

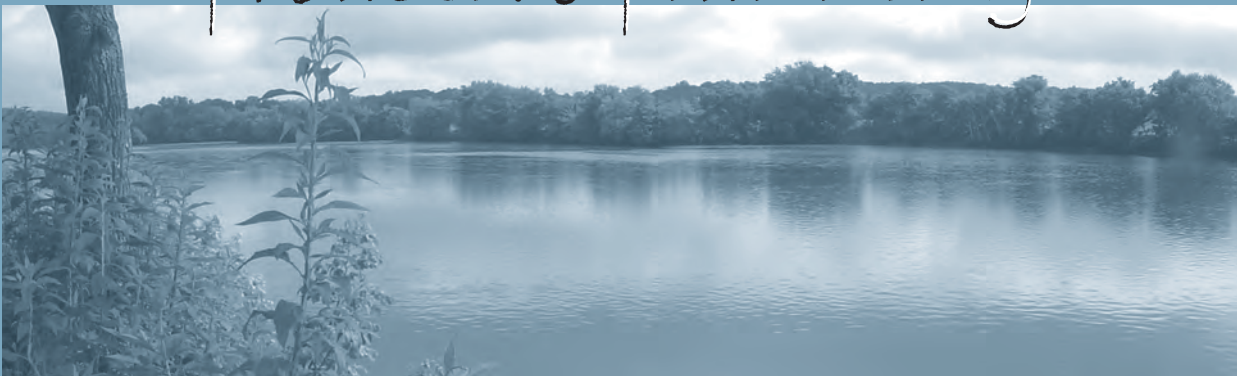
cooperation



partnerships and



proactive planning



for the future

Knoxville-Knox County MPC
Annual Report FY03-04

planning commissioners

The 15-member Metropolitan Planning Commission is a volunteer board that has faced several difficult decisions during the past year, and has acted with balanced and fair dedication to all community interests. We extend our thanks to Mamosa Foster, Patsy Vittetoe, and David Wolf, who left the commission this year. We also welcome new commissioners Art Clancy, Stan Johnson, Chester Kilgore, and Jack Sharp. The commission has been very supportive of staff efforts, always keeping in mind the ultimate goal of providing public services of the highest quality.

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
1999-2007
Chair



C. Randy Massey
2002-2006
Vice Chair



Trey Benefield
2002-2006



Herbert Donaldson Sr.
1998-2008



E. Ray Evans
2003-2007



Mamosa Foster
2000-2004



Philip French
1998-2006



Richard Graf
2001-2005



Mark Jendrek
2003-2005



Chester Kilgore
2003-2007



Stephen Lewis
2000-2004



Jack C. Sharp
2004-2007



Mary Parker Slack
2001-2005



R. Larry Smith
1997-2005



David Wolf
2000-2004

Commissioners
Appointed
in 2004



Art Clancy III
2004-2008



Stan Johnson
2004-2008

Cooperation, Partnerships, and Proactive Planning for the Future

Fiscal Year 2003-04 marked the beginning of a transition as the Metropolitan Planning Commission began preparations to “raise the bar” in delivering planning and development services to Knoxville and the Knox County region. In October 2003, I identified several principles intended to govern the performance of MPC staff. These principles are worth mentioning again:

- Commitment to public service
- Respect for democratic values
- Respect for individual opinions/diversity
- Public involvement/participation
- Respect for community consensus
- Expectations of ethical behavior
- Efficient use of public resources
- High quality customer service
- Superior technical and professional expertise
- Timely performance and product delivery
- Community stewardship



*Dave Hill,
Interim Executive Director*

During FY 2003-04, staff reviewed MPC operations, policies, and program goals with an eye toward meeting the challenges of a changing city, county, and region. Changes have been made allowing MPC to operate more efficiently, to assess the effectiveness of MPC services, and to address issues of critical interest to the community. An emphasis on partnerships is encouraging staff to work cooperatively and collaboratively on complex problems. We are pleased to report that MPC has partnered with Knox County Schools to provide information and growth projections to enhance decision-making for very important county-wide issues. We also have begun a critical assessment of the plans and land use regulations administered by MPC. Another project with significant implications is the lead role of the Transportation Planning Organization in addressing mobile source pollution and long-range transportation plan development for the seven-county Knoxville region.

A brief listing of major MPC projects underway or programmed during FY 2003-04 includes:

- Assessment of existing plans and land use regulations
- James White Parkway-Chapman Highway Study
- Regional Long-Range Transportation Plan
- French Broad River Corridor Plan
- I-275 industrial district and neighborhood revitalization
- Knox County Schools enrollment projections
- Technology Corridor Master Plan
- City of Knoxville Empowerment Zone assistance
- Customer service improvements



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 underway include a \$15.8 million renovation of the downtown historic Tennessee Theater and Knoxville Place, a 219-unit student apartment building near the University of Tennessee. Recently completed projects include Three Lakeside Centre, a 99,000-square-foot office building in southwest Knox County, a Wal-Mart Supercenter on Chapman Highway, and in the central city area, the Cansler YMCA and the Knoxville-Knox County Animal Center.

Building Permits

The total number of approved construction permits in 2003 increased 4 percent from the previous year. Total building activity during the year was valued at \$687 million compared to about \$654 million in 2002. Residential construction topped the \$375 million mark, the highest single-year investment recorded. Commercial construction was valued at \$159 million, and commercial renovations were almost \$110 million.



In 2003, the total number of building permits increased 4 percent from the previous year.

Rezoning

During 2003, 233 rezonings covering 3,215 acres were approved. The number of rezonings climbed 35 percent over last year's counts, while the amount of acreage affected was up 22 percent. Only 36 rezonings (869 acres) were the result of annexation; this number was down from 2002 and well under the average of 93 annexations per year recorded during the 1990s.

Subdivisions—More than 2,100 acres were subdivided in 2003, up 25 percent from the previous year. The number of new lots created for building projects jumped nearly 40 percent, coming in line with the 10-year average but far below the peaks hit in the mid-1990s. The Southwest County Sector regained its position of subdivision leader, although 2002's highest lot gainer—the Northeast County Sector—remained among the top achievers.

Agricultural land conversion—More than 1,000 acres of county land were rezoned out of agricultural designation and slated for commercial or residential use, a 27 percent increase over 2002 conversions. Residential rezoning claimed 938 acres of rural land, while commercial rezoning accounted for 101 acres.

Meanwhile, industrial vacancy rates climbed to 7.2 percent in 2001, and by 2003 new highs were recorded as 9.3 percent of the local stock sat empty. Still, Knoxville's availability rates were two percentage points lower than the rest of the nation, while even higher rates in the mid-teens were measured across the Southeast, all due to economic doldrums that have troubled the commercial real estate market for the past several years.

Ordinance Changes

New sections were added to both the city and county zoning ordinances for regulating methadone treatment facilities. Also new in the city was an amendment allowing private day nurseries and kindergartens, including day care centers, in the C-4 zone as a use on review.

Market Reports

In addition to an annual Development Activity Report, MPC researches and publishes various market reports. The 2003 Office Market Analysis and the 2003 Industrial Space Inventory are useful references that compare national and local trends, and include building-by-building property listings.

2003 Office Market Analysis

Knoxville's office property market showed moderate growth in 2003, with rentable inventory up about 5 percent over last year. Also up were vacancy rates—from 8 to 9 percent countywide—but this slight increase was expected as an after-effect from the economic recession in 2001.

A total of 838,700 square feet of new office space was completed this past year, with 99 percent of it located in the county rather than the city. The two largest projects to come on the market are in west Knox County: Physician's Plaza and Turkey Creek Condominiums, both on Parkside Drive. Also new is the Helen Ross McNabb Administration Building in north central Knoxville, and a major addition to the Bush Brothers complex in west Knoxville.



Knoxville's office property market showed moderate growth in 2003, including this addition to the Bush Brothers complex in west Knoxville.

While no new supply was created downtown, this area still remains the dominant player in the areawide office property market. A growing competitor is the Pellissippi Parkway area, where several new projects are planned.

2003 Industrial Space Inventory

The local investment community has kept construction of warehouses and manufacturing plants in check. In fact, there has been a near halt to industrial construction in Knoxville; since 2001 about 30 new facilities have been added to the local inventory, totaling just over 600,000 square feet. That translates to a 0.9 percent growth rate over the past two years.



Construction of industrial facilities has come to a near halt since 2001.

MPC excellence awards



Some 120 people attended MPC's 23rd annual Excellence Awards, a program recognizing developers, designers, and neighborhood activists who have made our community a better place in which to live. This year two new award categories were added: landmark achievement and volunteer. The winners were:



Residential: Mallard Bay Subdivision (above left), a lakeside neighborhood near Choto Road in southwest Knox County, developed by Mallard Bay Properties, and (tie) Promontory Point Condominiums (above right), a 20-unit project on the downtown waterfront by Jim Bush of Johnson & Galyon.

Office: Bush Brothers & Company Corporate Office addition, a headquarters building on Lonas Road developed by Bush Brothers.



Renovation: the Jacob Building in Chilhowee Park, by the City of Knoxville.

Commercial: the Biotechnology Research Facility developed by the University of Tennessee on the Agricultural Campus.

Historic Restoration: the downtown U.S. Post Office and Courthouse by Sam Furrow.



Special Use: World's Fair Park and Convention Center, including the reopening of Clinch Avenue, developed by the City of Knoxville.

Landmark Achievement: Sequoyah Hills, an area that began to develop in 1925 and remains one of Knoxville's finest suburbs.

*Not Pictured:
Neighborhood/civic achievement:
Knox Heritage, an organization
dedicated to historic preservation.*

*Volunteer: Randall De Ford,
an architect and historic
preservationist from the Fort
Sanders community.*

MPC's long range planning staff are involved in many partnerships, both with community groups and with city and county departments. MPC planners took the lead in spearheading certain efforts, while they served as support staff for others.

James White Parkway/Chapman Highway Corridor Study Task Force

MPC transportation planners have been providing staff support for a 30-member task force that first convened last March to discuss the James White Parkway extension and Chapman Highway in the south Knoxville area. The group set down 12 alternatives as a starting point, and divided into subcommittees which met throughout the spring and summer. Basic issues are congestion on Chapman Highway, traffic safety, pedestrian, bicycle, and transit accessibility, and economic development. The task force narrowed the alternatives to a limited number, and held a series of public meetings in September 2004 to gather comments. Members will continue meeting until they agree on a final recommendation to be presented to the City Council, County Commission, and local and state transportation agencies before the end of the calendar year.



MPC staff have played an integral role in developing strategies for conserving the French Broad River Corridor.

French Broad Corridor Study

MPC continues to collaborate with Knox County Parks and Recreation and residents of East and South Knox County in conserving agricultural land, scenic views, and historic sites along the French Broad River. Three task forces have been meeting throughout the year to format strategies; the first two task forces listed below are chaired by MPC staff, and the third, by Knox County Parks.

Archeological and Historic Resources Task Force—This group is working toward the preservation of historic homes and structures as well as their surrounding site. Many of the homes were built in the mid- to late-1800s and remain in the same families. Several historic churches, county stores, and the original community school have been, or are in the process of, restoration. Boundaries for multiple National Register Historic Districts are being surveyed, including Riverdale and Seven Islands. Possible archeological sites have been mapped along the French Broad River. An archeology professor with the University of Tennessee has performed studies in the area that date early settlements to Woodland and Mississippian periods.

Agricultural Resources Task Force—The rich river bottom soils along the French Broad are among the most productive in the county. These prime farmland soils account for one-quarter of the surface of the study area. Conservation efforts to preserve these farmlands as well as the areas where the terrain includes forested and cleared slopes used for row crops and pastureland are the primary focus of the group. Potential conservation programs include creating a rural conservation zoning district, slope protection, and clustered residential development.

Natural Resources and Recreation Task Force—This group has been working with several environmental and land management agencies to study the area's plants and animals. Programs to reintroduce species that once inhabited the river are now underway in this portion of the French Broad, and evidence suggests that the survival of certain rare species that currently live in the river, tributaries, and lands within the corridor are largely dependant on conserving the landscape. This task force also studied the creation of additional parks and a "blueway" system with programs (including public access points along the river) that foster low impact recreation such as canoeing and kayaking.



Empowerment Zone

MPC has renewed a contract with the city (through June 2005) to assist the Partnership for Neighborhood Improvement in managing the federal Empowerment Zone grant. Specifically, MPC planners will help develop a façade improvement program around Broadway and Central Avenue, prepare infill housing guidelines, and assist in revitalization efforts for various redevelopment areas.

Urban Forestry

MPC continues to assist the city and county in developing tree protection and planting programs. Staff are collaborating with the Knoxville Tree Board in examining provisions regarding tree clearing, planting, and parking lot landscaping. MPC's Comprehensive Planning Division is also preparing a County Forest Protection and Tree Planting Plan which will address hillside and stream corridor protection, tree conservation, and planting guidelines for public projects. Potential ordinances, such as ways to foster woodland protection in conservation subdivisions, also are being researched.

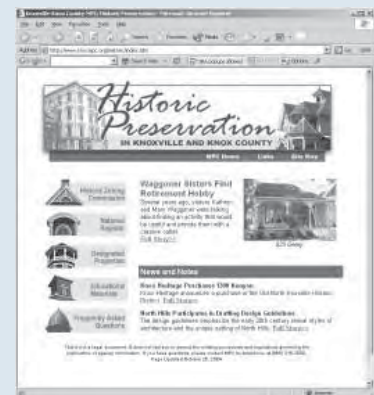


MPC staff are collaborating with the Knoxville Tree Board in examining provisions regarding tree clearing, planting, and parking lot landscaping.

Preservation 2004: A Report to Knoxville Mayor Bill Haslam

The second annual report on historic preservation in Knoxville was delivered to Mayor Haslam. In preparing the report, MPC staff consulted with the Knoxville Historic Zoning Commission, Knox Heritage Inc., and city neighborhoods interested in preservation. The report summarizes preservation activities and impacts for Knoxville from summer 2003 through spring 2004. Activities that have been completed or are continuing include finalizing a design for street markers for historic neighborhoods, working with non-profit housing providers to provide appropriate rehabilitation and new construction in historic neighborhoods, and adoption of a demolition by neglect ordinance.

In collecting the information for Preservation 2003, a series of public meetings and neighborhood workshops were held throughout the city. The report also includes concerns voiced to Historic Zoning Commissioners and staff in the past year by individuals and groups involved in preservation, as well as information gathered from a meeting of city neighborhoods interested in preservation held last April.



In addition to the preservation report, MPC also launched a website in support of historic preservation.

Sector Plans and Small Area Studies

The city and county are divided into 12 sectors for planning purposes, and the sector plans are updated on a five-year rotating basis, serving as guides for future zoning decisions. The Northwest City Sector Plan was completed during the past year, and a study of James White Parkway-Chapman Highway alternatives was begun.

Northwest City Sector Plan *(adopted by Knoxville City Council and Knox County Commission in January 2004)*

This sector includes the center of population for Knox County, and also is the most similar to the average Knox County demographic profile for age, race, family structure, and housing. The plan proposes:

- Protecting the character of the community, incorporating landscaping and beautification efforts. Included are recommendations from the city's Street Tree Master Plan as well as recent corridor studies.
- Continuing improvements to Ashe Park, including a greenway link to Northwest Middle School.
- Connecting the Lonas Drive neighborhood with Weisgarber Greenway and Third Creek Greenway, and creating public/private partnerships to enhance recreational opportunities in the area.
- Permanently preserving land along Third Creek to protect water quality, habitat, and flood-prone areas.
- Increasing residential density along Western Avenue in anticipation of planned road improvements and in an effort to make it more transit-friendly.
- Improving Schaad Road between Pleasant Ridge Road and Oak Ridge Highway. This section is the "missing link" in east-west traffic flow between I-75 at Callahan Drive and Pellissippi Parkway, since four-lane upgrades are underway or anticipated for all other sections.



The Northwest City Sector Plan calls for continued improvements to Ashe Park.

Lonsdale Neighborhood Plan

MPC worked with Lonsdale residents to create a plan that addresses infill housing, neighborhood commercial development, buffering next to the adjacent industrial yards, and various park and school improvements. The plan had been requested by the city's Community Development Department and the Partnership for Neighborhood Improvement to pursue Empowerment Zone programs. The creation of a "superblock park," combining Lonsdale School and Lonsdale Park is underway. A request for commercial development proposals will be issued early in 2005.

Oakwood Lincoln Park Neighborhood Plan

MPC staff worked with UT graduate students and the Oakwood-Lincoln Park Association to draft a plan which addresses neighborhood conservation, traffic calming, and sidewalk and walking trail improvements for this established community bordering St. Mary's Hospital. Specific proposals include:

- Historic and neighborhood conservation districts (the potential boundaries for Oakwood, Lincoln Park, and Scott's Addition districts were outlined as were principles for renovation and new construction)
- A St. Mary's Hospital-Fulton High School trail, providing a setting where residents, employees and hospital visitors can relax and enjoy tree-shaded walks
- Downzoning to protect the single-family character of the area
- Sidewalk connections to Christenberry School, the hospital, and transit stops
- Park improvements, including the reuse of Oakwood School grounds and expansion of the recreation space at Oakwood United Methodist Church
- A neighborhood/business improvement district through which construction costs can be shared by businesses as well as residential property owners

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, most of Blount County, and parts of Loudon and Sevier counties.

Last April, the Environmental Protection Agency designated seven counties in East Tennessee as non-attainment for air quality. These places, including the TPO region, have ozone levels higher than allowed under EPA standards. TPO has since entered into an agreement with the Tennessee Department of Transportation to prepare a regional long-range plan for these counties so that federal transportation funds and projects are not delayed or frozen. TPO received a \$825,000 grant from TDOT for this purpose; the plan is expected to be completed by spring 2005.

TPO also prepared and received a TDOT grant for assisting Knoxville Area Transit in implementing portions of their Action Plan 2010. TPO has a long-standing working relationship with this local public transit system, which won the American Public Transportation Association's Outstanding Achievement Award for 2004. TPO staff helped coordinate the action plan, and are currently conducting a bus stop sign, bench, and shelter inventory, as well as helping with the development of an Intelligent Transportation System Implementation Plan and a program to increase transit use among commuters.

The TPO Smart Trips Program is continuing. The goal of Smart Trips is to improve air quality and reduce traffic congestion by increasing carpooling, transit use, biking, and walking. The program has had success in getting commitments from several downtown employers, including Knox County and the City of Knoxville, to implement trip reduction strategies such as free parking for carpools. Smart Trips is partnering with KAT on a bus pass program for downtown employees, and is offering a ridematching database as a free service to area commuters. This past summer, a television and radio media campaign was undertaken, resulting in increased activity at the Smart Trips website.

The Bicycle Program made great strides this past year.

- The 11-member Bicycle Advisory Committee continues to meet regularly and address bicycle transportation issues.
- Phase I of the bicycle network (downtown and surrounding neighborhoods) has been identified. Work is underway to prioritize needed improvements.
- "Share the Road" signs have been installed on Clinch Ave. and Island Home Boulevard. A warning sign about the railroad crossing was installed on Neyland Drive.
- Two issues of the Pedal Press newsletter have been produced by TPO. A Bicycle Commute Guide has been developed and published, along with brochures about the Bicycle Program and the Bike Mentor Program.
- The Bicycle Parking Program installed 60 bike racks throughout downtown, the Old City, and at Emery 5&10, the Bike Zoo, and Cansler YMCA. The City of Knoxville, Public Building Authority, Central Business Improvement District, and local businesses provided matching funds or in-kind services for this program.
- The third annual Neighborhood Bike Ride was held last October and had more than 130 participants.
- The Bike Mentor Program was developed to match potential bike commuters with someone who can help identify a comfortable route to work or school, and offer advice on riding with traffic.



Thanks to the Bicycle Parking Program, more racks are available downtown.

The Cades Cove Opportunities Plan has completed the first phase of a multi-year planning effort. The plan was undertaken to develop a long-range management vision to protect the cove's natural and cultural resources and ensure that visitors continue to have a quality experience. Five alternatives have been developed to accomplish this, including a "no action" option, a reservation system during peak season, and a transit system during peak season. TPO manages this contract in conjunction with the Great Smoky Mountains National Park. While the process is between phases, TPO has been maintaining the project website, www.cadescoveopp.com, and responding to public comments. TPO also maintains the project mailing list, with more than 2,200 people currently listed. The next phase of the project will be to further develop the alternatives and assess their impacts in preparation for an environmental impact statement.



Geographic Information Services

The Geographic Information Services staff provide mapping and technical analysis in support of all four MPC divisions. In the past year GIS staff have continued efforts to make planning-related maps readily available to city and county employees over the local intranet and to maintain and enhance the mapping layers available to the public over the Internet. This has helped reduce the number of paper maps in the office. However, the production of quality cartographic products continues to be a focus, and GIS is responsible for nearly all the map products used for MPC's numerous public meetings. MPC maps are widely regarded as some of the best produced by local government, and staff received an award for outstanding map design at a regional GIS conference last October.

In addition to the routine maintenance of many layers of GIS data—including zoning, proposed land use, and the city's One Year Plan—GIS supported the many planning efforts already in listed in this document. Highlights included a soil and slope analysis for the French Broad Corridor Study, a population growth model for the James White Parkway-Chapman Highway Corridor Study Task Force, and ongoing support of the sector planning process.



GIS is responsible for nearly all the map products used for MPC's numerous public meetings.

Addressing

In FY 2003-04, addressing staff handled 4,950 addresses for new construction and newly assigned housing units as well as 16,512 modified addresses. In addition, the staff maintains the GIS base map of Knox County. In this capacity, they created 524 new road segments and modified 1,547 segments. Staff reviewed all subdivisions for correct street names and closed the boundaries on 2,427 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.

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:

- Downtown Knoxville's Residents and Workers
- Multi-Family Housing Trends in Knox County
- Metropolitan Migration Trends

MPC staff also have become involved in developing enrollment projections for Knox County Schools and the County Mayor's Task Force on School Overcrowding. A report, Impacts of Land Development and Population Growth on West Knox County Schools, was published in June, and a broader study for the entire school system is underway. This report should be finished next summer and will contain four major components:

- 1) rankings of fastest growing school service areas
- 2) school-age population forecasts for 2005, 2010, 2015, and 2020
- 3) inventory of land suitable for school development
- 4) quarterly submissions of development activity

The goal is to create a computer model which could be updated annually to do school enrollment forecasting.



MPC produced a variety of technical reports, including one focusing on Downtown Knoxville residents and workers.

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. A two-year project to digitize the library card catalog was completed last summer. Users can search 9,000 publications, CD-ROMs, U.S. Census material, and some journals. Right now, these searches must be done at the MPC office, but eventually, it will be possible to access the system through the MPC website.

Recently published inhouse topics include:

- Development Activity Report
- Directory of Neighborhood Organizations
- Downtown Knoxville's Residents and Workers
- Impact of Land Development and Population Growth on West Knox County Schools
- Industrial Space Inventory
- Knoxville Area Facts and Figures
- Office Market Analysis
- One Year Plan for the City of Knoxville
- Residential Development Activity in Knox County: Listings of Fastest Growing School Zones
- Tennessee Technology Corridor Development Authority Annual Report

MPC Website

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

- James White Parkway Task Force informational site
- Partnerships in Planning for Knox County Schools
- the ability to print city and county zoning ordinances and search them by key words
- sector plans for northeast and northwest county and northwest city sectors
- 2004 Excellence Award winners (reviewing and voting was done online this year)

MPC also maintains the TPO website. Two new sites for special TPO activities were added this year:

- Smart Trips, with innovative features like an online calculator to estimate commuting costs and online registration forms for free KAT bus passes.
- Regional Clean Air Coalition, a site that provides valuable background information regarding air quality in the region, helpful tips for concerned citizens, and a two-day air quality forecast to inform the public about ozone levels. There is also an alert system for unhealthy ozone days that includes appropriate actions individuals can take to help air quality.

In addition to designing these two sites for TPO, staff also overtook responsibility for the Cades Cove Opportunities Plan website from a consultant.

MPC Internet Quick Reference

MPC
www.knoxmpc.org

TPO
www.knoxtrans.org

Smart Trips
smartrtrips.knoxtrans.org

Regional Clean Air Coalition
www.entrcac.org

Cades Cove Opportunities Plan
www.cadescoveopp.com

Leadership, education, & community outreach

Leadership and Educational Roles

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

- 2003 Rail-revolution national transit conference
- 2004 ProWalk/ProBike conference
- Congestion Management Systems and Mobile Emissions Model Training
- TransCAD training
- ArcGIS training
- Southeast Regional ESRI User Group Conference
- East Tennessee Regional GIS Conference
- UT Biosystems Engineering and Environmental Science GIS Students -GIS Applications in Land Use Planning
- Tennessee Section Institute of Transportation Engineers 2004 Conference
- Watershed Planning Workshop by the Center for Watershed Protection
- Tennessee Chapter of the American Planning Association Annual Conference
- Tennessee Public Transportation Association Annual Conference
- Metropolitan Transportation Planning training course sponsored by the National Highway Institute
- Tennessee Preservation Trust (with training sessions on infill residential buildings, historic zoning and design guidelines)
- Certified Local Government training session on signage and new construction in historic districts
- Knox Heritage Inc.'s Preservation Network Series
- TDOT Title VI Advisory Board
- Tennessee Geographic Information Council

Community Outreach

Staff continue to provide technical support and/or serve on committees for the Empowerment Zone, Hope VI, Hastie Park, and Danny Mayfield 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
- TDOT Long Range Transit Plan Advisory Committee
- Mayor Ragsdale's Senior Summit Transportation Task Force Report & Summary
- Central Business Improvement District Parking and Transportation Committee
- C-7 Cumberland Avenue Design Review Board
- Knoxville Tree Board
- Knoxville Greenway Commission
- Beaver Creek Task Force
- Nine Counties One Vision downtown and transportation task forces

Planning Commission Staff

The Planning Commission is supported by a staff of nearly 40 people who work in one of four divisions: Development Services, Comprehensive Planning, Transportation, 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 seven-person management team reports to the executive director.

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.

Comprehensive Planning focuses on 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.

The Transportation Division staffs the Knoxville Regional Transportation Planning Organization or TPO, a federally-required planning board that coordinates road improvements, bicycling plans,

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.

MPC Staff

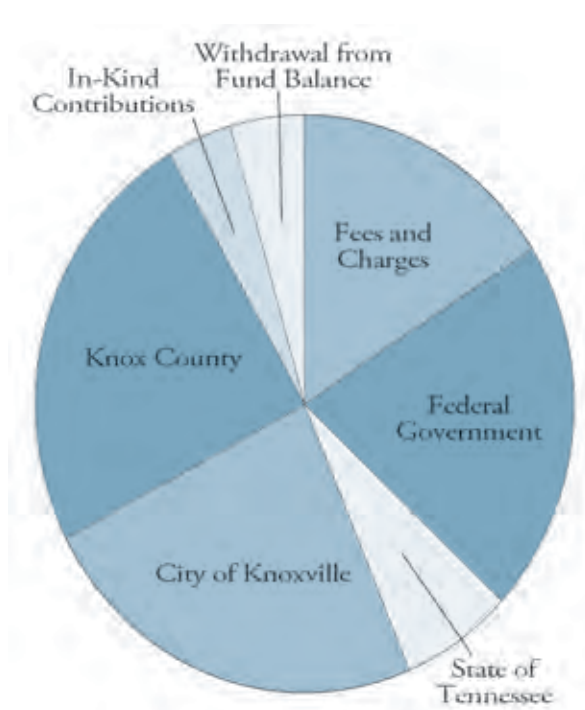
Allen Alderman	Planning Technician	Tim Kuhn	GIS Administrator
Jeff Archer	Senior Planner	Betty Jo Lamb	Administrative Assistant II
Gretchen Beal	Information Services Manager	Shirley Mase	GIS Specialist
Ann Bennett	Senior Planner	Clark Miller	Smart Trips Employer Outreach Coordinator
Tom Brechko, AICP	Principal Planner	Debbie Mitchell	Office Assistant I
Michael Brusseau, AICP	Planner II	Marc Payne	Planning Technician
Doug Burton, AICP	Principal Planner	Karen Perdue	GIS Specialist
Mike Carberry, AICP	Comprehensive Planning Manager	Patricia Ann Phillips	GIS Operator
Kimberly Chamberlin	Community Planner I	Sarah Powell	Graphic Designer
Sherry Clowers	Receptionist	Ken Pruitt, AICP	Assistant Manager, Development Services
Michael Conger	Senior Transportation Engineer	Dee Anne Reynolds	Finance Manager
Renee Davis, AICP	Senior Planner	John Roberts	GIS Operator
Emily Dills	Planning Technician	Kelley Segars, AICP	Senior Transportation Planner
Jill Draper	Communications Specialist	Susan Taylor	Administrative Assistant II
Sheryse DuBose	Transportation Planner I	Shannon Tolliver	TPO Transportation Improvement Program
Fred Frank	Transportation Planner I	Jo Ella Washburn	Graphic Designer
Terry Gilhula, Ph.D.	Senior Research Associate	Jeff Welch, AICP	TPO Director
Donna Hill	GIS Operator	Charlotte West	Administrative Assistant I
Ewing (Buz) Johnson, AICP	Deputy Executive Director		
Johnetta Johnson	GIS Operator		
Dan Kelly	Development Services Manager		

financial information

FY Ending June 30, 2004—UNAUDITED

	Budgeted	Actual
Fees and Charges	\$382,100	\$475,702
Federal Government	740,826	620,439
State of Tennessee	217,824	198,340
City of Knoxville	692,650	692,650
Knox County	724,738	724,738
In-Kind Contributions	110,000	115,421
Withdrawal /(Addition) to Fund Balance	80,000	(133,028)
TOTAL FUNDING SOURCES	\$2,948,138	\$2,694,262
Salaries and Employee Benefits	\$2,125,123	\$2,051,872
Contracted Services	551,921	422,956
Supplies and Materials	53,154	43,422
Other Charges	132,940	133,001
Capital Outlay	85,000	43,011
TOTAL EXPENDITURES	\$2,948,138	\$2,694,262

Funding Sources



Expenditures

