

Knoxville-Knox County
Metropolitan Planning Commission



**Annual Report
FY2010-2011**



Metropolitan 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 and represent a broad spectrum of community interests and concerns. They serve staggered four-year terms and can be re-appointed. The Commission meets the second Thursday of every month.



ROBERT ANDERS
Chair
2005-2013



REBECCA LONGMIRE
Vice Chair
2006-2014



URSULA BAILEY
2009-2012



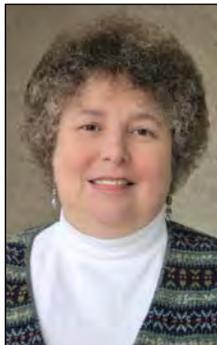
BART CAREY
2007-2015



ART CLANCY III
2004-2012



LAURA COLE
2008-2014



RACHEL CRAIG*
2009-2011



GEORGE EWART
2008-2013



STAN JOHNSON
2004-2012



MICHAEL KANE
2007-2015



NATE KELLEY
2009-2013



ROBERT LOBETTI
2004-2012



BRIAN PIERCE
2010-2014



JACK SHARP
2003-2015



WES STOWERS, JR.
2008-2013

*Jeffrey Roth began his term as Planning Commissioner in July, 2011, replacing Rachel Craig.

MPC Partners with Area Leaders on Three-Year Regional Planning Initiative

In October 2010, the U.S. Department of Housing and Urban Development awarded a substantial planning grant to a regional consortium of organizations to develop a vision for the future of the Knoxville region. This grant, which was prepared by MPC and TPO staff, covers a five-county area that includes Anderson, Blount, Knox, Loudon, and Union. This effort is referred to as Plan East Tennessee (PlanET). Funded through a combination of federal dollars and local support, PlanET is a three-year process.



The PlanET effort is being driven by a large Consortium of partners representing residents and organizations across the region. The purpose of the Consortium is to participate in the development of the regional plan. Consortium members include individuals and organizations that represent many facets of the Knoxville region, from economic development agencies to government and private nonprofit organizations. Additional participants will be asked to join the effort throughout the planning process. Work of the Consortium is coordinated and staffed by MPC and TPO.

The official start date of the grant period is February 1, 2011, with the planning initiative concluding on December 31, 2013. A Board of Mayors was created in December 2010 and is made up of mayors from all cities and counties within the five-county project area. The Board will provide general guidance for the effort, provide political leadership for the process, and approve key milestones. They will meet on a quarterly basis and receive updates from staff and a Community Leadership Team (CLT) throughout the planning process.

The CLT is a 21-25 member panel that will direct the work of the Consortium. An Interim Advisory Team (IAT) has been serving until the execution of the final Consortium Agreement, at which time the IAT will be absorbed into the Community Leadership Team. The CLT will be approved by the Board of Mayors at the August 11, 2011 meeting.

A consultant team lead by Wallace Todd and Roberts was selected through a competitive bid process in May 2011 to assist MPC with community engagement and plan development. PlanET will feature many opportunities for public input, starting with a kick-off event in the Fall of 2011. The first series of community forums will begin in November 2011. These community-oriented conversations will serve as a foundation for the project and take on a variety of forms over the next two years.

PlanET represents a tremendous opportunity for MPC to participate in a truly regional planning effort, building partnerships and community ties that will unite our five-county area to preserve our natural environment, expand economic development opportunities, and improve quality of life for many decades.



Planning Commission Staff



The Planning Commission is supported by a staff of 36 people who work in four divisions: Development Services, Comprehensive Planning, Transportation Planning, and Information Services.

While each group has unique abilities and responsibilities, it is 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. An eight-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, file permits, or receive guidance on specific projects. This division processes and reviews requests for rezoning, subdivisions, and development plans, and it 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, websites, computer network, and various community outreach activities, including publications and market studies.

Staff List

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

Farewell to MPC staff that left during the year:

Gretchen Beal	Information Services Manager
Katie Habgood	Senior Transportation Planner
John Roberts	GIS Operator
Laura Stout	Communications Specialist

MPC Staff Recognized for Excellence

Mike Carberry was named the 2010 Planner of the Year by the Tennessee Chapter of the American Planning Association (TAPA). He was honored at an awards luncheon at TAPA's annual statewide conference in September. Carberry, Comprehensive Planning Manager, has been involved in a variety of



planning and design projects that have had positive impacts on Knoxville and Knox County. He worked on several projects for Knoxville's Empowerment Zone, including the Magnolia Avenue Corridor Plan. He managed the development of the countywide Hillside and Ridgetop Protection Plan in collaboration with a local task force, and he supervised the completion of the first-ever consolidated Knoxville/Knox county Parks, Recreation, and Greenways Plan. Mike also served as a contributor to an urban planning teaching manual for use in Knox County middle schools.

In October 2010, Mayor Bill Haslam officially accepted Knoxville's designation as a "Bicycle Friendly Community" from the League of American Bicyclists during a ceremony in Tyson Park. The

300,000-member League recognized the city with a Bronze designation - the award comes after receiving Honorable Mention two times, in 2005 and 2007.

Kelley Segars, Principal Transportation Planner, and the staff of the TPO led the city's effort to earn the hard-to-get recognition, which places it in a category with cities ranging from Santa Monica to Tulsa to New York City. Cities earn the designation by taking steps in areas ranging from engineering to education to welcome cyclists by providing a safe environment for riders and encouraging people to bike for transportation and recreation.



Ryan Justice, GIS Specialist, was honored at the annual meeting of the Tennessee Geographic Information Council (TNGIC). His Knoxville Area Transit (KAT) System Map earned first place in the category of Best Cartographic Presentation. The recent opening of KAT's Central Station and reconfigured bus routes called



for an extensive marketing campaign, and integral to that effort was Ryan's system map and brochure. On the heels of his TNGIC award, Ryan learned that his KAT map was selected for publication in a Geographic Information System (GIS) trade book. His was the only map selected for the Transportation category in ESRI's publication, Map Book, an annual production from the mapping industry's leading software manufacturer. The publication enjoys worldwide readership.



Excellence Awards

The Metropolitan Planning Commission's annual Excellence Awards program recognizes developers, designers, and neighborhood activists who have made our community a better place to live. In the 30-year history of the program, MPC has honored more than 230 projects, plans, and volunteers. A complete list of winners can be found on our website along with photo galleries from 2001 to 2011.

This year, 39 nominations were considered in six categories: New Development, Historic Rehabilitation, Renovation, Special Use, Environmental Sustainability, and Neighborhood/Civic Achievement. And the winners are...



New Development
John J. Duncan, Jr. Knoxville Station Transit Center



Historic Rehabilitation
Murphy Farm



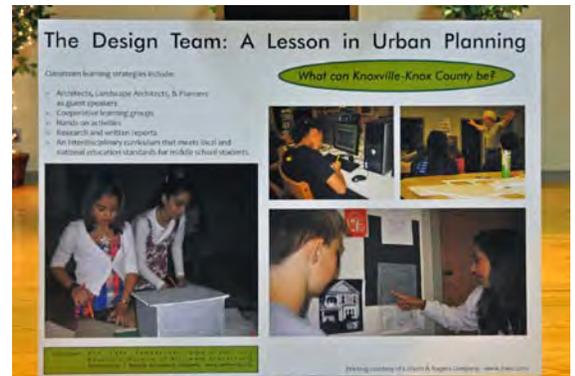
Environmental Sustainability
Scripps Networks Interactive, Inc. Headquarter Expansion



Special Use
Appalachian Mountain Bike Club Multi-Use Trails



Renovation
Young-Williams Animal Village



Neighborhood/Civic Achievement
Go to 2033: Urban Planning Student Manual

Development Activity

Building activity in Knoxville and Knox County showed overall improvement in 2010 with residential activity increasing but non-residential development lagging from the year before. Two of the more significant projects were the \$19.8 million, 336-unit Amberleigh Bluff apartments along Kingston Pike in the Southwest County sector and the \$10.4 million, 150-unit apartment project called The Landings on Fort Loudoun Lake in the Central City sector. Among major non-residential projects were the \$5 million Concord United Methodist Church, the \$4 million D1 Sports Complex, the \$4 million Southern Medical Group building, and the \$2.1 million Turkey Creek Public Market.

Building Permits

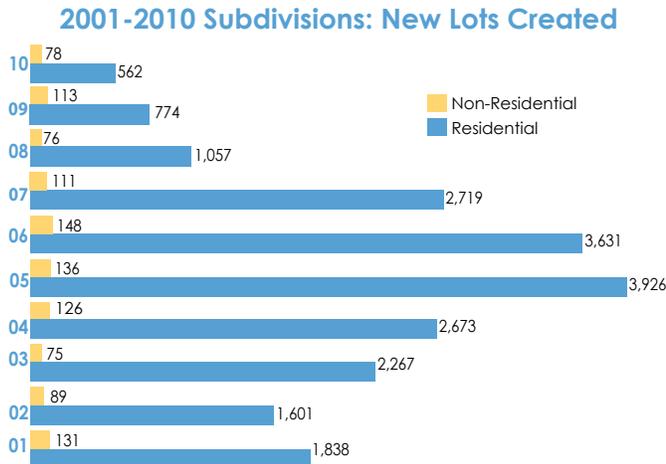
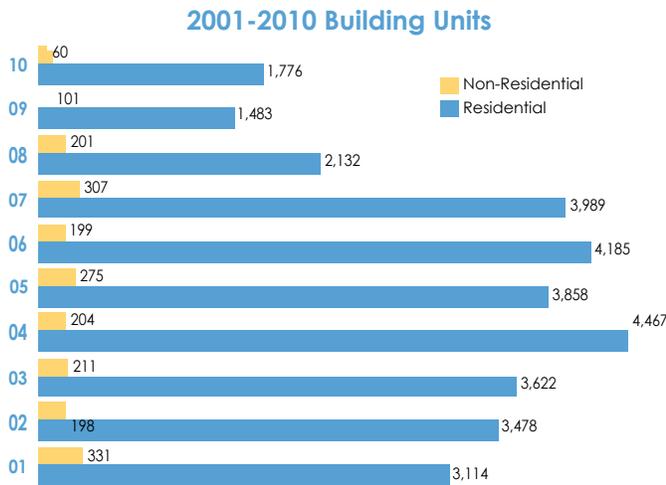
More than 1,830 building permits were approved in 2010, up 16 percent from 2009. The number of residential units permitted (1,776) showed an increase of 20 percent over 2009 levels, with nearly half (818 units) in multi-dwelling structures, along with 781 new detached houses. The value of new residential construction rose 39 percent above the 2009 mark, reaching \$202 million in 2010. The Southwest County sector saw the most permitted residential units with 465, followed by the Northwest County sector with 414. Collectively these two sectors accounted for more than half the total number of permitted residential units in 2010. On the non-residential side, the number of new projects permitted (60) fell by 41 percent from 2009 levels, and the total value of new non-residential construction (\$42.8 million) was down 71 percent from 2009.

Changes to the Zoning Map

Comparable to 2009, this year's number and total area of changes to the zoning map were among the lowest figures in recent history. The number of changes (50) was down slightly from the year before, with the total area up slightly to 329 acres. A single application in the Northeast County sector to change zoning from Industrial to Agriculture in order to build a new house accounted for more than a quarter of the total land area rezoned, 96 acres. Rezoning to Planned Residential zone districts (PR in Knox County and RP-1 in Knoxville) was the most frequent request for larger tracts to be developed for residential uses. The total of 34 acres changed from Agriculture zoning to something else was a record low for the decade from 2001 through 2010, less than 2 percent of the 2005 peak level which saw more than 2,000 acres converted from Agriculture zoning to residential zoning and another 115 acres converted to non-residential zoning.

Subdivisions

There were 101 final plats creating new subdivisions approved in 2010, down 30 percent from the 143 in 2009. Acreage within new subdivisions mirrored this downward trend, going from 940 acres in 2009 to



only 675 acres in 2010, a decline of 28 percent. The number of residential lots created in 2010 (562) was only about 14 percent of the high number for the decade (3,926) in 2005. In non-residential subdivision activity, the 78 new lots created were a little more than 50 percent of the high annual total (148) reported in 2006.

Code Amendments

In the past year, 13 amendments to the city and county zoning ordinances were adopted:

Zoning Ordinance for Knoxville, Tennessee

- Amendment to Article 4, Section 2.1.4 R-1EN Established Neighborhood District renaming the R-1EN District to EN-1, providing minor amendments, and creating new EN-2 District regulations.
- Amendment to Article 2, Definitions, Article 4, Section 2.1.1 R-1 Low Density Residential, Article 4, Section 2.1.3 R-1E Low Density Exclusive Residential, and Article 5, Section 4, Accessory Uses, Buildings, and Structures, to accommodate the keeping of domesticated chickens on a noncommercial basis in these districts according to the provisions of City of Knoxville Ordinance O-116-2010.
- Amendment to Article 4, Section 2.2.5, C-2 Central Business District, regarding the prohibition of public schools in the C-2 district.
- Amendment to Article 5, Section 6 Yard, Building Setback and Open Space Exceptions, regarding division of a lot.
- Amendment to Article 2, Definitions, Article 4, Section 2.4.2 OS-1 Open Space Preservation District, regarding changes to regulations in the OS-1 district.
- Amendment to Article 2, Definitions, Article 4, adding a new Section 2.4.3 OS-2 Park and Open Space District and renumbering F-1 Floodway District to 2.4.4.
- Amendment to Article 5, Section 7 Minimum Off-Street Parking, Access and Driveway Requirements, regarding parking and driveways in the front yard, and the provision of accessible parking spaces and driveway curb cut dimensions.
- Amendment to Article 7, Section 6, Amendments, regarding the requirement of public notice to property owners in cases of general amendments to the zoning map.
- Amendment to Article 2, Definitions, Article 4, Section 4.5.1 Historic Overlay District and Article 5, Section 10 Signs, Billboards and Other Advertising Structures, regarding the designation and permitting of landmark and historic signs.
- Amendment to Article 2, Definitions, and Article 5, Section 10 Signs, Billboards and Other Advertising Structures, regarding regulations and definitions for on-premise incidental signs.

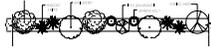
Zoning Ordinance for Knox County, Tennessee

- Amendment to Article 2 Definitions, Article 3.30 Set Back Lines, Article 5.36 T Transition Zone, and Article 5.91 TC Town Center District, regarding setbacks for side yards adjacent to a street on corner lots.
- Amendment to Article 2 Definitions, adding a new Article 4.103 Location Regulations for Private Swimming Pools as an Accessory Structure, and Article 5.13 Planned Residential Zone PR, regarding regulations for private swimming pools.
- Amendment correcting errors in various sections of the Ordinance (3.10, 5.22, 5.37, 5.38, 5.50, 5.61 and Appendix A).



Inskip Small Area Plan

The Inskip Small Area Plan, which was adopted in April 2011, began as an assessment of zoning irregularities, and spawned into a full-fledged examination of revitalization opportunities in the Inskip community. MPC coordinated public meetings with the Knox County Health Department's Healthy Kids, Healthy Communities initiative and incorporated citizen suggestions for increased pedestrian connectivity and access to parks.

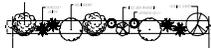


Inskip Small Area Plan



March 2011

Prepared by the
Knoxville-Knox County Metropolitan Planning Commission



The Inskip plan makes several recommendations to protect single-family neighborhoods from continued pressures of incompatible development such as commercial, industrial, or medium-density residential uses. This is accomplished by creating mixed use districts that specifically outline what type of uses are appropriate and by suggesting the downzoning of some areas to maintain the character of the single-family neighborhoods.

The plan also emphasizes the need for sidewalks and bikeways because the majority of the community is within the parental responsibility zone for Inskip Elementary School. Citizens clearly desired better pedestrian connections to nearby parks and retail establishments.

Knoxville-Knox County Hillside and Ridgetop Protection Plan

The draft of the Knoxville-Knox County Hillside and Ridgetop Protection Plan was completed this past year. Significant provisions include a hillside protection area map created via new geographic system technologies, hillside land disturbance guidelines, and provisions to guide housing density and commercial development on steep slopes.

The Joint City-County Task Force on Ridge, Slope, and Hillside Development and Protection brought its

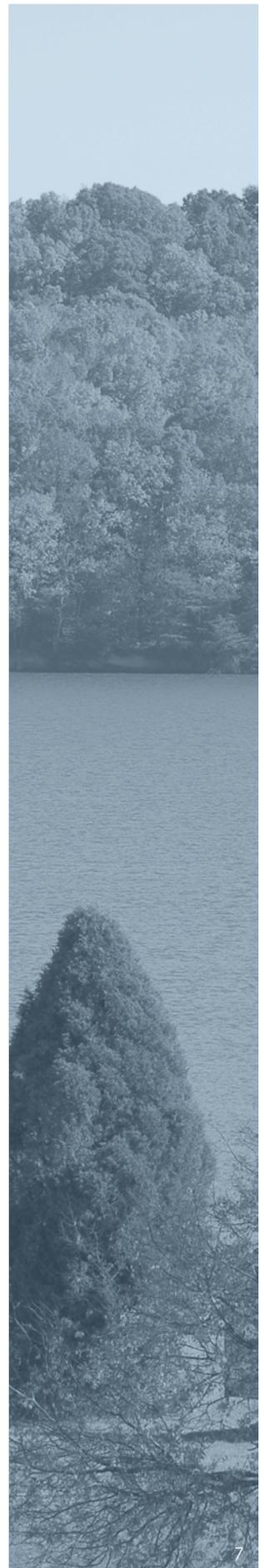


work to conclusion, voting 21 to 3 to recommend approval of the plan. In turn, MPC recommended adoption of the plan by City Council and County Commission. Those legislative bodies decided to meet together with a facilitator to address concerns of both development and environmental interests. Dr. Steve Joiner from David Lipscomb University was selected to lead the facilitation process this past summer. Issues regarding the general planning process, zoning, and engineering and building codes were heavily discussed.

It is anticipated that the legislative bodies will adopt a hillside and ridgetop protection plan this Fall.

South City Sector Plan

MPC staff completed the update of the South City Sector Plan. The plan consolidated recommendations from the Urban Wilderness Corridor initiative, the Knoxville-Knox County Parks and Greenways Plan, the South Waterfront Vision Plan, the Vestal Site Improvement Plan, and the Chapman Highway Corridor Study.





This sector plan is the first to include a green infrastructure element (discussed in more detail below), outlining recommendations for connecting the trail system, parks, and schools and for protecting forested ridge lines.

In addition to conventional land use designations, like low density residential, seven new mixed use districts are allowed through the plan. These districts often permit a variety of uses (for example, residential above shops or a combination of apartment and office development). The South Waterfront, Downtown Vestal, and various Chapman Highway locations are such special mixed use districts.

Green Infrastructure Planning

Many communities across the country now prepare green infrastructure plans. In contrast to conventional infrastructure, like highway and utility systems, green infrastructure includes parks, greenways, stream corridors, and forested areas. At the request of citizens, MPC was asked to include green infrastructure in the South City Sector Plan. This was particularly appropriate in view of the South Waterfront and Legacy Parks' work on the Urban Wilderness and Historic Corridor initiative. In its work on the South and North County Sector Plans, MPC has also begun to consider farmland conservation as another element of green infrastructure.



South County Sector Plan

A first round of community meetings for the South County Sector Plan update was held in mid-April 2011. MPC staff presented an overview of the existing sector plan and the growth policy plan. Citizens expressed



interest in preserving the sector's rural character and in limiting the expansion of commercial corridors into adjacent neighborhoods. They also envisioned a need for a scenic-rural corridor overlay along John Sevier Highway, particularly in light of recent development that has detracted from the beauty of the area. A green infrastructure plan is also being drafted for the South County Sector, with particular regard for farmland conservation. Public meetings to review preliminary plans will be held this Fall.

The Knoxville Regional Transportation Planning Organization (TPO) is staffed by MPC planners and serves as a transportation planning board for Knox County, most of Blount County, and parts of Loudon and Sevier counties. Members of the TPO include the Cities of Knoxville, Maryville, Alcoa, and Lenoir City, the Town of Farragut, and the Counties of Blount, Knox, Loudon, and Sevier. The State of Tennessee is also a participant in the process.

Under contract with the Tennessee Department of Transportation (TDOT), TPO staff is responsible for conducting regional transportation planning for the entire ozone air quality non-attainment area. That area is comprised of Anderson, Blount, Jefferson, Knox, Loudon, and Sevier counties and part of Cocke County.

TPO Executive Board and Technical Committee

The TPO Executive Board and Technical Committee work with TPO/MPC staff to make decisions on regional transportation plans and projects. The Executive Board, which sets policy and adopts plans, is comprised of 13 elected officials from the TPO planning area and representatives from the East Tennessee Development District and the governor of Tennessee. The 22-member Technical Committee consists of local planners and engineers. The Technical Committee works very closely with staff and makes recommendations to the Executive Board.

Transportation Improvement Program

In the Fall of 2010 the TPO adopted the 2011-2014 Transportation Improvement Program (TIP). The TIP is a short-term capital plan for transportation projects in the TPO region that use federal and state funds.

The four-year TIP identified approximately \$426 million worth of transportation investments for our region. The diversity of projects includes major bridge repairs, purchase of transit vehicles, construction of additional greenways, intersection improvements, and reconstruction of several roads.

Continuing to support significant transportation investments will be a major challenge over the next several years. Projects in the TIP will be subject to change as federal, state, and local revenues continue to be uncertain.

Smart Trips

This year Smart Trips launched a new ride-matching and logging database, RideShark. The service makes it easier for commuters to find carpool partners online using Google Maps technology. The system offers additional options and expansion capabilities which can be tapped as the program grows.

Interest in the Smart Trips program continues to expand as gas prices increase and more commuters look for alternative methods of transportation such as carpooling, transit, biking, walking, vanpooling, and telecommuting. Between July 1, 2010 and June 30, 2011, Smart Trips participants contributed to a significant reduction in vehicle miles traveled by commuters, removing more than 1,000,000 pounds of CO2 from the air.

Bike Month

Since so many of the events held during Smart Trips Month each May are bike-commute related, in 2011 the event was renamed Bike Month. As a cross-promotion with Smart Trips, participants



Transportation Planning



were asked to give bicycle commuting a try. Numerous events and classes were held, and bicyclists were encouraged to join Smart Trips and log their commutes.

Commuter Challenge

Smart Trips 2011 Commuter Challenge began on May 1 and continued through July 31. Participation during the Challenge grew by 26 percent this year, and more than 350,000 pounds of CO2 emissions were removed from the region's air during the three-month event that encouraged commuters to trade their drive-alone ride to work for an alternative mode.

This year's Challenge was promoted with billboard, print, radio, and transit advertising and through appearances at numerous community events during April and May.

Individual Challenge participants who logged at least one green commute a week were eligible to win Amazon Kindles, iPod Nanos, a downtown Knoxville Stay-cation, or \$1,500 towards the purchase of a vacation travel package (courtesy of AAA Travel of East Tennessee). Prizes were distributed at a post-Challenge award reception held at Latitude 35.

In the Business Challenge, points were awarded to companies based on their participation percentages and the total number of commutes logged by their employees. The University of Tennessee came out on top this year. They were last year's Green Spirit Award winning business. This year Oak Ridge National Laboratory was awarded the Green Spirit Award for most enthusiastic participation.

Other category winners were Elizabeth Eason Architecture, the Metropolitan Planning Commission, 21st Mortgage, and TVA.



Planning for Pedestrians

The TPO is all about partnerships when it comes to creating places and programs that allow people to have healthier and more active lifestyles.

One of our closest partnerships is with the Knox County Health Department. The Health Department coordinates the Knox County Safe Routes to School Partnership, which the TPO assists with writing grants and organizing events. TPO staff also participate in the Tennessee State Safe Routes to School Network, which brings together Safe Routes practitioners and supporters from across the state to share ideas and information. The TPO is actively involved with the Network's policy teams on Complete Streets and School Siting.

The TPO partners with the Knox County Health Department on several other initiatives, including Healthy Kids, Healthy Communities; Pioneering Healthier Communities; and Together! Healthy Knox. All of these efforts focus on policy and environmental change to support healthier choices, such as walking and bicycling for transportation.



Greenways

The TPO partners with greenway advocates from across the Knoxville region as part of the Knoxville Greenway Commission, the Knox Greenways Coalition, and the Great Smoky Mountains Regional Greenway Council. TPO staff serves as chair of the Regional Greenway Council, which brings together planners from a dozen local governments to coordinate the planning and marketing of regional greenways.



Also this year, TPO staff completed the Oak Ridge Bicycle and Pedestrian Plan, adopted by Oak Ridge City Council in April.

Bicycle Program

The Knoxville Regional Bicycle Program has made great strides this year to raise awareness about the importance and value of biking. The City of Knoxville was designated a Bicycle Friendly Community by the League of American Bicyclists in September 2010.

The Bicycling Ambassadors program uses volunteers to talk one-on-one with the public at community events and festivals. Ambassadors encourage bicyclists to ride more often and more safely, and they educate motorists on the rules of the road. More than 35 people are trained as Ambassadors and about 20 are actively volunteering. The I Bike KNX helmet sticker discount program is a partnership with local businesses to promote safe bicycling. People take a safe bicycling pledge and get a free I Bike KNX sticker for their bike helmet. Participating businesses offer discounts when customers bike to the business and show the cashier their helmet with sticker. This also encourages helmet use.

TPO staff have worked with the City of Knoxville's traffic engineering department on plans for signage for three bicycle routes. The routes will connect Cedar Bluff/West Hills, Knoxville Zoo/Caswell Park, and Harvest Park/Knoxville Center Mall/North Knoxville to downtown and UT.

The Bicycle Program's email list moved to an online email management system called Constant Contact. Due to more outreach by the Bicycling Ambassadors, the mailing list grew from 1,500 to 1,900 people during the year. The Bicycle Program's Facebook page went from 363 fans in 2010 to more than 600 currently.

The TPO bike rack grant program is responsible for providing more than 450 bicycle racks throughout the air quality non-attainment area since the program began in 2004.

Neighborhood Bike Ride

Nearly 250 people turned out for the 10th annual Neighborhood Bike Ride. The ride started from Happy Holler on Central Street and moved through Old North Knoxville. The Neighborhood Bike Ride is made possible by the City of Knoxville, the Knoxville Regional Bicycle Program, and many volunteers.





Tour de Lights

More than 250 people turned out for the 4th Annual Tour de Lights in downtown Knoxville. This event saw more costumes and decorations than ever before, despite having been rescheduled due to an ice storm and despite poor weather on the new date. The festive ride visited downtown and toured the holiday decorations of Fourth and Gill and Old North Knoxville. The neighborhoods welcomed the riders as spectators gathered on porches and in yards. The ride was sponsored by the City of Knoxville, the Knoxville Regional Bicycle Program, and Mast General Store, and it would not have been a success without the help of the Knoxville Police Department and all the volunteers.



Transit Planning: John J. Duncan Jr. Knoxville Station Transit Center

TPO/MPC staff planners and engineers assisted in the planning and design of the new John J. Duncan Jr. Knoxville Station Transit Center. With an investment of almost \$30 million, the terminal is headquarters for Knoxville Area Transit (KAT) and the main transfer location for KAT passengers. TPO/MPC staff served on the planning and design oversight committee headed by the Public Building Authority, assisting with a variety of issues including site location, Title VI requirements, EPA regulations, and the re-design of bus and trolley routes. Also, the TPO committed over \$2 million in funding for the project.

MPC's participation in the Knoxville Station project dates back several years. Challenging the effort was the identification of a suitable downtown location. Several studies were done, and, in each case, the main roadblock was finding a site large enough to accommodate KAT's needs. During the last search effort, a brain-storming session between MPC and PBA elicited the idea of a facility that would bridge the James

White Parkway. With that selection, other potential downtown locations were preserved for future private investment. An additional benefit of the innovative location was the opportunity to re-connect the downtown core to the Civic Auditorium area. This link is reinforced by the incorporation of a linear urban park



and enhanced sidewalks serving the Station. The design (by McCarty Holsaple McCarty and Bullock Smith and Partners) of Knoxville Station includes many environmentally-friendly features which have made it the first LEED-certified public building in Knoxville. The Station opened for business in August, 2010.

Census 2010 and Local Redistricting

The U.S. Census Bureau conducted its decennial count of population and households in April 2010 and, consistent with federal requirements, began to release demographic data in early 2011 on a state-by-state basis. Tennessee counts were made available in March 2011, and MPC staff wasted no time downloading the information, collecting it the day it was released. The urgency was driven by an important role the data play – decennial census counts are used in apportioning representation in government, and they are used to ensure that local population is equally and fairly distributed across all Councilmanic, Commission, and School Board districts. MPC was asked by these three bodies to lend technical assistance in the redistricting process, which included providing data, geographic information systems support, and other technical services.

With citywide primaries for mayor and council coming in the Fall, it was necessary to finalize Councilmanic district boundaries in the Spring to allow time for candidates to file paperwork to run for office. MPC, working with City of Knoxville staff, was asked to devise a plan for Council’s consideration. That plan was presented and evaluated in a series of Council workshops and meetings in April and May. Council completed its work with adoption of new districts on May 17.

Knox County Commission and Knox County Board of Education formed a joint Redistricting Committee in March to consider alignment of Commission and Board districts. The Committee has met to work out the details of the process and to hear presentations by MPC staff on the elements of a sound redistricting program. They asked MPC to develop redistricting plan alternatives under the guidance of a representative from the City of Knoxville. They also called for submission of plans from the public and Committee members themselves. Work of the Committee continues.

Detailed tables and maps of local population and households from the 2010 Census were prepared by MPC staff and posted on the Election Commission website.

Office Market 2010

While indicators marked modest improvement to the area’s economy in 2010, Knoxville’s office market failed to respond as rentable supply grew only 0.7 percent since third quarter 2009, 2.5 percent below the 10-year annual average of 3.2 percent.

A small surplus of new supply, coupled with a decline in demand led to a large increase in available space from 2009 to 2010. The areawide vacancy rate climbed to 16.2 percent in 2010. Both downtown and suburban markets experienced higher availability, reaching 13.6 percent and 17.4 percent, respectively. As a result, local office vacancies moved closer in-line with those experienced in other markets across the United States.

Knoxville’s downtown, suburban, and areawide market categories all registered negative absorption in 2010. Suburban office space showed the largest decrease in occupancy with negative absorption of 397,401 square feet. Although downtown improved slightly from last year, it still had 76,805 fewer square feet occupied in 2010.

The three largest local projects completed this year were the 150,000-square-foot expansion of Scripps Networks Interactive headquarters, the 23,600-square-foot Pellissippi Pointe IV, and the 20,061-square-foot The Landing, all in west Knox County.



Multi-Dwelling Housing Report

Multi-dwelling housing units, which include apartments, duplexes, and other attached rentals, play an important role in the residential landscape of Knox County, comprising nearly a quarter of the area's housing stock. The Information Services staff at MPC completed Multi-Dwelling Housing Trends in Knox County, a report offering details on recent pace of construction, rent rates, and occupancy levels in the multi-dwelling market. Part of MPC's Technical Report Series, this is the sixth edition of the report.

Some highlights from the report:

- Across Knoxville and Knox County, there are 198,000 housing units, 46,000 of which are multi-dwelling units.
- By a 3-to-1 margin, more multi-dwelling units are found in the City of Knoxville than in the unincorporated areas of Knox County.
- There is a nearly 60/40 split between single dwelling and multi-dwelling units in the city, while the county balance reports a 90/10 split.
- In the past 10 years, more than 6,300 multi-dwelling units were built, with the largest gain occurring in 2004 (1,092 units) and fewest units added in 2005 (327 units).
- Since 2000, average monthly apartment rent in Knox County increased 34.3 percent to \$658 in 2010.
- Over the past decade, the apartment market has seen occupancy rates above 90 percent, with a 92.9 percent rate in 2010.
- Among major multi-dwelling projects of the past couple of years, three were completed downtown: JFG Flats (53 units), The Landings (150 units), and Minvilla Manor (57 units).
- Suburban projects included Amberleigh Bluff (336 units) in southwest Knox, Legends at Oak Grove (264 units) northside, and Greystone Summit (218 units) in the northwest county.
- Knox County's multi-dwelling housing market has seen slow but steady delivery of new supply and gradually improving vacancies and rents, putting it in solid standing within the broader local housing market.



Addressing

MPC's Addressing Department ensures that each residence and place of business in Knox County is systematically assigned a valid, unique address. Valid addresses consist of a number and road name. Road names are reviewed and approved as part of the MPC subdivision and development plan review process. Address numbers are obtained after the development plan is approved or the subdivision is recorded. All activities requiring building permits (including new construction, demolition, or improvements) require address verification. Before a building permit can be issued, the applicant must come to the MPC Addressing Department for verification. Additionally, the addressing staff maintains the GIS base map of Knox County.

During FY2010-11, the addressing staff created 1,793 addresses for new residential and non-residential development. The staff changed or corrected 33,133 existing addresses. Staff also added 236 new street segments to the county base map and modified 697 existing street segments.

This year, Addressing Department staff tackled the major assignment of reviewing all building permits issued from 2005 to 2010 to check for changes in occupancy or use. The countywide address database was updated from the findings of their review. Staff also completed an effort to map area condominium complexes.

MPC Online

Staff continues to increase the amount of online information available to the public by managing the official websites for MPC and TPO as well as sites for several related groups. In FY2010-11, the MPC website served more than 35,000 pages per month, on average, for a total of 425,000 pages. The TPO site averaged more than 10,000 pages served per month, totaling more than 121,000 pages.

Additions/Improvements to MPC Online:

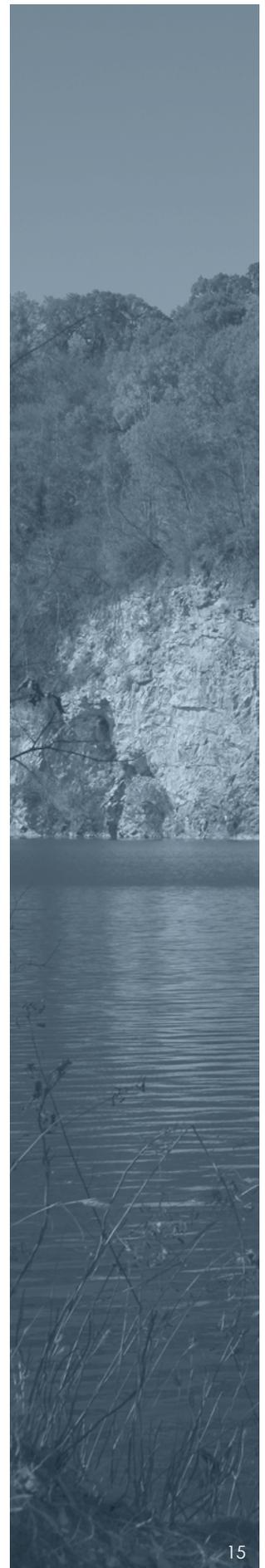
- Sector Plan update sites for North County, South City, and South County sectors
- Legislative redistricting information
- Annual Report FY2009-10
- Office Market Analysis 2010
- Development Activity Report 2010
- Knoxville Area Facts and Figures: 2011 Edition
- Technical Report: Multi-Dwelling Housing Trends in Knox County
- Emerging Census 2010 data
- Inskip Small Area Plan
- East County Sector Plan

Additions/Improvements to TPO Online:

- Special event sites for Bike Month, Neighborhood Bike Ride, Bicycle Friendly Community Award, and Tour de Lights
- Transportation Improvement Program 2011-2014
- Oak Ridge Bicycle and Pedestrian Plan
- U.S. Highway 321 Corridor Study
- Bicycle 101 Brochure Series
- Ride Smart Brochure
- Greenway Etiquette Brochure
- Greenway Usage Statistics

Other sites that MPC manages:

- Commuter Challenge
- East Tennessee Regional Clean Air Coalition
- Great Smoky Mountains Regional Greenway Council, new in 2010
- Historic Preservation in Knoxville and Knox County
- PlanET, new in 2010
- Smart Trips
- Tennessee Chapter of the American Planning Association
- Tennessee Technology Corridor Development Authority



In addition to traditional websites, MPC is expanding its social media presence by utilizing Facebook, Twitter, LinkedIn, and Constant Contact to keep the public informed and to drive visitors to the MPC and TPO websites.

Boards and Committees Supported by MPC Staff

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

TTCDA

The Tennessee Technology Corridor Development Authority concept is based upon the ability to achieve aesthetic quality and environmental conservation for developments within the Technology Overlay zones of the city and the county. These design guidelines will work to shape future development and ensure quality design in the development process. By building on the area's existing assets, the guidelines attempt to achieve functional, aesthetic, and visual unity while maintaining individual user expression. They take a balanced approach to achieve both unity and flexibility in the design and development process.

In Spring 2011, the Tennessee General Assembly adopted several proposed changes to the enabling legislation creating the TTCDA. These changes had been approved by the TTCDA Board, MPC, City Council, and County Commission. As reported in last year's Annual Report, these revisions involved procedural issues, the selection of TTCDA Board members, the appeal process for TTCDA actions, and the review of medium and high density residential development within the Technology Overlay. The final step in this process was the development of related changes to the city and county zoning ordinances, as well as changes to the TTCDA Design Guidelines, the primary tool used to guide the preparation of development proposals within the Technology Overlay. Added to the guidelines were new parking and signage standards for medium density residential uses, as well as revisions to the definitions for signs for more consistency with the city and county zoning ordinances.

Historic Zoning Committee

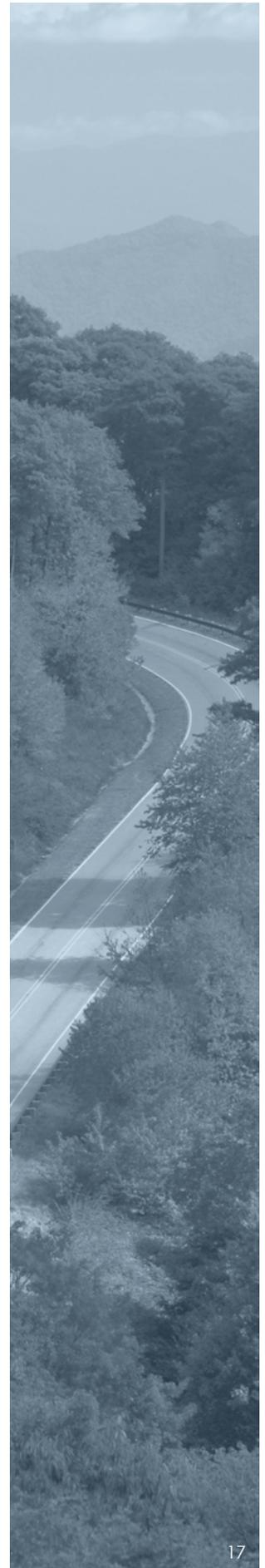
Historic Zoning Commissions are responsible for reviewing applications to alter, demolish, or move properties protected by historic overlay, for reviewing proposed new construction in historic districts, for overseeing the identification and designation of historic properties, and for reviewing proposed National Register nominations from their area. The Knoxville Historic Zoning Commission consists of nine members appointed by the Mayor of Knoxville and the Knoxville City Council. The Knox County Historic Zoning Commission consists of five members appointed by the Mayor of Knox County and the Knox County Commission. Members are required to represent historical organizations, or have experience in architecture, engineering or law, and one member must also serve on MPC.

Although they are each appointed separately by their respective governments, both the Knoxville and Knox County Historic Zoning Commissions meet jointly in order to integrate historic preservation for Knoxville and Knox County. The Historic Zoning Committee meets on the third Thursday of each month.

Applications for Certificates of Appropriateness are filed at MPC. A staff planner reviews applications and prepares reports of recommendation for the Historic Zoning Committee. This year, 107 applications for Certificate of Appropriateness were filed: 62 for Level I (Standard Repair), 35 for Level II (Replacement/Repair), two for Level III (New Construction of Primary Buildings), five for Level IV (Demolition or Relocation of Structure), and three combined Level I/Level II. Of that total, 100 requests met Design Guidelines and were approved.

Infill Housing Review Committee

MPC's Infill Housing Design Review Committee examines applications for new housing in established neighborhoods for conformance to the Heart of Knoxville Infill Housing Design Guidelines, ensuring



Boards and Committees Supported by MPC Staff

that development within the Infill Housing Overlay District (IH-1) is architecturally compatible with the neighborhood, fosters neighborhood stability, creates pedestrian-oriented streets, and meets a wide range of housing needs. The nine-member Review Committee includes MPC staff, City Plans Review and Inspections, City Engineering, City Community Development, and the East Tennessee Community Design Center, meeting the fourth Wednesday of each month.

This past year, the Review Committee issued 19 certificates that resulted in eight new houses, seven new driveway configurations, and four new lots in Lonsdale and Oakwood/Lincoln Park neighborhoods. In addition, MPC staff participated on the City of Knoxville Community Development Department's Infill Committee and assisted in the review of 18 houses that were funded through various city programs.

Downtown Design Review Board

The Downtown Design Review Board is now in its fourth year of examining development proposals for private and public projects in Knoxville's center city. The goal of the Review Board is to foster attractive and harmonious development and rehabilitation of the downtown area.

There have been over 100 projects reviewed by the Downtown Design Review Board since 2007. The majority of applications are for signs or minor alterations to existing structures (such as new storefronts or windows). There has been some significant renovation to existing structures within National Register Historic Districts, which the Board reviews to make sure plans comply with the intent of the U.S. Secretary of the Interior's Standards for Rehabilitation. Some of these projects were intended to restore building exteriors to their former glory (for example, Daylight Building), and others were to give otherwise nondescript buildings new character.

Other Committee, Board, and Task Force Participation by MPC Staff

- Beaver Creek Technical Committee
- C-7 Cumberland Avenue Design Review Board
- CBID Development Committee
- City/County Sustainable Development Incentives Program Working Group
- Community Action Committee Board of Directors
- Community Action Committee Transportation Advisory Committee
- Community Development Facade Review Committee
- Community Development Infill Housing Committee
- Cumberland Avenue Advisory Committee
- Downtown North/I-275 Advisory Committee
- East Tennessee Community Design Center
- East Tennessee Quality Growth
- Fort Sanders Long Range Planning Committee
- Geography Network of East Tennessee
- Great Smoky Mountains Regional Greenway Council
- Healthy Kids, Healthy Communities Steering Committee
- I-81 Corridor Coalition
- Incident Management Task Force
- Joint City/County Task Force on Ridge, Slope, and Hillside Development and Protection
- KGIS Coordinating Committee
- Knox County Air Pollution Control Board
- Knox County Board of Zoning Appeals
- Knox County Parks Board



Boards and Committees Supported by MPC Staff

- Knox County Redistricting Committee
- Knox County Safe Routes to School Partnership
- Knox Greenways Coalition
- Knox Heritage Ex-Officio Board Member
- Knox Heritage Preservation Advocacy Committee
- Knoxville Board of Zoning Appeals
- Knoxville City Council's Public Property Naming Committee
- Knoxville Energy and Sustainability Task Force
- Knoxville Greenways Commission
- Knoxville Neighborhood Advisory Council
- Knoxville Transportation Authority
- Knoxville Tree Board
- Knoxville-Knox County Food Policy Council
- Legacy Parks Land Conservation Committee
- More Community Gardens
- Pioneering Healthier Communities
- PlanET Board of Mayors
- PlanET Community Leadership Team
- PlanET Consortium
- Regional Clean Air Coalition
- Safe Routes to School State Network
- South Waterfront Advisory Committee
- Stormwater Ordinance Review Working Group
- Tennessee Model Users Group
- Tennessee Regions Roundtable - Steering Committee
- Together! Healthy Knox
- Transportation Research Board Committee - Strategic Highway Research Program



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 best practices:

- Association of Metropolitan Planning Organizations Annual Meeting
- Bicycling in-service for Knoxville Police Department
- Drivers' Education Program for Knox County Schools
- Governor's Housing Summit
- Greater Knoxville Research Network
- Knox Heritage Preservation Network Series
- Knoxville Parks and Recreation Children's Health Fair
- League of Women Voters
- National, state, and local chapter meetings of the American Planning Association
- New Partners for Smart Growth 2011 conference
- Plain Talk on Quality Growth 2011 conference
- Preservation training session for Knox Heritage
- ProWalk/ProBike International Conference
- State and regional GIS conferences
- Tennessee Section of the Institute of Transportation Engineers statewide conference
- Tennessee Transportation Planning Conference
- Travel Model Improvement Program Webinar
- UT Center for Transportation Research's Transportation Academy

Financial Summary

Knoxville-Knox County Metropolitan Planning Commission Statement of Revenues/Expenditures and Changes in Fund Balance —Budget and Actual—General Fund

For the Fiscal Year Ended June 30, 2011

Independent Auditors Report and Single Audit Report issued by KPMG, LLC on December 14, 2011.

(Annual Financial Report available upon request)

	Final Budget	2011 Actual	Variance Favorable (Unfavorable)
REVENUES			
Fees and Charges	\$375,000	\$441,070	\$66,070
Federal Government Grants ¹	1,925,667	1,466,351	(459,316)
State of Tennessee Grants ¹	281,933	195,473	(86,460)
Local Grant Match (Other than MPC)	12,500	10,501	(1,999)
City of Knoxville	905,000	905,000	0
City of Knoxville - Contracts ²	27,164	21,793	(5,371)
Knox County	740,000	740,000	0
Knox County - Contracts ³	21,545	23,903	2,358
In-Kind Contributions (Office Space)	120,000	119,164	(836)
Total Revenues	<u>\$4,408,809</u>	<u>\$3,923,255</u>	<u>(\$485,554)</u>
EXPENDITURES			
Salaries and Employee Benefits	\$2,646,468	\$2,615,776	\$30,692
Contracted Services	1,398,400	917,947	480,453
Supplies and Materials	99,200	54,985	44,215
Other Charges	140,000	132,763	7,237
Capital Outlay	13,000	0	13,000
Total Expenditures	<u>\$4,297,068</u>	<u>\$3,721,471</u>	<u>\$575,597</u>
Revenues Over (Under) Expenditures	\$111,741	\$201,784	\$90,043
Fund Balance, July 1	<u>\$333,752</u>	<u>\$333,752</u>	<u>\$0</u>
Fund Balance, June 30	<u>\$445,493</u>	<u>\$535,536</u>	<u>\$90,043</u>

Notes:

¹Eleven grant programs: FHWA-Highway Planning and Construction, Federal Transit Technical Studies, Regional Transportation and Air Quality, Knoxville Smart Trips Program, TPO Bike Parking Enhancement, Regional Transit Corridors Study, Scenic Byways, Federal Transit-Jobs Access Reverse Commute, Federal Transit-New Freedom, Historic Preservation Grants in Aid-Tennessee Historic Commission-French Broad Study, and Sustainable Communities Grant Program/PlanET (pass through City of Knoxville).

²City of Knoxville contracts-actuals: KAT mapping \$14,281; Brownfields map \$3,200; City Council redistricting \$4,312.

³Knox County contracts-actuals: TTCDA \$6,000; Healthy Kids/Healthy Communities \$5,000; PBA/Jefferson County Schools PEFA \$2,358; PBA/Knox County Schools PEFA III \$9,545; Development Corporation of Knox County \$1,000.

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ONLINE QUICK REFERENCE

Metropolitan Planning Commission (MPC)

www.knoxmpc.org

Knoxville Area Transportation Planning Organization (TPO)

www.knoxtrans.org

Plan East Tennessee (PlanET)

www.planeasttn.org

Tennessee Technology Corridor Development Authority (TTCDA)

www.knoxmpc.org/ttca

Smart Trips

www.knoxsmartrips.org

East Tennessee Regional Clean Air Coalition

www.etnrccac.org

Great Smoky Mountains Regional Greenways Council

www.smokymountainsgreenways.com



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