

Knoxville-Knox County Metropolitan Planning Commission



*Annual Report FY2007-2008*



# 2007-2008 PLANNING COMMISSIONERS



Trey Benefield,  
Chair  
2002-2010



Robert Anders  
Vice Chair  
2005-2009



Bart Carey  
2007-2011



Art Clancy III  
2004-2012



Laura Cole  
2008-2010



Herbert Donaldson, Sr.  
1998-2008



George A. Ewart  
2008-2009



Richard Graf  
2001-2009



Stan Johnson  
2004-2012



Michael A. Kane  
2007-2011



Robert M. Lobetti  
2004-2012



Rebecca Longmire  
2006-2010



Nick Pavlis  
2008-2011



Jack C. Sharp  
2004-2011



Wes Stowers, Jr.  
2008-2009

The 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 re-appointed. The commission meets on the second Thursday of the month.



Mark Donaldson  
Executive Director

The Metropolitan Planning Commission (MPC) was established in 1956 by Knoxville and Knox County as the agency responsible for comprehensive county-wide planning and administration of zoning and land subdivision

regulations for both the City of Knoxville and Knox County. Funding for MPC activities comes primarily from city and county appropriations, from fees paid by applicants requesting approvals by MPC and the legislative bodies, and from state and federal grants for specific studies, primarily transportation planning.

As executive director, I oversee our annual work program and staff activities, work closely with public and private agencies to obtain input into planning studies and development review, and serve as technical advisor to the Planning Commissioners and to the Board of County Commissioners and the City Council.

Senior level division managers lead MPC's four major departments and oversee a professional staff.

The Development Services Division administers the city zoning ordinance, county zoning resolution and subdivision regulations. Applications for rezoning, use on review, subdivision and sector plan amendments are reviewed monthly and a recommendation regarding each application is prepared. Amendments to the City's One Year Plan are reviewed quarterly with recommendations made in April, July, October and January. The department is responsible for published notices, posting of notices on property and community meetings concerning pending applications.

The Comprehensive Planning Division studies community development patterns and prepares plans that guide policy and provide a framework for future decision making. The General Plan, Growth Policy Plan, land use plans, community facilities plans, neighborhood plans and small area plans are part of the work of this department.

The Transportation Planning Division acts as staff to the Knoxville Regional Transportation Planning Organization (TPO), a transportation planning board serving the urbanized area of Knox, Blount, Loudon and Sevier counties. TPO is responsible for developing a twenty-year long range plan and a transportation improvement program in cooperation with the state and affected transit operators and the public.

The Information Services Division provides computer mapping, graphic, public relations and reference services to the agency. The Geographic Information System (GIS), a computerized database and mapping system operates from this Division. The Information Services Division assigns addresses for city and county streets and land parcels. MPC graphic design and publications are also part of the work. Keeping current statistics, reports and maps is an integral activity of this division which closely coordinates with programs of citizen information and participation.

The MPC Library is a source and clearinghouse for all published information and reports. Citizens who need or desire information regarding population, housing, employment, transportation, neighborhood organizations and much more may avail themselves of the services of the library.

Title 13 of the Tennessee Code authorizes municipal and regional planning commissions to regulate land use and conduct other planning activities. As a regional planning commission, MPC has the following authority and responsibilities:

- Prepare and adopt a General Plan that places under a single cover, long-range

policies for land use, utilities, recreation, transportation, public facilities and other concerns.

- Review subdivisions and site plans, approving those proposals that encourage the harmonious development of the community and create conditions favorable to health, safety, convenience and prosperity.
- Prepare and recommend zoning ordinances and maps for the city and county.
- Review proposed zoning amendments and advise legislative bodies on the appropriate zoning action.
- Review proposed capital improvements, and advise the appropriate legislative body regarding project necessity, feasibility and compliance with long range plans; and, promote coordination between various agencies and different levels of government.

The Knoxville City Charter further requires the Knoxville Knox County Metropolitan Planning Commission to prepare five- and 15-year comprehensive development plans. Each sector plan MPC prepares for the city contains these elements. The charter also requires MPC to annually update the land-use policies that form the legal basis for zoning decisions in Knoxville. These policies are embodied in the One Year Plan and effectively link zoning and comprehensive planning. In 2002, the City Charter was amended to require MPC to prepare an annual report on the preservation of historic structures and districts within the city.

MPC performs special purpose studies and analyses of significant issues commissioned by city or county government such as voting district boundary revisions, impact studies for major development proposals, and annexation studies.





**COMMERCIAL/INDUSTRIAL/OFFICE**  
Sysco Food Services of Knoxville

**HISTORIC RESTORATION**  
Knox Heritage Restore America Project



**RENOVATION**  
East Knoxville-Burlington Branch Library



The Metropolitan Planning Commission sponsors an annual Excellence Awards program that recognizes developers, designers and neighborhood activists who have made our community a better place in which to live by implementing sound principles regarding urban design, growth management, neighborhood conservation, multi-modal transportation and economic well-being.



**NEIGHBORHOOD/  
CIVIC ACHIEVEMENT**

City of Knoxville  
Knoxville South Waterfront  
Vision Plan

Lonsdale United for Change  
Infill Housing Program



**RESIDENTIAL**

Covered Bridge at Hardin Valley

**SPECIAL USE**

Victor Ashe Park

**ENVIRONMENTAL  
CONSERVATION**

A new category this year,  
Environmental Conservation,  
recognized the achievements  
of the following projects:

The Roundabout at  
Northshore Drive and  
Concord Road

Sysco Food Services  
of Knoxville

Covered Bridge  
at Hardin Valley

Turning Leaf  
at Choto

*and*

City of Knoxville's  
Knoxville South Waterfront  
Vision Plan.







*<< Quarry Trail Apartments are one of the many projects represented in the Development Activity Report.*

## 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 recently or nearly completed include the \$18 million Brookview Towne Centre office/bank/professional building, an \$11.5 million Kroger in the Southwest County and Southeastern Freightline offices. The industrial sector saw the addition of Sysco Food Services' \$25.5 million warehouse distribution facility while the medical field included a two-story operating room addition at Fort Sanders Park West. Other projects included a new airport rescue/firefighting facility at McGhee Tyson Airport, St. John Neumann Catholic Church, Quarry Trail Apartments, Legacy Pointe Apartments, Hampton Inn and Comfort Inn.

## Building Permits

Almost 4,300 building permits were approved in 2007, down two percent from last year's total. Total building activity including new construction and renovations approached the \$1 billion mark during the year. Residential building activity saw a five percent drop, while non-residential construction driven by commercial property development increased 62 percent since 2006. Once again, the Northwest County Sector led the area in number of building permits.

*While residential subdivisions were down this fiscal year, the total was still 10% more than the national average. >>*

## Rezoning

The number of rezonings, excluding annexations, dropped 20 percent to 176 this year, with the total land affected decreasing 41 percent to 2,137 in 2007. County sectors sharply outpaced City sectors in rezoned property, with 96 percent of affected residential acreage and 87 percent of non-residential acreage. The Northeast County Sector accounted for the largest amount of land rezoned for residential use, 512 total acres, while the North County Sector saw the largest amount of non-residential rezoning activity with nearly 280 acres. Rezoning due to annexations were up 20 percent in total acreage to 255 acres compared to 2006.

## Subdivisions

The number of residential subdivisions was down 26 percent since 2006 with 170 approvals this year. The total of 2,719 residential lots approved this year was 25 percent less than 2006, but still 10 percent higher than the 10-year annual average. The Northwest County sector saw the most subdivision activity with 444 subdivided residential acres and 689 new lots in 28 plats.

## Market Reports

### 2007 Office Market Analysis

The office property market in Knoxville remained stable in 2007, and mirrored the

national Metropolitan markets with an overall 12.6 percent availability level this year, an improvement for both levels. Knoxville's areawide vacancy dropped slightly from 12.8 percent in 2006, hovering around the same rate for a third consecutive year. Vacancy rates downtown declined from 15.9 percent to 14.8 percent this year while suburban vacancy rates increased to 11.6 percent, the highest recorded in the past 10 years. Downtown continued to see shrinking office space as more square footage is converted to residential condominiums.

For the second year in a row, rentable square footage increased three percent with all new construction found in the suburbs. Areawide absorption continued to outpace new construction, suggesting demand and supply are closely in line.

The area around Pellissippi Parkway grew 10 percent to 4.5 million square feet of rentable office space, the largest growth among sub-markets. If growth continues, Pellissippi will soon surpass downtown in rentable square footage.

### 2007 Industrial Space Inventory

Knoxville's industrial property market showed progress as vacancy rates dropped from 13 percent in 2005 to 11.1 percent in 2007.



Since 2005, the county gained five new buildings totaling 236,100 square feet. However, this gain was largely overshadowed by the six buildings that were removed from the inventory due to demolition, commercial and residential renovation, and fire that totaled 1,236,634 square feet.

East Knoxville boasts the largest amount of industrial space with 4.7 million square feet or 15 percent of the entire local inventory, while claiming a vacancy rate of 12.6 percent. The lowest vacancies were found in Halls/Beverly Road with 0.0 percent, Powell/Northwest with 1.4 percent and North Pellissippi/WestBridge with 3.4 percent. The outlook continues to look promising for 2008 with Sysco Corp., adding a 353,000 square foot distribution complex along I-275 and Southeastern Freight Lines adding a trucking facility off Watt Road.

### 2007 Hotel Market Analysis

The Knox County occupancy rate in 2007 was 60.4 percent, slightly higher than the state average, but still lower than the national average of 63.2 percent. Knox County's numbers represented a decline from the 62.4 percent occupancy rate in 2005.

Since 2005, Knox County added eight hotel properties to its inventory for a total of 89 properties and 8,213 guestrooms, an average of 92 rooms per property. (Five hotels did not report the number of guestrooms available) The five new hotels added to the inventory included Springhill Suites by Marriot on Turkey Drive, Hampton Inn and Suites Downtown, Hampton Inn on Sawyer Lane, Comfort Suites Inn on Region Lane and Comfort Inn Motel on Central Avenue Pike. The other three properties were existing facilities that had not previously been inventoried.

## Zoning Ordinance Changes

### Dynamic Displays

To keep ahead of changing technology, Mayor Haslam formed a study committee to make a recommendation on dynamic display billboards in Knoxville. The findings of the study committee were forwarded to MPC, who hosted a public meeting on the issue in October 2007.

The issue first came before MPC at their December meeting where it was postponed for 60 days. After extensive discussion at their February meeting, the commission recommended that billboards be allowed to use dynamic displays with a 60-second static hold time, but that an enhanced dynamic display (10-second static hold time) may be allowed if two equivalent sized billboards are removed. This recommendation removed any references to electronic message centers found on commercial business signs. The digital billboard resolution came before City Council in May, but died after not being called for a vote.

The topic of electronic message centers was then considered separately by MPC in May. They recommended clarification of operating standards, including measures to eliminate scrolling or animation, regulate text size and establish a 10-second hold time. After one postponement by City Council, this recommendation was referred back to MPC to look at allowing electronic message centers as a directory sign within a master sign plan and banning any new electronic message centers.

### Historic Preservation

In July 2008, the North Hills Historic District was placed on the National Register of Historic Places for its association with community planning and development and its architectural significance in Knoxville and Knox County. North Hills was one of the first automobile oriented subdivisions that began to develop in the early twentieth century. The historic district is bordered by Washington Pike, North Hills Boulevard and North Park Boulevard and includes the collection of houses from the original development started in 1927.

The prevailing styles in the neighborhood include English Cottage, Tudor Revival and Colonial Revival. Fine examples of Ranch houses and Minimal Traditional homes can be found in the district along with a collection of eclectic houses that incorporate numerous styles. Its eclectic style coupled with the boulevard system of the neighborhood make North Hills a unique development among Knoxville neighborhoods of this era.

North Hills adopted restrictive covenants in 1928 to ensure that it would remain a select neighborhood. These guidelines include property use, set back regulations and design oversight. When building restarted after World War II, a neighborhood association called the North Hills Garden Club was established to promote the beautification of North Hills and foster community spirit.

*The North Hills Historic District was placed on the National Register of Historic Places in July 2008. >>*







*The Tennessee Technology Corridor*

## Technology Corridor

The Tennessee Technology Corridor has now been in existence for twenty-five years. As early as 2003, MPC staff working with the Tennessee Technology Corridor Development Authority Board began posing questions that would be significant in revising the comprehensive plan. Since then, staff have gathered background data as well as conducted a focus group with former TTCDA executive directors, a workshop with the current TTCDA board and a public meeting at Pellissippi State Technical Community College.

The 2008 Update to the TTCDA's *Comprehensive Development Plan* describes the area's successes and failures while providing updated vision for this area. Since the inception of the original plan, Pellissippi State Technical Community College and the Pellissippi Parkway have become a reality while scores of new businesses call the corridor home including 13 research and development firms that employ more than 1,900 people.

Still, there have been several failures including a lack of control over the land for economic development purposes, the

eroding position of the TTCDA, increased residential development and direct road access to Pellissippi Parkway.

Looking to the future, the potential construction of State Route 475 has significant implications for the corridor. Most notably, it will result in the loss of about 240 acres that have been planned for economic and related development. However, the route could provide positive solutions to access problems to and along the Parkway.

The updated plan provides several recommendations and suggests who should be responsible for implementing them. These recommendations include: setting aside several tracts for technology-

based and related economic development purposes; providing opportunities for mixed-use development that will include office and technology-based uses, housing, retail and natural and recreational open spaces; eliminating uncontrolled access points along the corridor; developing road and sewer extensions along the corridor; and fostering a regional technology based development and marketing strategy involving public and private entities.

## Park, Recreation and Greenways Plan

*The Knoxville-Knox County Comprehensive Park, Recreation and Greenways Plan* marks the first time the city of Knoxville and Knox County have created a joint plan for parks, recreation and greenway trails.

The plan began with an inventory of the entire park system in Knox County. MPC staff accessed the number and condition of existing facilities as well as the type of park and what each facility provided. This plan contains recommendations for each of the six city sectors and each of the six county sectors. The recommendations for each sector cover existing parks, proposed parks, proposed greenways and proposed recreation centers. The plan does not make recommendations as to the specific activities within each park facility, but rather generally notes the type of facility needed to serve citizens.

A public meeting was held in March to determine people's satisfaction with the

*MPC worked with the City and County to create a joint plan for parks, recreation centers, and greenways. >>*





plan. Suggestions were gathered from the more than 120 people that attended the meeting and from the online survey conducted during February and March. MPC staff will also meet with city and county park staff to determine any other additions to the plan. MPC staff will create a short term plan for capital improvement funding during the next five years before bringing the updated draft to MPC for adoption.

## Downtown Design Guidelines

When the City Council adopted the Downtown Design Overlay District and the *Downtown Knoxville Design Guidelines* in 2007, they requested that MPC provide a one-year update. During that first year, changes were approved to the guidelines, ordinance and administrative rules and procedures.

Several of the adopted changes dealt with the appeal process of the Downtown Design Review Board. Decisions of the Board may now be appealed by the applicant or any interested parties who participated in the Board meeting to MPC within seven days. This change also clarified that a staff decision, which can be made in lieu of a review by the Board, may now be appealed to the Board. Another modification was a measure changing the status of the MPC representative to the Board to an ex-officio, non-voting member.

In August 2008, the City Council amended the ordinance and approved an update of the design guidelines. The ordinance amendment requires a Certificate of



*Ridge, slope, and hillside development and protection is the focus of a joint City and County task force.*

Appropriateness for demolition and added demolition to the list of items that may be approved by MPC staff. The updated guidelines include various minor modifications along with the addition of a demolition section and a new district. The Promenade District describes a unique structure downtown that is located behind the buildings that front on the east side of the 400 block of S. Gay Street. The guidelines for signs in this district acknowledge the uniqueness of the Promenade and the needs of the businesses that access the walkway.

## Joint City/County Task Force on Ridge, Slope and Hillside Development

The Knoxville City Council and Knox County Commission worked together

this year to establish a joint task force to address issues related to ridge, slope and hillside development and protection. MPC will assist the task force in their mission by preparing a study of ridge and hillside protection measures that outlines the alternatives for new codes and programs for conservation of the many ridgelines, slopes and hillsides that characterize the natural topography of this area.

County Commissioner Tony Norman and City Councilman Joe Hultquist serve as co-chairs of the task force with the remaining 28 members coming from city and county government, neighborhood organizations, local utilities, businesspeople, developers and conservation groups. To more closely evaluate the topics involved in this discussion, the task force separated themselves into three committees: a Site Design, Restoration Standards, and Permit Process Committee, a Land Use Committee and a Public Involvement and Education, Public Relations, and Recreation Committee.



*<< The Promenade District was added to the Downtown Design Guidelines this year.*

## Small Area Plans

### Broadway-Central-Emory Place Small Area Plan

The *Broadway-Central-Emory Place Small Area Plan* provides guidance for the redevelopment of the historic “Downtown North” area that once served as a gateway to downtown. This plan intends to bring the revitalization that the surrounding neighborhoods of Old North Knoxville and Fourth and Gill have seen to the corridors of Broadway and North Central Street.



The plan suggests the creation of form-based codes to create mixed-use development that combines residential, commercial and office uses. Staff has already drafted these codes, which would also regulate the look of the area in relation to its function. For the second part of the plan, MPC staff has worked with the city on a streetscape improvement program, which began in the fall of 2008. The road improvements will include a road diet that would reduce the number of travel lanes to make room for improved sidewalks, landscaping, on-street parking and bike lanes. Turning lanes and additional crosswalks would further enhance the look and safety of street intersections. MPC, the City of Knoxville and Knoxville’s Community Development Corporation held several public meetings during the summer to present the concepts of the plan with most of those attending expressing their support.



*The Magnolia Avenue Corridor Plan will include concepts to preserve historic buildings.*

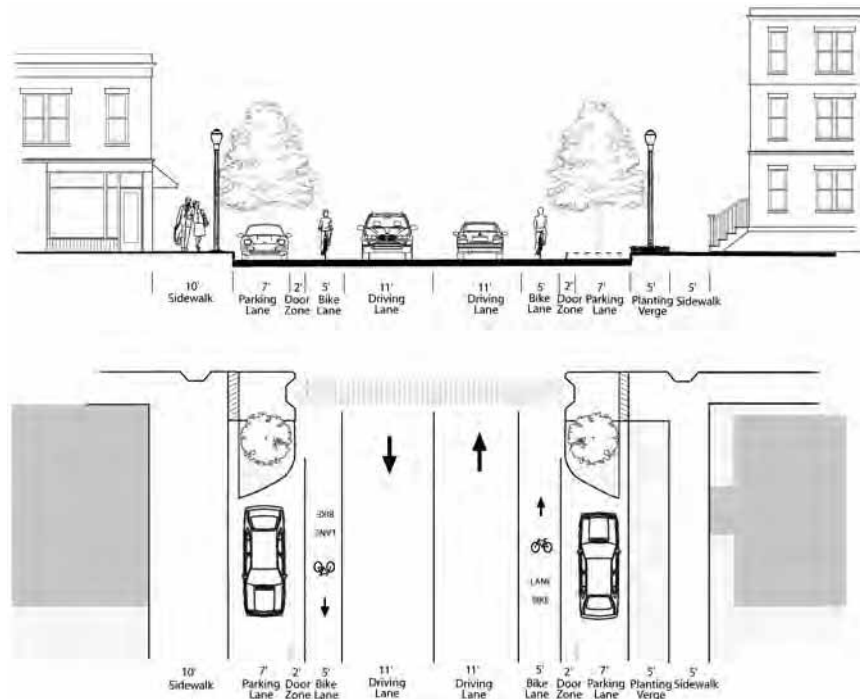
### Magnolia Avenue Corridor Plan

MPC worked with the American Institute of Architects, the city of Knoxville and Magnolia Avenue interests to draft concepts for streetscape improvements and mixed land uses along this corridor. The vision includes a vibrant mix of strong businesses, good housing and well-designed civic spaces where residents and visitors can safely walk down the streets.

The concepts also include preserving the historic buildings that remain along the corridor by utilizing an historic overlay

designation and façade improvement programs, which could also be used to transform the area’s vacant lots and buildings. The adoption of form-based codes in various districts would allow a mix of uses including multi-unit residential, office and retail or a vertical mix of these uses.

New parking regulations have also been suggested to reduce parking requirements for retail and residential developments. Along with landscaping, lighting, crosswalks and transit lanes, new guidelines would make the corridor more pedestrian-friendly.



*A sample cross section of Central Street from Bernard Avenue to Dameron Avenue*





## Regional Mobility Plan 2035

The Knoxville Regional Transportation Planning Organization 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. In addition, TPO works with a larger seven-county area on various projects designed to improve air quality.

The long-range transportation plan, or Mobility Plan, is the most significant project the TPO undertakes. This plan features long- and short-term strategies to create an integrated transportation system that moves people and goods while addressing several modes of transportation including motorized vehicles, bicycles, walking, transit, air and rail. The upcoming 2035 Regional Mobility Plan is not just about roads or cars. It's about developing goals and priorities to help the region realize a vision of connected and sustainable communities with a variety of mobility choices.

TPO staff relied on a number of past visioning efforts to develop the new long-range Mobility Plan. Remarkably, several recent vision plans that have been developed all seem to be looking in the same direction. The most notable effort, *Nine Counties. One Vision.*, in 2000 defined a number of regional aspirations and included specific, related goals in categories such as transportation, growth management and the environment.

During the spring, TPO conducted a travel survey to determine travel patterns throughout the eastern Tennessee region. The information gathered from this survey was used to create the Urban Land-Use Allocation Model for the Mobility Plan. The model helps staff forecast where development could occur and the travel

demands created by future development. During the survey, randomly selected households were asked to record their travel for 24 hours.

After an online survey and comment form, the TPO held nine public workshops in five counties over two weeks in May and June to present their ideas for the region's visions and goals and hear public response and opinions. More than 100 people attended the presentation and informal discussions. Their response was quite positive and TPO gathered valuable feedback to be used in the 2035 Mobility Plan. Many of the attendees wanted to discuss alternatives to driving alone in a car, especially walking, bicycling, bus and rail facilities while other participants recognized the impact that land-use decisions have on the transportation system.

Transportation funding has come to the forefront over the past year as the topic of toll roads was further explored in Tennessee. In February, the Executive Board of the TPO approved a resolution requesting TDOT to further study the feasibility of constructing the Knoxville Regional Parkway as a toll facility. TDOT officials proposed the idea of paying for the new road by using tolls because of tightened state and federal dollars for transportation. Nearly a quarter-billion dollars has been cut from Tennessee's expected federal road money since 2005. Due to a lack of public support, TDOT decided not to pursue tolling as an option for the Knoxville Parkway. However, the question of where to find funding for transportation improvement continues.

### Smart Trips

Interest in the Smart Trips program continues to grow as more commuters faced with increased fuel costs look for alternative methods of transportation such as carpooling, mass transit, biking, walking and telecommuting. Smart Trips now has 47 enrolled employers with many more showing interest in the program.

### Smart Trips Month

Smart Trips Month was packed with activities, events and programs to make it fun for people to get involved in alternative methods of transportation. The Undriver License was a new and very popular addition to this year's activities. This "license" challenged commuters to find new ways to get around while offering discounts at several local businesses including free rides on KAT every Tuesday.

The "How Many Can You Fit in a Fit?" competition got people excited or at least curious about carpooling. Local companies vied to see who could fit the most people into a new Honda Fit courtesy of Rusty Wallace Honda. During the third annual Pedal vs. Metal Race, the bicyclists completed three errands in a record 17 minutes, while the motorists took nearly 40 minutes to run the same errands. This year, spectators were able to keep track of the racers' locations via GPS units. Other Smart Trips Month events included a "Central Street – Past

*Smart Trips Month offers fun events that generate interest in transportation alternatives.*



and Future” walk, a Bike to Work Day Celebration that included guided bike commutes, numerous bike classes and the Get Outdoors Bike Ride, which kicked off the Knoxville by Cycle summer ride series.

## Commuter Challenge

The latest Smart Trips Commuter Challenge also began in May. The challenge will run through June 30, 2009 in conjunction with the SmartFix 40 closure. Commuters who choose an alternative to driving alone at least five days a month will be eligible for a share of \$10,000 in prizes.

## Blog

Also this year, Smart Trips started a blog at [www.knoxsmartrips.blogspot.com](http://www.knoxsmartrips.blogspot.com). Readers can find inspiration and answers as they read people’s stories about their commutes and experiences with Smart Trips.

## Transit Center

In December, the Public Building Authority unveiled concept drawings and a floor plan of the innovative new Knoxville Station Transit Center. The unique feature of the transit center will be a bus platform that will stretch over the James White Parkway and connect to the Church Avenue viaduct. The center’s prominent

location will serve as a connector between downtown and the coliseum area to the east. The main entrance to the center will be on Church Avenue under the bus platform and riders will then take the steps up to the platform. There also will be entrances and exits onto Hall of Fame Drive.

The city of Knoxville broke ground on the 108,000-square-foot station on June 9 and the Knoxville Transit Authority hopes to begin operations on January 1, 2010.

In preparation for the new transit center, TPO hired a consultant to create a transit development plan for KAT by conducting a survey of bus routes and holding public meetings. Part of this plan will look at how the trolley and bus systems will need to be re-routed to serve the new center. It will also determine if the trolley system should be expanded in the downtown area.

## Pedestrian Mobility

### Safe Routes to School

Beaumont Elementary, Bearden Elementary, Fountain City Elementary and Gresham Middle School participated in the annual Walk Our Children to School Day as part of the Safe Routes to School program.

TPO assisted the city of Knoxville in obtaining a grant for almost \$250,000 through TDOT to fund the SRTS program at Beaumont Elementary. The funds will be used for sidewalks, raised crosswalks, road marking and signs. The city of Maryville also received a SRTS grant from TDOT to make improvements at Sam Houston Elementary School.

Knoxville’s SRTS program was one of four programs featured in *Safe Routes to School: A Catalyst for Building Partnerships and Leveraging Resources*. In this publication, Knoxville serves as a case study for how SRTS programs are effectively building community partnerships by bringing together agencies, organizations and community members that rarely work together and finding additional resources to meet their goals. The publication was created by the Safe Routes to School National Partnership in cooperation with the Centers for Disease Control and Prevention, and is available online at [www.saferoutespartnership.org](http://www.saferoutespartnership.org).

### Greenways

The Second Creek Greenway was completed, restoring a path that connected the Worlds Fair Park to the Tennessee River along Second Creek. This project creates more than 16 miles of connected greenways through the city of Knoxville



<< An artists conception of the new transit center.

Intermodal Associated Architects a joint venture of Bullock Smith & Partners and McCarty Holsaple McCarty





<< *Walk Our Children to School Day, 2007*

chocolate and cookies were provided by the Knoxville Visitor Center and Mast General Store.

### **Knoxville by Cycle Summer Series**

After a successful series of rides last year, the Knoxville by Cycle summer series kicked off this May in conjunction with Smart Trips Month. The first ride of the summer had more than 45 people participating. It began at World's Fair Park during the Get Outdoors Festival on May 17. Team in Training led the Blooms and Bikes Ride on June 28, which took riders from the UT Gardens to Island Home Park for ice cream treats. The East Side Story ride on July 12 followed the 2007 Neighborhood Bike Ride route, which some said was their favorite route ever! The final ride for this year's series was the second annual Scavenger Hunt on August 9. The theme of this hunt was local history in and around downtown. This year's sponsors included Smoky Mountain Wheelmen, Mast General Store, KnoxRevolution, KnoxVelo and Southern Cycling Operations.

and links the city's greenway system to 1.1 miles of walking trails in Worlds Fair Park. The city has plans to eventually extend the Second Creek Greenway from the northern end of Worlds Fair Park into the Old City.

TPO coordinated with City of Knoxville Parks and Recreation and City Engineering on the implementation of a new comprehensive signage plan for greenways. The plan includes new trailhead signs, including updated maps that show the greenway you're using as well as how that greenway connects to others, directional signs, and new signage and pavement markings at road crossings.

### **Bicycle Program**

#### **Neighborhood Bike Ride**

More than 100 people enjoyed this year's

11-mile ride titled "East Side Story." The route took participants from Caswell Park through Parkridge, where they were greeted by the Zoomobile. The ride continued through Burlington, including a ride around Speedway Circle, and Holston Hills where refreshments were provided by Town Hall East. The final stretch included an educational stop at the Knoxville Botanical Gardens and Arboretum.

#### **Tour de Lights**

Almost 200 people braved the cold December night to participate in the first Tour de Lights. They enjoyed the beautiful holiday lights of Old North Knoxville and 4th & Gill historic neighborhoods along the five-mile route, which began in Market Square. Riders were encouraged to get creative with prizes awarded for the best decorated bicycle, best decorated bicyclist and best decorated helmet. After the ride, hot

#### **Blog**

The new Bike Knoxville blog at [www.bikeknoxville.blogspot.com](http://www.bikeknoxville.blogspot.com) keeps bike enthusiasts informed about upcoming events in the Knoxville area, provides links to articles about bicycling and provides information about what is happening with the Regional Bicycle Program.

*The bicycle program offers a number of bike rides during the year including the Tour de Lights during the holidays and the neighborhood bike ride each fall. >>*





## GIS

This year, MPC's GIS staff have been heavily involved in the final stages of KGIS' system migration that includes a complete overhaul of the KGIS website. The new KGIS.net M2E intranet website provides many enhancements for users including the ability to view "live" data including the live addressing and parcel layers. The website also provides a geographical view of MPC cases past and present. A click of a map provides background on all the MPC activity occurring on a piece of land, dating back to the early 1980's in some cases. It also highlights current MPC cases and provides a direct link from a map to the staff report of a case.

The upgrade includes two new applications. The MPC Historic Properties Application contains layers about National Register Historic Districts and properties as well as local historic districts. Additionally, it will allow users to see the many current and archived photos MPC has of the properties. The TPO Planning Portal will feature transportation related

data on road projects, traffic volumes and improvement plans compiled by TPO.

MPC staff are already utilizing the new KGIS.net, which should be available to the general public via [www.kgis.org](http://www.kgis.org) in early 2009.

## Convenience Voting

MPC, along with UT's Howard H. Baker Jr. Center for Public Policy under contract with the Knox County Election Commission, received \$99,600 from the Pew Charitable Trust as part of their Make Voting Work initiative to find a more convenient way for residents to vote, with a goal of increasing voter turnout and increasing the cost efficiency of elections.

They completed a multi-stage planning process to study, design and evaluate Election Day voting centers in Knox, Anderson and Loudon Counties. The resulting design strategy eliminates precinct voting and allows the public to cast their vote at the voting center that is most geographically convenient for them. The

Pew Center showed particular interest in their use of GIS-based location-allocation models used to determine the site locations for voting centers to maximize the number of voters within a specified travel distance from a selected location.

MPC staff completed their work on the Vote Center Location Analysis report in August and have submitted it to the Trust. Now, the Election Commission will apply for a grant to implement this strategy in Farragut's and possibly the City of Knoxville's 2009 elections.

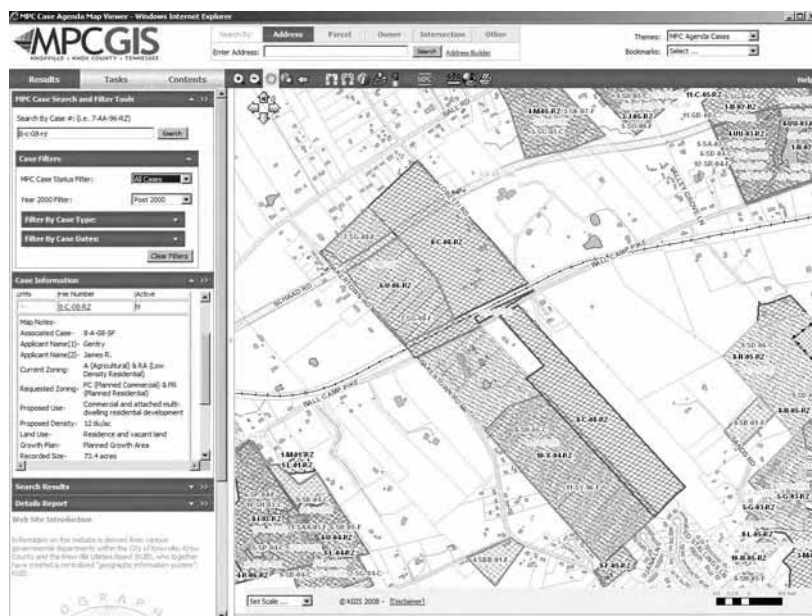


## Addressing

In FY 2007-08, the addressing staff migrated all addressing, street naming and subdivision tasks to the ESRI software platform as part of the M2E system upgrade. Staff attended training throughout the summer and fall, learning new procedures and workflows associated with the new software. The addressing data went "live" in October and November 2007.

As citizens apply for building permits, they received a certified address. During the past year, the addressing staff created 18,398 addresses for new residential and non-residential development. In this process the staff also changed or corrected 23,124 addresses. Additionally, the addressing staff maintains the GIS base map of Knox County. This work required adding 1,422 new street segments to the map and modifying 3,172 street segments.

Between 2000 and 2008, the staff created a total of 63,952 addresses.



MPC's GIS staff was heavily involved in migrating to the new KGIS system.



## MPC Online

Staff continues to increase the amount of information available to the public online by managing the official websites for MPC and TPO as well as site for related groups. In FY 2007-08, the MPC site hit a major milestone, serving more than half a million pages of information, which represents more than an 11 percent increase in traffic over FY 2006-07. The TPO site saw an increase of nearly 12 percent during FY 2007-08, serving more than 160,000 pages.

### Additions/Improvements to MPC Online:

- Joint City County Task Force on Ridge, Slope, and Hillside Development and Protection site
- Magnolia Avenue Corridor Plan information page
- East County Sector Plan information page
- School planning sites for PEFA Sullivan
- Online surveys for:
  - East County Sector Plan
  - Knoxville-Knox County Comprehensive Park Plan (draft plan public review)
  - 2007 Excellence Awards voting
  - 2008 Excellence Awards nominations

### Additions/Improvements to TPO Online:

- Knoxville Regional Mobility Plan 2035
- Public Participation Plan
- Blount County Bike Maps
- UPWP update
- Prospectus update
- Online public surveys for: Public Participation Plan and Mobility Plan

### Other sites that MPC manages:

- Smart Trips
- Tennessee Technology Corridor Development Authority
- Historic Preservation in Knoxville and Knox County
- Cades Cove Planning
- East Tennessee Regional Clean Air Coalition
- Tennessee Chapter of the American Planning Association

## MPC Library

The MPC Library is unusually well furnished with thousands of reports, journals, and books, including publications researched and produced by MPC staff. The library is open to the public, and users can search 8,000 publications, CD-ROMs, U.S. Census material, and journals. Business people, journalists, students, and realtors use the facility on a regular basis. Recently published topics include:

- Cumberland Avenue C-7 District Design Guidelines
- Cumberland Avenue Corridor Parking Study
- Development Activity Report 2007
- Development in Knox County: List of New Construction Projects 2007
- Directory of Neighborhood Organizations 2008
- Downtown Design Guidelines
- Employment in Knoxville and Knox County
- Hotel Market Analysis for Knoxville/Knox County 2007
- Industrial Space Inventory 2007
- I-275/North Central Street Corridor Study
- Joint City/County Task Force on Ridge, Slope, and Hillside Development and Protection Handbook
- The Knox County Housing Market
- Knoxville Area Facts and Figures 2008
- Magnolia Avenue Corridor Plan
- Multifamily Housing Trends in Knox County
- North Hills Historic District
- Office Market Analysis 2007
- One Year Plan Update for the City of Knoxville
- Partnership for Education Facilities Assessment. Enrollment Projections and Facility Capacity Analysis for Sullivan County Schools
- Tennessee Technology Corridor Annual Report 2006-2007
- Visitability Study: A Strategy to Move Knoxville Toward More Housing that is More Accessible for More People.
- Vote Center Location Analysis

## Community Outreach

As an extension of their work with the commission, MPC staff participate in a variety of boards, commissions and task forces.

- East Tennessee Community Design Center
- Community Development Facade Review Committee
- Community Development Infill Housing Committee
- BB&T CRA Steering Committee
- Broadway/Central Advisory Committee
- Knox Heritage Ex-Officio Board Member
- Knox Heritage Preservation Advocacy Committee
- Knoxville Board of Zoning Appeals
- C-7 Cumberland Avenue Design Review Board
- Cumberland Avenue Advisory Committee
- South Waterfront Advisory Committee
- Friends of Quality Growth
- Knox Greenways Coalition
- Knoxville Greenways Commission
- Great Smoky Mountains Regional Greenway Council
- Statewide Advisory Committee for Tennessee's Safe Routes to School Program
- Knoxville City Council's Transportation and Mobility Committee
- Knoxville Tree Board
- Knoxville Public Art Task Force
- Joint City/County Task Force on Ridge, Slope and Hillside Development and Protection
- Knoxville and Knox County Historic Zoning Commissions
- Tennessee Model Users Group
- Transportation Research Board Committee - Strategic Highway Research Program and Expert Task Group



## Leadership and Educational Roles

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

- National, state and local chapter meetings of the American Planning Association
- Government Finance Officers Association 2007 Satellite Teleconference
- Conference sponsored by the Center for Neighborhood Technology on Transportation and Land Use for Walkable Communities.
- National Conference on Transportation Planning for Small and Medium-Sized Communities
- Preserving Community Through Transportation Planning & Design Workshop
- Context Sensitive Solutions Workshop
- Quality Growth Workshop
- CSS Web Site Design class
- Board of Realtors preservation course
- Sequoyah Hills area realtor's association preservation orientation session
- Tennessee Geographic Information Council
- East Tennessee Regional GIS
- ESRI International Users Conference



The Planning Commission is supported by a staff of 43 people who work in one of four divisions: Development Services, Comprehensive Planning, Transportation and Information Services. While each group has unique abilities and responsibilities, it's common for staff to 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, freight movement and transit.

Information Services includes the addressing staff, the geographic information systems staff, a graphic design team, a public relations specialist and two researchers. This division manages MPC's library, website, computer network and various community outreach activities, including publications and market studies.

## MPC Staff

Liz Albertson.....	Community Planner II	Betty Jo Mahan .....	Administrative Assistant II
Allen Alderman .....	Planning Technician	Shirley Mase.....	GIS Specialist
Jeff Archer, AICP .....	Senior Planner	Sherry Michienzi .....	Receptionist
Gretchen Beal .....	Information Services Manager	Debbie Mitchell.....	Administrative Assistant I
Nathan Benditz, EIT .....	Transportation Engineer	Marc Payne .....	Planning Technician
Ann Bennett .....	Senior Planner	Pat Phillips.....	GIS Operator
Bryan Berry, AICP .....	Research Associate	Sarah Powell.....	Webmaster/Senior Graphic Designer
Tom Brechko, AICP .....	Principal Planner	Ken Pruitt, AICP .....	Assistant Manager, Development Services
Amy Brooks .....	Transportation Planner II	Dee Anne Reynolds.....	Finance Manager
Michael Brusseau, AICP .....	Senior Planner	Mike Reynolds.....	Community Planner II
Doug Burton, AICP .....	Principal Planner	John Roberts .....	GIS Operator
Mike Carberry, AICP .....	Comprehensive Planning Manager	Tina Rolen .....	Smart Trips Employer Outreach Coordinator
Michael Conger, PE .....	Senior Transportation Engineer	Kelley Schlitz.....	Planner I
Emily Dills .....	Planning Technician	Kelley Segars, AICP .....	Principal Planner
Mark Donaldson .....	Executive Director	Laura Stout.....	Communications Specialist
Terry Gilhula, Ph.D. ....	Assistant Manager Research	Susan Taylor .....	Administrative Assistant II
Katie Habgood.....	Transportation Planner II	Jo Ella Washburn.....	Graphic Designer
Donna Hill.....	GIS Operator	Jeff Welch, AICP .....	TPO Director
Ewing (Buz) Johnson, AICP.....	Deputy Executive Director	Charlotte West .....	Administrative Assistant II
Ryan Justice.....	GIS Specialist	Ellen Zavisca .....	Transportation Planner II
Dan Kelly .....	Development Services Manager	Alex Zendel.....	GIS Analyst
Tim Kuhn .....	Assistant Manager IS - GIS		

## UNAUDITED FINANCIAL INFORMATION FY Ending June 30, 2008

	FY07/08 Budget	FY 07/08 Actual	Variance Favorable (Unfavorable)
Fees and Charges	\$496,227	\$489,180	(\$7,047)
Grants and local match (Federal, state, local)	2,429,000	1,320,789 <sup>1</sup>	(1,108,211)
City of Knoxville	713,430	713,430	0
City of Knoxville - PNI grant	50,000	50,000	0
City of Knoxville - Cumberland Avenue	100,000	50,000	(50,000)
City of Knoxville - Parks	0	6,000	6,000
City of Knoxville - M2E/KGIS	32,374	32,374	0
Knox County	724,738	724,738	0
Knox County - Pew	20,000	18,506	(1,494)
Knox County - TTCDA contract	6,000	6,000	0
Knox County - Sullivan Co. schools	55,000	57,300	2,300
Knox County - Knox Co.schools/PEFA II	59,165	29,582	(29,583)
Knox County - M2E/KGIS	32,374	32,374	0
In-Kind Contributions (Office Space)	145,000	119,164	(25,836)
Withdrawal/(Addition) to Fund Balance	133,117	43,826	(89,291)
<b>TOTAL FUNDING SOURCES</b>	<b>\$4,996,425</b>	<b>\$3,693,263</b>	<b>(\$1,303,162)</b>
Salaries and Employee Benefits	\$2,842,287	\$2,685,743	\$156,544
Contracted Services	251,500	236,005	15,495
Supplies and Materials	93,400	73,065	20,335
Other Charges	169,000	138,951	30,049
Capital Outlay	16,100	16,053	47
Telecom Tower Expenditures	22,500	15,000	7,500
Grant Expenditures (12 programs) <sup>2</sup>	1,601,638	528,446	1,073,192
<b>TOTAL EXPENDITURES</b>	<b>\$4,996,425</b>	<b>\$3,693,263</b>	<b>\$1,303,162</b>

Notes:

1. Eighty-nine percent of grant revenues (actual), or \$1,169,296, are federally funded.
2. Grant programs include:
  - FHWA-Federal Highway Administration
  - FTA-Federal Transit Authority
  - RTPC-Regional Transportation Planning Council
  - Smart Trips
  - TPO Bike Parking
  - RCFC-Regional Clean Fuels Coalition
  - Complete Streets
  - ULAM-Urban Land Allocation Model
  - Cades Cove Phase II
  - PNI-Empowerment Zone/City of Knoxville
  - KAT Development Plan
  - JARC-Jobs Access Reverse Commute



## **MPC Online Quick Reference**

### **MPC**

[www.knoxmpc.org](http://www.knoxmpc.org)

### **TPO**

[www.knoxtrans.org](http://www.knoxtrans.org)

### **TTCDA**

[www.knoxmpc.org/ttcda](http://www.knoxmpc.org/ttcda)

### **Smart Trips**

[www.knoxsmarttrips.org](http://www.knoxsmarttrips.org)

## **East Tennessee Regional Clean Air Coalition**

[www.etnrcac.org](http://www.etnrcac.org)



KNOXVILLE-KNOX COUNTY

M P C

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

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