



# Growth & Development 101

KNOXVILLE AND KNOX COUNTY

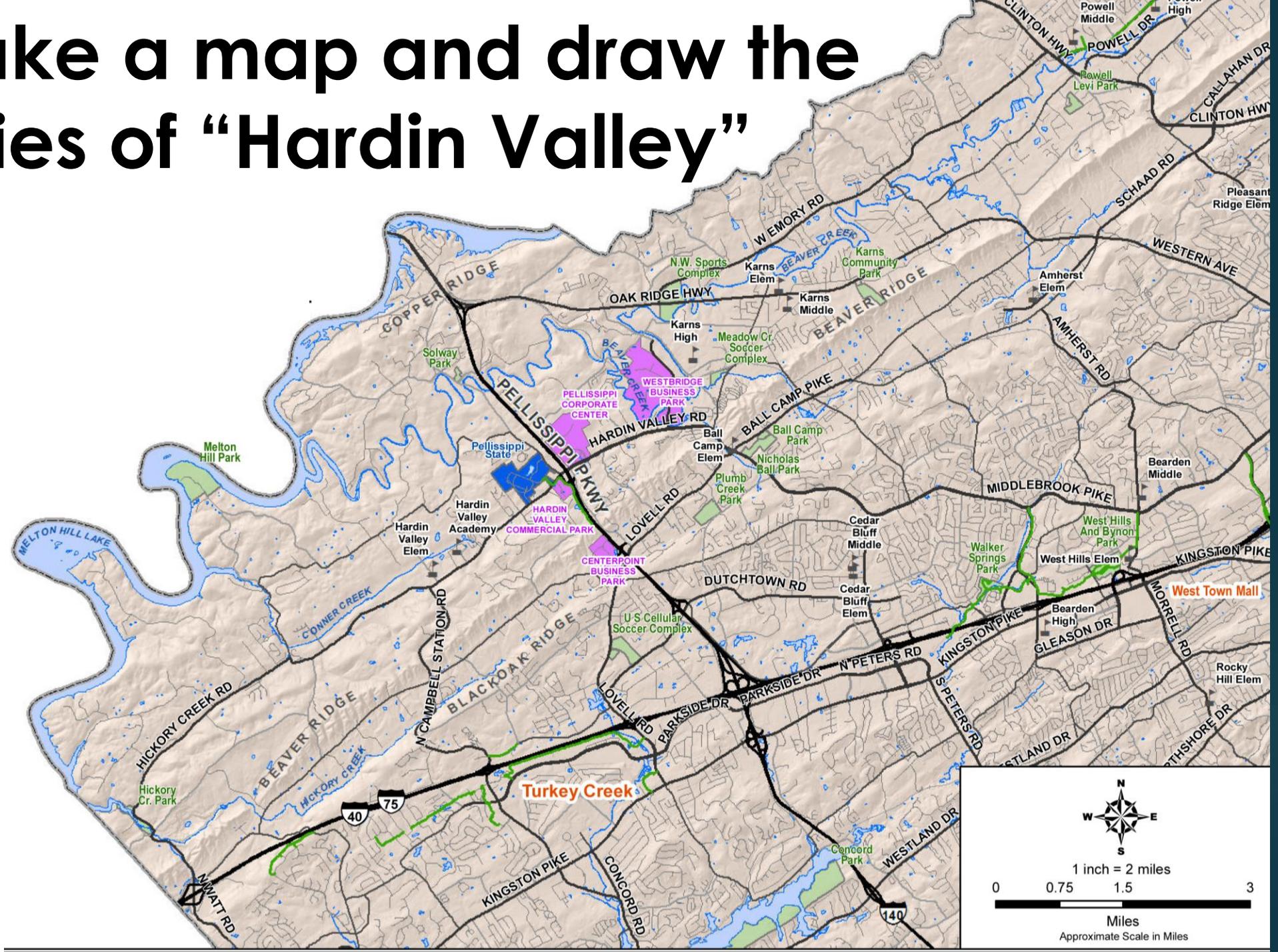
# AGENDA

1. INTRODUCTIONS
2. GROUP EXERCISE: WHERE IS HARDIN VALLEY?
3. GROWTH & DEVELOPMENT 101
  - ▶ MPC
  - ▶ Trends
  - ▶ Knox County Public Works & Engineering – Transportation
  - ▶ Knox County Parks & Recreation
4. Q & A

# Introductions

- ▶ **Elected and Appointed Officials**
- ▶ **Knoxville-Knox County Metropolitan Planning Commission Staff**
  - ▶ Gerald Green, Executive Director
  - ▶ Liz Albertson, Senior Planner
  - ▶ Tim Kuhn, GIS Manger
- ▶ **Knox County Engineering & Public Works Department**
  - ▶ Cindy Pionke, Planning & Development Division Director
- ▶ **Knox County Parks & Recreation**
  - ▶ Shauna Godlevsky, Parks Planning & Development Manager

# Please take a map and draw the boundaries of “Hardin Valley”



# KEYPAD POLLING

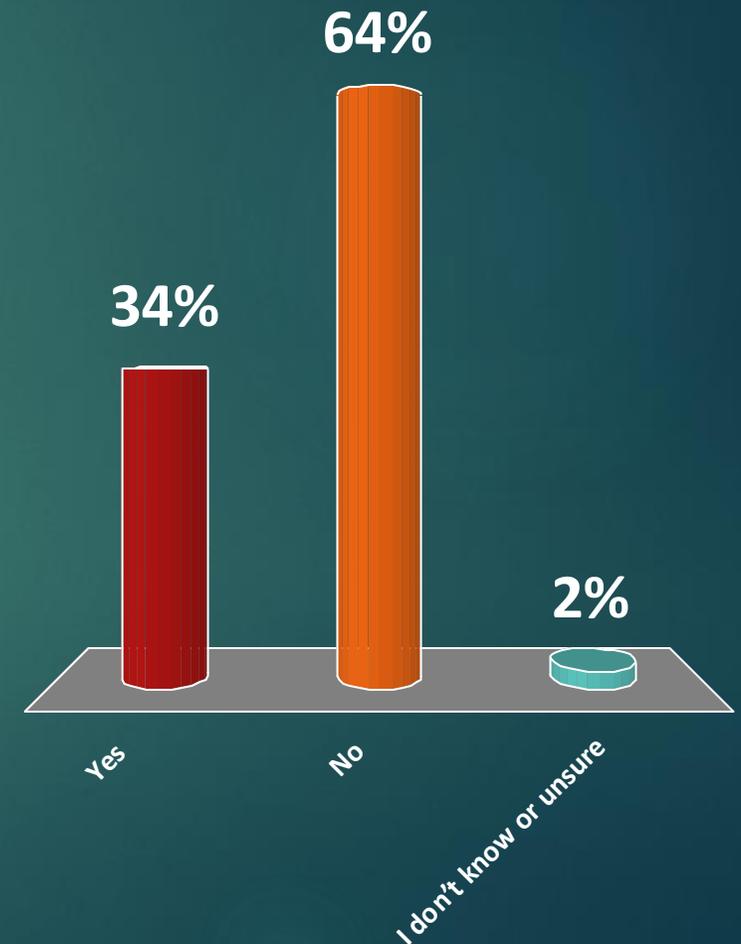


# Have you ever been to an MPC meeting? *(please select only one)*

A. Yes

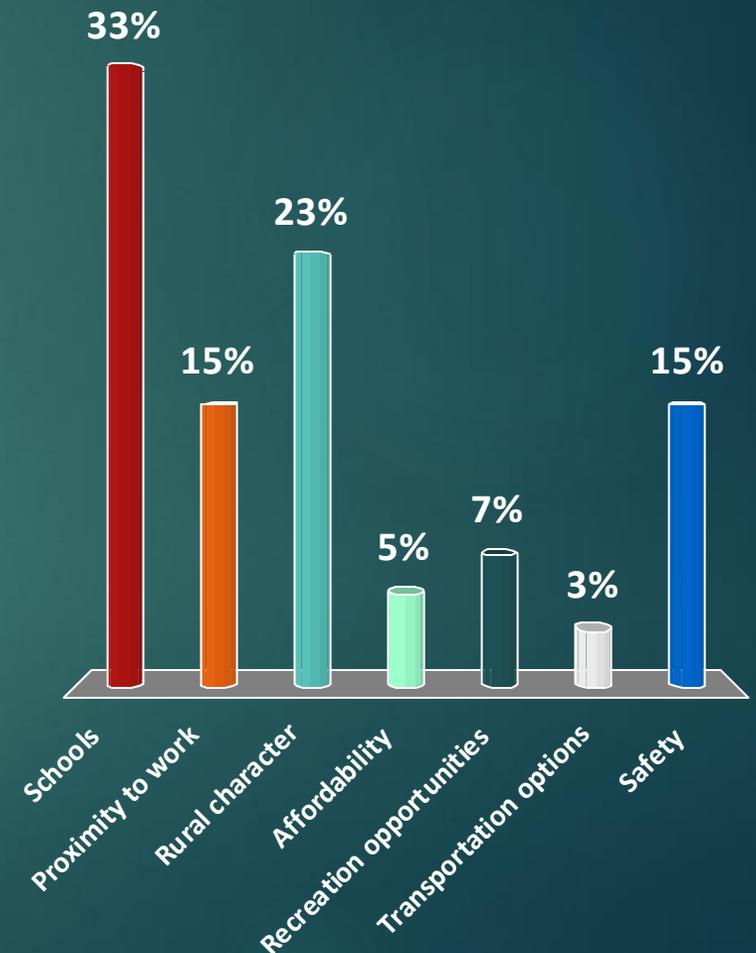
B. No

C. I don't know or unsure



# Why do you live here? *(please select top 3 in order of importance to you)*

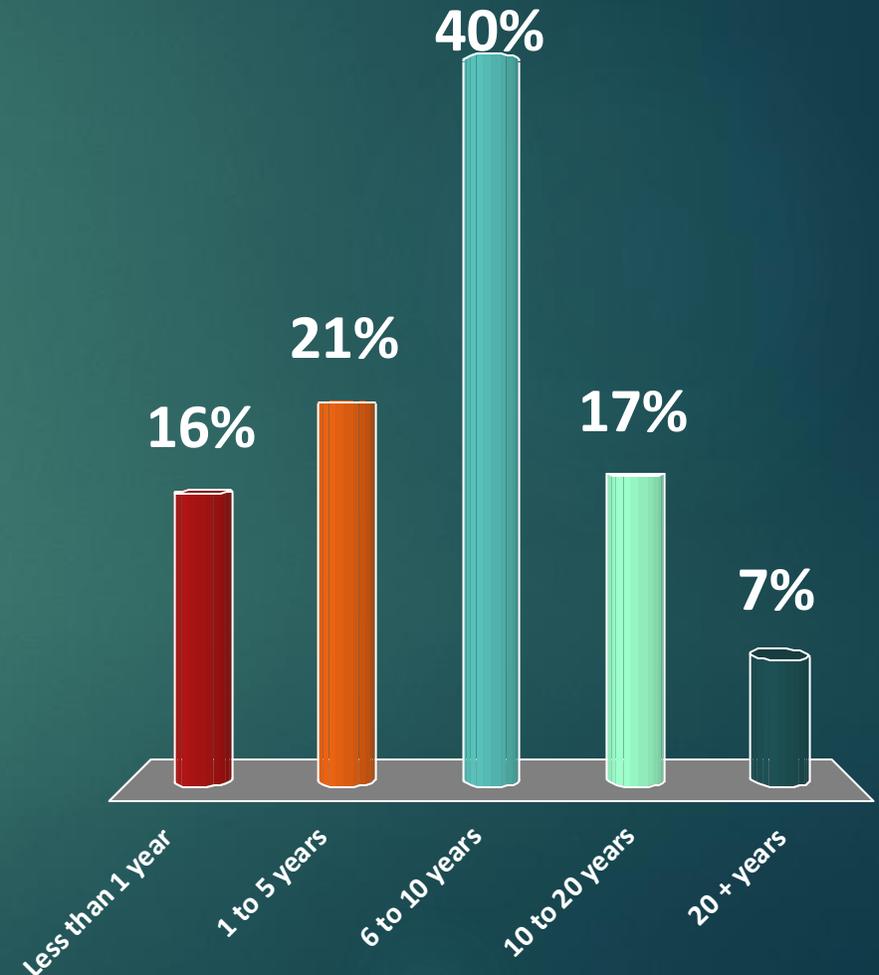
- A. Schools
- B. Proximity to work
- C. Rural character
- D. Affordability
- E. Recreation opportunities
- F. Transportation options
- G. Safety



# How long have you lived here?

*(please select only one)*

- A. Less than 1 year
- B. 1 to 5 years
- C. 6 to 10 years
- D. 10 to 20 years
- E. 20 + years



# What does MPC do?

## MPC STAFF

- ▶ Professional Technical Support
  - ▶ Land use planning
    - ▶ Development Services & Comprehensive Planning
  - ▶ TPO & Transportation Planning
  - ▶ GIS
  - ▶ Data and trend analysis

## MPC COMMISSION

- ▶ Mayoral appointed advisory board for Knox County and City of Knoxville
- ▶ Recommends decisions on Rezoning and Plan Amendments
- ▶ Approves Use on Reviews

# Plans related to Hardin Valley

- ▶ Growth Policy Plan (adopted 2001)
- ▶ General Plan 2033 (adopted 2003)
- ▶ Tennessee Technology Corridor Development Authority (TTCDA) Comprehensive Development Plan (adopted 2008)
- ▶ Knoxville-Knox County Parks, Recreation and Greenways Plan (adopted 2010)
- ▶ Hillside and Ridgetop Protection Plan (adopted 2008)
- ▶ **Northwest County Sector Plan (adopted 2016)**

# Northwest County Sector Plan Recommendations

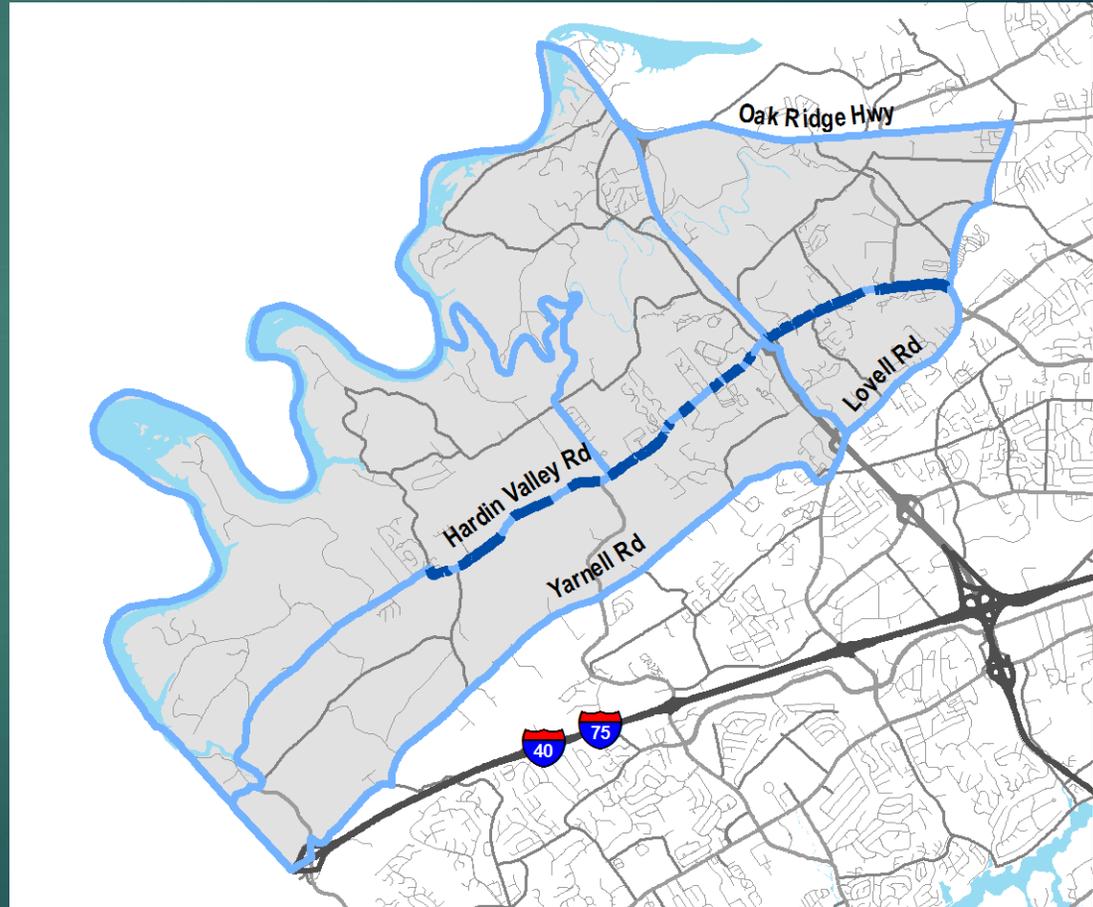
- ▶ Update subdivision ordinance to include conservation subdivisions as a development alternative.
- ▶ Update the subdivision ordinance to include sidewalk and connectivity standards
- ▶ Work with Knox County Schools on site planning for Hardin Valley Middle School
- ▶ Build the West Knox to Oak Ridge Greenway (along the Pellissippi Parkway Tech Corridor)
- ▶ Acquire land for and construct a Hardin Valley Community Park
- ▶ Pellissippi Parkway and Hardin Valley Road Interchange Improvements

# TRENDS FOR HARDIN VALLEY COMMUNITY



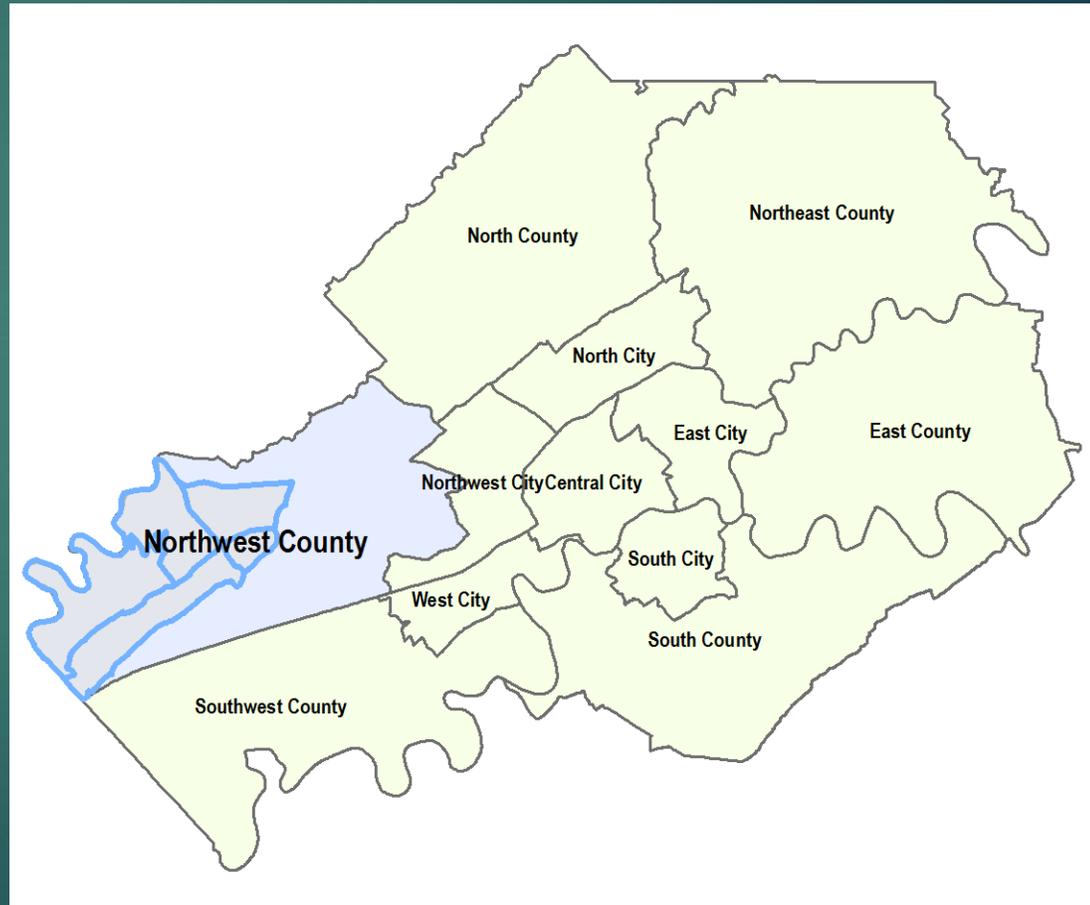
# Development Trends in Hardin Valley

- ▶ Countywide trends
- ▶ Population
- ▶ Building permits
- ▶ Approved development
- ▶ Other influences
- ▶ Traffic



# Northwest County Sector Trends

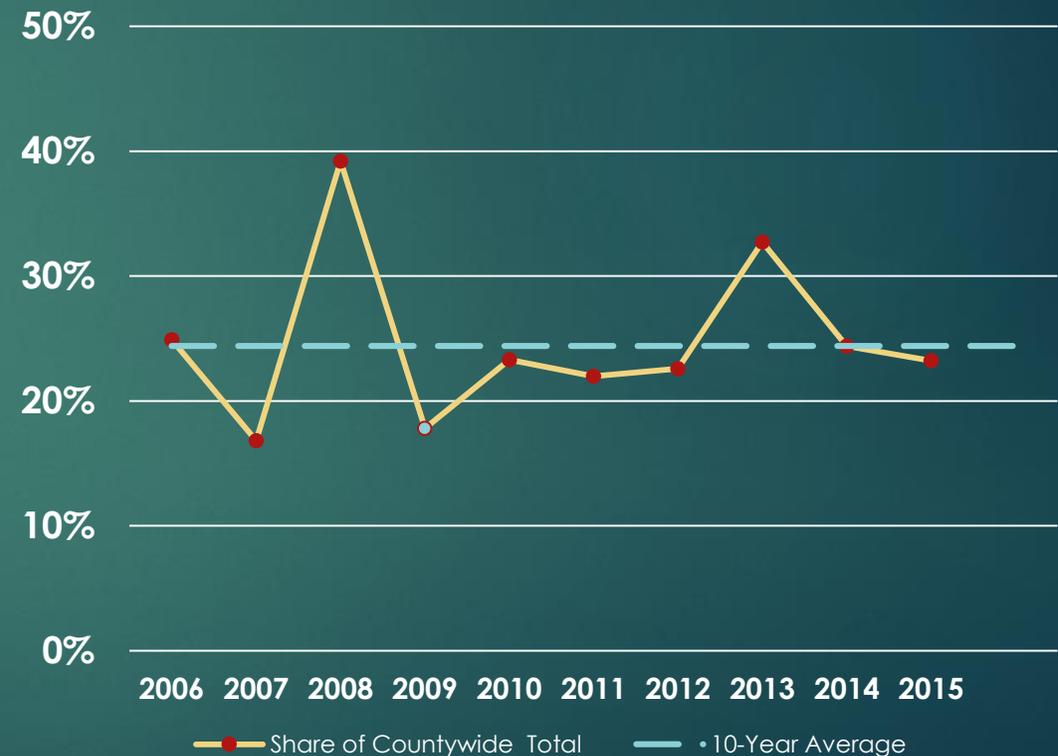
- ▶ Fastest growing sector 7 out of 10 last years
- ▶ Captures  $\frac{1}{4}$  of countywide building activity annually



# Northwest Sector Trends

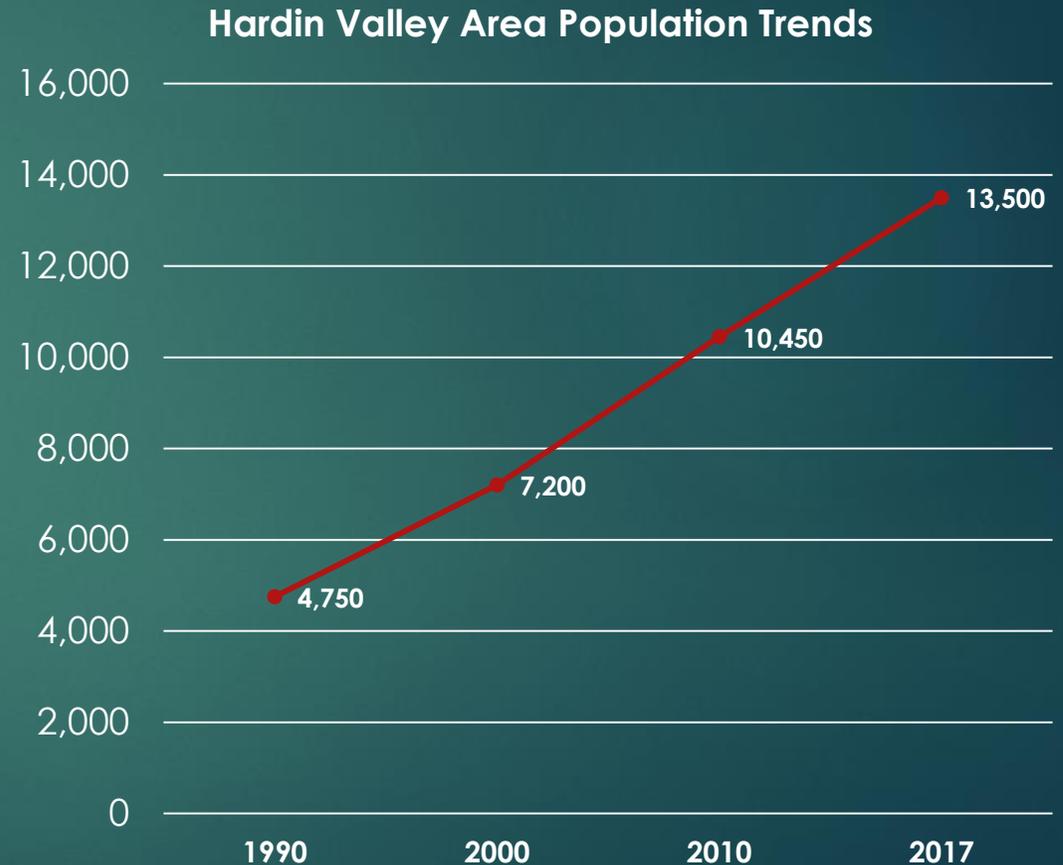
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NW County Sector Share of Countywide Building Activity



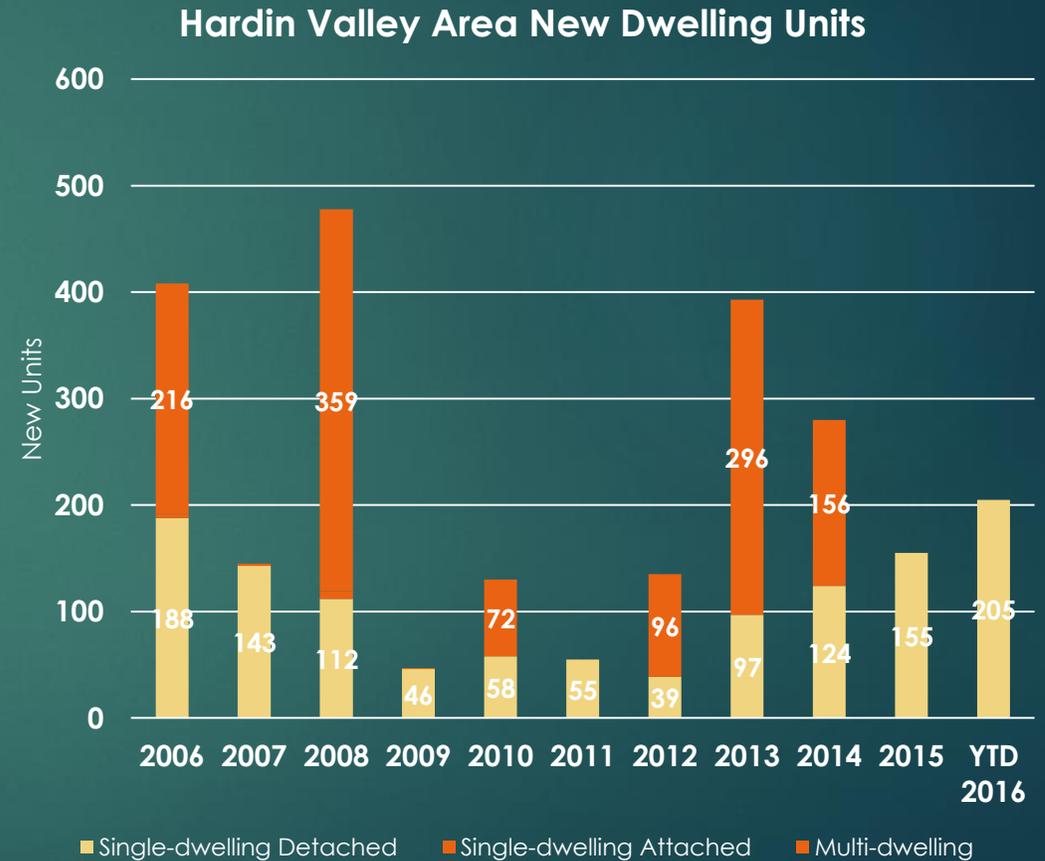
# Hardin Valley Population Trends

- ▶ 2017 estimated population: 13,500
- ▶ Sustained growth rate 3.9% over 30-years



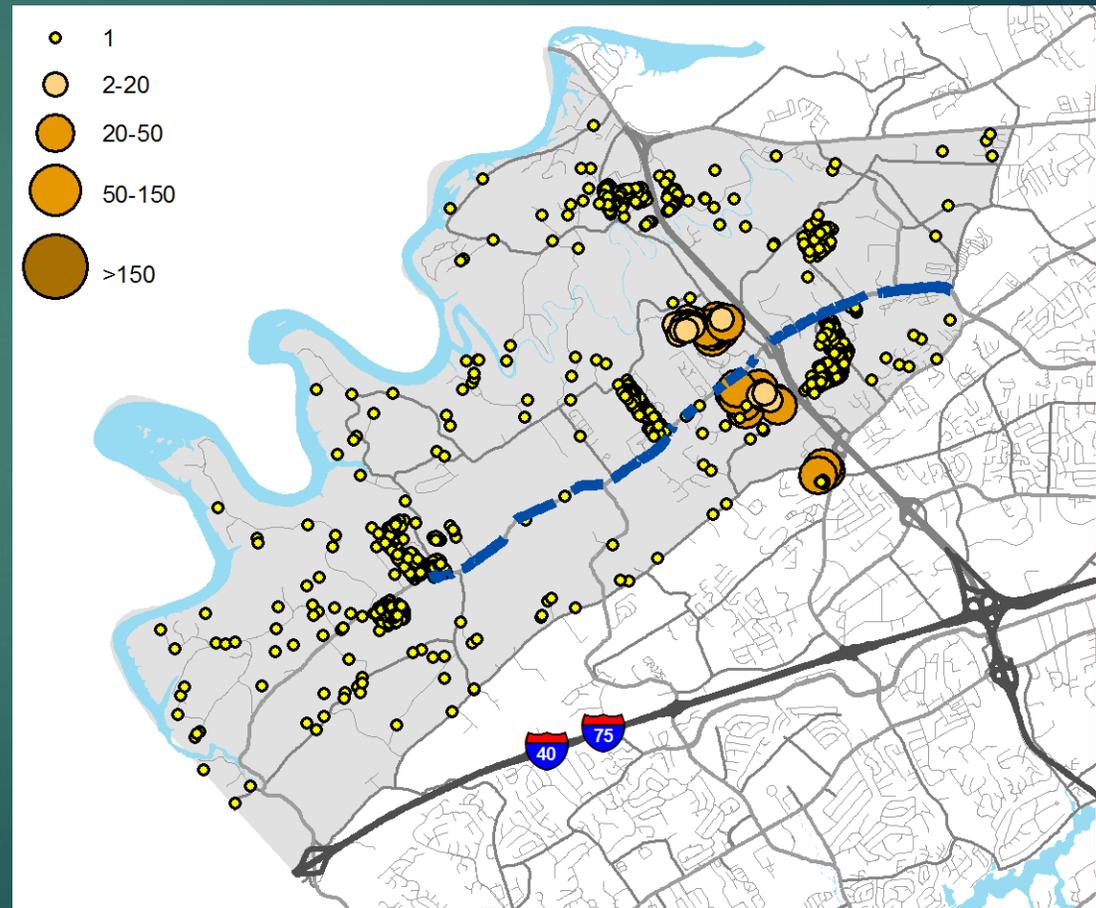
# Residential Building Activity

- ▶ Average 220 dwelling units added annually
- ▶ Pre-recession levels of single-dwelling construction



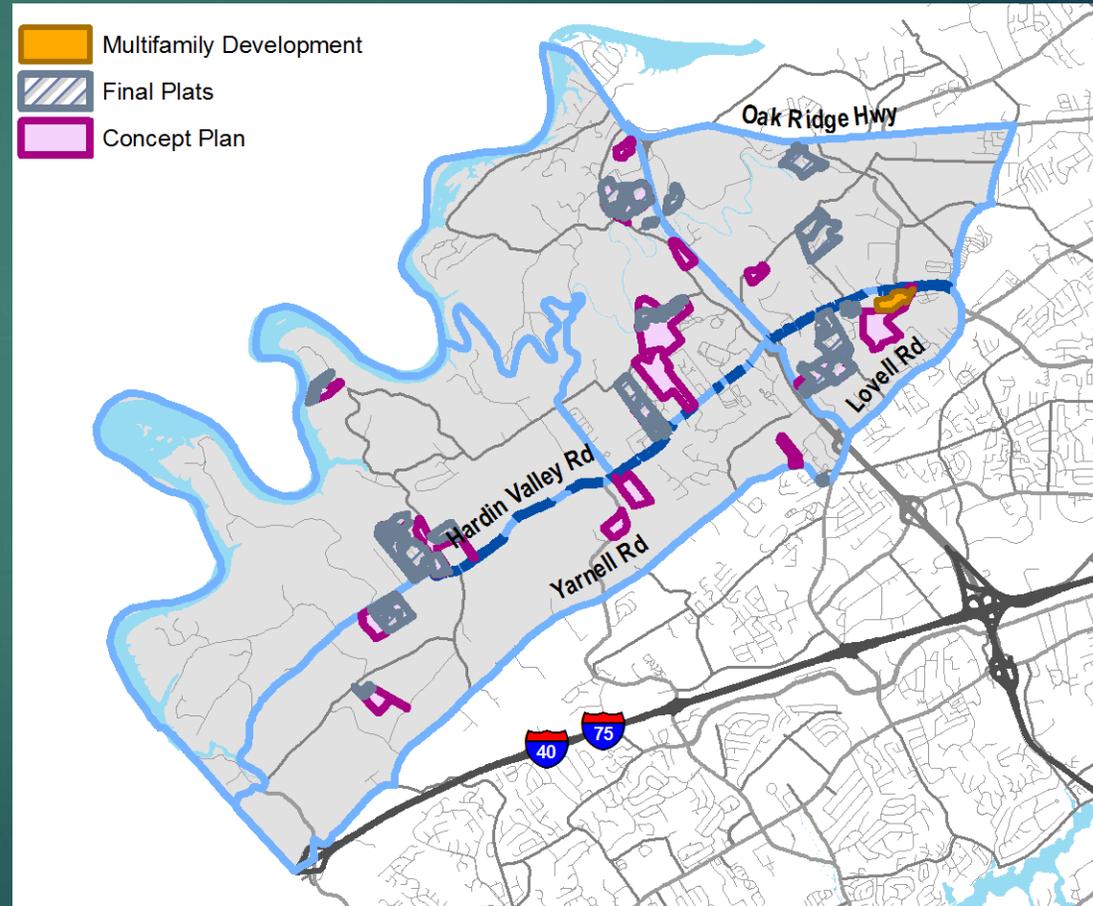
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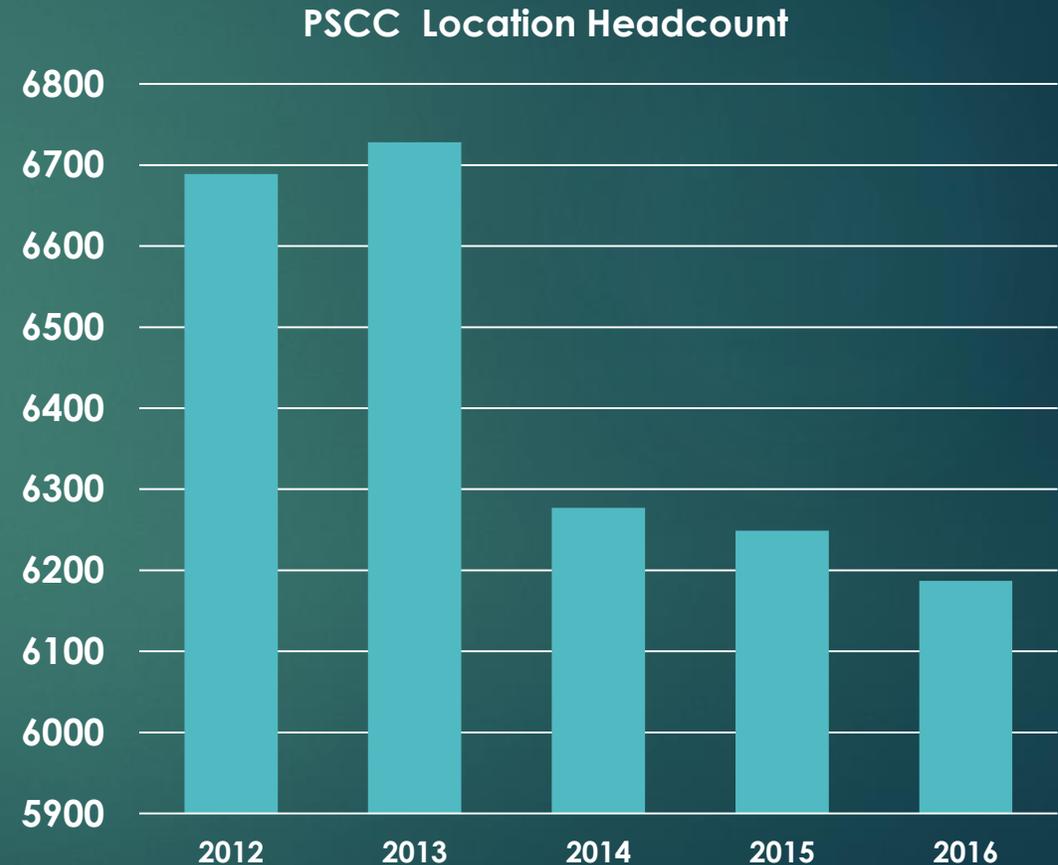
# Approved Development (What's coming?)

- ▶ Development Pipeline
  - ▶ 360 vacant subdivision lots
  - ▶ 1,190 approved lots
  - ▶ 500 approved apartments
- ▶ Buildout
  - ▶ 7 years of housing construction
  - ▶ Additional 5,000 people



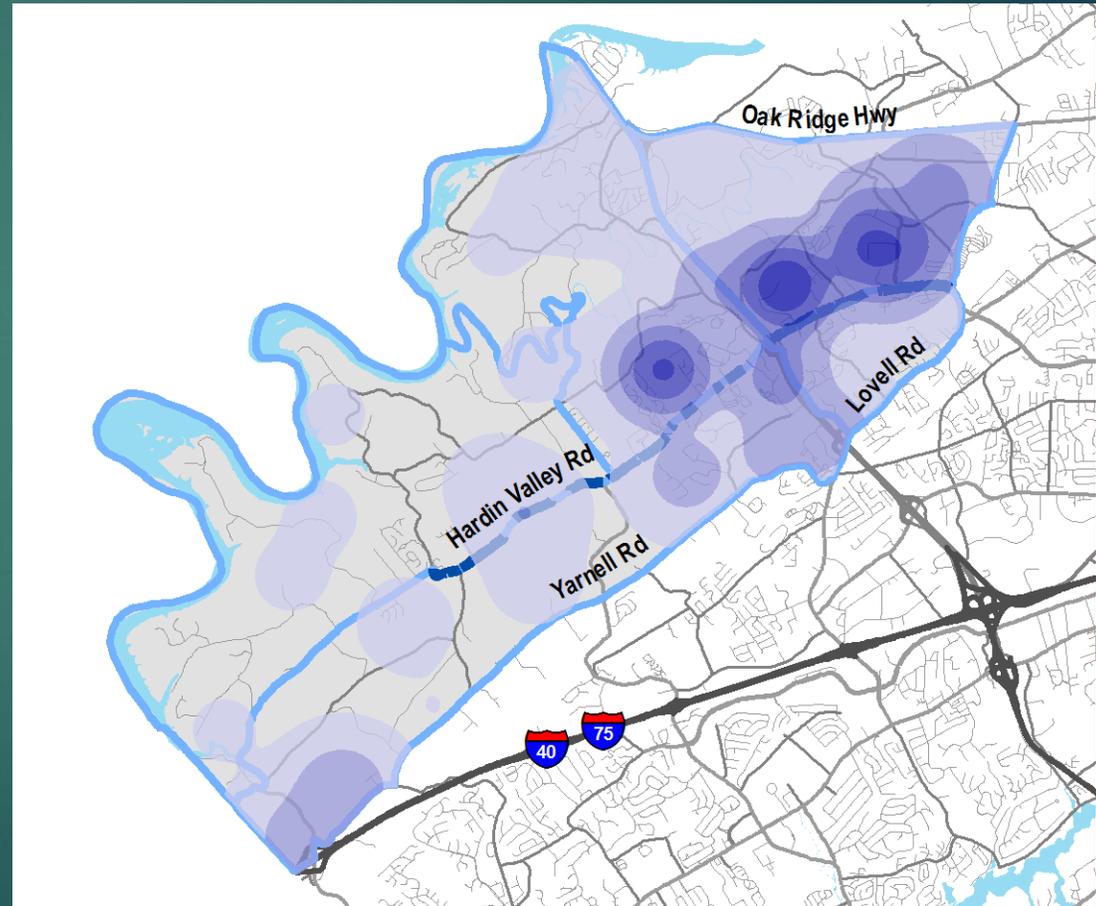
# Pellissippi State CC Enrollment

- ▶ 6200 students enrolled
- ▶ Slight enrollment decline across most campuses and opening of Strawberry Plains campus



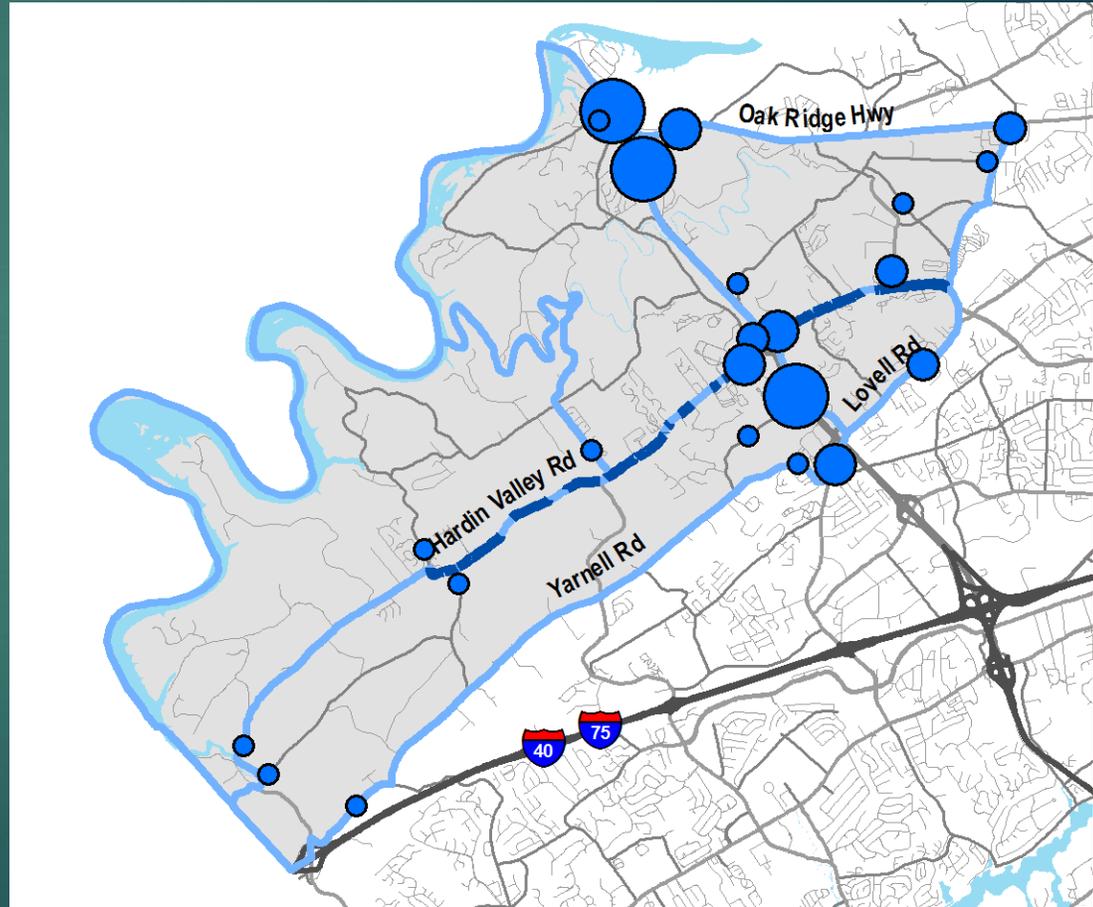
# Employment Centers

- ▶ 6,200 Jobs located in the area in 2014
- ▶ Up from 4,600 jobs in 2005



# Traffic Counts

- ▶ Key Location 10 Year Change
  - ▶ Hardin Valley W of Pellissippi: 108% increase (17,600 vehicles)
  - ▶ Hardin Valley E of Pellissippi: 74% increase (23,900 vehicles)
  - ▶ Steele Rd N of Hardin Valley: 26% increase (2,810 vehicles)



# Knox County Engineering & Public Works



# Knox County Parks & Recreation



# QUESTIONS?

- ▶ CONTACT INFO FOR AGENCIES AND STAFF AVAILABLE ON HANDOUTS
- ▶ Useful websites –
  - ▶ [KNOXMPC.ORG](http://KNOXMPC.ORG)
  - ▶ [KNOXCOUNTY.ORG](http://KNOXCOUNTY.ORG)
  - ▶ [KGIS.ORG](http://KGIS.ORG)
- ▶ Please sign up for the MPC newsletter to stay informed!