

Knox County Growth & Development



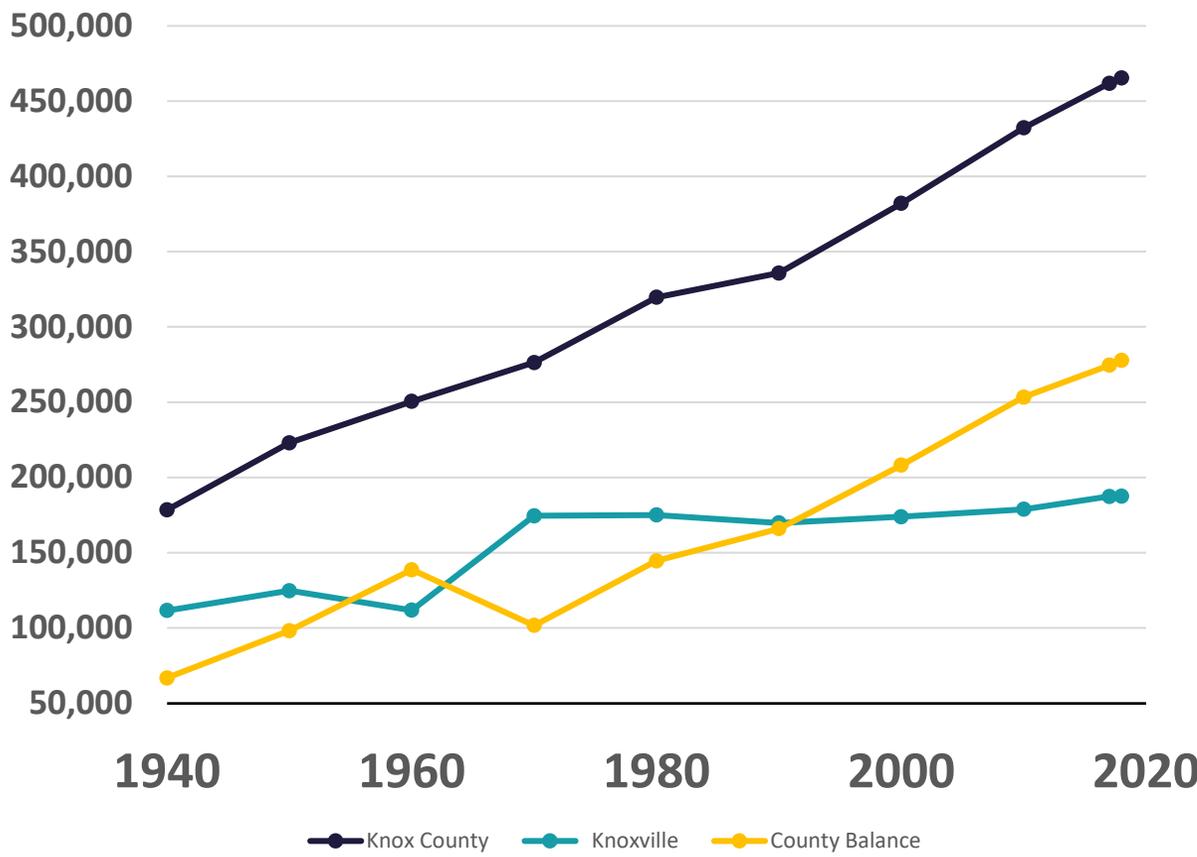
**"Plan for the future,
because that is where you
are going to spend the
rest of your life."**

Mark Twain

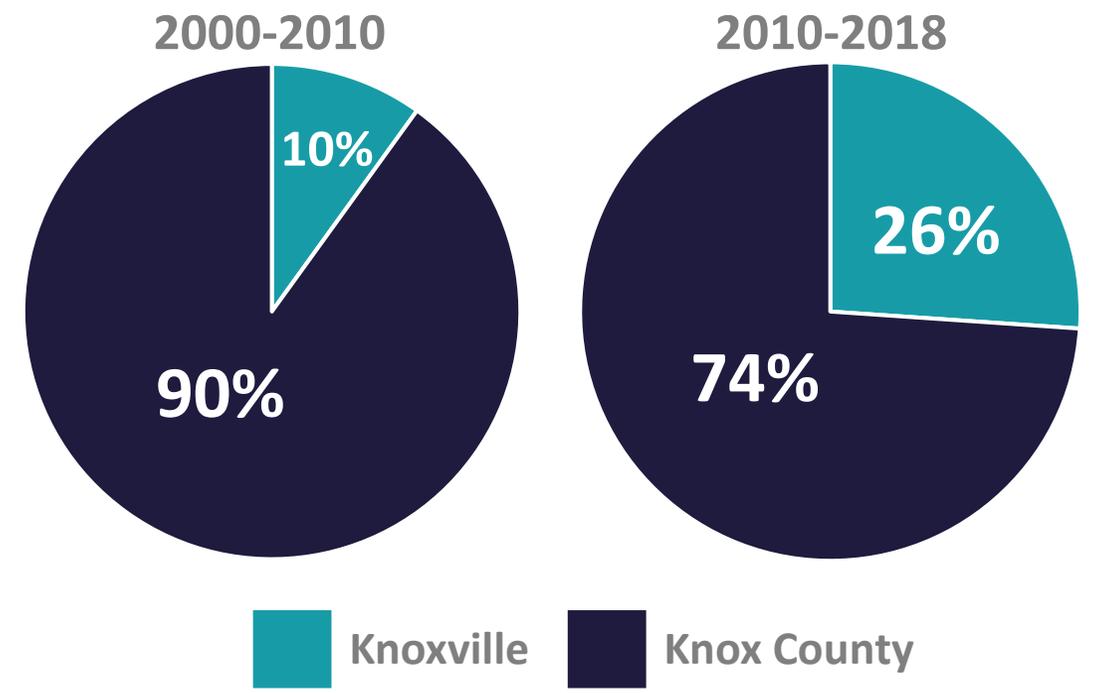


Population Change

Knoxville and Knox County Population, 1940-2018

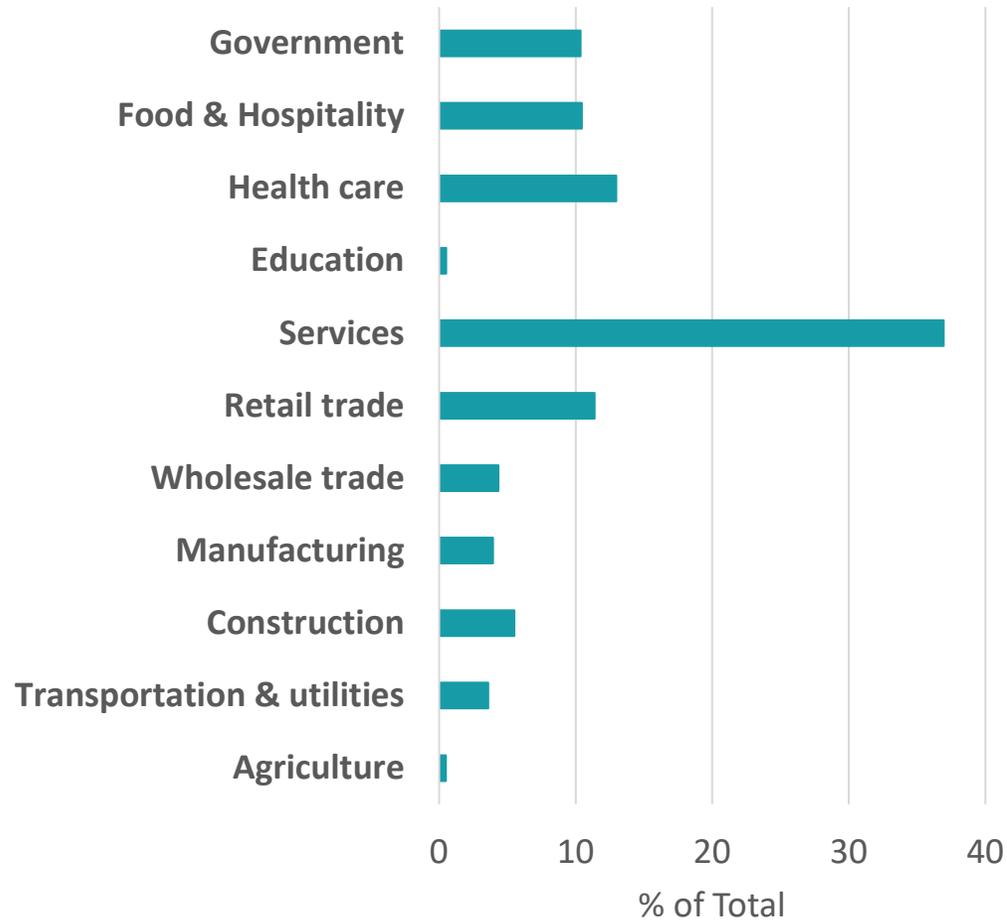


City Share of County Population Growth

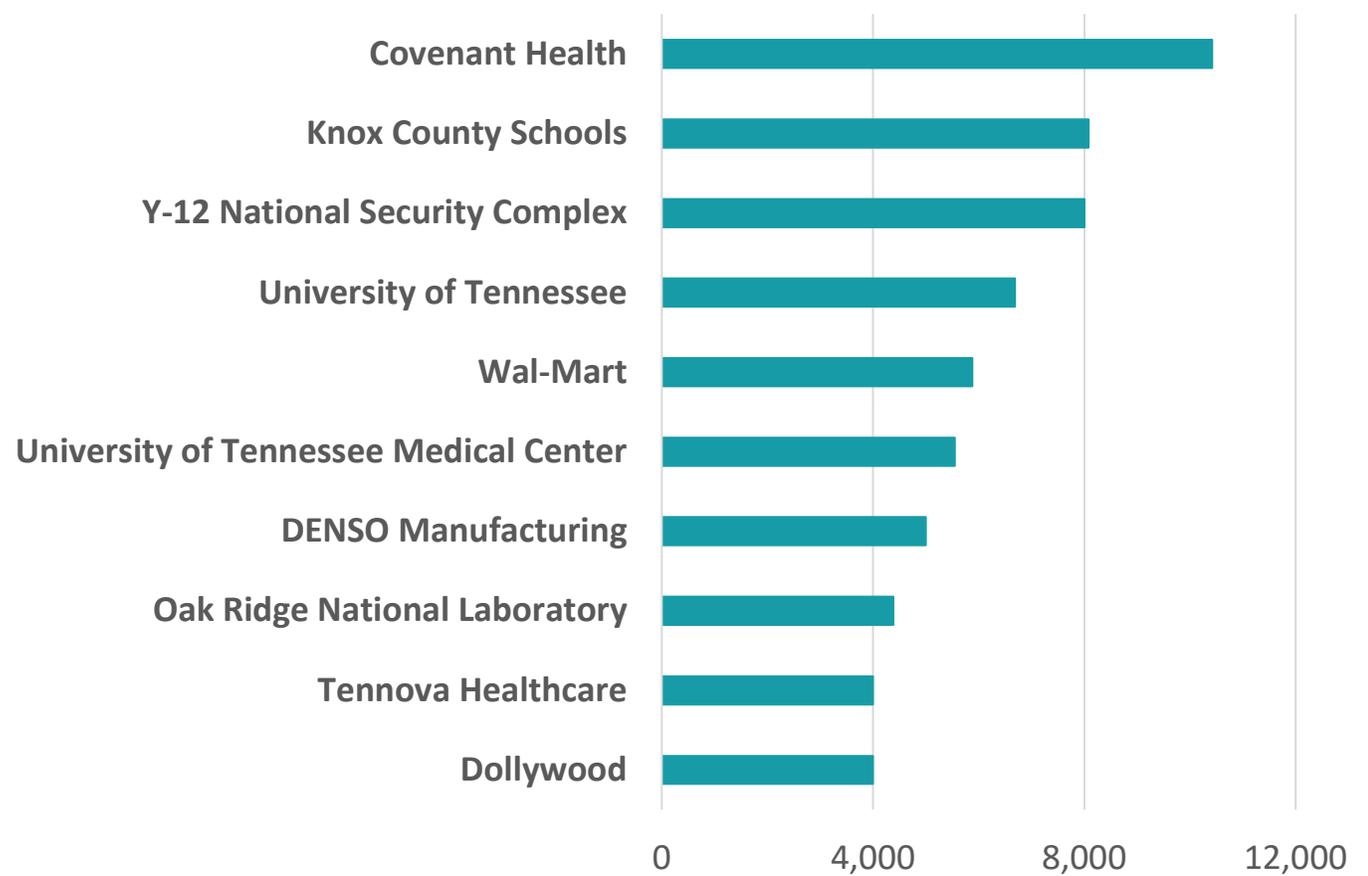


Employment

Employment by Sector, 2020



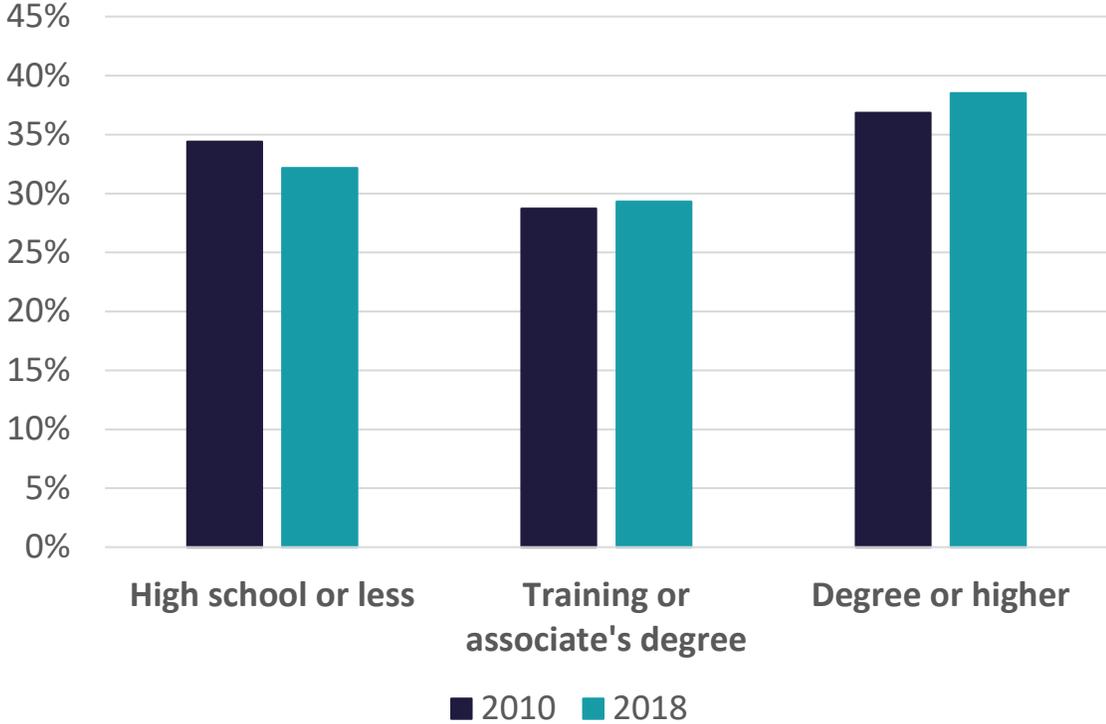
Top Employers, 2018



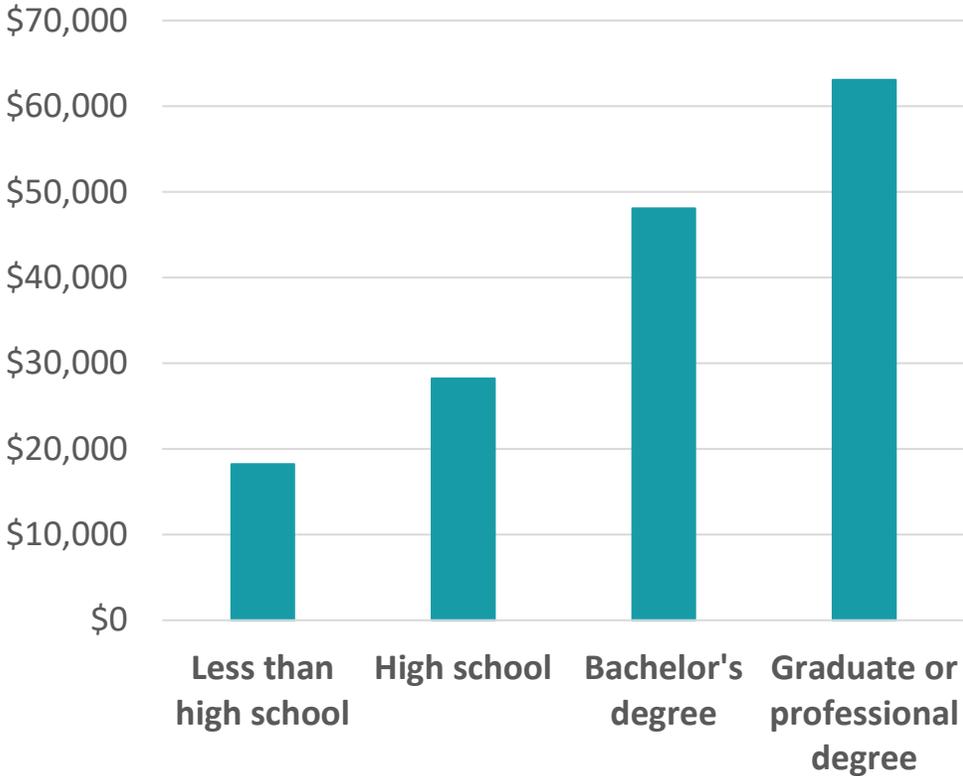


Value of Education

Knox County Educational Attainment— 2010 vs. 2018

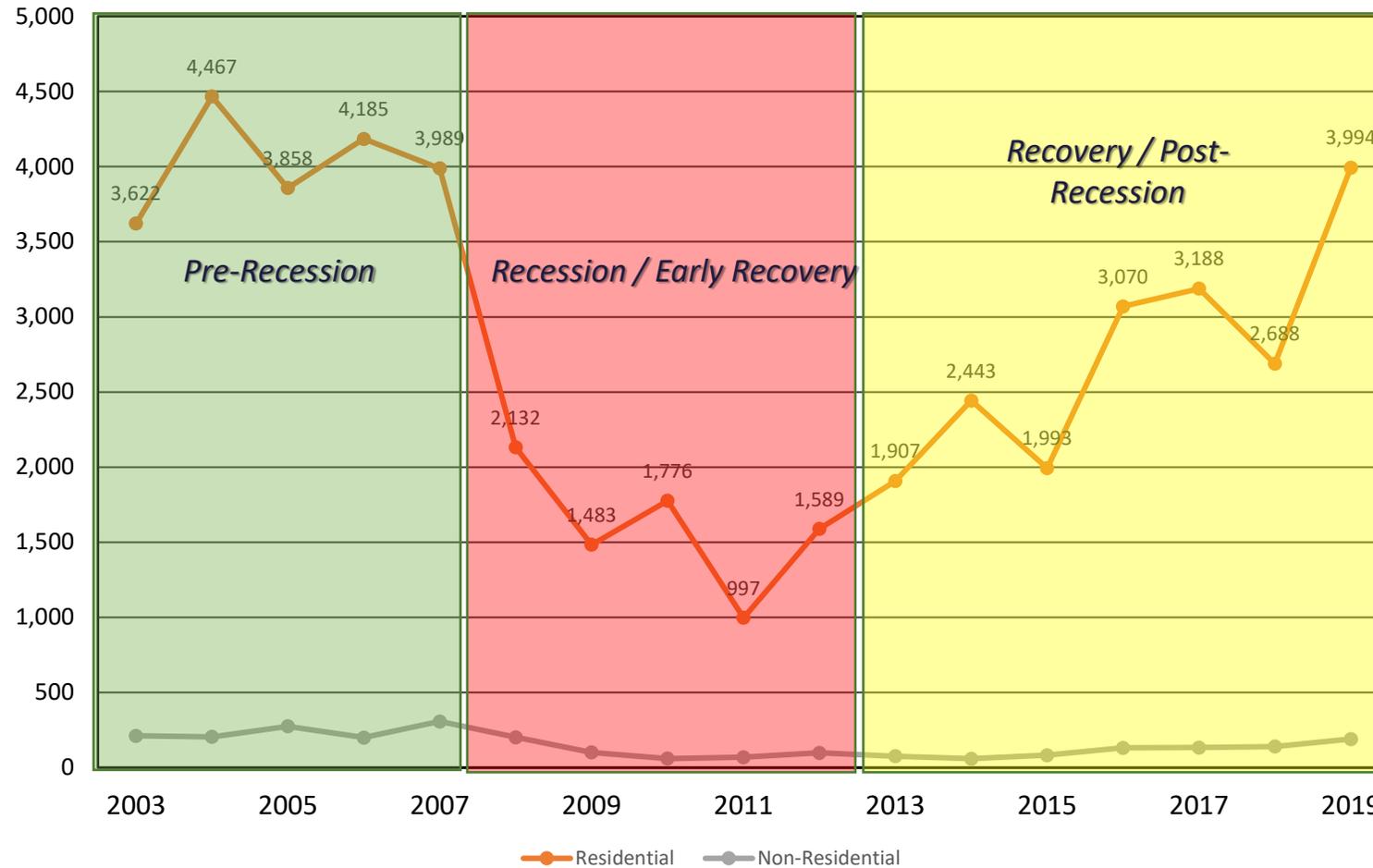


Earnings by Education Level, 2018



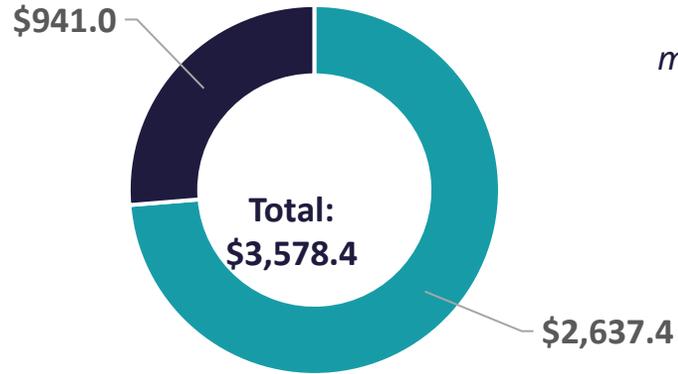
Development Activity

NEW RESIDENTIAL AND NON-RESIDENTIAL UNITS, 2003-2019

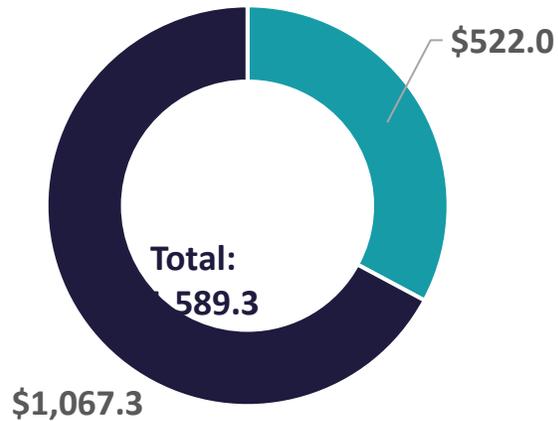


Value of Development

Value of New Construction (\$million)

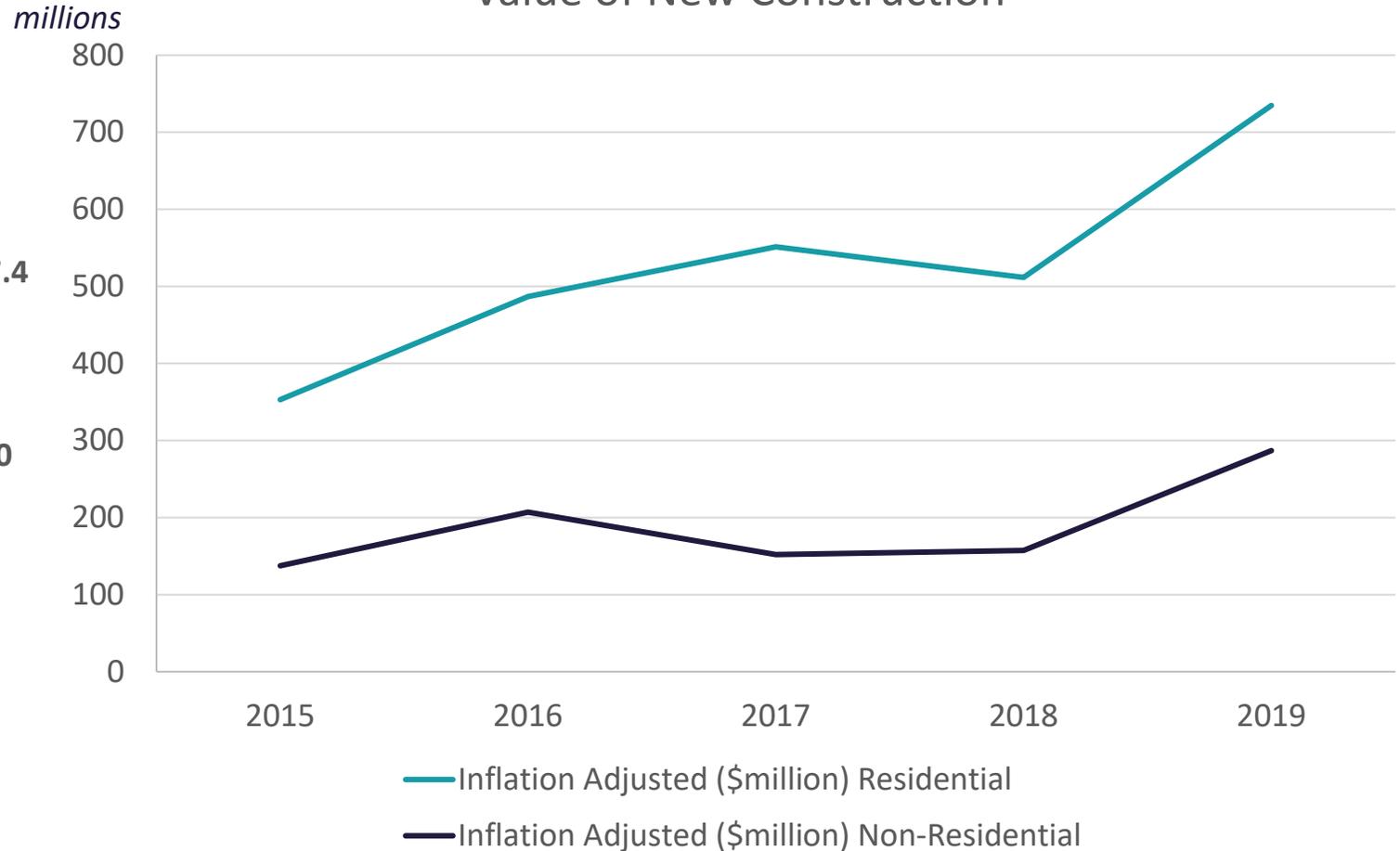


Value of Renovations (\$million)



Residential Non-Residential

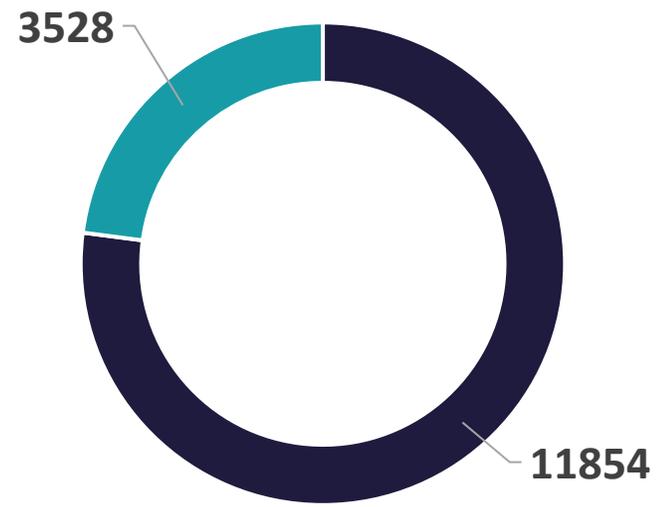
Value of New Construction





New Housing Mix

2003-2007



■ Detached Dwelling ■ Multi-Dwelling

2013-2019



■ Detached Dwelling ■ Multi-Dwelling



2018

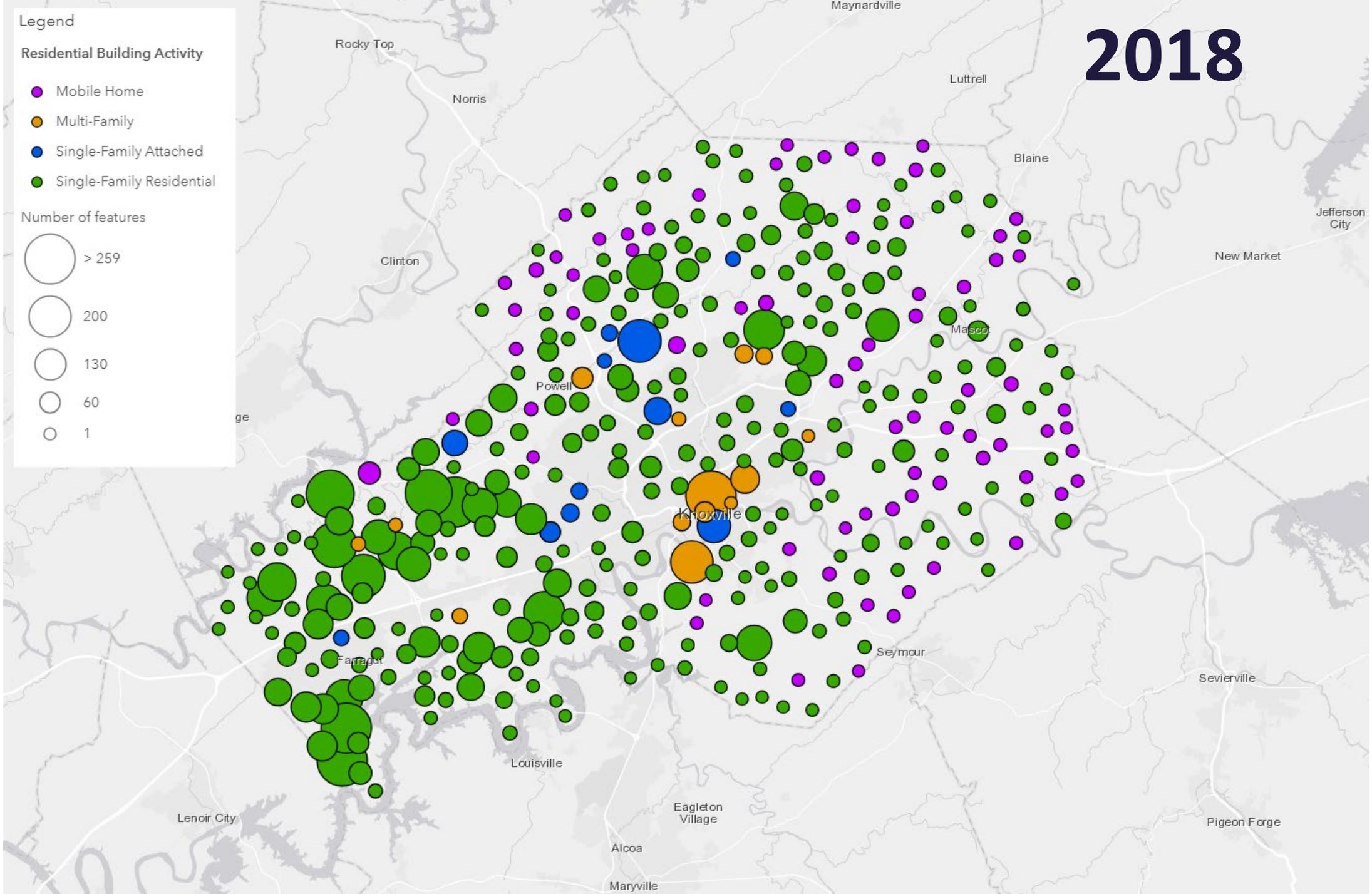
Legend

Residential Building Activity

- Mobile Home
- Multi-Family
- Single-Family Attached
- Single-Family Residential

Number of features

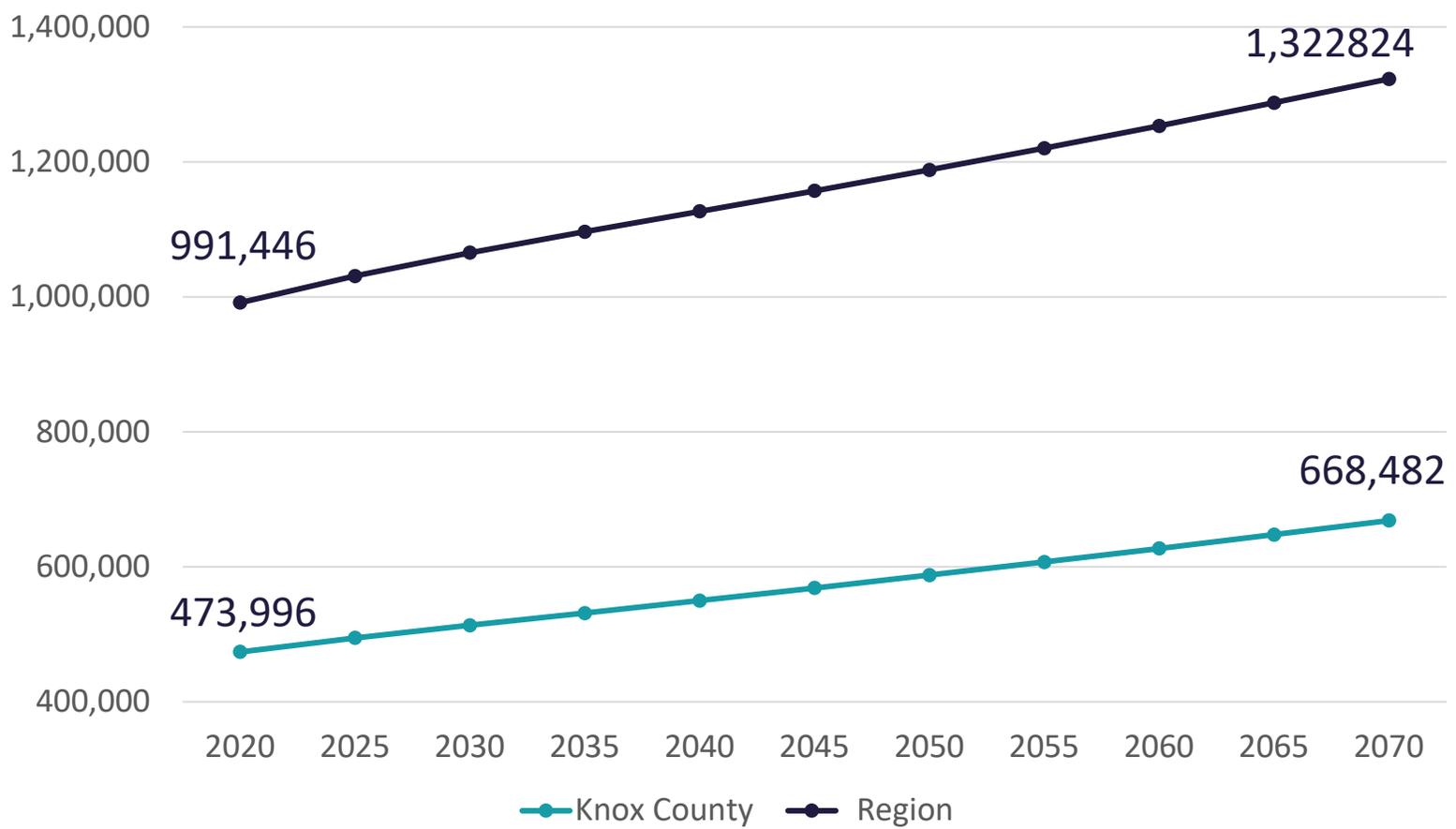
- > 259
- 200
- 130
- 60
- 1



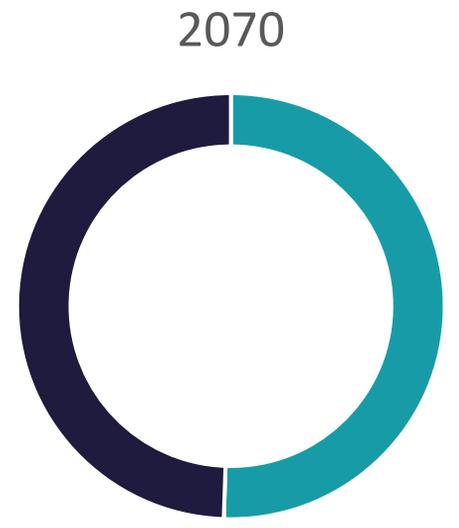
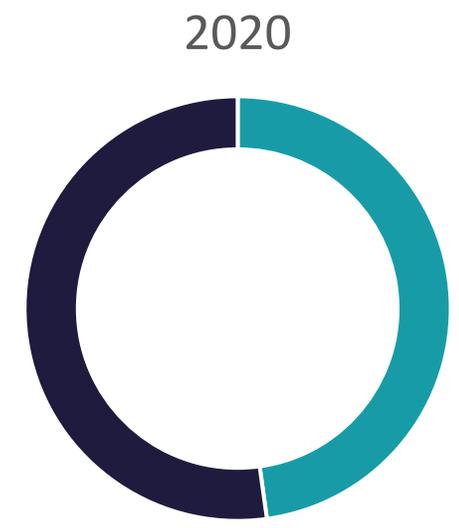


Future Population

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



Source: CBER



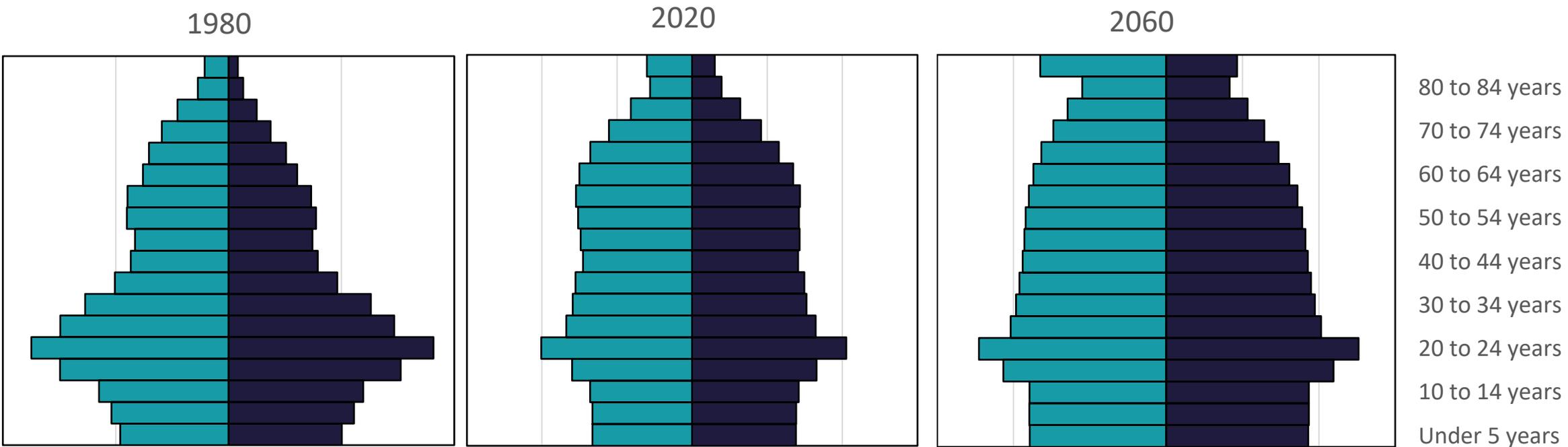
■ Knox County
 ■ Region Balance



Demographic Shift

Changing age-distribution

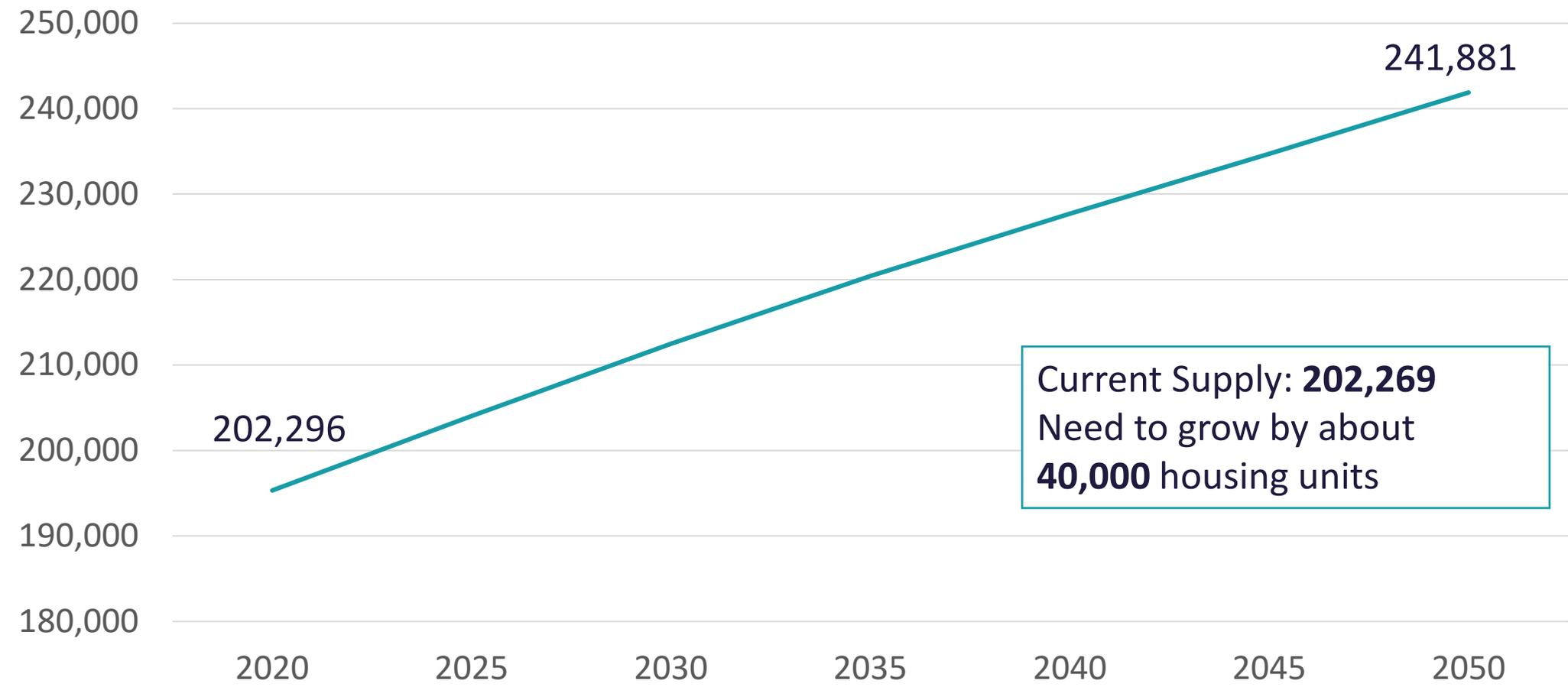
Female
Male





Projected Housing Need

Estimated Housing Units, 2020-2050



Changing Preferences of the Population

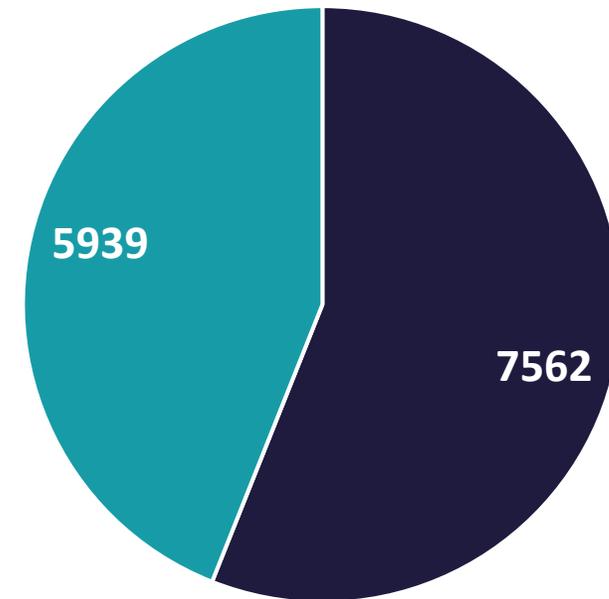
Millennial preferences:

- 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



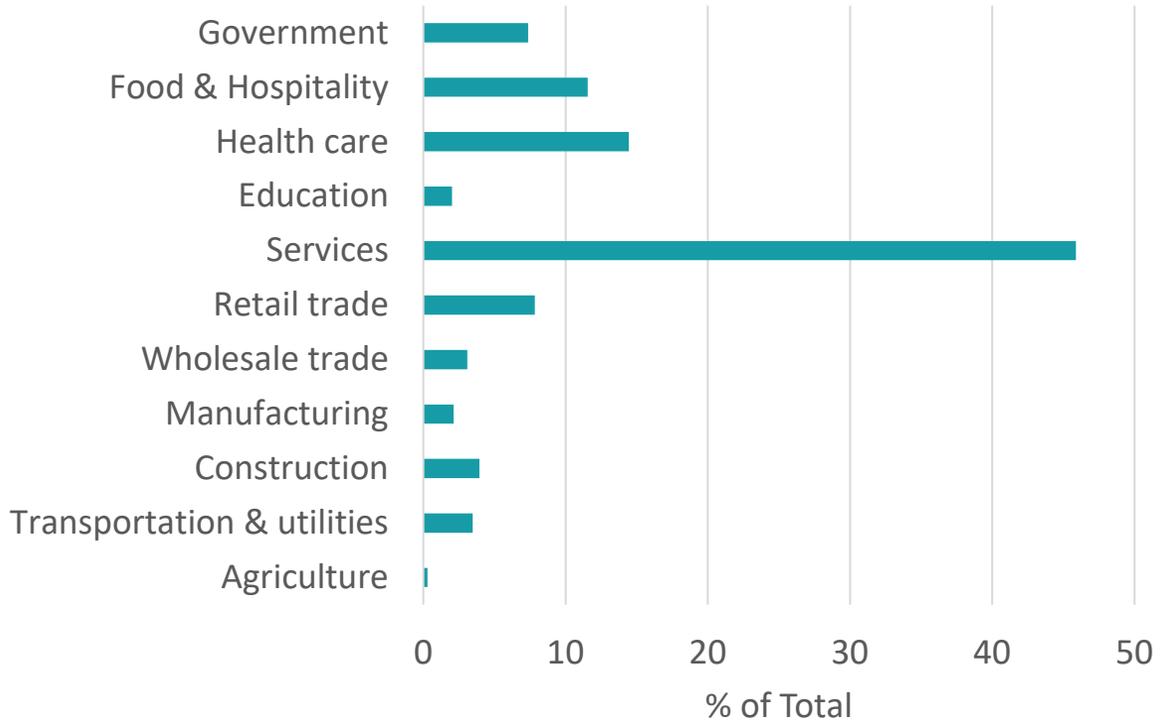
■ Single-family homes ■ Apartments



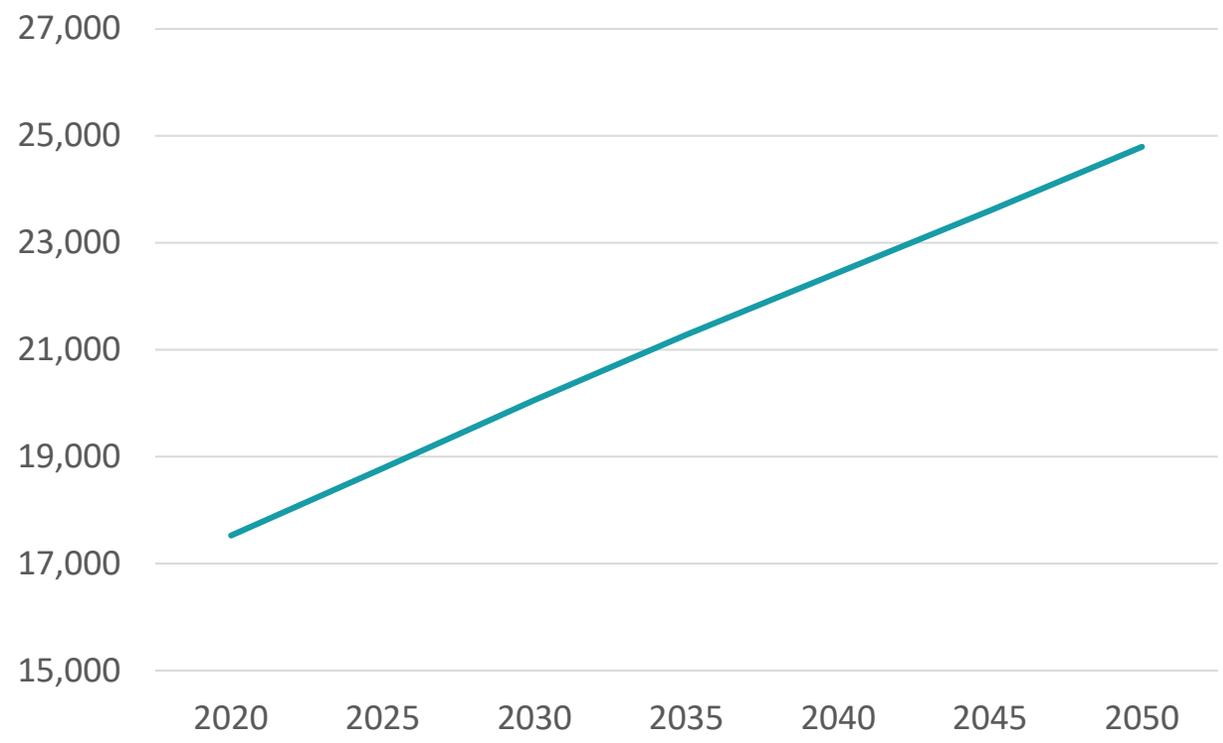
Projected Labor Force and Businesses

Labor Projections

Employment by Sector, 2050



Projected number of establishments

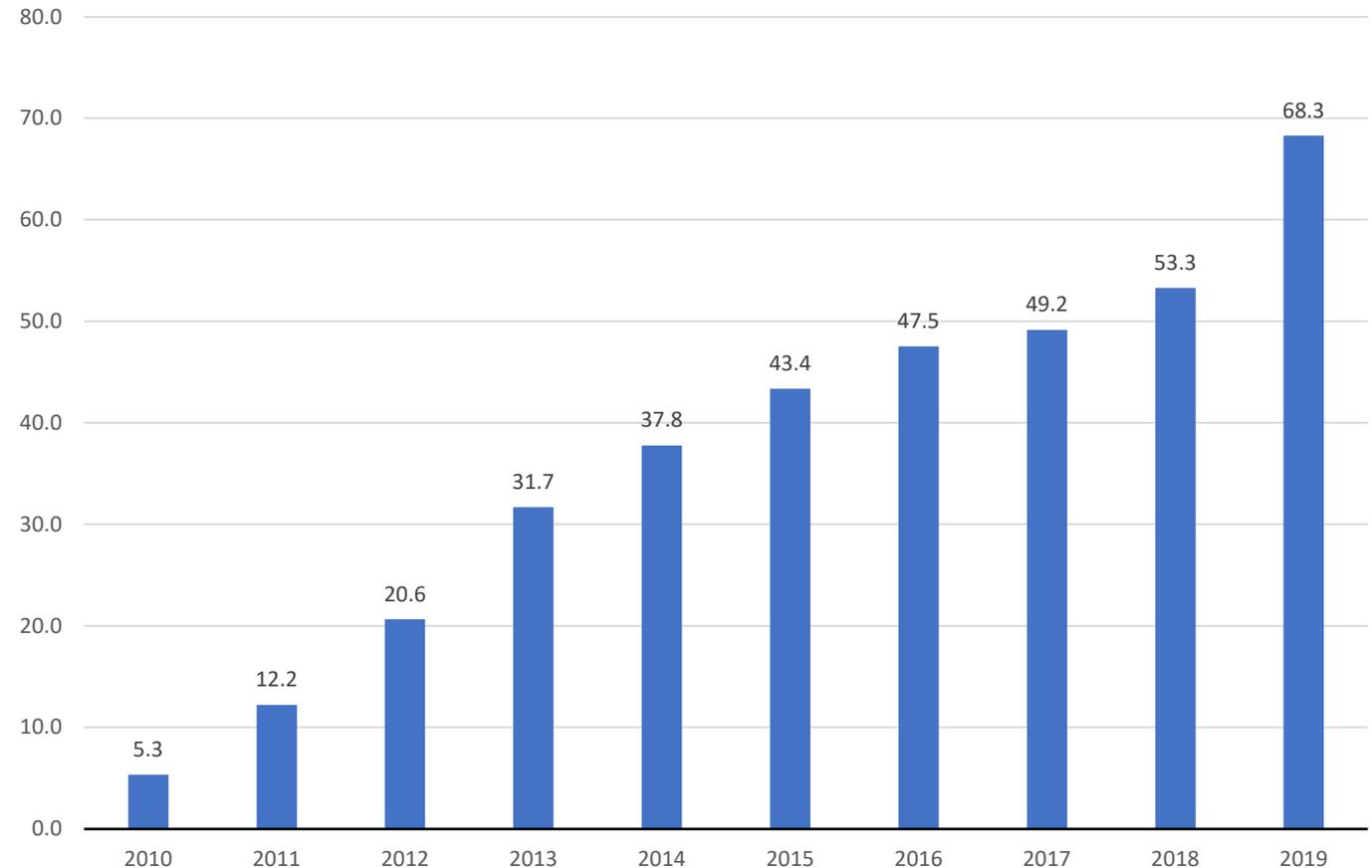


Transportation in Knox County

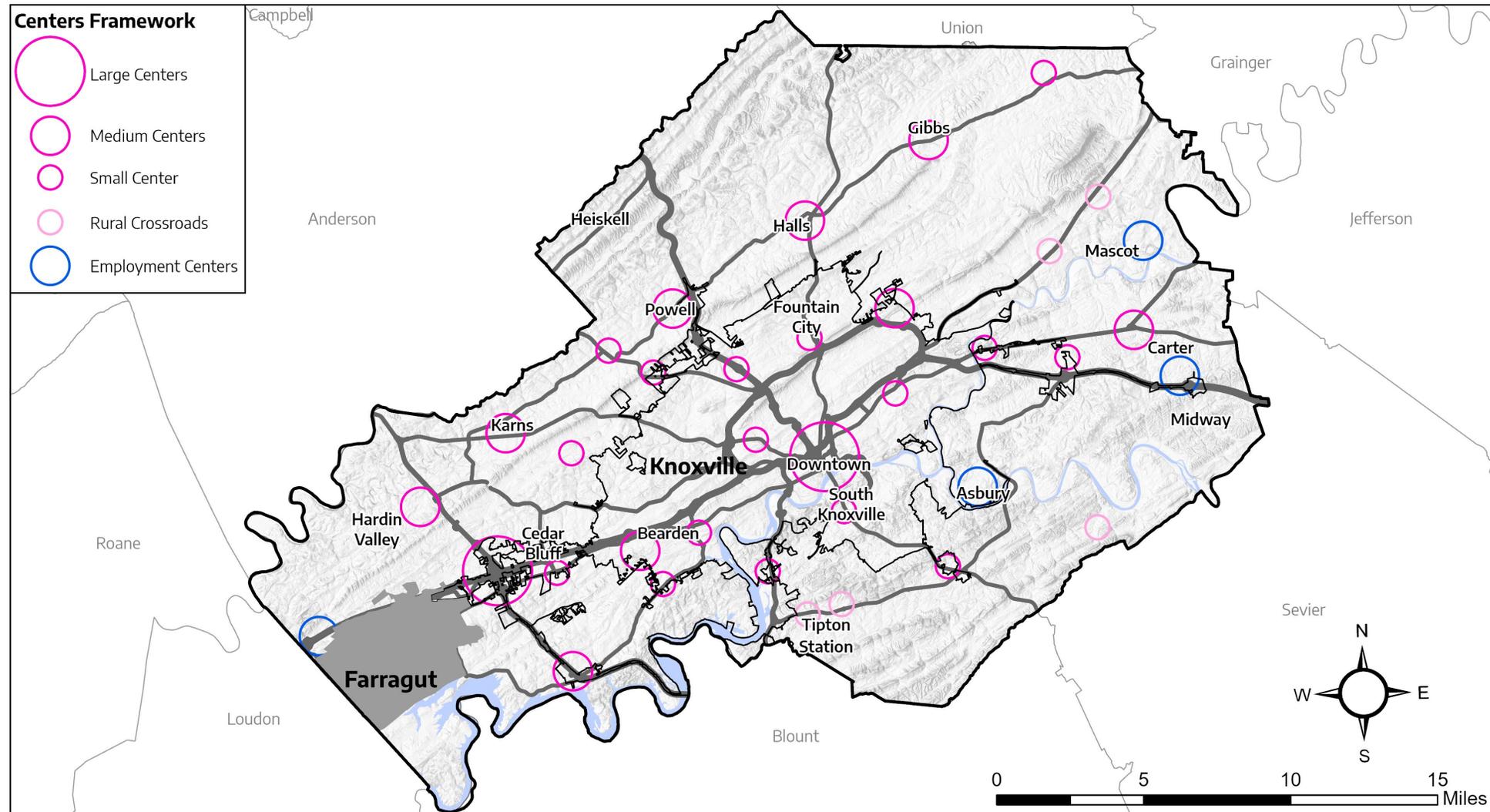
Knox County has approximately 1,800 miles of roadway that they maintain.

- 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.

Road Inventory (Cumulative Miles) Accepted by Knox County, 2010-2019



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

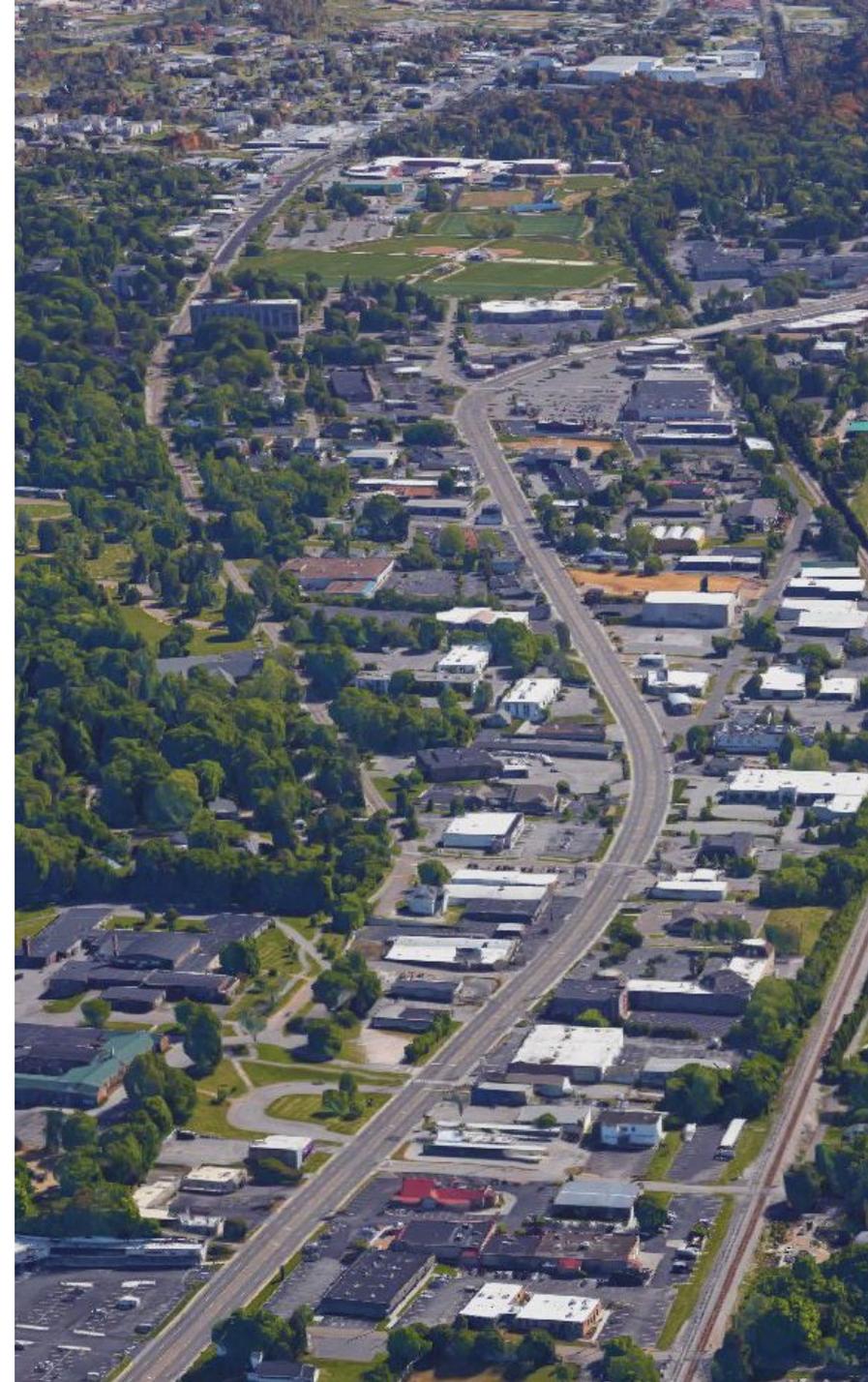
- Identify minimum density desired in appropriate areas
 - This may vary based on character of area
- Include amenities to meet needs of residents
 - Pedestrian connections and facilities
 - Open space – developed and undeveloped
- May require amendment of Sector Plans to identify appropriate locations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

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