knox County's past. *Early Settlement and the Frontier, 1785 - 1860* provides background information covering geographic and political influences, the significance of stations, mills, ferries and roads to the area, and the settlement of Knoxville. *Early Settlement and the Frontier* also contains nominations of 14 properties to the National Register of Historic Places.

Suburban Growth and Development, 1870 - 1940 describes the role of the streetcar and the automobile in fostering residential development patterns. It includes the nomination of six districts to the National Register.

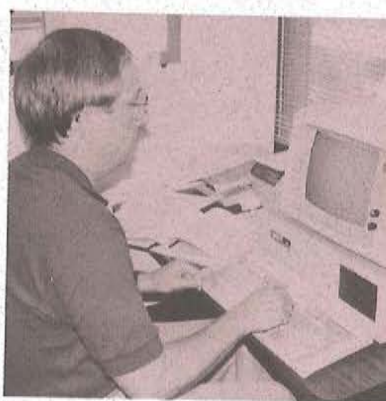
National Register status does not provide protection for historic structures and districts, but a

structures and districts, but a *Local Historic District Overlay* does. Members of the Old North Knoxville Neighborhood Association wanted this protection as one of Knoxville's earliest suburbs. MPC assisted by completing a *Designation Report* and *Design Guidelines*. MPC and City Council approved the overlay request in the fall of 1992.

■ General Plan

Taking stock of needs and resources is at the heart of sector planning. Two sector plans, the *North City Sector Plan*, and the *North County Sector Plan*, were completed after extensive public participation. Both plans outline policies and actions to direct growth within their respective boundaries. Proposals for the North City Sector include pedestrian-friendly commercial areas called town centers and special designations to protect historic areas. Road improvements were proposed for Emory Road in the North County Sector Plan.

Planners are using the ideas received at six *General Plan Public Workshops* in February and March to create a vision for Knoxville and Knox County. Residents told us what was good about the community, what needed improving, and what we should do in the future that is not being done now. The General



Plan is used as a basis for land use, environmental, and related development decisions by MPC and city and county governments. There will be further opportunities for public review as the plan enters its final stages.

■ Parks, Community Facilities & Services

Westward expansion in Knox County requires more public facilities and services. MPC joined the Knox County library director and a representative from the Town of Farragut to study potential sites for two new libraries; one to be located in the Cedar Bluff area and one near Farragut.

Every year, MPC prepares an *Urban Park and Recreation Recovery Action Plan* for the City of Knoxville. The 1993 RAP update outlines plans for the relocation of a swimming pool, the renovation of several parks, and the development of two new parks. Also included in the update is the continuation of the Fair Play Sports Program, a program of non-traditional sports activities for at-risk youth.

Publications:

- *Five Points Community Small Area Plan*
- *North County Sector Plan*
- *North City Sector Plan*
- *1992 City of Knoxville Comprehensive Housing Affordability Strategy*
- *1992 Knox County Comprehensive Housing Affordability Strategy*
- *Evaluations & Recommendations for West Knox County Branch Libraries*
- *1993 City of Knoxville Parks and Recreation Recovery Action Program*

TRANSPORTATION PLANNING

■ Metropolitan Planning Organization (MPO)

The Knoxville Urban Area Metropolitan Planning Organization is responsible for regional transportation planning and is made up of six local municipalities: Knoxville, Knox County, Maryville, Alcoa, Blount County, and Farragut. It receives staff support and technical assistance from the transportation planners at MPC. *The Unified Planning Work Program*, identifies the transportation planning tasks to be done by the MPO.

The *FY '93-97 Transportation Improvement Program (TIP)* outlines transportation projects planned for the Knoxville Urban Area. Highway and transit improvements in Knox and Blount Counties are documented in this report.

One element of the TIP is *Conformity Analysis*. The Environmental Protection Agency identified Knox County as a "non-attainment" area because of its failure to meet the air quality standards of the Clean Air Act. Development of the TIP requires conformity analysis work to

demonstrate that changes in the transportation system will not worsen air quality conditions.

The 2005 Transportation Plan for Blount County was approved by the MPO on November 17, 1992. This report is an interim thoroughfare plan and will be updated in FY '94. Socio-economic data contained in the 1990 census package will be reflected in the update.



■ Public Transit

MPC works with the City of Knoxville, K-Trans, and various boards and community groups to identify and address local public transit needs.

The 1994-1998 Transit Development Plan identifies

capital needs and planning activities for K-Trans for the next five years. This plan is updated annually for the Tennessee Department of Transportation.

January 26, 1997 marks the date Knoxville is required to meet the paratransit mandate of the Americans With Disabilities Act (ADA). *The 1993-1997 ADA Paratransit Update* strives to provide disabled people with a paratransit service comparable to the city's fixed-route buses.

■ Congestion Management

The West Knoxville corridor (I-40/75) carries more than one hundred sixty thousand vehicles per day. Road work at a number of sites has caused delays and traffic congestion which has in turn, resulted in increased auto emissions.

The goal of *Project Greenlight* is to improve air quality by minimizing auto emissions. Auto emissions will be reduced when the number of vehicles during peak travel hours is decreased. Informing the public about the scope and estimated duration of



monitoring traffic conditions and evaluating the impact of *Project Greenlight*.

■ Pedestrian Facilities

The Sidewalk Plan for the City of Knoxville and the related *Sidewalk Plan Technical Report* illustrate a base sidewalk network and provide guidance for its maintenance and development. Work will continue towards expanding the sidewalk system into Knox County and coordinating efforts with the county's trails and greenways program.

road projects, and providing phone numbers for transportation agencies has been accomplished in part, through the distribution of the *Project Greenlight* brochure. The Knoxville Commuter Pool is encouraging ridesharing, vanpooling, and telecommuting/flextime programs. The City of Knoxville and TDOT (Tennessee Department of Transportation) are installing state-of-the-art signal equipment to improve signal timing and traffic flow. And, the University of Tennessee Transportation Center is



Publications:

- *FY 1993-1997 Knoxville Urban Area Transportation Improvement Program (TIP)*
- *FY 1993 Air Quality Conformity Analysis (part of the TIP)*
- *FY 1994 Knoxville Urban Area Unified Planning Work Program*
- *Knoxville Urban Area Metropolitan Planning Organization Bylaws*
- *1994-1998 Knoxville Transit Development Plan*
- *Strawberry Plains Pike/I-40 Interchange Area Traffic Study*
- *Project Greenlight Brochure*
- *2005 Transportation Plan for Blount County*
- *1993-1997 Americans With Disabilities Act Paratransit Plan Update*
- *Sidewalks Within the Parental Responsibility Zone: A Cost Estimate*
- *Sidewalk Plan Technical Report*

SHORT RANGE PLANNING



■ 1993 One Year Plan

The *One Year Plan* contains land use policies that form the legal basis for zoning decisions in the City of Knoxville for a 12-month period. An annual update every April incorporates changing community goals and One Year Plan amendments from the previous year. MPC presents the proposed One Year Plan amendments at public workshops in February and March.

■ 1993-1999 Capital Improvements Program

Quality urban growth and development is encouraged and directed in several ways. One method is to coordinate physical and financial planning through a *Capital Improvements Program*. The CIP is a prioritized, six year plan for major public

improvements, including project descriptions, estimated costs, and funding sources. The short range planning staff works with the City Finance Department assembling and tabulating project requests submitted by the various city departments.

The 1993-1999 CIP represents \$170 million dollars of programming over a six year span. Some of the projects included in this update include a bridge maintenance program, building maintenance and roof repair, renovation of Bill Meyer Stadium, and a household hazardous waste facility.

■ County Zoning Ordinance Amendments

- Knox County Sign Regulations amended
- Yard Sale Regulations amended into ordinance
- Board of Zoning Appeal Forms amended
- Ag, CA, and CB zones amended to permit veterinary clinics
- TO (Technology Overlay District) amended and area reduced
- SP (Scientific Production

District) substantially amended and name changed to BP (Business and Technology Production District)

■ City Zoning Ordinance Amendments

- TO-1 (Technology Overlay District) amended and area reduced
- SP-1 (Scientific Production District) was changed to BP-1 (Business and Technology Park District)
- I-2 amended to permit limited temporary retail sales
- Recycling standards incorporated into Zoning Ordinance

■ Minimum Subdivision Regulations Amendment

MPC approved an amendment to the Minimum Subdivision Regulations establishing standards for the construction of private streets, also known as joint permanent easements, to provide access to lots in new developments. The new regulations set standards for locating, constructing, and maintaining the easements.

■ Code Administration

Request	Approved	Denied	Postponed	Withdrawn
Rezoning Petition				
City	181	7	6	0
County	94	16	21	7
Amendment Study				
One Year Plan	21	8	3	3
Subdivision - Concept				
City	18	1	9	2
County	76	2	41	7
Subdivision - Final				
City	77	14	28	3
County	125	38	52	10
Number of Lots/ Subdivision - Concept				
City	608	1	562	3
County	3455	243	637	187
Number of Lots/ Subdivision - Final				
City	544	40	328	5
County	1752	163	638	42
One Lot Subdivisions				
City	42	7	8	3
County	29	14	9	2
Ordinance Amendment				
	14	0	4	1
Use on Review Petition				
City	34	9	7	4
County	40	3	28	3
Street Name Change				
City	8	0	0	0
County	6	0	1	0
Street/Alley Closure				
City	37	1	8	4



Publications:

- *Knoxville 1993 One Year Plan*
- *Knoxville 1993-1999 Capital Improvements Program*
- *MPC Monthly Agenda Packages*
- *Zoning Ordinance Amendments*
- *Minimum Subdivision Regulations Amendment*

INFORMATION SERVICES

■ Economic Development

Knoxville is outperforming national office market trends, according to the *1992 Knoxville/Knox County Office Market Analysis*. The overall vacancy rate in Knoxville of 9.7 percent is nearly half that of the national rate of 18.9 percent. The yearly analysis looks at downtown and suburban vacancy rates and trends. Affordable rent and a prime regional location make the Knoxville office market an attractive choice for business.

The *1992 Development Activity Report* summarizes development trends in Knoxville and Knox County and provides useful information for those interested in the general development patterns of the community. The report uses building permit, subdivision, and rezoning data as indicators of development activity.

MPC collected data from commercial and industrial realtors, the Greater Knoxville Chamber of Commerce, and the Tennessee Department of Industrial Development to update the



Industrial/Warehouse Space Inventory. The 1993 edition includes many new buildings not previously captured in the 1988 survey.

■ Information Services

Economic, population, and housing data is generated and used on a

regular basis by different local government departments. The *Data Coordination Project* brings together all city departments, KUB, GIS, and MPC to identify opportunities to share resources, and eliminate duplication of data. The project goal is to realize greater efficiency, accuracy, and cost effectiveness. Recommendations address data collection, analysis, reporting, and maintenance.

■ G.I.S./Address Assignment

Subdivision requests approved in FY '93 account for hundreds of new homes in need of addresses. The Geographic Information System (G.I.S.)/Address Assignment staff provided these new addresses while continuing work on a long-range project to computerize the addressing system.

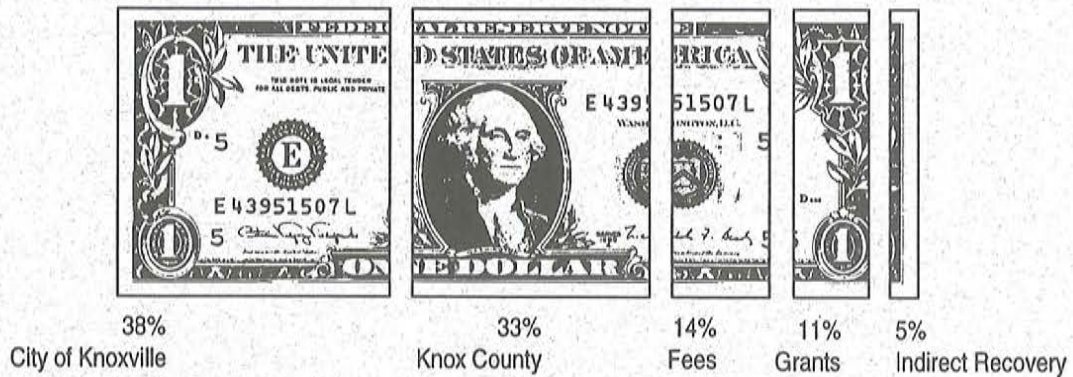
Publications:

- *1992 Office Market Analysis*
- *Facts and Figures Brochure*
- *Neighborhood Directory*
- *Development Projects - 1992*
- *1992 Development Activity Report*
- *1993 Industrial/Warehouse Space Inventory*

FINANCIAL INFORMATION FY 1992 - 93

- The number of MPC employees remained steady at 40 during FY 1992-93.
- Fee receipts exceeded expectations due to increased construction in Knoxville and Knox County.
- Each employee was given a cost of living salary increase of 2.5% on July 1, 1992.
- Budgetary controls were monitored closely during the year.

Revenues = \$1,588,566



Expenditures = \$1,583,987

Payroll	\$1,297,560	81.92%
Contracted Services	85,000	5.37%
Supplies	35,060	2.21%
Advertising	33,070	2.09%
Duplicating	24,990	1.58%
Maintenance	16,540	1.04%
Communications	14,850	0.94%
Equipment	13,500	0.85%
Travel & Training	13,160	0.83%
Rental	11,960	0.75%
Postage	11,040	0.70%
Other	27,257	1.72%

Note: The information presented is unaudited financial data. Adjustments will be made to this data during the FY 1992-93 financial statement audit.

MPC COMMISSIONERS 1992 - 93



Catherine R. Rogers, Chairperson

Jack Reese, Vice-Chairperson

15

Joan Allen

Larry Bailey

Dott A. Baker

Bob Bowers

Cindy Bradley

Ronald Davis, Sr.

Mark Deathridge

Richard Graf

James Hubbs

Imogene King

Mark J. Margetts

Jack Roberts

Jeff Wilkins

MPC STAFF

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Allen Alderman, Planning Technician

Susan Anderson, Geographic Information System Operator

Kathy Ayres, Geographic Information System Manager

Gretchen Beal, Information Services Director

Ann Bennett, Historic Preservation Planner

Joan Blanton, Planner

Doug Burton, Transportation Planner

Mike Carberry, Long Range Planning Director

Susan Chapman, Planner

Sherry Clowers, Receptionist

Carole Dabney, Intern

Raymond Dailey, Graphic Technician

Russ Davis, Planner

Vince Gauthier, Intern

Susan Geniesse, Principal Planner

Terry Gilhula, Intern

Sally Hanson, Communications Specialist

Donna Hill, Planning Technician

Bill Holder, Geographic Information System Operator

Martha James, Graphic Designer

Ewing (Buz) Johnson, Special Projects Coordinator

Johnetta Johnson, Planning Assistant

Dan Kelly, Short Range Planning Coordinator

Shirley Mase, Geographic Information System Operator

Pam McGrew-Kesselring, Civil Engineering Technician

Phil McPeake, Planning Assistant

David (Buddy) McReynolds, Planning Technician

Debra Mitchell, Library Assistant

Chris Ooten, Planning Technician

Amy Sain Paganelli, Administrative Services Manager

Patricia Ann Phillips, Geographic Information System Operator

Cindy Pionke, Transportation Engineer

Ken Pruitt, Principal Planner

John Roberts, Planning Technician

Suzanne Robinson, Office Assistant

Brenda Roulhac, Word Processing Specialist

Carol Anne Swagler, Transportation Coordinator

Jo Ella Washburn, Graphic Designer

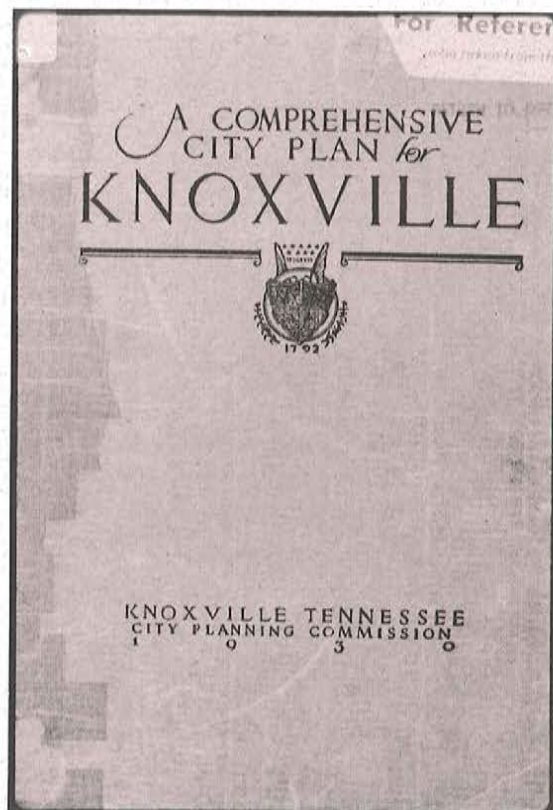
Jeff Welch, Deputy Executive Director

Charlotte West, Word Processing Specialist

Tom Whalen, Transportation Planner

Violet (Vi) Whitmire, Senior Administrative Assistant

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