CommunityViz

Building the growth concepts.
CommunityViz

40 acres

1/4 mile

CommunityViz
The “DNA” of a place

- Density
- Land use mix
- Building height
- Open space
- Parking
- Trip generation rates
- Water consumption rates
- Etc.
Placetype typology
CONCEPTS AND PRIORITIES

A little more detail.
The region’s population and employment is projected to grow over the next 30 years.

**Population**: +300,000

**Employment**: +240,000
Developed Land HIGHWAY
Developed Land
CITIES AND TOWNS
Developed Land
NEW CENTERS
Redevelopment Trend

Redeveloped land

Great Smoky Mountains National Park
PRIORITY: REDEVELOPMENT

- Trend: 50
- Dispersed: 450
- Highway: 580
- Cities and Towns: 4,090
- New Centers: 3,090
TRANSPORTATION PRIORITIES

• Vehicle miles travelled/congestion
• Air quality
• Access to transit
• Jobs-housing balance
• Access to retail
• Walkable placetypes
PRIORITY: TOTAL LANE MILES

<table>
<thead>
<tr>
<th>Category</th>
<th>Miles</th>
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<tbody>
<tr>
<td>Trend</td>
<td>5,013</td>
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<tr>
<td>Dispersed</td>
<td>5,388</td>
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<td>Highway</td>
<td>5,474</td>
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<td>Cities and Towns</td>
<td>5,068</td>
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<tr>
<td>New Centers</td>
<td>5,390</td>
</tr>
</tbody>
</table>
PRIORITY: CONGESTION

Hours of travel delay (daily).

- Trend: 250,100
- Dispersed: 219,200
- Highway: 207,700
- Cities and Towns: 236,500
- New Centers: 215,200
Tons per day.
PRIORITY: PM 2.5

Tons per day.
PRIORITY: WALK ACCESS TO TRANSIT

¼ mile
Transit Access TREND

Existing KAT service.

Dwelling units.
Transit Access DISPERSED
Homes with Convenient Access to Transit

Legend:
- Dwellings with Convenience
- Homes with Transportation
- Park-and-Ride Express Bus
- HVA (Low Income Housing Assistance)
- DHS (Housing Development Services)

Transit Access

HIGHWAY

Park-and-ride express bus.

Transit Access HIGHWAY
Transit Access

CITIES AND TOWNS

Walk access to BRT/express bus.

Premium arterial service.

New local routes.

Transit Access
CITIES AND TOWNS
Transit Access
NEW CENTERS
PRIORITY: ACCESS TO TRANSIT

<table>
<thead>
<tr>
<th>Category</th>
<th>Local transit</th>
<th>Premium corridor transit</th>
<th>Express bus/BRT stations</th>
<th>Express bus/BRT park and ride</th>
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</thead>
<tbody>
<tr>
<td>Trend</td>
<td>0</td>
<td>0</td>
<td>61,400</td>
<td>0</td>
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<tr>
<td>Dispersed</td>
<td>0</td>
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<tr>
<td>Highway</td>
<td>0</td>
<td>22,100</td>
<td>60,400</td>
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<td>Cities and Towns</td>
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<td>34,800</td>
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<td>80,800</td>
<td>25,800</td>
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<td>25,800</td>
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</tbody>
</table>

*Local transit, Premium corridor transit, Express bus/BRT stations, Express bus/BRT park and ride.*
Dwelling units.

Employment center (two mile buffer).

Jobs-Housing Balance TREND
Jobs-Housing Balance
HIGHWAY
Jobs-Housing Balance
CITIES AND TOWNS
Average Distance to Nearest Employment Center

Legend:
- Employment Centers
- Housing Centers
- Park/Conservancy

PLANET

Jobs-Housing Balance
NEW CENTERS
PRIORITY: JOBS-HOUSING RATIO

- Trend: 2.29
- Dispersed: 2.37
- Highway: 2.20
- Cities and Towns: 1.93
- New Centers: 2.12
Proximity to Retail Trend

¼ and ½ mile radius of major retail (> 50 employees)

Proximity to Retail TREND
Proximity to Retail
Walking Distance to Retail

Proximity to Retail CITIES AND TOWNS

CITIES AND TOWNS

Legend

- Residential Areas
- Green Areas
- Mixed Use
- Urban Forest
- High Density

Great Smoky Mountains National Park

ANDERSON

UNION

LOUDON

BLOUNT

Knox

Dwelling Units

lower

more
Proximity to Retail
NEW CENTERS
PRIORITY: PROXIMITY TO RETAIL

- Trend: 281,200
- Dispersed: 255,400
- Highway: 273,800
- Cities and Towns: 293,000
- New Centers: 299,400

- 1/4 mile: 95,100, 88,700, 95,200, 122,400, 134,000
- 1 mile: 281,200, 255,400, 273,800, 293,000, 299,400
PRIORITY: WALKABLE PLACETYPES

Walkable

Not as walkable
Walkable Placetypes

TREND
Walkable Placetypes

NEW CENTERS
PRIORITY: NEW GROWTH IN WALKABLE PLACES

- Trend: 0.0% Homes, 0.0% Jobs
- Dispersed: 0.9% Homes, 1.8% Jobs
- Highway: 0.8% Homes, 1.5% Jobs
- Cities and Towns: 49.5% Homes, 44.2% Jobs
- New Centers: 53.3% Homes, 39.2% Jobs
INFRASTRUCTURE PRIORITIES

• Water
• Sewer
• Local streets
Water Demand Trend

Existing water service area.

Unserved water demand.

2040 New Water Demand

TREND
Water Demand
HIGHWAY
Water Demand
CITIES AND TOWNS
Water Demand
NEW CENTERS
PRIORITY: NEW INFRASTRUCTURE

Acres of new development outside of water service areas.

- Trend: 49,200 acres
- Dispersed: 63,000 acres
- Highway: 51,500 acres
- Cities and Towns: 25,200 acres
- New Centers: 25,000 acres
Sewer Demand Trend

- Existing sewer service area.
- Unserved sewer demand.

Sewer Demand TREND
Sewer Demand
CITIES AND TOWNS
PRIORITY: NEW INFRASTRUCTURE

Acres of new development outside of sewer service areas.

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<thead>
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<th>Category</th>
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<td>Cities and Towns</td>
<td>29,000</td>
</tr>
<tr>
<td>New Centers</td>
<td>29,300</td>
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</tbody>
</table>
PRIORITY: NEW INFRASTRUCTURE

- Linear miles of new water lines: Trend - 1,970, Dispersed - 2,050, Highway - 2,010, Cities and Towns - 820, New Centers - 810.
- Lane miles of new streets: Trend - 1,580, Dispersed - 2,050, Highway - 2,010, Cities and Towns - 820, New Centers - 810.