

UPDATE

OFFICE OF THE EXECUTIVE DIRECTOR

February 8, 2010

Meetings

- TPO staff member Ellen Zavisca participated in a presentation and panel discussion of Knoxville's complete streets efforts during the Nashville Area **Complete Streets Symposium and Workshop**, which was hosted by the Nashville Area MPO January 28-29.
- On February 2, the city of Alcoa held a ground-breaking ceremony for the **Greenway Pedestrian Bridge** over Alcoa Highway. This is one of the projects receiving ARRA funding.
- The **TPO Technical Committee** will meet February 9 at 9 a.m. in the Small Assembly Room. During this meeting, they will discuss the projects that were selected by TDOT to receive CMAQ funding for fiscal year 2010.
- MPC staff will be accepting comments and answering questions about the annual update to **Knoxville's One Year Plan** during a series of public meetings, all beginning at 6 p.m.:
 - February 10 – South Sector; Dogwood Elementary School Library
 - February 17 – North, East and Central Sectors; New Harvest Community Center
 - February 24 – West and Northwest Sectors; Bearden Middle School Cafeteria

East County Sector Plan

A formatted draft of the **East County Sector Plan Update**, which will be presented at the February 11 MPC meeting, is available on the MPC website at <http://agenda.knoxmpc.org/2010/Feb10/2-A-10-SAP.pdf>.

Notes

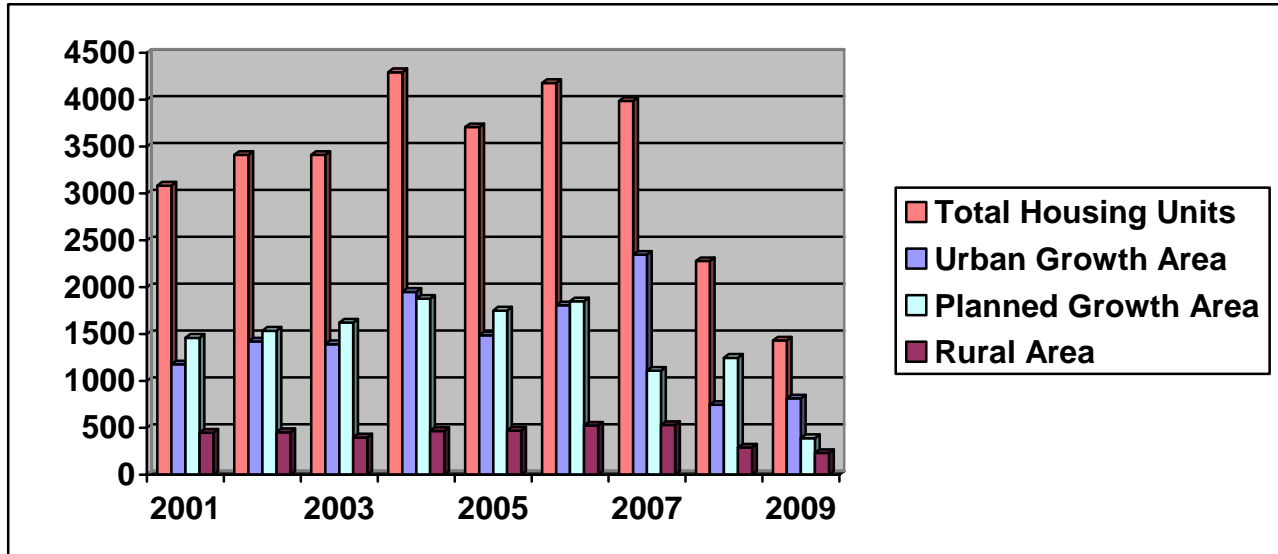
- The **TTCDA Annual Report** for FY 2008-2009 has been completed and is available in the MPC Library.
- The Winter 2010 edition of the **Quarterly** is now online at www.knoxmpc.org.
- MPC office will be closed February 15 for **President's Day**.

Residential Building Permit Data 2001 thru 2009

Data shown in the following graph and table demonstrate some interesting trends in residential development over the last nine years that the Knoxville – Farragut – Knox County Growth Policy Plan has been in effect:

- The graph shows the devastating impact of the recession on the local residential building economy, from a high in 2004 of 4,295 new residential dwelling units (apartments, condominiums, townhouses, houses and mobile homes), with an average of more than 4,000 new units each year between 2004 and 2007, to a low of only 1,432 new residential units permitted in 2009.
- In the last three years, there have been 42% more residential building permits in the Urban Growth Area (3,904 permits) compared to the Planned Growth Area (2,743 permits).
- The table shows the dominance of houses in the residential market with nearly 60% of all housing types from 2001 through 2009. A look at the second most popular housing type in each of the three Growth Policy Plan areas is revealing. In the Urban Growth Area it is multi-dwelling structures (apartments) with a 29% share. In the Planned Growth Area, our more suburban setting, the second most popular housing type is attached houses, typically condominiums, with a 13% share. In the Rural Area, mobile homes, at 26% or more than 1 of every four new residential dwelling, are the second most prevalent housing type.
- The table also shows the effectiveness of the Growth Policy Plan, with its major policy to direct development to the urban and planned growth areas, while preserving the rural area for extremely low density housing. While the Rural Area accounts for 42% of the land area of Knox County, it is the location of only 13% of all new residential building permits. 87% (seven of every eight) of new residences were located in the urban and planned growth areas.
- Check the MPC website at www.knoxmpc.org for information on the Knoxville – Farragut – Knox County Growth Policy Plan, adopted in 2001.

New Residential Building Permits in Knox County
for 2001 through 2009 by Growth Policy Plan Area



| Total Residential Building Permits By Housing Type and Growth Policy Plan Area 2001-2009 | | | | | |
|--|-----------------------------|-----------------|--------------------|---------------|-----------------|
| | Multi- Unit Structure | Mobile Homes | Attached Houses | Houses | TOTAL |
| Urban Growth Area | 3,813 29% | 402 3% | 3,097 24% | 5,826 44% | 13,138 (44%) |
| Planned Growth Area | 1,571 12% | 526 4% | 1,715 13% | 9,028 70% | 12,840 (43%) |
| Rural Area | 46 1% | 982 26% | 57 1% | 2,723 72% | 3,808 (13%) |
| TOTAL | 5,430 18% | 1,910 6% | 4,869 16% | 17,577 59% | 29,786 |