

FY 2021-2022

KNOXVILLE-KNOX COUNTY PLANNING

ANNUAL REPORT



FROM THE EXECUTIVE DIRECTOR

Amy Brooks, AICP • Executive Director | 865-215-4001 • amy.brooks@knoxplanning.org

Despite recent pandemic-related disruptions to the supply chain and labor market, development has remained strong in the City of Knoxville and Knox County.



Growth brings change to our communities and puts pressure on the infrastructure that supports it. To help address this challenge, our agency is assisting in Advance Knox, an 18-month process led by Knox County that will result in an integrated land use and transportation plan. The work that has been done so far sets the stage for us to consider where we are today and determine where we want to be in the future. It establishes a baseline for us to decide the best, most responsible ways to invest in the county in the years to come.

Knox County is made up of small, vibrant communities, but we are all connected – linked together by our mountains, valleys, and waterways, as well as roads, greenways, and the many places in between. To maintain the high quality of life and unique characteristics that define us, we need to make smart decisions that have positive impacts on our current and future residents. We must be deliberate about where development occurs and how to maintain and improve the supporting infrastructure. Hearing from community members and our partners throughout this process is so important, so we hope you'll learn more and stay involved!

In addition to Advance Knox, our staff has been hard at work over the past year on other projects that will help the city and county prepare for continued change. Corridor studies were completed for Alcoa Highway and Northshore Drive, we are partnering with Knoxville Area Transit, Knox County CAC Transit, and East Tennessee Human Resource Agency on a series of transit studies, and we are overseeing a project that will identify barriers to housing choice within the city. Additionally, we continue to dedicate ourselves to making our data and information resources more accessible and user-friendly by updating processes and providing tools for the community.

I encourage you to stay engaged in our current projects and to explore the following pages to see more work that has been recently completed.



PLANNING COMMISSIONERS

The Planning Commission is an advisory board made up of 15 citizens—seven appointed by the City Mayor and eight appointed by the County Mayor.

These volunteers come from a variety of backgrounds, 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.



Executive Committee: On an annual basis, the Planning Commission Chair appoints an Executive Committee consisting of the Chair, Vice-Chair, and three other members of the Planning Commission. Terms are one year in length.

The Executive Committee reviews and recommends the annual budget and work program, provides consultation and advice on any matters the Executive Director brings to the Committee, and resolves staff issues as needed.

Executive Committee Membership: Tamara Boyer, Tim Hill, Chris Ooten, Patrick Phillips (Chair), Scott Smith (Vice Chair)

KARYN ADAMS
City | 2020-2024

TAMARA BOYER
County | 2018-2022

LOUIS BROWNING
County | 2018-2024

RICHARD GRAF
County | 2018-2022

LOGAN HIGGINS
City | 2021-2025

TIM HILL
City | 2019-2023

AMY MIDIS
City | 2021-2023

JIM NICHOLS
County | 2021-2022

CHRIS OOTEN
County | 2016-2024

MARITÉ PÉREZ
City | 2021-2025

PATRICK PHILLIPS
Chair
City | 2016-2023

JEFFREY ROTH
County | 2011-2023

NATHANIEL SHELSON
City | 2021-2024

EDDIE SMITH
County | 2020-2024

SCOTT SMITH
Vice Chair
County | 2014-2022

Planning thanks outgoing commissioner Jacqueline Dent (2020- 2021) for her service to the community.



The Planning Commission heard **479 total cases**

151	Rezoning
80	Use on reviews
76	Plan amendments
67	Subdivisions (preliminary and final plats)
40	Special uses
25	Street closures
16	Ordinance amendments
14	Other business
3	Planned developments
3	Wireless communication facilities
2	Hillside protections
2	Street name changes

KNOX COUNTY BY THE NUMBERS

Population	486,677
Population growth over past 10 years	11.4%
Area	526 sq. miles
Housing units	214,053
Median home selling price	\$325,000
Median household income	\$59,250
Population with bachelor's degree or higher	38.8%
Labor force	254,838
Unemployment rate	2.8%
Cost of living index (100 U.S. average)	83.6
Public parks	6,442 acres
Greenways and walking trails	207 miles





DEVELOPMENT ACTIVITY

Residential units permitted

3,810

Value of non-residential construction

\$334.1 million

Value of residential construction

\$826.4 million

Residential subdivision lots created

1,376

Non-residential units permitted

270

Non-residential lots created

21

PLANNING SERVICES

Planning Services staff guide 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 group updates sector plans and the general plan and conducts special studies, like park inventories, small area plans, and guidelines for neighborhood overlays. Staff also maintain the county's property addressing system. Planning Services works closely with the city and county, as well as our own Transportation Planning division, promoting the interconnectivity of land use and transportation infrastructure.

ADDRESSING

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

ADDRESSING ACTIVITY

Addresses in use in Knox County	280,032
New addresses created	5,632
Addresses modified	12,752
New street segments added	254
Existing street segments updated	511

Jeff Welch, AICP

Interim Planning Manager

Liz Albertson, AICP

Principal Planner
Zoning, sector plans, long-range planning

Dori Caron

Senior Administrative Assistant
Planning Commission administration, transportation grants

Lindsay Crockett, AICP

Senior Planner
Historic zoning, design standards, Design Review Board

Emily Dills

Planning Technician
Plat review

Laura Edmonds

Administrative Assistant II
Planning Commission and board meeting administration

Donna Hill

GIS Specialist
Addressing, street naming



SUBDIVISION PLAT REVIEW

Planning is responsible for regulating the subdivision of all land in Knox County other than the Town of Farragut. Final plats are reviewed and certified by staff. Plats requiring a variance from the subdivision regulations are also reviewed by the Planning Commission.

380 plats reviewed

Residential: 325

Non-residential: 49

Not specified: 6

1,772

acres of land
subdivided/replatted

2,069

lots created/
replatted

Jessie Hillman

Senior Planner
Rezoning, plan amendments

Levan King Cranston

Planner
Zoning, plan amendments, hillside
protection overlay

Sherry Michienzi

Planning Technician
Customer service

Michelle Portier, AICP

Principal Planner
Development plan review, plat
review, TTCD

Erin Kelbly

Planning Technician
Plat review

Andrea Kupfer, AICP

GIS Specialist
Addressing, street naming

Marc Payne

Planning Technician
Customer service, staff support

Mike Reynolds, AICP

Principal Planner
Development plan review, zoning, design
standards

TRANSPORTATION PLANNING

Transportation Planning staffs the Knoxville Regional Transportation Planning Organization, or TPO, a federally-required board that coordinates road improvements, bicycle and pedestrian plans, transit, and freight movement for a planning area that includes Knox County and all of the communities within the urbanized portions of Anderson, Blount, Loudon, Roane, and Sevier counties.

Staff members collaborate with the Planning Services division on corridor studies, sector plans, and other land use planning activities. They also work closely with the City of Knoxville, Knox County, and surrounding communities to make transportation policy, funding decisions, and advise and assist them on improvements and expansion of transportation choices.



TPO Executive Board and Technical Committee

The TPO Executive Board and Technical Committee work with TPO staff to make decisions on regional transportation plans and projects. **The Executive Board**, which sets policy and adopts plans, is made up of elected officials from the TPO planning area, representatives from the East Tennessee Development District, and the Governor of Tennessee. **The Technical Committee** consists of local planners and engineers. The Technical Committee works closely with staff and makes recommendations to the Executive Board.

Jeff Welch, AICP

Transportation Planning
Manager/TPO Director

Doug Burton

Principal Planner
Public transit, Title VI coordinator

Mike Conger, PE

Senior Transportation Engineer
Transportation system modeling,
traffic counts, traffic studies, air
quality, ITS

Craig Luebke, AICP

Senior Planner
Transportation Improvement
Program, Mobility Plan,
performance metrics



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

411

registered participants

22,482

gallons of gas saved

44,544

automobile trips eliminated by participants making alternative choices

1,696,574

calories burned by biking, walking, or other active transportation

8,034

work from home "trips" logged

Tina Piatt

Finance Officer
Grants management, financial reporting, human resources

Jace Swain-Crowley

AmeriCorps Member
Smart Trips, research, mapping

Ellen Zavisca, PTP

Principal Planner
Pedestrian and greenway planning, Safe Routes to School

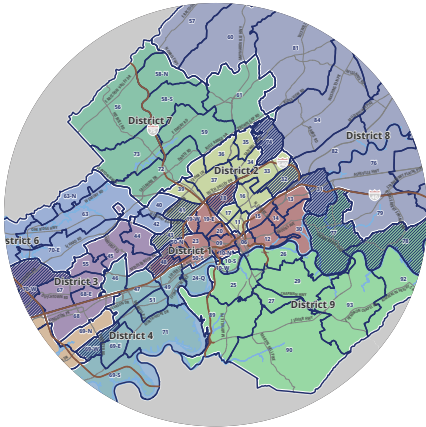


tpo
KNOXVILLE REGIONAL

INFORMATION SERVICES

This division comprises two main functions, research/support and GIS/web/design. Staff assist agency-wide planning activities by conducting background research for plans and presentations, delivering online content, coordinating community outreach efforts, and maintaining the print and digital library.

Planning's geographic information systems (GIS) group maintains land and infrastructure data systems and produces maps. Web and design staff are responsible for content management and presentation of the many websites housed at Planning, and they prepare artwork and layouts for the agency's plans, reports, and brochures.



Behind the Scenes

The Information Services team looks for new ways to break down barriers to information, provide easy access to frequently requested data, and enhance transparency. The group determines GIS, graphic, and web-based solutions to make the agency's work more accessible to partnering agencies, organizations, local officials, and community members. Examples of this include the creation of interactive tools, technical reports, story maps, and ongoing website improvements.

Terry Gilhula, PhD

Information Services Manager

Josh Anderson

Senior Graphic Designer/Webmaster
Website development, content
management, graphic design

Andrew Beasley

GIS Specialist
GIS data collection, quality
control, map production

Kelli Byard

Graphic Designer
Publication design and production,
website content, photography



Ally Ketron

Communications and
Outreach Coordinator
Communications, community
engagement, public relations

Debbie Mitchell

Administrative Assistant I
Library, office administration

Nick Schoenborn

GIS Analyst II
GIS analysis and map
production, database
management, information
technology

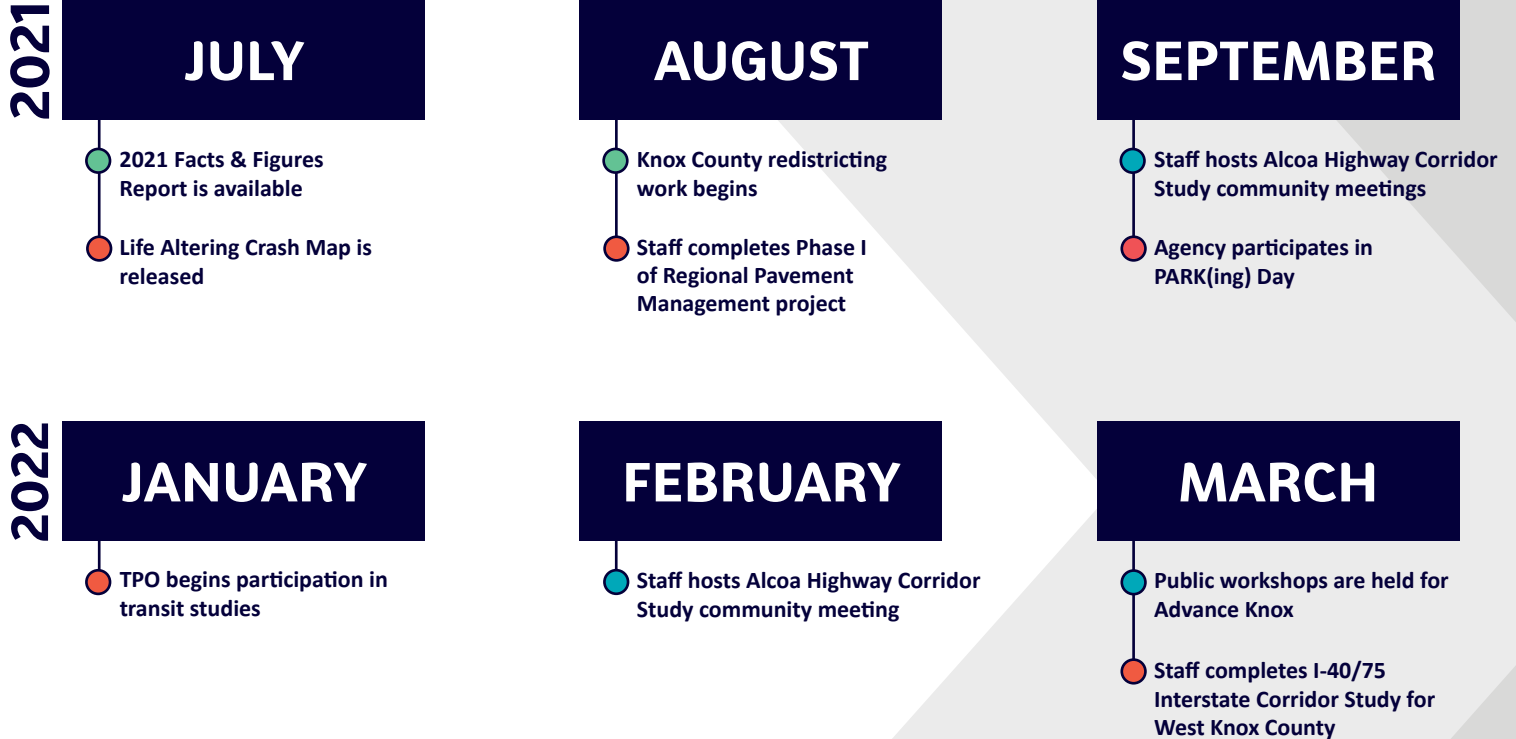
Aubrey Weiland

Research Associate
Technical reports, demographics,
research

Alex Zendel

GIS Analyst II
GIS analysis and map
production, database
management, web
application development

PLANNING ACTIVITY TIMELINE



OCTOBER

- Census Explorer tool launches
- TPO Executive Board adopts Outreach Plan

NOVEMBER

- Annual school enrollment projections are complete

DECEMBER

- Northshore Drive Corridor Study is released
- Advance Knox project begins

APRIL

- Edgewood-Park City Design Guidelines update is initiated

MAY

- 2021 Development Activity Report is released
- Advance Knox State of the County Report is released

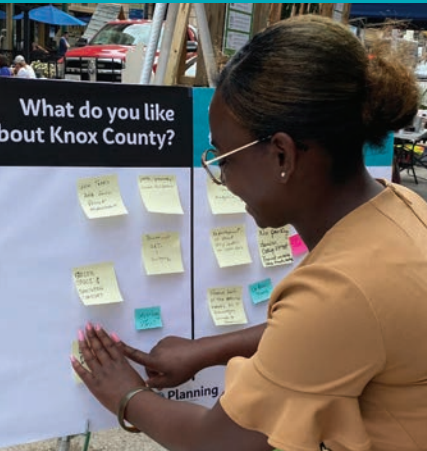
JUNE

- Alcoa Highway Corridor Study is heard by Planning Commission



ADVANCE KNOX

Planning staff is assisting Knox County and a consultant team on Advance Knox. The project will result in the first comprehensive land use and transportation plan for Knox County, addressing many related topics that impact the county's quality of life today and in the future. This planning process began at the end of 2021 and is expected to take 18 months to complete. To date, the first round of public engagement and a State of the County Report have been completed and scenario planning work is underway.



CORRIDOR STUDIES

A study for the portion of Alcoa Highway located within Knox County was initiated jointly by the City of Knoxville and Knox County. The goal of the study is to facilitate a safer, more productive, aesthetically pleasing corridor to serve the surrounding neighborhoods. Another study was recently completed for Northshore Drive in conjunction with Kimley-Horn and Knox County staff. The study looked at 10 intersections and identified opportunities for improved traffic operations, safety, corridor capacity, and bicycle and pedestrian accessibility.

EDGEWOOD-PARK CITY

Staff began the process to review and update one of the city's older design guidelines. The guidelines for Edgewood-Park City date to 1999 with a near-complete draft prepared in 2016 as part of a previous effort.





TRANSPORTATION STUDIES

The TPO is partnering with Knoxville Area Transit, Knoxville-Knox County Community Action Committee, and East Tennessee Human Resource Agency on three transit studies. These include a comprehensive operational analysis for KAT, as well as a coordination study and a regional study. The TPO is also helping to facilitate the redesign of the Watt Road and Campbell Station Road interstate interchanges, for which Governor Lee recently designated funds to address.

NEW TOOLS

Building off of previous mapping and data analysis work related to pedestrian and bicycle related crashes, staff created a new interactive map that shows where life-altering crashes occur. Additionally, our American Community Survey Data Explorer launched, providing a user-friendly way to access the U.S. Census Bureau's demographic data. This tool allows users to quickly and easily find answers to their research questions without having to know table codes and Census vocabulary.



PROJECT SUPPORT

Planning partners with the city and county to lend staff's expertise to projects. Staff assisted the Knox County Redistricting Committee last fall as they evaluated commission districts to ensure each area had equal representation. Support included mapping proposed solutions, building and maintaining a project website, and staffing public meetings. Planning has also assisted the city by overseeing a missing middle housing scan. The project aims to identify and tackle barriers to housing choice by finding opportunities in the city's zoning code to promote and enable development of new housing options.



PLANNING OUTREACH

News articles published by local media	53
Articles shared on Planning website	20
Newsletters (opened)	11,847
Facebook likes	1,007
Twitter followers	664

TPO OUTREACH

News articles published by local media	12
Articles shared on TPO website	27
Newsletters (opened)	1,239
Facebook likes	506
Twitter followers	413



SMART TRIPS OUTREACH

Newsletters (opened)	5,561
Facebook likes	868
Twitter followers	268
Instagram followers	969

ACTIVE KNOX OUTREACH

Facebook likes	413
Instagram followers	1,187



BOARDS AND COMMITTEES

Design Review Board

The Design Review Board examines proposals for private and public development in Knoxville's center city. This group also reviews applications for infill housing in Edgewood Park, Lonsdale, and Oakwood/Lincoln Park neighborhoods for conformance with the Heart of Knoxville Infill Housing Guidelines. The goal of the review board is to foster harmonious development and rehabilitation of the downtown area and to ensure infill development is architecturally compatible with the neighborhood, fosters neighborhood stability, creates pedestrian-oriented streets, and meets a wide range of housing needs.

Board Members

John Thurman – Chair, Josh Wright – Vice Chair, Rick Blackburn, Cameron Bolin, Perry Childress, Laura Cole, Matthew DeBardelaben, Joey Natour, Lisa Hood Skinner, Susanne Tarovella



Historic Zoning Commissions

The City of Knoxville and Knox County each have a Historic Zoning Commission that evaluates 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.

Board Members

Knoxville HZC

Dationa Carter Mitchell – Chair, Rick Blackburn – Vice Chair, Elizabeth Eason, Faris Eid, Casey Fox, Hallie Hearn, Lynne Randazzo, Travis Tillman, Stanton Webster

Knox County HZC

George Ewart – Chair, Scott Smith – Vice Chair, Bill Belser, Mike Crowder, Kim Isenberg



TTCTDA

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, Justin Biggs – Vice Chair, Ryan Hickey, Kevin Matherly, Nancy Elizabeth McBee, Ben Pethel, Janice Terpeny



STAFF ACCOLADES

COMMUNITY SERVICE

Amy Brooks serves as Treasurer for the Tennessee Chapter of the American Planning Association and is on the United Way of Greater Knoxville's Outcome Based Investment Committee.

Kelli Byard serves as a District 3 Collegiate Philanthropy Supervisor for the Sigma Kappa Foundation.

Mike Conger serves as Chair of the Knox County Air Pollution Control Board.

Ally Ketron serves on the Island Home Park Neighborhood Association Board of Governors.

Andrea Kupfer volunteers at the Clarence Brown Theater.

Michelle Portier volunteers for East Tennessee Children's Hospital and is the Secretary-Treasurer for the Knoxville Chapter of the American Planning Association.

Jeff Welch serves as the President of the Tennessee Metropolitan Planning Organization and is on the East Tennessee Community Design Center Board.

Jessie Hillman, Craig Luebke, and Michelle Portier serve on the Programming Committee for the fall 2022 conference hosted jointly by the Tennessee Chapter of the American Planning Association and the Tennessee Section of the Southern District of the Institute of Transportation Engineers.



ACHIEVEMENTS

Tina Piatt completed a Human Resources Professional Program certification.

Ally Ketron and **Andrea Kupfer** completed their Level II Municipal Management Academy certification.

STAFF PROMOTIONS

Liz Albertson – Principal Planner

Lindsay Crockett – Senior Planner

Michelle Portier – Principal Planner

Mike Reynolds – Principal Planner



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.

OUR CORE DUTIES

Prepare and Adopt
a general plan

Review
subdivision regulations and site plans

Prepare and Recommend
zoning ordinances and maps

Review
proposed zoning amendments

Prepare and Advise
on a capital improvements plan

Perform
special purpose studies



FY 2021-22 Annual Report Financial Summary

Statement of Revenues/Expenditures and Changes in Fund Balance
 Budget and Actual – General Fund for the Fiscal Year Ended June 30, 2022

Revenues	Final Budget	2022 Actual	Variance Favorable (Unfavorable)
Fees and Charges	\$510,000	\$734,219	\$224,219
Federal Government Grants ¹	3,239,598	1,728,550	(1,511,048)
State of Tennessee Grants ¹	48,000	154,407	106,407
Local Grant Match (Other than Planning) ²	0	26,630	26,630
City of Knoxville	1,304,900	1,304,900	0
Knox County	853,250	803,250	(50,000)
Other Revenues ³	13,360	161,840	148,480
From Fund Balance	0	0	0
Total Revenues	\$5,969,108	\$4,913,796	(\$1,055,312)

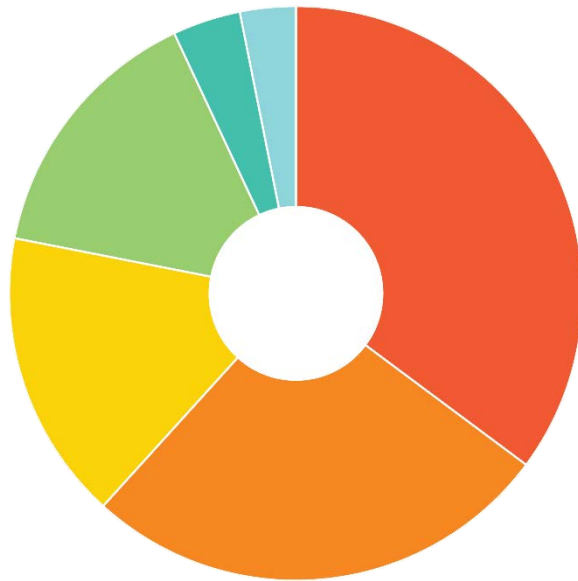
1 - Five Active Grant Programs: Consolidated Planning Grant (CPG); Regional Transportation and Air Quality; Knoxville Smart Trips Program; Regional Transit Studies; FTA Section 5310 Senior Transit. Balance includes grant funds that nonprofit organizations were not able to utilize for operations and vehicle purchases due to supply chain complications. These funds will be available in the next fiscal year.

Expenditures			
Salaries and Employee Benefits	\$3,076,716	\$2,648,517	\$428,199
Contracted Services	2,241,669	1,529,685	711,984
Supplies and Materials	532,572	52,922	479,650
Other Charges	159,897	124,205	35,692
Capital Outlay	40,985	24,451	16,534
Total Revenues	\$6,051,839	\$4,379,780	\$1,672,059

2 – Local Grant Match: Knox County (Active Knox) \$2,600; Pavement Management: City of Maryville \$12,933, City of Knoxville \$6,495, City of Oak Ridge \$1,731, Blount County \$2,236, and City of Clinton \$635.

Revenues Over (Under) Expenditures	\$(82,731)	\$534,016	\$616,747
Fund Balance, July 1, 2021	\$2,557,961	\$2,557,961	\$0
Fund Balance, June 30, 2022	\$2,475,230	\$3,091,977	\$616,747

3 – Other Revenues: Knox County Schools PEFA VI \$8,700; The Development Corp \$977; Knoxville Area Transit studies \$135,947, Knoxville Area Association of Realtors \$15,000; Insurance premium refunds \$1,216.



REVENUES

35% Federal Grants

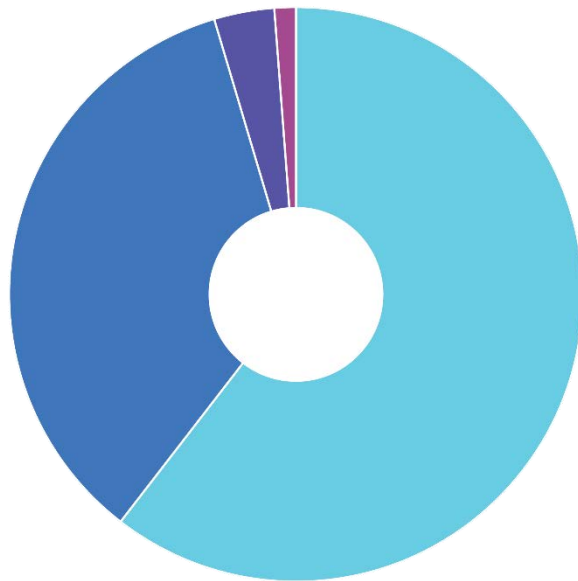
15% Fees and Charges

27% City of Knoxville

4% Other (includes Local Grant Match)

16% Knox County

3% State Grants



EXPENDITURES

60% Salaries and Employee Benefits

3% Other (includes Capital Outlay)

35% Contracted Services

1% Supplies and Materials



Planning

KNOXVILLE | KNOX COUNTY

City County Building
400 Main Street • Suite 403
Knoxville, TN 37902
contact@knoxplanning.org

