

KNOXVILLE-KNOX COUNTY

METROPOLITAN PLANNING COMMISSION



ANNUAL REPORT
FY 2009-2010

2009-2010 PLANNING COMMISSIONERS

The Commission is an advisory board made up of 15 citizens – seven appointed by the city mayor and eight appointed by the county mayor. These volunteers come from a variety of backgrounds and represent a broad spectrum of community interests and concerns. They serve staggered four-year terms and can be re-appointed. The commission meets on the second Thursday of the month.



ROBERT ANDERS
Chair
2005-2013



REBECCA LONGMIRE
Vice Chair
2006-2010



URSULA BAILEY
2009-2012



TREY BENEFIELD
2002-2010



BART CAREY
2007-2011



ART CLANCY III
2004-2012



LAURA COLE
2008-2010



RACHEL CRAIG
2009-2011



GEORGE EWART
2008-2013



STAN JOHNSON
2004-2012



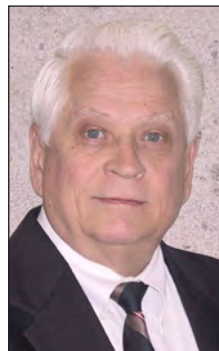
MICHAEL KANE
2007-2011



NATE KELLEY
2009-2013



ROBERT LOBETTI
2004-2012



JACK SHARP
2004-2011



WES STOWERS, JR.
2008-2013

PLANNING COMMISSION STAFF

The Planning Commission is supported by a staff of 40 people who work in one of four divisions: Development Services, Comprehensive Planning, Transportation and Information Services. While each group has unique abilities and responsibilities, it's common for staff to work across division lines as a team to accomplish tasks.



MARK DONALDSON
Executive Director

The Executive Director manages the agency and is responsible for developing and administering a work program and budget. A seven-person management team reports to the executive director.

Every workday dozens of citizens walk up to MPC's Development Services counter to obtain application forms

or file permits, or to receive guidance on specific projects. This division processes and reviews requests for rezoning, subdivisions, and development plans, and prepares a recommendation on each case for consideration by the Planning Commission.

Comprehensive Planning focuses on long-range planning. Updating city and county sector plans and the general plan fall under this division's responsibilities, as well as special projects such as park inventories, downtown plans, corridor studies, and guidelines for neighborhood overlays.

The Transportation Division staffs the Knoxville Regional Transportation Planning Organization or TPO, a federally-required planning board that coordinates road improvements, bicycling plans, freight movement and transit.

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

MPC STAFF

Liz Albertson.....	Community Planner II
Jeff Archer, AICP.....	Senior Planner
Alisa Ashouri.....	Smart Trips Employer Outreach Coordinator
Gretchen Beal.....	Information Services Manager
Nathan Benditz, EIT.....	Transportation Engineer
Ann Bennett.....	Senior Planner
Bryan Berry, AICP.....	Research Associate
Tom Brechko, AICP.....	Principal Planner
Amy Brooks.....	Transportation Planner II
Michael Brusseau, AICP.....	Planner II
Doug Burton.....	Principal Planner
Mike Carberry, AICP.....	Comprehensive Planning Manager
Michael Conger, PE.....	Senior Transportation Engineer
Emily Dills.....	Planning Technician
Mark Donaldson.....	Executive Director
Terry Gilhula, Ph.D.....	Assistant Manager Research
Katie Habgood.....	Transportation Planner I
Donna Hill.....	GIS Operator
Ewing (Buz) Johnson, AICP.....	Deputy Executive Director
Ryan Justice.....	GIS Specialist
Dan Kelly.....	Development Services Manager
Tim Kuhn.....	Assistant Manager IS - GIS
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
John Roberts.....	GIS Operator
Kelley Segars.....	Senior Transportation Planner
Laura Stout.....	Communications Specialist
Susan Taylor.....	Administrative Assistant II
Jo Ella Washburn.....	Graphic Designer
Jeff Welch, AICP.....	TPO Director
Charlotte West.....	Administrative Assistant II
Ellen Zavisca.....	Transportation Planner II
Alex Zendel.....	GIS Analyst

EXCELLENCE AWARDS

The Knoxville-Knox County 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 2010 more than 40 nominations were considered in the following categories: residential, commercial/industrial/office, historic rehabilitation, renovation, special use, environmental sustainability, and neighborhood/civic achievement.

RESIDENTIAL

Habitat Blitz Build – Mechanicsville Commons Infill Housing



COMMERCIAL/INDUSTRIAL/OFFICE

Knoxville Orthopaedic Clinic



HISTORIC REHABILITATION

500 Block of Gay Street



RENOVATION

Pellissippi State Community College – Magnolia Avenue Campus



SPECIAL USE

Tommy Schumpert Park



ENVIRONMENTAL SUSTAINABILITY

Urban Wilderness and Historic Corridor



NEIGHBORHOOD/CIVIC ACHIEVEMENT

“My Front Yard” City of Knoxville Community Development Department



DEVELOPMENT SERVICES

DEVELOPMENT ACTIVITY

Each year MPC tracks construction and development activity in Knoxville and Knox County. Highlights are published in the Development Activity Report. Major new commercial projects recently or nearly completed include the \$24.5 million addition to Fort Sanders Regional Medical Center, a \$10 million office expansion at Scripps Network, the \$13.3 million, 254-unit Legends at Oak Grove apartment complex and the \$13.6 million Knoxville Area Transit Facility



Scripps Network office expansion

BUILDING PERMITS

More than 1,580 building permits were approved in 2009, down 32 percent from 2008. The number of residential units declined 30 percent since 2008 to 1,483 units this year. As a result, the value of new residential construction dropped 41 percent to \$145.4 million in 2009. The total number of non-residential construction units for 2009 was 50 percent lower than last year. The Northwest and Southwest County sectors combined for almost half of all non-residential building activity in 2008.

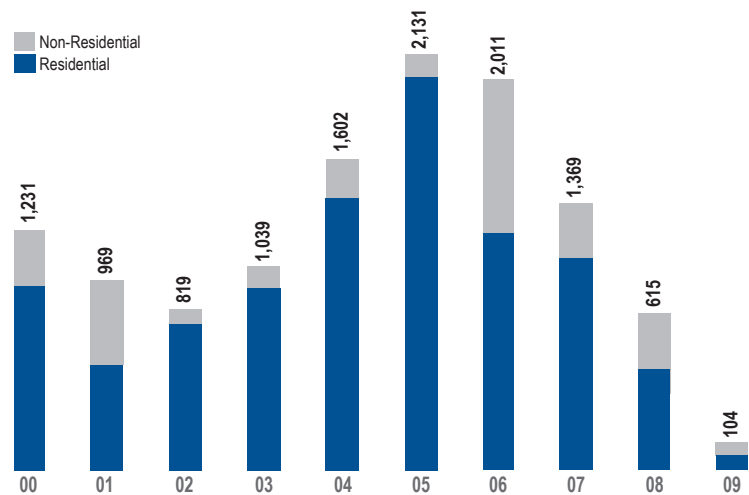
REZONINGS

This year, residential rezonings and subdivisions saw some of the lowest numbers ever recorded. The number of rezonings, excluding annexations, dropped 45 percent again this year to 52, with the total land affected decreasing 74 percent to 280 acres in 2009. The South County sector accounted for the largest amount of land rezoned for residential use, with 75 acres, while the North and Southwest County sectors saw the largest amount of non-residential rezoning activity with 83 acres combined. Fewer rezonings due to annexation were requested this year with total affected acreage down 72 percent to 30 acres.

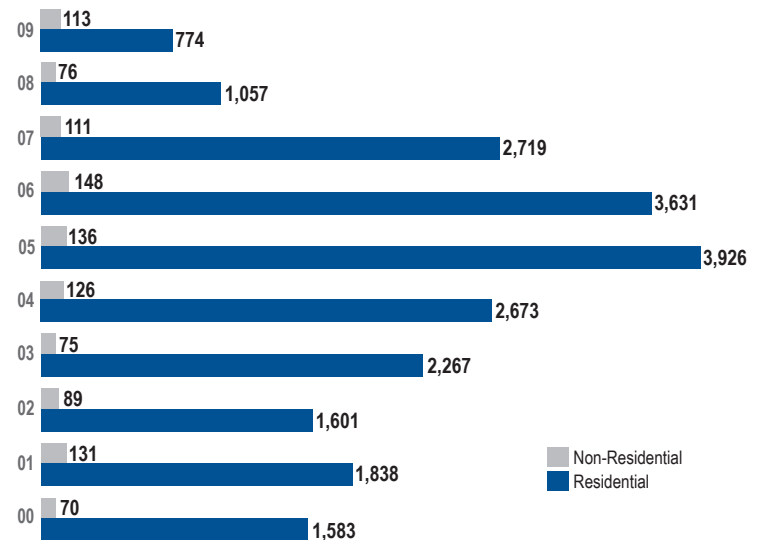
SUBDIVISIONS

The number of subdivisions approved in 2009 was 143, down 85 from 2008. Acreage for all subdivisions declined by almost 1,000 acres to only 940 acres. Residential subdivisions dropped near half from 2008 with 83 approvals this year. The number of residential lots created fell 65 percent from the 10-year annual average of 2,207 to just 774 lots this year. The number of non-residential subdivisions dropped by 23 percent in 2009 while the affected acreage fell by 45 percent; however, twice as many lots were created compared to 2008.

2000-2009 Agricultural Acreage Converted by Rezoning



2000-2009 Subdivisions: New Lots Created



MARKET REPORTS

2009 Office Market Analysis

New construction coupled with decreased demand resulted in an increase of Knoxville's office market vacancy rate.

The areawide vacancy rate for 2009 grew to 13.4 percent from 10.5 in 2008. While the suburban market jumped significantly from 9.7 percent last year to 14.0 percent in 2009, the downtown rate increased only slightly from 11.9 percent to 12.1 percent. Both areawide and suburban rates reached ten year highs.

Knoxville's new construction along with a growing amount of available office space, created negative absorption rates in all three market divisions – areawide, suburban and downtown. The suburban market attracted 450,741 square feet of new office space in 2009. The 240,000 combined square feet of space available in Parkside Centre and Brookview Town Centre also played a significant role in suburban supply outpacing demand.

Although the downtown market did lose some occupants, it also experienced a loss in rentable office space as the Farragut Building was converted to more than 87,000 square feet of residential space. Metropolitan Plaza and Marble Alley are two projects that could add new office space downtown, but for now both projects remain on the drawing table.

2009 Industrial Space Inventory

The total supply of industrial property in Knoxville and Knox County was up 2.1 percent since 2007, to more than 32.9 million square feet in 2009. However as the local inventory grew, so did availability. The vacancy rate grew from 11.1 percent in the fourth quarter of 2007 to 14.1 percent in the fourth quarter of 2009.

Knoxville experienced a slight increase in industrial property development since 2007. Eight buildings were constructed between 2007 and 2009 adding 526,779 square feet to the inventory. The largest addition was Sysco Corp, which added a 353,000-square-foot distribution complex along Interstate 275. Along with new construction, Green Mountain Coffee Roasters renovated and occupied a previously vacant 334,000-square-foot facility in Forks of the River industrial Park in 2008. In contrast, four notable industrial properties were vacated since 2007 adding a combined 1,137,825 square feet, to make up 33 percent of the area's vacant space.

This year, two more local manufacturing employers will be closing, accounting for more than 300 jobs and adding 314,880 square feet to the vacancy rate. However, warehousing and storage have performed well during the recession. Local wholesale distributor House-Hasson plans to add 50,000



Sysco Corporation

additional square feet of storage, and pharmaceutical manufacturer Melaleuca Inc has plans to complete a 231,000-square-foot distribution center.

2009 Hotel Market Analysis

Following national trends, Knox County's hotel market experienced a tumultuous two years as occupancy rates fell from 60.4 percent in 2007 to 50.1 percent in 2009. Average occupancy rates nationwide fell from 63.2 percent in 2007 to 55.1 percent in 2009.

The highest occupancy rate in Knox County, 61.9 percent, was found in hotels with guestrooms priced over \$120.00, while those priced \$50.00 and under had the lowest with an average occupancy of 39.4 percent. In 2009, the average guestroom rate in Knoxville was \$70.11. This was \$6.95 less than the Tennessee average and \$27.40 less than the national rate.

Even in the midst of this economic downturn, Knox County continued to register strong numbers in travel expenditures as annual figures increased 7.2 percent since 2007 to \$854 million. This represents six percent of the 2008 statewide total of \$14.3 billion.

Knoxville's hotel market saw six hotels (including one existing building) added to the inventory since 2007 that added 424 guestrooms. Two of the new hotels, County Inn & Suites near Cedar Bluff and Holiday Inn Express in Farragut, were added to the West sub-market. The North sub-market added the remaining three new properties with the completion of Comfort Inn on Barnett Way, Main Stay Suites on Merchant Drive and Hampton Inn & Suites on Pratt Road. Since 2000, 1,726 guestrooms have been constructed, accounting for 19.9 percent of the countywide inventory.

The flurry of new construction completed in the past two years will likely impact demand across Knox County, keeping market indicators flat in the coming years.

DEVELOPMENT SERVICES

PRESERVATION: 2009, A REPORT TO MAYOR BILL HASLAM

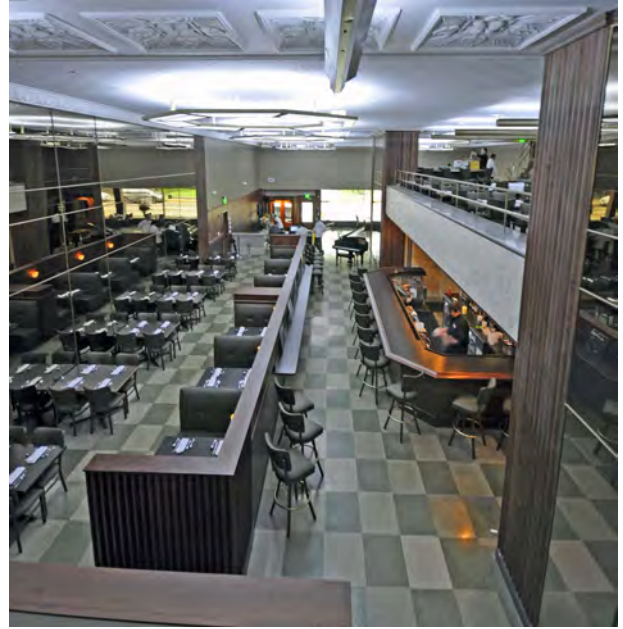
During 2009, the reopening of the S&W Cafeteria as the S&W Grand highlighted the rehabilitation efforts in downtown Knoxville. This preservation victory on the 500 block of Gay Street was made possible by a partnership between the City of Knoxville and Knox Heritage during the construction of the new Riviera Theater that resulted in the saving and ultimate restoration of the S&W and two adjacent buildings.

The Daylight Building, at 505 Union, is currently being restored as an apartment building and has been listed on the National Register of Historic Places in recognition of its historic associations with the early days of the Tennessee Valley Authority. Stratford (the Sterchi Mansion) at 809 Dry Gap Pike also received National Register listing in 2009. The Hotpoint House at 509 West Hills Drive, an innovative 1954 design by Bruce McCarty, was determined eligible at the state level in 2009 and, has since received a National Register listing.

Reconstruction of Minvilla on North Broadway is underway and should be completed in Fall 2010. These row houses and nearby commercial spaces, which have been restored through Empowerment Zone activities, will help restore a critical link between downtown Knoxville and its surrounding residential neighborhoods.

Historic preservation standards have been adopted into the Downtown Knoxville Design Guidelines to guide the exterior rehabilitation of National Register listed or eligible downtown buildings, even though they may not be designated through an H-1 Historic Overlay.

The Knoxville Historic Zoning Commission processed 101 applications for Certificates of Appropriateness in 2009. Those certificates reflected an increased level of activity in the Fort Sanders Neighborhood Conservation Overlay and the Edgewood-Park City Historic Overlay.



S&W Grand dining room



Daylight Building



The Hotpoint House



Stratford, the Sterchi Mansion

COMPREHENSIVE PLANNING

TTCDA

After many years of working within the current legislation and identifying areas that could be improved, several specific amendments have been proposed to the enabling legislation establishing the Tennessee Technology Corridor Development Authority.

A proposed amendment to Section 6 would allow the Knox County mayor to nominate board members. It is recommended that Section 9 be amended to extend the amount of time that the TTCDA board has to approve or deny applications. In Section 10, the proposed amendment will allow the board to review medium and high density residential developments, such as apartments and condominium, in the Technology Overlay. The final change would clarify the city's involvement in project review, code administration and enforcement and the authority for the city council to consider appeals of the TTCDA board actions.

These amendments have passed local review including the TTCDA, MPC, city council and county commission. TTCDA is currently seeking clarification to determine if these changes must be requested on the county or state level.

TTCDA Design Guidelines

TTCDA Design Guidelines were adopted by TTCDA and MPC in March and Knox County Commission in April. These guidelines have been established to recognize the key policies that are intended to serve as the general design criteria during the site planning review process.

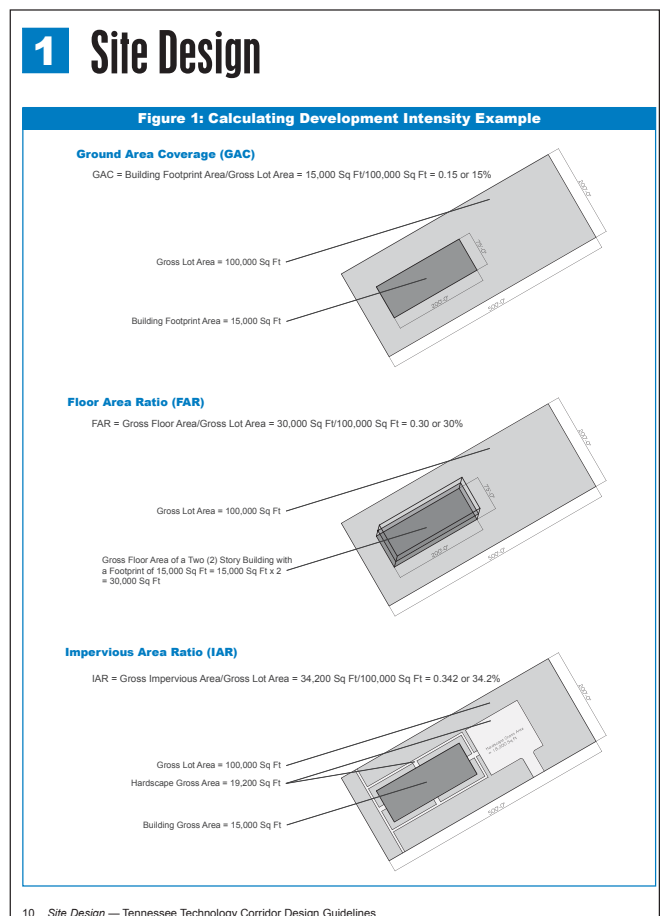
The Tennessee Technology Corridor concept is based upon the ability to achieve aesthetic quality and environmental conservation for developments within the Technology Overlay zones of the city and the county. These design guidelines will work to shape future development and ensure quality design in the 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.

The first aspect of the TTCDA Design Guidelines is site design. Sites should be developed within the context of surrounding develop or subdivision. They also should respect the natural systems of the site during construction and as open space to capitalize on their aesthetic and functional value. The site design guidelines also refer to development intensity, setbacks, traffic flow, parking, lighting and utilities.

Building design should be planned along with site design to work together as a cohesive whole. The guidelines recommend high-quality building materials to improve the value of the buildings and promote visual continuity throughout the Technology Corridor. Developers also are encouraged to submit proposals that comply with LEED Certification requirements, as established by the U.S. Green Building Council.

The landscaping guidelines are intended to reflect the traditional character of the corridor while providing an atmosphere that is supportive of the needs of high technology industries. Landscaping is emphasized at the access points, parking areas and buildings.

A unified system of signage creates a cohesive image for visitors travelling in the corridor and to satisfy the functional needs of buildings and entry points. Simple yet sophisticated signs used consistently decrease the amount of clutter and visual disturbance along the roadway while presenting an image of quality. This includes all subdivision and planned development signs, yard signs, building signs and interim signs.



COMPREHENSIVE PLANNING

JOINT CITY/COUNTY TASK FORCE ON RIDGE, SLOPE AND HILLSIDE DEVELOPMENT

MPC Staff have continued to work with the Joint City/County Task Force on Ridge, Slope and Hillside Development to develop policies that balance conservation and development on hillsides and ridges in Knoxville and Knox County. Together, they have created a background report and a draft of The Knoxville Knox County Hillside and Ridgetop Protection Plan. The plan was presented during several public meeting this summer. It is now under consideration by the task force and should go before MPC in the coming months.



Knoxville Knox County Hillside and Ridgetop Protection Plan

PARK PLAN

The Knoxville-Knox County Park, Recreation and Greenway Plan was adopted by MPC at their December 2009 meeting. This plan marks the first time the City of Knoxville and Knox County have created a joint plan for parks, recreation and greenway trails.

The plan includes an inventory and assessment of all existing parks and recreation facilities. Since the most significant cost of creating new parks is land acquisition, the plan recommends first looking at these and other existing public resources for their potential future use as recreation sites.

The plan contains recommendations for each of the six city sectors and each of the six county sectors. Recommendations for existing parks, proposed parks, proposed greenways and proposed recreation centers are provided for each sector.

Recommended 5- and 15-year greenway priorities were also included as well as a short-term improvement program for existing parks that outlines recommendations for specific capital improvements.



Knoxville-Knox County Park, Recreation and Greenway Plan

SMALL AREA PLANS

East County Sector Plan

The East County Sector encompasses 65.3 square miles bounded by the French Broad River to the south, Holston River to the north and Sevier County to the east.

More than 60 percent of East County is farmland offering a wealth of natural and historic resources. The sector also provides areas that are well positioned for higher intensity development that can provide economic development for the immediate area and countywide.

This updated plan incorporates MPC's revised land use classifications that go into more detail than those used in



East County Sector Plan

the past. For example, where the previous plan called for large areas of general commercial, the new plan provides more detail as to the nature of commercial designations, such as rural, community, mixed use or highway-oriented.

The land use plan identifies seven mixed use special districts. Each district contains a list of appropriate uses and recommended zoning to achieve the plan's goals. The plan also recommends the pursuit of overlay districts to create better design and conservation standards.

The greatest need in East Knox County is a neighborhood park acquisition program so future residents will have recreation space nearby. The community also is in need of an improved or new Carter Elementary School.

The sector plan's transportation recommendations emphasize context sensitive design that relates to the road's natural and cultural setting and complete streets, which are designed to enable safe access for all users.

An Advisory Committee was established at the community's request and met twice at the beginning of this process. MPC staff held five additional public meetings and one Midway Area Roundtable discussion to answer questions and gather input from community members.

Vestal Site Improvement Plan

The Vestal Site Improvement Plan outlines the overall development approaches for the area surrounding the Ogle Avenue and Martin Mill Pike intersection. It is intended to provide direction for the form of future development and establish a design program for the area's public spaces.

Staff worked with Elizabeth Eason Architecture and their associates to develop the document, which expands on the Vestal Redevelopment Plan adopted by City Council in 2006.

A self-contained community through the beginning of the 20th century, key industrial and commercial businesses began to close or move out of the area in the 1960s. Vestal has since experienced a slow and steady decline in population and new investments.

The urban design strategy for Vestal is outlined in eight phases that include the acquisition and demolition of several underutilized or vacant buildings, restoring the natural stream channel and banks, creating a new public plaza that includes a "history wall," roadway improvements, a connection to the Mary Vestal Greenway, a passenger rail and a train station.

Magnolia Avenue Corridor Plan

The Magnolia Avenue Corridor Plan was adopted by MPC at their July 2009 meeting and by the Knoxville City Council that August. The plan is designed to create opportunities to enhance development along the corridor, which represents the last major portion of the city that could be revitalized within the neighborhoods known as the "Heart of Knoxville."

MPC RECOGNIZED

2009 TAPA Outstanding Planning Award for Green Development recognized MPC's planning efforts as implemented by Knoxville's Community Development Department and Knox Housing Partnership in the development of LEED certified infill houses on Chestnut Street and Houston Street.

MPC's Martin Luther King, Jr. Corridor Plan, adopted in 2006, identified the need and opportunity for residential infill development in this area. The agencies also worked within MPC's Infill Housing Guidelines adopted in 2007 and incorporated the recommendations of MPC's Visitability Report, which was completed in 2008.



Vestal Site Improvement Plan



Magnolia Avenue Corridor Plan

TRANSPORTATION PLANNING

The Knoxville Regional Transportation Planning Organization is staffed by MPC planners and serves as a transportation planning board for Knox County, most of Blount County and parts of Loudon and Sevier counties. In addition, TPO works with a larger seven-county area on various projects designed to improve air quality.

On September 30, 2009 TDOT officials notified the Knoxville Regional TPO about the impact of a congressionally mandated rescission.

During a special called meeting in January, the TPO Executive Board approved changes to the Transportation Improvement Program (TIP) to reflect the congressionally mandated rescission of approximately \$13 million of construction-related funding.

The 2008-2011 TIP was amended to reflect the reduction in Surface Transportation Program (STP) funds by moving several projects beyond the fiscal period of this TIP, therefore removing more than \$12.7 million from the total funds needed.

Projects listed in the TIP related to Congestion Mitigation Air Quality (CMAQ) program funds were amended in recognition that TDOT would be selecting which CMAQ projects to fund from those listed in the TIP.

These actions were necessary to rebalance incoming money and expenditures in the TIP, which must be amended as needed to remain financially constrained. Upcoming projects must be listed in the TIP to be eligible for federal funding.

During this meeting, the board also authorized the withdrawal of any local American Recovery and Reinvestment Act (ARRA) projects that were not ready. These funds were assigned to TDOT to be used for other shovel-ready projects within the Knoxville area. The TPO Executive Board also moved about \$800,000 of ARRA funding from projects such as transportation planning studies, which did not meet regulations for stimulus funding, to five previously approved ARRA construction projects.

FORT SANDERS LONG RANGE PLANNING

For more than a year, staff from TPO, MPC and the City of Knoxville have worked with stakeholders from the Fort Sanders area to develop a long range planning document for that area.

This planning effort began in response to a request from local stakeholders including business owners, residents, emergency responders, students and institutions. Its purpose was to engage these stakeholders in a planning discussion for Fort Sanders and

to develop a constructive format for problem solving within the neighborhood.

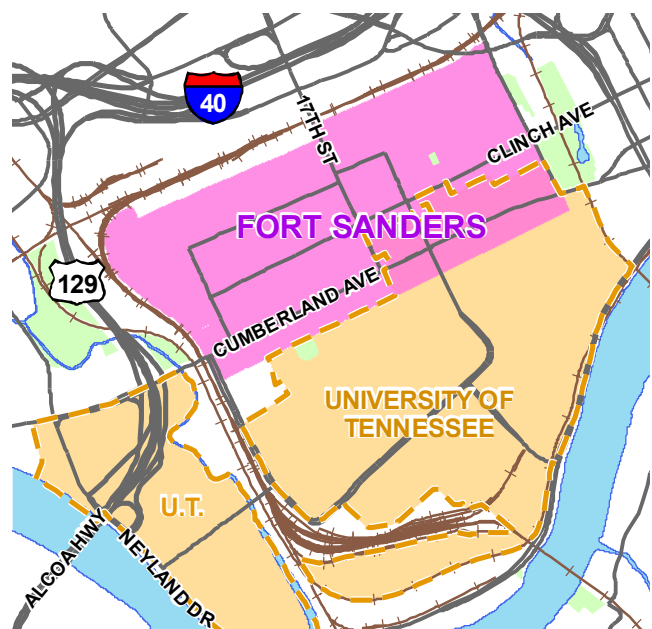
Over the past 80 years, more than 40 plans and studies have been produced to address aspects of the Fort Sanders community. This community which includes the university has received more planning attention than almost any other part of the city, yet many of the recommendations have not been implemented.

During a series of public meetings, the group identified several opportunities and constraints within the neighborhood including land use issues and quality of life issues. They developed these goals that were then used to develop the recommendations in the implementation strategy:

- Maintain existing street connectivity and work to enhance connectivity of all modes to surrounding areas
- Enhance pedestrian amenities and circulation
- Improve traffic circulation and safety
- Maintain and enhance the historic fabric of the neighborhood
- Create a safe and cohesive neighborhood

These recommendations are organized in a timeframe to reflect the most pressing issues facing the area.

Staff are currently working on a revised draft of the implementation strategy. After a period of review, the plan will be sent to MPC and city council for adoption as an update to the 2000 Fort Sanders Forum Plan.



Fort Sanders Planning area

SMART TRIPS

Interest in the Smart Trips program continues to grow as more commuters look to go green by utilizing alternative methods of transportation such as carpooling, mass transit, biking, walking and telecommuting. Smart Trips now has 63 enrolled employers with many more showing interest in the program.

SMART TRIPS MONTH

Held each May, Smart Trips Month gives commuters a chance to be green and save green. The month is filled with fun events and chances to win while making sustainable transportation choices a part of daily life.

The First Friday Art Bus turned a KAT bus parked at the intersection of Market Street and Union Avenue into an art gallery for the day. Inside, the bus featured submissions spotlighting transit from local photographers. For the third year in a row, the team



One of two winning First Friday Art Bus photos

This year's challenge featured an ambitious awareness campaign. The Commuter Challenge splat could be found on mugs, window decals, temporary tattoos, T-shirts and more. It was even featured on the side of KAT buses and billboards.

During the challenge, Commuter Challenge participants who logged at least one green commute a week (22 days or more) were eligible to win a Magellan GPS, Panasonic Blu-Ray player or \$500 gift card courtesy of Smart Trips and hhgregg. The Be Green, Save Green card rewarded those who pledged to leave their car behind and use alternate transportation choices with discounts at Mast General Store, Market Square Farmers Market, Coffee and Chocolate and The Lunch Box.

As part of the Business Challenge, the business with the highest percentage of employees that made at least five green trips during the challenge won a pizza and cupcake party from Tomato Head and Magpies. Participating businesses were divided into six categories according to how many employees they had.



from Home Federal Bank won "How Many Can You Fit in a Fit?" by stuffing 21 people into a Honda Fit. Bicyclists were able to learn more during one of several bike clinics or take their knowledge on the road for the many scheduled rides. More than 40 people celebrated Bike to Work Day downtown, despite the rain. Walkers got to experience a lunchtime greenway walk, UT/Fort Sanders walk with historian and columnist Jack Neely, after-work greenway walk or a walk around New Harvest Park.

Individual awards were handed out during Smart Trips Month for the longest bike commute, most people in a carpool, most diverse commute, longest walk and sightseeing award. Two commuter bikes were awarded to the winners of the Commuter Bike Essay contest.

COMMUTER CHALLENGE

May also started the Smart Trips Commuter Challenge, which continued through the end of September.



Commuter Challenge splat on a KAT bus.

TRANSPORTATION PLANNING

PEDESTRIAN AND GREENWAY

Safe Routes to Schools has organized a state network that brings together a diverse group of people to identify issues and find ways to improve walking and biking. Members participate in regular conference calls to examine state policy and discuss local efforts to encourage healthy options for children.

This year, Knox County was selected as one of 41 sites for the Robert Wood Johnson Foundation's Healthy Kids, Healthy Communities initiatives. TPO assisted Knox County at HKHC project public meetings and by performing walking audits to help identify barriers and solutions to active transportation in the initiative's target communities. Planners from TPO and MPC are further working on an action plan that will analyze development related regulations to identify and address barriers to active living and healthy eating that exist within these policies and regulations.

TPO staff are working with the City of Oak Ridge and the Bicycle Pedestrian Technical Advisory Committee to prepare a Bicycle Pedestrian Master Plan for the City of Oak Ridge. They are currently working on a prioritized project list as requested during a public meeting. A final draft will then be available for further public comment.



Beaumont Elementary School

TRANSIT DEVELOPMENT PLAN

TPO administered the Transit Development Plan (TDP), completed in October 2009. The TDP worked as a guide for KAT as they closely examined all routes to identify those that were in need of updating and helped them identify opportunities to streamline the system.

The TDP suggests using more appropriate buses in specific areas, such as using smaller vehicles in neighborhood areas and keeping larger buses on the main corridors. Additionally, the plan attempts to enhance bus transfers in outlying areas, allowing for more efficient movement of passengers. Furthermore, the move to the new transit center necessitated changes in the timing and routing of several additional routes.



Knoxville Station Transit Center

Prompted by the TDP and the move to the new transit center, KAT suggested several route changes in an effort to provide the most effective service possible to KAT riders. The changes maintained the majority of KAT's service area, while allowing more time for operators to run the routes. Additional time was added into schedules to better facilitate transfers between buses.

The Knoxville Transportation Authority voted to approve the route changes in April. The changes took effect in conjunction KAT's move to the new Knoxville Station Transit Center on August 16.

BICYCLE PROGRAM

The Knoxville Regional Bicycle Program has made great strides this year to raise awareness about the importance and value of biking.

The number of bicyclists seen in downtown Knoxville has nearly tripled in the past five years.



Downtown biking

During this year's bicycle and pedestrian counts, 108 bicyclists utilized the intersection of Summit Hill and Gay Street, a 125 percent increase from Spring 2007, when 48 bicyclists were counted. At the intersection of Clinch Avenue and Henley Street, 111 bicyclists were counted this year, a significant increase from 43 in 2007. Additionally, 67 bicyclists were counted at the intersection of Gay Street and Hill Avenue, more than double the 29 counted in 2007.

Bicycle and pedestrian counts are conducted twice a year by the Bicycle Program. They are conducted manually at various locations in Knoxville and Blount County during peak traffic hours.

The TPO Regional Bicycle Plan was adopted by the Knoxville City Council on April 20 and by Knox County Commission on April 26. Although the plan was already adopted by the TPO Executive Board, it was sent before these bodies to raise awareness of the plan at the local level.

The Bicycle Program has starting a Bicycling Ambassadors program. Ambassadors will encourage bicyclists to ride more often and more safely, and educate motorists on the rules of the road by attending community events to teach bike safety, sharing the road and greenway etiquette.

TPO staff also have worked with City of Knoxville's traffic engineering to get signage on 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/UT. Signs will be installed this fall.

NEIGHBORHOOD BIKE RIDE

Nearly 200 people turned out for the 9th annual Neighborhood Bike Ride, titled Southern Exposure. Amongst the fun of the Market Square Farmers Market and Hola Festival, participants met downtown, leaving from the East Tennessee History Center. The almost 11-mile ride toured Vestal, the South Waterfront and several South Knoxville parks. 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 450 people turned out on the evening of December 17 for the Third Annual Tour de Lights in downtown Knoxville. This event set a record with more participants than any ride in the bike program's history. The festive ride visited downtown before touring the holiday decorations of Fourth and Gill and Old North Knoxville. These neighborhoods welcomed the riders with spectators gathering on porches and in the yards.

This year's Tour de Lights was even listed as a "cool ride" in the December 2009 edition of Bicycling Magazine. Prizes were awarded to riders for the best decorated group, person and bicycle. The ride was sponsored by the city of Knoxville, the Knoxville Regional Bicycle Program and Mast General Store and could not have been a success without the help of the Knoxville Police Department and all the volunteers.



Neighborhood bike ride



Tour de Lights bike ride

INFORMATION SERVICES

CENSUS

In 2008 and 2009, MPC and KGIS sent the Census Bureau a database of all addresses in the city and county as part of the Local Update of Census Addresses (LUCA) Program, which utilizes the expertise of local government to improve the accuracy and completeness of the address list used to take the census.

After reviewing the 12,251 new addresses MPC provided, the bureau returned any addresses that they could not confirm. MPC staff worked studiously to appeal these addresses by providing data to ensure the bureau that these are valid addresses. Using information from the property assessor, aerial photos and additional descriptive notes, MPC confirmed approximately 669 addresses in Knox County, outside of the city, that were initially rejected.

MPC staff worked with county data only, the area outside the city limits. The city confirmed an additional 786 addresses within the city limits. Both efforts will result in a more accurate Census count, bringing more federal dollars to local government. MPC also completed a report with a separate count of all new construction after March 2009.

Since federal money is distributed based on population data a complete count is vital. A complete and accurate address list is essential to a complete and accurate census. MPC staff has spent countless hours to ensure a complete count of Knox County.

DOWNTOWN HOUSING MARKET REPORT

MPC's Technical Report "Downtown Knoxville's Housing Market" examines the city's downtown housing market by looking at total inventory, annual additions, construction investment, residential sales, and pricing per square foot.



Knoxville's downtown residential market has experienced dramatic growth in the past nine years. There were approximately 535 downtown residential units in 2000. That number grew by 96 percent to 1,051 units by 2008. Three of the largest developments were Sterchi Lofts, JFG Flats on Jackson Avenue and Candy Factory Lofts. Since 2000, more than \$80 million was invested in residential construction and renovation in downtown Knoxville.

The Gay Street corridor has the greatest number of residential dwelling units with 320, while Jackson Avenue is second with 135. These two streets account for 43 percent of the residential living downtown. Although the number of residential units downtown nearly doubled since 2000, few have been designated strictly for rental.

The average residential sales price in downtown Knoxville increased 232 percent between 2000 and 2008. The average sale price began climbing in 2003 and, aside from a dip in 2005, rose to \$338,682 in 2008. The number of units sold increased in 2004 then rose dramatically from 2006 to 2008. During this three year time period, the demand for more upscale residential living drove the increase in sales price and units sold. The average sales price per square foot in downtown increased from \$71.96 in 2000 to \$225.69 in 2008.

JFG Flats (below, left) and Candy Factory Lofts (below, right.)



KNOX COUNTY WORKERS TECH REPORT

In October, MPC released the technical report “Knox County Labor and Commute Sheds: Where Knox County’s Workforce Lives and Where Knox County’s Residents Find Employment.” This report details where Knox County Workers live and a profile of their jobs as well as where Knox County working residents work and information about their jobs.

There are 232,815 jobs in Knox County and 192,596 resident workers, providing more jobs in Knox County than resident workers. Nearly 60 percent of jobs in Knox are filled by Knox residents. About 15 percent of jobs in Knox are filled by residents from within the Knoxville Metropolitan Statistical Area (MSA.) About 25 percent of jobs in Knox are filled by workers living around the region, including nearly 5 percent which are filled by workers living in Nashville, Tri-Cities, and Chattanooga.

The top four employment sectors in Knox County are health care, retail trade, accommodation/food services, and educational services. These account for almost half of all Knox County jobs. Nearly 45 percent of jobs in Knox provide mid-level earnings, while about one quarter of jobs in Knox provide annual earnings greater than \$40,000. More than 70 percent of Knox County’s working residents are employed in Knox County. They are employed in the same top four employment sectors, which account for 46 percent of all jobs for Knox County workers.

ADDRESSING

As citizens apply for building permits, they received a certified address. During FY 2009-10, the addressing staff created 4619 addresses for new residential and non-residential development. In this process the staff also changed or corrected 57,915 addresses. Additionally, the addressing staff maintains the GIS base map of Knox County. This work required adding 225 new street segments to the map and modifying 483 street segments.

This year, Addressing finished scanning all of the development plans from their files. They have also scanned their field check maps and reports along with more than 6,000 change of address letters. Addressing now completes all of their work electronically and has eliminated paper filing.

Additionally, staff have updated the KGIS base map with project name and type of use for developments such as shopping centers. They also have entered all of the mobile home parks and apartment complexes into a database that KGIS will use to create the ability to search for such developments by name.

MPC ONLINE

Staff continues to increase the amount of information available to the public online by managing the official websites for MPC and TPO as well as sites for related groups. In FY 2009-10, the MPC website served more than 41,000 pages per month, on average, for a total of 496,127 pages. The TPO site averaged more than 12,000 pages served per month in FY2009-10, totaling more than 153,000 pages.

Additions/Improvements to MPC Online:

- MPC Case Mapping Viewer
- Knox Regional Consortium: Sustainable Communities Regional Planning Grant
- Stormwater Ordinance Review Working Group
- Plan Amendment/Rezoning Request Notifications
- Agenda Review agendas and minutes
- Executive Committee minutes
- MPC Bylaws

Additions/Improvements to TPO Online:

- Mobility Plan 2015
- KAT Transit Development Plan
- Additions to the Bicycle Program pages

Other sites that MPC manages:

- Smart Trips, received a new design in 2010
- Commuter Challenge
- TTCDA
- Historic Preservation in Knoxville and Knox County
- East Tennessee Regional Clean Air Coalition
- Tennessee Chapter of the American Planning Association

MPC LIBRARY

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

- Design Guidelines for the Tennessee Technology Corridor
- Development Activity Report 2009
- Downtown Knoxville’s Housing Market
- Industrial Space Inventory 2009
- Knoxville Area Facts and Figures 2010
- Knoxville Regional Bicycle Plan 2009
- Knoxville Regional Mobility Plan 2009-2034
- Knoxville’s One Year Plan
- Magnolia Avenue Corridor Plan
- Office Market Analysis 2009
- Park, Recreation, and Greenways Plan for Knoxville and Knox County
- State of Preservation in Knoxville 2009
- Vestal Site Improvement Plan

COMMUNITY INVOLVEMENT

COMMUNITY OUTREACH

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

- East Tennessee Community Design Center
- Community Development Facade Review Committee
- Community Development Infill Housing Committee
- Downtown North/I-275 Advisory Committee
- Knox Heritage Ex-Officio Board Member
- Knox Heritage Preservation Advocacy Committee
- Knoxville Board of Zoning Appeals
- C-7 Cumberland Avenue Design Review Board
- Cumberland Avenue Advisory Committee
- South Waterfront Advisory Committee
- East Tennessee Quality Growth
- Knox Greenways Coalition
- Knoxville Greenways Commission
- Great Smoky Mountains Regional Greenway Council
- Knoxville Tree Board
- Joint City/County Task Force on Ridge, Slope and Hillside Development and Protection
- Knoxville and Knox County Historic Zoning Commissions
- Tennessee Model Users Group
- Transportation Research Board Committee - Strategic Highway Research Program and Expert Task Group
- CBID Development Committee
- Fort Sanders Long Range Planning Committee
- City/County Sustainable Development Incentives Program Working Group
- Knoxville City Council's Public Property Naming Committee
- Legacy Parks Land Conservation Committee
- Community Action Committee Board of Directors
- Knox County Board of Zoning Appeals
- City of Knoxville Neighborhood Advisory Council
- Healthy Kids, Healthy Communities Steering Committee
- More Community Gardens
- Knox County Safe Routes to School Partnership
- Safe Routes to School State Network
- Regional Clean Air Coalition
- Knoxville Energy and Sustainability Task Force
- Knoxville-Knox County Food Policy Council
- City of Knoxville Tree Board
- I-81 Corridor Coalition
- Knox County Air Pollution Control Board
- Stormwater Ordinance Review Working Group
- Community Action Committee Transportation Advisory Committee
- Knoxville Transportation Authority

LEADERSHIP AND EDUCATIONAL ROLES

MPC takes on both leadership and educational roles.

Staff attended the following meetings, sometimes to make presentations and other times to keep current on issues and methodology.

- National, state and local chapter meetings of the American Planning Association
- Government Finance Officers Association 2009 Satellite Teleconference
- Tennessee Section Institute of Traffic Engineers meeting
- Innovations in Travel Modeling Conference
- Travel Model Improvement Program Webinar
- Board of Realtors preservation course
- Preservation training session for Knox Heritage
- Knox Heritage monthly Preservation Network series
- State and Regional GIS conferences (TNGIC and ETNGIS)
- Bicycling in-service for Knoxville Police Department

FINANCIAL INFORMATION

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, 2010

Independent Auditors Report and Single Audit Report issued by KPMG, LLC on December 11, 2010
(Annual Financial Report available upon request)

	Final Budget	2010 Actual	Variance Favorable (Unfavorable)
REVENUES			
Fees and Charges	\$ 315,000	\$ 325,510	\$ 10,510
Federal Government Grants ¹	1,856,400	1,532,007	(324,393)
State of Tennessee Grants ¹	291,100	224,682	(66,418)
Local Grant Match (Other than MPC)	29,500	25,285	(4,215)
City of Knoxville	800,000	800,000	0
City of Knoxville - Contract - KAT Mapping	36,701	26,211	(10,490)
Knox County	740,000	740,000	0
Knox County - Contracts ²	113,500	110,576	(2,924)
In-Kind Contributions (Office Space)	120,000	119,164	(836)
TOTAL REVENUES	<u>\$4,302,201</u>	<u>\$3,903,435</u>	<u>(\$398,766)</u>
EXPENDITURES			
Salaries and Employee Benefits	\$2,667,140	\$2,644,023	\$ 23,117
Contracted Services	1,386,500	1,023,276	363,224
Supplies and Materials	95,500	57,765	37,735
Other Charges	140,000	132,389	7,611
Capital Outlay	13,000	0	13,000
TOTAL EXPENDITURES	<u>\$4,302,140</u>	<u>\$3,857,453</u>	<u>\$ 444,687</u>
Revenues Over (Under) Expenditures	61	45,982	(45,921)
Fund Balance, July 1	<u>287,770</u>	<u>287,770</u>	<u>0</u>
Fund Balance, June 30 ³	<u>\$287,831</u>	<u>\$333,752</u>	<u>\$ (45,921)</u>

Footnotes:

¹Twelve grant programs include : FHWA-Federal Highway Administration; FTA-Federal Transit Authority; RTPC-Regional Transportation Planning Council; Smart Trips; TPO Bike Enhancement; PNI- Empowerment Zone (City of Knoxville); KAT Development Plan; JARC-Jobs Access Reverse Commute; New Freedom; Scenic Byways; Urban Forestry; Tennessee Historic Commission - French Broad

²Knox County contracts -actuals: TTCDA \$6,000; Healthy Kids/Healthy Communities \$5,000; PBA/Jefferson County Schools \$51,500; PBA/Knox County Schools PEFA III \$28,780; Development Corporation of Knox County \$19,276

³Unrestricted net assets at June 30, 2010 \$268,987

ONLINE QUICK REFERENCE

Metropolitan Planning Commission (MPC)
www.knoxmpc.org

Knoxville Area Transportation Planning Organization (TPO)
www.knoxtrans.org

Tennessee Technology Corridor Development Authority (TTEDA)
www.knoxmpc.org/ttca

Smart Trips
www.knoxsmarttrips.org

East Tennessee Regional Clean Air Coalition
www.etnrac.org

KNOXVILLE-KNOX COUNTY
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