

Blount County Growth Strategy Background and Summary

John Lamb

Director - Blount County
Planning Department

In this session we will

- Discuss plan review process
- Look at sprawl
- Look at principles of Smart Growth
- Summarize common, complementary, different and unresolved recommendations from the County and City Growth Strategies
- Discuss growth strategy recommendations

Planning Commission - prospective schedule of plans review/revision of Policies Plan									
Plan timeline 10 months from June 2007 to March 2008									
2007									
June	Review of County and Cities Growth Strategies/plans and Smart Growth Reivew of 1999 Policies Plan and Conceptual Land Use Plan Public input session								
July	Review of 1101 Growth Plan, and Water Quality Plan Reivew of Roads Study, Major Roads Plan, Hll roads Tech Memo, and TPO plans Public input session								
August	Review of Comprehensive Parks and Recreation Master Plan, and Schools plan Review of Mountain Area Plan, EHAT* and FOQG* work - popualtion, economy and growth Public input session								
September	Commission work session - goals and policies - identifying priorities Commission work session - transportation and infrastructure component								
October	Commission work session - land use component Commission work session - implementation agenda Staff prepares rough draft of revised Policies Plan								
November	Review of Policies Plan first rough draft for revisions Revisions by staff								
December	Review of Policies Plan second rough draft for revisions Revisions by staff								
2008									
January	Final review of draft revised Policies Plan Set Policies Plan Draft for 15 day public review Public input session on draft Policies Plan								
February	Finalize Policies Plan for public hearing Set date of public hearing (30 days notice required)								
March	Public Hearing - possible adoption of plan								
* EHAT = Enviroinmental Health Action Team; FOQG = Friends of Quality Growth (regional group)									

Sprawl

- Spread of growth out from a center
- Scattering of growth regardless of center
- Low density development/separation of uses
- Growth destructive of open/green space
- Growth without infrastructure support

Sprawl

- Development that occurs where there is still substantial intervening developable land between it and an urban center,
- where the development is generally of low suburban density,
- where different uses are separated by large distances, and
- where there are deficiencies in or inefficient use of supporting infrastructure for the dispersed development.

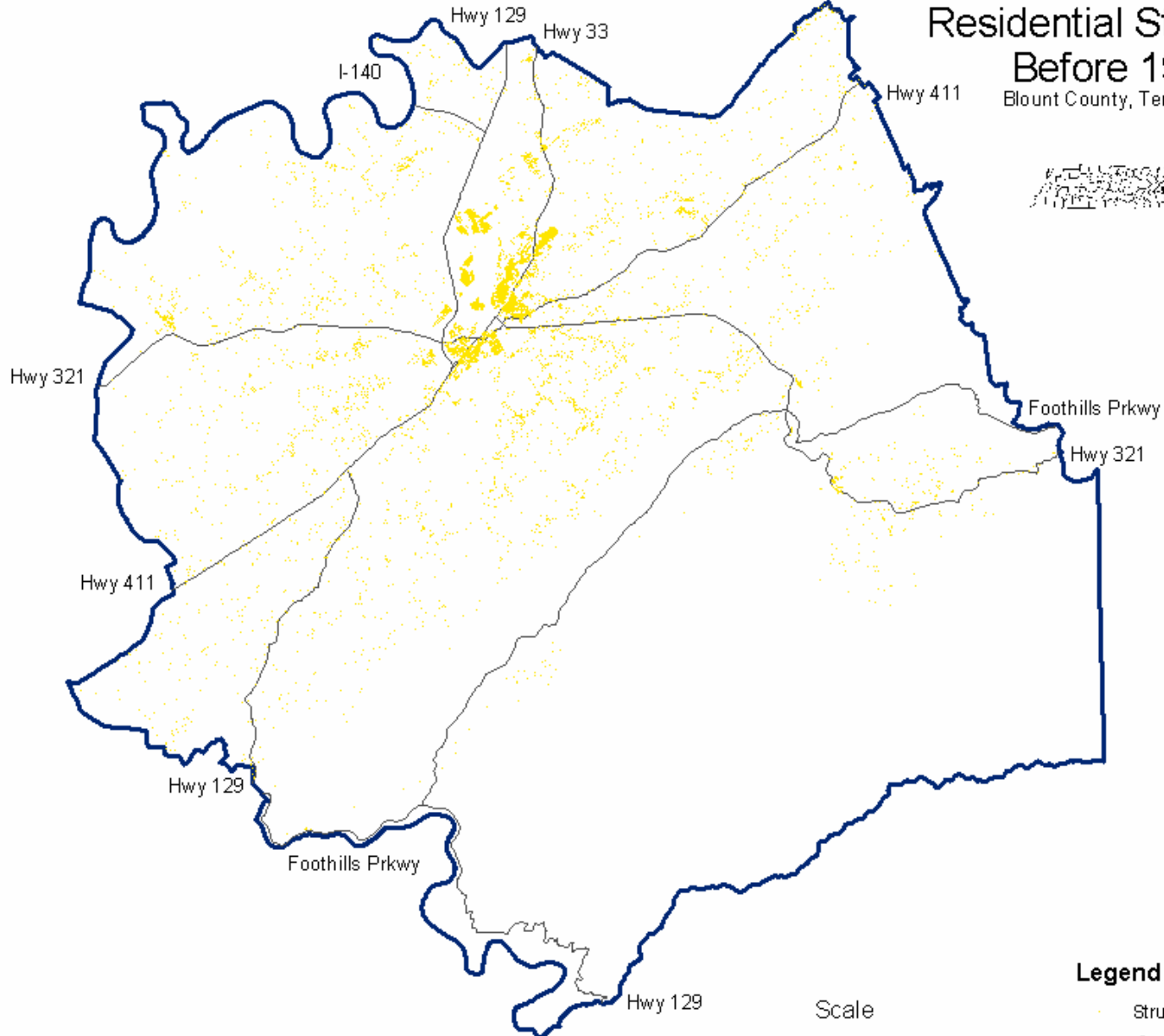
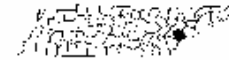
County residential growth (and sprawl ?)

Look closely at spread of residential growth
over the past 50 years

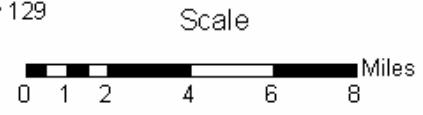


Single Family Residential Structures Before 1950

Blount County, Tennessee



- Legend**
- Structures Before 1950
 - County Boundary
 - Arterial Route

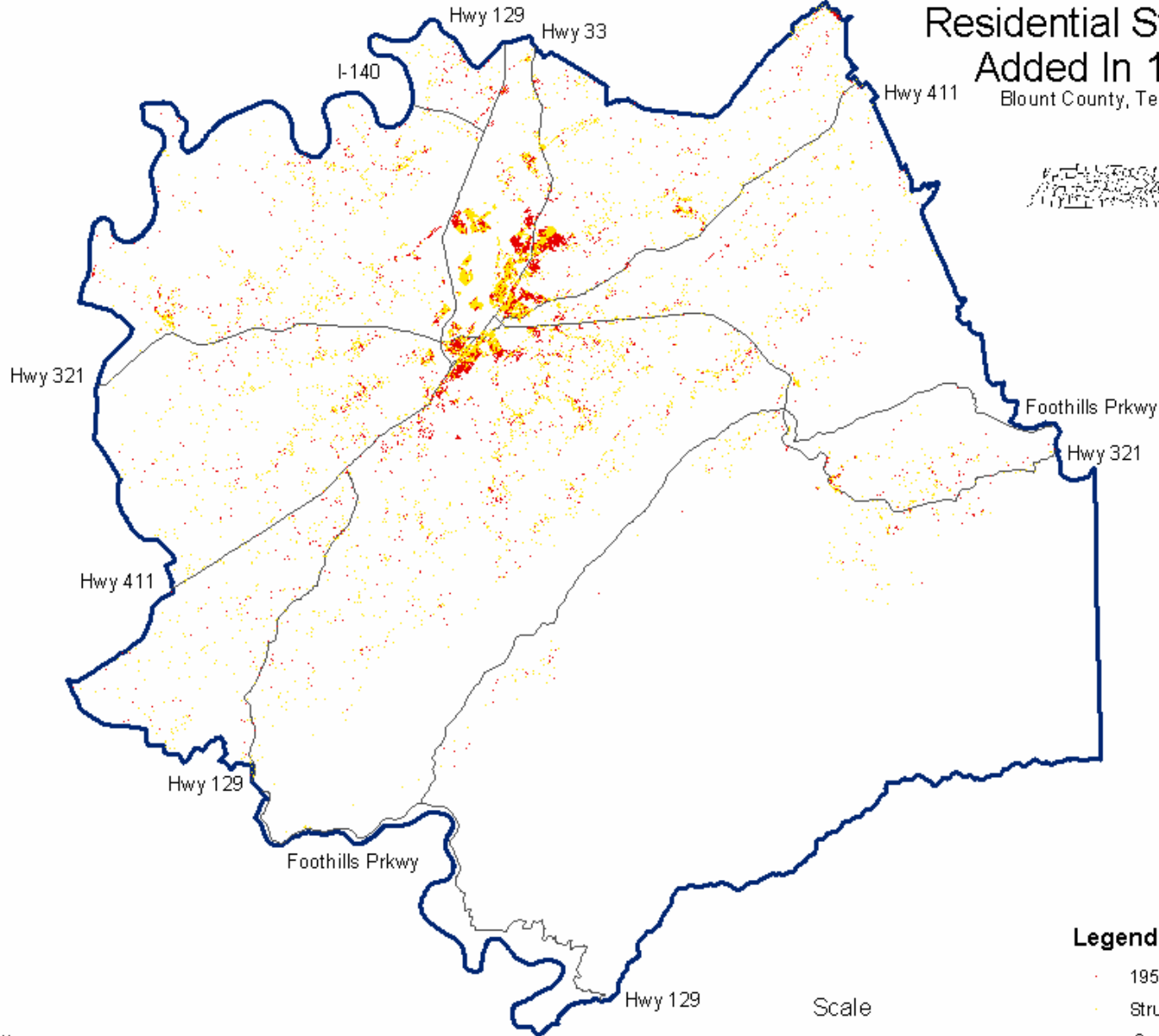
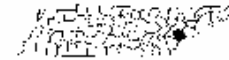


Trevor M. McMurray
Blount County Property Assessor's Office
source: Computer Assisted Appraisal System - State of Tennessee, Comptroller of the Treasury



Single Family Residential Structures Added In 1950's

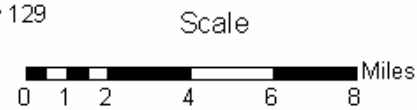
Blount County, Tennessee



Legend

- 1950's Structures
- Structures Before 1950
- County Boundary
- Arterial Route

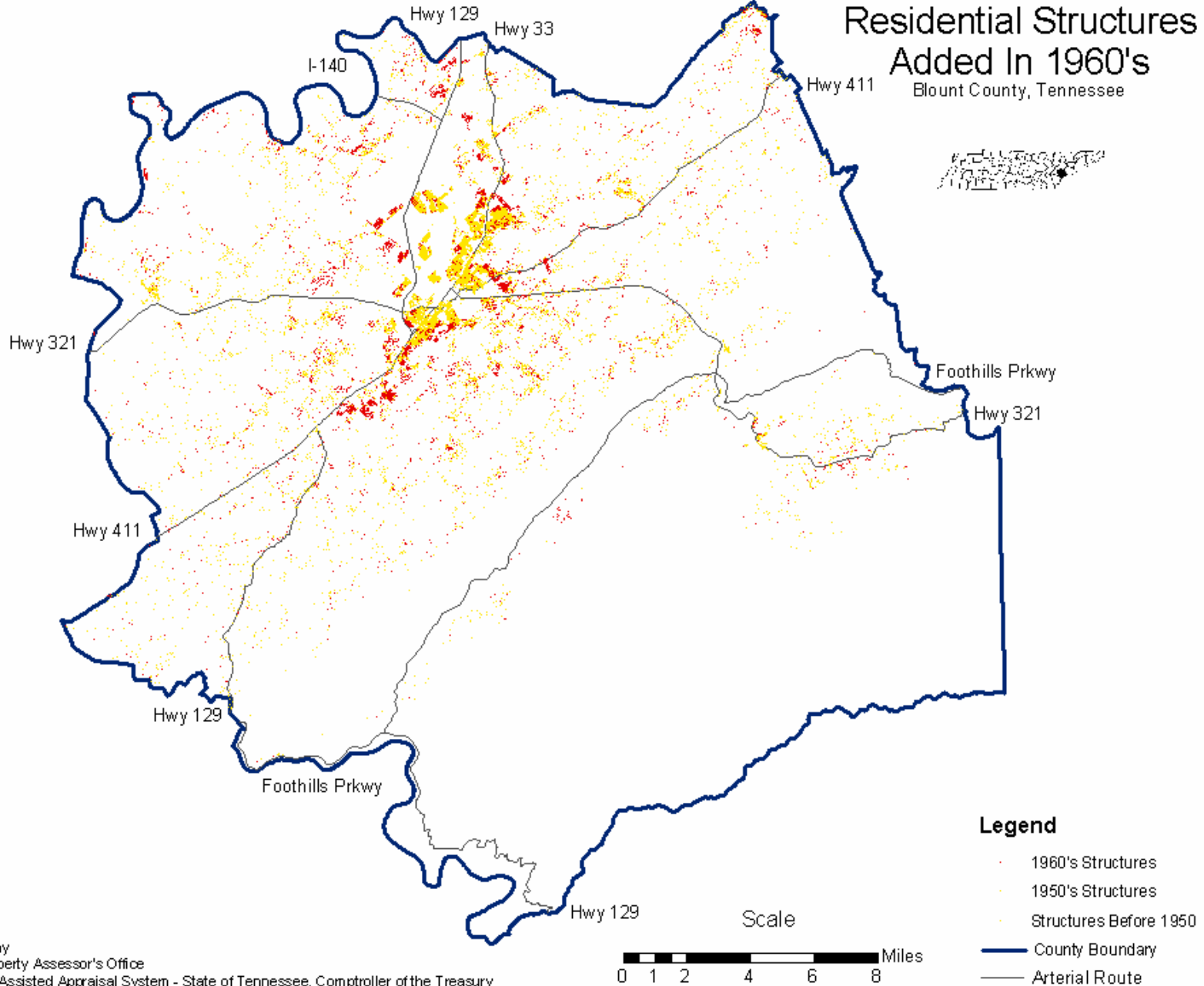
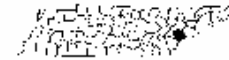
Trevor M. McMurray
Blount County Property Assessor's Office
source: Computer Assisted Appraisal System - State of Tennessee, Comptroller of the Treasury





Single Family Residential Structures Added In 1960's

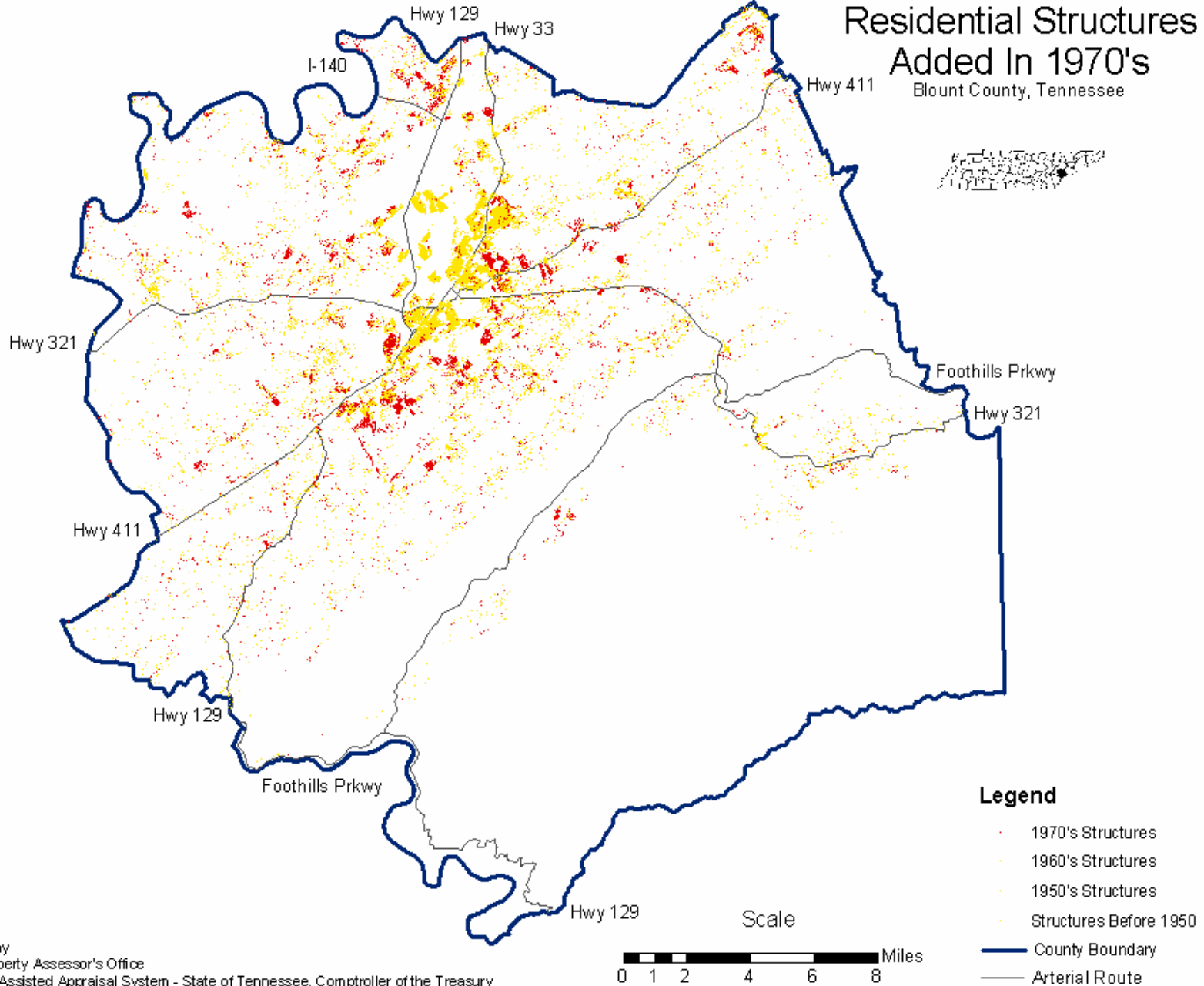
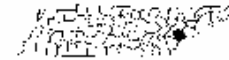
Blount County, Tennessee





Single Family Residential Structures Added In 1970's

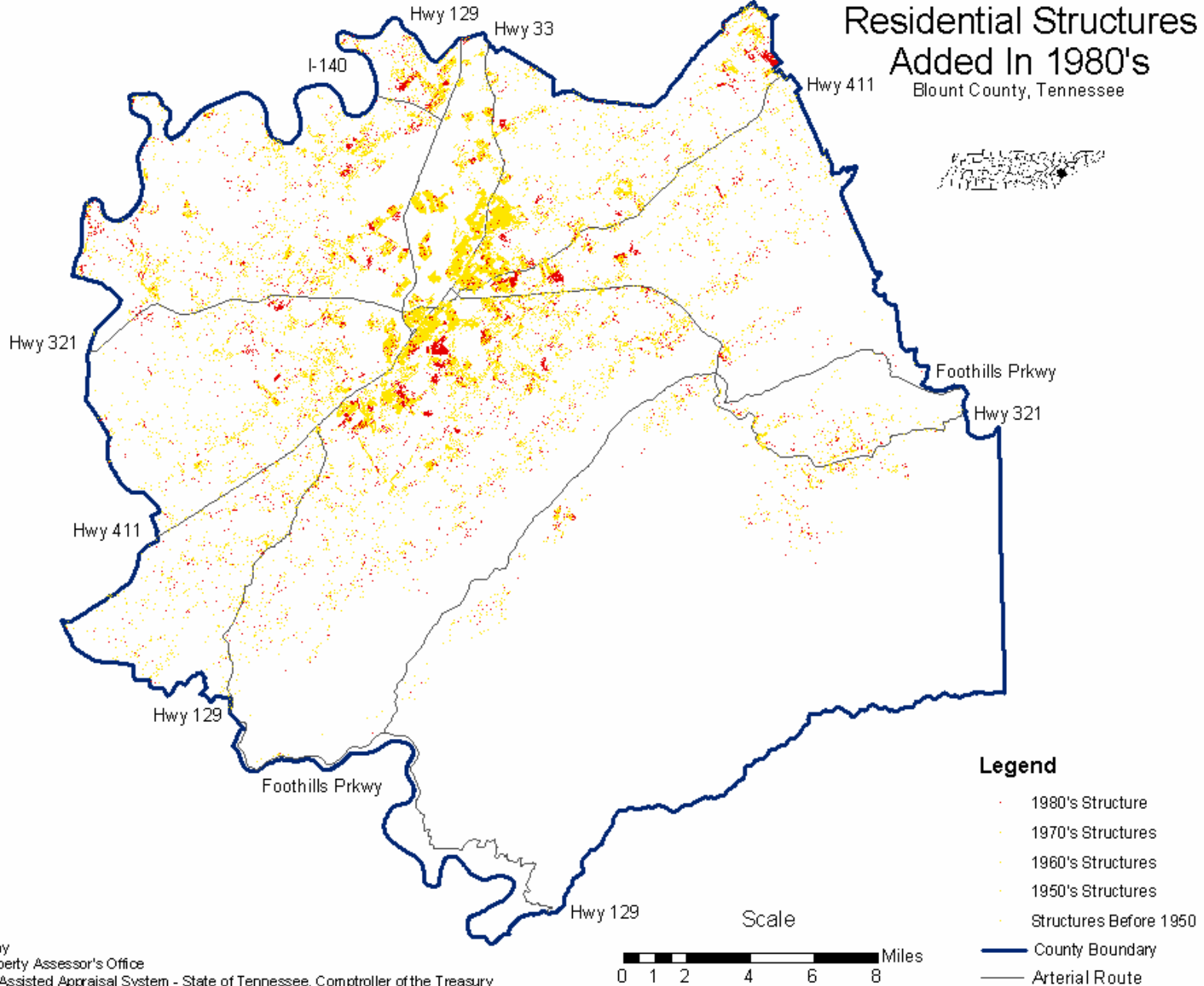
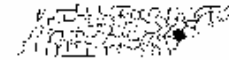
Blount County, Tennessee



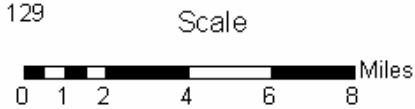


Single Family Residential Structures Added In 1980's

Blount County, Tennessee



Trevor M. McMurray
Blount County Property Assessor's Office
source: Computer Assisted Appraisal System - State of Tennessee, Comptroller of the Treasury

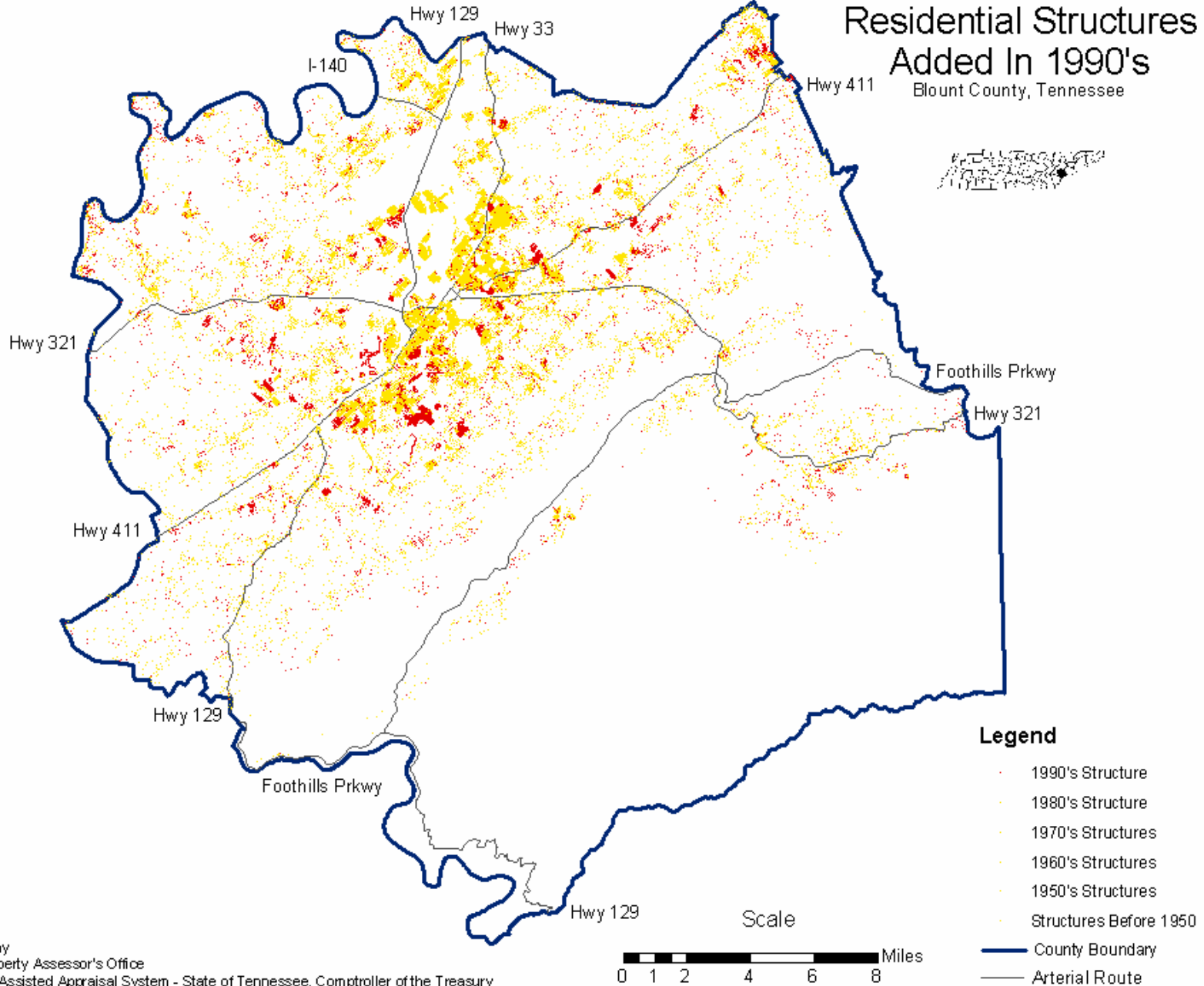
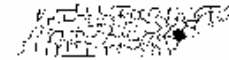


- Legend**
- 1980's Structure
 - 1970's Structures
 - 1960's Structures
 - 1950's Structures
 - Structures Before 1950
 - County Boundary
 - Arterial Route



Single Family Residential Structures Added In 1990's

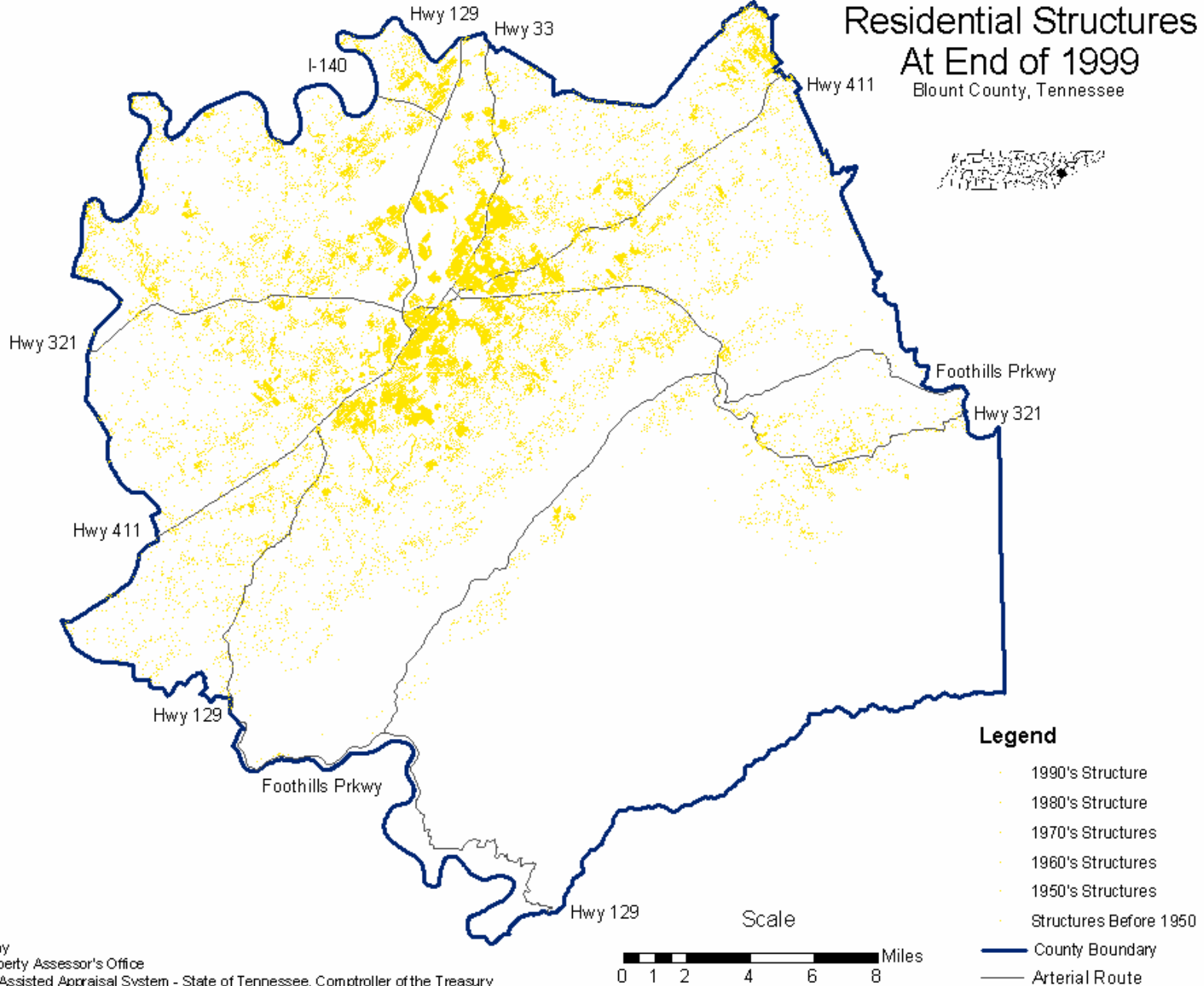
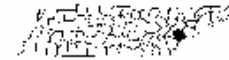
Blount County, Tennessee



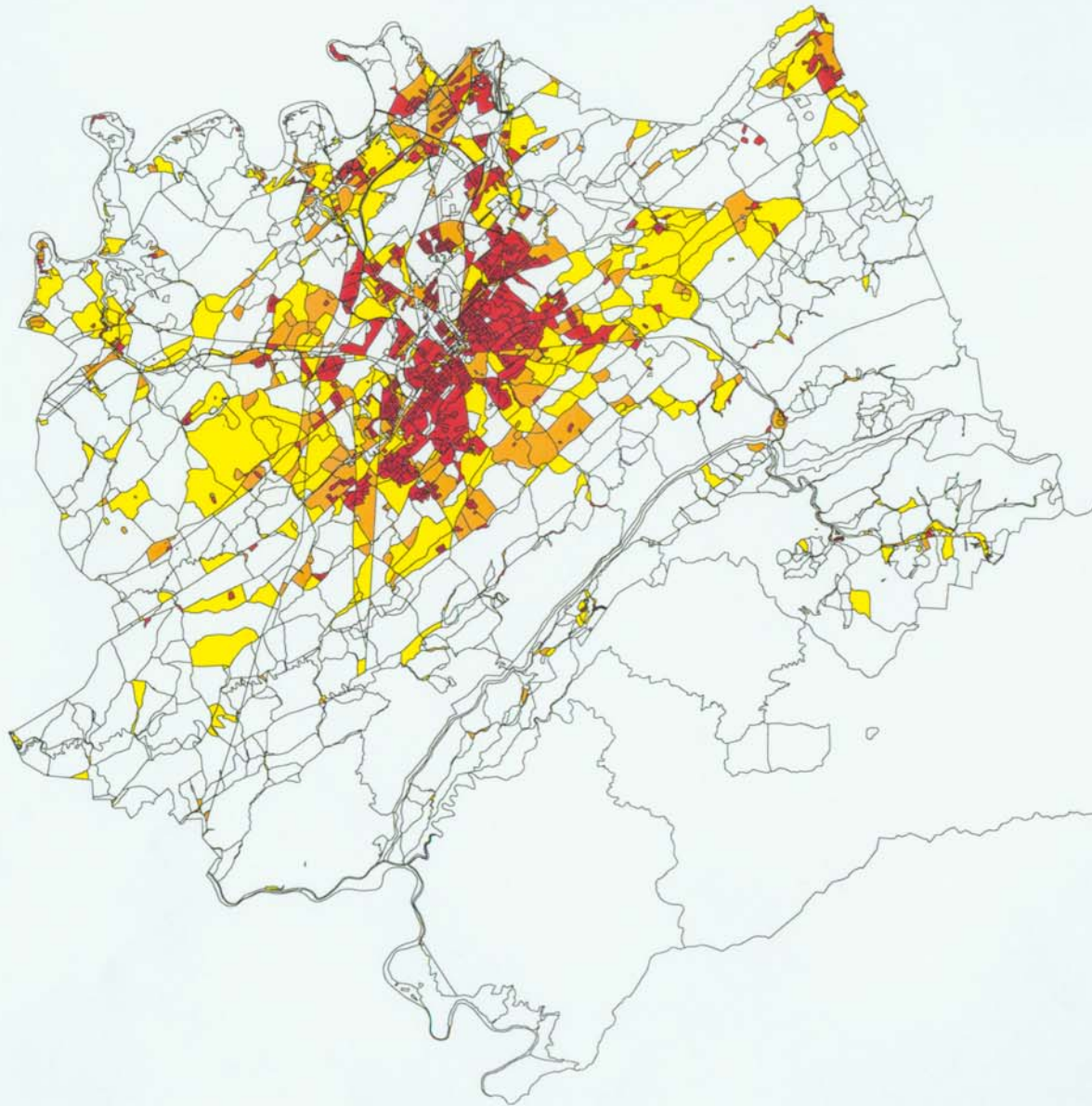


Single Family Residential Structures At End of 1999

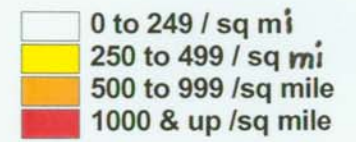
Blount County, Tennessee



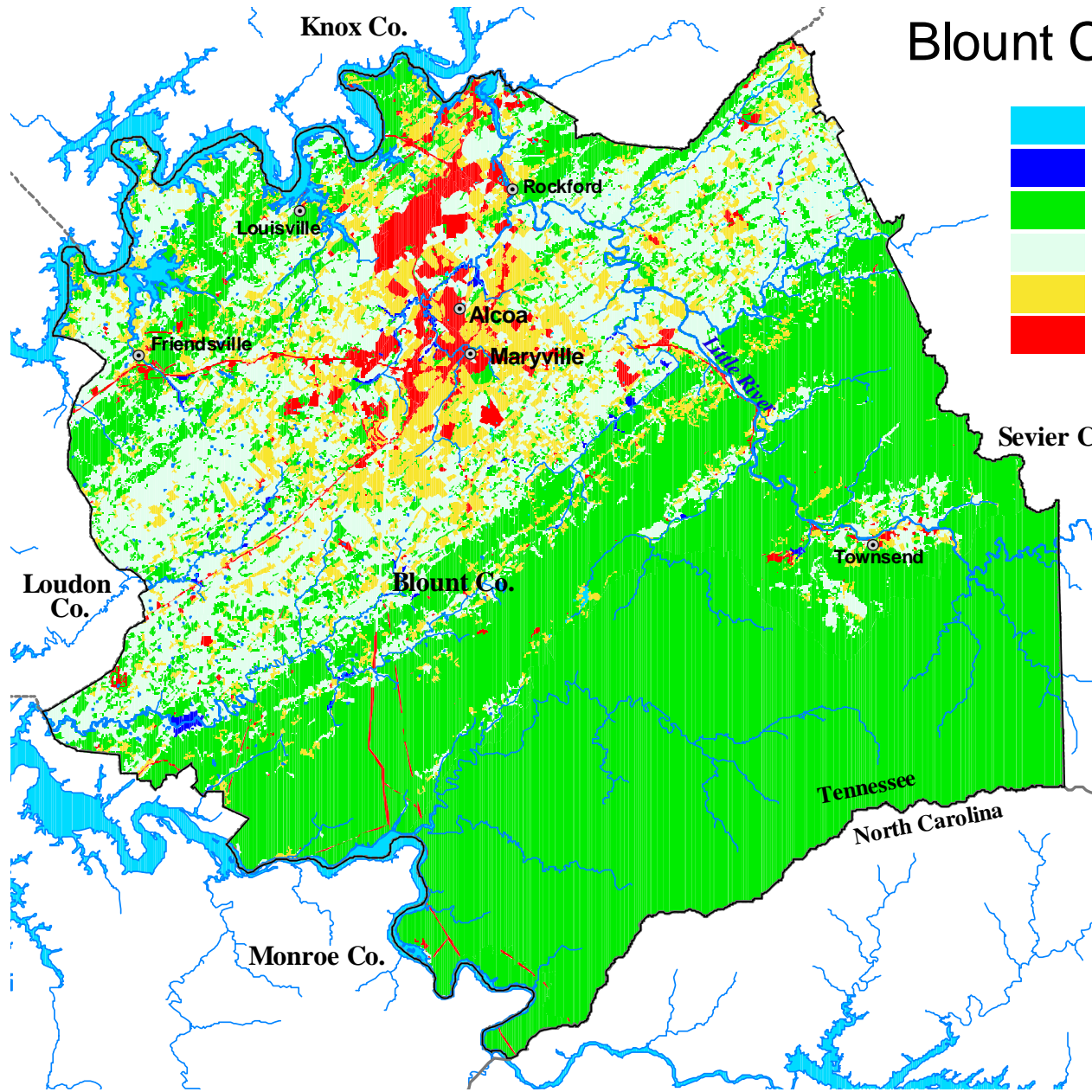
2000 Census Population Density



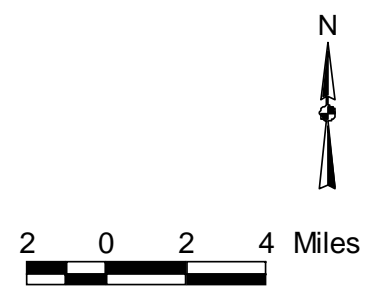
District



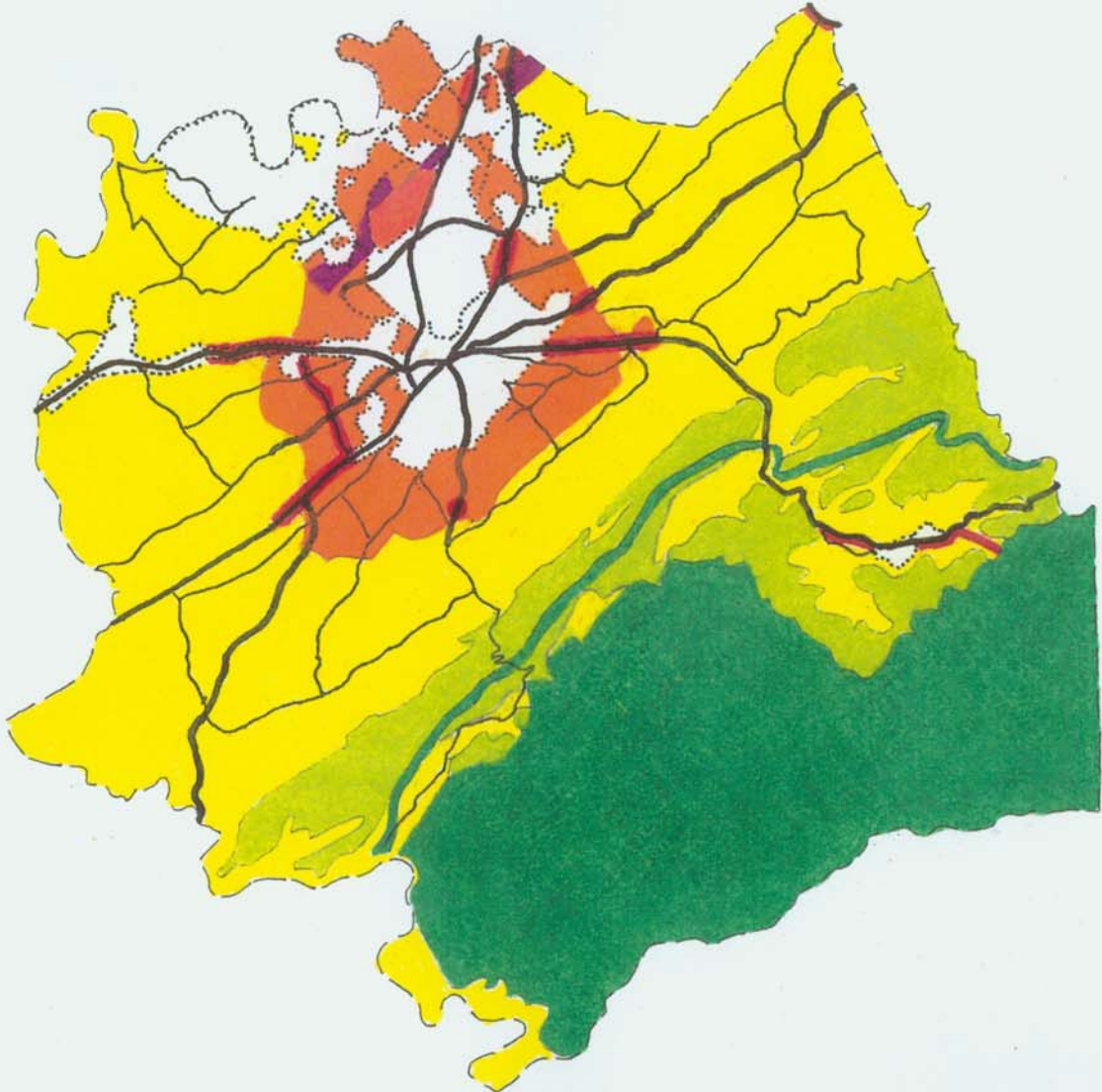
Blount County Landuse



- Water
- Wetland
- Forested
- Agriculture
- Residential
- Commercial / Industrial



Conceptual Land Use Map – Blount County



-  Commercial – High Density Development
-  Industrial – High Density Development
-  Airport – Semi-Autonomous Planned Area
-  Suburbanizing – High to Medium Density Development
-  Rural 1 – Medium to Low Density Development
-  Rural 2 – Low Density Development
-  National Park – Autonomous Planned Area

-  Arterial Roads – Some Medium Density Commercial
-  Collector Roads – Some Low Density Commercial

-  City Limits

Smart Growth – perspectives on how to address growth and sprawl

- Douglas Porter (HII consultant)
- Smart Growth Network
- American Planning Association

Douglas Porter - 6

Making Smart Growth Work

- Compact, Multiuse Development
- Open-Space Conservation
- Expanded Mobility
- Enhanced Livability
- Efficient Management and Expansion of Infrastructure
- Infill, Redevelopment and Adaptive Use in Built-up Areas

Smart Growth Network - 10

- Mix land uses
- Take advantage of compact building design
- Create range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with strong sense of place
- Preserve open space, farm land, natural beauty and critical environmental areas
- Strengthen and direct development toward existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration

APA - 13

- **Recognition that all levels of government, and the non-profit and private sectors, play an important role in creating and implementing policies that support smart growth.**
 - State and federal policies and programs that support urban investment, compact development, and land conservation.
 - Planning processes and regulations at multiple levels that promote diversity, equity and smart growth principles.
 - Increased citizen participation in all aspects of the planning process and at every level of government.
 - A balanced, multi-modal transportation system that plan for increased transportation choice.
 - A regional view of community.
- **One size doesn't fit all – a wide variety of approaches to accomplish smart growth.**
 - Efficient use of land and infrastructure.
 - Central city vitality.
 - Vital small towns and rural areas.
 - A greater mix of uses and housing choices in neighborhoods and communities focused around human-scale, mixed use centers accessible by multiple transportation modes.
 - Conservation and enhancement of environmental and cultural resources.
 - Creation or preservation of a "Sense of Place".

Comparing Growth Strategies

Common Elements

- Urban Growth Boundary – zoning, subdivision regulations, sewer, roads, green infrastructure, annexation, land use plan and capital improvements plan
- Circumferential road links and other road improvements
- Open space plan
- Purchase of Development Rights (PDR)
- Design regulations for cluster development
- Gateway along Hwy 321 towards GSMNP

Comparing Growth Strategies

Complementary Elements

- Strengthening the urban core - increase development density in the urban core and urban growth boundary
- Preserving the rural periphery - decrease allowable density outside the urban growth boundary
- Coordination of planning, infrastructure programming, and regulatory efforts - especially in the urban growth boundary

Comparing Growth Strategies

Separate Elements

- Downtown design emphasis in Maryville
- Rehab of old strip commercial in Maryville
- Village/cluster emphasis in rural County
- Mountain area in County
- Townsend/Tuckaleechee Cove in County
- Rural arterial commercial issue in County

Comparing Growth Strategies

Unresolved Elements

- Alternate wastewater systems
- Five acre wild card
- Funding priorities
- Transit feasibility - minimum densities - development design considerations
- Alcoa plans - city and UGB
- Other Town plans
- Regional considerations

Discussion of Growth Strategies

Growth Strategy Recommendations

- adopt 20 acre minimum lot size for reserve designated lands, along with agricultural district tax abatements;
- adopt purchase of development rights (PDR) program along with increase in sales and/or property tax;
- prepare an open space plan to supplement recent "Comprehensive Parks and Recreation Master Plan" (IMMEDIATE PRIORITY);
- adopt a plan similar to the previously adopted "Mountain Area Plan";
- establish open space standards in subdivision regulations and require developer dedication of open space.

Growth Strategy Recommendations

- adopt an impact fee for open space preservation for application to small subdivisions where dedication of open space would not be efficient.
- establish intergovernmental agreements to encourage compact development through zoning and collaborative funding of sewer extensions;
- designate “villages” or “hamlets” in rural areas to allow clustering on community sewer service;
- evaluate long range sewer needs and adopt a policy plan on future sewer improvements.
- amend subdivision regulations to require retention of natural cover and minimize land disturbance during construction;

Growth Strategy Recommendations

- protect wellhead and aquifer recharge areas in proposed subdivisions;
- promote best management practices for stormwater management in higher density developments;
- upgrade standards and enforce proper management for septic fields;
- eliminate sources of water pollution, especially in the Little River;
- formulate retrofit drainage plans in impacted watersheds.

Growth Strategy Recommendations

- formulate and adopt guidelines for design, appearance, and relationships of buildings, parking areas, signs, pedestrian paths, landscaping, and other aspects of the visual and functional environment (IMMEDIATE PRIORITY).
- develop and adopt a comprehensive plan to include
 - existing and future land use patterns,
 - road plan,
 - parks and recreation plan, and open space and preservation plan,
 - other public facilities plans such as schools,
 - expansion of secondary policies from Policies Plan.

Growth Strategy Recommendations

- concentrate commercial zoning at key intersections;
- limit direct access to major roads, and require frontage roads for access;
- require planting plan to screen development bordering major roads.
- consider mixed-use zoning provisions;
- include design guidelines for traditional town centers in zoning and subdivision regulations.
- adopt and enforce building code (IMMEDIATE PRIORITY).

Growth Strategy Recommendations

- (reduction of visual clutter of signs);
- restrictions on tower location and height, and blending towers into surroundings.
- build arterial road segments that will create a connected and circumferential system, and collaborate with Maryville and Alcoa on this (IMMEDIATE PRIORITY);
- review and update roads study as necessary;
- upgrade subdivision road standards (IMMEDIATE PRIORITY);

Growth Strategy Recommendations

- address off-site road issues (adequacy of infrastructure), and consider adoption of road impact fees. Note that specific recommendation in Growth Strategy to require developers to improve off-site roads needs to be considered with care, given recent court action that would limit such requirement.
- identify areas that can be serviced by mass transit, and adopt subdivision design requirements to make new developments transit ready;
- adopt subdivision regulations to require sidewalks and/or pedestrian pathways that would be interconnected with each other and with road system;

Growth Strategy Recommendations

- prepare a plan for bikeways and trails linked to the road system.
- establish reasonable measures of pupil generation from various types of residential development, and use this in planning for schools;
- establish reasonable measures of available capacity, and determine how and when changes in school service boundaries can alleviate shortages, and determine policy on use of portables for temporary capacity;
- reach agreement on methods of forecasting future pupil generation as basis for planning school needs.

Growth Strategy Recommendations

- identify most important information needed for assessing plats and establish a means of obtaining it.
- prepare and adopt a capital improvement program based on a comprehensive plan (IMMEDIATE PRIORITY – also “Begin immediately to address the issue of increasing the County’s tax basis to cover the need for adequate public facilities that are required at this time, and those that will be required as the County population grows).
- establish a threshold ceiling on annual permits for one-lot subdivisions;
- impose impact or “in-lieu” fees for building permits in one-lot subdivisions.

Next Reviews

Policies Plan

Conceptual Land Use Plan