



KNOXVILLE Transit Supportive Development Planning

Project Overview Presentation | July 2025

Team Overview



Consultant Team



Study Background

Knoxville-Knox County Planning and KAT Knoxville Area Transit have partnered on a project to better align:

- Land use, transit access, and economic opportunity.
- Supported by a **grant funding from the Federal Transit Administration**
- Planning's **initial analysis of economic and community conditions was done to identify potential areas which highlight opportunities** for investment along transit corridors.

Study Objectives



***Increase KAT
Ridership***



***Unlock the Potential
of Transit Corridors***



***Catalyze Corridor
Investment***



***Create More
Housing Opportunities***

Phase One

Peer Review

TOOLS & PRACTICES

- Peer review of other municipalities’ mapping tools

Select Data

& METHODOLOGY

- Selection of datapoints and methodology informed by peer review of mapping tools

Create

INTERACTIVE MAP

- Creation of interactive opportunities map

Opportunity Mapping

Priority Investment Areas Knoxville Area Transit

Get Data

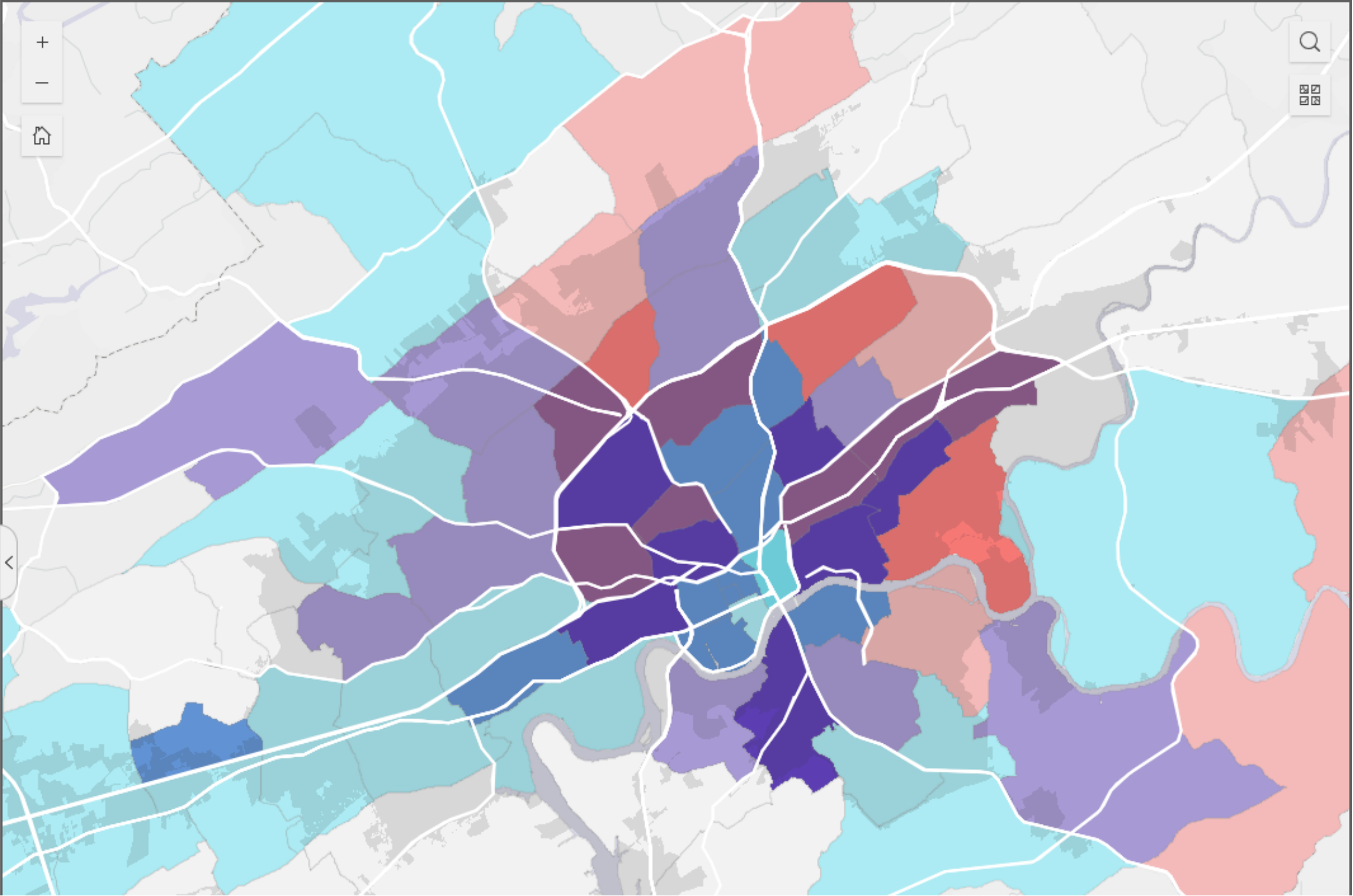
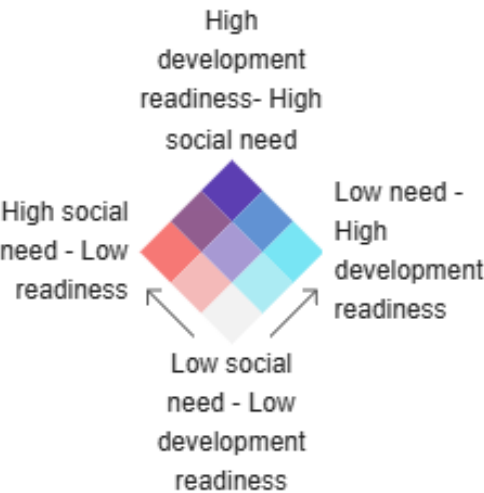
Map

Methodology

Development Ready and Social Combined

Relationship

- Social Factors Score
- Development Readiness Score



Introducing the Consultant Team



Phase Two

Preparation

- Project Kick-Off and Site Visits
- Analysis Mapping
- Initial Work Session and Corridor Identification
- Review of Relevant and Past Plans
- Subject-Matter Expert Engagement

Exploration

- Transit Supportive Strategies
- Market and Demographic Analysis
- Subject-Matter Expert Engagement
- Transit Supportive Strategy Concept Exploration
- Implementation Toolkit

Finalization

- Draft Report
- Work Sessions
- **Presentation of Recommendations**
- Final Documentation and Deliverables
- Recommendations on Next Steps

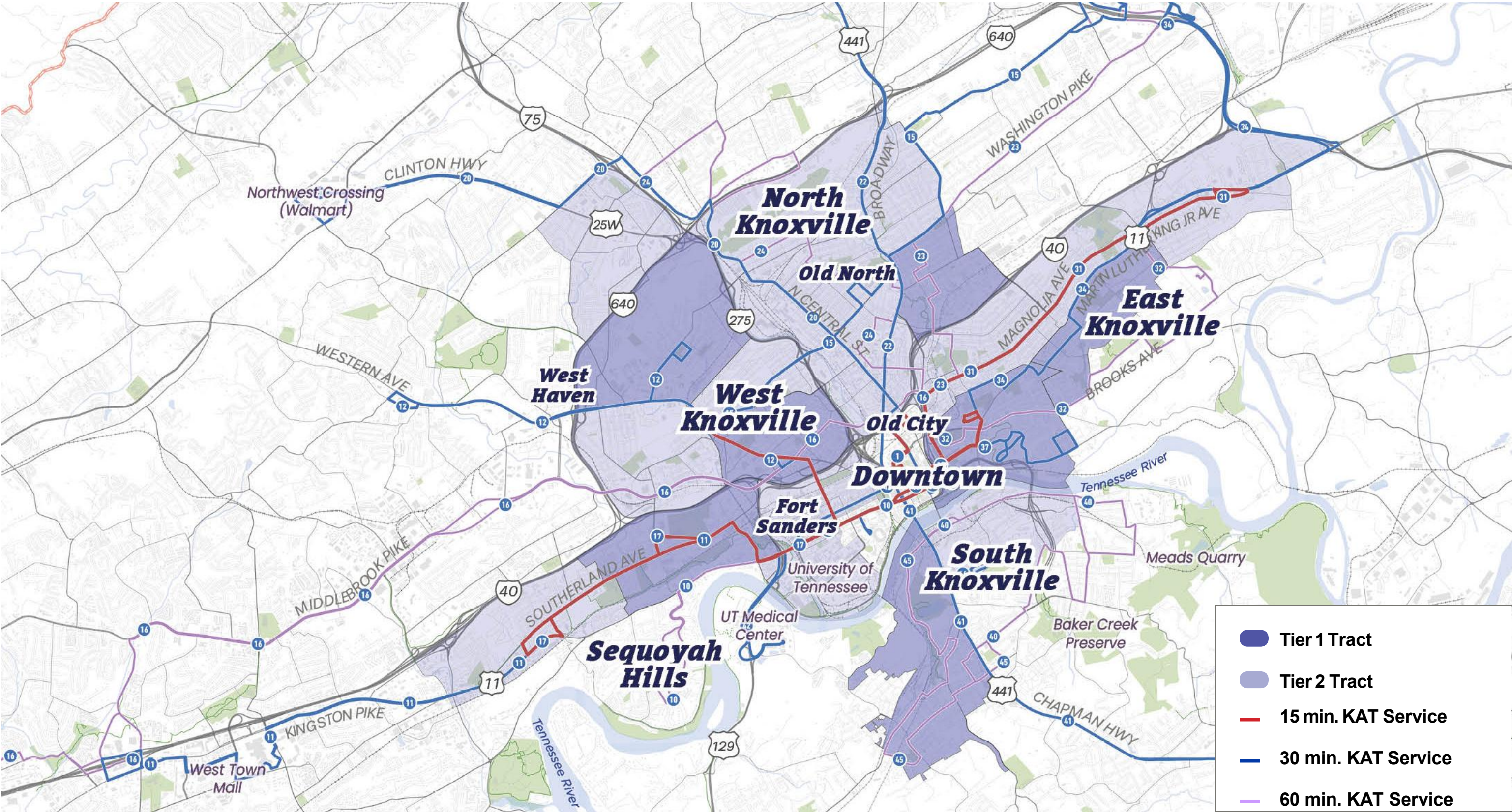
We are here

Benefits of Transit Supportive Development

- Focuses on creating dense, walkable, mixed-use areas centered around or located near a transit stop.
- Emphasizes non-motorized infrastructure.
- Increases housing options.
- Can stimulate the revitalization of economically challenged areas.



Study Area

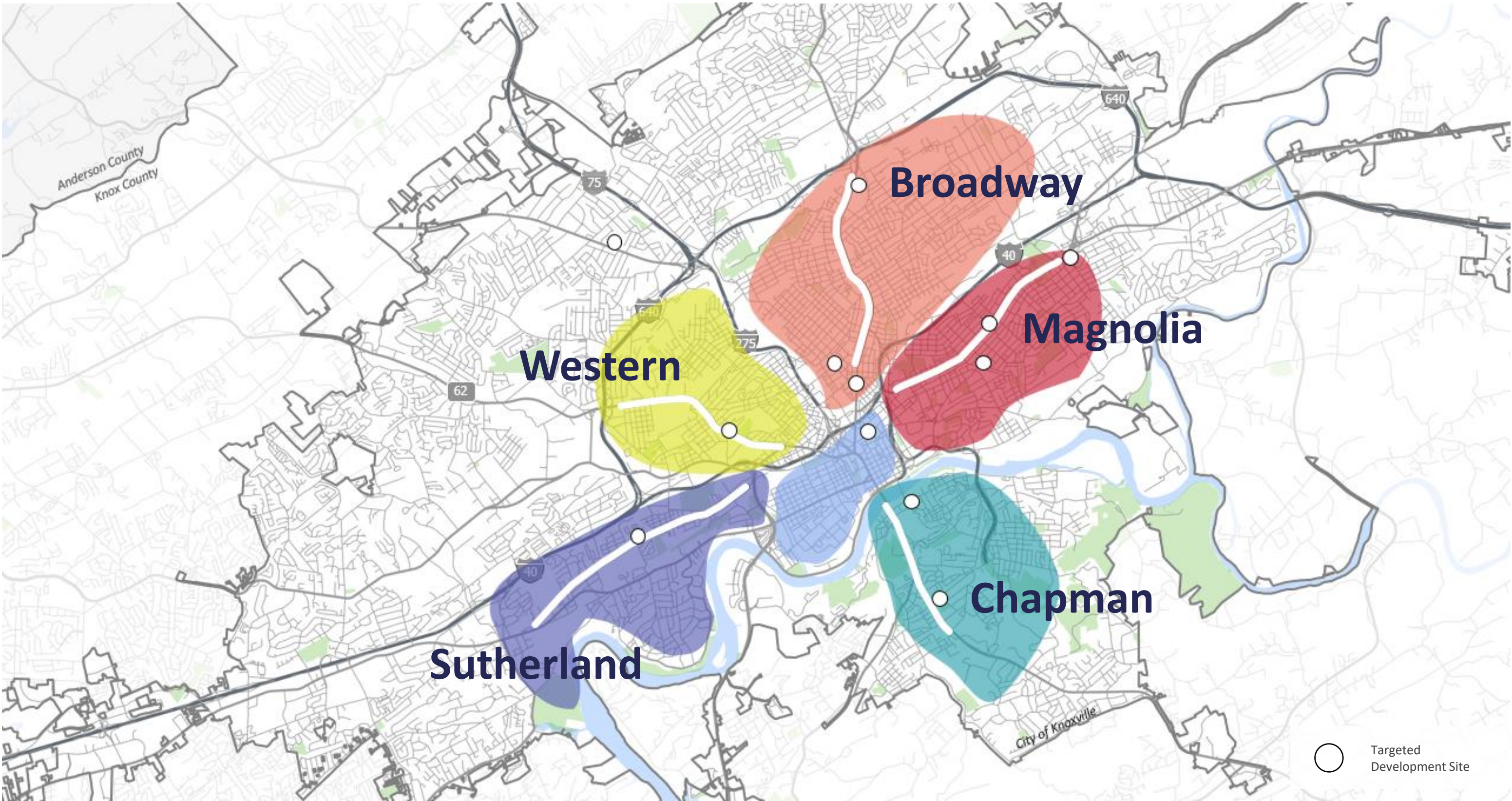


Opportunity Areas and Example Sites

- Is this located in a Tier 1 or 2 PIA?
- Transit access?
- Is this a “quick win?”
- Existing zoning?
- Ownership status/interested seller or redeveloper?
- Corridor Status (City/TDOT)?
- Does this offer potential to be an example for other areas?
- What are the surrounding uses/context?
- Align with City priorities?
- What high-level issues might this face in development (e.g. brownfield)?

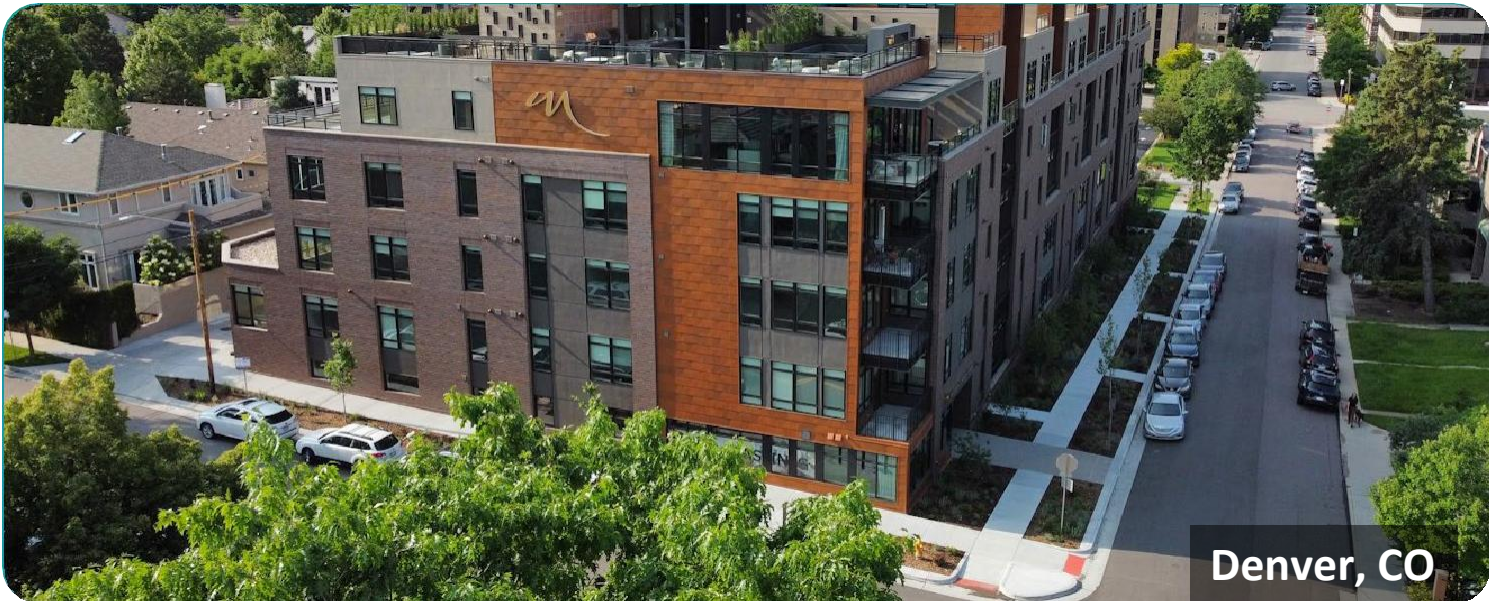
Identified sites do not need to meet all criteria.

Corridor-Based Submarkets



Example Planning and Development Typologies

Infill Development



Neighborhood Node



Plaza Redevelopment



Catalytic Site



Infill Development Typology

An individual lot or a few small adjacent parcels with redevelopment potential that fits into and complements the existing context

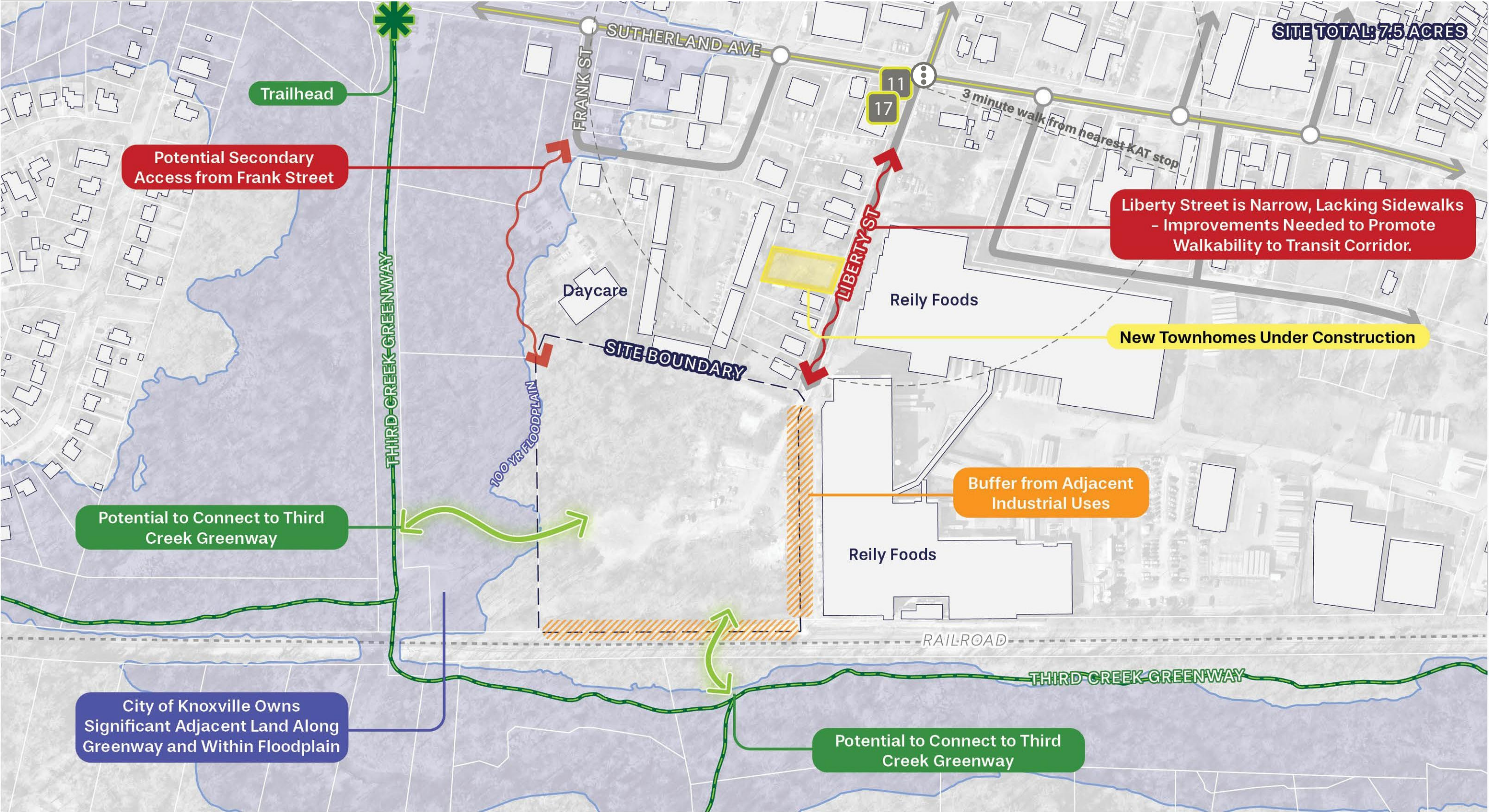
- Sensitive redevelopment of key sites along corridors or within neighborhoods
- Can range from varied housing types, commercial, office, and mixed-use



Infill Development Example

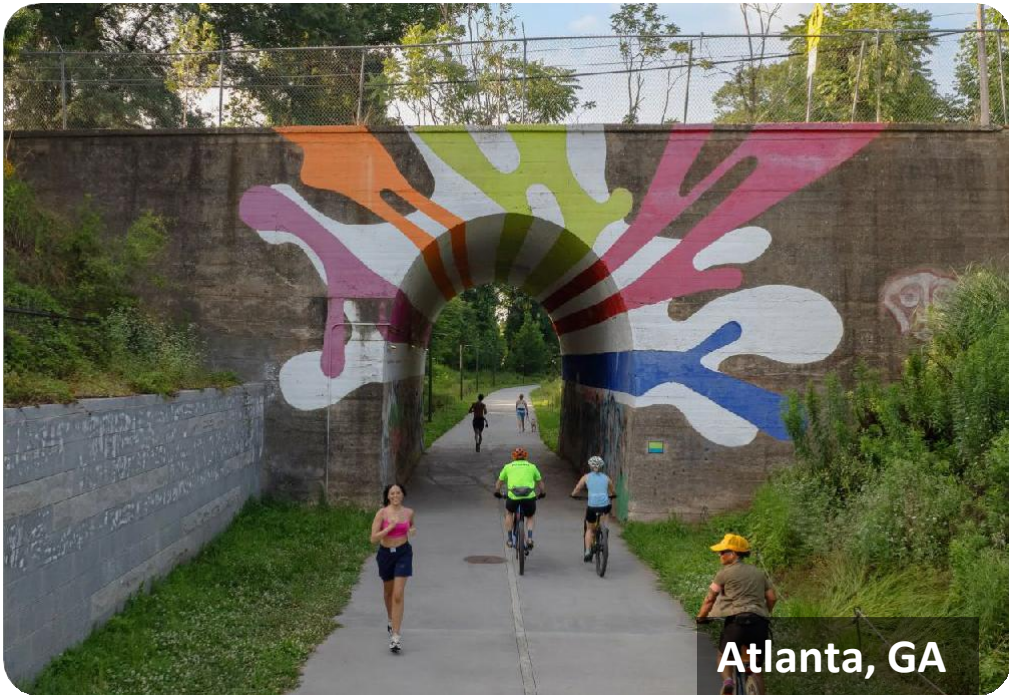
Liberty Street

1 IN = 200 FT



Infill Development

Precedent Imagery



Neighborhood Node Typology

A small area with a mix of uses that can serve as an anchor or center of activity for the surrounding neighborhood

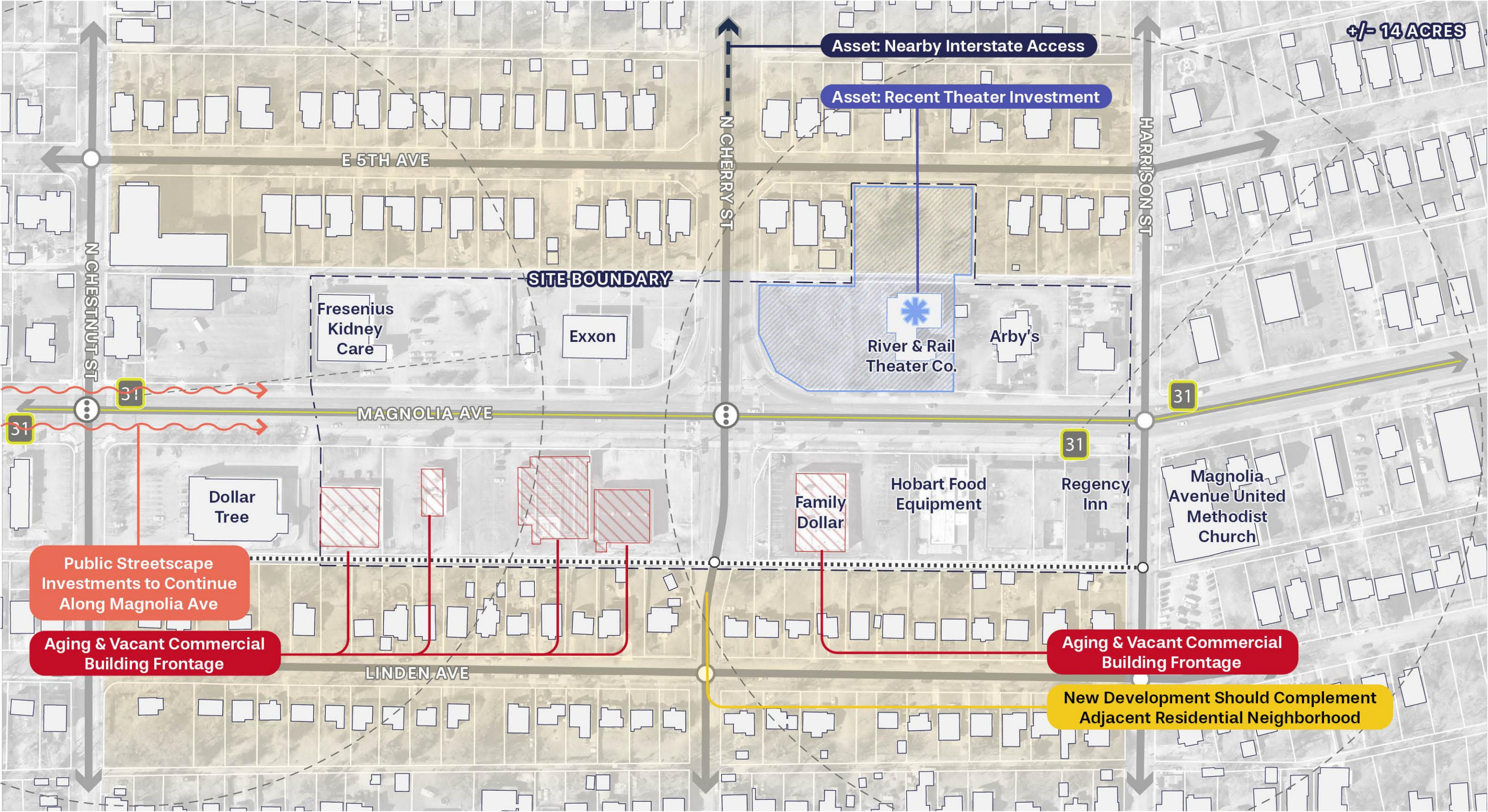
- Redevelopment of sites at key intersections or gateways to neighborhoods
- Low- to mid-rise buildings, in a walkable urban form
- Act as destination for entertainment or services meeting daily needs for nearby residents



Neighborhood Node Example

Magnolia & Cherry

1 IN = 100 FT



Neighborhood Node

Precedent Imagery



Indianapolis, IN



Columbus, OH



Cincinnati, OH



Alpharetta, GA



Columbus, OH

Plaza Redevelopment Typology

An existing commercial shopping plaza/center with potential for complete redevelopment or complementary infill development on or adjacent to the property

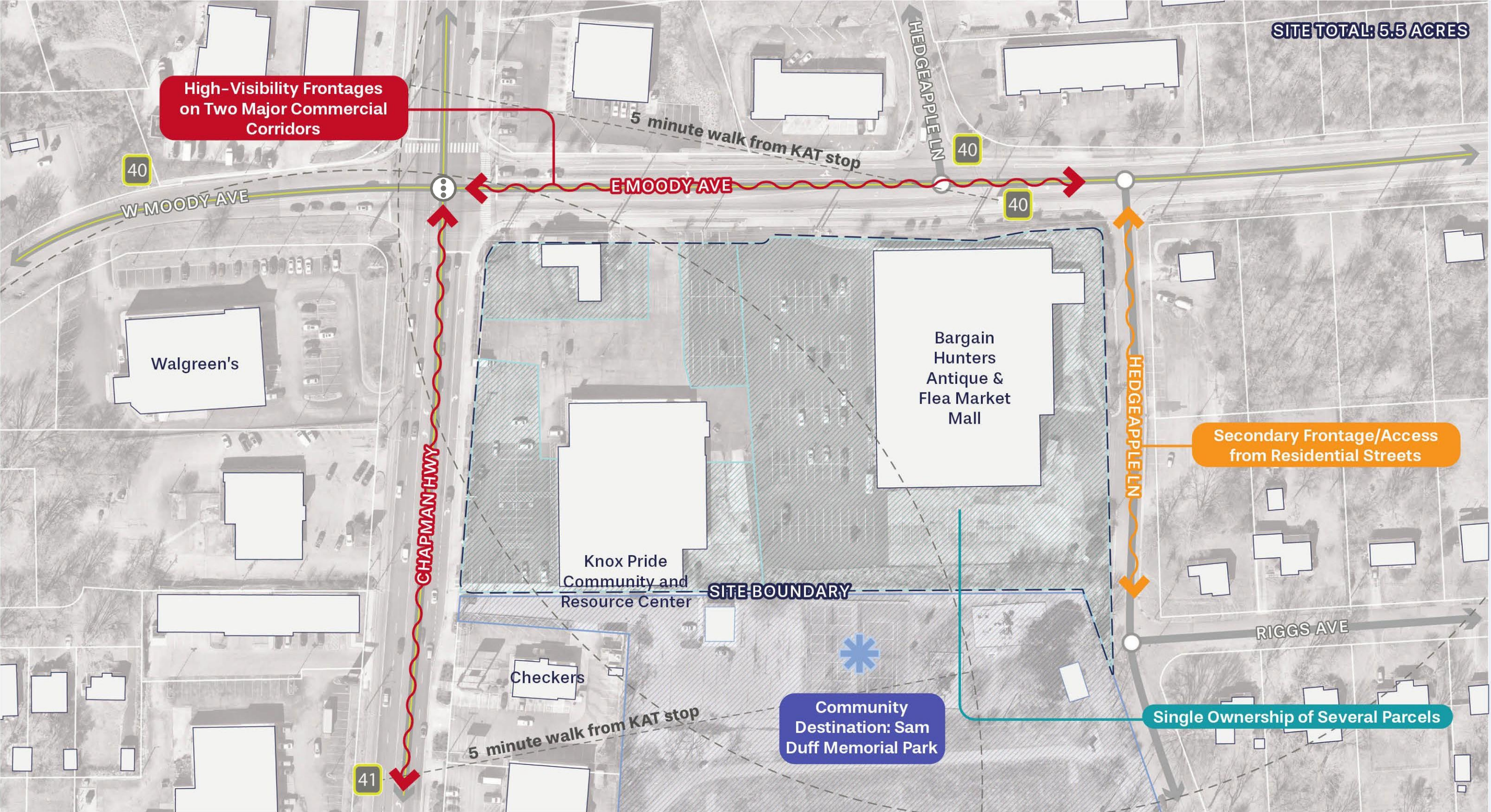
- Redevelop and improve underinvested or underutilized commercial real estate along key corridors with transit access
- Surface parking area central to the property and shared among businesses



Plaza Redevelopment Example

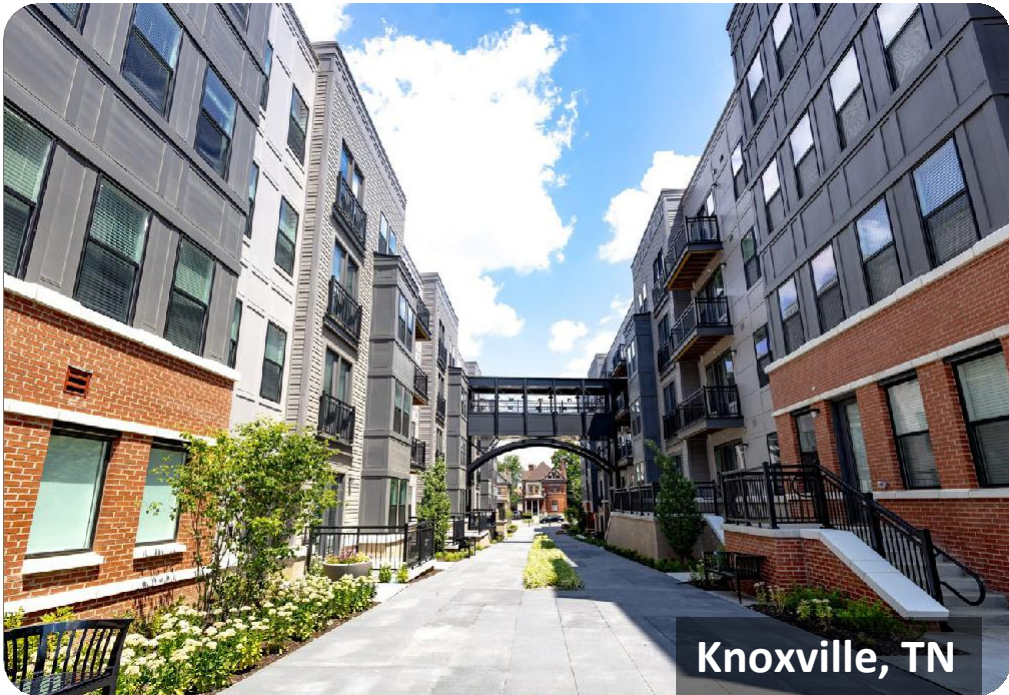
Moody & Chapman

1 IN = 100 FT



Plaza Redevelopment

Precedent Imagery



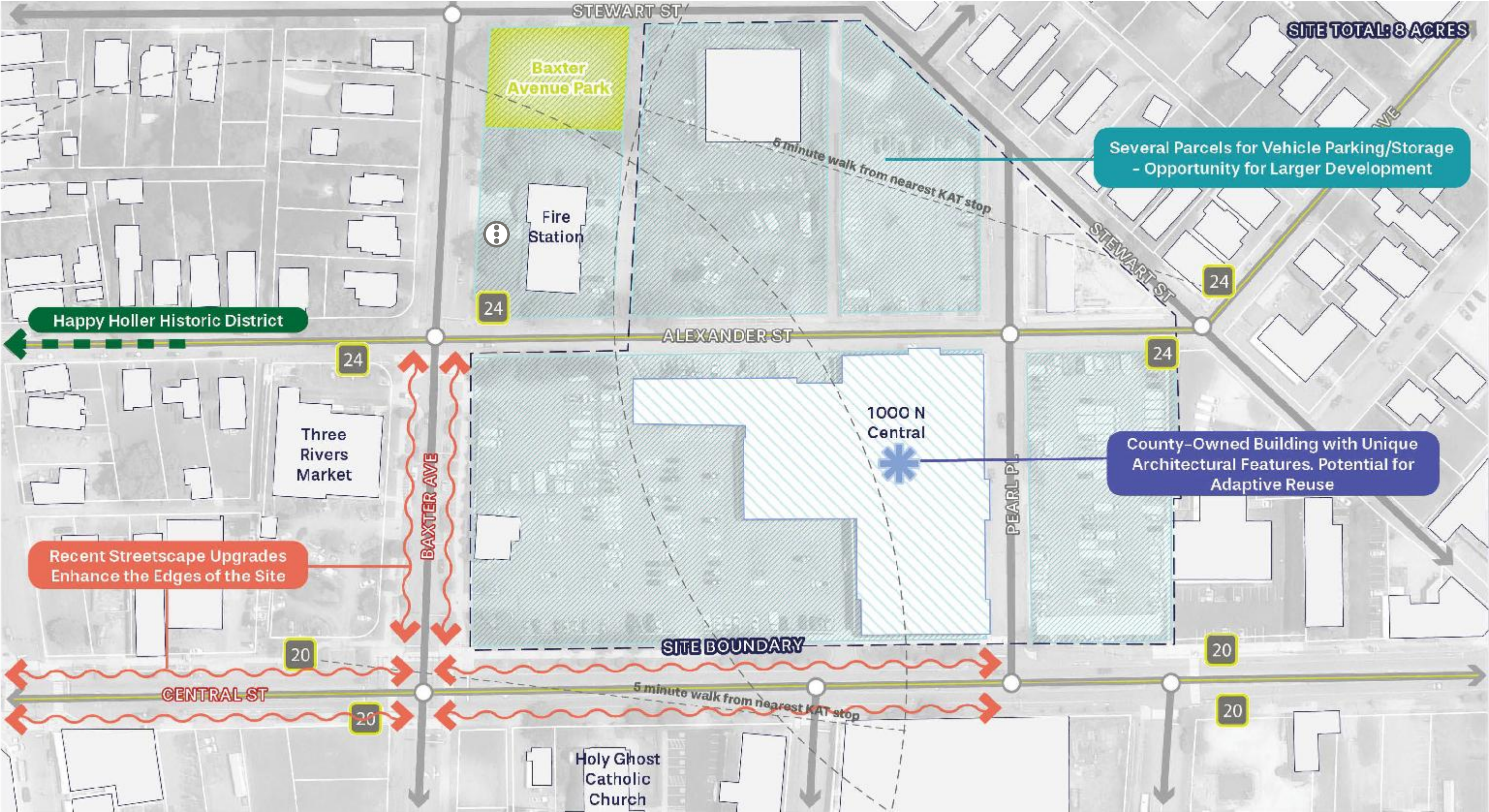
Catalytic Site Typology

A large-scale site with the unique and substantial economic development opportunity to establish a new mixed-use district, destination, or community for the city

- Fundamentally change the trajectory of the development of a key area in the community
- Intended for a mix of uses: variety of housing types, open spaces for visitors and residents, and retail/services



Catalytic Site Example



Catalytic Site

Precedent Imagery



Summary To Date



KAT Reimagined rollout in 2024 provides more frequent transit service on several corridors in city



Zoning changes permit more walkable mixed-use development along the corridors



Study commissioned to understand challenges and identify opportunities to align development activity with transit supported corridors

Next Steps

Public Input

- **Engage the development community and key property owners**
- **Conduct a community survey** to gauge understanding of and interest in this type of development
- **Host community conversations** as part of the Comprehensive Plan to engage the public on TSD

Collaboration

- **Create a working group** of City staff and key stakeholders to review recommendations
- **Convene a working group with Planning and City staff** to evaluate land use and zoning recommendations, including potential code updates and expanding middle housing zoning to TSD areas

Prioritize Investment

- **Identify and prioritize catalytic opportunities** for public-private partnerships
- **Review TSD typologies and identify next steps** for redevelopment
- **Collaborate with KAT** to adjust route planning and determine optimal locations for future bus stops aligned with the Transit Supportive Development Study

Questions & Comments?