

Development Services

The Development Services Division provides customer assistance on requests for rezoning, subdivisions and development plans. The staff reviews each application and prepares a recommendation on each case for the Planning Commission. They also provide guidance to customers on specific projects. The department is responsible for published notices, posting of notices on property and community meetings concerning pending applications.



Information Services

The Information Services Division manages MPC's library, website, computer network and various community outreach activities, including publications and market studies. This division includes the addressing staff and the geographic information systems staff, and provides graphic design, public relations and reference services to the agency.

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. Information regarding population, housing, employment, transportation, neighborhood organizations and much more is available. Studies conducted by MPC are for sale at a nominal cost. The library is open during MPC business hours, 8 a.m. – 4:30 p.m. Monday through Friday.

Much of the information available in the MPC Library also can be found online at www.knoxmpc.org. The MPC website is continually updated with new information including:

- MPC Rules and Procedures
- MPC Meeting Agendas
- Excellence Awards
- Addressing Guidelines
- Application Forms, Deadlines, Fees
- Historic Preservation
- Neighborhood Design Guidelines
- Local Development Data
- Technical Reports
- Knoxville Area Facts and Figures
- MPC Plans and Studies
- Population Data
- MPC Publications
- Zoning Ordinances

Transportation Planning

The Transportation Planning Division acts as staff to the Knoxville Regional Transportation Planning Organization (TPO), a federally required planning board that coordinates road improvements, bicycling plans, freight movement and transit. TPO is responsible for developing a 20-year long range plan and a transportation improvement program in cooperation with the state, affected transit operators and the public.



Knoxville - Knox County Metropolitan Planning Commission



KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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The fifteen-member Planning Commission consists of eight representatives nominated by the county mayor and seven nominated by the city mayor. All nominees must be approved by the Local Government Planning Committee of the Tennessee State Planning Office. The commissioners come from a variety of backgrounds and, as private citizens, they can make decisions in an objective, non-partisan way. They serve staggered four-year terms, without compensation.

The Planning Commission is an advisory board for rezonings, zoning ordinance amendments and various plans and small area studies. Their decisions are forwarded to the Knoxville City Council or the Knox County Commission for a final vote. The Planning Commission is authorized to make final decisions on subdivision concept plans, final plats and use on reviews. They meet on the second Thursday of each month at 1:30 p.m. in the City County Building's Main Assembly Room to consider various rezoning and development requests. The public is welcome and encouraged to attend.

The MPC has an approximately 40-member staff, which supports the commissioners in four divisions: Comprehensive Planning, Development Services, Information Services and Transportation Planning. Funding for MPC activities comes primarily from city and county appropriations and from federal grants for specific studies.



An appointed executive director oversees the work program and staff activities, works closely with public and private agencies to obtain input into planning studies, and serves as technical advisor to the Planning Commissioners and to the Knox County Commissioners and the City Council. The executive director appoints four division managers to lead MPC's major departments and to oversee a professional staff.

Planners in the Transportation Division serve as staff for the Knoxville Regional Transportation Planning Organization that serves Knox County and urbanized portions of Blount, Loudon and Sevier Counties. In addition, MPC works with the Knox County and Knoxville Historic Zoning Commissions. It also oversees the Tennessee Technology Corridor Development Authority.

History

MPC was established in 1956 as a joint city-county agency responsible for comprehensive county-wide planning and administration of zoning and land subdivision regulations. It was created in an attempt to coordinate and manage the rapid growth that occurred following World War II. Previously, the city and county had separate planning agencies.

The new Knoxville-Knox County MPC was charged with the ambitious task of defining social, economic and physical goals for the community and developing ways that these could be achieved and maintained. The early commission dealt with urban renewal, identification of highway routes and a massive

annexation of communities such as Bearden, West Hills, Norwood and Fountain City.

In the 1970s, MPC began preparing the general plan and water quality studies. MPC assumed responsibility for assigning and certifying addresses and street names in the 80's. Since then, the commission has taken on sector plans and the Long Range Transportation Plan.

Authority

Title 13 of the Tennessee Code authorizes municipal and regional planning commissions to regulate land use and conduct other planning



activities. As a regional planning commission, MPC is charged with the responsibility to prepare and adopt a General Plan, review subdivision regulations and site plans, prepare

and recommend zoning ordinances, review proposed zoning amendments, review proposed capital improvements and promote coordination between government agencies.

The Knoxville City Charter further requires MPC to prepare five- and 15-year plans for various sectors of the city, as well as a One Year Plan that serves as the legal basis for zoning decisions in Knoxville.

MPC also performs special purpose studies and analyses of significant issues commissioned

by city or county government, e.g. impact studies for major development proposals, zoning amendments and the growth management plan.



Public Involvement

The general public plays a tremendous role in shaping a community's future. No one understands the history, current conditions, needs and resources of a community better than its residents. Citizens, neighborhoods groups, business people and civic-minded individuals are a touchstone for those chosen to be community representatives. Successful planning requires citizen participation. During planning, MPC holds many public meetings to gain public input on key topics. MPC also utilizes their web site to solicit online responses from the public.

Departments and Services

Comprehensive Planning

The Comprehensive Planning Division studies growth patterns and prepares land-use plans that guide the agency policy reflected in the five- and 15-year plans. Updating city and county sector plans and the general plan as well as special projects such as park inventories, downtown plans, corridor studies and guidelines for neighborhood overlays are part of the work of this department.

