



**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
ANNUAL REPORT
FY 2016-2017**

OUR VISION:
Creating healthy, vibrant communities,
where all residents engage, home and travel
choices fulfill, businesses thrive, and natural
and cultural treasures inspire.

KNOX COUNTY BY THE NUMBERS

In celebration of MPC's 60th anniversary, this year's collection of local facts and figures includes a look at both current numbers and those from 1956-1960.

	Then	Now
Population	250,523	456,132
Population per Square Mile	490.3	897.5
Median Age	29.3 years	37.3 years
Households	72,576	183,889
Average Household Size	3.34 persons	2.42 persons
Median Family Income	\$4,816	\$71,463
Homeowner/Renter	66%/34%	63%/37%
Median Home Value	\$8,300	\$174,100
Median Home for-Sale Asking Price	\$11,300	\$203,000
Median Monthly Rent	\$54	\$815
Consumer Price Index*	27.2	240
Labor Force	94,448	240,343
Working Age Males in Labor Force	73.4%	71.5%
Working Age Females in Labor Force	34.4%	59%
Population with some Post-Secondary Education	16.3%	66.7%

*Item that cost 27 cents in 1956 would cost \$2.40 today



News from '56

City of Knoxville and Knox County planning functions were combined to form the Knoxville-Knox County Metropolitan Planning Commission in 1956. That year there were eight commissioners and 14 staff, compared to 15 commissioners and 35 staff members today.



Downtown Knoxville, 1955
McClung Historical Collection, Knox County Public Library System



REBECCA LONGMIRE, Chair
County
2006-2018



JANICE TOCHER, Vice Chair
City
2012-2020



HERB ANDERS
County
2012-2020



GAYLE BUSTIN
City
2016-2019



ART CLANCY, III
County
2012-2020



LAURA COLE
County
2007-2018



MIKE CROWDER
County
2015-2018



ELIZABETH EASON
City
2013-2021



CONRAD "MAC" GOODWIN
City
2013-2021



CHARLES LOMAX
City
2012-2020



CHRIS OOTEN
County
2016-2020



PATRICK PHILLIPS
City
2016-2019



JEFFREY ROTH
County
2011-2019



SCOTT SMITH
County
2014-2018



CHARLES THOMAS
City
2016-2019



LEN JOHNSON
County
2012-2016

MPC thanks outgoing commissioner
Len Johnson for his many years of
service to our community.

PLANNING COMMISSIONERS

The Planning Commission is an advisory board comprised of 15 citizens—seven appointed by the City Mayor and eight appointed by the County Mayor. These volunteers come from a variety of backgrounds, representing diverse community interests and concerns. They serve staggered four-year terms and may be re-appointed. The Commission meets the second Thursday of every month.



GERALD GREEN, AICP
Executive Director
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FROM THE EXECUTIVE DIRECTOR

MPC celebrated its 60th anniversary this year, and it gave us reason to look back at the agency’s beginnings. When MPC first opened its doors in 1956, the staff was given an exciting list of projects to tackle:

- Work with the Knoxville Housing Authority on urban renewal;
- Rezone the waterfront along Neyland Drive, including beautification projects;
- Develop a long-range street plan;
- Determine a site for a civic auditorium; and
- Craft new zoning regulations.

Since that time, impressive changes have affected the way we do our work, including the types of plans we produce, the integration of technology, preservation of neighborhoods, and connectivity among people and places.

But in some ways, change has come slowly. In the effort to devise new zoning regulations, 1950s-era MPC planners focused on the post-World War II suburban model that emphasized single-use zoning, requiring tracts of land to be separated by designated use. That approach led to inefficient use of resources and sprawl. Today, residential and business communities call for more innovative land use tools like mixed-use development, but local zoning ordinances have not kept pace.

Recognizing the need for change, Knoxville Mayor Madeline Rogero asked MPC to complete a comprehensive overhaul of the city’s zoning ordinance. The update, Recode Knoxville, began early this year and prioritizes investment, protection of valued community assets, and connectivity among people and places.

In 1956, MPC staff was tasked with defining social, economic, and physical goals for the community, and those themes still guide the agency’s work today. In addition to Recode Knoxville, our efforts over the past year have focused on community partnerships, long-range planning, citizen engagement, and advancing technology.

For example, MPC continued to support Safe Routes to School, a long-running partnership with the Knox County Health Department, Knox County Schools, and local families that promotes healthy activities for children, including guided walks to school. We also collaborated with Great Schools Partnerships to encourage placemaking in our communities.

We completed long-range plans, including the Southwest County Sector Plan, East Knox County Community Plan, and Mobility Plan 2040.

MPC staff reached out to area residents affected by planning and development activities this year. We got creative with some unconventional engagement, like attending library game nights, farmers’ markets, a Sunday afternoon ice cream social, and even a brewery.

We also advanced our technological resources. We provided more information and updates about our projects on our websites and social media pages. An online survey for Recode Knoxville generated the most responses of all MPC surveys to date. And we adopted an Open Data Policy to share our digital resources, like geographic data, with the local developer community.

I’m delighted to have the opportunity to work alongside such a talented and passionate staff – read more about their work of the past year in the pages that follow. And I look forward to our upcoming projects that will shape our entire region in the coming decades.

REQUESTS BROUGHT TO PLANNING COMMISSION

521
cases heard

5
ordinance amendments

69
plan amendments

95
rezonings

12
street closures

2
street name changes

199
subdivisions
(preliminary & final plats)

124
use on reviews

15
other business

DEVELOPMENT ACTIVITY

CALENDAR YEAR 2016

3,070

residential building permits

\$447 million

value of residential construction

131

non-residential building permits

\$190 million

value of non-residential construction

896

residential subdivision lots created

74

commercial lots created



News from '56

U.S. Labor Department declared Knoxville and four other cities as centers of substantial unemployment due to layoffs in the apparel industry and completion of atomic energy construction projects in Oak Ridge. By 1960, economic recovery resulted in lower unemployment, down to 5.4%. That level was not far from today's rate of 4.7%.



Standard Knitting Mills Sewing Room

October 14, 1955

Thompson Photograph Collection

McClung Historical Collection, Knox County Public Library System

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DEVELOPMENT SERVICES

MPC's Development Services staff guides residents, developers, and others through local review processes. Planners evaluate requests for rezonings, subdivisions, and development plans, and they prepare a recommendation for each case that will be considered by the Planning Commission. The staff also maintains the county's property addressing system.

City's Historic Resource Inventory update completed

The update, which paid particular attention to growth and development of Knoxville in the years following World War II, was completed in August 2016.

New guidelines for small cell wireless nodes along local roadways completed

Tall cell towers are being supplemented with small antennas to serve high demand areas, provide higher connection speeds, and make small cell technologies fit into the surrounding area.



RECODE KNOXVILLE
✓ INVEST ✓ PROTECT ✓ CONNECT

Recode Knoxville project starts

Recode Knoxville, the update to the City of Knoxville's zoning ordinance, started in March 2017. Project goals are to support investment, protect assets uniquely Knoxville, and connect the community.

JULY 2016

City zoning ordinance amendment regarding alternative financial services

OCTOBER 2016

City's Historic Resource Inventory update completed

NOVEMBER 2016

Andrea Kupfer joins addressing staff as GIS Operator



FEBRUARY 2017

- Public workshops held for Edgewood-Park City design guidelines update and proposed H-1 expansion
- City zoning ordinance amendment regarding South Waterfront District

MARCH 2017

- Recode Knoxville project starts
- City zoning ordinance amendment regarding auction houses

MAY 2017

- Historic Preservation Report to the Mayor released
- New MPC public-notice signs approved
- City zoning ordinance amendment regarding indoor, climate-controlled, self-storage facilities

Addressing

MPC's Addressing Department makes sure that each residence and place of business in Knox County is systematically assigned a valid, unique address, complete with a structure number and road name, essential for the community's safety and for proper service delivery.

THIS YEAR:

261,928

addresses in use in Knox County

3,017

new addresses created

42,814

features modified in the
addressing database

227

new street segments
added to the county base map

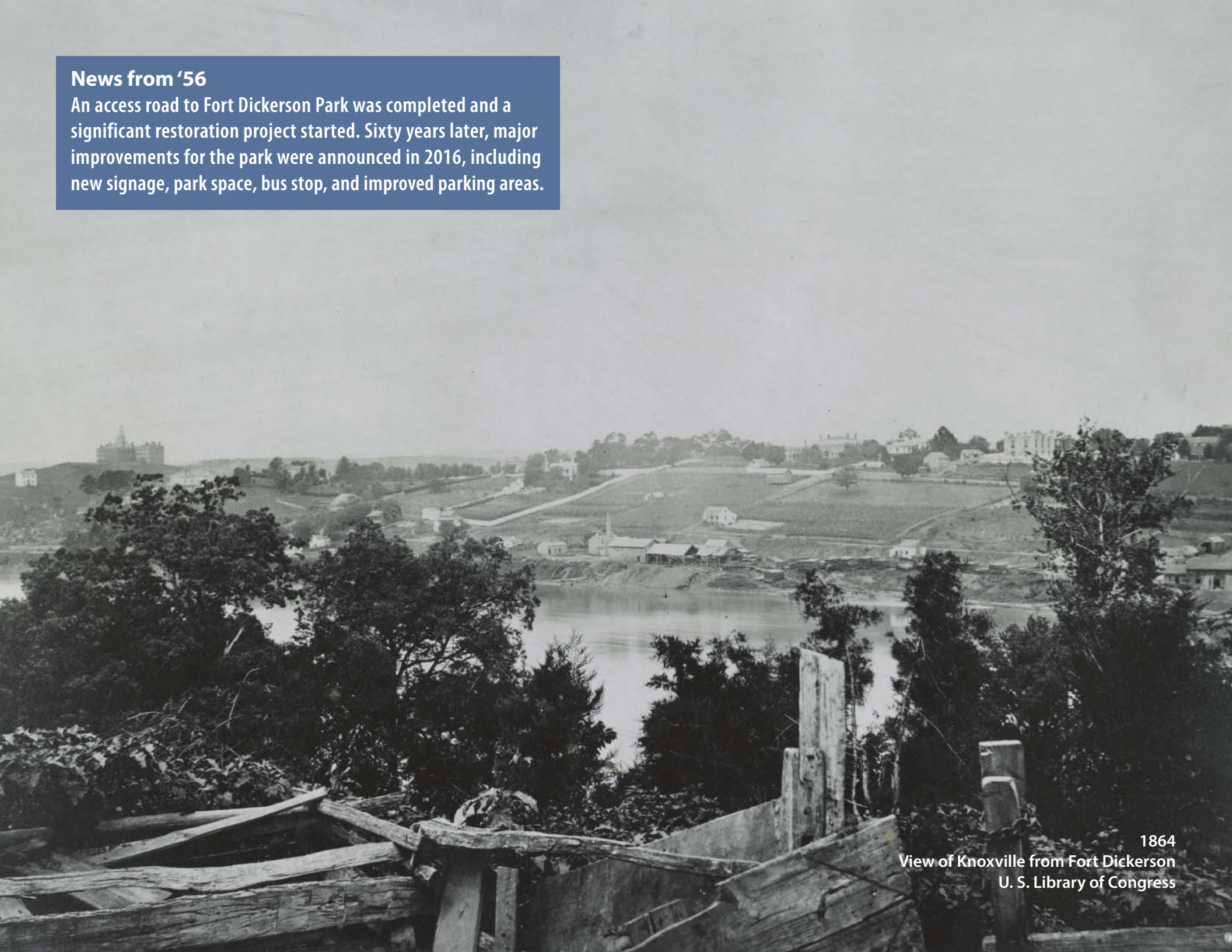
5,919

existing street segments updated



News from '56

An access road to Fort Dickerson Park was completed and a significant restoration project started. Sixty years later, major improvements for the park were announced in 2016, including new signage, park space, bus stop, and improved parking areas.



1864

View of Knoxville from Fort Dickerson
U. S. Library of Congress

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COMPREHENSIVE PLANNING

Comprehensive Planning focuses on long-range planning. Updating sector plans and the general plan are among the group's responsibilities, as are special projects like park inventories, small area plans, corridor studies, and guidelines for neighborhood overlays.

East Knox County Community Plan update

MPC held four community meetings in 2016 for the East Knox County Community Plan. MPC approved the draft at its September 2017 meeting.

MPC connects with Great Schools Partnership to put focus on placemaking

MPC welcomed Ben Epperson as Healthy Communities Project Manager. He is encouraging healthy communities with schools at their center through placemaking projects that transform unused public spaces.

Southwest County Sector Plan adopted

Adopted at the end of 2016, the Southwest County Sector Plan recommends preservation, enhancement of existing neighborhoods, infrastructure improvements, mixed-use areas, and strengthened centers and corridors.



JULY 2016

Public meetings for East Knox County Community Plan begin

AUGUST 2016

Ben Epperson fills role of Healthy Communities Project Manager

NOVEMBER 2016

Southwest County Sector Plan adopted



FEBRUARY 2017

○ MPC helps City of Knoxville receive Small Scale Manufacturing and Place Based Economic Development technical assistance for Magnolia Avenue Warehouse District

MAY 2017

○ MPC participates in Planners4Health Initiative

JUNE 2017

○ Guidelines for small cell wireless nodes along local roadways completed

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TRANSPORTATION PLANNING

MPC's Transportation Planning group supports the Knoxville Regional Transportation Planning Organization, or TPO, a federally-required board that coordinates road improvements, bicycle and pedestrian plans, freight movement, and transit.

STAFF TAKES ADVANTAGE OF OPPORTUNITIES TO LEARN BEST PRACTICES IN TRANSPORTATION PLANNING
TAPA/TSITE Conference – Taking it to the Streets: The three-day conference allowed attendees to sit in on technical sessions and learn from each other about the fields of planning and engineering and their intersection in our communities.

HappyHealthySmart Symposium: Co-hosted by TPO and East Tennessee Community Design Center, sessions featured screenings of short documentary films focusing on land use, transportation, and design issues.

Complete Streets Consortium: TPO, along with Chattanooga TPO and Nashville Area MPO, won the first-ever Complete Streets Consortium Technical Assistance Award to provide strategies to implement complete streets.

MAJOR TPO PLANS ADOPTED



Mobility Plan 2040: Connecting People and Places is our region's long-range transportation plan to promote livability and prosperity. It prioritizes investment of federal dollars in our transportation system over the next 20 years and identifies all anticipated projects.

2017-2020 Transportation Improvement Program is a four-year investment program prioritizing multimodal transportation projects within the Knoxville region. \$549 million is programmed through 2020 for improvements to roadways, bridges, transit systems, and bicycle and pedestrian facilities.

Report released analyzing pedestrian and bicycle crash data over a five-year period

TPO issued a regional summary covering five years of crashes, as well as reports for multiple jurisdictions analyzing patterns in crash locations and circumstances.

TPO distributes 5310 program funding

TPO awarded 12 vans and funding for operating costs to five regional nonprofits and government agencies during FY2016-17 to enhance mobility for older adults and people with disabilities.

JULY 2016

○ Federal transit funds distributed locally for FY 2016-17

SEPTEMBER 2016

○ TAPA/TSITE Conference hosted in Knoxville with Strong Towns' Chuck Marohn as guest speaker

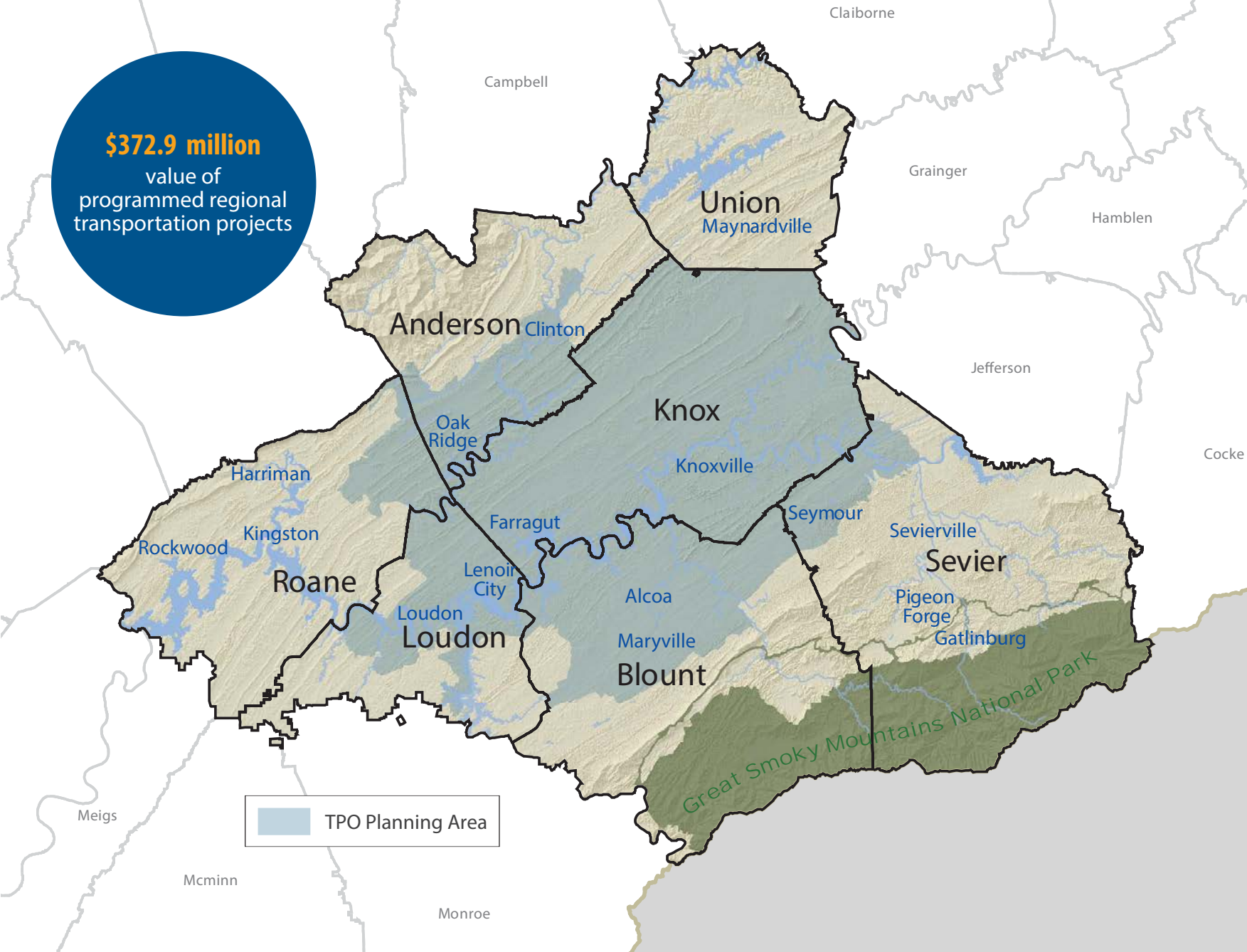
OCTOBER 2016

○ Open Streets - Bearden

DECEMBER 2016

○ 10th annual Tour de Lights

\$372.9 million
value of
programmed regional
transportation projects



**WALKABILITY
SPEAKER SERIES**

• Ian Lockwood
Better Streets, Better Places
July

• Joe Minicozzi
Understanding the True Costs of Development
November

• Ellen Dunham-Jones
Retrofitting Suburban-Style Development
April

• Emiko Atherton
Benefits of Walkable, Smart Development
May

• Rob Brawner
Lessons from the Atlanta BeltLine
June

JANUARY 2017 MARCH 2017 APRIL 2017 MAY 2017 JUNE 2017

- Smart Trips opens program to all trips
- 2017-2020 TIP approved

- HappyHealthySmart Symposium

- Mobility Plan 2040 adopted
- Complete Streets Consortium convenes
- Smart Growth America awards Complete Streets Consortium a technical assistance grant

- Open Streets - East Knoxville

- Report analyzing pedestrian and bicycle crash data released
- Smart Trips wins 2017 Governor's Environmental Stewardship Award

News from '56

President Eisenhower signed the Federal-Aid Highway Act of 1956. The bill created a 41,000-mile system of interstate highways throughout the country. Today there are 69 miles of Interstate within Knox County, including I-40, I-75, I-140, I-275, and I-640.



I-40 Cedar Bluff Interchange
Tennessee Department of Transportation

Tour de Lights 10th Year



200 riders in 2007 | more than 1,000 in 2016

6,000 student drivers

heard presentations by TPO staff and volunteers on driving safely around bicyclists and pedestrians since 2011

720 bicycle racks

installed across region, funded by bicycle parking grant program since 2004

30,000 copies

Knoxville Bicycle map distributed since 2005

Smart Trips

To ease traffic congestion and improve our region's air quality and quality of life, Smart Trips promotes alternatives to driving alone.

This year:

724

registered participants

\$116,425

saved by participants

23,620

gallons of gas saved by participants

465,204

pounds of greenhouse gases participants kept out of the environment

4,275,001

calories burned by participants through biking, walking, or other active means of travel to work



SMART TRIPS ENJOYS GROWTH AND PRAISE

Smart Trips open to all trips: As of January 2017, participants can now log workplace commutes, business trips, social outings, errands, and more.

Governor's Environmental Stewardship Award: Smart Trips received the Pursuit of Excellence Award for continued growth of its incentive-based reward program for individuals making green trips.

Open Streets

3,500

participants at Bearden area event in fall

2,500

participants at East Knoxville event in spring



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INFORMATION SERVICES

Information Services supports agency-wide planning activities. The group manages our websites, library, and community outreach efforts, including publications, social media, and public relations.

Telecommunications ordinance web application

MPC created an application that highlights telecommunications trends over the last two decades. The application showcases a new way the agency can share information.

Workforce Housing Report

The report highlights that many working households in Knox County are spending more money on housing and transportation than they can afford.

2016 Development Activity in Knoxville and Knox County

Data show that local building activity in 2016 saw a spike in residential investment. Statistics on building permits, rezonings, and subdivisions are also provided.

MPC Library

Thousands of reports, journals, and books on a wide range of urban, rural, and regional planning topics comprise MPC's library collection. Also stored in the library are all ordinances, regulations, plans, and studies published by MPC, digital case files dating back to 1939, and U.S. Census material from 1960 to present.



JULY 2016

- MPC website overhauled
- 2016 Knoxville Area Facts & Figures released

SEPTEMBER 2016

- MPC's market research supports Councilman Della Volpe's East Knoxville Economic Summit

NOVEMBER 2016

- Tina Piatt joins staff as Finance Officer I
- ET Index presented at Tennessee State Data Center Annual Conference

BOARDS SUPPORTED BY MPC



TTCDA

The Tennessee Technology Corridor Development Authority and its design guidelines ensure aesthetic quality and environmental conservation for developments within the Technology Overlay zones of the city and county.

Board Members

David Collins, Chair
Orlando Diaz, Vice Chair
Ed Brantley
Ben Pethel
Tammy White
Anthony Wise (term expired during the year)



Downtown Design Review Board

The Downtown Design Review Board examines proposals for private and public development in Knoxville's center city. The goal of the review board is to foster attractive and harmonious development and rehabilitation of the downtown area.

Board Members

- Russ Watkins, Chair
- Lorie Matthews, Vice Chair
- Chad Boetger
- Marleen Davis
- Mark Heinz
- Brandon Pace
- Brian Pittman
- Mike Reynolds
- Anne Wallace
- Kristina Wright

Historic Zoning Commissions

The Historic Zoning Commissions for Knoxville and Knox County evaluate projects proposed in local Historic Overlay districts. Work of the commissions is intended to stabilize or improve property values by encouraging rehabilitation and new construction that is harmonious with the area. The commissions review applications to repair, alter, rehabilitate, relocate, or demolish properties; review proposed new construction; and identify properties for local or National Register of Historic Places designation.



Knoxville HZC Board Members

- Lorie Matthews, Chair
- Bart Carey, Vice Chair
- Rick Blackburn
- Sean Bolen*
- Steve Cotham
- Faris Eid
- Dasha Lundy
- Melissa Gallivan McAdams
- Sandra Swilley
- Stanton Webster
- Jason Woodle*

Knox County HZC Board Members

- George Ewart, Chair
- Scott Smith, Vice Chair
- Bill Belser
- David Butler*
- Mike Crowder

** Term expired during the year*

Above:
2336 Woodbine Avenue, 2017

Left:
Home for Friendless Babies, 1925
McClung Historical Collection
Knox County Public Library System



Infill Housing Design Review Committee

The Infill Housing Design Review Committee examines applications for new housing in Edgewood Park, Lonsdale, and Oakwood/Lincoln Park neighborhoods for conformance with the Heart of Knoxville Infill Housing Design Guidelines. The committee ensures that development within the Infill Housing Overlay District is architecturally compatible with the neighborhood, fosters neighborhood stability, creates pedestrian-oriented streets, and meets a wide range of housing needs.

Committee Members

- Perry Childress/Leslie Fawaz
- Martin Clay
- Kortni Cook
- Emily Dills
- Scott Elder
- Kaye Graybeal
- Mark Johnson/Linda Pierucci
- Todd Kennedy
- Mike Reynolds

STAFF ACCOLADES

In addition to the many boards they serve for their roles at MPC, our staff is very involved in the community:

Alex Zendel was awarded first place for cartographic design by Tennessee Geographic Information Council for maps in the Get Out and Play! guide. He was also awarded first place by the East Tennessee Section of Tennessee Geographic Information Council for mapping support and cartographic design for Knoxville Extreme Energy Makeover.

Liz Albertson is a Community Engagement & Mobilization Committee Member for United Way of Greater Knoxville and is Board President of The Pilot Light.

Amy Brooks serves as a board member for Three Rivers Market and Island Home Park Neighborhood Association. She also co-authored "Ideas & Designs for Our Future," which was published in the January/February 2017 issue of Tennessee Public Works magazine.

Gerald Green serves on the board of directors for MUSE and on the Allocations Review Committee for United Way of Greater Knoxville.

Mike Conger wrapped up a four-year commitment as an elected member of Tennessee Section Institute of Transportation Engineers, during which he served as Secretary/Treasurer, Vice President, President, and Immediate Past President.

Ben Epperson was appointed to the Mayor's Maker Council and serves on the Connect Knox Steering Committee.

Ally Ketron serves as Board President for Casa de Sara.

STAFF PROMOTIONS

Dori Caron – Administrative Assistant II/Grant Administrator

Sherry Michienzi – Planning Technician I

Ellen Zavisca – Principal Planner

EMPLOYEE APPRECIATION PROGRAM

MPC recently started a Staff Appreciation Award. Nominated by their colleagues, **Tarren Barrett** and **Christi Wampler** were recognized for acting as role models for fellow employees and demonstrating excellence in their work.

AGENCY RECOGNITION

To celebrate the 50th anniversary of the National Historic Preservation Act of 1966, the National Park Service and Department of the Interior recognized Knoxville for 30 years of being a Certified Local Government and partner in the Federal preservation program.

YEARS OF SERVICE

Dedication and commitment characterize MPC's talented staff:

More than 10 years

Mike Conger - 19

Betty Jo Mahan - 19

Tom Brechko - 17

Tim Kuhn - 17

Mike Brusseau - 16

Kelley Segars - 15

Jeff Archer - 14

Emily Dills - 13

Marc Payne - 13

Alex Zendel - 12

Ellen Zavisca - 11

More than 20 years

Sherry Michienzi - 29

Terry Gilhula - 28

Doug Burton - 27

Donna Hill - 25

Debbie Mitchell - 25

More than 30 years

Dan Kelly - 39

Jeff Welch - 31

Jo Ella Washburn - 30

FINANCIAL SUMMARY

Statement of Revenues/Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
For the Fiscal Year Ended June 30, 2017 (Pending Audit)

	Final Budget	2017 Actual Unaudited	Variance Favorable (Unfavorable)
REVENUES			
Fees and Charges	\$642,000	\$680,050	\$38,050
Federal Government Grants ¹	1,480,250	1,789,565	309,315
State of Tennessee Grants ¹	354,250	226,720	(127,530)
Local Grant Match (other than MPC) ²	0	24,784	24,784
City of Knoxville	1,053,950	1,053,950	0
Knox County	700,000	700,000	0
Government and Other Groups	225,000	102,983	(122,017)
Miscellaneous Revenue and Miscellaneous Contracts Revenue ³	7,500	14,132	6,632
From Fund Balance	224,000	0	(224,000)
Total Revenues	\$4,686,950	\$4,592,184	(\$94,766)

EXPENDITURES			
Salaries and Employee Benefits	\$3,088,165	\$2,730,397	\$357,768
Contracted Services	1,125,790	813,002	312,788
Supplies and Materials	223,405	62,964	160,441
Other Charges	248,880	210,730	38,150
Capital Outlay ⁴	30,000	464,746	(434,746)
Total Expenditures	\$4,716,240	\$4,281,839	\$434,401

Revenues Over (Under) Expenditures	(\$29,290)	\$310,345	\$339,635
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Fund Balance, July 1, 2016	\$1,268,496	\$1,268,496	0
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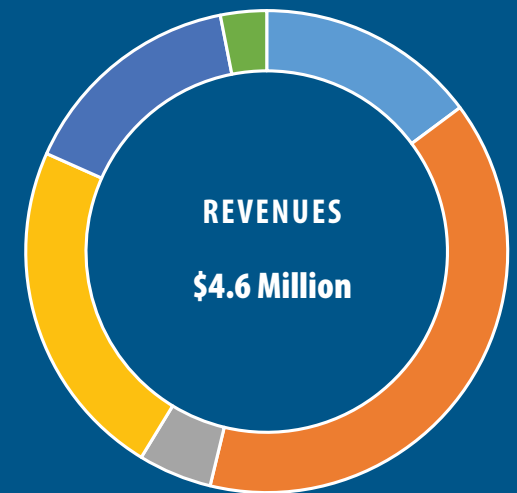
Fund Balance, June 30, 2017	\$1,239,206	\$1,578,841	\$339,635
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¹ Eight (8) active grant programs include: FHWA Highway Planning and Construction; FTA Technical Studies; Regional Transportation and Air Quality; Knoxville Smart Trips Program; Knoxville Car Share Program; TPO Bike Parking Enhancement; FTA Section 5310 Senior Transit; and Tennessee Historical Commission.

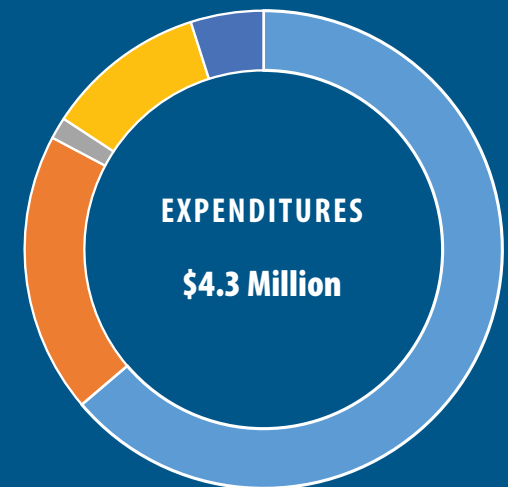
² FHWA: Knox Area Transit (KAT) - \$2,475; Smart Trips: The University of Tennessee - \$500, Pellissippi State Community College - \$2,000, and ORNL - \$2,000 (not yet collected); TPO Bike Grant: 20% matching contributions from participants in Bike Grant project - \$965; Section 5310 Capital Van purchases: Cerebral Palsy Center - \$9,846; and Emory Valley Center - \$6,998.

³ Miscellaneous Contracts: Knox County Schools PEFA VI, - \$7,800; Telecom Tower - \$1,500; and Other Miscellaneous Revenues.

⁴ Capital Outlay Expenditures: \$440,734 expenditures for Capital Vans purchased for non-profit organizations who qualified for Section 5310 Grant funding; a capital outlay for 2017 Ford Escape vehicle (\$24,012.11) for MPC has been reclassified as an asset from expense.



- 15% Fees & Charges
- 39% Federal Grants
- 5% State Grants
- 23% City of Knoxville
- 15% Knox County
- 3% Other Revenues



- 64% Salaries & Employee Benefits
- 19% Contracted Services
- 1% Supplies & Materials
- 11% Capital Outlay
- 5% Other Charges



McClung Historical Collection
Knox County Public Library System



Inspiring Community

Established in 1956, the Metropolitan Planning Commission is responsible for comprehensive planning and administration of zoning and land subdivision regulations for the City of Knoxville and Knox County.

OUR CORE DUTIES:

- Prepare and adopt a general plan with long-range policies for land use, utilities, recreation, transportation, public facilities, and other concerns
- Review subdivision regulations and site plans, approving those proposals that encourage harmonious development of the community and create favorable conditions
- Prepare and recommend zoning ordinances and maps to Knox County Commission and Knoxville City Council
- Review proposed zoning amendments and advise legislative bodies on appropriate zoning action
- Prepare and advise on a capital improvements plan for the City of Knoxville
- Perform special purpose studies commissioned by city or county government

OUR MISSION:

Promote healthy, vibrant communities through comprehensive planning and land use management; involve residents in an open planning process; provide objective advice to public officials; and serve as an information resource for all.



*Location and
Mailing Address:*

**Suite 403
City County Building
400 Main Street
Knoxville, TN 37902**

Hours of Operation:

**8:00 a.m. - 4:30 p.m.
Monday through Friday**

Telephone:

865-215-2500

Website:

www.knoxmpc.org

Email:

contact@knoxmpc.org

Facebook:

**Knoxville-Knox County
Metropolitan Planning Commission**

Twitter:

@KnoxMPC