



# Knox County Growth & Development



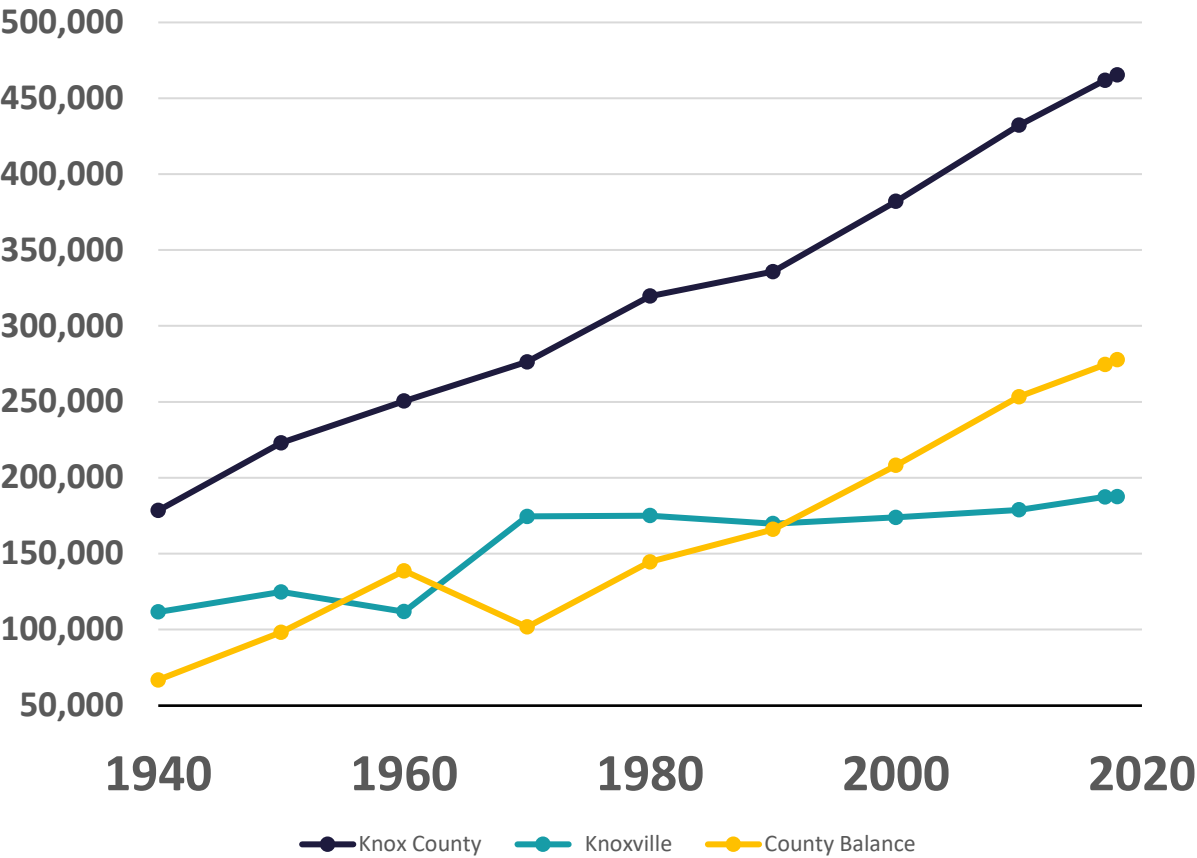
"Plan for the future,  
because that is where you  
are going to spend the  
rest of your life."

**Mark Twain**

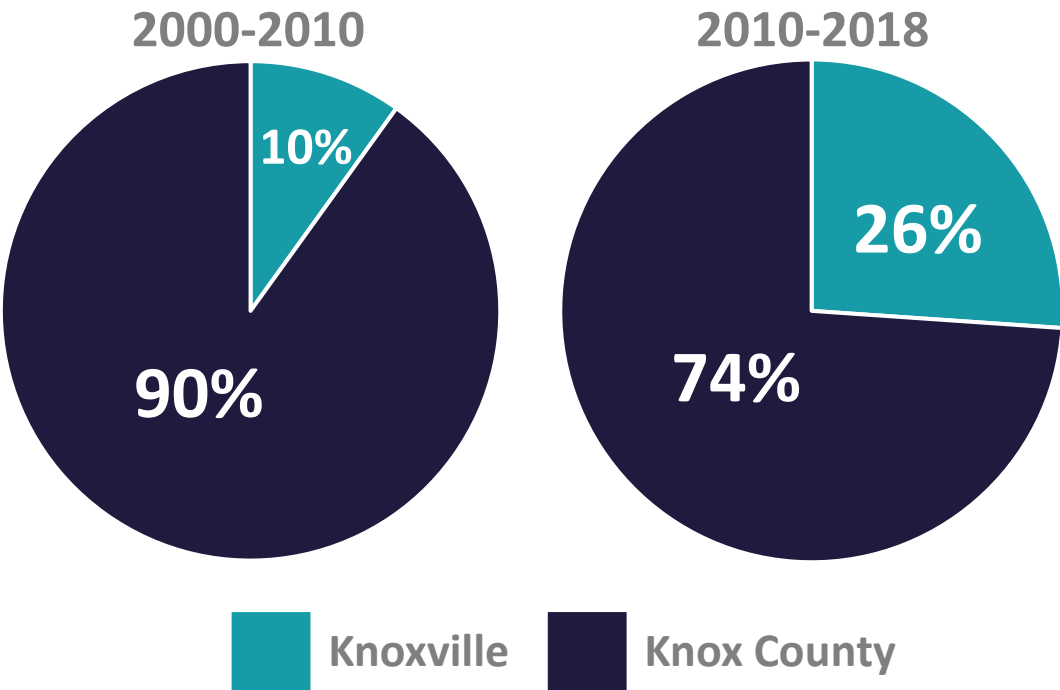


# Population Change

Knoxville and Knox County Population, 1940-2018



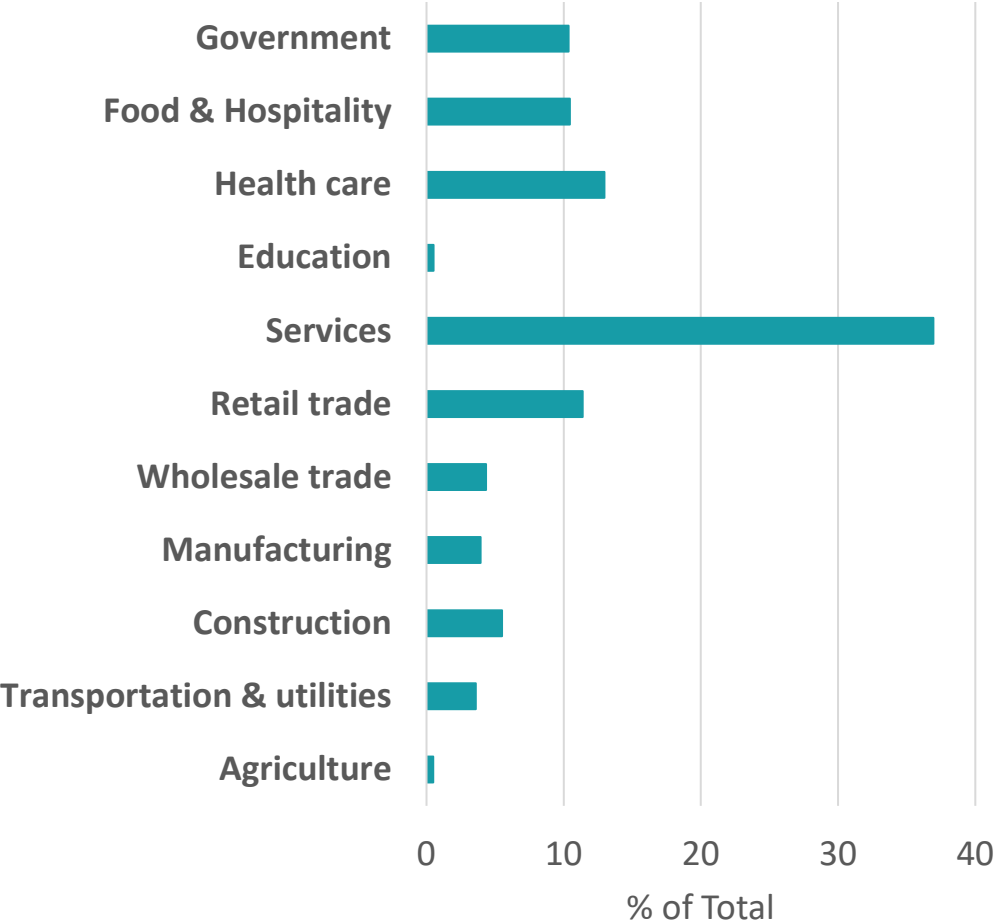
City Share of County Population Growth



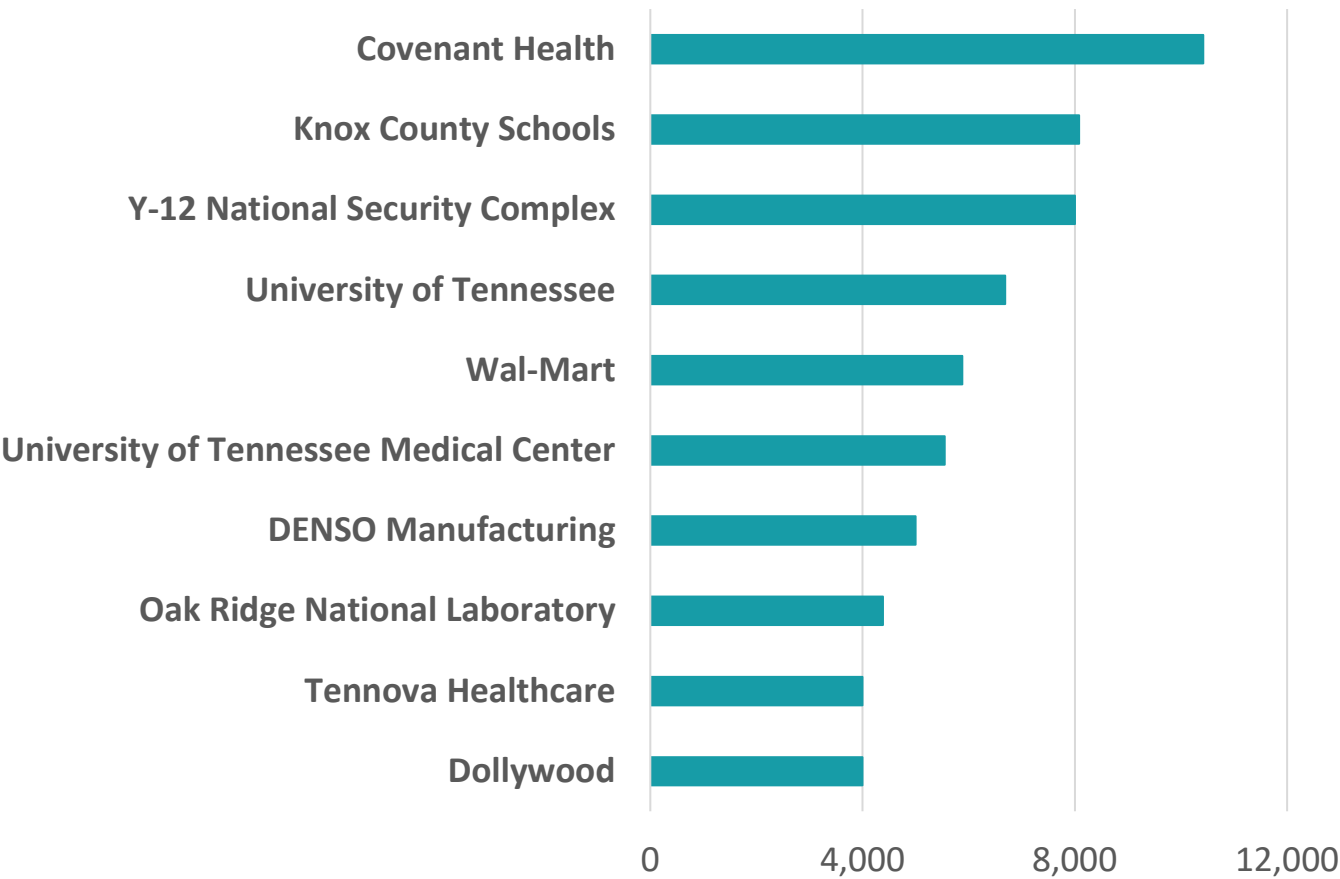


# Employment

Employment by Sector, 2020



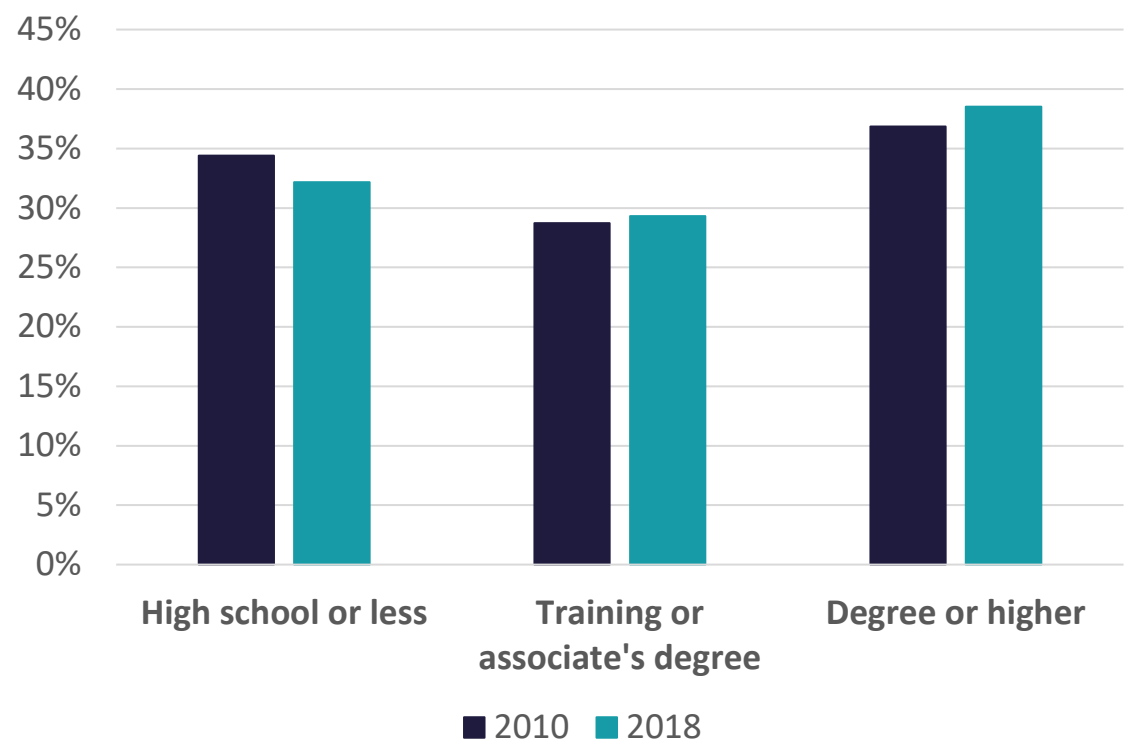
Top Employers, 2018



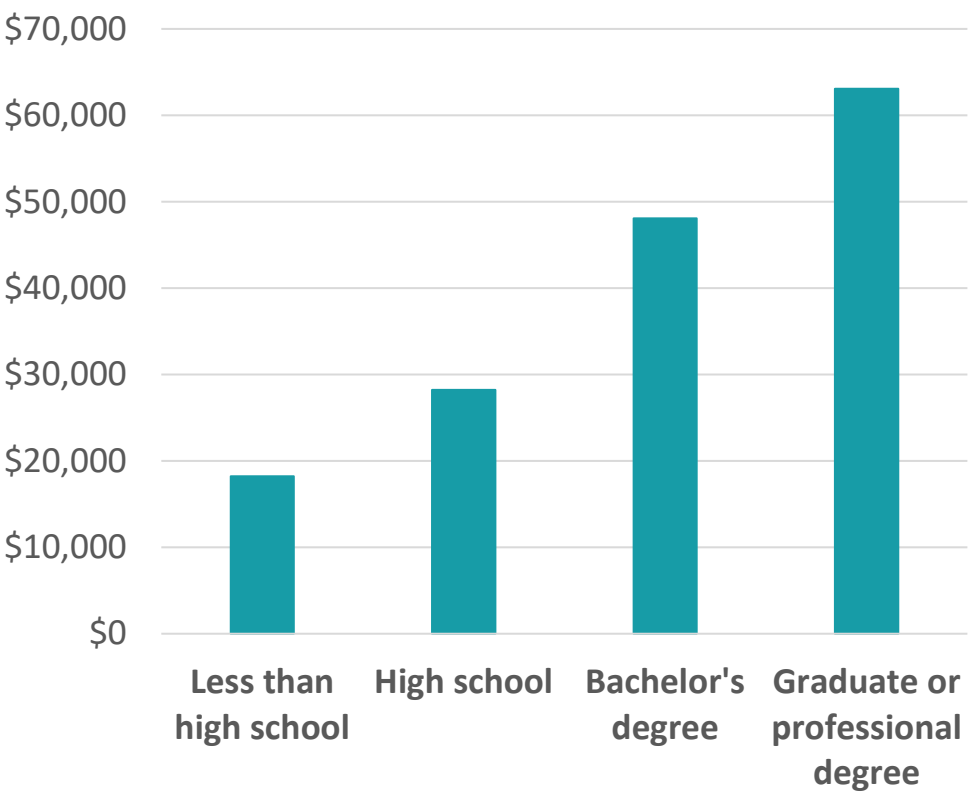


# Value of Education

Knox County Educational Attainment—  
2010 vs. 2018

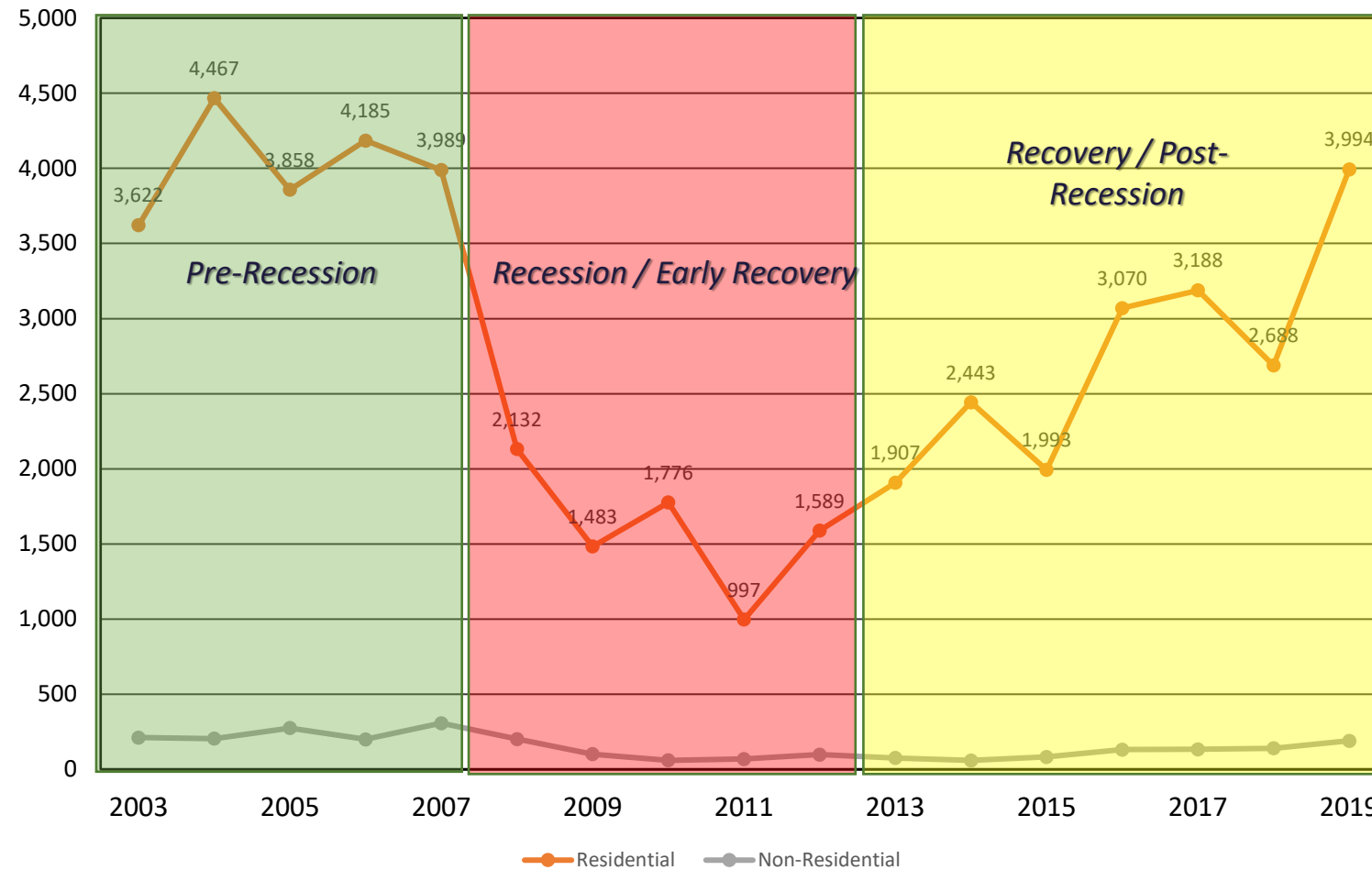


Earnings by Education Level, 2018



# Development Activity

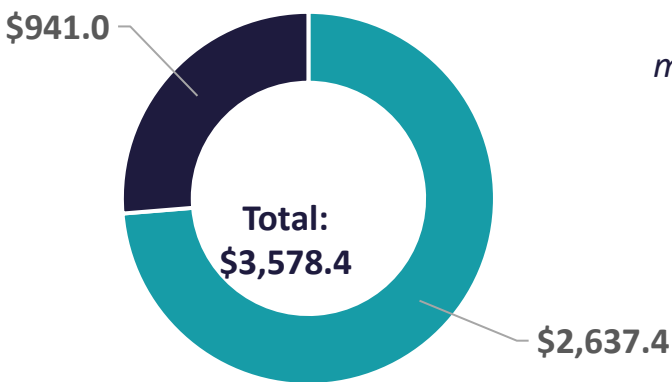
NEW RESIDENTIAL AND NON-RESIDENTIAL UNITS, 2003-2019



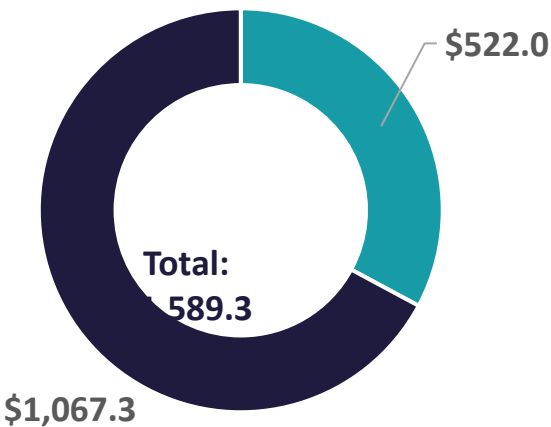


# Value of Development

Value of New Construction (\$million)

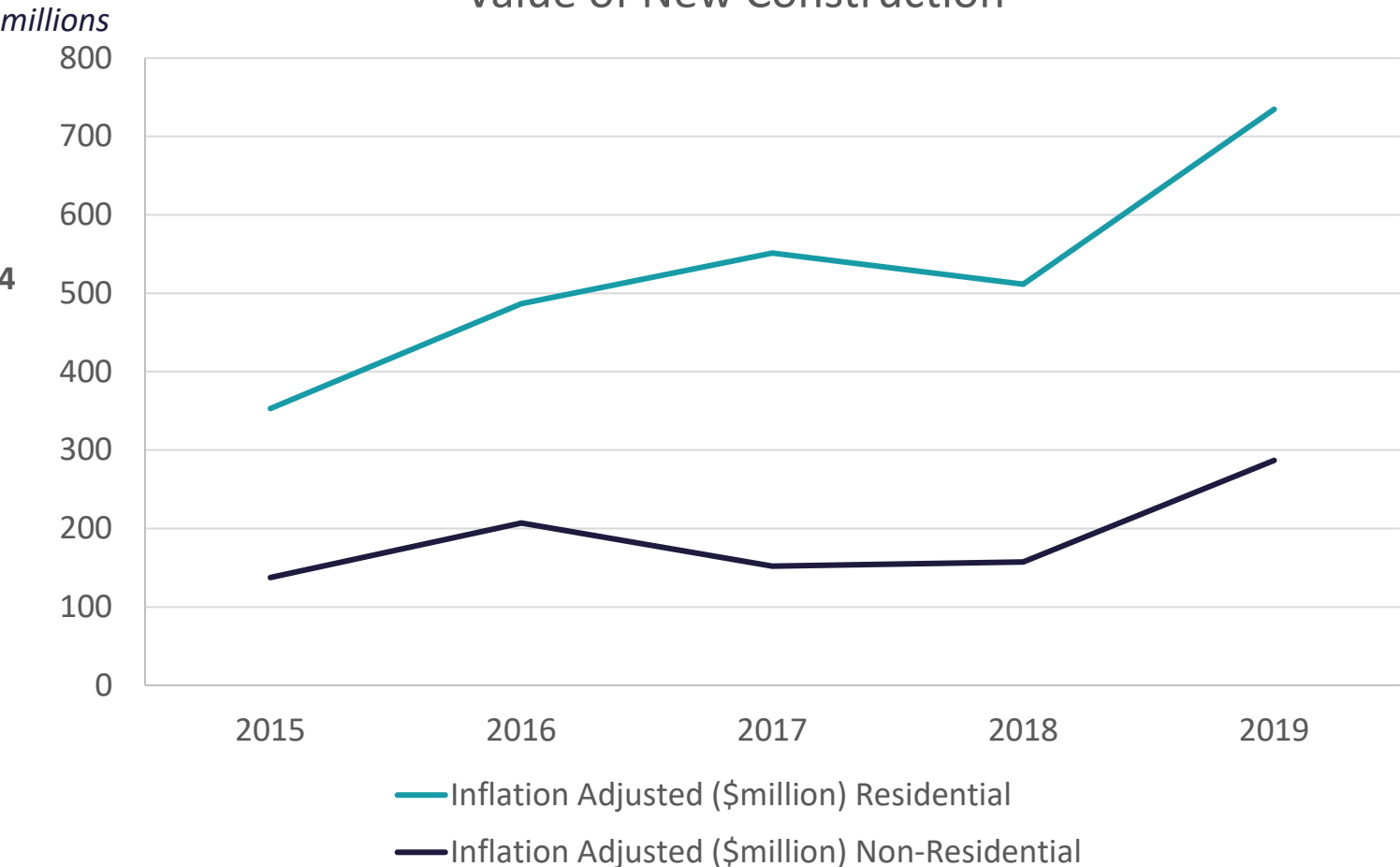


Value of Renovations (\$million)



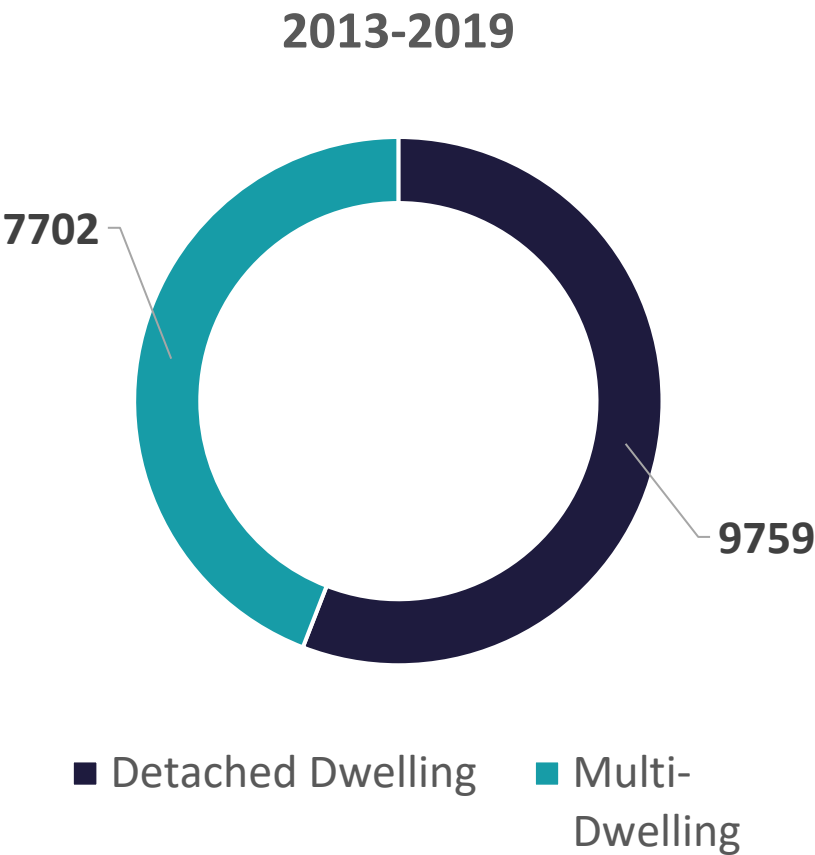
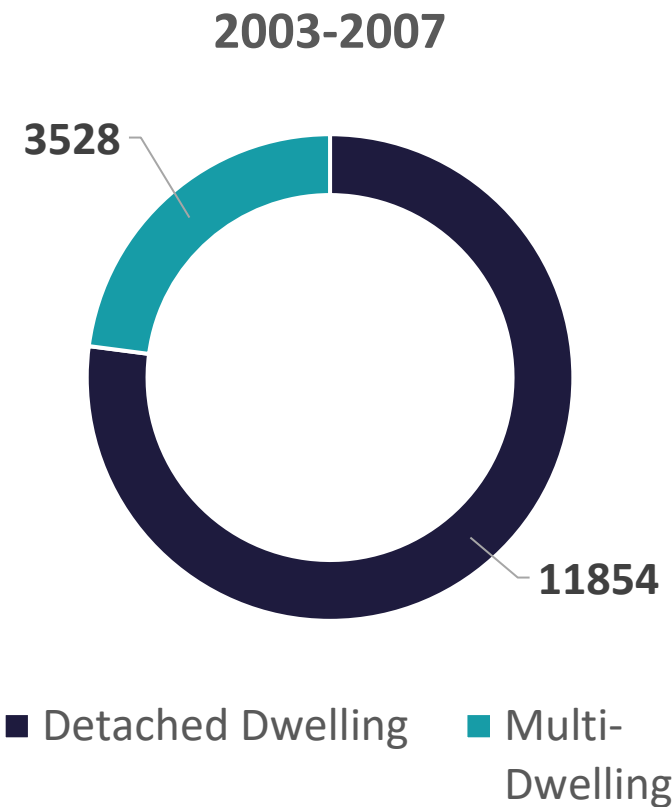
 Residential  Non-Residential

Value of New Construction





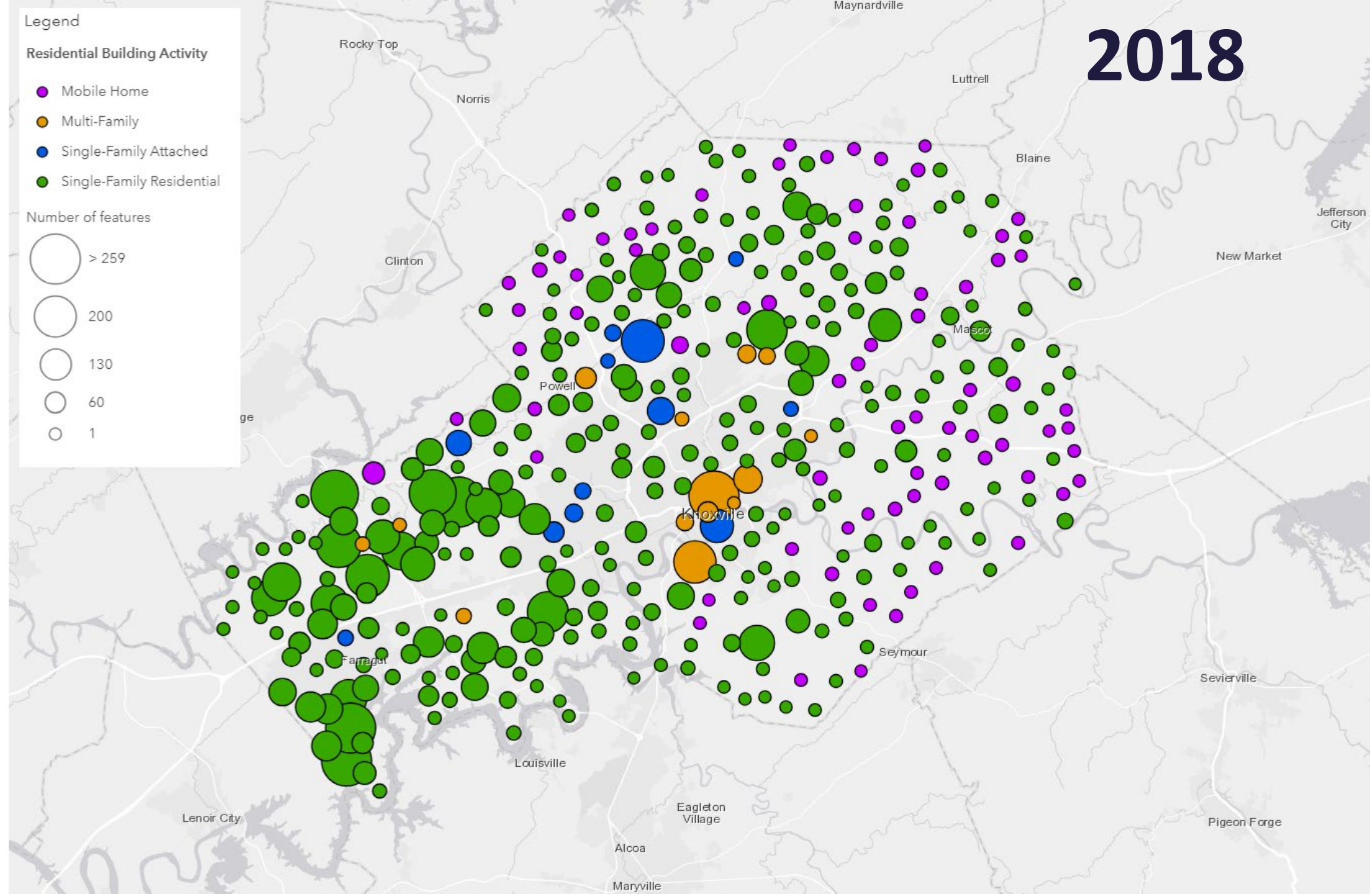
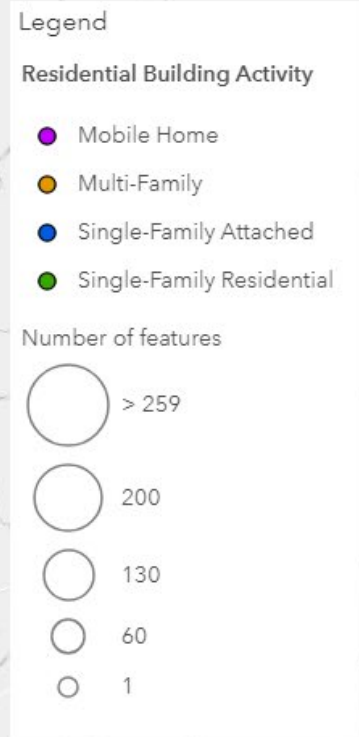
# New Housing Mix







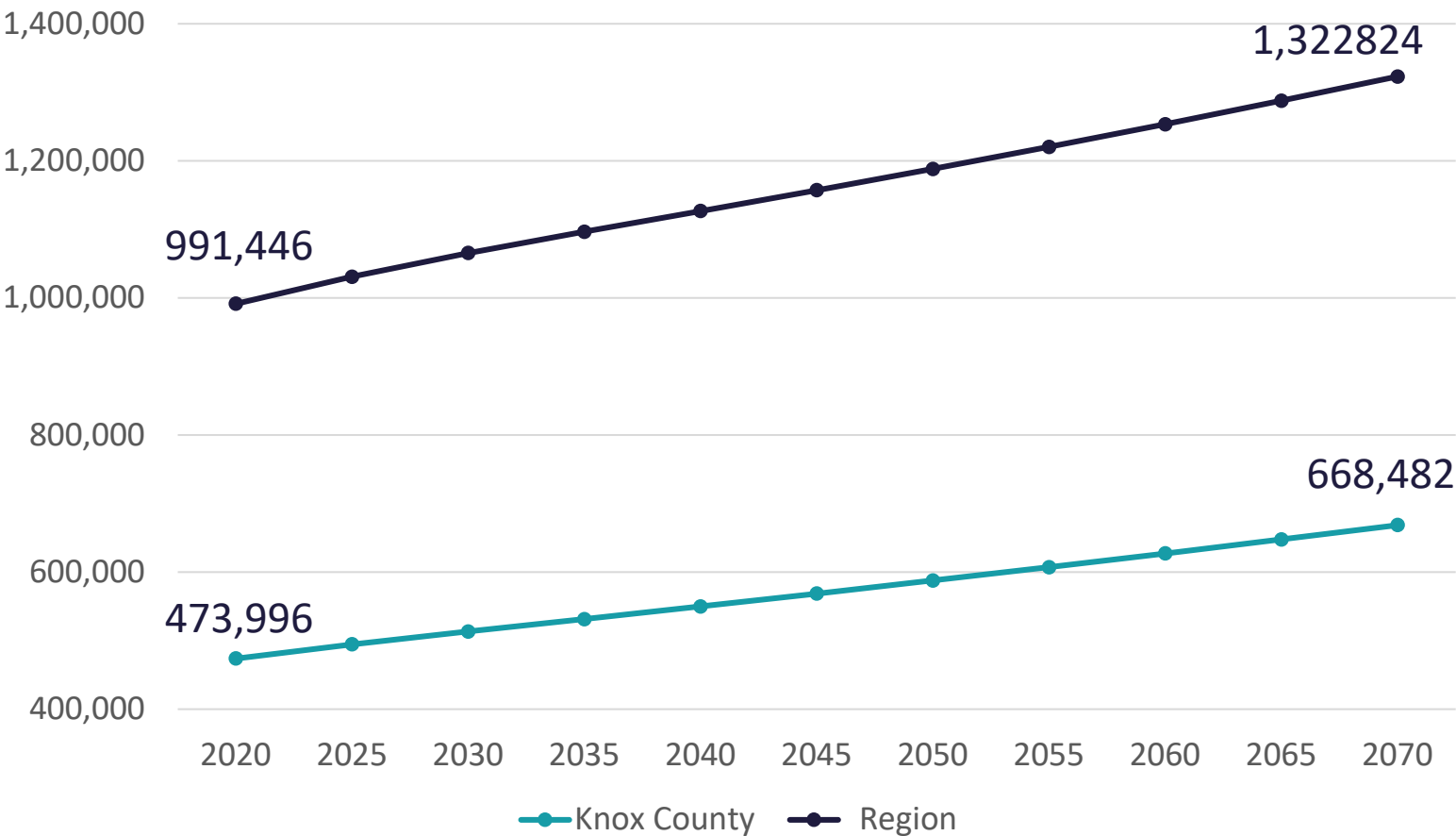
# 2018





# Future Population

Projected Population Growth, Knox County & Region, 2020 - 2070



Source: CBER



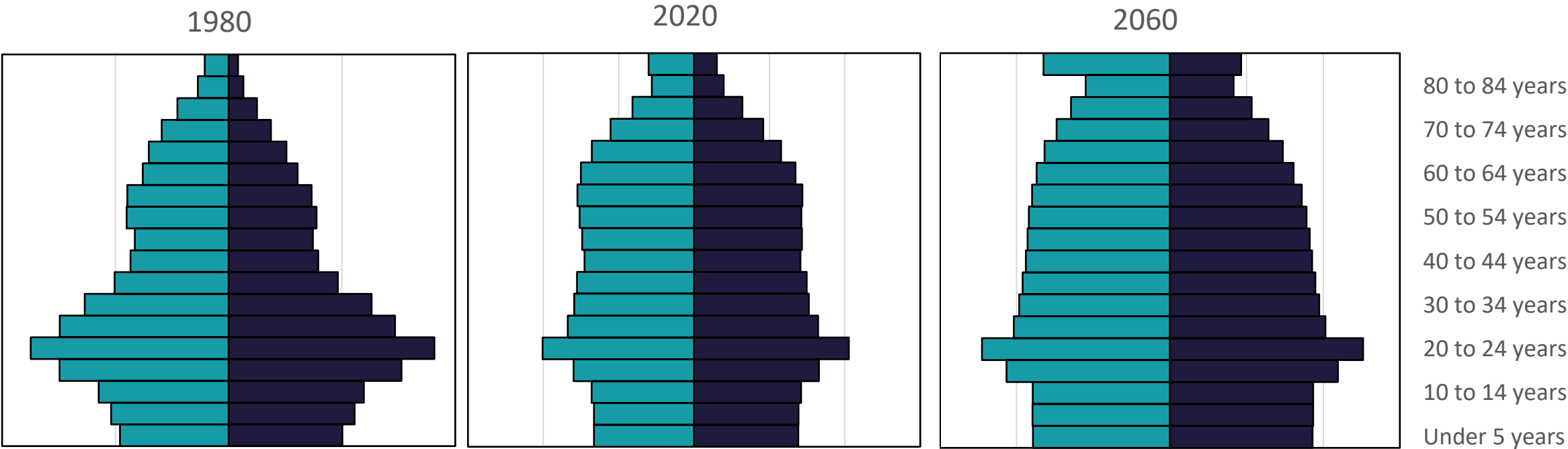
- Knox County
- Region Balance



# Demographic Shift

Changing age-distribution

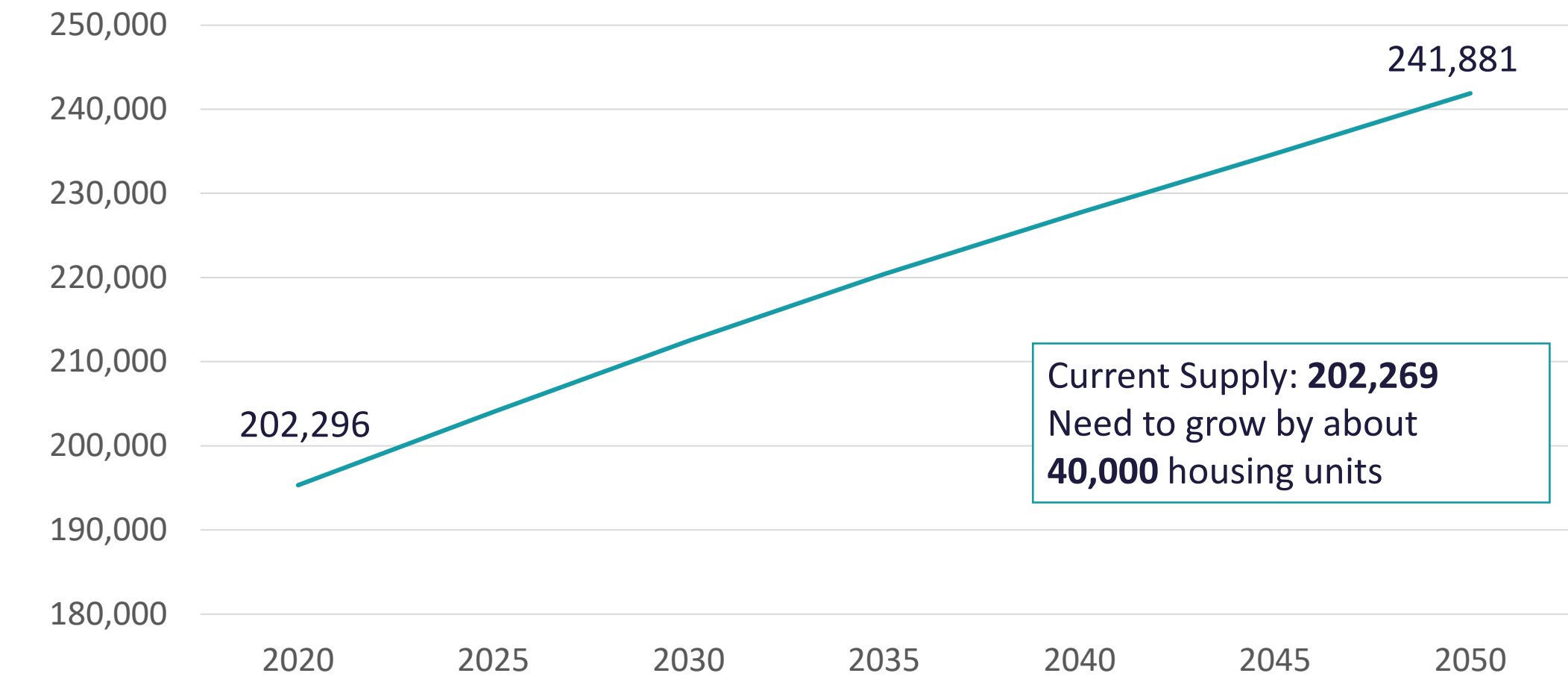
Female  
Male





# Projected Housing Need

Estimated Housing Units, 2020-2050



# Changing Preferences of the Population

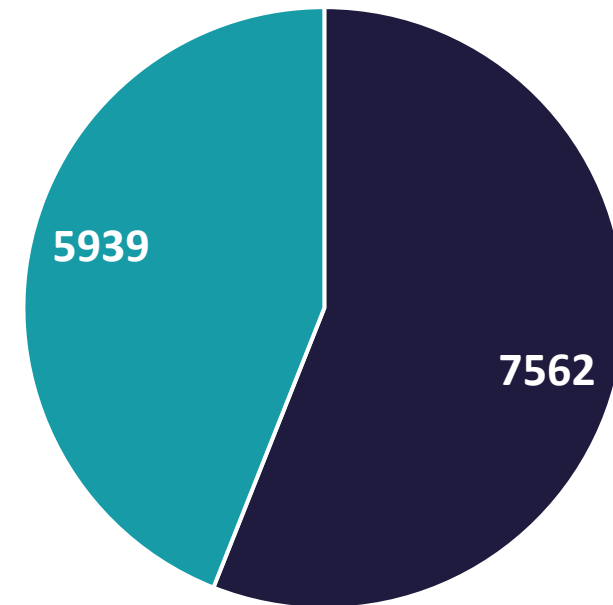
## Millennial preferences:

- Moving into urban areas faster than previous generations
- Less likely to be homeowners
- Varied transportation options (transit, ridesharing, bicycling)
- Walkability, downtown energy, cultural diversity, and social amenities of urban living.

## Recent apartment boom in the City of Knoxville confirms this trend.

- *Past five years*
  - Permits for single-family homes 7,562 or 56%
  - Permits for apartments 5,939 or 44%

2015-2019



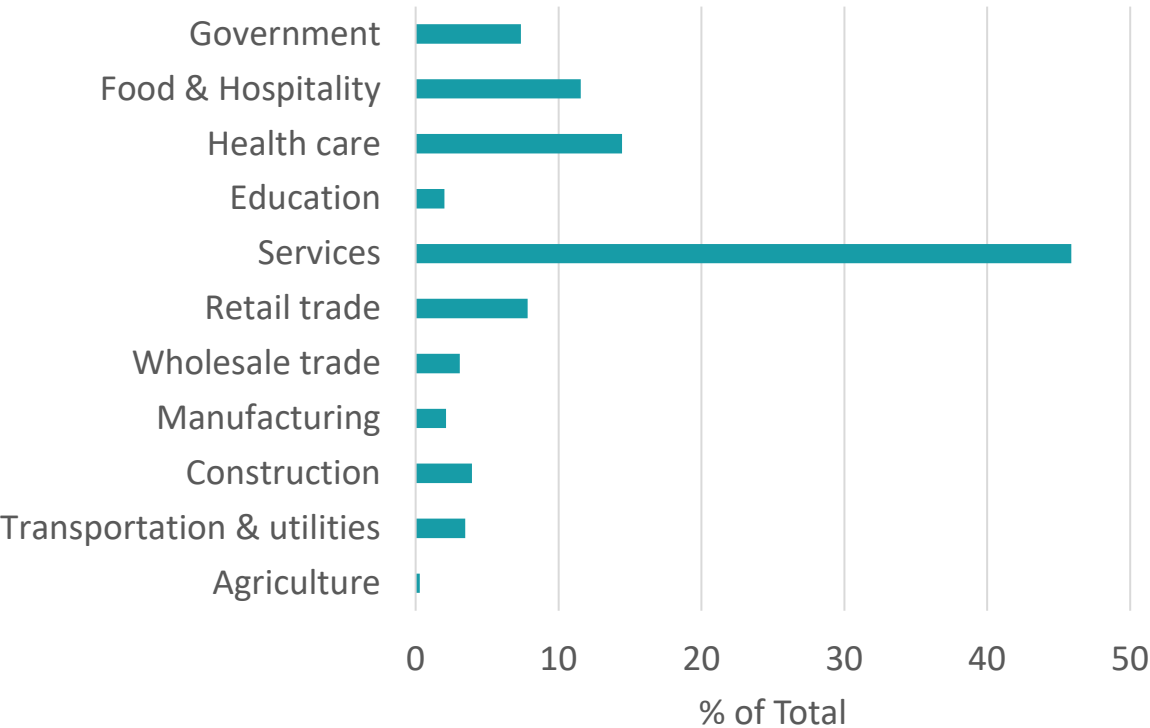
■ Single-family homes ■ Apartments



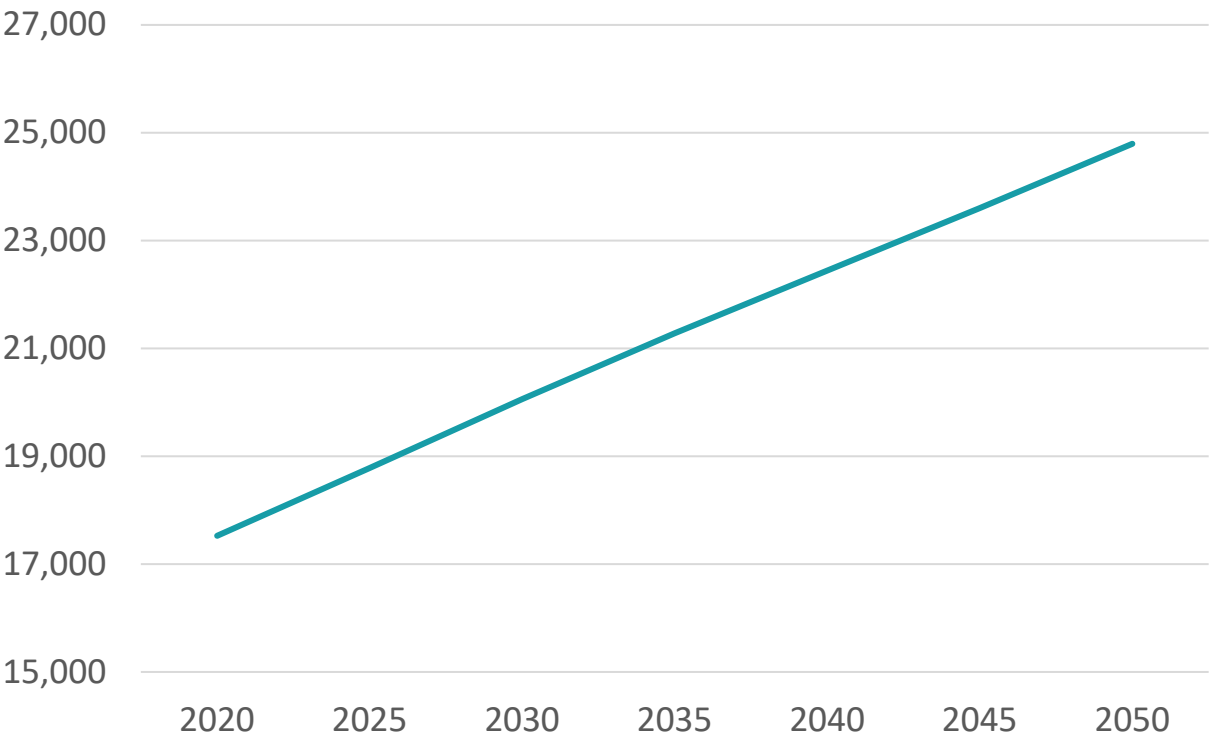
# Projected Labor Force and Businesses

## Labor Projections

Employment by Sector, 2050



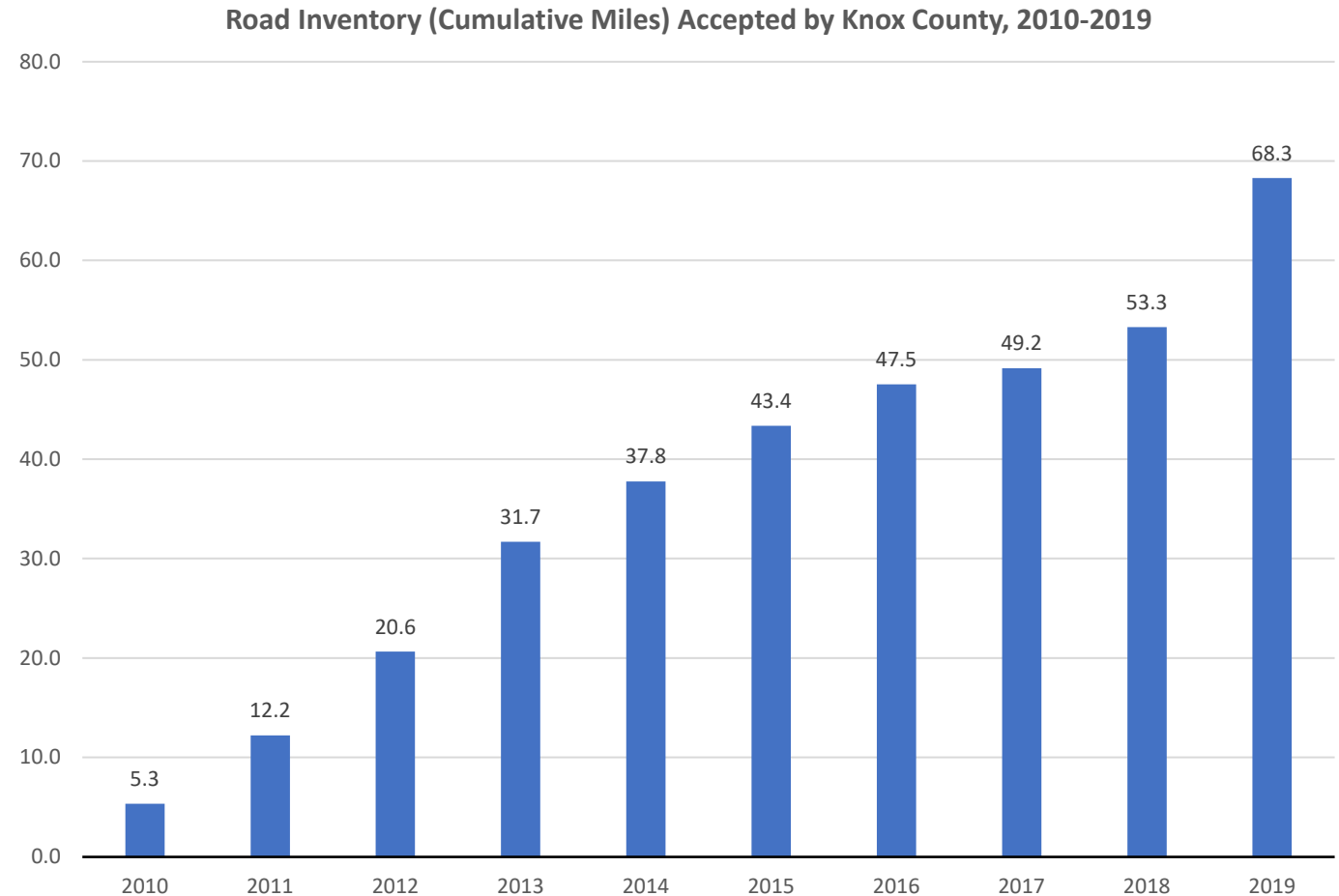
Projected number of establishments



# Transportation in Knox County

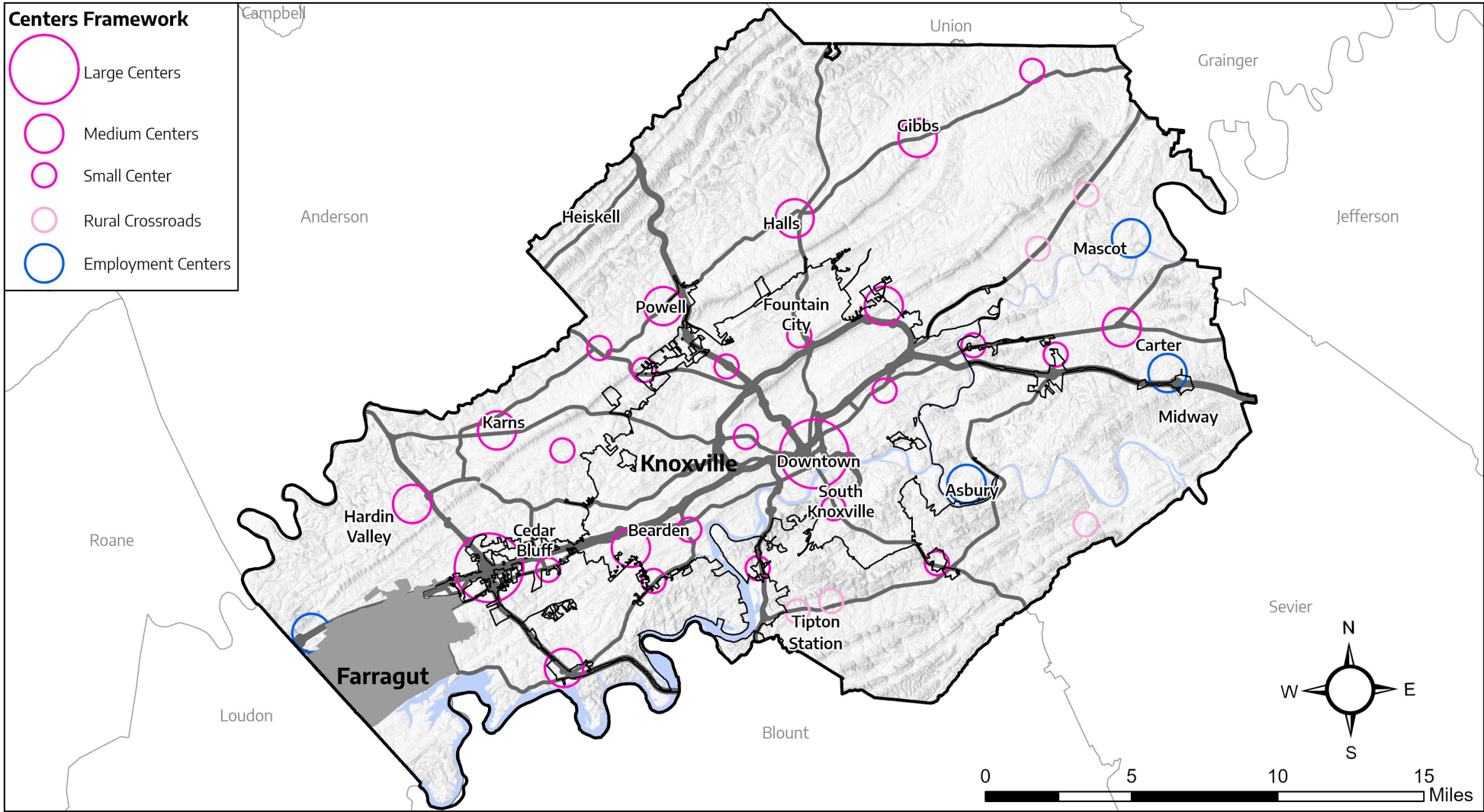
Knox County has approximately 1,800 miles of roadway that they maintain.

- The cost to resurface a two lane roadway is between \$100,000 and \$145,000 per mile depending on the width.
- In 2019 Knox County accepted 15 miles of new subdivision roads. At 26 feet wide the estimated cost to resurface a mile of road is \$145,000 for a total obligation of \$2,175,000.





# Mixed Use Opportunity Areas – Knox County & Knoxville







# County Zoning

## Residential Uses in Commercial/Office Zones

KNOX COUNTY ZONING ORDINANCE												
P = Permitted Use / UR = Use on Review												
PRINCIPAL USE	CA	CB	PC	SC	CH	CR	CN	OA	OB	OC	BP	TC
Dwelling—Above the Ground Floor												
Dwelling—Manufactured Home	P								P			
Dwelling—Multi-Family									P			UR
Dwelling—Townhouse									P			UR
Dwelling—Single-Family									P		UR	UR
Dwelling—Two-Family / "Duplexes"	P								P			UR



# New Planning Tool: Planned Development

- Enables design treatments that may not otherwise fit into the bounds of standard zoning - guided by property characteristics and neighborhood setting
- Project must demonstrate public benefit or meet community need
- Approved use is only allowed use
- Encourages creative and innovative development



# Opportunities for the Future

## Amend Zoning Ordinance to Permit Mixed Use Development

- Permit mixed use development on properties of any size
- Require mix of non-residential and residential uses?
- Require minimum level of intensity?
- Make review and approval process efficient – staff review?



# Opportunities for the Future

## Amend Zoning Ordinance to Permit Higher Density Residential Development

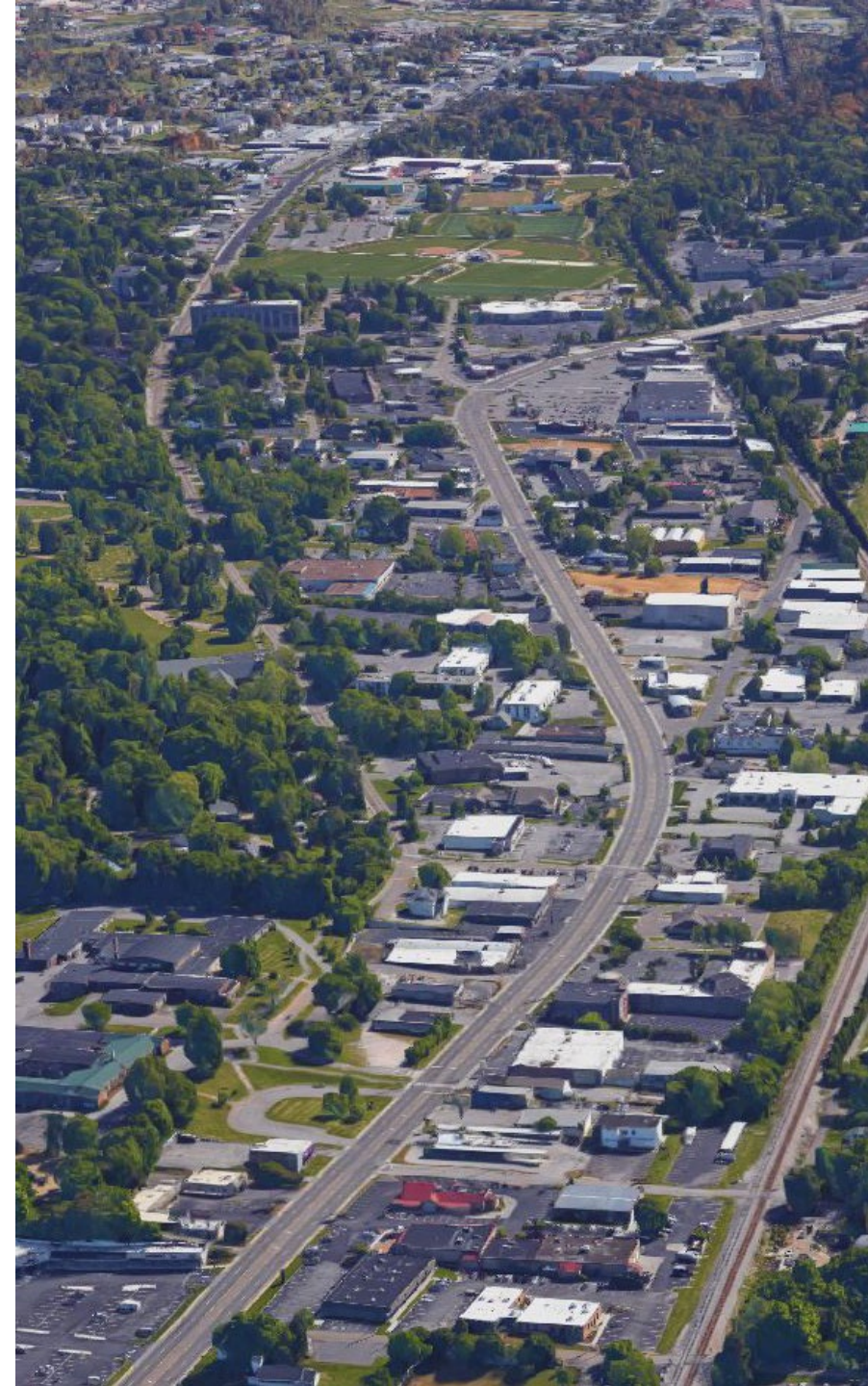
- Identify minimum density desired in appropriate areas
  - This may vary based on character of area
- Include amenities to meet needs of residents
  - Pedestrian connections and facilities
  - Open space – developed and undeveloped
- May require amendment of Sector Plans to identify appropriate locations and densities



# Opportunities for the Future

## Revise Urban Growth Boundary

- Build community support for revising boundary
- Provide supporting data
  - Growth and development trends
  - Review of existing and proposed infrastructure
  - Projections of growth assuming different scenarios
  - Data and support could be provided by General Plan update





# Thank you!

QUESTIONS OR COMMENTS?

GERALD.GREEN@KNOXPLANNING.ORG | 215-3758

