

KNOXVILLE-KNOX COUNTY PLANNING

# ANNUAL REPORT

FY 2024-2025



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

As record-setting development activity continues throughout the region, our agency recognizes the importance of thoughtful long-range planning processes. The recent past has been busy with these efforts, and last year was no different. Our staff has been hard at work balancing monthly caseloads associated with that development, alongside several proactive long-range planning efforts.

To detail some of those projects, I am proud to report on continued collaboration with our partners throughout the region. This spring, staff completed Mobility Plan 2050 – the most recent transportation plan update that will guide road, transit, bicycle, and pedestrian infrastructure investments over the next 25 years. The plan requires coordination among many partners and is an important tool to help us further integrate transportation and land-use planning in the region.

This spring also marks the start of the third phase of the Advance Knox process – creating a Unified Development Ordinance for the unincorporated portion of Knox County. This final stage will combine standards for zoning, subdivision, and streets into a single document to make regulations easier to navigate for all users. As this work begins, we are also preparing to embark on a comprehensive plan for the City of Knoxville. Once these projects are complete, both the City and County will have updated regulatory and policy documents that align shared visions for our future communities with implementation tools to realize them.

Through all these major projects and in our everyday work, collaboration is at the core of everything we do. Our agency continues to prioritize opportunities to work with our partners and community members to chart our path forward, finding common ground through thoughtful, deliberate planning processes. I hope you will read through the following pages to learn more about our work over the past year and get an understanding of what lies ahead.



## 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

### Advise and Review

on a capital improvements plan

### Perform

special purpose studies

**KNOX COUNTY  
BY THE NUMBERS**

Population

**506,748**

Labor force

**258,642**

Area

**526**  
sq.  
miles

**\$70,265**

Median household income

Greenways and  
walking trails

**227.1**  
miles

Public parks

**6,477.3**  
acres

**86.4**

Cost of living  
index (100  
U.S. average)

**227,235**

Housing units

**2.7%**

Unemployment rate

**42%**

Population with  
bachelor's degree  
or higher

**12.2%**

Population  
growth over  
past 10 years

Median home selling price

**\$364,400**



# PLANNING COMMISSIONERS

The Planning Commission is an advisory board made up of 15 citizens—seven appointed by the City Mayor and eight 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 Commission. Terms are one year in length.

The Executive Committee reviews and recommends the annual budget and work program, consults and advises on matters brought by the Executive Director, and resolves staff issues as needed.

**Executive Committee Membership:**  
Karyn Adams, Lou Browning, Tim Hill (Chair), John Huber (Vice-Chair), Richard Levenson

## The Planning Commission heard **588 total cases**

- 193** Rezoning
- 108** Subdivisions (preliminary and final plats)
- 102** Development plans
- 66** Plan amendments
- 53** Special uses
- 19** Other business
- 15** Use on reviews
- 13** Ordinance amendments
- 13** Street name changes
- 3** Planned developments
- 2** Hillside protection
- 1** Subdivision name changes



**KARYN ADAMS**  
City | 2020-2028

**MATTHEW ANDERSON**  
County | 2024-2028

**NANCY BARGER**  
County | 2022-2026

**MILES BIGGS**  
City | 2023-2027

**TAMARA BOYER**  
County | 2018-2026

**LOUIS BROWNING**  
County | 2018-2028

**KARA DALEY**  
County | 2024-2028

**NICK GILL**  
City | 2024-2028

**LOGAN HIGGINS**  
City | 2021-2025

**TIM HILL (CHAIR)**  
City | 2021-2027

**JOHN HUBER (VICE-CHAIR)**  
County | 2022-2026

**RICHARD LEVENSON**  
County | 2022-2026

**AMY MIDAS**  
City | 2021-2027

**KATIE OVERTON**  
County | 2023-2027

**MARITÉ PÉREZ**  
County | 2021-2025

Planning thanks outgoing Commissioners Chris Ooten (2016-2024), Nathaniel Shelso (2021-2024), and Eddie Smith (2020-2024) for their service to the community.

DEVELOPMENT  
ACTIVITY

5,597

Residential units  
permitted



139

Non-residential units  
permitted



Value of residential  
construction

**\$1.5** BILLION



**\$235** MILLION

Value of non-residential construction



1,489

Residential  
subdivision  
lots created

# 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 comprehensive plans and conducts special studies, like park inventories, small area plans, and guidelines for neighborhood overlays. Planning Services works closely with several city and county departments, as well as our own Transportation Planning division, promoting the interconnectivity of land use and transportation infrastructure.



**MICHELLE PORTIER, AICP**  
Planning Services Manager

**JAKE BEAUMIER**  
Assistant Planner

**KELSEY BOUSQUET**  
Planner

**DALLAS DEARMOND**  
Administrative Assistant II

**SHELLEY GRAY**  
Senior Planning Services Specialist

**SAMIUL HAQUE**  
Planner

**JESSIE HILLMAN, AICP**  
Principal Planner

**OSCAR INIGUEZ**  
Assistant Planner

**LINDSAY LANOIS, AICP**  
Principal Planner/Design Review Program Manager

**TINA PIATT, APHR**  
Business Officer

**MIKE REYNOLDS, AICP**  
Principal Planner

**WHITNEY WARNER, AICP**  
Planner

**MALYNDA WOLLERT**  
Assistant Planner

**ANDREA KUPFER, AICP**  
Planning Services Supervisor

**SOPHIA DIECKHAUS**  
Planning & Addressing Specialist

**DAVID HOBBS**  
Planning & Addressing Specialist

**FRANKIE RAMOS**  
Senior Planning & Subdivision Specialist

**SPENCER SCHMUDE**  
Planning & Subdivision Specialist

## ADDRESSING & PLATS

As part of the larger Planning Services team, addressing staff maintain the county's property addressing system. They make 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 proper service delivery.

They are also responsible for regulating 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, or those that create 26 or more lots, require approval by the Planning Commission prior to certification.



# TRANSPORTATION PLANNING

The 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 members collaborate with the Planning Services division on corridor studies and other land use planning activities. They also work closely with the engineering departments and transportation service providers of Knoxville, Knox County, and several surrounding communities.

**DOUG BURTON**  
TPO Coordinator

**MIKE CONGER, PE**  
Senior Transportation Engineer

**CRAIG LUEBKE**  
Senior Planner

**JONAH BIRD**  
Planner

# INFORMATION SERVICES

This division comprises several support functions, including research, GIS, web development, graphic design, and communications. Staff assist agency-wide planning activities by conducting background research for plans and presentations, maintaining the print and digital library, and leading community outreach efforts.

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.

**TERRY GILHULA, PHD**  
Information Services Manager

**EMILY JACKSON**  
Research Assistant

**ELIZABETH SEMANDE**  
GIS Specialist

**NICK SCHOENBORN**  
GIS Analyst/IT Coordinator

**AUBREY WEILAND**  
Senior Research Associate

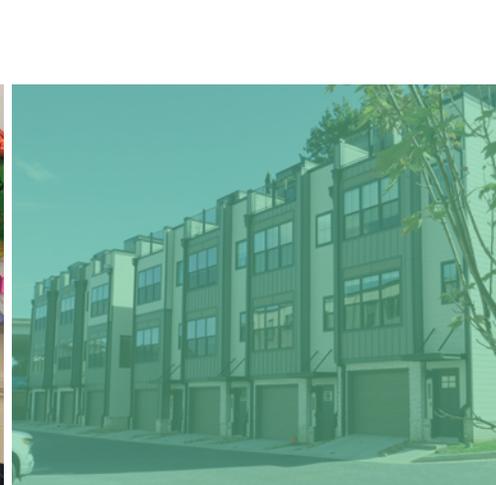
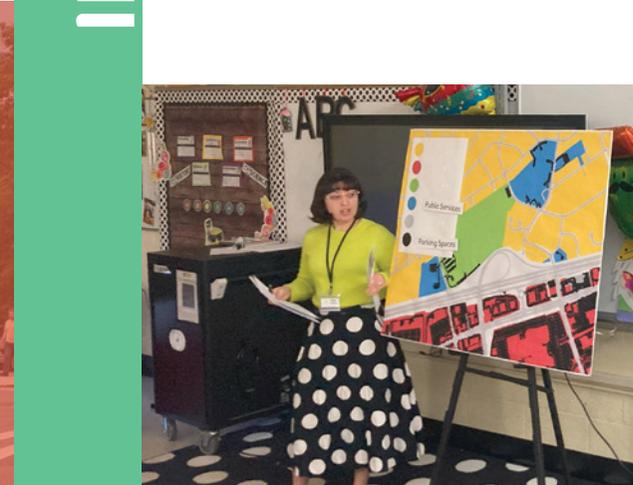
**ALEX ZENDEL**  
GIS Analyst II

**ALLY KETRON**  
Strategic Planning & Communications Manager

**JOSH ANDERSON**  
Senior Web Developer

**JOSH BOKOR**  
Graphic Designer

**BECCA JAMES**  
Communications & Outreach Specialist



# PLANNING ACTIVITY TIMELINE

## 2024

### JULY

Research Assistant Emily Jackson, Graphic Designer Josh Bokor, and Assistant Planner Jake Beaumier join staff

### AUGUST

2024 Facts and Figures Report is available  
Assistant Planner Malynda Wollert joins staff  
Staff assists Knoxville Area Transit with updating route maps for launch of KAT Reimagined

### SEPTEMBER

2023-2024 Annual Report is available  
Breathe survey opens

## 2025

### JANUARY

Staff hosts One Year Plan public meetings  
Staff announces call for projects for FY 2026-2029 Transportation Improvement Program  
Communications and Outreach Specialist Becca James joins staff

### FEBRUARY

Staff participates in Knox County Junior Commissioner sessions  
Staff assists City of Knoxville with Parks & Recreation Master Plan website

### MARCH

Annual Middle Housing Report is available  
Staff participates in West Hills Elementary college and career event  
Statewide My Travels Count Mobility Survey is distributed

### OCTOBER

Staff hosts Mobility Plan 2050 community events

### NOVEMBER

Breathe fall stakeholder working groups conclude

### DECEMBER

Staff assists Visit Knoxville with Knoxville Visitor map

### APRIL

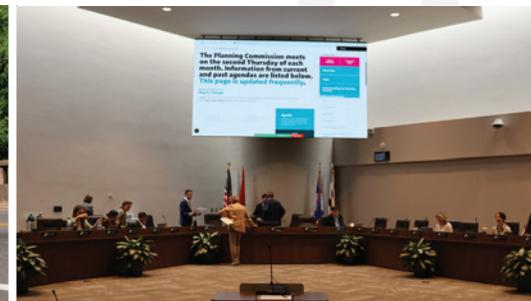
Mobility Plan 2050 is adopted  
Breathe spring stakeholder working groups convene  
One Year Plan is adopted

### MAY

UDO Project begins  
2024 Development Activity Report is available  
Planning and Addressing Specialist Sophia Dieckhaus joins staff

### JUNE

Breathe summer stakeholder working groups convene  
Staff participates in Breathe public engagement



In addition to their day-to-day work, our staff participate in many long-term planning processes. The following is a sampling of the major projects our team worked on over the past year.

### ADVANCE KNOX

The Advance Knox planning process continues as we begin work on the new Unified Development Ordinance (UDO). This document will include Knox County's zoning code, street standards, subdivision regulations, building code, and stormwater regulations in one cohesive document. The UDO will support the goals and place types of the Knox County Comprehensive Land Use and Transportation Plan. Stakeholder meetings and public outreach will begin later this year.

### MOBILITY PLAN 2050

Our region's long-term transportation plan was adopted by the TPO Executive Board in April 2025. Mobility Plan 2050 details 131 projects totaling \$5.15 billion in investment aimed at enhancing the mobility of our community with a focus on safety, modernization, congestion management, and accessibility. The plan allows federal money to be received for these local projects and is updated every four years to account for changes in community and regional priorities, technology, project costs, and available funding.

### WEBSITE SUPPORT

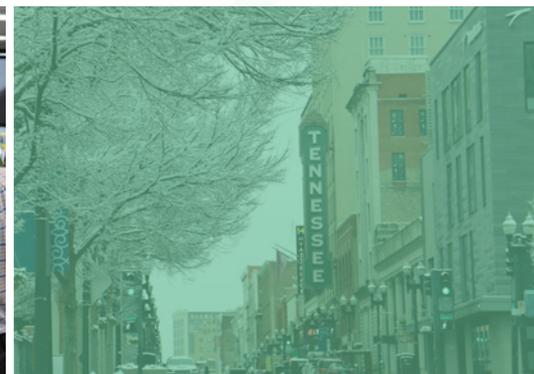
Staff plays an important role in website design, development, content creation, and support for local partners such as the Knoxville Chamber and Industrial Development Board. Web support is also provided for special projects like the Play Knoxville Parks & Recreation Master Plan, Advance Knox, and Breathe websites.

### BREATHE PROJECT

Staff continue to support the City of Knoxville with their Climate Pollution Reduction Grant for the Knoxville MSA by facilitating regional outreach. Several rounds of stakeholder meetings and public outreach have been conducted over the last year to inform the measures and key considerations for implementation that will be included in the Comprehensive Climate Action Plan (CCAP) later this year.

### PRIORITY INVESTMENT AREAS

Staff has been working with the City of Knoxville and Knoxville Area Transit to develop a map that identifies areas best suited for connecting transit to housing and employment opportunities. This project will be completed later this summer.



# AGENCY OUTREACH & ENGAGEMENT

Our agency tracks outreach efforts to measure visibility, participation, public interest, and feedback.

## PLANNING OUTREACH

17	Articles shared on Planning website
58	News articles published by local media
19.1k	Newsletters (opened)
1.3k	Planning Facebook followers
677	Planning LinkedIn followers

## TPO OUTREACH

8	Articles shared on TPO website
25	News articles published by local media
2.1k	Newsletters (opened)
570	TPO Facebook followers



## Boards Supported by Planning Staff

### DESIGN REVIEW BOARD

The Design Review Board examines proposals for private and public development in Knoxville's center city. The group also reviews applications for infill housing in Edgewood, 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 attractive and harmonious development and rehabilitation of the downtown area and to ensure infill development is architecturally compatible with established neighborhoods, fosters community stability, creates pedestrian-oriented streets, and meets a wide range of housing needs.

### 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 who work closely with staff and make recommendations to the Executive Board.

### 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.

### TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY (TTCDA)

Effective April 28, 2025, the Tennessee Technology Corridor Development Authority has been dissolved. The design guidelines remain in effect and will be administered by Planning staff within the TO and TO-1 districts. Those guidelines ensure aesthetic quality and environmental conservation for developments within the Technology Overlay zones of the city and county.



## COMMUNITY SERVICE

**Amy Brooks** serves as Treasurer for the Tennessee Chapter of the American Planning Association.

**Mike Conger** serves as Chair of the Knox County Air Pollution Control Board and President of the Tennessee Model Users Group.

**Dallas DeArmond** serves on the board for the Community School for the Arts.

**Jessie Hillman** serves as Treasurer for the Knoxville Chapter of the American Planning Association

**Becca James** volunteers with Iva's Place, Karns Community Fair, TN Valley Fair, and West Knox County Little League.

**Andrea Kupfer** volunteers at the Clarence Brown Theater.

**Michelle Portier** volunteers at East Tennessee Children's Hospital.

## STAFF PROMOTIONS

**Aubrey Weiland** – Senior Research Associate

**Shelley Gray** – Senior Planning Services Specialist

**Oscar Iniguez** – Assistant Planner

**Frankie Ramos** – Senior Planning & Subdivision Specialist

## YEARS OF SERVICE

### 30+ years

36 Terry Gilhula

35 Doug Burton

### 20+ years

27 Mike Conger

20 Alex Zendel

### 10+ years

18 Amy Brooks

17 Mike Reynolds

11 Nick Schoenborn



City County Building  
400 Main Street • Suite 403  
Knoxville, Tennessee 37902

**[knoxplanning.org](http://knoxplanning.org) | 865.215.2500**

