

KNOXVILLE-KNOX COUNTY PLANNING

ANNUAL REPORT

FY 2019-2020



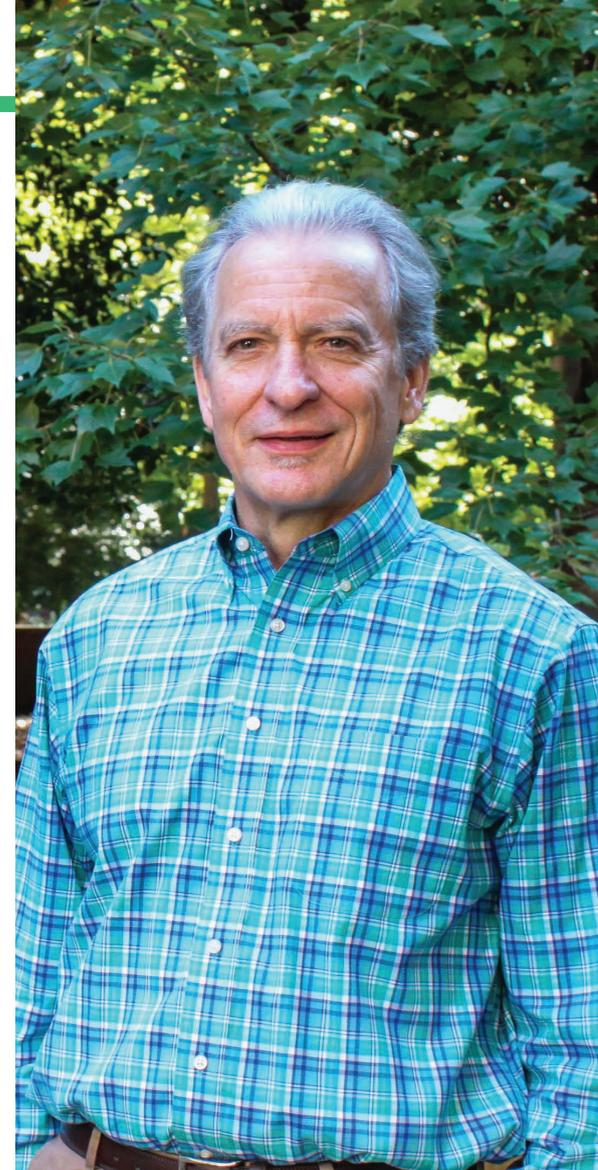
FROM THE EXECUTIVE DIRECTOR

In my first Annual Report letter in 2015, I noted that our growing population had put unmet demands on the public school system, road capacities, and park facilities. Expansive suburbs had reached to the corners of the county with few connections, and many commercial corridors were struggling to remain viable, challenged by traffic congestion and aging roads and utilities.

Over the past five years, we've made headway toward improvement, but work needs to continue to fully resolve these issues. We address them each and every day, with progress measured in accomplishments like our updated subdivision regulations, parking standards, and zoning ordinances, as well as implementation of new planning tools that benefit our communities.

I've seen a lot of change in Knox County in the short time I've called it home, and I know these changes will continue as our population grows and preferences of new generations of residents shape development demands. By the time you read this letter, I will have left Knoxville-Knox County Planning, retiring after a 40-year career as a professional planner. Since writing this will be one of the last opportunities I have to address you, I want to use it to challenge you all to do the work necessary to ensure Knox County continues to be a strong, resilient, great place to live.

One way to do that is to use our zoning codes to promote mixed-use and higher density residential development. The City of Knoxville is doing just that through its new, modernized zoning code that went into effect at the beginning of 2020. Knox County's zoning could follow suit, either through amendments or a comprehensive update, and



Gerald Green, AICP • Executive Director
865-215-3758 • gerald.green@knoxplanning.org

provide opportunities to promote similar changes that are appropriate in the rapidly developing county. Opportunities could include allowing mixed residential and non-residential uses on properties of any size instead of focusing only on large properties, and requiring a minimum level of intensity in appropriate areas. These standards may vary depending on the character of the area, concentrating density in certain locations like major nodes and corridors, for example. As a result, these development tools could help lessen growth burdens on public infrastructure, such as roads, schools, and utility lines.

Another major hurdle to sound, sustainable future growth is our outdated urban growth boundary and General Plan. These items are more than 20 years old and no longer accommodate the type of development that residents want. An update to the General Plan would provide supporting data, background, and analysis that would enable us to make wise decisions for future development. As part of that update, we should also incorporate our long-range transportation plan so that we can provide the infrastructure needed in the areas we want to see

developed. Moving forward, we need to be more deliberate in our decisions.

I also believe we should continue looking for creative ways to benefit our communities. One recent device is Planned Development zoning, which went into effect through an amendment to the county's zoning ordinance and in the city's newly adopted ordinance. This new tool allows us to waive the underlying zoning of a property while prioritizing community need and superior design. This innovative approach is a great example of how we can find ways to benefit both developers and communities outside the bounds of standard zoning. I encourage you to look for other creative solutions that allow Knox County to embrace a sense of place in the face of continued growth.

In leaving, I want to emphasize how proud I am of the work our staff and commissioners have completed over the past few years. The following pages highlight accomplishments from the last year alone. But there is still work to be done, with plenty of opportunities to sustain that momentum and progress. I am confident that Planning staff is up to the task.

KNOX COUNTY BY THE NUMBERS

Population	470,313
Population Growth Since 2010	+8.6%
Area	526 sq. miles
Housing Units	210,085
Median Home Selling Price	\$215,415
Median Household Income	\$55,632
Population with Bachelor's Degree or Higher	36.7%
Labor Force	246,227
Unemployment Rate	2.9%
Cost of Living Index (100.0 U.S. average)	83.1
Public Parks	6,331 acres
Greenways and Walking Trails	198 miles

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, 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.

Planning thanks outgoing Commissioners Andre Canty (2019-2020) and Chair Janice Tocher (2012-2020) for their service to our community. Your contributions are appreciated by all.

Special thanks are extended to out-going Commissioner Art Clancy (2004-2020) for 16 years of service as both a City and County appointee. Art's tenure ranks him 2nd all-time for longest continuous service to the Commission. Thank you, Art!

In early April, the Planning Commission lost a valued member with the passing of Conrad "Mac" Goodwin. Mac served as a Planning Commissioner from 2013-2020 and was an author and retired archaeologist. His interests included smart growth, livable cities, solar energy, and climate change. He was also an involved member of several groups and organizations. We are saddened by his loss, and we are grateful for the opportunity

to work alongside him and for the lasting contributions he made to our community.

Executive Committee: On an annual basis, the Planning Commission Chair appoints an Executive Committee consisting of the Chair, Vice-Chair, and three other members of the Planning Commission. Terms are one-year in length.

The Executive Committee reviews and recommends the annual budget and work program, provides consultation and advice on any matters the Executive Director brings to the Committee, and resolves staff issues as needed.

Executive Committee Membership: Gayle Bustin, Patrick Phillips, Jeffrey Roth, Scott Smith, and Janice Tocher

The Planning
Commission heard
449 cases

78
subdivisions
(preliminary and
final plats)

126
rezonings

112
use on reviews

55
plan amendments

KARYN ADAMS
City | 2020-2024

TAMARA BOYER
County | 2018-2022

LOUIS BROWNING
County | 2018-2024

GAYLE BUSTIN
City | 2016-2023

MIKE CROWDER
County | 2015-2022

JACQUELENE DENT
City | 2020-2024

ELIZABETH EASON
City | 2013-2021

RICHARD GRAF
County | 2018-2022

TIM HILL
City | 2019-2023

SANDRA KORBELIK
City | 2020-2021

CHRIS OOTEN
County | 2016-2024

PATRICK PHILLIPS
Chair
City | 2016-2023

JEFFREY ROTH
County | 2011-2023

EDDIE SMITH
County | 2020-2024

SCOTT SMITH
Vice Chair
County | 2014-2022



4
planned
developments

29
other business

6
special uses

12
street closures

19
ordinance
amendments

8
street name
changes



CALENDAR YEAR 2019

DEVELOPMENT ACTIVITY

Residential units permitted

3,994

Value of non-residential construction

\$279.8 million

Value of residential construction

\$716.6 million

Residential subdivision lots created

1,645

Non-residential units permitted

190

Non-residential lots created

18



PLANNING SERVICES

This group 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 group updates sector plans and the general plan and conducts special studies, like park inventories, small area plans, and guidelines for neighborhood overlays. Staff also maintains the county's property addressing system. Planning Services works closely with several city and county departments, as well as our own Transportation Planning division, promoting the interconnectivity of land use and transportation infrastructure.

CITY OF KNOXVILLE'S NEW ZONING ORDINANCE ADOPTED

This update spanned more than two years as planners, city staff, and consultants worked to create a code that supports investment, protects single-family neighborhoods, and connects the community. City Council approved the document in August 2019, and it went into effect on January 1, 2020.

PLANNED DEVELOPMENTS ALLOWED IN CITY AND COUNTY

Authorized by the City's new zoning code and an amendment to the County's, Planned Developments encourage creative projects that may not otherwise fit within the bounds of standard zoning. Design of a project is guided by property characteristics and neighborhood setting.

GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY ADOPTED

Stakeholders and community members helped determine the best ways to conserve rural character, develop design guidelines, create a plan, and provide guidance for implementation. The study was adopted in fall of 2019.

Amy Brooks, AICP

Planning Services Manager

Liz Albertson, AICP

Senior Planner
Zoning, sector plans, environmental resources, local foods

Tom Brechko, AICP

Principal Planner
Subdivision and development plan review, TTCDA

Lindsay Crockett

Planner
Historic zoning, design standards

Tarren Barrett, PE

Transportation Engineer
Development review, traffic impact studies

Dori Caron

Senior Administrative Assistant
Planning Commission administration, transportation grants

Emily Dills

Planning Technician
Plat review



Laura Edmonds

Administrative Assistant II
 Planning Commission and board meeting
 administration

Erin Kelbly

Planning Technician
 Plat review, addressing, and street
 naming

Sherry Michienzi

Planning Technician
 Customer service, meeting
 administration

Michelle Portier, AICP

Planner
 Zoning, sector plans, design standards,
 TTCA

Donna Hill

GIS Specialist
 Addressing and street naming

Andrea Kupfer, AICP

GIS Operator
 Addressing and street naming

Marc Payne

Planning Technician
 Customer service, staff support

Mike Reynolds, AICP

Senior Planner
 Development plan review, zoning, design
 standards



ADDRESSING

Planning'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.

Addresses in use in Knox County	272,544
New addresses created	6,197
Features in the addressing database modified	43,114
New street segments added to the county base map	253
Existing street segments updated	960



JULY 2019

- Lindsay Crockett joins staff

AUGUST 2019

- City Council adopts updated Zoning Ordinance

SEPTEMBER 2019

- City of Knoxville Zoning Ordinance Stakeholder Committee reconvenes

OCTOBER 2019

- John Sevier Scenic Highway Corridor Study adopted

NOVEMBER 2019

- User's manual for City of Knoxville Zoning Ordinance available

DECEMBER 2019

- Erin Kelbly joins staff

JANUARY 2020

- Schedule of Fees updated
- City of Knoxville's updated Zoning Ordinance in effect
- Staff hosts Oakwood Design Guidelines Workshop

FEBRUARY 2020

- Transportation Impact Analysis guidelines updated
- Staff hosts One Year Plan update community meetings

APRIL 2020

- Planned Developments allowed in both city and county

MAY 2020

- City of Knoxville Historic Preservation Annual Report available

JUNE 2020

- City of Knoxville's Zoning Ordinance featured in *Zoning Practice*

TRANSPORTATION PLANNING

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

Staff collaborates with the Planning Services division on corridor studies, sector plans, and other land use planning activities, in addition to working closely with the engineering departments and transportation service providers of Knoxville, Knox County, and several surrounding communities.

HARDIN VALLEY MOBILITY STUDY COMPLETED

This study examines existing transportation conditions and future needs in the Hardin Valley area. It prioritizes improvements with the goals of maintaining mobility and addressing safety for people using different types of transportation.

CHAPMAN HIGHWAY IMPLEMENTATION PLAN AVAILABLE

The Chapman Highway Implementation Plan provides a prioritized list of projects intended to transform and improve the corridor. The plan includes projects that address livability and safety for all modes of transportation along the roadway within Knoxville city limits.

MOBILITY PLAN 2045 UNDERWAY

Our region's long-range transportation plan is updated every four years, allowing federal money for transportation projects to be received and ensuring that the best long-term decisions are made for residents, employers, and visitors. The update will look 25 years ahead, determining what we need to do now in anticipation of what we will need then.

Jeff Welch, AICP

Transportation Planning Manager/TPO Director

Doug Burton

Principal Planner
Public transit, downtown transportation,
Title VI coordinator

Mike Conger, PE

Senior Transportation Engineer
Transportation system modeling, traffic
counts, traffic studies, air quality, ITS

Craig Luebke

Planner
Transportation Improvement Program,
Mobility Plan, performance metrics



Photo provided by the Tennessee Department of Transportation

597 miles

of sidewalks in Knox County

3,163 miles

of roadway in Knox County

KAT, CAC, ETHRA

are the transit providers in
our area

\$612.7 million

value of programmed regional
transportation projects

215,216

vehicles per day travel
Interstate 40 in Knox County

Tina Piatt

Finance Officer
Grants management, financial reporting,
human resources

Savannah Robertson

Smart Trips Coordinator
Smart Trips employer outreach,
membership recruitment, promotion

Ellen Zavisca, PTP

Principal Planner
Pedestrian and greenway planning,
Safe Routes to School



tpo

KNOXVILLE REGIONAL

TPO OUTREACH

News articles published by local media	44
Articles shared on TPO website	22
Meetings + events held	17
Press releases sent	4
Newsletters (opened)	908
Facebook likes	428
Twitter followers	415



AUGUST 2019

- Sharath Rereddy joins TPO as AmeriCorps intern

SEPTEMBER 2019

- Chapman Highway Implementation Plan complete
- Hardin Valley Mobility Study complete
- TPO staff participates in road safety and engineering training

JANUARY 2020

- Agency named Bicycle Friendly Business

FEBRUARY 2020

- 2020-2023 Transportation Improvement Program adopted
- Staff presents information about traffic safety and street design at PechaKucha

MARCH 2020

- Organization receives commendations from federal partners

JUNE 2020

- Work begins on Mobility Plan 2045



To ease traffic congestion and improve our region's air and quality of life, Smart Trips promotes alternatives to driving alone.

418
registered participants

\$103,511
saved

20,717 gallons
gas saved

408,032 pounds
greenhouse gases kept out of the environment

3,046,398 calories
burned by biking, walking, or other active means of transportation

SMART TRIPS OUTREACH

Events	91
New member sign-ups	125
Newsletters (opened)	6,602
Facebook likes	747
Twitter followers	260
Instagram followers	795



INFORMATION SERVICES

This division is comprised of two main functions, research/support and GIS/web/design. Staff assists agency-wide planning activities by conducting background research for plans and presentations, maintaining the print and digital library, and leading community outreach efforts.

Planning's geographic information systems (GIS) group maintains land and infrastructure data systems and produces maps. Web and design staff is responsible for content management and presentation of the many websites housed at Planning, and they prepare artwork and layouts for the agency's plans, reports, and brochures.

INTERACTIVE TOOL SHOWS KNOX COUNTY BUILDING PERMITS

The Development Activity Dashboard is a new interactive tool that allows users to filter by jurisdiction, sector, time, and type. Each permit shows up as a point on a map that can be expanded for additional information.

SENIOR POPULATION TECH REPORT AVAILABLE

A recent addition to Planning's Technical Report series, it determines that Knox County's senior population is expected to grow twice as fast as the general population over the next several years. It examines the challenges this cohort faces, including housing, health, and mobility, as well as finding adequate health care, covering basic living expenses, and maintaining independent lifestyles.

CITY PARKING ANALYSIS COMPLETED

Staff recently completed a parking space count for the City of Knoxville which was then analyzed to determine how much land is consumed by parking and which land uses have the most. We found that roughly a quarter of our city is consumed by pavement, with 17% dedicated to roads and 8% to parking.

Terry Gilhula, PhD

Information Services Manager

Josh Anderson

Senior Graphic Designer/Webmaster
Website development, content management, graphic design

Kelli Byard

Graphic Designer
Publication design and production, website content, photography

Ally Ketron

Communications and Outreach Specialist
Communications, public relations, Smart Trips



Aubrey Loria

Research Associate
Technical reports, demographics,
research in planning topics

Chase Marcum

GIS Operator
GIS data collection, quality
control, map production

Debbie Mitchell

Administrative Assistant I
Library, office administration

Nick Schoenborn

GIS Analyst II
GIS analysis and map production,
database management,
information technology

Alex Zendel

GIS Analyst II
GIS analysis and map production,
database management, web
application development



JULY 2019

- City of Knoxville parking inventory complete
- Staff contributes to local 2020 Census preparation

AUGUST 2019

- Sector plan amendment map available

SEPTEMBER 2019

- Aubrey Loria joins staff

OCTOBER 2019

- City of Knoxville parking analysis complete

APRIL 2020

- Senior Population Tech Report published

MAY 2020

- 2019 Development Activity Report published

JUNE 2020

- Staff presents Knox County growth trends
- Development Activity dashboard launches



PLANNING OUTREACH

News articles published by local media	100
Articles shared on Planning website	41
Meetings + events held	33
Press releases sent	8
Newsletters (opened)	17,174
Facebook likes	780
Twitter followers	585



BOARDS AND COMMITTEES

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

John Thurman, Chair
Tim Hill, Vice Chair
Richard Foster
Joey Natour
Lisa Skinner
Sandi Swilley
Robin Thomas
Josh Wright
Anne Wallace (term expired during the year)
Mike Reynolds (non-voting)

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 neighborhoods, fosters neighborhood stability, creates pedestrian-oriented streets, and meets a wide range of housing needs.

Committee Members

City of Knoxville Community Development
City of Knoxville Engineering
City of Knoxville Plans Review and Inspections
East Tennessee Community Design Center
Knoxville-Knox County Planning

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.

Board Members

Knoxville HZC
Bart Carey, Chair
Dationa Carter Mitchell, Vice Chair
Rick Blackburn
Steve Cotham
(term expired during the year)
Faris Eid
Casey Fox
Dasha Lundy
Lorie Matthews
Sandi Swilley
Stanton Webster

Knox County HZC
George Ewart, Chair
Kim Isenberg, Vice Chair
Bill Belser
Mike Crowder
Scott Smith

TTCCA

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 (term expired during the year)
Justin Biggs
Nancy McBee
Ben Pethel
Janice Terpenney (started 7/1/2020)

STAFF ACCOLADES

COMMUNITY SERVICE

Amy Brooks served as the KAPA (Knoxville chapter of American Planning Association) Section Director and as a member of the South Knoxville Elementary Community School Steering Committee.

Kelli Byard served on the advisory board for the University of Alabama-Birmingham Sigma Kappa chapter.

Mike Conger was elected as Vice Chair of the Knox County Air Pollution Control Board.

Gerald Green served on the MUSE board of directors.

Ally Ketron served as the board president for Casa de Sara.

Michelle Portier participated in a panel discussion at UT for their Government, Law, and Politics Career Conversations Panel.

Savannah Robertson served on the Bike Walk Knoxville Advisory Committee.

Nick Schoenborn served as Treasurer and Property Manager for Sutherlands HOA.

FAREWELLS

Earlier this year, Planning said goodbye to **James Reed** who left after six years of service with the agency. Other departures include **Codi Drake**, who completed an internship in GIS, and **Sharath Rereddy**, who completed his contract as an AmeriCorps intern with the TPO.

Tom Brechko, a Principal Planner who served as our subdivision, use on review, and TTCDA guru for 20 years, recently retired. One lasting accomplishment will be his leadership in overhauling the local Subdivision Regulations that went into effect in 2018.

We also want to wish a farewell to Executive Director **Gerald Green**, who retired after five years with the agency. During that time, he oversaw the update of the City of Knoxville's Zoning Ordinance, an updated city parking ordinance, and the implementation of Planned Developments, as well as significant internal changes. Gerald pushed us all to set our standards higher and demand more for our community.

ACHIEVEMENTS

Tarren Barrett obtained her Professional Engineer license from the National Council of Examiners for Engineering and Surveying. **Michelle Portier** was promoted to Senior Planner, and **Amy Brooks** was promoted to Interim Executive Director.

Years of Service

10+ Years

Emily Dills	16
Marc Payne	16
Alex Zendel	15

Ellen Zavisca	14
Liz Albertson	12
Amy Brooks	12
Mike Reynolds	12

20+ Years

Donna Hill	28
Debbie Mitchell	28
Mike Conger	22
Tom Brechko	20

30+ Years

Jeff Welch	34
Sherry Michienzi	32
Terry Gilhula	31
Doug Burton	30

FINANCIAL SUMMARY

Statement of Revenues/Expenditures and Changes in Fund Balance
Budget and Actual - General Fund for the Fiscal Year Ended June 30, 2020
(Pending audit)

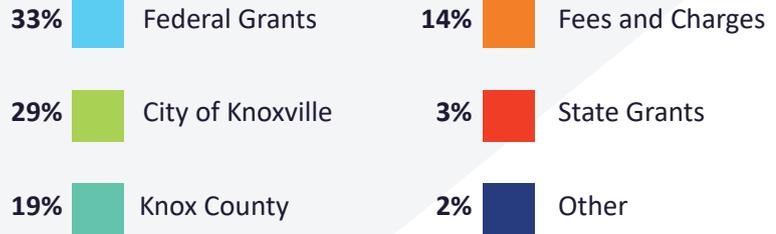
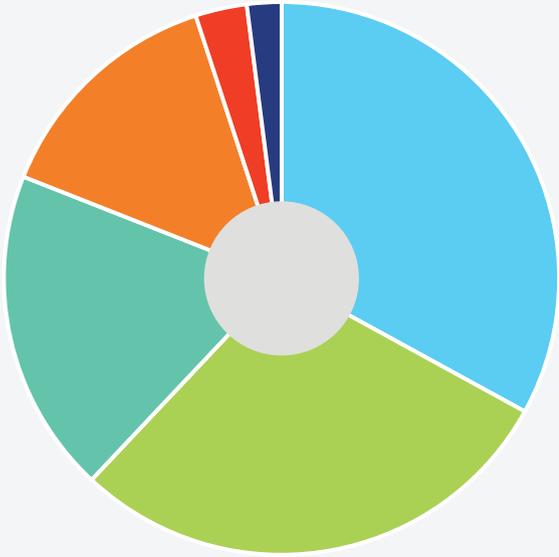
REVENUES	FINAL BUDGET	2020 ACTUAL UNAUDITED	VARIANCE FAVORABLE (UNFAVORABLE)
Fees and Charges	\$500,000	\$597,911	\$97,911
Federal Government Grants ¹	2,376,591	\$1,376,157	(1,000,434)
State of Tennessee Grants ¹	375,386	131,408	(243,978)
Local Grant Match (Other than Planning) ²	2,000	21,574	19,574
City of Knoxville	1,218,780	1,211,900	(6,880)
Knox County	1,302,500	813,135	(489,365)
Government & Other Groups	35,000	23,223	(11,777)
Misc. Revenue and Misc. Contracts Revenue ³	18,660	39,192	20,532
From Fund Balance	141,000	0.00	(141,000)
Total Revenues	\$5,969,917	\$4,214,500	\$(1,755,417)
EXPENDITURES			
Salaries and Employee Benefits	\$2,887,737	\$2,621,940	\$265,797
Contracted Services	2,416,712	811,972	1,604,740
Supplies and Materials	569,279	155,376	413,903
Other Charges	195,680	244,238	(48,558)
Total Expenditures	\$6,069,408	\$3,833,526	\$2,235,882
Revenues Over (Under) Expenditures	\$(99,491)	\$380,974	\$480,465
Fund Balance, July 1, 2018	\$1,417,885	\$1,417,885	\$0
Fund Balance, June 30, 2019	\$1,318,394	\$1,798,859	\$480,465

1 – Seven (7) active grant programs include: Consolidated Planning Grant (CPG); Regional Transportation and Air Quality; Knoxville Smart Trips Program; Road to Zero-Pedestrian Safety Program; TPO Bike Parking Enhancement; FTA Section 5310 Senior Transit and Tennessee Historical Commission.

2 – CPG-10: City of Knoxville \$2,175; TPO Bike Grant: 20% matching contributions from participants in Bike Grant project \$1,382; Section 5310 Capital Van purchases – Wesley House \$12,427; Chapman Highway grant - City of Knoxville \$5,590.

3 – Miscellaneous Contracts: Knox County Schools PEFA VI, \$8,300, Manual Recode \$10,000, The Development Corp \$14,075, & Other Miscellaneous Revenues

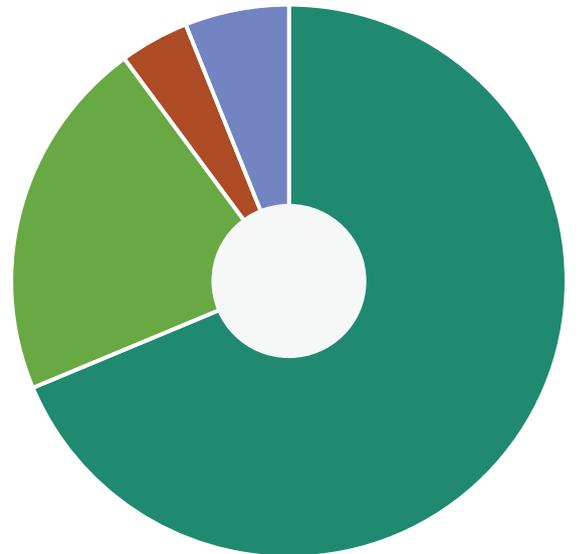
REVENUES



EXPENDITURES



Capital Outlay (not shown - 0.00%)



INSPIRING COMMUNITY

Established in 1956, Knoxville-Knox County Planning 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

Review

subdivision regulations and site plans

Prepare and Recommend

zoning ordinances and maps

Review

proposed zoning amendments

Prepare and Advise

on a capital improvements plan

Perform

special purpose studies

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.



Planning

KNOXVILLE | KNOX COUNTY

City County Building
400 Main Street • Suite 403
Knoxville, TN 37902
contact@knoxplanning.org

