

*Knoxville • Knox County
Metropolitan
Planning
Commission*

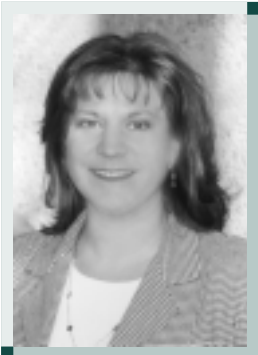


*Annual Report
FY 2000-2001*

2000-2001 Planning Commissioners



Philip French
1998-2002, Chairman



Susan Brown
1999-2003, Vice Chair



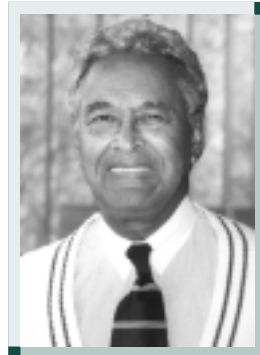
Rusty Baksa
1995-2003



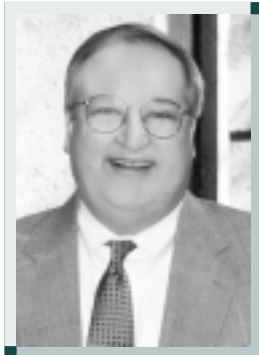
Michael Brown
1999-2002



Charles Busler
1993-2001



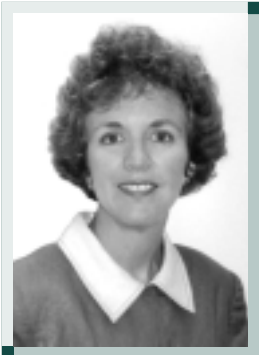
Herbert Donaldson Sr.
1998-2004



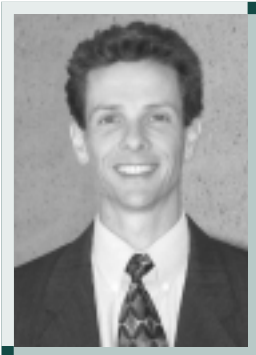
Michael Edwards
1999-2003



Mamosa Foster
2000-2004



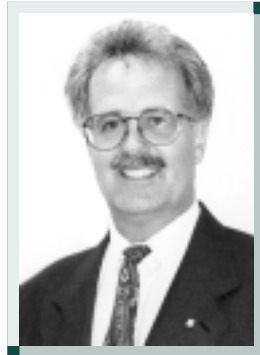
Ellen Fowler
1997-2001



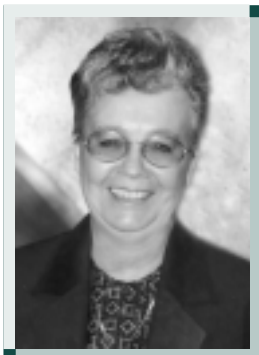
Stephen Lewis
2000-2004



Sara Fortune Rose
1998-2001



R. Larry Smith
1997-2001



Patsy Vittetoe
1999-2003



David Wolf
2000-2004

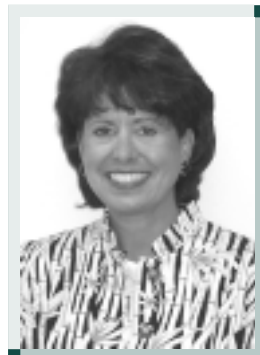


Charles Woods
1994-2001

*Newly
Appointed
Commissioners*



Richard Graf
2001-2005



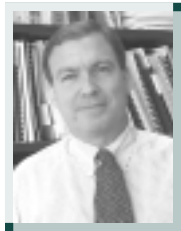
Mary Parker Slack
2001-2005

The Planning Commission is an advisory board made up of 15 citizens—seven appointed by the mayor and eight appointed by the county executive. These volunteers come from a variety of backgrounds and represent a broad spectrum of community interests and concerns. They serve staggered four-year terms and can be reappointed. The Commission meets on the second Thursday of the month.

Annual Report, FY2000-2001

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Just What Is Quality Growth?



The Metropolitan Planning Commission's mission statement (see back cover) begins with the phrase "MPC promotes *quality growth* through comprehensive planning and land use controls." That sounds pretty good, but what exactly is "quality growth?"

Much of the work done by the Planning Commission and staff during fiscal year 2000-2001 was focused on finding out what "quality growth" actually means to the citizens of Knoxville-Knox County. We collaborated with a cross section of the community on several planning projects, including an update of the 30-year General Plan, the Bearden Village Plan, and the East Knox County Sector Plan—to name but a few projects built around citizen participation. Staff members also were involved in Nine Counties. One Vision work groups. Obviously, people have many diverse opinions about what constitutes quality growth, but here are a few of the strong currents that ran through all these projects:

- People want a strong economy that will produce good jobs for our children and grandchildren. Several people said we need a strong economy so our children will not have to go to Atlanta or beyond to get jobs.
- Most citizens are not opposed to growth, but would like to see more attractive, convenient, and environmentally-sensitive development.
- Pedestrian-friendly neighborhoods were mentioned frequently. Greenways, sidewalks, and bike trails are seen as essentials, not luxuries. Transportation should not be limited to cars—there is interest in mass transit, walking, and biking.
- Conserving and improving the neighborhoods in our existing urban area will help preserve more open space in rural areas. Infill housing

and "brownfield" redevelopment will reduce the need for suburban development.

- No one wants encroachment of commercial development into their neighborhood, but many citizens support the idea of carefully planned mixed-use neighborhoods. One person said, "You shouldn't have to get in your car to buy a bottle of water or get a haircut."
- Parks, schools, libraries, and other community facilities should be convenient to the area they serve, and responsive to the needs of the community. Some of these amenities can be used as the centerpieces of neighborhoods.
- The development review process should be fair and predictable. Regulations should be easy to understand and should provide incentives for developers who want to do quality development.
- The natural amenities of Knox County—the wooded ridges, rivers, creeks, and overall scenic beauty—are what make our area distinct from hundreds of other cities. These amenities should be protected if we are to retain a unique sense of place and identity.

During the second half of the 20th century, the location and extent of growth were often the main issues addressed by planning commissions and elected officials throughout America. The "where" and "how much" questions are still important, but during the 21st century, concerns about the character or quality of growth are moving to the forefront. People also realize that when a community stands still, it becomes economically and culturally stagnant. Well-planned growth can provide a secure economy, expanded cultural horizons, and a better overall quality of life. The challenge for MPC, citizens, and the development community is to develop a quality growth strategy that will build a better future for Knoxville and Knox County.

*Norman Whitaker,
MPC Executive Director*

Financial Data

Fiscal Year Ending June 30, 2001—Unaudited

	Budgeted	Actual
Fees and Charges	\$381,600	\$349,704
Federal Government	736,903	658,155
State of Tennessee	0	5,000
RTAS Project Grants	624,800	470,091
City of Knoxville	729,100	729,100
Knox County	682,600	682,600
In-Kind Contributions	178,057	178,057
Withdrawal from Fund Balance	108,427	(232)
TOTAL FUNDING SOURCES	\$3,441,487	\$3,072,475
Salaries and Employee Benefits	\$1,947,198	\$1,828,040
Contracted Services	1,144,343	917,384
Supplies and Materials	96,032	84,769
Other Charges	193,942	189,857
Capital Outlay	59,972	52,425
TOTAL EXPENDITURES	\$3,441,487	\$3,072,475

Development Activity

The value of new construction in the city and county reached \$447 million in 2000 (calendar year, not fiscal year), marking an 11 percent increase over the previous year. Major new commercial projects include the Turkey Creek Development, a Wal-Mart Supercenter, and a five-building office complex called Cross Park Center. Heritage Lake, with 264 units, is the largest of three major apartment complexes built during 2000. Schools, libraries, churches, and two industrial expansions contributed to the overall increase in investment. In the downtown area, a parking garage was completed and work began on a new \$38 million convention center.

Approved building permits totaled 3,712 in 2000, a 4 percent increase from 1999. Residential development reached 95 percent of the total in both building permits and subdivision lots.

There were 250 rezonings approved in 2000, affecting some 3,000 acres of land. The largest residential rezoning (122 acres) was approved for land on Burnett Creek Road. The new NC-1 Overlay Zone in the Fort Sanders area was the largest non-residential rezoning, with a total of 93 acres.

More than 1,200 acres of agriculturally zoned land were converted to residential and commercial zones in 2000, a 33 percent increase from the previous year. Residential rezoning accounted for 949 acres of this conversion.

During the year 179 new subdivisions were approved for a total of 1,653 lots. The number of new lots decreased 20 percent from the previous year.

Market Reports

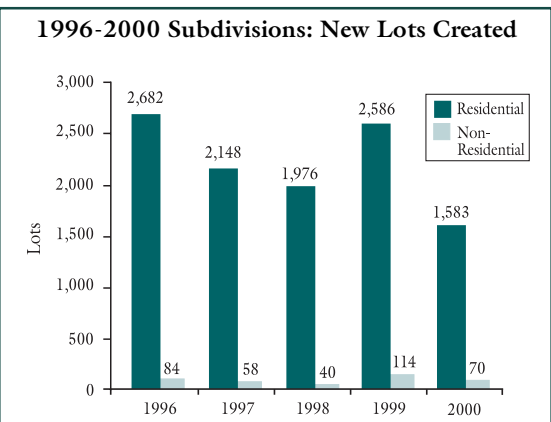
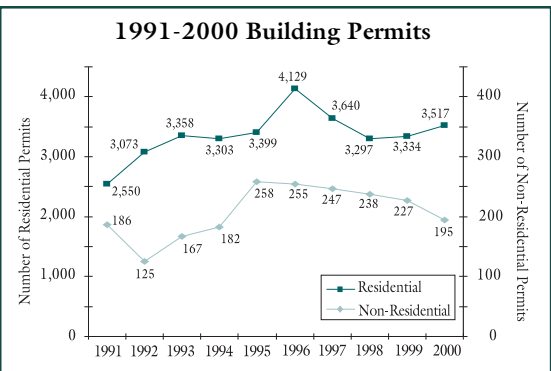
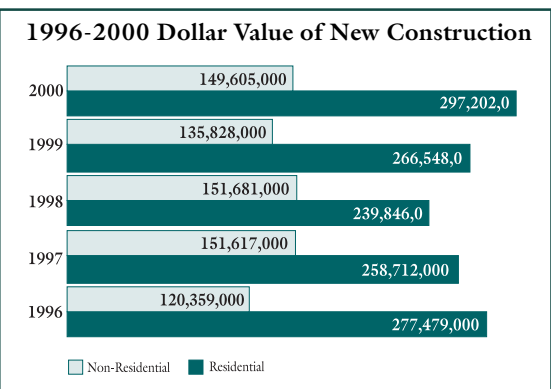
In addition to an annual Development Activity Report, MPC researched and published market reports on shopping centers and office space. The 2000 Shopping Center Market Analysis and the 2000 Office Market Analysis are useful references that compare national and local trends, and include building-by-building property listings.

Ordinance Changes

MPC planners worked with the Mayor's Task Force on Billboards to develop language used by the City Council to ban new billboards. Language also was prepared for a number of ordinance amendments, including:

- In the county:
 - Storage and maintenance of school buses
 - Regulation of paintball facilities
 - Placement of accessory structures
- In the city:
 - Allowing churches in office zones
 - Allowing recognized special events as a temporary use
 - Regulation of truck sales and service in industrial zones

A new zoning category, the Town Center District, was approved for both the city and county. This mixed-use district is another tool to make the best aspects of pre-World War II neighborhood design available to local developers. Features typically include a core area built around a main street or square with stores at street level and residences or offices above.



Long-Range Planning

Progress continues on updating the General Plan, a 30-year policy framework for physical development in Knoxville and Knox County. A series of public workshops were held to formulate a unified vision, and now six working groups are devising goals and strategies.

An update of the East County Sector Plan was completed and published. Efforts are underway to update plans for the East City, South City, and South County sectors.

Several years ago the West City Sector Plan identified a corridor along Kingston Pike as a “special planning opportunity area.” In March, the City Council adopted the Bearden Village Opportunities Plan—a compilation of strategies for improving land use, transportation, pedestrian linkages, and parks and recreation. MPC met with area residents and merchants over the course of a year to develop the plan.

Several new overlays were added in the past fiscal year: neighborhood conservation districts for the Tazewell Pike corridor and the Fort Sanders area, and a historic district overlay for Market Square.

Staff completed corridor studies for Callahan Drive and Middlebrook Pike, and a rezoning study for the Cypress-Hialeah area.

MPC provided technical assistance to the Knoxville-Knox County Growth Policy Committee, and when a compromise was reached, staff produced and distributed maps showing the adopted growth boundaries.

MPC developed a concept plan for the city’s largest park in northwest Knoxville, identifying potential areas for ball fields, tennis courts, community center, pool, and other amenities. Staff also completed a site analysis outlining natural features that should be preserved.

East County Sector Plan

- Develop the Midway Road interchange as an attractive gateway to Knox County
- Protect and enhance historic communities along the French Broad River
- Implement a long-range improvement program for the Forks of the River Industrial Park
- Consider the town center concept for several communities: Carter, Sunnyview, and Marbledale
- Expand sidewalks, greenways, and bicycle paths

Middlebrook Pike Action Plan

- Assign planned zones when property along the corridor is rezoned
- Use conditional zoning to encourage quality development and prevent traffic problems
- Add a thoroughfare overlay zone to the city and county zoning ordinances
- Enforce the scenic highway regulations that apply to portions of the corridor
- Widen various sections of corridor roads to improve transportation

Bearden Village Plan

- Encourage local businesses to form a merchants association to compliment existing homeowner associations
- Extend the Third Creek Greenway along Sutherland Avenue to Bearden Elementary School
- Encourage architectural harmony among stores, restaurants, businesses, and offices
- Consider noise barriers along Interstate 40
- Enhance streets, sidewalks, and shopping areas with more landscaping
- Work toward a goal of continuous pedestrian links (sidewalks, paths, and greenways)

Callahan Drive

- Assign planned zones when property along the corridor is rezoned
- Use conditional zoning to encourage quality development and prevent traffic problems
- Require conservation of open space and slope and stream protection areas
- Establish an access road north of Callahan Drive
- Continue highway improvements along the corridor, which will connect I-75 with Pellissippi Parkway
- Obtain scenic highway designation for part of Schaad Road
- Include bicycle lanes, sidewalks, and landscaped medians west of Pleasant Ridge Road

Transportation Planning

A transportation improvement plan was adopted in July by the Metropolitan Planning Organization (MPO) Board, which plans transportation for Knox and parts of Blount counties. The plan includes over \$4 million of programs, improvements, and vehicles that are being funded under a Congestion Mitigation and Air Quality Program.

MPO sponsored a symposium on light rail successes and failures in conjunction with the Regional Transportation Alternatives Committee, and produced a mass transit rail and bus goals committee report and action plan for Nine Counties. One Vision.

MPO helped win a \$400,000 Federal Transit Administration Job Access grant with the Knoxville-Knox County Community Action Committee.

Transportation staff completed a sidewalk study at the request of the Knox County Department of Engineering and Public Works. The study focused on parental responsibility zones, a 1 to 1.5-mile area around public schools in which parents are responsible for their children's transportation. The study produced a list prioritizing sidewalk needs for all 77 elementary, middle, and high schools in the county. From this list, the engineering department has begun a systematic approach to designing a pedestrian improvement plan. In further action, the County Commission budgeted \$500,000 for school zone sidewalk improvement; the first project will be sidewalks along Gulf Park Drive near Cedar Bluff Primary, Intermediate, and Middle schools.

MPO is partnering with the Knoxville Transit Authority to conduct a KAT Action Plan 2010. Funding is through a Congestion Mitigation and Air Quality Improvement grant.

An origin and destination study was commissioned by the MPO to update transportation and air quality models for the metro area. The study collected data from more than 1,700 households and 20 roadside locations.

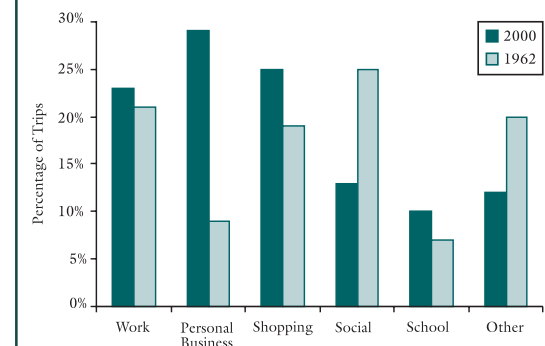


MPC Staff completed a sidewalk study that focused on the parental responsibility zones around schools. County Commission has budgeted funds for improving the sidewalks in school zones, including the Gulf Park Drive area pictured above.

On the Go

- Households report making 8.5 trips per day
- Two-thirds of car trips are taken by people traveling alone with no passengers
- The highest daily trip rate was by 35-44-year-olds, with women making slightly more trips than men
- The average trip lasted just over 18 minutes
- Transit (including school buses) made up just 1 percent of all trips
- One-half of all travelers in the roadside survey were headed for work or a business appointment, and 20 percent were merely passing through

Why Are They Traveling?



Excellence Awards

Some 100 people attended MPC's 20th annual Excellence Awards, a program recognizing developers, designers, and neighborhood activists who have made our community a better place in which to live. The winners in seven categories were:



Renovation: Heuristic Workshop at 203 W. Jackson Avenue. Once a train shed, this Old City warehouse is now a modern woodworking shop. The owners are Eric Ohlgren and Carl Keaney.



Office: The Atrium, a three-story building at 1225 E. Weisgarber Road that includes a courtyard and an onsite eatery. The developer is Commercial and Investment Properties.



Restoration: Moses Center, a former elementary school, now houses the Boys and Girls Clubs and a police training center.



Residential: Manorhouse, an assisted living facility with a deck and courtyard at 8501 S. Northshore Drive. The developer is Manorhouse Retirement Centers Corporation.



Neighborhood/civic achievement: Knoxville Habitat for Humanity developed Easton Meadow Subdivision, located in the 6800 block of Rutledge Pike.



Special Use: Beverly Park on Tazewell Pike developed by the Knox County Recreation Department with help from the Knox Area Junior Golf Association and the City of Knoxville.



Commercial: Locust Street Parking Garage at Locust and Union Avenue developed by the City of Knoxville and the Public Building Authority.



Neighborhood/civic achievement: Tazewell Pike-Beverly Station Association created a neighborhood conservation district and design guidelines to protect the area's heritage.

Addressing, GIS, and Census Data

Addressing

In FY 2000-01, addressing staff handled 19,385 addresses for new construction and newly assigned housing and commercial units as well as 30,589 modified addresses. There were 806 road segments created, and 3,059 road segments modified. Staff also closed the boundaries on 1,496 subdivisions—part of the mapping process for creating interior lot lines.

GIS

Geographic Information Services staff continued to support MPC activities by managing vast amounts of spatial information relating to Knox County and the surrounding region. In addition to contributing to many previously mentioned projects, GIS staff used the new Census 2000 data to prepare maps for the Election Commission, assisting its redistricting efforts for the upcoming elections. Staff also deployed an in-house mapping application that automated the production of agenda maps, reducing the time spent on as many as 100 cases per month by nearly 80 percent.

Census Data

MPC serves as a state data center affiliate of the U.S. Census Bureau. Staff previously worked with the bureau to verify and correct more than 55,000 addresses, and are now analyzing the 2000 Census data. Demographic profiles have been created at the tract, city, county, and regional levels, and this data is available to the public through our Web site or compact disc.

PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS: 2000 Geographic Area: MSA, Knox County, City of Knoxville, Town of Farragut

Subject	Knoxville MSA	Knox County	City of Knoxville	Town of Farragut
Total population	687,249	382,032	173,890	17,718
SEX AND AGE				
Male	332,556	184,577	82,390	8,761
Female	354,693	197,455	91,500	8,957
Under 5 years	41,172	23,371	10,296	879
5 to 10 years	53,064	28,954	11,532	1,592
11 to 13 years	26,385	14,247	5,420	955
14 to 18 years	44,252	24,309	10,278	1,555
18 years and over	531,982	296,939	139,693	12,991
65 years and over	92,414	48,415	24,994	2,013
Median age (years)	37.3	36.0	33.4	41.8
RACE				
White	627,651	336,571	138,611	16,633
Black or African American	39,691	32,987	28,171	319
American Indian and Alaska Native	1,937	1,007	541	26
Asian	6,796	4,937	2,525	560
Some other race	11,174	6,530	4,042	180
Hispanic or Latino (of any race)	8,628	4,803	2,751	189
GROUP QUARTERS				
Total population in group quarters	17,047	12,864	11,034	224
Nursing home population	4,255	2,183	1,922	222
College quarters population	8,429	7,696	6,981	0
HOUSEHOLD BY TYPE				
Total households	281,472	157,872	76,650	6,332
Family households (families)	189,713	100,726	40,193	5,233
Female householder with own children under 18 years	16,871	9,846	6,138	188
Nonfamily households	91,759	57,146	36,457	1,099
Householder living alone	76,578	46,687	29,387	961
Average household size	2.38	2.34	2.12	2.76
HOUSING OCCUPANCY AND TENURE				
Total housing units	313,394	171,439	84,981	6,627
Vacant housing units	31,922	13,567	8,331	295
Owner-occupied housing units	198,490	105,562	39,208	5,647
Renter-occupied housing units	82,982	52,310	37,442	685

Knoxville Metropolitan Statistical Area (MSA) is comprised of Anderson, Blount, Knox, Loudon, Sevier, and Union Counties.
Compiled by the Knoxville/Knox County Metropolitan Planning Commission, September 4, 2001.
Source: U.S. Census Bureau, Census 2000: Summary File 1.

Community Outreach

Staff continue to provide technical support and/or serve on committees for the Empowerment Zone, Hope VI, and the new northwest city park. MPC also assists many boards and commissions, including:

- Knoxville Board of Zoning Appeals
- Knoxville and Knox County Historical Zoning Commissions
- County Parks and Recreation Commission
- Knoxville Tree Board
- Knox Greenways Coalition
- Knoxville Water Quality Forum
- Beaver Creek Task Force
- Nine Counties. One Vision downtown and transportation task forces

MPC's Web site (www.knoxmpc.org) continues to improve. New additions include:

- Minutes from MPC monthly meetings and agenda maps for upcoming meetings
- Progress of six General Plan working groups
- Progress of sector plans in the process of being updated
- Tennessee Technology Corridor information
- Traffic counts and reports on a traffic behavior study as well as a sidewalk study
- Demographic data from the U.S. Census
- Information from local market studies: offices, industrial/warehouses, and shopping centers
- A greatly extended links page to 100 Web sites of other agencies and organizations

Free paper copies as well as Web information is available for two useful community publications. One is a Directory of Neighborhood Organizations that lists city and county homeowner associations and special interest groups. The other is Knoxville Area Facts and Figures, a brochure containing economic, demographic, and cultural statistics. MPC updates both publications annually.

MPC strives to be a learning institution, and employees take on the role of both students and teachers. Last fall staff hosted a visit by Canadian high school geography students and participated in a Box City event at West Hills Elementary School. Several employees helped teach courses and interact with students at the University of Tennessee, while four MPC planners attended a special UT evening course on urban design. Individual staff members also attended various conferences:

- Institute of Transportation Engineers International Conference
- Association of Collegiate Schools of Planning National Convention
- American Planning Association national and regional conferences
- Joint Conference on Light Rail Transit by the American Public Transportation Association and the Transportation Research Board
- Governor's Summit on Mountain Air Quality
- Tennessee Geographic Information Council
- ESRI International Users Council
- Association of Public Data Users Annual Conference

MPC Library

Business people, journalists, students, and other citizens walk through the doors of the MPC Library on a daily basis to access planning information. The library houses thousands of reports, journals and books, including publications researched and produced by MPC staff. Some recent in-house topics include:

- Origin and destination trips by 1,500 households
- Apartment Trip Generation
- Development Activity Report
- Office Market Analysis
- Shopping Center Market Analysis
- The Sidewalk Study (an assessment of needs within school parental responsibility zones)
- One Year Plan for the City of Knoxville
- Tennessee Technology Corridor Development Authority Annual Report
- Growth Policy Plan for Knoxville, Knox County, and Farragut



MPC staff participated in this "Box City" event at West Hills Elementary School in which the students planned and created a miniature town.

Planning Commission Staff

The Planning Commission is supported by a staff of 40 people who work in one of four divisions: Administrative Services, Comprehensive Planning, Development Services, and Information Services. While each group has unique abilities and responsibilities, staff quite often work across division lines as a team to accomplish tasks.

The **Executive Director** manages the agency and is responsible for developing and administering a work program and budget. A five-person management team reports to the executive director.

Administrative Services manages the day-to-day operations of the agency, including personnel matters and paychecks. This division also helps run some 200 meetings a year of the Planning Commission, its executive committee, the Board of Zoning Appeals, and special committees and task forces.

Every workday dozens of citizens walk up to MPC's **Development Services** counter to obtain application forms or file permits, or to receive guidance on specific projects. This division processes and reviews requests for rezoning, subdivisions, and development plans, and prepares a recommendation on each case for consideration by the Planning Commission.

Information Services includes the addressing staff, the geographic information services staff, a graphic design team, a public relations specialist, and a senior researcher. This division manages MPC's library and agency databases, Web site, assignment of certified addresses and street names, computer network and mapping, and various community outreach activities, including publications and market studies.

Comprehensive Planning focuses on transportation issues and long-range planning. Updating city and county sector plans and the general plan fall under this division's responsibilities, as well as special projects such as park inventories, downtown plans, corridor studies, and guidelines for neighborhood overlays.



Each year, MPC staff serve the public in a variety of ways. Pictured above, Tom Brechko assists a customer at the development services counter; Ann Bennett works with restoration consultant Chris Kinser on an appropriate porch column; and Ken Pruitt assesses a proposed rezoning prior to making recommendations to the commission.

Allen Alderman
Planning Technician

Gretchen Beal
Director of Information Services

Ann Bennett
Senior Planner

Tom Brechko, AICP
Senior Planner

Michael Brusseau
Planner I

Doug Burton, AICP
Principal Planner

Mike Carberry, AICP
Principal Planner

Sherry Clowers
Receptionist

Michael Conger
Transportation Engineer

Bonnie Curtiss
Planner I

Raymond Dailey
Planning Technician

Renee Davis
Community Planner

Jill Draper
Communications Specialist

Terry Gilhula, Ph.D.
Senior Research Associate

Donna Hill
GIS Operator

Ewing (Buz) Johnson,
AICP
Director of Development Services

Johnetta Johnson
GIS Operator

Ben Kadas
Community Planner

Dan Kelly
Principal Planner

Danny Kirby
GIS Specialist

Tim Kuhn
GIS Administrator

Betty Jo Lamb
Administrative Assistant

Alvin Leung
Senior Planner

Shirley Mase
GIS Operator

Debbie Mitchell
Office Assistant I

Madeline Newport
Office Assistant I

Karen Perdue
GIS Specialist

Patricia Ann Phillips
GIS Operator

Sarah Powell
Graphic Designer

Ken Pruitt, AICP
Principal Planner

John Roberts
GIS Operator

Jennifer Rogalsky
GIS Specialist

Kelley Segars
Transportation Planner

Susan Taylor
Office Assistant II

Brad Thompson
Transportation Planner

Shannon Tolliver, AICP
Transportation Planner

Beth Tran
Finance Manager

Jo Ella Washburn
Graphic Designer

Jeff Welch, AICP
Deputy Director

Charlotte West
Administrative Assistant

Violet (Vi) Whitmire
Administrative Services Manager

Norman Whitaker, AICP
Executive Director

Tennessee Technology Corridor Development Authority Staff:
Kimberly Chamberlin
Amber Stults

Planning Interns:
Tamra Harrison
Matt Matin
Heather Ostertog
Kathryn Sandlin
Kendra Saunders

*The Knoxville-Knox County
Metropolitan Planning Commission
promotes quality growth through
comprehensive planning and land-use controls.
We will also provide competent, objective advice
to elected and appointed officials,
involve the public in the planning process,
and serve as an information source
for citizens and the business community.*

