OUR MISSION: Promote healthy, vibrant communities through comprehensive planning and land use management; involve residents in an open planning process; provide objective advice to public officials; and serve as an information resource for all.
## Knox County by the Numbers

- **Population**: 451,324
- **Population Growth since 2010**: 4.2%
- **Square Miles of Land Area**: 526
- **Housing Units Permitted during the Year**: 1,993
- **Million in Residential Construction/Remodeling**: $408.3
- **Median Home Selling Price**: $157,000
- **Average Annual Earnings**: $50,804
- **Labor Force**: 233,510
- **Unemployment Rate**: 3.4%
- **Cost of Living Index**: 86.4 (100 U.S. average)
- **Acres of Public Parks**: 6,225
- **Miles of Greenway and Walking Trails**: 177
Established in 1956, the Metropolitan Planning Commission is responsible for comprehensive planning and administration of zoning and land subdivision regulations for the City of Knoxville and Knox County.

Our core duties:
- Prepare and adopt a general plan with long-range policies for land use, utilities, recreation, transportation, public facilities, and other concerns
- Review subdivision regulations and site plans, approving those proposals that encourage harmonious development of the community and create favorable conditions
- Prepare and recommend zoning ordinances and maps to Knox County Commission and Knoxville City Council
- Review proposed zoning amendments and advise legislative bodies on appropriate zoning action
- Prepare and advise on a capital improvements plan for the City of Knoxville
- Perform special purpose studies commissioned by city or county government

OUR VISION:
Creating healthy, vibrant communities, where all residents engage, home and travel choices fulfill, businesses thrive, and natural and cultural treasures inspire.
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, representing diverse community interests and concerns. They serve staggered four-year terms and may be re-appointed. The Commission meets the second Thursday of every month.
Change—some subtle, some big—marked a year of progress at MPC. We took a fresh look at the way we do our work, making some internal changes to get the best out of our talented and energetic staff. That included creation of a few new job titles to establish greater connectivity between our land use, transportation, and community planning divisions. We’re also making a change in the physical space where we do business. An upcoming office remodel will increase our capacity to better serve the public and will inspire higher collaboration among our staff.

These changes were only the start of progress we’ve made this year. We renewed our emphasis on communication with partners throughout the community, strengthening connections with neighborhood groups, developers, city and county staff, elected officials, and other agencies and organizations. Outreach, engagement, and feedback are not trendy notions here; they are central to our mission of building healthy, vibrant communities through citizen-driven process.

And our community-building efforts got a big boost this year. Knoxville Mayor Rogero asked us to start work on a comprehensive update to the city’s zoning code, an incredible opportunity to promote growth that propels Knoxville forward while protecting our unique identity. Though the comprehensive update is just beginning, we have made incremental changes through amendments to parking, subdivision, and sign ordinances and are developing standards to promote mixed-use development in Bearden and along the City’s other commercial corridors.

In the months to come, we look forward to completing other projects that promote sustainable development, connectivity, and growth while maintaining the great quality of life found in our region. I’m honored to lead our staff and community in these efforts.
DEVELOPMENT SERVICES
MPC’s Development Services staff guides residents, developers, and others through local review processes. Planners evaluate requests for rezonings, subdivisions, and development plans, and they prepare a recommendation for each case that will be considered by the Planning Commission. The staff also maintains the county’s property addressing system.

Zoning Ordinance Amendments
Amendments were made this year to the Zoning Ordinance of the City of Knoxville regarding urban agriculture, sign regulations, directory signs, pet services, and craft bakeries. No amendments were made to the Zoning Ordinance for Knox County.

One Year Plan
This year’s update incorporated land use designations from the revised Northwest County and Northwest City sector plans and provided map comparisons between current and proposed One Year Plans to identify areas where designation changes would occur.

Subdivision Regulations
The Knoxville-Knox County Minimum Subdivision Regulations are undergoing a major overhaul. Workshops were held to solicit comments from the development community, local officials, and residents, and a final version of the new regulations will be considered by MPC in the fall.

Parking Requirements
Working with city staff, MPC drafted an updated parking ordinance for the City of Knoxville. Changes include a reduction in the minimum number of required off-street parking spaces, a maximum number of spaces permitted, requirements for consistent landscaping, and provisions for bicycle parking. MPC and City Council will consider the amendments in the fall.

Historic Preservation
An architectural resource inventory to support the expansion of Edgewood-Park City as a potential historic district zoning overlay was completed this year.

<table>
<thead>
<tr>
<th>JULY 2015</th>
<th>OCTOBER 2015</th>
<th>NOVEMBER 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Sign ordinance adopted by City Council</td>
<td>• Directory signs city zoning ordinance amendment</td>
<td>• Pet services city zoning ordinance amendment</td>
</tr>
<tr>
<td>• Urban agriculture city zoning ordinance amendment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
A historic resource survey is underway, updating an inventory last completed in 1986 – focus is on buildings constructed between 1935 and 1966, the period often called “mid-century modern.” The inventory will ensure that planning and zoning decisions do not harm important historic buildings, streetscapes, and neighborhoods.
DEVELOPMENT ACTIVITY

CALENDAR YEAR 2015

1,993 residential building permits

$319.5 million value of residential construction

82 non-residential building permits

$124.6 million value of non-residential construction

878 residential subdivision lots created

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

THIS YEAR:

259,500 addresses in use in Knox County

3,020 new addresses created

30,035 features modified in the addressing database

165 new street segments added to the county base map

465 existing street segments updated
COMPREHENSIVE PLANNING

Comprehensive Planning focuses on long-range planning. Updating sector plans and the general plan are among the group’s responsibilities, as are special projects like park inventories, small area plans, corridor studies, and guidelines for neighborhood overlays.

Three Sector Plans Updated

The Northeast County Sector Plan update was completed during the year. Plan highlights include preservation of rural areas and scenic corridors, commercial development directed to three major intersections, and promotion of a new mixed use district.

Also completed was the Northwest County Sector Plan. One of the fastest growing sectors, the plan addressed issues like traffic congestion, walkability, mixed use districts, and additional opportunities for medium density residential uses.

An update of the Southwest County Sector Plan kicked off in December. Preliminary proposals include greenway extensions, a mixed use district at Peters Road, Kingston Pike, and Parkside Drive, as well as new zoning standards for off-street parking, landscaping, large lot agricultural uses, and rural retreat establishments.

East County Community Plan

The East County Community Plan process was launched this spring to build on and enhance existing plans for the area. The citizen-driven process will create a community vision and identify tools necessary to achieve that vision.

August 2015
- Northwest City Sector Plan adopted
- Alternative Financial Services report completed

December 2015
- Southwest County Sector Plan update started
Food Hub Study
MPC was awarded a grant from the U.S. Department of Agriculture to assess the regional agricultural market and evaluate the idea of creating a hub to help area farmers collect, store, process, deliver, and promote locally produced food. Findings from the research were published in March.

JANUARY 2016
- Northeast County Sector Plan adopted

FEBRUARY 2016
- East County Community Plan started

MARCH 2016
- Food Hub report released

JUNE 2016
- Northwest County Sector Plan submitted for adoption
- Elizabeth Watkins, Planner II, joined MPC staff
TRANSPORTATION PLANNING

MPC’s Transportation Planning group supports the Knoxville Regional Transportation Planning Organization, or TPO, a federally-required board that coordinates road improvements, bicycle and pedestrian plans, freight movement, and transit.

Mobility Plan: Connecting People and Places
An update to Mobility Plan 2040, the long-range transportation plan for the region, is underway. The plan promotes greater transportation choice and better understanding of the connections between transportation investments, community development, and land use.

Air Quality Attainment
The Knoxville region was the first to be re-designated an attainment area by the U.S. EPA for the 2008 Ozone Standard. With increasing population and jobs and tighter federal requirements, this is a major accomplishment that demonstrates the regional commitment to cleaner air.

TPO Certification
Every four years the Federal Highway Administration and Federal Transit Administration jointly evaluate the transportation planning process of the TPO. This year’s review garnered eight commendations for the TPO’s innovative practices. Cited as exemplary were continued support of PlanET products, promoting active transportation through bicycle and pedestrian planning, regional cooperation, increasing focus on public transit, and addressing traffic congestion.

Transportation Annual Report
The inaugural edition of State of Transportation in East Tennessee: Annual Report was published, providing an overview of the region’s transportation system, factors that influence investment in the system, and metrics to evaluate its performance.
Smart Trips
To ease traffic congestion and improve our region's air quality and quality of life, Smart Trips promotes alternatives to driving alone.

This year:

838 registered participants

$142,227 saved by participants

28,194 gallons of gas saved by participants

555,291 pounds of greenhouse gases participants kept out of the environment

4,440,000 calories burned by participants biking, walking, or finding another means of travel to work

9th annual Tour de Lights

DECEMBER 2015

APRIL 2016

TPO certification by FHWA/FTA
Walkability workshop with Mark Fenton
State of Transportation in East Tennessee: Annual Report released

MAY 2016

Bicycle Month
Spring Open Streets

JUNE 2016

East Tennessee Mayors' Caucus
Open Streets
Knoxville’s first Open Streets events were held in October and May. A one-mile stretch of Central Street was closed to vehicle traffic, turning the street into a safe, fun place to walk, bike, dance, and participate in other activities for the entire family.

Planning for Pedestrians
A team assembled by the TPO participated in the Walkability Action Institute in Decatur, Georgia, in April to learn how local governments can enhance walkability through their zoning codes.

TPO staff joined the Knox County Health Department to create a pedestrian safety event for children. NASA, Neighborhood Adventure Safety Activity, was held at Open Streets in May, and about 60 children participated.

Greenways
TPO and Great Smoky Mountains Regional Greenway Council completed a greenway plan for the Pellissippi corridor, the third collaborative effort of its kind for the two groups.

Bicycle Program
This May’s Bike Month was packed with activities: bike classes and rodeos, annual Ride of Silence, and Bike to Work Day. Awards were given at the end of the month to celebrate some of the most committed riders, who collectively biked 640,000 miles over the last five years.

TPO, Great Smoky Mountains Regional Greenway Council, and Jeff Roth Cycling Foundation collaborated to get nine local people certified as League Cycling Instructors through the League of American Bicyclists in March. The newly certified instructors have since launched a bicycle education program.

More than 1,000 people participated in the 9th annual Tour de Lights, one of the most popular events on Knoxville’s Christmas in the City calendar.
200 Tour de Lights riders in 2007
1,000 Tour de Lights riders in 2015
INFORMATION SERVICES
Information Services supports agency-wide planning activities. The group manages the library, websites, computer network, and community outreach efforts, including publications, social media, and market studies.

Voting Precinct Boundary Changes
MPC supported the Election Commission’s efforts to split several precincts in the western part of Knox County, necessitated by several years of population growth. The changes will alleviate wait times and improve voter service at the affected precincts.

Staff also worked with the State’s Office of the Comptroller to update census block boundaries in advance of the 2020 census. The changes will be used to enumerate population for redistricting.

KAT Maps
Maps for Knoxville Area Transit’s trolley and fixed route service have been maintained by MPC’s GIS staff since 2010. Three times each year, the maps are updated to incorporate route adjustments.

ETindex Updates
The 87 community indicators found on the ETindex.org website were updated in 2015. Demographic information about the region continues to be most frequently viewed.

CBID Website
MPC deployed new desktop and mobile mapping technology to support the Central Business Improvement District’s business and parking directory, helping residents and visitors explore and enjoy the city.

MPC Library
Thousands of reports, journals, and books on a wide range of urban, rural, and regional planning topics comprise MPC’s collection. Also stored in the library are all ordinances, regulations, plans, and studies published by MPC, digital case files dating back to 1939, and U.S. Census material from 1960 to present.

JULY 2015
- Facts and Figures 2015 released
- Josh Anderson, Webmaster/Graphic Designer, joined MPC

SEPTEMBER 2015
- MPC meeting videos posted online
Property Market Studies
Information Services staff researches and writes three property market reports—Office Market Analysis, Shopping Center Market Analysis, and Industrial Space Inventory. The office market is analyzed yearly, while the others are compiled on a less frequent, rotating basis.
Get Out and Play

MPC produced 21 maps for *Get Out and Play*, a publication of Legacy Parks and the Knoxville Mercury that promotes local and regional outdoor activities. To date, 150,000 copies have been printed, and the online version has been viewed 5,400 times.
MPC Online
Communication and outreach efforts include maintenance of official websites and social media pages.

Website | Visitors | Pages
---|---|---
MPC | 42,203 | 166,631
ETindex | 5,222 | 18,820
Regional Greenway Council | 2,209 | 5,234
Historic Zoning Commissions | 1,963 | 6,160
Knox Blount Greenway | 3,322 | 5,618
Food Policy Council | 2,914 | 6,122
I Bike KNX | 9,020 | 20,086
TPO | 27,615 | 56,680
PlanET | 4,715 | 11,087
Smart Trips | 1,553 | 4,081
TTCDA | 868 | 3,717

Knoxville-Knox County Metropolitan Planning Commission
Knoxville-Knox County Food Policy Council
Knox Blount Greenway
Knoxville Regional Transportation Planning Organization
MPC Case Mapping Viewer (in cooperation with KGIS)
Knoxville Regional Bicycle Program - I Bike KNX
Tennessee Chapter of the American Planning Association
Tennessee Technology Corridor Development Authority

@KnoxMPC
knoxmpc.org
**BOARDS SUPPORTED BY MPC**

**TTCDA**
The Tennessee Technology Corridor Development Authority and its design guidelines ensure aesthetic quality and environmental conservation for developments within the Technology Overlay zones of the city and county.

**Board Members**
- David Collins, Chair
- Orlando Diaz, Vice Chair
- Ed Brantley
- Fred Metz
- Ben Pethel
- Tammy White
- Anthony Wise

**DOWNTOWN DESIGN REVIEW BOARD**
The Downtown Design Review Board examines proposals for private and public development in Knoxville’s center city. The goal of the review board is to foster attractive and harmonious development and rehabilitation of the downtown area.

**Board Members**
- Russ Watkins, Chair
- Lorie Matthews, Vice Chair
- Chad Boetger
- Marleen Davis
- Mark Heinz
- Brandon Pace
- Brian Pittman
- Mike Reynolds
- Anne Wallace
- Kristina Wright
HISTORIC ZONING COMMISSIONS
The Historic Zoning Commissions for Knoxville and Knox County evaluate projects proposed in local Historic Overlay districts. Work of the commissions is intended to stabilize or improve property values by encouraging rehabilitation and new construction that is harmonious with the area. The commissions review applications to repair, alter, rehabilitate, relocate, or demolish properties; review proposed new construction; and identify properties for local or National Register of Historic Places designation.

Knoxville HZC Board Members
- Lorie Matthews, Chair
- Sean Bolen, Vice Chair
- Bart Carey
- Steve Cotham
- Faris Eid
- Melissa Gallivan McAdams
- Sandra Swilley
- Jason Woodle

Knox County HZC Board Members
- David Butler, Chair
- George Ewart, Vice Chair
- Bill Belser
- Mike Crowder
- Scott Smith

INFILL HOUSING DESIGN REVIEW COMMITTEE
The Infill Housing Design Review Committee examines applications for new housing in Edgewood Park, Lonsdale, and Oakwood/Lincoln Park neighborhoods for conformance with the Heart of Knoxville Infill Housing Design Guidelines. The committee ensures that development within the Infill Housing Overlay District is architecturally compatible with the neighborhood, fosters neighborhood stability, creates pedestrian-oriented streets, and meets a wide range of housing needs.

Board Members
- Jeff Archer
- Perry Childress/Leslie Fawaz
- Kortni Cook
- Martin Clay
- Emily Dills
- Scott Elder
- Kaye Graybeal
- Mark Johnson/Linda Pierucci
- Todd Kennedy
In addition to the many boards she staffs for MPC, Senior Planner Liz Albertson was honored to serve on the board of directors of The Pilot Light, a thriving independent local music venue.

Amy Brooks, Integrated Planning Manager, graduated from the East Tennessee Regional Leadership class in the fall.

Mike Conger, Senior Transportation Engineer with MPC and TPO, was elected president of the Tennessee Section of the Institute of Transportation Engineers (TSITE) for 2015.

In recognition for her expertise in local addressing policies and issues, Donna Hill, GIS Specialist and Addressing team leader, was appointed to the City of Knoxville’s Public Property Naming Committee.

Christi Wampler, TPO’s Smart Trips Outreach Coordinator, secured a $2,500 Project Diabetes Worksite Wellness grant from the Knox County Health Department, an initiative aimed to fight diabetes and promote wellness and fitness during the work day. Christi turned an unused office into a fitness room for MPC employees, equipping it with workout gear. She also budgeted for new kitchen appliances to encourage healthier eating habits among staff.

MPC’s Transportation Planning Manager and TPO Director, Jeff Welch, graduated in Leadership Knoxville’s class of 2016. Jeff reached another milestone during the year, his 30th anniversary of working for MPC.

Dedication and commitment characterize MPC’s talented staff:

**YEARS OF SERVICE**

**More than 10 years**
- Mike Conger - 18
- Betty Jo Mahan - 18
- Tom Brechko - 16
- Tim Kuhn - 16
- Mike Brusseau - 15
- Susan Taylor - 15
- Kelley Segars - 14
- Jeff Archer - 13
- Emily Dills - 12
- Marc Payne - 12
- Alex Zendel - 11
- Ellen Zavisca - 10

**More than 20 years**
- Jo Ella Washburn - 29
- Sherry Michienzi - 28
- Terry Gilhula - 27
- Doug Burton - 26
- Donna Hill - 24
- Debbie Mitchell - 24

**More than 30 years**
- Dan Kelly - 38
- Jeff Welch - 30

**STAFF ACCOLADES**

In addition to the many boards she staffs for MPC, Senior Planner Liz Albertson was honored to serve on the board of directors of The Pilot Light, a thriving independent local music venue.

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## FINANCIAL SUMMARY

### Statement of Revenues/Expenditures and Changes in Fund Balance

**Budget and Actual - General Fund**

**For the Fiscal Year Ended June 30, 2016**

(Pending Audit)

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>Final Budget</th>
<th>2016 Actual</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>UNAUDITED</td>
<td>Favorable</td>
</tr>
<tr>
<td>Fees and Charges</td>
<td>$516,000</td>
<td>$694,566</td>
<td>$178,566</td>
</tr>
<tr>
<td>Federal Government Grants¹</td>
<td>1,612,000</td>
<td>1,328,401</td>
<td>(283,599)</td>
</tr>
<tr>
<td>State of Tennessee Grants¹</td>
<td>1,311,000</td>
<td>146,300</td>
<td>(1,164,700)</td>
</tr>
<tr>
<td>Local Grant Match (other than MPC)²</td>
<td>0</td>
<td>19,524</td>
<td>19,524</td>
</tr>
<tr>
<td>City of Knoxville</td>
<td>985,000</td>
<td>1,064,000</td>
<td>79,000</td>
</tr>
<tr>
<td>Knox County</td>
<td>666,250</td>
<td>666,250</td>
<td>0</td>
</tr>
<tr>
<td>Miscellaneous Revenue and Miscellaneous Contracts Revenue³</td>
<td>7,500</td>
<td>13,954</td>
<td>6,454</td>
</tr>
<tr>
<td>From Fund Balance</td>
<td>194,000</td>
<td>0</td>
<td>(194,000)</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>$5,291,750</td>
<td>$3,932,995</td>
<td>($1,358,755)</td>
</tr>
</tbody>
</table>

| EXPENDITURES                                   |              |            |          |
|                                               | Final Budget | 2016 Actual | Variance |
| Salaries and Employee Benefits                 | $2,959,185   | $2,535,064 | $424,121 |
| Contracted Services                            | 1,894,000    | 747,678    | 1,146,322|
| Supplies and Materials                         | 204,100      | 72,148     | 131,952  |
| Other Charges                                  | 234,465      | 191,345    | 43,120   |
| Capital Outlay                                 | 0            | 0          | 0        |
| **Total Expenditures**                         | $5,291,750   | $3,546,235 | $1,745,515|

Revenues Over (Under) Expenditures

|                                               |              |            |
| Revenues Over (Under) Expenditures            | $0           | $386,760   | $386,760|

Fund Balance, July 1, 2015

|                                               |              |            |
| Fund Balance, July 1, 2015                    | $921,019     | $921,019   | $0       |

Fund Balance, June 30, 2016

|                                               |              |            |
| Fund Balance, June 30, 2016                   | $921,019     | $1,307,779 | $386,760|

---

**Footnotes:**

¹ Ten active grant programs include:
- FHWA Highway Planning and Construction; FTA Technical Studies; Regional Transportation and Air Quality; Knoxville Smart Trips Program; Knoxville Car Share Program; TPO Bike Parking Enhancement; FTA Job Access and Reverse Commute; USDA Food Hub; FTA Section 5310 Senior Transit; and, Tennessee Historical Commission.

² FHWA:
- Great Smoky Mountains Regional Greenway, Pellissippi to Turkey Creek Greenway Study $4,300; Smart Trips: The University of Tennessee $500; TPO Bike Grant: 20% matching contributions from participants in Bike Grant project $724; and, City of Knoxville match for Tennessee Historical Commission grant - Knoxville Historic Resource Inventory Update $14,000.

³ Miscellaneous Contracts - actuals:
- Miscellaneous Fee Revenue totaled $6,304 while Miscellaneous Contractual Revenue included Knox County Schools PEFA V $7,650.
Location and Mailing Address:
City County Building, Suite 403
400 Main Street
Knoxville, Tennessee 37902

Hours of Operation:
8:00 a.m. - 4:30 p.m.
Monday through Friday

Telephone:
865-215-2500

Website:
www.knoxmpc.org

Email:
contact@knoxmpc.org

Facebook:
Knoxville-Knox County
Metropolitan Planning Commission

Twitter:
@KnoxMPC