

Charting the Future



Implementing Present Plans



Collaborating on Solutions



From the Chairman

MPC has enjoyed a very productive year, helping the Knoxville-Knox County community build a proud future. The Planning Commission acted on more than 6,500 rezonings, subdivisions, plan amendments, and other land use issues during the past year.

The staff of MPC had many accomplishments. They are overseeing a transportation linkages study on making downtown more accessible to both pedestrians and motorists. They published an award-winning inventory of downtown land, buildings, and community facilities, and they were instrumental in the city being awarded a \$100 million federal grant to improve a 16-square-mile area over the next decade.

A new traditional neighborhood development zoning ordinance was adopted by the City Council at the Planning Commission's recommendation, and the Commission approved a plan for Knoxville's first such development — Mechanicsville Commons — which will replace the College Homes public housing project.

MPC held its 18th Annual Excellence Awards, and the winners exhibited an unusually high level of quality. Projects such as the Volunteer Landing, Gettysvue neighborhood shopping center, ABB Environmental Systems, and New Horizon Homes will set high standards for development in the 21st century.

Although the planning commissioners are part-time, unpaid volunteers facing complex agendas, we recognize that every issue is a big issue for someone. We do our best to promote quality development and conservation of both our neighborhoods and our natural environment. We thank the citizens who support us in this public process as we look toward new challenges in steering our community wisely into the next millennium.



Fred O. Berry, III

1998-1999 Planning Commissioners



Fred O. Berry, III
1994-2002
Chairman



John Luttrell
1995-1999
Vice Chairman



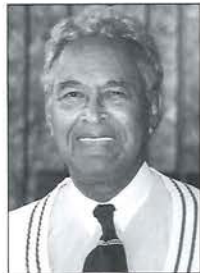
Rusty Baksa
1995-2003



Charles Busler
1993-2001



Henry Christenberry, III
1996-2000



Herbert Donaldson, Sr.
1998-2000



Ellen Fowler
1997-2001



Timothy Frazier
1996-2000



Philip French
1998-2002



Helen Heatherly
1995-1999



Sara Fortune Rose
1998-2001



Jack Reese
1989-1999



R. Larry Smith
1997-2001

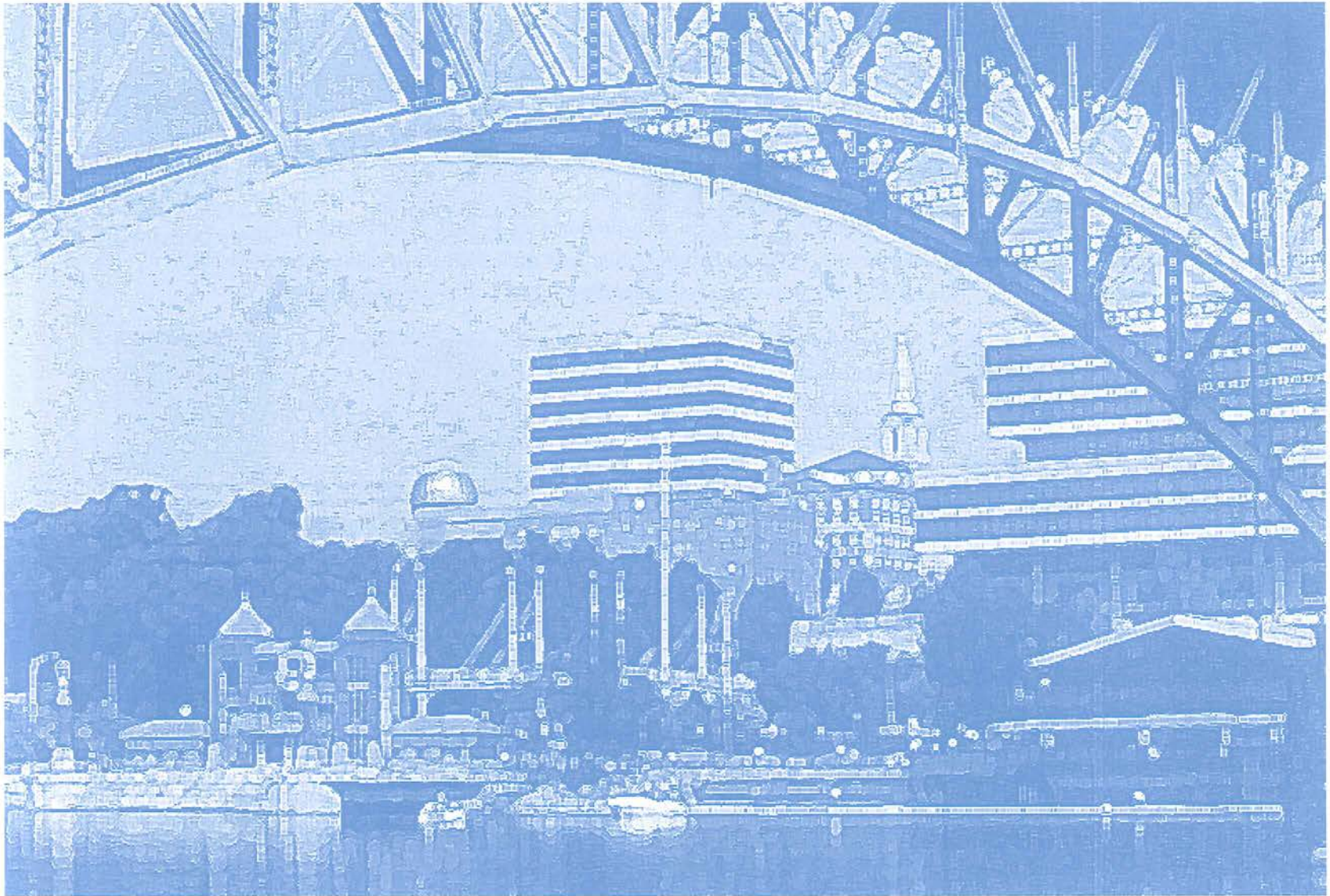


Ronald Wade
1996-2000



Charles Woods
1994-2002

Charting the Future



MPC staff led or participated in 120 community meetings during the past fiscal year. Meeting topics included:

Empowerment Zone Grant



Some of the most exciting recent news was the approval of a grant application for \$100 million in federal funds to rejuvenate a 16-square-mile area of the inner city. Knoxville was one of 15 cities in the nation (135

applied) chosen to receive an empowerment zone grant which will be administered by the U.S. Department of Housing and Urban Development over the next decade.

MPC planners, graphic designers, and the GIS team played a major role in preparing the 124-page grant application. In addition to providing photos, maps, graphics, charts, and total design of the application, staff members coordinated numerous community meetings, collected socioeconomic data, served on the strategic planning committee, and wrote and edited several chapters.

The application later won a first place award from the Tennessee Chapter of the American Planning

Association, which recognized it for state-of-the-art techniques in the fields of planning, citizen participation, and graphic design.

Growth Management Law

Other major news included the passage of a strong annexation and growth management law, Public Chapter 1101, by the state legislature. With this law, Tennessee joins a handful of states attempting to confront urban sprawl and its disruptive effect on schools, transportation, utilities, and other public services. MPC staff prepared a Land Capability Analysis to assist the



local Growth Policy Coordinating Committee, which is responsible for putting together a 20-year plan for adoption by Knoxville, Knox County, and Farragut. The analysis addresses land use, population, and environmental factors that these governing bodies must consider, and includes a series of sophisticated GIS maps. MPC will continue to assist the coordinating committee in the coming months as they discuss boundaries for high density, medium density, and rural areas throughout the city and county.

Long-Range Transportation

Plans already are in place to guide local transportation improvements for the next 25 years. State transportation officials approved a Long-Range Transportation Plan from the



Knoxville Urban Area Metropolitan Planning Organization (MPO), a

transportation planning board for Knox and parts of Blount counties. The plan, which was well received at the state level, represents almost \$3 billion in mass transit, bicycle and pedestrian routes, freight shipments, and air travel projects as well as specific street and highway improvements. A section of the plan on intelligent transportation systems notes that a year-long study has been completed, a local framework has been developed, and MPO is working with county, state, and federal transportation agencies on implementing the details. Other sections of the plan focus on the need to meet stricter air quality standards coming in the year 2000, take a region-wide approach to coordinating traffic, and develop additional sources of transportation funding. The plan meets all new air quality standards, ensuring that millions of federal dollars will continue to flow into the urban area and construction will continue on projects underway.

Implementing Present Plans



MPC staff examined 6,569 applications for development review during 1998, including 308 rezonings and 365 subdivisions. The office also reviewed over 1,465 new and 6,238 revised road segments and over 6,954 new and 16,052 revised addresses.

Tennessee Technology Corridor

The review function for the Tennessee Technology Corridor was turned over to MPC last spring. Building permits, grading permits, sign permits, and rezoning certificates along the corridor are now being filed



at the MPC office. MPC staff also published an annual report on corridor activities for the first time. Building permits for the corridor—an area of land straddling Pellissippi Parkway where certain projects are required to go through an extra layer of review—reached an all-time high last year, alleviating initial concerns that corridor regulations might stifle development.

Zoning Ordinance Change for Neighborhoods

MPC staff researched and drafted two important amendments to the Knoxville Zoning Ordinance which were approved by the City Council. The

first amendment allows older, established areas to request a conservation district designation, which reduces the need for variances for remodeling and infill projects, and helps achieve a more unified look. The second amendment is for undeveloped tracts of land and offers the option of establishing a traditional neighborhood design concept, where smaller lots and sidewalks are encouraged, often centered around a town square with shops, offices, and park or playground. This concept will be introduced in Knoxville through the Hope VI project which encompasses the former College Homes housing project site near Mechanicsville.

ITS Freeway Service Patrols

Local motorists already are seeing results from the Intelligent Transportation Systems (ITS) Plan adopted last year by the Knoxville Urban Area



MPO. State-sponsored freeway service patrols are driving interstate routes in the area from 6 a.m. to 8 p.m. on weekdays. The lime-green trucks are equipped with flashing arrow boards to help guide traffic around the scene of an accident, while special “push bumpers” allow them to move disabled vehicles off the road quickly. The trucks also

carry equipment to assist with minor roadside troubles, and are in radio contact with E-911 and area law enforcement agencies for more serious problems. The majority of traffic congestion results from incidents such as stalled vehicles and minor accidents, and the program has attracted strong local support. Due to this support, the state has designated Knoxville as one of two pilot areas for the freeway service patrols this year.

Downtown Inventory

An updated inventory of downtown land, buildings, and community facilities has been



published, offering an extensive series of maps and graphics for use in future

planning. The inventory sums up current conditions in downtown, including development opportunities and constraints, cultural resources, districts and neighborhoods, the waterfront, the skyline, and the treescape.

The inventory became an award-winning project, recognized for its innovative use of ArcView GIS software, at a recent user group conference. Participants from a six-state area attended the event sponsored by ESRI (Environmental Science Research Institute).

Historic Overlay Added

The Fourth and Gill Neighborhood Association gathered enough signatures last year to add a



historic overlay designation to its status as a National Registered Historic

District, bringing the number of historic overlays in the city to three. MPC staff assisted with their public meetings and documentation, and the designation was subsequently approved by the Planning Commission.

Office Procedures Streamlined

New software custom-designed by MPC staff was put into effect this year, streamlining many



procedures at the Development Services Counter. The software is an in-house permit-tracking system that assists planners with handling development requests, tracking local development, analyzing

building activity, preparing staff reports, compiling agendas, and creating public newspaper notices. The new system is especially effective at offering a "big picture" of local

activity by comparing past, present, and future development. Because it was customized according to the exact needs of the office, no reorganization of the previous paper-intensive tracking system was necessary.

New Website Features

MPC's website, www.kornnet.org/mpc, continues to attract many public inquiries—some 5,500 during the last year. Among new features added recently are information on the Growth Policy Coordinating Committee, its membership, meeting schedule, and a variety of maps including growth boundaries submitted by Knoxville, Knox County, and Farragut. Other additions are information on the city's Empowerment Zone plans and the online version of the Knoxville Area 1999 Facts and Figures brochure. The website continues to list the monthly Planning Commission agenda and related public meetings, and various MPC publications and statistics.

MPO METROPOLITAN
PLANNING
ORGANIZATION

MPO has established a separate website for transportation planning at www.knoxtrans.org. A key function of the website is to expand public involvement, and citizens can submit questions and comments which are easily forwarded to the

appropriate MPO staff or local government agency. Information is provided about MPO's members, responsibilities, and current plans and projects. A list of the latest road closures is included, as well as an Internet link to a live video broadcast from traffic-monitoring cameras mounted on several billboards around Knoxville.

18th Annual Excellence Awards

Nine local developments were honored at MPC's 1999 Excellence Awards. The event showcases both new and restored projects contributing to our community's appearance, well-being, and reputation. Guest speaker Karen Wade, then superintendent of the Great Smoky Mountains National Park, discussed regional growth problems, and how the park's



connections with Knoxville and Knox County are crucial to its ongoing success.

SPECIAL USE

Volunteer Landing, Phase II

Volunter Landing Lane

Developers: Volunter Landing Associates, The City of Knoxville, Regas Brothers, Inc., U.S. Park Service, U.S. Department of Energy, Oak Ridge National Laboratory, Lockheed Martin Energy Systems, Knoxville Convention and Visitors Bureau, and The Great Smoky Mountains Natural History Association



RENOVATION/RESTORATION
Thompson-Bridges House
136 Morningside Drive
Developer: Angela Bridges



RENOVATION/RESTORATION
Bijou Theatre Center
803 S. Gay Street
Developer: Bijou Theatre Executive Committee



COMMERCIAL
Gettysvue Commercial Center
8901 Linksvue Drive
Developer: Partners and Associates



OFFICE
Dr. Ruth Bailey/Keller Group Offices
6001 Walden Drive
Developers: Ruth Bailey & The Keller Group



OFFICE
ABB Environmental Systems
1409 Centerpoint Boulevard
Developer: Adevco, Inc.



NEIGHBORHOOD/CIVIC ACHIEVEMENT
Knox Land & Water Conservancy



RESIDENTIAL
New Horizon Homes
Hollywood Hills & Morningside neighborhoods
Developer: Knox Housing Partnership



RESIDENTIAL
Briermeadow
3910-3962 Archibald Way
Developer: Allen Edwards

Collaborating on Solutions



Downtown Linkages Study

How to make downtown more accessible to pedestrians, passengers, and drivers is the focus of a new federally funded study begun last year. The study is examining options for improving parking, bus services, and urban walkways and greenways. The possibility of a light rail system also will be considered, as well as how to best link the downtown area to surrounding neighborhoods. A consulting firm, Wilbur Smith



Associates, has been hired, along with LDR International and Hall Communications.

MPC staff have assisted with public meetings, provided technical information, reviewed concepts and proposals, and are serving on the oversight committee. A plan is expected by January 2000.

Regional Transportation Alternatives

MPO, in partnership with the East Tennessee Development District, is administering the first phase of transportation alternatives for a ten-county area. A study looking at ways to ease traffic congestion will begin in early 2000. The study will assess overall transportation needs in



the region, examining major corridors as well as alternative routes that exist. Later, the focus will shift to the Great Smoky Mountains National Park, the Foothills Parkway, and the park's gateway communities.

Fort Sanders Forum

MPC staff members are meeting regularly with a newly established group which hopes to preserve the historical quality of the Fort Sanders area while maintaining opportunities for



development. MPC has supplied technical information to the forum of residents,

property owners, developers, and others with a stake in the neighborhood. Together with the Center for Neighborhood Development, planners recently held a public meeting to show slides and maps and gather opinions. Already the forum has agreed on some general principles to guide growth in the area, and further meetings are expected.

Blueways and Greenways

Knoxville and the surrounding countryside are known for their many lakes and rivers as well as mountains and valleys. Two successful initiatives are ongoing—one to create a system of blueways using the area's water resources and the other to



expand a network of greenways throughout the city and county, eventually linking downtown

walkways with the Great Smoky Mountains National Park. MPC staff continue to work with local blueways and greenways coalitions as well as provide GIS and graphic support.

Census

MPC staff are working with various city and county government offices in preparation for the



Census 2000. Their goal is to ensure that the address list for the census is as complete and accurate as possible.

Specifically, MPC, the Knox County Geographic Information System, and the Knoxville Engineering Department are

comparing census data with mapping data to identify where new subdivisions and streets need to be added. MPC also has reviewed census tracts, traffic analysis zones, wards, and precincts to verify boundaries for any changes that occurred during the last decade. These boundary verifications have been sent to the Census Bureau for addition to their maps.

Caswell Park Study

In the 1920s and 1930s, Caswell Park was a major recreation resource in Knoxville. Over the



years, though, its multipurpose nature diminished. Last spring a task force

began meeting to suggest improvements to the area. For background information, maps, and opportunities for change, task force members used a report published by MPC, the Caswell Park Study. Two MPC staff members also are serving on the task force, which is expected to approve a master plan this winter.

Information Resources

■ MPC completed a report on population, employment, and housing projections for Knox County. Three series of projections, ranging from low growth to high growth, were analyzed for the next 20 years. Knox County has the fastest population growth rate among the four largest counties in Tennessee.

■ According to MPC's annual Development



Activity Report, more than half a billion dollars were invested in local

construction and renovation projects in 1998, and spending was up 6.2 percent.

■ The annual Office Market Analysis is a valuable source of data for developers and business people. The 1998 analysis notes that office space in the Knoxville area is tight, with low vacancy rates. Supply and demand should balance out, however, in the coming year.

■ MPC's 1998 Shopping Center Market Analysis shows that business is booming for local properties. Vacancy rates have dropped while new shopping centers are being built. This overview of national and local property conditions is updated every two years.

Publications

- Caswell Park Study
- Development Activity Report
- Development in Knoxville/Knox County 1998: New Construction, Renovations, and Expansions by Sector and Type
- Directory of Neighborhood Organizations
- Downtown Knoxville Inventory and Analysis
- Downtown Knoxville Transportation Linkages Study Briefing
- Land Capability Analysis for Knoxville, Knox County and Farragut
- Long Range Transportation Plan Update for the Knoxville Urban Area
- Multifamily Housing Trends in Knox County 1998
- North Knox County Sector Plan
- Office Market Analysis
- One Year Plan for the City of Knoxville
- Population, Housing, and Employment Projections for Knox County, 2000-2020
- Prospectus for Empowerment: Knoxville's Empowerment Zone Application to the U.S. Department of Housing and Urban Development
- Shopping Center Market Analysis
- Traditional Neighborhood Development Principles
- Traffic Counts for Knox & Blount Counties

Employee Achievements

■ Employees of the year were recognized at MPC's Excellence Awards Banquet in August. Four



(L to R) Alan Travis, Mike Conger, Rebecca Clement and Mike Carberry

staff members were honored for their efforts in developing the Traditional Neighborhood Development Ordinance and Guidelines in

connection with the Hope VI project. Receiving awards were Mike Carberry, Rebecca Clement, Mike Conger, and Alan Travis (now Director of Planning and Zoning for Douglas County, Georgia).



■ Jeff Welch, MPC deputy director, was appointed to a statewide steering committee for a \$1.5 million long range study of Tennessee airports. The committee will spend over two years identifying

improvement strategies and programs for the state's 78 airports and six air carrier airports as well as evaluate Tennessee's relationship to neighboring airports across state lines. Jeff continues to serve on the national

implementation task force for the Transportation Equity Act for the 21st Century. The task force was established by the Association of Metropolitan Planning Organizations to address transportation issues and make recommendations to the U.S. Department of Transportation.

■ Knox County received a Governor's Award for developing and implementing community plans in recognition of a long range park and recreation plan. The award was presented in August at the Tennessee Recreation and Parks Association's annual conference. MPC staff members Mike Carberry and Rebecca Clement shared responsibility with the county Parks and Recreation Department in creating the 15-year plan, including preparing graphics and organizing public meetings.

■ Knoxville's 124-page application for a \$100 million empowerment zone grant from the federal government won the Award of Excellence in Comprehensive Planning from the Tennessee Chapter of the American Planning Association. MPC staff heavily involved with producing the application include Terry Gilhula, Rebecca Clement, and two planners who have since taken other jobs, Kevin DuBose and Julie Richardson.

■ MPC received third place for the most innovative use of ArcView GIS software at a user group conference which attracted participants from a six-state area. MPC's award winning project was the Downtown Inventory and Analysis Plan, a summary of land uses, buildings, and community facilities which features an extensive series of maps and graphics. It was created entirely with a GIS or geographical information system using ArcView software from ESRI (Environmental Science Research Institute). The award was presented at the 1998 Southeast Regional ESRI User Group Conference.

Development Review Summary

July 1, 1998 - June 30, 1999

Type of Application	Knoxville	Knox County
Rezoning	150	106
Subdivision - Concept	15	50
No. of Lots	607	2,674
Subdivision - Final	47	180
No. of Lots	249	2,415
One Lot Subdivision	59	29
Staff Review	168	440
One Year Plan Amendment	35	0
Zoning Amendment	14	10
Use on Review	36	33
Street Name Change	9	13
Street Closure	20	0

MPC Staff

Allen Alderman Planning Technician
Gretchen Beal Information Services Director
Ann Bennett Senior Planner
Doug Burton, AICP Principal Planner
Teresa Cantrell Transportation Planner
Mary Ellen Caravelli Planning Technician
Mike Carberry, AICP Principal Planner
Rebecca Clement GIS Operator
Sherry Clowers Receptionist
Michael Conger Transportation Engineer
Bonnie Curtiss Planning Assistant
Raymond Dailey Planning Technician
Jill Draper Communications Specialist
Terry Gilhula, Ph.D. Senior Research Associate
Donna Hill GIS Operator
Jerry Holt Administrative Assistant
Ewing (Buz) Johnson, AICP Development Services Director
Johnetta Johnson GIS Operator
Ben Kadas Planner
Dan Kelly Principal Planner
Betty Jo Lamb Office Assistant II
Alvin Leung Senior Planner

Shirley Mase GIS Operator
David (Buddy) McReynolds Planning Technician
Debbie Mitchell Office Assistant I
Patricia Ann Phillips GIS Operator
Ken Pruitt, AICP Principal Planner
John Roberts GIS Operator
Jennifer Rogalsky GIS Specialist
Karen Shamblin GIS Specialist
Jeanne Stevens Senior Transportation Planner
Shannon Tolliver Planner
Beth Tran Finance Manager
Jo Ella Washburn Graphic Designer
Jeff Welch, AICP Deputy Director
Charlotte West Office Assistant II
Violet (Vi) Whitmire Administrative Services Manager
Norman Whitaker, AICP Executive Director
Steve Wise Attorney

Tennessee Technology Corridor Development Authority

..... Warren Campbell
..... Robert Garrison

Financial Information

FY Ending June 30, 1999 - Unaudited

	Budgeted	Actual
Fees and Charges	307,730	324,698
Federal Government	339,710	293,056
State of Tennessee	8,652	5,471
Project Greenlight III	25,000	5,886
ITS Grant	106,296	106,296
City of Knoxville	729,100	729,100
Knox County	616,800	616,800
Withdrawal from Fund Balance	49,825	49,825
TOTAL FUNDING SOURCES	\$2,183,113	\$2,131,132
Salaries and Employee Benefits	1,694,406	1,584,383
Contracted Services	346,970	307,969
Supplies and Materials	80,803	72,033
Other Charges	12,472	10,738
Capital Outlay	48,462	47,984
TOTAL EXPENDITURES	\$2,183,113	\$2,023,107

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.korrnet.org/mpc