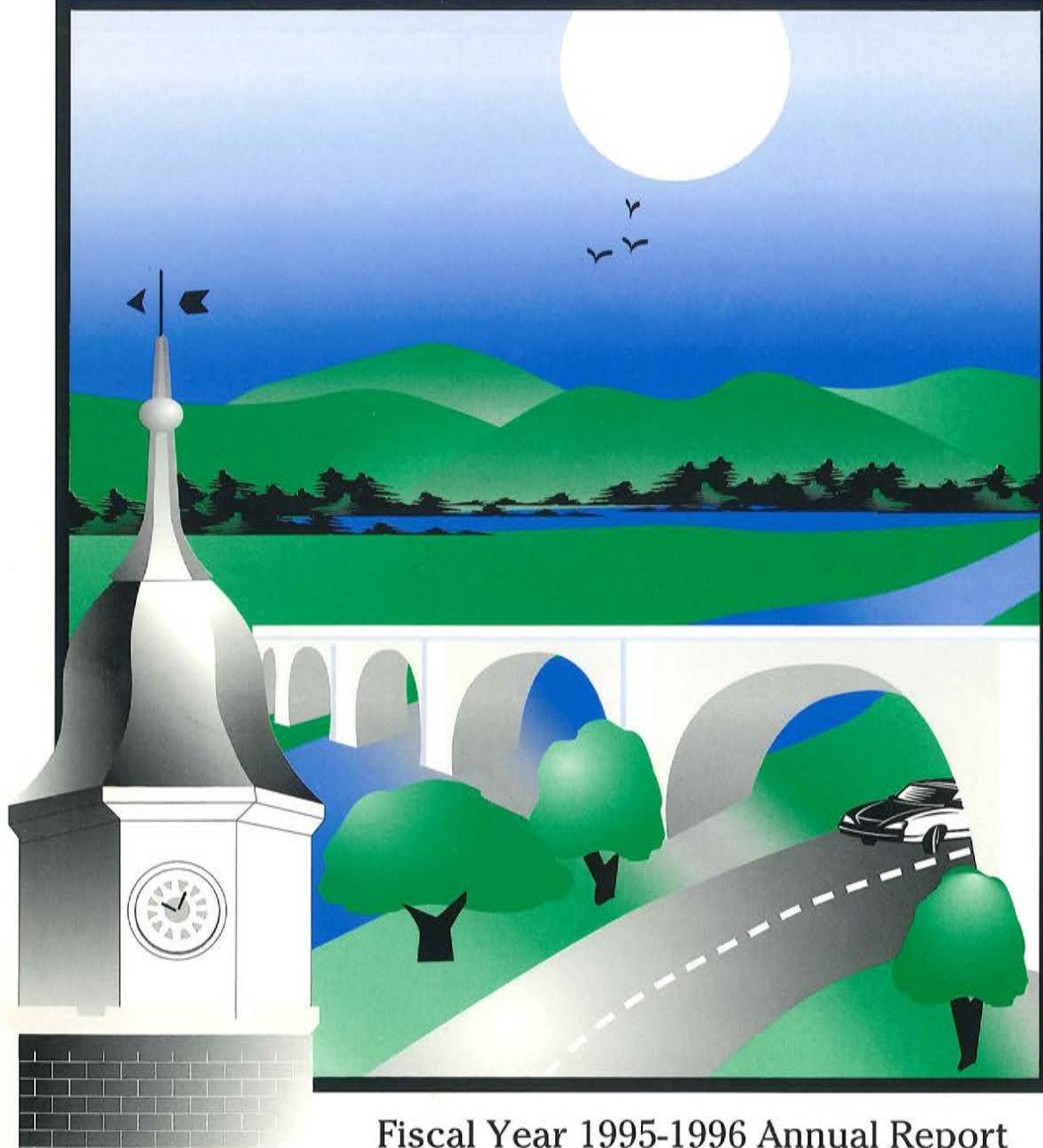


**KNOXVILLE KNOX COUNTY
Metropolitan Planning Commission**

**Forty Years of Public Service
1956-1996**



Fiscal Year 1995-1996 Annual Report

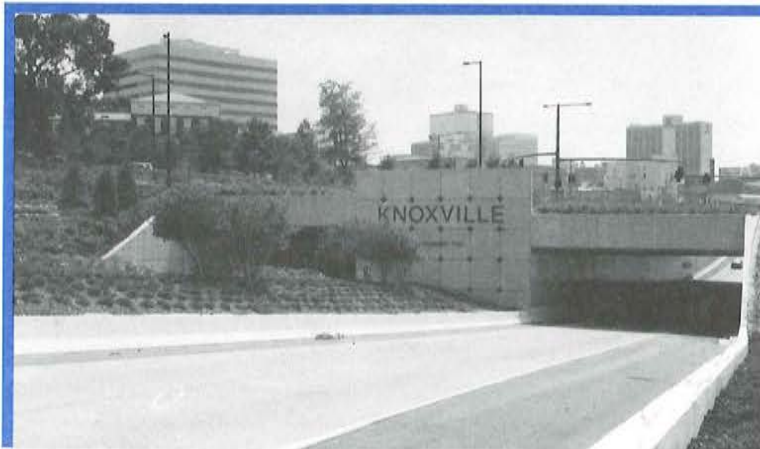
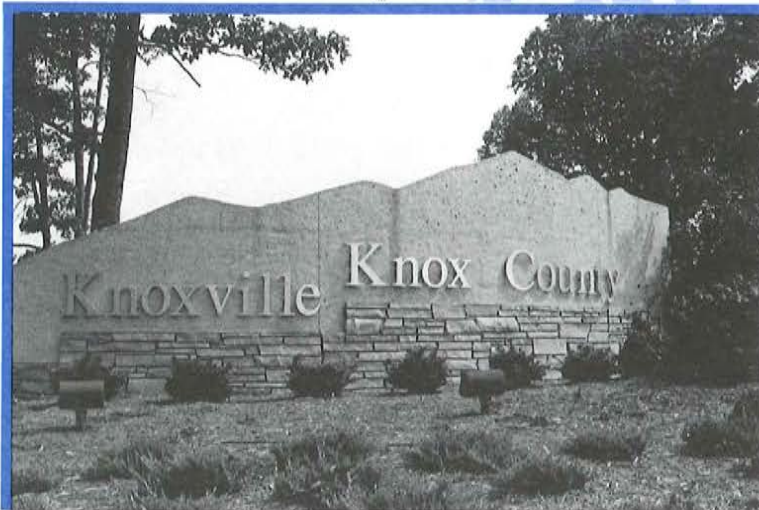
Table of Contents

Milestones & Cornerstones	1
Past Planning Commissioners	4
MPC Chairpersons	4
Excellence Award Winners	5
Development Services	8
Capital Improvements Program	8
New Postponement and Withdrawal Procedures	8
Development Review Summary	8
Neighborhood Rezoning Studies	9
Zoning Ordinance Amendments	10
Business Signs in Commercial Districts	10
Comprehensive Planning	11
Transportation Trends	11
Major Road Plan	11
Sector Planning	12
Great Smoky Mountain Regional Greenway Committee	13
Information Services	14
Resource Center and Information Connection	14
Geographic Information Services	14
New Building Permit Application Procedure	15
Services FY 1995-1996	16
Products FY 1995-1996	17
1995-1996 MPC Planning Commissioners	18
MPC Staff	20
Financial Information	Inside Back Cover

CREDITS:

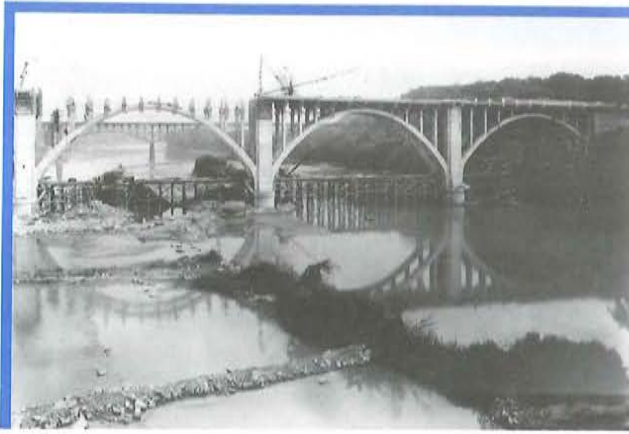
Sally Hanson	Text
Rebecca Clement	Design
David Andrews, Mike Carberry, Rebecca Clement, Sally Hanson, McClung Historical Collection, Jo Ella Washburn	Photography

A Community Building Tradition



1996 marks two milestones for the Metropolitan Planning Commission: the 40th anniversary of MPC's formation, and the 15th Annual Excellence Awards Competition.

Comprehensive long-range planning in the City of Knoxville formally began in 1929 with the appointment of the city's first planning commission by City Manager Louis Brownlow. The commission consisted of the Mayor, law director, service director and four private citizens. One of the commission's first acts was the hiring of city planning consultants Harland Bartholomew and Associates of St. Louis to develop a general plan for the city. During the next four years, a general plan was developed as well as a major street plan, transportation study, recreation plan, civic center plan, and a parking and traffic study. Three important outcomes of this planning effort were a zoning ordinance, the exten-



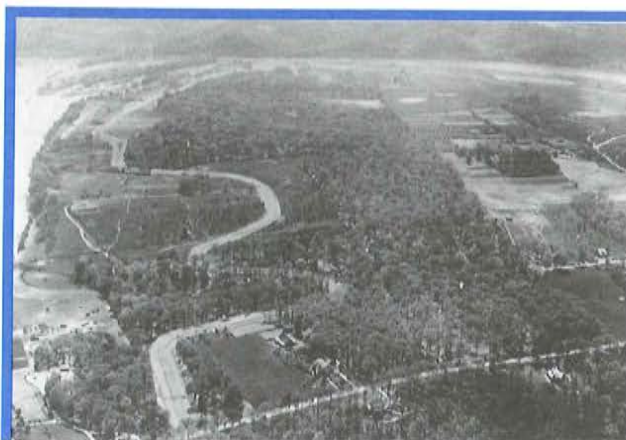
Construction on Henley Street Bridge began in September, 1930. The bridge was dedicated on January 2, 1932.

sion of Henley Street, and the construction of the Henley Street Bridge.

During the late '30s and into the '40s, planning activities in Knoxville included a new general plan, a revision of the *Major Street Plan*, and the creation of Sequoyah Park. For the most part, formal planning had evolved into a mostly zoning function during this period. The private consultants ended their assistance in 1952.

The Knox County Planning Commission was organized in 1940, and was comprised of the Highway Commissioner, three members of County Court, the City Planning Commission Chairman, and four private citizens. They developed zoning controls, subdivision regulations, a plan for Concord Park, and a county tax mapping program.

By the mid-50s, Knoxville and Knox County officials recognized the relationship between city and



Sequoyah Hills, originally called Talahi, was being developed by 1929. The land that was to become Sequoyah Park is seen here along Fort Loudoun Lake (top).

county development; that development action in the city was having an affect on the county, and vice versa. They concluded that a county-wide, comprehensive planning effort was necessary for the best future growth of the community.

Legislation passed by the Tennessee State Legislature in 1935 sanctioned and defined the powers and duties of municipal and regional planning commissions, and granted authority to the State Planning Commission to create these commissions. Upon consolidation of the Knoxville and Knox County Planning Commissions, the Tennessee State Planning Office granted all powers of a regional planning commission to the new Knoxville Knox County Metropolitan Planning Commission April 13, 1956.

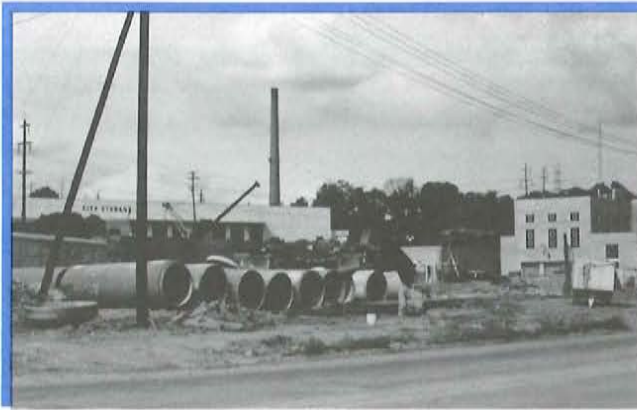
The Metropolitan Planning Commission (MPC) was formed as an independent agency in the local government structure and serves in an advisory capacity to city and county governments on all zoning and planning matters.

Each decade has presented its own unique challenges and opportunities to planners, developers, and citizens.

MPC began substantial planning efforts in 1957 when funds and additional staffing became available under the Federal Government's 701 Program. Five studies were conducted: base map preparation, a land use survey, zoning standards for the planning region, a traffic and circulation study, and a community facilities and services survey.

The '60s could be remembered as a period when major redevelopment projects in and around downtown Knoxville began. By the end of the '50s, American urban renewal was in full swing. Knoxville's version entailed the redevelopment of the Morningside area, which included new housing and a new civic auditorium.

The first major long-range planning efforts undertaken by MPC took place in 1960-61 and resulted in 20-year recommendations for land use, transportation, sanitary sewers, and community facilities. That decade also witnessed the planning and first construction efforts of the interstate system. It was during this time that proposals for multifamily developments were flourishing and citizens were testing their strength in opposition to many of the zoning changes and development proposals MPC was reviewing.



Environmental concerns came to the forefront in Knox County during the '70s with federally-funded water quality management planning. In 1972, MPC adopted a "no sewer – no subdivision" policy. A moratorium on rezoning in west Knox County was put in place until MPC could develop, and County Commission adopt, small area plans for areas of greatest growth.



MPC began its third decade with an expansion of staff and budget. Large federal grants funded long-range highway and transit plans, historic surveys and studies of housing and neighborhood conditions. But sometime in the mid-80s, federal funding for these planning efforts decreased, shifting the emphasis toward locally-determined planning.

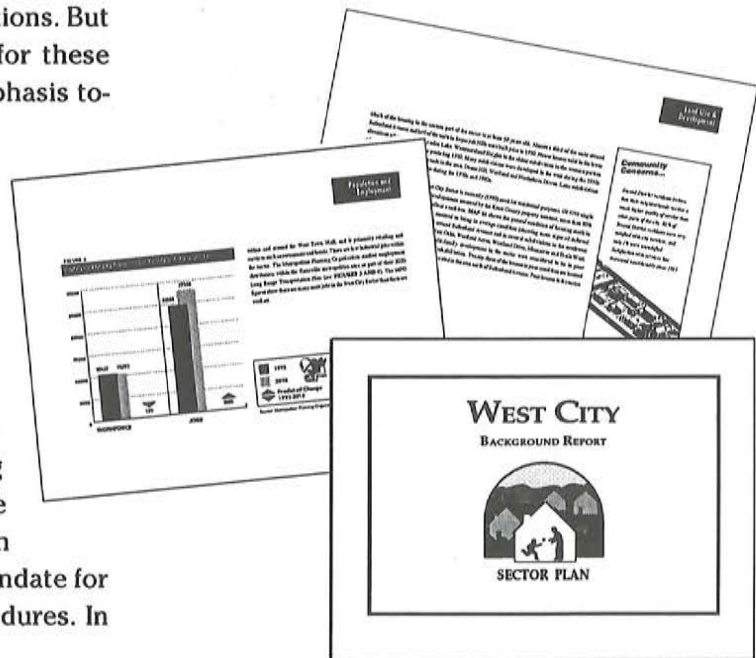
The mid-90s find MPC engaging in comprehensive planning in its fullest sense. We have a new general plan, a long range transportation plan, updated sector plans, and city and county greenway plans.

Establishing relationships with neighborhood and business groups and encouraging public participation have become essential activities of public agencies seeking community consensus and support in the '90s. The Intermodal Surface Transportation Efficiency Act of 1991 provided a federal mandate for MPOs to develop public involvement procedures. In

addition to forming the Urban Transportation Issues Committee (UTIC), the Knoxville Urban Area Metropolitan Planning Organization adopted proactive procedures aimed at providing citizens with opportunities to review and comment on proposed transportation plans. In these and other planning activities, MPC staff have taken measures to create inclusive processes and plans that reflect the needs and goals of our many constituencies. As a reference for planners, the *Sector Planning Guide* (1995), outlines the numerous mechanisms for public participation.

In step with technology, mapping and address assignment have become largely computerized functions. Computerization of the zoning and subdivision application process will follow.

In charting our progress, we take special note of the many milestones we have passed along the way. This annual report salutes the achievements of those who created the framework, the plans and policies, the cornerstones from which we build and seek to improve our community.



PAST PLANNING COMMISSIONERS

1956-1966	D. Neal Adams	1972-1976	Dr. Joseph C. Hardin	1981-1984	Michael Beatty
1956-1959	Martin L. Bartling, Jr.	1972-1976	Sinclair Hui	1981-1987	Ruth Bletner
1956-1957	Roy H. Bass	1972-1973	Gene A. Stanley	1981-1985	Lonas B. Chapman
1956-1960	C.C. Bayless	1972-1979	Dr. William Tipton	1982-1990	Robert J. (Jeff) Fletcher
1956-1966	Judge Howard Bozeman	1973-1974	Jean Teague	1982-1986	Ronald Isenberg
1956-1959	Hobart Carey	1974-1978	M.J. Langley	1983-1985	William Grecco
1956-1977	Dr. William E. Cole	1974-1978	Mrs. Harvey LeDain	1983-1987	Phil Hamby
1956-1966	Dr. James A. Colston	1974-1978	Paul McGowan	1983-1991	Elizabeth Henry
1956-1957	Mayor Jack Dance	1974-1976	S. H. "Bo" Roberts	1984-1985	Hugh Carpenter
1956-1958	Robert S. Geer	1976-1979	Harold Beal	1984-1992	Anna Dirl
1956-1957	James F. Hall	1976-1978	Tom Cinnamon	1984-1992	Margaret Ervin
1956-1958	William H. Maynard	1976-1980	Bee DeSelm	1984-1988	Jim Kite
1956-1964	Claude Myers	1976-1980	Charles Drew	1984	Raymond Moore
1956-1964	R.W. Riggins	1976-1980	Edward H. Green	1984-1988	David Rutherford
1956-1971	Harry B. Tour	1976-1983	Wanda L. Moody	1985-1978	Laura Bailey
1957	John C. Cox	1976-1978	Jack Newman	1985-1988	Dr. Charlene Belton- Michael
1957-1968	Milton E. Roberts	1977-1981	John Mann	1985-1987	William A. Carney
1957	U.G. Turner	1978-1983	Freddie Brasfield	1985-1993	James Hubbs
1958-1972	Junius B. French	1978-1986	John Coleman	1986-1994	Dott A. Baker
1958-1964	E.J. O'Connor	1978-1979	Rev. Walter H. McKelvey	1986-1994	Mark Margetts
1958-1970	W.C. Tallent	1978-1984	Dr. E.E. Overton	1986	Charles L. Roberts
1959-1964	Mayor John Duncan	1978-1982	James Polhemus	1986-1994	Catherine R. Rogers
1960-1964	Alex Harkness	1978-1984	James Spencer	1987-1993	Larry Bailey
1960-1967	Julian Link	1979-1981	Frank Leuthold	1987-1995	Richard Graf
1960-1961	James L. Smith	1979-1984	Rev. Byron Ragsdale	1987-1992	William G. Knight
1961-1966	H. Pat Wood	1980-1983	Jack Ailor	1987-1995	Jeffrey G. Wilkins
1964-1965	Max Friedman	1980-1985	Charles Burnette	1991-1995	Bob Bowers
1964-1970	Harry M. Nacey	1980-1984	Carolyn Cocca	1992-1995	Jack Roberts
1964-1971	Mayor Leonard Rogers	1980-1984	Jack Flynt		
1964-1972	U.G. Turner, Jr.				
1964	Archie Weaver				
1965-1970	James L. Thomas				
1966-1970	Arnold J. Davis				
1966-1970	J.M. McMillan				
1966-1969	George Sliger				
1966-1972	B.A. Ward				
1966-1970	Judge L.D. Word				
1967-1972	Bruce McCarty				
1968-1972	Kyle Testerman				
1970-1974	Hop Bailey, Jr.				
1970-1976	Jesse V. Cawood				
1970-1976	Bruce Rankin				
1970-1974	William R. Redding				
1970-1982	Mrs. Thomas S. Stone				
1970-1980	Lynn Weigel				
1971-1975	Howard B. Cockrum				
1971-1973	Scott W. Dean, Jr.				
1972-1978	George Barnes, Jr.				
1972-1976	Robert G. Deck				

MPC Chairpersons

1956-1957	Mayor Jack Dance
1957-1972	Dr. William E. Cole
1972-April 1974	Hop Bailey, Jr.
April 1974- July 1974	William Redding
July 1974-July 1976	George Barnes, Jr.
July 1976-July 1979	Harold Beal
July 1979-July 1982	Mrs. Thomas S. Stone
July 1982-May 1983	Freddie Brasfield
May 1983-July 1984	Jack Flynt
July 1984-July 1986	Robert Fletcher
July 1986-July 1987	David Rutherford
July 1987-Jan. 1990	Robert Fletcher
January 1990- January 1992	Richard Graf
January 1992-December 1993	Catherine Rogers
January 1994-November 1995	Jeffrey Wilkins
December 1995	Dr. Jack Reese
January 1996- present	Imogene King

Excellence Award

W I N N E R S

1 9 8 2 - 1 9 9 6

In 1982, the Knoxville Knox County Metropolitan Planning Commission established the Excellence Awards. Over the years, criteria for the categories has changed and categories have been added, but the intent of the competition has remained constant. The awards encourage and recognize projects that have enhanced the community's appearance, reputation, and well-being.



*Westminster Green
1996 Residential
Excellence Award winner*

1996 Awards

RESIDENTIAL

Westminster Green
Whittington Creek

OFFICE

Valley Property Building

COMMERCIAL

West Town Mall

SPECIAL USE

Adair Park

OFFICE RENOVATION

Perkins Place

RESIDENTIAL RESTORATION

The Parham Residence

NEIGHBORHOOD CIVIC ASSOCIATION ACHIEVEMENT

Mount Olive Community

1995 Awards

RESIDENTIAL

Design for Humanity House
Inwood Park/Inwood II

OFFICE

Home & Garden Television Network Studios

COMMERCIAL

K-25 Federal Credit Union

SPECIAL USE

Third Creek Greenway Extension

RENOVATION/RESTORATION

Smoky Mountain Brewing Company

NEIGHBORHOOD/CIVIC ASSOCIATION ACHIEVEMENT

Parkridge Community Organization

WestView Community Action Group

Knox Youth Sports, Inc.

1994 Awards

RESIDENTIAL

Shalimar Pointe

OFFICE

Central Park West
Pilot Corporate Office Building

SPECIAL USE

Salvation Army Thompson Center of Hope
Harriet Tubman Park

RENOVATION/RESTORATION

The New Downtown YMCA

NEIGHBORHOOD/CIVIC ASSOCIATION ACHIEVEMENT

Old North Knoxville, Inc.
Neighborhood Housing & Commercial Services
Southside Riverfront Residents &
Business Association
Vestal Community Organization



Inwood Park, 1995 Residential Excellence Award winner

1993 Awards

RESIDENTIAL

Wellington Woods
The Houses at 408-420 Hiwassee Avenue
Woodlawn Park Condominiums

COMMERCIAL

Fountain Commercial Park
Fountain Square

SPECIAL USE

Downtown Streetscape
East Tennessee Historical Center
Mabry-Hazen House
Knoxville Zoo Administration Building
Project Parkway

1992 Awards

RESIDENTIAL

Turret House

COMMERCIAL

NationsBank
Suburban Professional Park
Whittle Communications, L.P.

SPECIAL USE

City County Building Entrance
Laurel Church of Christ

1991 Awards

RESIDENTIAL

Griffin's Gate
Duncan's Landing

COMMERCIAL

The Weston at Cherokee
Land Oak Office Community

SPECIAL USE

The Old City
The Oaks of St. Mary's
Goody's Family Clothing, Inc.
Tennessee Veterans' Cemetery



*Medic Regional Blood Center
1990 Commercial Excellence Award winner*



*East Tennessee Historical Center
1993 Special Use Excellence Award winner*

1990 Awards

RESIDENTIAL

Ethan's Glen
Houses at 415 & 417 Clark Street

COMMERCIAL

Medic Regional Blood Center
Southern Railway Terminal & Freight Depot

SPECIAL USE

Renaissance Business Center
Fourth and Gill Neighborhood

1989 Awards

RESIDENTIAL

Southfork

COMMERCIAL

One & Two Centre Square

SPECIAL USE

10 Emory Place
The Episcopal Diocesan Center

1988 Awards

RESIDENTIAL

Mechanicsville
In-fill Housing Development

COMMERCIAL

Homberg Village

SPECIAL USE

John C. Hodges Library
The Shops at Western Plaza

1987 Awards

RESIDENTIAL

Hunter's Crossing

COMMERCIAL

The Highlands Building

SPECIAL USE

Market Square

Franklin Square/Franklin Hill

1986 Awards

RESIDENTIAL

Park Place

Westmoreland Hills

COMMERCIAL

Cherokee Place

Wimbledon Park

SPECIAL USE

Bagwell Communications

Krutch Park

Knox County Courthouse

1985 Awards

RESIDENTIAL

Wesley Place

Brenda Childress Residence

COMMERCIAL

The Gallery

Sights & Sound

SPECIAL USE

Mid Park Industrial Park

Ronald McDonald House



*Krutch Park
1986 Special Use Excellence Award winner*



*Kendrick Place
1982 Residential Excellence Award winner*

1984 Awards

RESIDENTIAL

Greywood Crossing

COMMERCIAL

Franklin Square

McDonald's Headquarters

SPECIAL USE

Cook's Pest Control Headquarters

Witt Lumber Company

St. John's Episcopal Church Parish Hall

1983 Awards

RESIDENTIAL

Anteelah

The Pembroke

COMMERCIAL

Homberg Place

Grady's/The Atrium

Old Knoxville City Hall

1982 Awards

RESIDENTIAL

The Westlands

Kendrick Place

COMMERCIAL

Colony Park

The L&N Station

CAPITAL IMPROVEMENTS PROGRAM

The FY 1997-2002 City of Knoxville Capital Improvements Program was approved in February, 1996. Highlights of this year's CIP include:

- *The Gateway at Volunteer Landing*
Install exhibit pavilions and botanical gardens, and make public improvements to anchor a mixed use area at the edge of Volunteer Landing
- *City Hall at the Mall*
Open an office at East Towne Mall to allow citizens to transact city business without going downtown
- *Holston River Park*
Develop passive regional park along the Holston River to serve East Knoxville residents



DEVELOPMENT REVIEW SUMMARY

TYPE OF APPLICATION	KNOXVILLE	KNOX COUNTY
Rezoning	138	118
Subdivision (Concept)	24	74
Subdivision (Final)	54	172
Number of Lots Subdivision (Concept)	1052	3282
Number of Lots Subdivision (Final)	853	2848
One-Lot Subdivision	67	33
Subdivision Regulation Amendment	1	1
One Year Plan Amendment	44	0
Sector Plan Amendment	2	0
Zoning Ordinance Amendment	8	10
Use on Review	69	73
Street Name Change	4	3
Right-Of-Way Closure	20	0

NOTE: The numbers displayed represent final actions taken by the Metropolitan Planning Commission, i.e. approvals and denials. Postponed items were not counted. Requests that spanned city and county boundaries were counted for both Knoxville and Knox County.

NEIGHBORHOOD REZONING STUDIES

Several neighborhood rezoning studies were completed during the past fiscal year with the involvement and support of area residents. The city neighborhoods affected by these rezonings included Lyons View, an area of which was rezoned from R-2 General Residential to R-1 Single Family Residential; the Brownlow section of Old North Knoxville, rezoned from R2 to R1-A; portions of Jefferson and Glenwood Avenues in Parkridge, from R2 to R1-A; and a segment of the neighborhood that runs along Mt. Olive Road, rezoned from A Agricultural to RAE Single Family Exclusive.



NEW POSTPONEMENT AND WITHDRAWAL PROCEDURES

MPC announced its new postponement and withdrawal procedures in July, and along with them, its newest service: The MPC Postponement/Withdrawal InfoLine.

First time agenda items can now be postponed without the formal action of the Metropolitan Planning Commission. As it was routine for the Planning Commission to grant first time requests for postponements, the new procedure will save both applicants and their opponents the time and expense of attending the MPC monthly meeting. A complete list of the items officially postponed or withdrawn prior to the MPC meeting can be heard by calling MPC's Postponement/Withdrawal InfoLine at 215-3830, on Tuesday, Wednesday, or Thursday the week of the public hearing.

Requests must be received by the MPC staff no later than 3:30 p.m. the Monday of the week of the MPC public hearing. The following standards will apply to these requests:

- First time agenda items are the **only** items eligible for postponement without Planning Commission approval. Subsequent postponements for the same items will require MPC approval.
- A request must be submitted to MPC **in writing**, or **by fax**. Any postponement request received after 3:30 p.m. the Monday immediately preceding the public hearing will require MPC action.

- An item postponed in this manner may not be placed back on the agenda from which it was postponed. It will be postponed until the next scheduled public meeting.

Agenda items may also be withdrawn without MPC approval. These requests must be received by the MPC staff no later than 3:30 p.m. the Monday of the week of the MPC public hearing. The following standards will also apply:

- A request for withdrawal must be submitted to MPC **in writing**, or **by fax**. Any withdrawal request received after the above stated deadline will require MPC action.
- Once an item has been withdrawn in this manner, it may not be placed back on the MPC agenda.

Postponement/Withdrawal InfoLine

215-3830

Tuesday, Wednesday, Thursday
the week of the public hearing



ZONING ORDINANCE AMENDMENTS

Commercial Telecommunication Towers

Last fall, the City Council and County Commission approved amendments to the respective zoning ordinances regulating the location and installation of commercial telecommunication towers. These amendments established setback, fencing, and landscaping and screening requirements for towers located in residen-

tial areas. Additional amendments were recently adopted that now require site plan review for towers proposed in residential zoning districts. The ordinances also now clarify that commercial telecommunication towers are permitted in nonresidential zones.

Day Care Centers

The Knox County Commission approved changes to the Knox County Zoning Ordinance that will regulate the location of day care facilities in Knox County. These new regulations include standards for family day care, group care homes, and child day care centers.

When the care provider lives on site, family day care homes and group day care homes may now be permitted in most residential zones. These facilities have to follow several site development requirements.

Group day care homes where the provider does not live on site, along with the more commercial child day care centers, may be located in most residential, commercial and industrial zones as a use permitted on review. Requests for these facilities must be consistent with additional use on review site development criteria.



BUSINESS SIGNS IN COMMERCIAL DISTRICTS



City Council asked MPC to study Knoxville's business sign regulations. MPC inventoried signs in certain commercial zones and proceeded to study other community's zoning ordinances.

Following several months of review and discussion, and after hearing the recommendations of a Council-appointed committee, the Knoxville City Council amended the Knoxville Zoning Ordinance setting new limits on the size, height, and number of signs allowed per business property, but rejecting most of the substantive recommendations of the Planning Commission.

TRANSPORTATION TRENDS

The Knoxville Urban Area Metropolitan Planning Organization and the Knoxville Knox County Metropolitan Planning Commission recently compiled, analyzed, and published traffic trend information for roadways in the Knoxville Urban Area.

Traffic trend data can help measure the transportation system's efficiency by illustrating the change in traffic volume over time. Engineers and planners look at traffic trends when considering future road improvement designs, traffic signal location, zoning and land use decisions, and when determining the impact of new development on existing services and facilities. Developers and entrepreneurs use the data when deciding where to locate a new business or whether or not to expand an existing one.

Traffic volume information is collected annually at nearly 700 stations throughout Knox and Blount Counties by the Tennessee



Department of Transportation (TDOT), MPC, the Metropolitan Planning Organization (MPO), and Knox County's Department of Engineering and Public Works, using roadside data recorders. The City of Knoxville's Department of Engineering collects traffic counts on a two-year rotation at several hundred locations throughout the city.

Increased population and growth in commercial development are two of the factors contributing to increased traffic volumes in Knox and Blount Counties. Knox County population increased by 41,713 people and Blount County by 19,244 people from 1980 to 1995. The number of business establishments grew by nearly 3,300 in Knox County and by approximately 750 in Blount County during the period between 1980 and 1993.



Right-of-way requirements in the Major Road Plan provide space for transportation improvements such as roadways and sidewalks.

MAJOR ROAD PLAN

The state legislation that gives planning commissions authority over the subdivision and development of land also requires adoption of a major road plan. Road and land use decisions are connected. Well-planned roads serve the needs of communities and often spur further development; wise land use decisions consider the adequacy of existing roads.

During the last two years, the Metropolitan Planning Commission has participated in extensive transportation planning. The newly-adopted *Major Road Plan* consolidates these efforts and will serve as a tool in the land use regulation process.

The *Major Road Plan* identifies the functional classification of individual roads, recognizing their significance to the transportation system as a whole. Classifications include Local Street, Minor Collector, Major Collector, Minor Arterial, Major Arterial, and Expressway.

The *Major Road Plan* accomplished the important task of reassessing and assigning right-of-way requirements. Right-of-way

refers to lands conveyed or dedicated to the public for use as a street, alley, walkway, or other public purpose related to the provision of transportation service.

Conditions had changed considerably since the last *Major Road Plan* was produced in the mid-

1970s. The new assignments were based on anticipated development, future road improvements, traffic counts and adopted long-range plans. In many cases, the *Major Road Plan* reduced the amount of land previously required for rights-of-way.

Adopted by the Metropolitan Planning Commission on June 13, 1996, the *Major Road Plan* is an amendment to the *General Plan*. The *Minimum Subdivision Regulations for Knoxville and Knox County* have also been amended to reflect the *Major Road Plan*. The Plan was also adopted by the Knoxville City Council and the Knox County Commission.

SECTOR PLANNING

Knox County encompasses 526 square miles; the City of Knoxville, 96.79 square miles. The 1995 population of Knox County was estimated at 357,447.

Planning for the future growth of the city and county is a comprehensive process in which land uses, and transportation and community facility needs are examined together. Because of the expansive county area, planners look at portions of the county, known as sectors, on a separate basis.

MPC planners update the twelve city and county sector plans on a rotating basis, usually in five year cycles. Amendments are considered when conditions change, such as the development of major new thoroughfares or utility systems. Between 1992 and 1995, five other sector plans were completed and adopted: East City Sector, East County Sector, North City Sector, North County Sector, and South County Sector.

What follows is a synopsis of the three sector plans completed in FY 95-96 and the three that are underway.

Completed

South City

The South City Sector is one of the smallest sectors, containing an area of about 11.55 square miles. Two major physical features have influenced the sector's boundaries, development, and character. Its northern boundary, the Tennessee River (Fort Loudoun Lake), creates a distinctive edge and break from Knoxville's downtown. The southern boundary of the sector extends to Brown Mountain, a ridge which separates this sector from the remainder of the county.

The social, environmental, and fiscal opportunities in this sector far outweigh its constraints to development. However, a conscious effort must be made by the government and people of south Knoxville to reverse adverse trends and create incentives. The most significant proposals and recommendations to address these constraints include:

- Conserve the single-family nature of the sector's neighborhoods

- Create opportunities for new medium-density housing
- Develop a new neighborhood commercial center near the intersection of Sevierville Pike and South Knoxville Boulevard
- Limit commercial strip development
- Continue opportunities for industrial development, particularly on the Maryville Pike corridor
- Complete South Knoxville Boulevard
- Link Ijams Nature Center with the Eastern State Wildlife Management Area
- Create new neighborhood parks, particularly through the reuse of schools

Adopted by MPC: September 14, 1995

Adopted by City Council: October 10, 1995

Central City

The Central City Sector is the most populated city sector and is a major activity center for Knox County. It is characterized by intense concentrations of commercial, industrial, and public/institutional uses. About 90% of this sector's land, 9,713 acres, is developed.

The most significant proposals in the 15-year plan include:

- Maintain and develop the CBD and its unique subareas as a regional activity center
- Encourage infill development along commercial corridors
- Limit extensions of strip commercial
- Provide opportunities for industrial redevelopment
- Protect ridges and streams
- Complete South Knoxville Boulevard Connector to James White Parkway
- Construct Broadway Connector
- Reconstruct the I-640/Broadway interchange
- Widen I-640 to six lanes from I-275 to Broadway
- Maintain existing schools and reuse abandoned schools for community needs
- Continue improvements to existing park and recreation facilities

Adopted by MPC: July 14, 1995

Adopted by City Council: August 15, 1995

Northwest County

The prominent boundaries of the Northwest County Sector are the Anderson, Roane, and Loudon county lines to the north and west, and Interstate 40/75 to the south. The sector is 57 square miles in size. The rate of Northwest Knox County development has been the highest of all sectors. With its vacant land, nearby freeways, and proximity to Oak Ridge and Knox County's employment centers, land development is likely to continue at a steady pace.

Significant 15-year plan proposals include:

- Promote opportunities for industrial development, particularly in the Dutchtown Road/Lovell Road and Pleasant Ridge Road areas
- Upgrade east/west connections by improving Hardin Valley Road/Middlebrook Pike, the Ball Camp Pike/Schaad Road/Callahan Road connection, and I-40/75
- Increase commercial shipping efficiency by creating frontage roads, maintaining access control policies on Pellissippi Parkway, completing the Parkway, and by improving railroad crossings
- Limit commercial strip development
- Protect neighborhoods from commercial encroachment

Adopted by MPC: August 8, 1996

Underway

Northwest City

After one community-wide public meeting, citizens were asked to participate on various subcommittees addressing land use, transportation, community facilities and environmental conservation. After several committee meetings, a 5-Year Improvement Plan and a 15-Year Development Plan have been prepared by MPC staff. A public meeting will be held in September. The plan will be considered by MPC in October or November.

West City

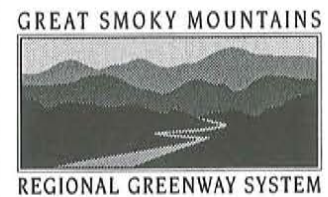
Planning workshops were held with business leaders and residents in this sector during the spring and summer. A final public hearing will be held in September. The Planning Commission will consider adoption of the plan in October.

Southwest County

With the background report completed, public workshops will begin in October to identify community issues and concerns.

GREAT SMOKY MOUNTAIN REGIONAL GREENWAY COMMITTEE

In 1993, the Great Smoky Mountain Regional Greenways Advisory Board was established to develop a plan for a comprehensive greenway system that would provide protected natural corridors and paved bicycle and pedestrian paths linking citizens and communities throughout the Smoky Mountain region. The Board began evaluating potential corridors within the project area in the summer of 1994. Today, proposals for new greenways in all participating communities are underway.



The key to bringing the Great Smoky Mountain Regional Greenway System to reality is the support and cooperation from citizens and local governments. Sponsoring governments include: Cherokee, NC; Gatlinburg, TN; Knox County, TN; Knoxville, TN; Newport/Cocke County, TN; Pigeon Forge, TN; Pittman Center, TN; Sevier County, TN; Sevierville, TN; and Swain County, NC.

An inter-local agreement among all governments on the Board provides funding for this project. The Board has also received assistance from: The East Tennessee Community Design Center; The Great Smoky Mountains National Park; Knoxville Knox County Metropolitan Planning Commission; The National Park Service's Rivers, Trails, and Conservation Assistance Program; and, the Tennessee Valley Authority.

During the last fiscal year, MPC staff worked with other Board members to produce a video slideshow designed to raise greenway system consciousness and funding. The show's scenic photography depicts the unique resources found throughout this region and details the many benefits that being part of a greenway network can bring. The show will be used to educate the public and to solicit state, federal, and private funds.

RESOURCE CENTER AND INFORMATION CONNECTION

The Information Services Division provides data and information to assist citizens in making service, management, and marketing decisions. The Information Center provides answers everyday to a wide variety of questions and concerns. Neighborhood groups and nonprofit organizations visit MPC to search the Community Information Exchange database to find model projects or funding sources for their activities.

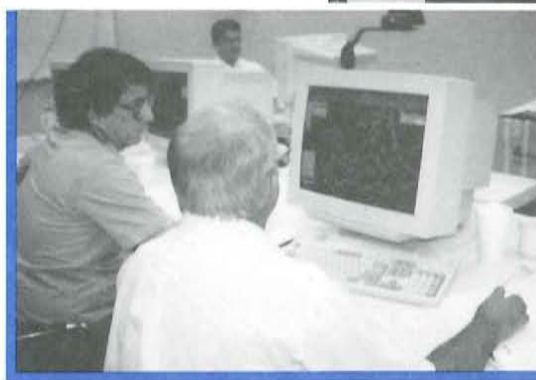
MPC has joined the electronic age with E-mail capability and participation in KORRnet, the regional Internet connection for Knoxville and Oak Ridge. With on-line technology, we are able to help citizens play a more active and informed role in local government. MPC's home page can be found on the KORRnet connection at www.korrnet.org/knox/mpc/mpc.htm. If you would like to contact MPC by e-mail use one of the following addresses: beal@aztec.lib.utk.edu or leung@aztec.lib.utk.edu.

GEOGRAPHIC INFORMATION SERVICES

During FY 1995 - 1996, the MPC Geographic Information Services Department acquired new computers and software as part of its GIS Migration Project. In 1994, the Knoxville Knox County GIS Policy Board adopted a plan that recommended changing to a system offering newer technology, better upgrade potential, and improved cost effectiveness. The new system, Windows NT, is faster and much more compatible with other computers and GIS systems.

The transition to this newer technology is being accomplished in phases. Phase 1, which ran from September 1995 to January 1996, involved the transfer of basic data and working files. Phase 2, from January 1996 to August 1996, was more intensive, with the rebuilding and redesigning of map and database applications. Phase 2 and Phase 3 include training on the new applications and software, and major purchases of hardware such as computers, printers and large format plotters.

The fourth and final phase of migration will involve continued purchases of software and hardware, more training if necessary, and moving forward with the support of all MPC divisions.



GIS operators receive training on new software.

NEW BUILDING PERMIT APPLICATION PROCEDURE

MPC and the Knox County Emergency Communications District (E-911) are working together to develop and maintain an accurate address database and map, which will in turn enable the prompt and efficient delivery of mail, water, electricity, gas, telephone, and emergency and rescue services.

One measure being taken to ensure all new buildings are properly addressed involves the building permit application process. Before a building permit can

be issued, the applicant must come to the MPC address counter with the following information: the subdivision or development's name, the lot number, block, unit, and/or a CLT map parcel number.

The applicant will be given a form with the property's address and a "certified address" stamp. This is the address that will be entered into the computers at the City Inspection Bureau or the Knox County Code Administration Department, MPC, and E-911.

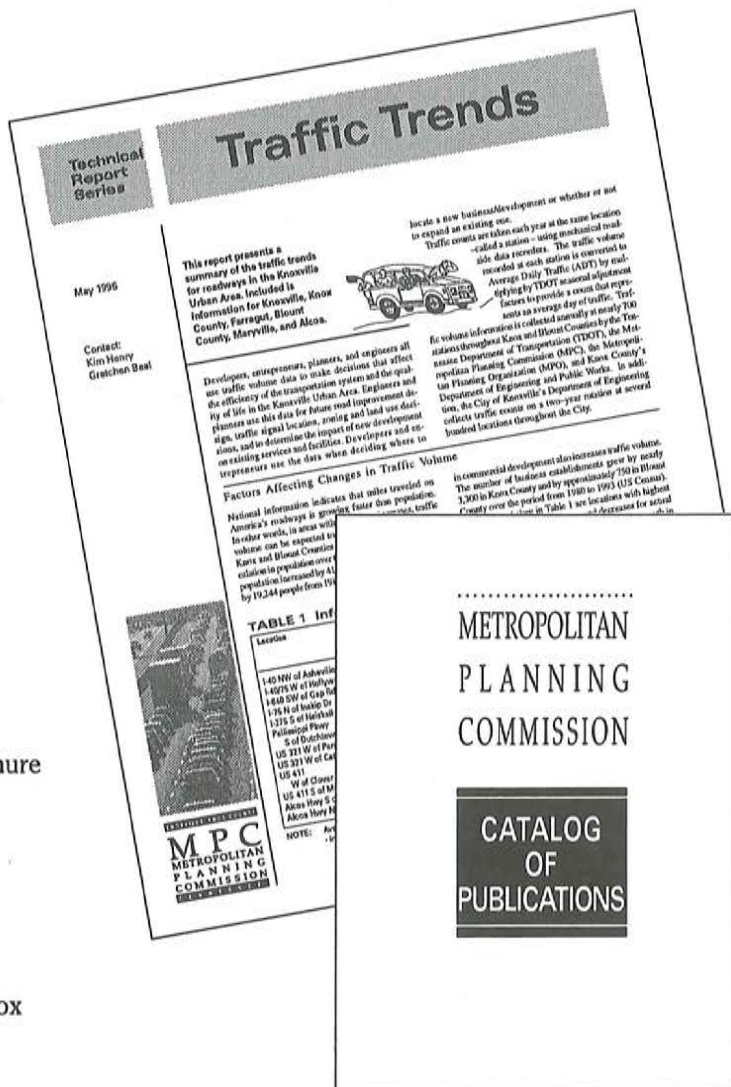
All new construction requiring a building permit is subject to these procedures. For subdivisions and development plans that require review by MPC, addresses and street names are approved as part of the MPC review process.



PUBLICATIONS

FY 1995-1996

- ADA Paratransit Plan
- Annual Index of MPC Records
- Annual Index of Subdivisions
- Central City Sector Plan
- City of Knoxville Department of Parks and Recreation 1996 Action Recovery Program Update
- City of Knoxville Hazard Mitigation Plan
- Congestion Management Plan Update
- Consolidated Plan for Housing and Community Development
- Development Activity Report
- Development Project Yearbook
- Directory of Neighborhood Organizations
- Federal Transit Administration Title VI Report
- Industrial and Warehouse Space Inventory
- Knox County Hazard Mitigation Plan
- Knoxville Capital Improvements Program
- Knoxville Knox County Facts and Figures Brochure
- Knoxville One Year Plan
- Major Road Plan
- MPC Informational Brochure
 - Traffic Impact Study Guidelines
- MPC Technical Reports
 - Population Projections for Knoxville and Knox County
 - Traffic Trends
- Minimum Subdivision Regulations Amendments
 - Subdivision Appeals
 - Major Road Classification Update
- MPO Long Range Transportation Plan
- Northwest City Sector Plan Background Report
- Northwest County Sector Plan
- Office Market Analysis
- Revised Historic Preservation Plan
- Shopping Center Inventory
- South Peters Road Plan Amendments
- Southwest Knox County Sector Plan Background Study
- Traffic Impact Study Guidelines
- Transportation Improvement Program



- Zoning Ordinance Amendments:
 - Access Control & Driveway Design Guidelines
 - Commercial Parking in C-7 Zone
 - Commercial Sign Regulations
 - Day Care Facilities
 - Expiration of Approved Uses on Review
 - Historic Zoning Commission Membership
 - On-Premise Beer Sales Near Residential & Agricultural Zones
 - Permits and Fees for Building Inspections
 - Storage of Inoperable Vehicles
 - Telecommunication Tower Regulations
 - R-2 Development Densities

S E R V I C E S

FY 1995-1996

- A-95 Reviews
- Americans with Disabilities Act Planning
- Annexation Rezonings
- Annexation Plans of Service Review
- C-7 Design Reviews
- Clean Air Act Compliance
- Community Information Exchange Assistance
- Data Collection and Monitoring
- Downtown Planning / Next Big Steps Assistance
- East Towne Mall / Alice Bell Community Planning Assistance
- General (Neighborhood) Rezonings
- Geographic Information System Support
- GIS Address/Street Name Assignment
- Graphic Design Support to Other Departments
- Great Smoky Mountains Regional Greenway Advisory Board Assistance
- Greater Knoxville Research Network Support
- Historic and Environmental Reviews
- Housing Rehabilitation Review
- HUD Consolidated Plan Coordination/Technical Support
- Knox County Data Coordination Assistance
- Knox County Greenway Commission Assistance
- Knox County Parks and Recreation Board Assistance
- Knoxville Knox County C.A.C Board
- Local Census Project Assistance
- Knoxville Food Policy Council Assistance
- Minimum Subdivision Regulations Revisions
- MPC Library and Information Center Support
- MPO Coordination/Technical Support
- Monthly Zoning and Subdivision Map Revisions
- Neighborhood Planning Assistance
- Ordinance and Variance Interpretation
- Park Planning
- Recreation Grant Application Assistance
- Rezonings
- School Site Selection Assistance
- Second Creek Task Force and Assistance
- Sector Planning (Central City, South City, Northwest County, Northwest City, West City)



MPC Library

- Sharp's Ridge Task Force Assistance
- Solid Waste / Convenience Center Site Selection
- Staffing for Historic Zoning Commission
- Strategic Transportation Plan Assistance to Knox County
- Subdivision Processing on the Geographic Information System
- Technical Assistance to Historic Districts: Adair Gardens, Island Home Park, Lindburgh Forest, Parkridge, Emory Place, Old North Knoxville, Mechanicsville, Forest Hills Boulevard, Fourth & Gill, Gibbs Drive, Village of Concord
- Technical Support for the Implementation of the Five Points Plan
- Traffic Counting Program
- Transforming Neighborhoods Together (TNT) Assistance
- Transit Improvement Strategy Subcommittee Technical Support
- Transportation Coordination with Federal, State, and County Government
- Tree Board Assistance
- Trolley Planning Assistance
- Urban Transportation Issues Committee (UTIC) Technical Support
- Water Quality Forum
- World's Fair Park Plan Update Assistance
- Zoning Ordinance Revisions
- Zoning and Subdivision Administration

1995-1996 PLANNING COMMISSION

The Planning Commission consists of 15 private citizens; seven appointed by the Mayor of the City of Knoxville, and eight appointed by the Knox County Executive. All appointees must be approved by the Tennessee State Planning Office.



Imogene King, 1988-1997
Chairperson
Executive Committee



Fred Berry 1994-1998
Vice Chairperson
Executive Committee



Jeff Wilkins 1987-1995
Chairperson (Jan.-Nov. 1995)
Executive Committee



Joan Allen, 1988-1996



Rusty Baksa, 1995-1999
Executive Committee



Cindy Bradley, 1992-2000



Charles Busler, 1993-1997



Ronald Davis, 1988-1997
Executive Committee



Mark Deathridge, 1992-1996

1995-1996 PLANNING COMMISSION



Dr. Tim Frazier, 1996-2000



Helen Heatherly, 1995-1999



John M. Luttrell, 1995-1999



Carroll Reagan 1994-1998



Dr. Jack Reese, 1989-1999
Executive Committee



John E. Tindell, 1993-1997



Charles Woods, 1994-1998
Executive Committee



Henry E. Christenberry, 1996-2000
New Member



Ronald Wade, 1996-2000
New Member

METROPOLITAN PLANNING COMMISSION STAFF

NAME	POSITION
Allen Alderman	Planning Technician
Gretchen Beal	Director of Information Services
Ann Bennett	Senior Planner
Doug Burton	Senior Planner
Mike Carberry, AICP	Principal Planner
Stephanie Carroll	Office Assistant II
Rebecca S. Clement	Graphic Designer
Sherry Clowers	Receptionist
Sarah Cronan	Finance Manager
Raymond Dailey	Planning Technician
Marvin Garland	GIS Coordinator/Analyst
Terry Gilhula	Planner
Theresa Goodman	Planning Assistant
Sally Hanson	Communications Specialist
Barbara Hatcher	Transportation Engineer
Kim Henry	Planner
Donna Hill	Planning Technician
Bill Holder	GIS Operator
Ewing (Buz) Johnson, AICP	Director of Development Services
Johnetta Johnson	Planning Assistant
Dan Kelly	Principal Planner
Kelly Klepper	Planner
Alvin Leung	Senior Planner
Steve Lewallen	GIS Operator
Shirley Mase	GIS Operator
Phil McPeake	Planning Assistant
David (Buddy) McReynolds	Planning Technician
Debra Mitchell	Office Assistant I
Carole Arnold O'Dell	GIS Operator
Patricia Ann Phillips	GIS Operator
Cindy Pionke, P.E.	Transportation Engineer
Ken Pruitt, AICP	Principal Planner
John Roberts	Planning Technician
Judith Starks	Office Assistant II
Quentin Stevens	Planner
Carol Anne Swagler	Principal Planner
Alan Travis, AICP	Senior Planner
Jo Ella Washburn	Graphic Designer
Jeff Welch	Deputy Director
	Director of Comprehensive Planning
Charlotte West	Office Assistant II
Violet (Vi) Whitmire	Administrative Services Manager
Norman Whitaker, AICP	Executive Director



*Carol Anne Swagler and Jo Ella Washburn,
1996 Employee Excellence Award Winners*

Financial Information

REVENUES	PROJECTED RESULTS OF FY 96***	BUDGET
Fees and Charges	\$353,937	291,605
Miscellaneous Revenue	500	0
State of Tennessee	6,284	6,284
Federal Government	272,668	258,274
Project Greenlight II	42,531	52,000
City of Knoxville	679,950	679,950
Knox County	586,150	586,150
Fund Balance Withdrawal	22,165	22,165
Total Revenues	\$1,964,185	\$1,896,428

EXPENDITURES	PROJECTED RESULTS OF FY 96***	BUDGET
Salaries and Employee Benefits	1,459,945	1,514,706
Contracted Services	218,642	218,642
Supplies and Materials	64,838	64,838
Other Charges	12,695	12,695
Capital Outlay	85,548	85,548
Total Expenditures	\$1, 841,667	\$1,896,428

*** These are projected results. Not all FY96 invoices have been paid or all accounting adjustments made at this time.



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