



Annual Report

FY 2002-2003

Knoxville-Knox County
Metropolitan Planning Commission

2002-2003 Planning Commissioners

The Planning Commission is an advisory board made up of 15 citizens—seven appointed by the city mayor and eight appointed by the county mayor. 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.



Susan Brown
1999-2003
Chair



Richard Graf
2001-2005
Vice Chair



Rusty Baksa
1995-2003



Trey Benefield
2002-2006



Herbert Donaldson Sr.
1998-2004



Philip French
1998-2006



Mamosa Foster
2000-2004



Mark Jendrek
2003-2005



Stephen Lewis
2000-2004



C. Randy Massey
2002-2006



Mary Parker Slack
2001-2005



R. Larry Smith
1997-2005



Jean Teague
2002-2003



Patsy Vittetoe
1999-2003



David Wolf
2000-2004

Commissioners
Appointed
in 2003



E. Ray Evans
2003-2007



Chester Kilgore
2003-2007



Things Have Changed...But The Quality Of Our Work Remains

Each year, the Metropolitan Planning Commission produces an annual report, much like the one you are about to read, that highlights the commission's accomplishments during the past fiscal year. This year's report differs from previous reports in that it marks the end of Norman Whitaker's ten-plus years as MPC's executive director. Norman resigned in the spring to head a multi-county, regional planning agency in Columbia, South Carolina. Dave Hill, who has been an assistant city manager in Denton, Texas, assumes the top job in October. What the staff accomplished during FY 2002-2003 was done under Norman's leadership and guidance, and is an example of the kind of high quality work that has come to be the trademark of the Planning Commission professional staff.

During the past year MPC completed several projects, addressing a wide range of planning and development issues. Some examples include:

- Completion and adoption of the community's updated general plan, the *Knoxville-Knox County General Plan 2033*. This plan was some two years in the making and is based on the 10-point Agenda for Quality Growth.
- Adoption of amendments to the *Knox County Zoning Ordinance* establishing rural and neighborhood commercial districts and an employment center zone, in response to recommendations from the *Urban Growth Policy Plan*.
- Completion of proposals for commercial development in the Five Points and Mechanicsville neighborhoods, as part of the staff's involvement with the city's Empowerment Zone project.
- Establishment of the Fairmont-Emoriland Neighborhood Conservation District, which will help preserve the architectural character of the area.
- Publication of the *French Broad River Corridor Study*, which identifies ways to conserve natural and historic resources along the river.
- Completion of Phase I of a study to find ways to lessen congestion in the Cades Cove area of the Great Smoky Mountains National Park. Included in this phase were the identification and examination of alternative methods for addressing this problem.

Under the leadership of our new executive director, Dave Hill, the staff will continue to provide the high quality of professional service that the general public has come to expect from MPC. We look forward to a new chapter in the history of the Planning Commission and the experienced leadership that Dave will bring to the organization.

Ewing M. (Buz) Johnson, AICP
Interim Executive Director

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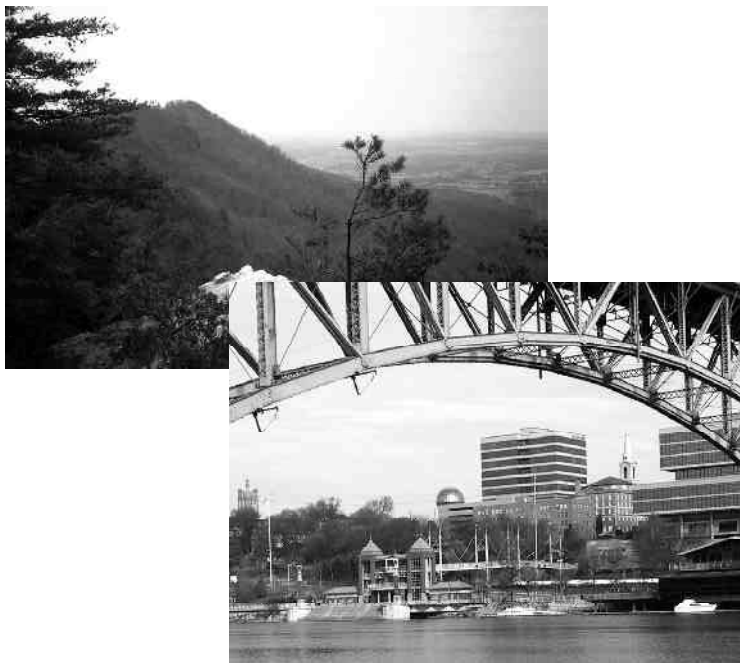


Long-Range Planning

General Plan

An updated General Plan for Knoxville and Knox County was adopted by both the Knoxville City Council and the Knox County Commission in May 2003. Some two years in the making, the plan is both an umbrella document for consolidating MPC's many other plans—sector, neighborhood, transportation, parks and open space—and a 30-year goal statement on how citizens want to live in the coming years. The General Plan is based on a 10-point Agenda for Quality Growth that was developed through community meetings and working groups. A key aspect is a list of action proposals that will make the plan a reality. A sample of these include:

- The removal of regulatory barriers to mixed use development
- The creation of design guidelines to produce unique business districts
- A unified development ordinance that combines zoning, subdivision, and other land use regulations, reducing use-on-review approvals and encouraging innovation
- A new emphasis on forming heritage areas for historic sites and natural features



The General Plan includes a vision statement that represents the preferred future for Knoxville and Knox County. It is a statement of hope, confidence, and optimism that Knoxville and Knox County will continue to be a great place to live and work in the future.

Agenda for Quality Growth

1. Develop a strong economy.
2. Provide transportation choices for all citizens.
3. Build on Knoxville's role as a regional capital.
4. Understand the building blocks: neighborhoods, districts, corridors, and communities in the region.
5. Make strategic community investments.
6. Respect and nurture our heritage areas.
7. Reclaim our rights to clean air and water.
8. Encourage growth in the existing urban area.
9. Build sustainable new neighborhoods
10. Development decisions should be predictable, fair, and cost effective.



The Agenda for Quality Growth was presented to the citizens of Knoxville and Knox County as a poster session at various community meetings and open houses sponsored by MPC.



Sector Plans

MPC staff held dozens of public meetings and community workshops during the past year in order to update plans for three sectors: Central City, Northeast County, and Northwest County. Common to all three plans are recommendations for improving roads, a call for more sidewalks, open space and greenways, and suggestions for locating commercial and industrial development. Each of the 12 sector plans in the city and county are updated on a five-year rotating basis, and serve as a guide for future zoning decisions.

Northwest County Sector Plan

(adopted by Knoxville City Council and Knox County Commission in September 2003)

This is the most populated of all sectors. The plan includes a list of “special opportunity areas.”

Tennessee Technology Corridor—This 7,000-acre technology overlay zone is celebrating its 20th anniversary. Its comprehensive plan needs updating, particularly in view of infrastructure improvements and development trends.

East Hines Valley—With pending road improvements and sanitary sewer extensions, new subdivisions will continue to develop. Opportunities to create pedestrian-oriented neighborhoods, greenways, and parks should be explored.

Hardin Valley—Already the location of a new elementary school, this has the potential to be a “village center” with such future public assets as a park-like square, a branch library, well-designed shops, sidewalks, and a mix of housing choices.

Karns—An overlay zone with design guidelines would ensure a consistent look for this area, discouraging strip commercial development while encouraging pedestrian-friendly roads and shopping areas.

Everett Road Interchange—If the Orange Route beltway is built, the proposed interchange in Hardin Valley should be relocated to Everett Road to minimize the impacts in the Hardin Valley area and capitalize on economic development opportunities in the I-40/Watt Road interchange area.



While the Northwest County Sector Plan includes the Tennessee Technology Corridor, where this building is located, it is largely an agricultural area.

Central City Sector Plan

(adopted by Knoxville City Council in July 2003)

This area is the most populated and diverse among the MPC planning sectors. Highlights of the newly updated plan include:

Neighborhoods—Many places are potential candidates for historic preservation or neighborhood conservation programs. Some areas should be down-zoned; others need better code enforcement and alley improvements.

Parks—New parks and greenways are proposed, with specific ideas for Lonsdale and Oakwood-Lincoln Park.

Transportation—The I-40/James White Parkway connector and Western Avenue improvements should be completed. A downtown transit center and expanded bus routes and trolley service are key proposals.

Downtown—A new downtown plan is needed to replace an existing plan from 1988. The north edge of downtown is especially due for stabilization and redevelopment.

Business and industry—Mixed use development is encouraged. Redevelopment efforts should concentrate on Center City Business Park, the I-40/75 corridor, and the railroad corridor between the Old City and Cherry Street.



The Central City sector includes historic areas downtown and in the surrounding neighborhoods.





Northeast County Sector Plan

(adopted by Knoxville City Council and Knox County Commission in September 2003)

This area is the fastest growing part of Knox County. The updated plan addresses its major corridors:

Washington Pike—Preserve views by maintaining large open spaces. Encourage new development in the form of conservation subdivisions.

Millertown Pike—Extend the planned growth boundary to include the north side of Millertown Pike when the Growth Policy Plan is updated. New subdivisions should include recreational amenities.

Rutledge Pike—Highway capacity is good, but sewer extensions are needed. Encourage a mix of community-serving retail along with more housing options.

Murphy Road—Create a village center to serve future subdivisions in this growing area, with greenway connections and quality open space amenities. Preserve the floodplain area around Loves Creek headwaters.

Tazewell Pike—Plan safe pedestrian connections from the proposed Gibbs elementary school to the high school. Intersection improvements at Harbison's Crossroads are needed immediately. Opportunities for park and recreation facilities to compliment the school grounds should be pursued.

Corryton—Protect the natural 'green-belt' provided by flood-prone areas. Components of a village community are in place, including school, library, post office, community center, churches, park, and walking trail.

Knoxville's Empowerment Zone Project

The Planning Commission contracted with the City's Department of Development to assist in Knoxville's Empowerment Zone Project. The staff worked with Partnership for Neighborhood Improvement and several citizen committees to finalize proposals for the development of commercial centers to serve the Five Points and Mechanicsville neighborhoods. The staff will continue to work with other committees during FY 2004 to develop proposals for housing development and rehabilitation, cultural resources, and other commercial centers to serve the people who live and work in Knoxville's Empowerment Zone.

City and County Tree Plans

In the summer of 2001, MPC secured a \$20,000 grant from the Tennessee Department of Agriculture's Division of Forestry to develop a master street tree plan for the City of Knoxville. Two years later, MPC received a second grant of \$25,000 to develop a Knox County Tree Conservation and Planting Plan. The county plan is in the beginning stages, but the city plan was adopted by City Council after a series of public workshops and drive-by surveys in each city sector.

Farmers Market Property Reuse Study

In May, the Knox County Commission and County Mayor Mike Ragsdale requested recommendations on short and long term uses for the Farmers Market property. MPC and the Knox County Parks and Recreation Department held public meetings to gather comments, and came up with the following principles for developing a community-friendly retail center.

- Allow no more than two "big-box" commercial establishments so that smaller stores, services, and public space can be included.
- Conserve the forested ridge and plant native trees in the parking areas and around buildings.
- Create a pedestrian-friendly environment by incorporating sidewalks, open space, and transit facilities, and provide better access from I-640.
- Provide centrally-located public space for community events.
- Develop building guidelines for variations in design and for the use of high-quality materials such as brick or stone.
- Create a source of annual funds from the lease or sale of the property for park acquisition and other community facility improvements in the area.

Knoxville Street Tree Master Plan

The plan suggests replacing many solid concrete medians with planting wells for shrubs and bushes, and the Knoxville Public Service Department already has implemented this at several locations. The plan also suggests changes to the city's tree ordinance and various education and conservation efforts. Key elements include:

- A Knoxville Tree Foundation should be established to accept donations for trees planted in memory of someone or as a celebration of an event.
- A Grassroots to Tree Roots Program will work with neighborhood organizations on tree planting and maintenance.
- A Five-Year Improvement Program specifies a goal of planting 1,000 trees per year around buildings, in parks, and along streets.



French Broad Corridor Study

The French Broad River winds through one of the last remaining large rural areas in Knox County. Many residents want to keep it rural. When the East and South County sector plans recently were updated, a consensus was reached to conserve agricultural land and historic sites along the river.

MPC collaborated with the Joint Institute for Energy & Environment and the Southern Appalachian Man and the Biosphere Program to complete a study of the area's resources, including farmland, historic sites, and wildlife habitats. The study, which was published in September 2003, identifies planning tools that may be useful, including possible funding from the U.S. Farm Bill of 2002 and related conservation easement programs, the development of a rural conservation zoning district, a voluntary down-zoning program, and historic zoning overlays.

Another step underway is the creation of the French Broad Blueway (to foster canoeing and kayaking) from Knoxville to Asheville. MPC is collaborating on this effort with many agencies, including city and county recreation departments, Knox Land and Water Conservancy, Tennessee Wildlife Resource Agency, and Tennessee Valley Authority.

Now that the MPC study is published, planners will be holding additional public meetings to ask participants what they consider the most important things to conserve. Helping with these meetings will be the grassroots group Nine Counties/One Vision, which has established a task force to promote rural land conservation.



The beautiful French Broad River.

Preservation 2003: A Report to Mayor Victor Ashe

This first annual report, now required by an amendment to the city charter, formalizes an ongoing process at MPC to track historic preservation in Knoxville. The document includes recommended actions for the coming year, a status report on the city's historic preservation plan, and a list of properties ranked by significance and degrees of endangerment.

Steps Underway

Preparing an annual report on the status of preservation in Knoxville was a recommendation made nearly three years ago by the Mayor's Task Force on Historic Preservation. Many of the other recommendations from this committee also have been implemented:

- The city's Department of Development has adopted a building code for historic buildings as well as legislation to delay demolition of buildings proposed for a historic overlay.
- Nationally known speakers have been invited here to give lectures and workshops on preservation.
- A designation program has increased the number of buildings listed under historic and neighborhood conservation overlays.
- With assistance from the city, Knox Heritage has hired a full-time director and made progress toward becoming a self-sustaining nonprofit organization. Knox Heritage also has increased its revolving loan fund to acquire, rehabilitate, and re-sell historic properties.
- Knox Heritage and the Junior League sponsor an active marker program for significant historic buildings.
- Marketing efforts are underway to encourage driving tours of historic neighborhoods, joint tours of museum houses, and community events.



Development Services

Ordinance changes

County

Several new zoning districts were approved:

- Rural commercial and neighborhood commercial districts are meant for limited retail and service uses for the convenience of nearby residents in the county. Examples include mini-marts, restaurants, and laundromats at the edge of neighborhoods.
- Employment center is similar to a business park zone, but unlike that zone it is not limited to the Tennessee Technology Corridor.
- Civic and institutional is a zone that will allow uses such as churches and schools on properties in or near residential areas.
- Also new is an administrative review process that allows the Code Administration Office to approve site plans, and an amendment that clarifies requirements for certain agricultural uses in commercial agriculture and commercial business zones.

City

Self-service storage facilities were approved as permitted uses in the C-6 zone.

Other new amendments regulate rooming and boarding houses, attached buildings, and outdoor display of manufactured goods. The time limit for consideration of various requests by the Board of Zoning Appeals also was clarified.



Fairmont-Emoriland Neighborhood Conservation District

This park-like area north of downtown contains 137 houses and two churches along two wide boulevards built during the 1920s. Architectural styles are diverse, but the homes share historical features such as long setbacks, mature landscaping, sidewalks, and narrow driveways. A neighborhood conservation overlay was established to maintain and protect the appearance of the area and encourage new development that is consistent with existing structures.

Development Activity

Each year MPC tracks construction and development activity in Knoxville and Knox County. Highlights are published in the Development Activity Report. Major new commercial projects include a medical complex on Parkside Drive that houses Baptist Hospital West, Baptist Hospital for Women, and Baptist Medical Plaza. Three important renovations occurred downtown, including a makeover of the Sterchi home furnishings building on Gay Street into some 100 loft apartments, the former Hyatt Regency Hotel into the 278-room Marriott of Knoxville, and the former Fowlers furniture store into a mixed use development called The Phoenix.

Building permits

The total number of approved construction permits increased 6.7 percent from the previous year. The dollar value of new construction was \$540 million. Combined with renovation permits, investment in building activity reached \$653.6 million during the year, slightly lower than the \$659 million in 2001.

Rezoning

During 2002, 187 rezonings covering 2,917 acres of land were approved. Residential and commercial requests were nearly equal in number, but residential requests represented two-thirds of the acreage affected. City of Knoxville annexations comprised 34 percent of rezoned acreage.

Subdivisions

Subdivision activity was down from last year. The total number of new lots dropped 14 percent, and the acreage affected dropped 17 percent. Residential lots comprised 94 percent of the total inventory, averaging .8 acres in size, compared to 5.1 acres for non-residential lots.

Agricultural land conversion

Slightly over 800 acres of agriculturally-zoned property were converted to residential and commercial zones this year, marking a 15 percent drop from last year. Residential rezoning accounted for 753 acres of conversion, while commercial rezoning claimed 66 acres—a sharp 85 percent drop from the previous year.



Transportation Planning

The Knoxville Regional Transportation Planning Organization or TPO is staffed by MPC planners and serves as a transportation planning board for Knox County and parts of Blount County.

TPO completed a reaffirmation of the 2002-2005 Long-Range Transportation Plan in February 2002, and this past fiscal year the plan and a new unified work program were adopted by the TPO Technical Committee. The long-range plan serves as a 20-year priority list for roads, bikeways, sidewalks, and transit in the urban area.

Another collaborative project—between TPO, the National Park Service, the Federal Highway Administration, and Wilbur Smith Associates—was an in-depth assessment of the Foothills Parkway. The study, one of several commissioned for the Regional Transportation Alternatives Plan, won the 2002 Grand Award from the American Council of Engineering Companies of Tennessee. It included an innovative technique of analyzing views from unfinished portions of the parkway.

A regional bicycle plan was adopted by the TPO Executive Board; the plan was subsequently recognized as exemplary by the national Pedestrian and Bicycle Information Center. Many parts of the plan are in the process of being implemented, including a new TPO website on bicycling, a quarterly newsletter titled Pedal Press, and a bicycle parking program. TPO staff continue to help with the Neighborhood Bike Ride, a popular event which tours different areas of Knoxville each autumn.

TPO received a grant to develop a transportation demand management program called Smart Trips. The goal of Smart Trips is to improve air quality and reduce traffic congestion by increasing carpooling, transit use, bicycling, and walking. Smart Trips has an employer outreach coordinator who will custom design a trip reduction program for a specific worksite using a combination of strategies such as ridematching for carpools, employee bus passes, parking management and incentives. A project to update TPO's travel demand forecasting began in October 2002. Staff are working with consultants on enhancements to a model which will be used for traditional forecasting purposes as well as for intelligent transportation systems and congestion management systems.

TPO awarded funding to IdleAire Technology Corporation for Congestion Mitigation and Air Quality improvement. This new company is installing electrification units at truck stops to offer drivers amenities (heating and air conditioning, cable TV hookup, phone and Internet access) that usually are obtained only while trucks are idling and emitting harmful pollutants.

Cades Cove Opportunities Plan

TPO staff have been assisting the National Park Service as it looks for ways to lessen congestion in the Cades Cove area of the Great Smoky Mountains National Park. The park has more than 9 million visitors a year and nearly 2 million of these come to Cades Cove. June 2003 marked the conclusion of the first phase of the study when the public was presented with five alternatives ranging from no action to a new parking and pullout plan, a reservation and variable message system, and several types of transit. Next is the development of an environmental impact statement with continued public input. TPO will be collecting and categorizing comments throughout the process.



Managing the Cades Cove Opportunities Plan website is only one way that TPO planners are helping to determine the future of this East Tennessee resource.



Information Services

Market Reports

In addition to an annual Development Activity Report, MPC researches and publishes market reports on shopping centers and office space. The 2002 Shopping Center Market Analysis and the 2002 Office Market Analysis are useful references that compare national and local trends, and include building-by-building property listings.

Addressing

In FY 2002-03, addressing staff handled 6,059 addresses for new construction and newly assigned housing units as well as 15,741 modified addresses. In addition, the staff maintains the GIS base map of Knox County. In this capacity, they created 635 new road segments and modified 2,284 segments. Staff reviewed all subdivisions for correct street names and closed the boundaries on 2,223 subdivisions—part of the mapping process for creating interior lot lines. Weekly and monthly reports that detail all new streets, street name changes, and addresses were sent to the Post Office, utility districts, KUB, Knox County Schools, telephone and cable companies, and various city and county departments.

GIS

The Geographic Information Services staff provides mapping and technical analysis in support of all three planning divisions. The GIS staff contributed to many of the projects already listed in this document, including a large data collection effort in support of the Knoxville Regional Transportation Planning Organization's travel demand forecasting model and analysis for an updated downtown parking study. Mapping support for the Northeast County, Northwest County, and Central City sector plans was also a large part of the GIS work program. A new project in 2003 was scanning and compiling 1935 TVA aerial photos for use inside the GIS. A GPS (global positioning system) unit was purchased and planners were trained to use it for acquiring field data easily and accurately. Staff also have been active in migrating GIS data to formats that can be posted to the Internet on the KGIS (a local GIS consortium) Intranet and Internet websites for improved public access to mapping data.

2002 Office Market Analysis

Conditions in Knoxville's office market paralleled a downturn found nationwide, but stronger occupancy rates and conservative spending provided insulation from the harshest effects of the economy.

Downtown saw an 8.4 percent vacancy rate—well below the national average of almost 13 percent. However, known vacancies in several buildings could not be verified, and the actual rate could be as high as 11.4 percent. Meanwhile, local suburban vacancies were nearly unchanged from 2001, holding steady at 7.8 percent.

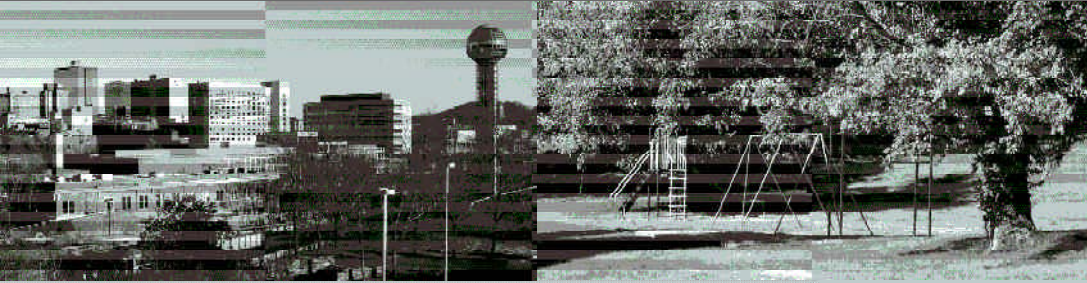
Total inventory of office property in Knox County grew by 906,000 square feet last year due to space added in the suburbs. New properties included the News Sentinel Building in the Center City Business Park, Onyx Pointe on East Walker Springs Lane, and the Cornerstone Building and Lewis M. Sansom Scout Center, both at Dowell Springs.

2002 Shopping Center Market Analysis

Compared to other property types, retail performed well throughout the country during the past year. At the local level, Knoxville's shopping center properties experienced some setbacks. Compared to figures from two years ago, areawide vacancies were up about 3 percentage points, increasing from 5.7 to 7.7 percent in the city, and from 5.2 to 9.3 percent in the county.

Since the last shopping center inventory in 2000, Knoxville's retail property sector added more than 830,000 square feet of new space, a 6 percent increase. The majority of that investment was in southwest Knox County where The Pavilion, a 622,000-square-foot center at Turkey Creek, continues to add new shops.

Total sales numbers for 2001 were up 5.6 percent from the previous year, and spending figures for the first half of 2002 hinted at continued growth. Automobile and boat sellers captured the largest share of local retail dollars, followed by food stores, general merchandise, and eating places.



Census Data

In its role as a state data center affiliate of the U.S. Census Bureau, MPC continued to analyze socio-economic data from the 2000 Census. Three new reports were published:

- Knoxville, Farragut, and Knox County Social and Economic Comparisons
- Metropolitan Migration Trends
- Knox County Portraits: A Look at Commonality and Diversity in Local Population Character

Along with the UT Center for Business and Economic Research and the East Tennessee Development District, MPC co-sponsored a two day census workshop led by the Regional Census Director, Ken Wright. The workshop was attended by over 100 people representing many different organizations and agencies.

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
- Knox County Site Planning Roundtable
- Central Business Improvement District Parking and Transportation Committee
- Knoxville Tree Board, Greenway Commission
- Knoxville Water Quality Forum
- Beaver Creek Task Force
- Nine Counties One Vision downtown and transportation task forces
- Market Square Redevelopment Review Board

Empowerment Zone

MPC has a contract with the city through June 2004 to assist the Partnership for Neighborhood Improvement on managing the federal Empowerment Zone grant. Specifically, MPC planners will help evaluate six existing projects and prioritize some four dozen proposals for future funding. Working groups are being established for each project that receives money.

City Parks Recovery Action Plan

An action plan for city parks was completed as a joint project by MPC and the Knoxville Parks and Recreation Department. The plan assesses the current state of city facilities and recommends specific improvements for each sector.



The Recovery Action Plan assessed the condition of parks and recreation areas in the City of Knoxville.



MPC takes on both leadership and educational roles when it comes to planning. Staff attended the following meetings, sometimes to make presentations and other times to keep current on issues and methodology.

- American Planning Association national and regional conferences
- Trimble Global Positioning System training
- Regional Clean Air Action Summit
- Tennessee Association of Metropolitan Planning Organizations
- Travel Model Improvement Program, transportation planning analysis
- Institute of Transportation Engineers, Tennessee Section
- Tennessee Title VI Conference
- Adobe Photoshop training
- Alternative Transportation Planning for the National Park Service
- Knox County Council on Aging
- Tennessee Geographic Information Council

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 inhouse topics include:

- Development Activity Report
- Office Market Analysis
- Shopping Center Market Analysis
- Economic Overview
- Knoxville-Knox County General Plan 2033
- One Year Plan for the City of Knoxville
- Tennessee Technology Corridor Development Authority Annual Report
- 2002 Long Range Transportation Plan Reaffirmation
- Knoxville Regional Bicycle Plan
- Knoxville Area Facts and Figures
- Directory of Neighborhood Organizations
- An Inventory of Potential Sites for Business and Office Park
- Multifamily Housing Trends in Knox County
- Recovery Action Plan for the Urban Park and Recreation Recovery Grants Program
- Knoxville Street Tree Master Plan

www.knoxmpc.org

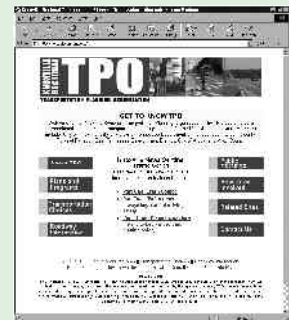
MPC's website continues to grow. Many topics are updated on a regular basis; new additions include:

- Knoxville-Knox County General Plan 2033
- Knoxville Street Tree Master Plan
- Farmers Market Property Reuse Study
- Preservation 2003: A Report to Mayor Victor Ashe
- 2003 Excellence Award winners
- Central City Sector Plan
- Additional Census 2000 data



www.knoxtrans.org

The TPO website now includes the Long-Range Transportation Plan, the 2002 Knoxville Regional Bicycle Plan and a quarterly newsletter (Pedal Press), information about the Smart Trips program, and a weekly traffic alert.





Excellence Awards

Some 120 people attended MPC's 22nd 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:

Neighborhood/civic achievement: two northside groups, Oakwood-Lincoln Park Neighborhood Association and Old North Knoxville, Inc., share this category (not pictured.)



Office: the Summit Building off of North Cedar Bluff Road built by Horne Properties and owned by Grace Commercial Properties



Residential: Renaissance Condominiums, developed by Vedat Aboush in Fort Sanders



Commercial: Tate's Gallery, a shopping center at Cedar Bluff Road and Middlebrook Pike developed by Joe Tate



Special Use: Caswell Park Phase I, a softball complex in the central city developed by the City of Knoxville



Restoration: the Mill Agent, developed by David and Tracy Dewhirst, and Sterchi Lofts, developed by Leigh Burch, both on Gay Street



Renovation: South Trader's Landing on Chapman Highway by Chris Gettelfinger

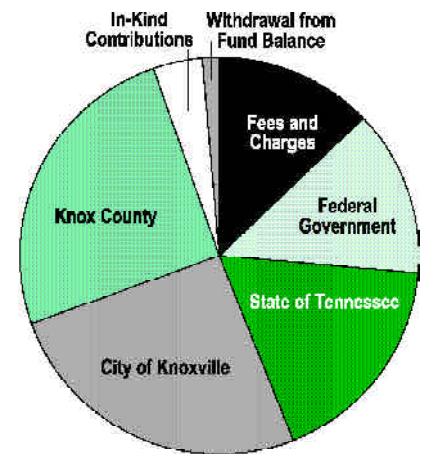


Financial Information

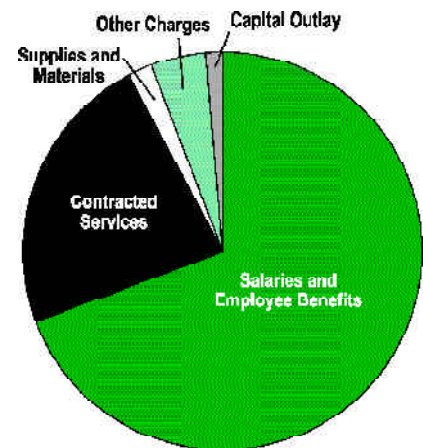
FY Ending June 30, 2003 - UNAUDITED

	Budgeted	Actual
Fees and Charges	\$391,550	\$377,370
Federal Government	398,000	400,035
State of Tennessee	530,000	511,359
City of Knoxville	751,100	751,100
Knox County	741,325	741,325
In-Kind Contributions	105,000	114,415
Withdrawal from Fund Balance	35,000	(44,205)
TOTAL FUNDING SOURCES	\$2,951,975	\$2,851,399
Salaries and Employee Benefits	\$2,058,072	\$1,972,545
Contracted Services	665,750	657,570
Supplies and Materials	59,650	51,117
Other Charges	126,003	129,663
Capital Outlay	42,500	40,504
TOTAL EXPENDITURES	\$2,951,975	\$2,851,399

Funding Sources



Expenditures



Planning Commission Staff

The Planning Commission is supported by a staff of nearly 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, website, computer network, 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.

MPC Staff

Allen Alderman	Planning Technician	Tim Kuhn	GIS Administrator
Jeff Archer	Senior Planner	Betty Jo Lamb	Administrative Assistant II
Gretchen Beal	Director of Information Services	Shirley Mase	GIS Specialist
Ann Bennett	Senior Planner	Clark Miller	Smart Trips Coordinator
Tom Brechko, AICP	Principal Planner	Debbie Mitchell	Office Assistant I
Michael Brusseau, AICP	Planner II	Madeline Newport	Office Assistant I
Doug Burton, AICP	Principal Planner	Karen Perdue	GIS Specialist
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