

APPENDIX A

Report of Green Infrastructure Planning Workshops by Venue, Date and Table and Participant Comments Prepared by Blount County Planning Department January 8, 2009 (reformatted from original report minus appendix)

Eight Green Infrastructure Workshops were conducted in Blount County from October 13 to 30, 2008 at the following sites:

- 13th Middlesettlements School
- 14th Heritage High School
- 16th Friendsville Elementary School
- 20th William Blount High School Freshman Academy
- 21st Alcoa Service Center
- 27th Townsend Elementary School
- 28th Porter Elementary School
- 30th Maryville City Hall

The core of the workshops was a map based activity for citizens to identify priority geographic areas for conservation, preservation and/or protection as green infrastructure in the county, including the municipal jurisdictions of Alcoa, Friendsville, Louisville, Maryville, Rockford and Townsend. Each workshop site had potential for several activity tables. In total, 84 citizens participated at 18 workshop tables. The workshops were facilitated by the planning staffs of Alcoa, Blount County and Maryville, and planners from the Local Planning Assistance Office serving Friendsville, Louisville and Townsend. The process was assisted by TVA and the Southeast Watershed Forum, and the Blount County GIS Group.

The following is report of the mapping activity, listing top three priorities and presenting maps by venue, date and table number. The table reports are correlated with digitized and color coded overlay maps on which areas are circled and identified by priority number. Following the table reports, participant comments are reported.

1 - Middlesettlements Elementary School 10-13-08 Table 1 of 2

Priority #1 – Lackey Creek and Louisville Park

Reasons for selecting: Scenic environment, protect rivers and streams

Proposed functions or uses: Protect lake, rivers and streams; preserve rural, small town and natural character of city

Priority #2 – Lowes Ferry and Poland Creek

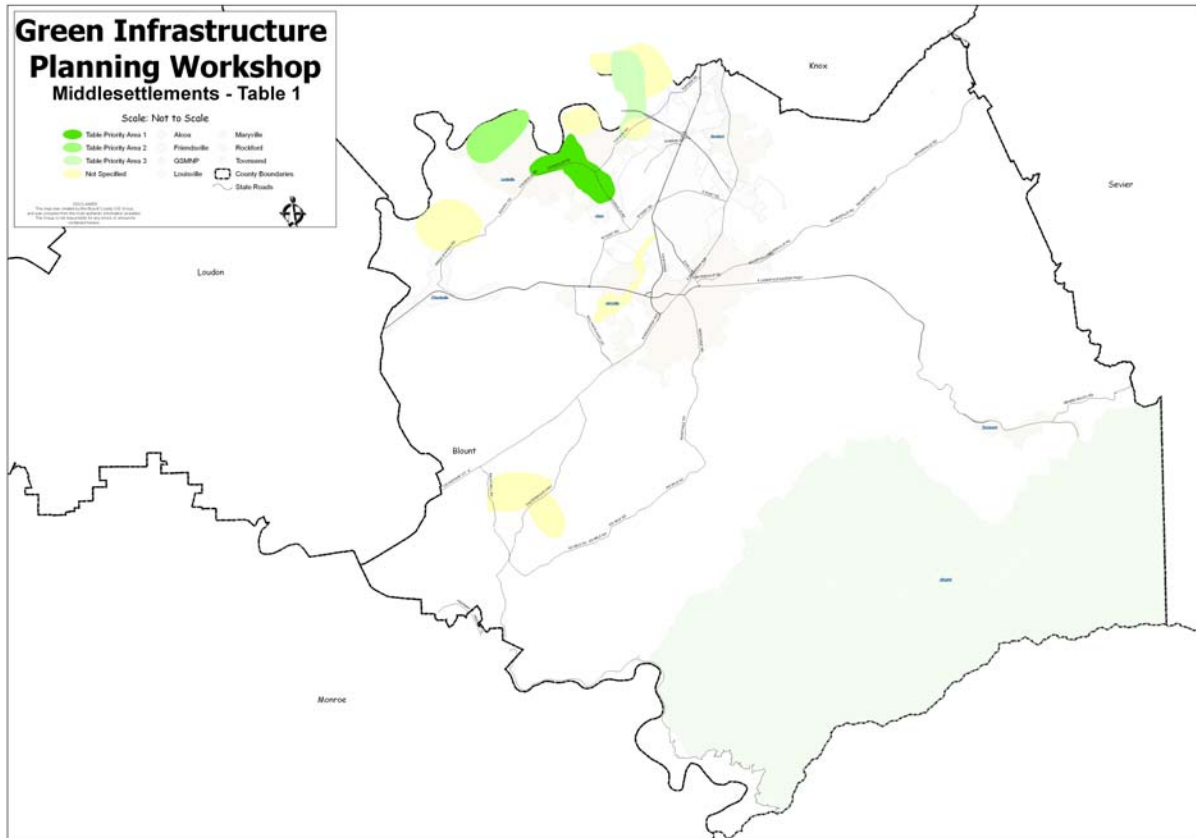
Reasons for selecting: Scenic environment; protect rivers and streams; public land and use

Proposed functions or uses: Preserve for parks and recreation

Priority #3 – Bear Hollow and Peninsula – Jones Bend Road – Georges Creek

Reasons for selecting: Public land use

Proposed functions or uses: Preserve wildlife, preserve for parks and recreation



2 - Middlesettlements Elementary School 10-13-08 Table 2 of 2

Priority #1 – Louisville Road from Topside to Firehall

Reasons for selecting: Historic (Point Park and Old Downtown), agriculture

Proposed functions or uses: Tourism, water sports, agriculture

Priority #2 – Lovingood, Hanson and Dean farms

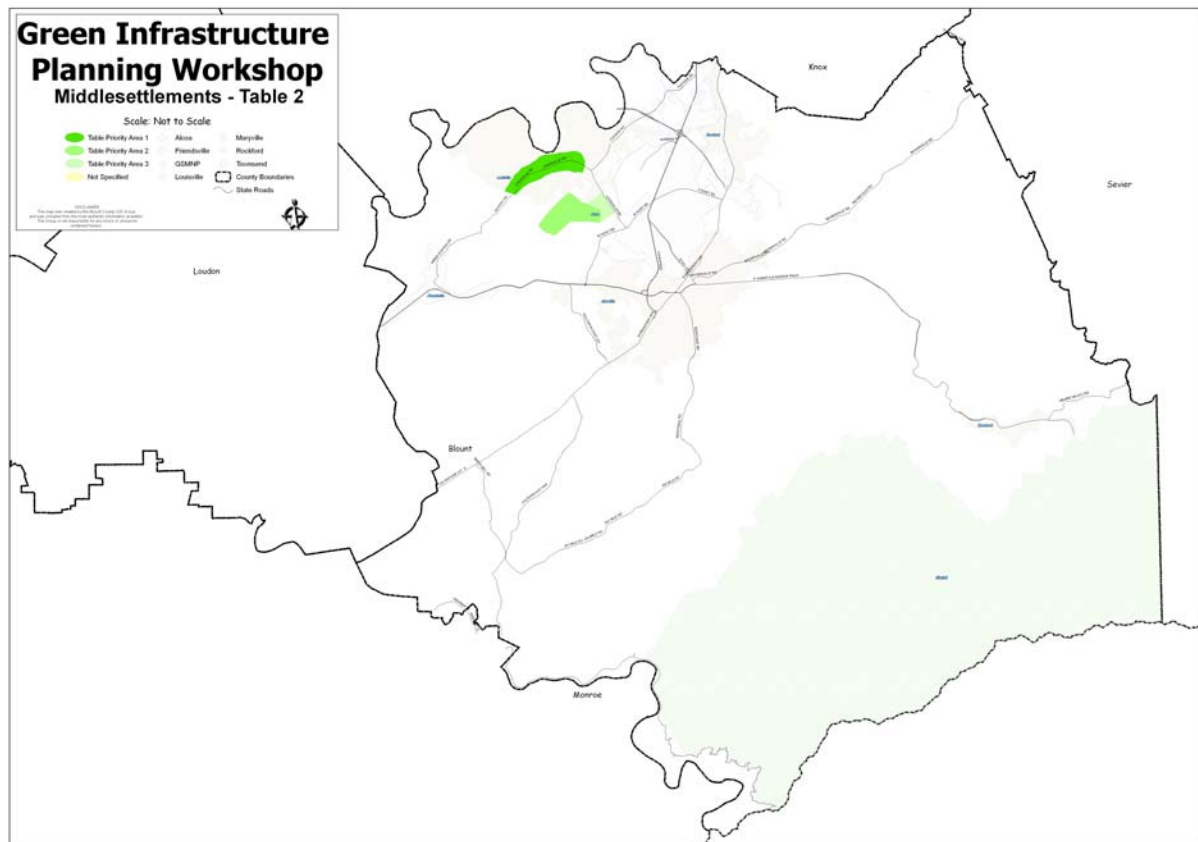
Reasons for selecting: Already available for public use, buffer from commercial use

Proposed functions or uses: Farming, horseback riding, wildlife preservation

Priority #3 – North industrial park

Reasons for selecting: Beautiful views, not developed

Proposed functions or uses: Tourism, equestrian, hiking, farming



3 - Heritage High School 10-14-08 Table 1 of 2

Priority #1 – Walland area, East Millers Cove (West Millers Cove also mentioned but not shown on map)

Reasons for selecting: Watershed, air quality, wildlife, farms, river recreation

Proposed functions or uses: Non-commercial, limited development, preserve as much green space as possible

Priority #2 – Walland to Townsend

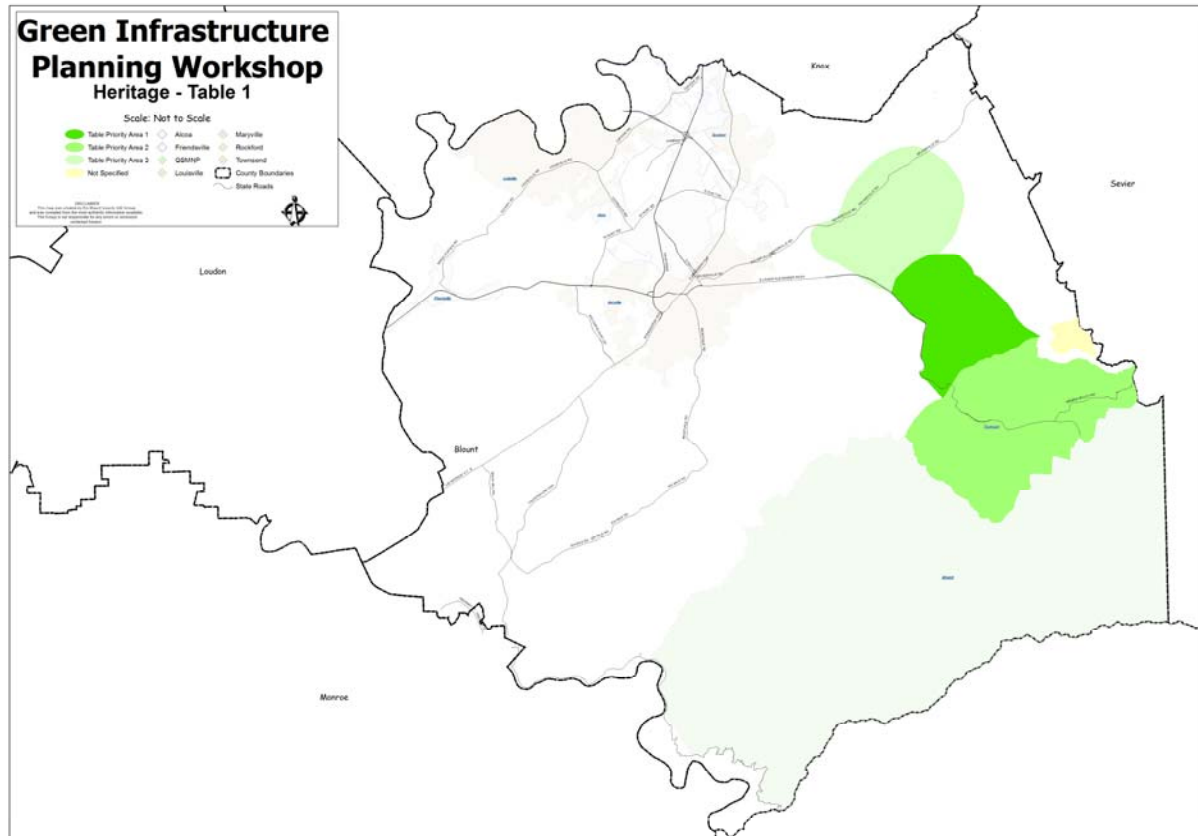
Reasons for selecting: Water and air quality, limited space available, preserve tourism quality, river recreation

Proposed functions or uses: Service tourism industries on highway only

Priority #3 – Walland to Sevierville Road

Reasons for selecting: Farmland use

Proposed functions or uses: Farm, river recreation



4 - Heritage High School 10-14-08 Table 2 of 2

Priority #1 – Little River

Reasons for selecting: Little River watershed, gateway to Smokies, tourism

Proposed functions or uses: Farming, water resource, recreation, preservation

Priority #2 – Chilhowee Ridgeline

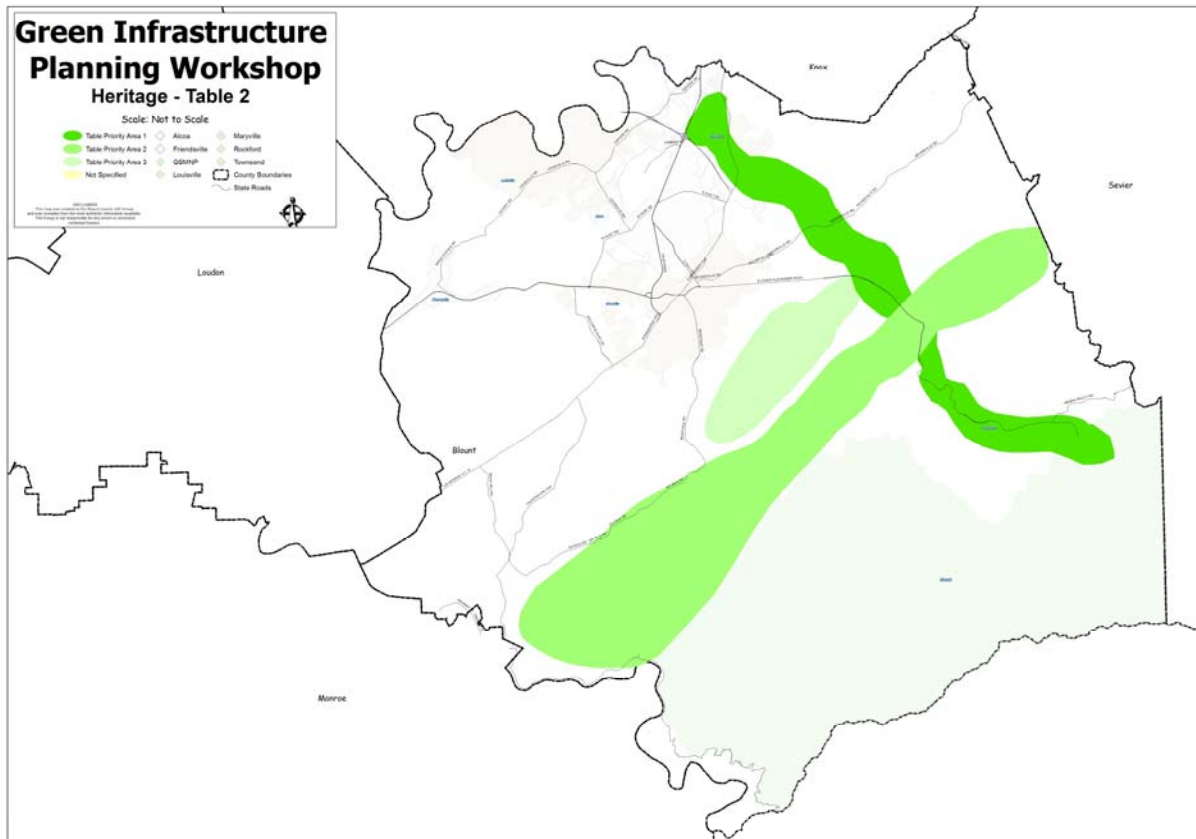
Reasons for selecting: Views, wildlife habitat, preservation

Proposed functions or uses: Recreation, Foothills Parkway

Priority #3 - Knobs

Reasons for selecting: Views, wildlife habitat

Proposed functions or uses: Preservation, views, unique geology



5 - Friendsville Elementary School 10-16-08 Single Table

Priority #1 – Gallagar Creek

Reasons for selecting: Wetland, wildlife, pollution

Proposed functions or uses: Conservation, recreation, park and trails

Priority #2 – Prime farmland north and south of Hwy 321

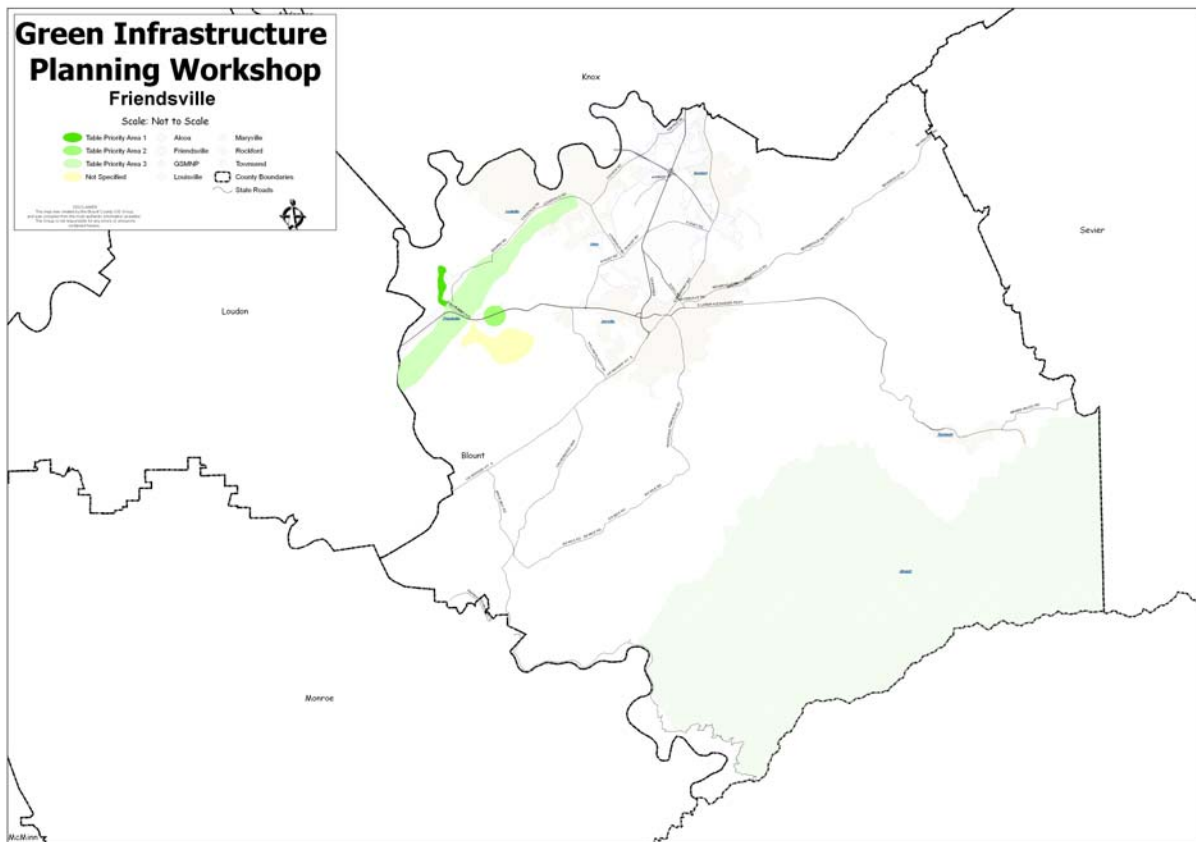
Reasons for selecting: Important farmland, old quarry spring fed

Proposed functions or uses: Preservation (Baldwin and Lane century farms)

Priority #3 – Knobs from Louisville to county line

Reasons for selecting: Scenic and wildlife

Proposed functions or uses: Wildlife preservation, trails, recreation



6 - William Blount High School Freshman Academy 10-20-08 Table 1 of 3

Priority #1 – Chilhowee Mountain

Reasons for selecting: Viewscape

Proposed functions or uses: Wildlife, value of tourism

Priority #2 – Bakers Creek

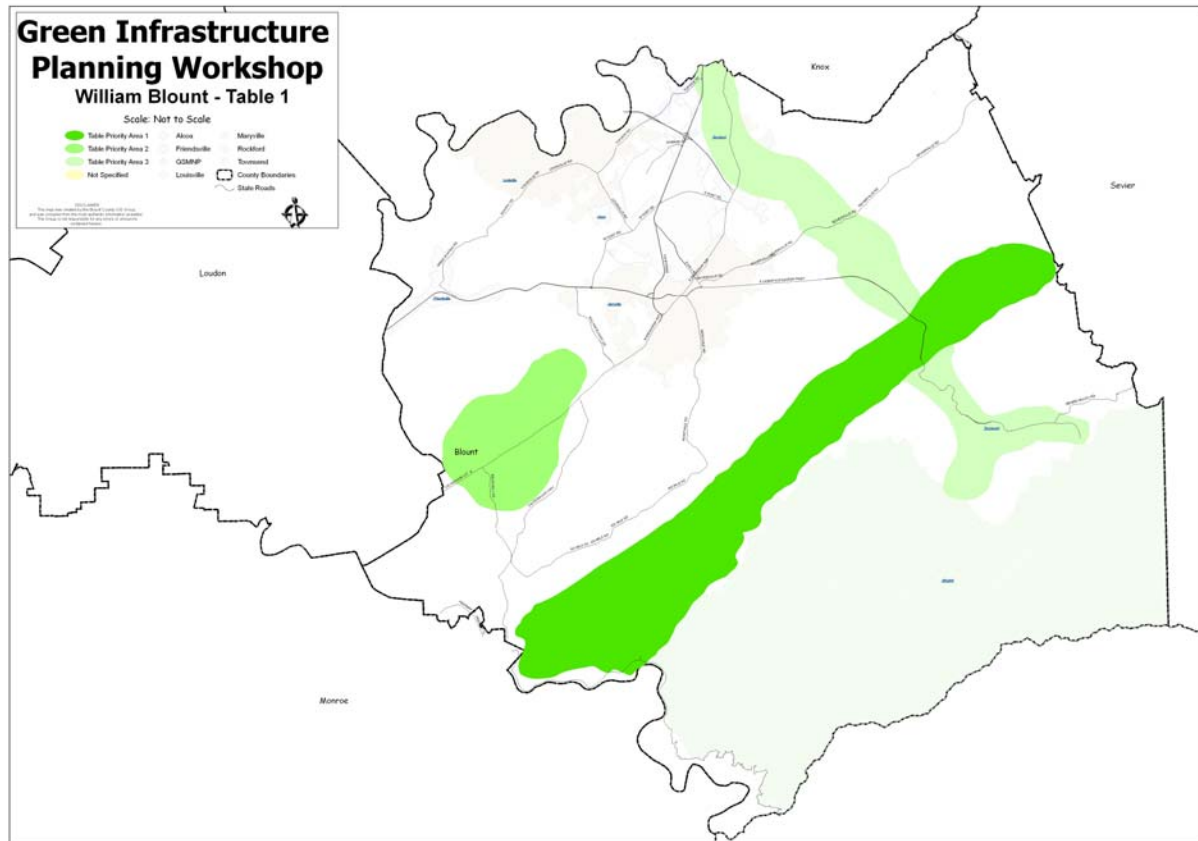
Reasons for selecting: Wetland, lightly developed

Proposed functions or uses: Wildlife, tourism

Priority #3 – Little River Watershed

Reasons for selecting: Water supply, wetlands

Proposed functions or uses: Greenway, buffer zone



7 - William Blount High School Freshman Academy 10-20-08 Table 2 of 3

Priority #1 – (generally Baker Creek by reference to map)

Reasons for selecting: Stream protection, existing protected land linkage

Proposed functions or uses: Wildlife corridor

Priority #2 - (generally developed area just south of Maryville by reference to map)

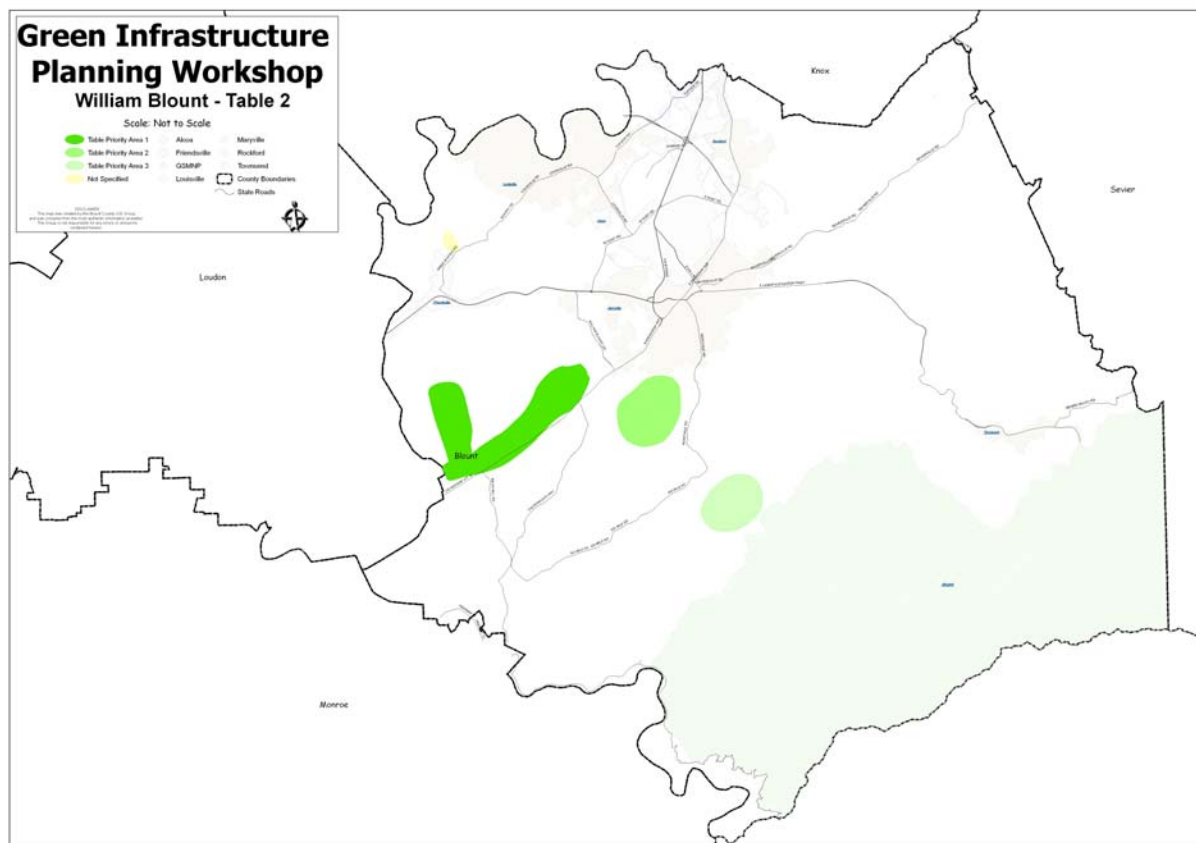
Reasons for selecting: People funnel into the only park in that area – Sandy Springs (too crowded)

Proposed functions or uses: New County park (with playground equipment, etc.)

Priority #3 - (generally area around Montvale Road on Chilhowee Mountain by reference to map)

Reasons for selecting: Add to existing protected land (already green, expand it to keep it that way)

Proposed functions or uses: Wildlife habitat



8 - William Blount High School Freshman Academy 10-20-08 Table 3 of 3

Priority #1 – Area west of Friendsville

Reasons for selecting: Farmland and also good view for tourist

Proposed functions or uses: (none indicated)

Priority #2 – Area from Henry Lane to Old Niles Ferry

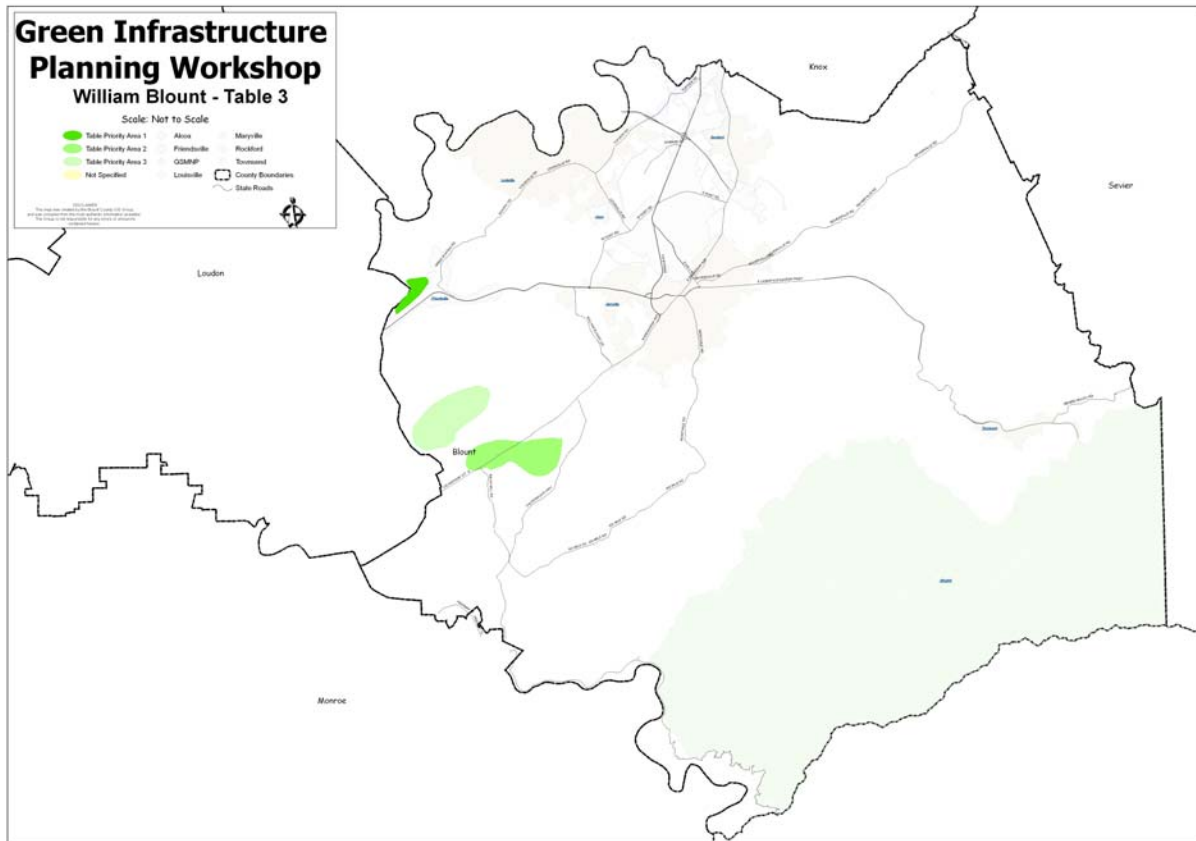
Reasons for selecting: Wetland, farmland and tourist attraction

Proposed functions or uses: (none indicated)

Priority #3 – Farmland - chosen

Reasons for selecting: Because it joins land already preserved

Proposed functions or uses: (none indicated)



9 - Alcoa Service Center 10-21-08 Table 1 of 3

Priority #1 - Little River Watershed

Reasons for selecting: Public health, drinking water, recreation

Proposed functions or uses: Water quality

Priority #2 – Foothills viewshed (Chilhowee Mountain, Three Sisters, Little Mountain, Knobs)

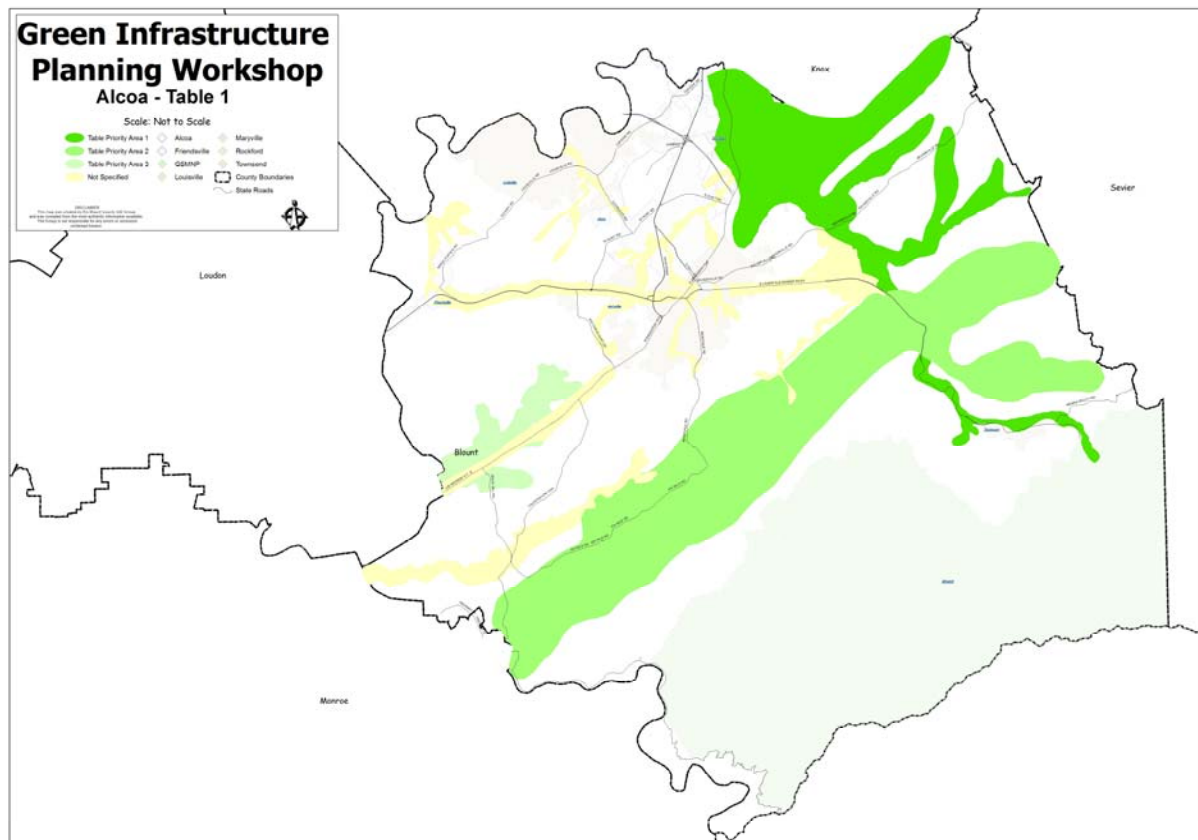
Reasons for selecting: Tourism revenue, wildlife habitat

Proposed functions or uses: Preservation

Priority #3 – Baker Creek

Reasons for selecting: development threat

Proposed functions or uses: Planned corridor sensitive to wetlands/waterways



10 - Alcoa Service Center 10-21-08 Table 2 of 3

Priority #1 – (generally farmland to southeast of Maryville by reference to map)

Reasons for selecting: Historic (great warpath), farmland, streams and recreation (connects several bike paths)

Proposed functions or uses: recreation, preservation, historic area

Priority #2 – Links to multiple conservation easements (along Chilhowee Mountain and Knobs by reference to map)

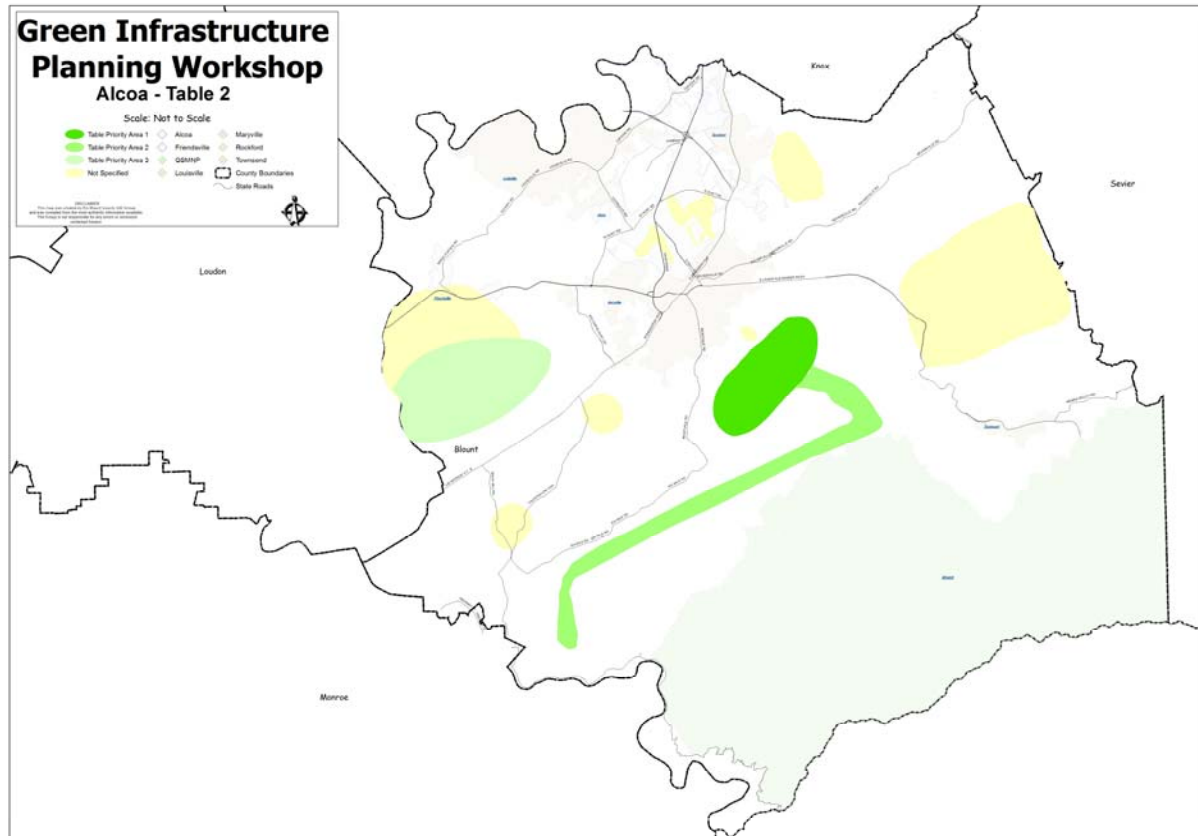
Reasons for selecting: Geographically logical to connect existing conservation easements

Proposed functions or uses: Natural wildlife corridors

Priority #3 – (generally farmland in Baker Creek watershed by reference to map)

Reasons for selecting: Prime farmland

Proposed functions or uses: Farming (no farms – no food)



11 - Alcoa Service Center 10-21-08 Table 3 of 3 (see also map on following page)

Priority #1 – Vera Drive

Reasons for selecting: Already a public property

Proposed functions or uses: Recreation/park

Priority #2 - Middlesettlements

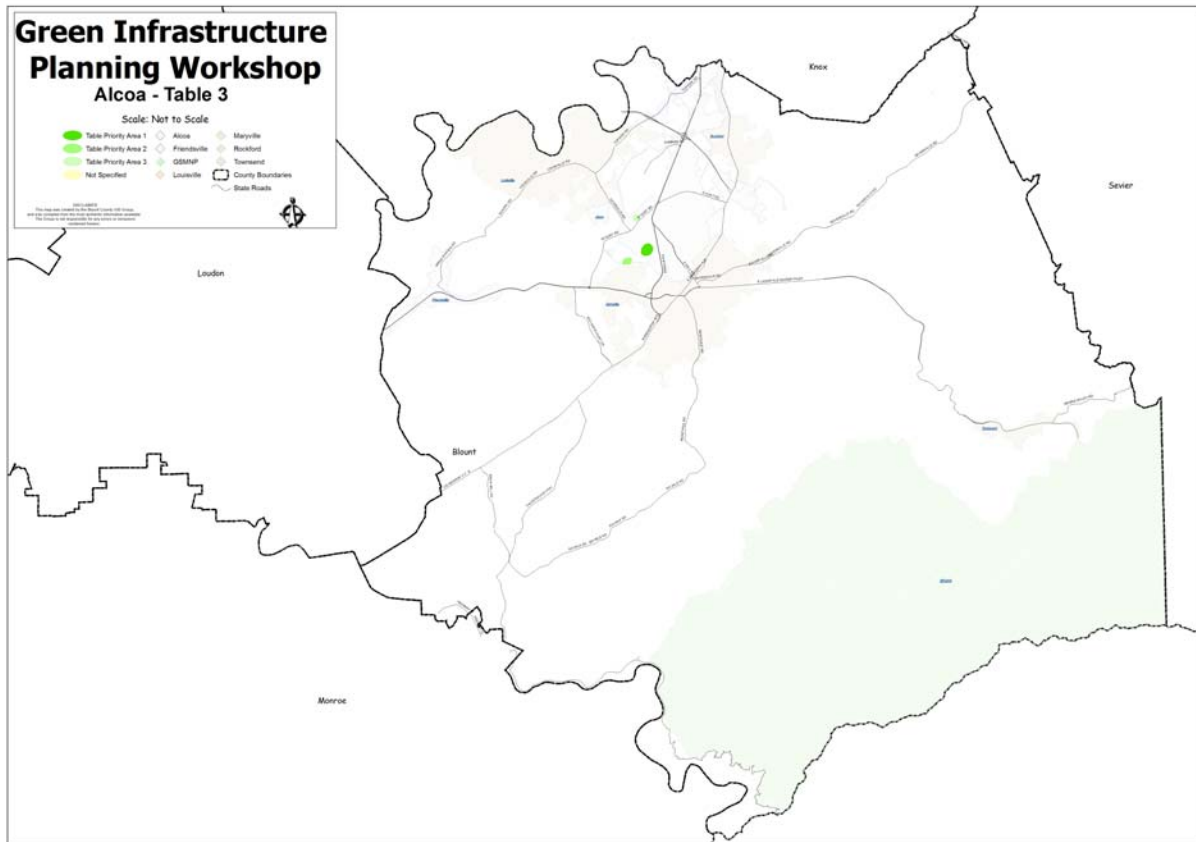
Reasons for selecting: Much is limited for agriculture, borders Pistol Creek, could be linkage to #1

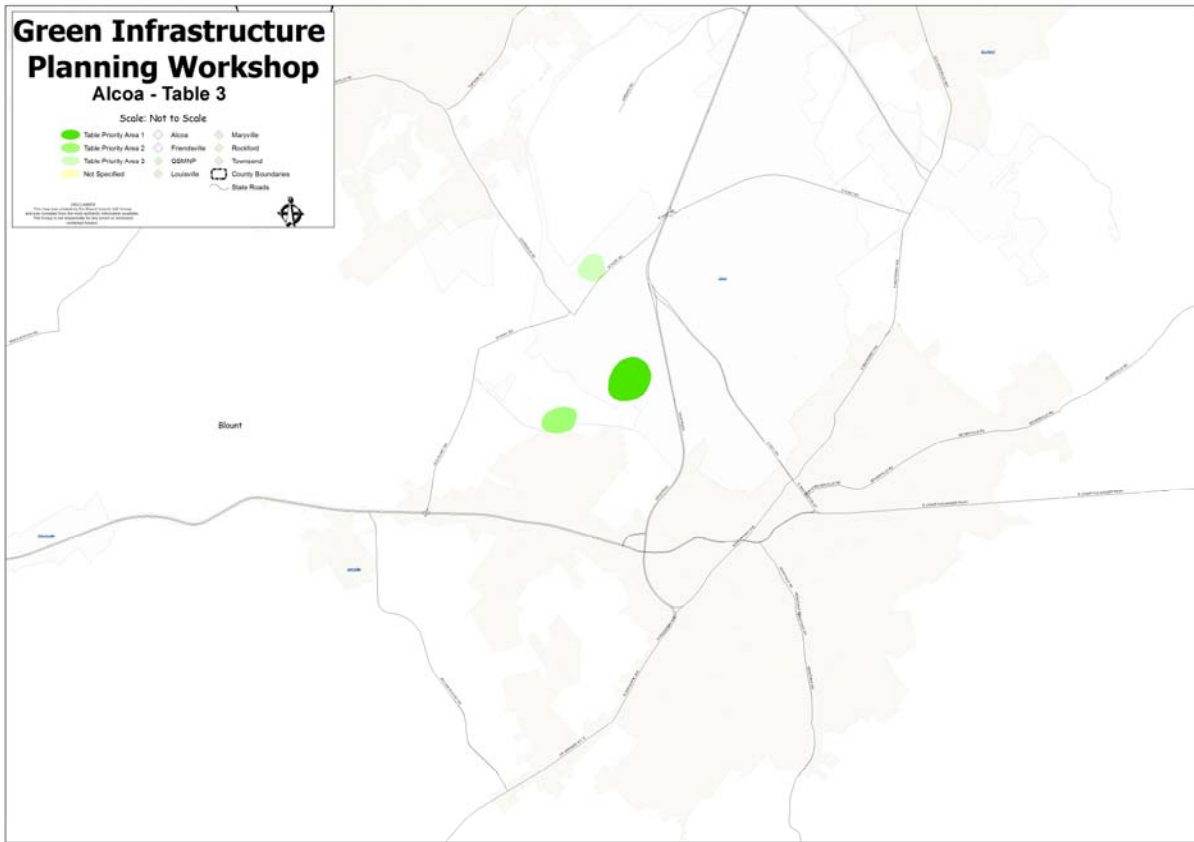
Proposed functions or uses: Recreation/park

Priority #3 – Airport at St. Ives

Reasons for selecting: Area is now quasi-public area

Proposed functions or uses: Parks or recreation





Enlargement to show detail.

13 - Townsend Elementary School 10-27-08 Table 2 of 2 (see map on following page)

Priority #1 – (generally Walland gap, Millers Cove and Little River approaching Townsend by reference to map)

Reasons for selecting: As the approach into the Cove, we believe that this area should be preserved for aesthetics.

Proposed functions or uses: Pleasant appearance. Three Sisters could be great recreational/wildlife viewing area.

Priority #2 – (generally Top of World and Happy Valley by reference to map)

Reasons for selecting: To preserve viewscales from within the GSMNP looking toward the Foothills Parkway Ridgeline.

Proposed functions or uses: Pleasant appearance.

Priority #3 – (generally Mountains north of Townsend and along Wears Valley Road by reference to map)

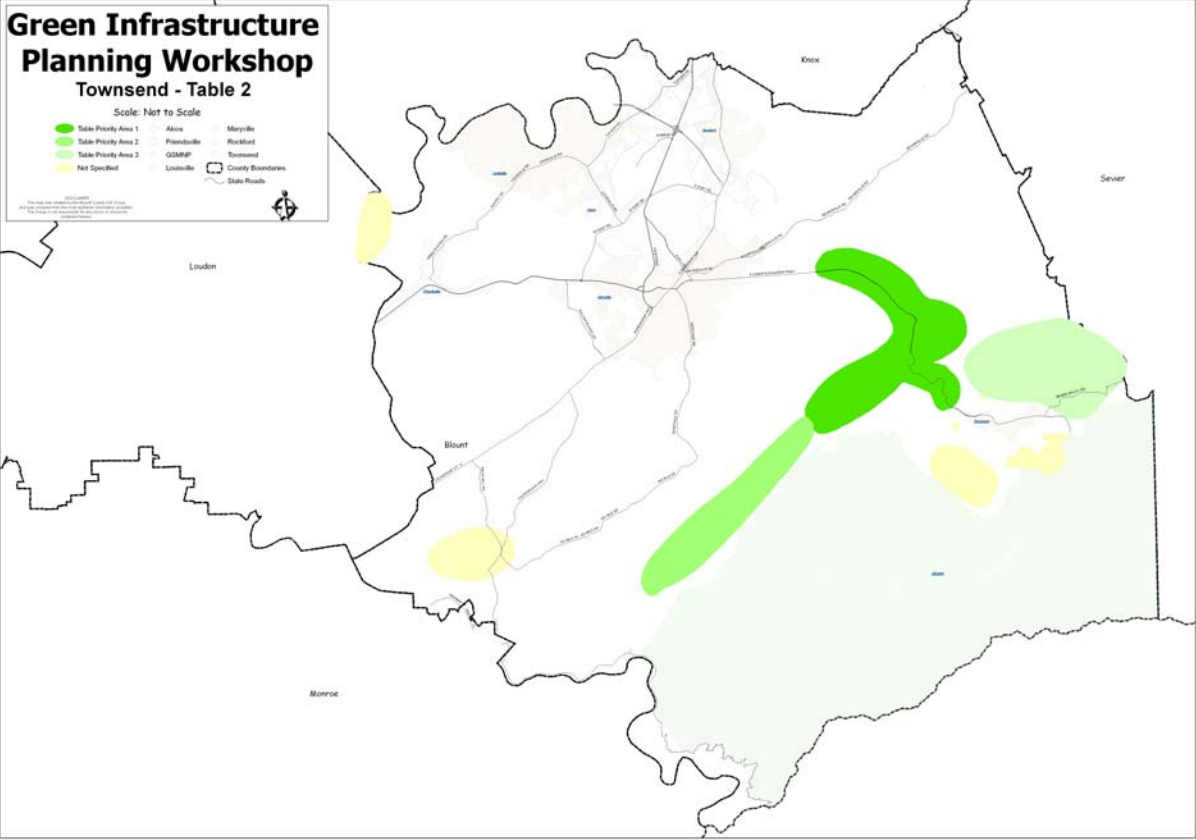
Reasons for selecting: To preserve the beauty of Townsend and viewscales to the East.

Proposed functions or uses: Pleasant appearance, recreation (hiking).

Green Infrastructure Planning Workshop Townsend - Table 2

Scale: Not to Scale

- Table Priority Area 1
- Table Priority Area 2
- Not Specified
- County Boundaries
- State Roads



14 - Porter Elementary School 10-28-08 Single Table

Priority #1 – Little River

Reasons for selecting: Drinking water supply, wildlife, recreation, natural beauty

Proposed functions or uses: Recreation, greenway, trails, bird watching, canoeing, drinking water sources

Priority #2 – Chilhowee Mountain Range

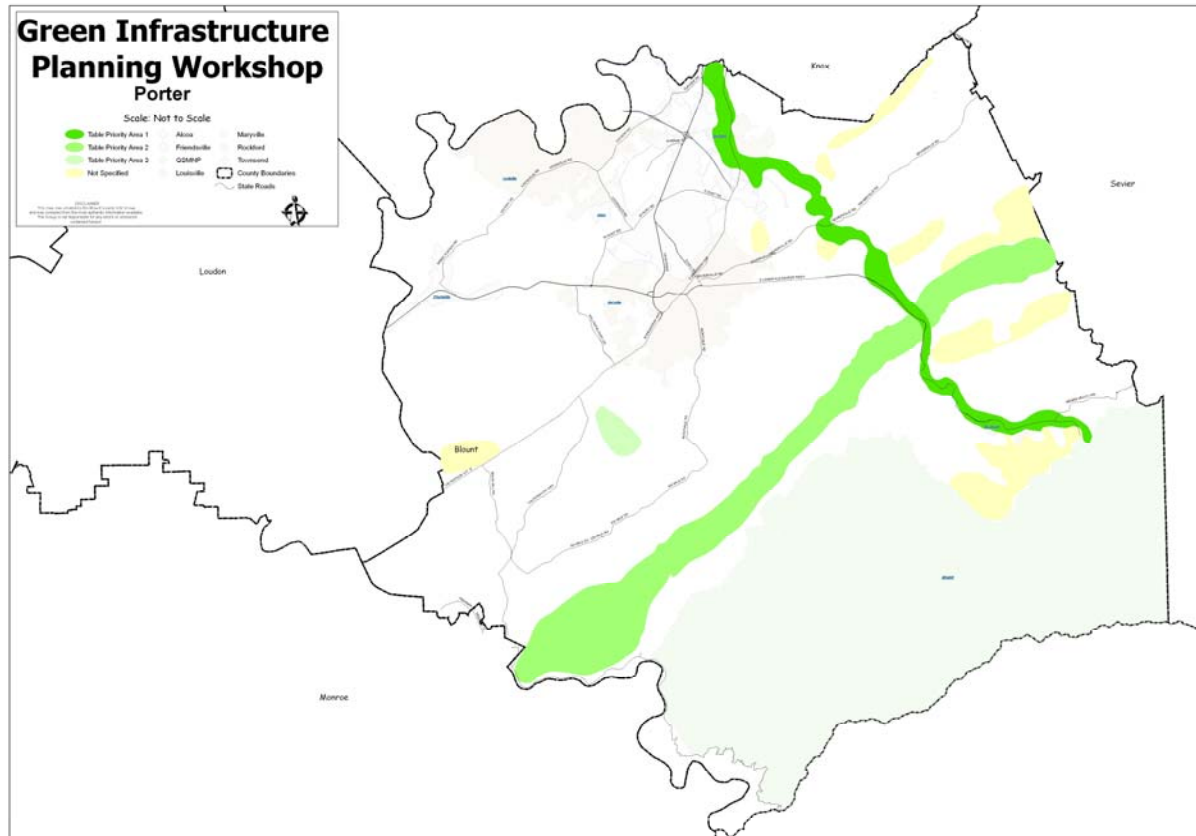
Reasons for selecting: viewscape, wildlife corridor, migratory birds, unique plants, link to the GSMNP

Proposed functions or uses: bird watching, tourist destination, viewshed, camping, biking

Priority #3 – Carpenters area

Reasons for selecting: In the path of growth and need for recreation area

Proposed functions or uses: Recreation and greenspace preservation



15 - Maryville City Hall 10-30-08 Table 1 of 4

Priority #1 – Chilhowee Mountain Range Ridge-top

Reasons for selecting: Primary scenic view and watershed for Blount County

Proposed functions or uses: Current use Foothills Parkway.

Priority #2 – Foothills farmland

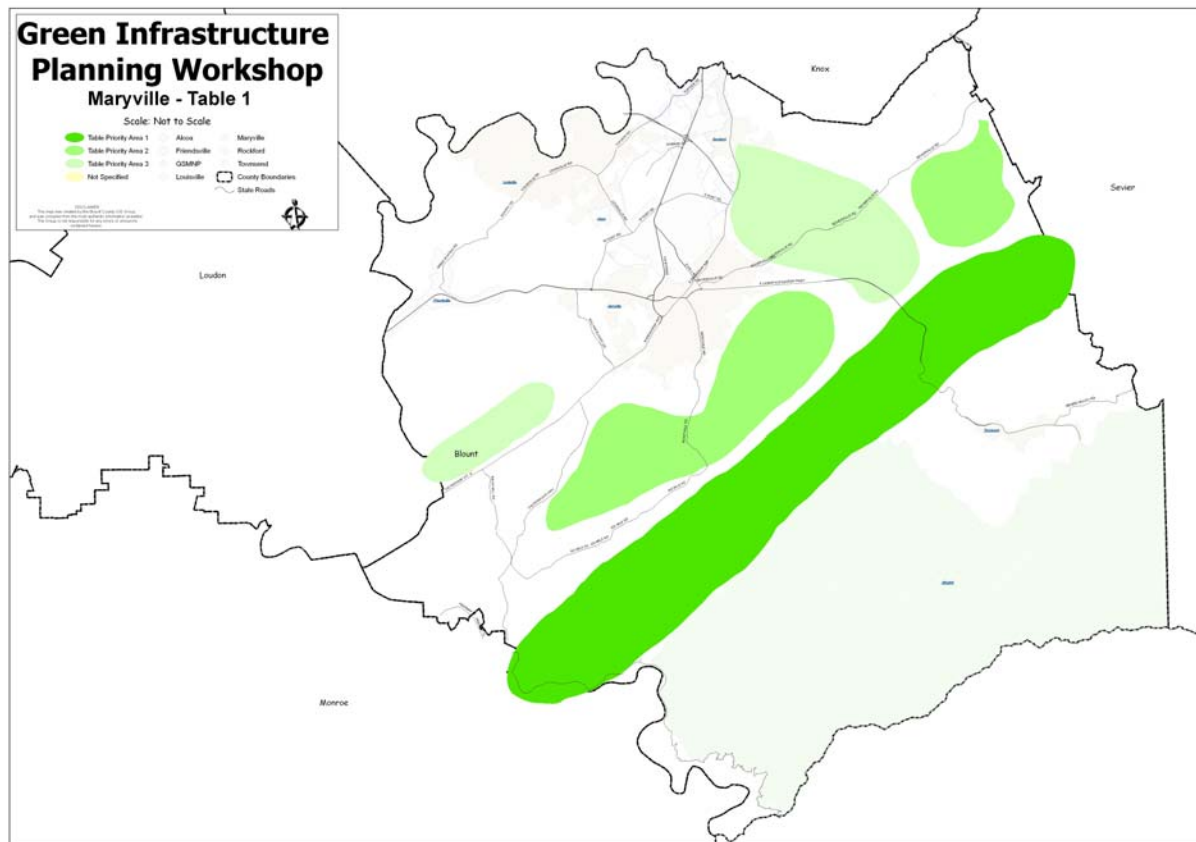
Reasons for selecting: Scenic, food production, buffer for watershed.

Proposed functions or uses: Food production, rural recreation.

Priority #3 – Wetlands/River

Reasons for selecting: Little River and Baker Creek watershed contains majority of water sources for North and South Blount County.

Proposed functions or uses: Wetland conservation, recreation.



16 - Maryville City Hall 10-30-08 Table 2 of 4 (see map on following page)

Priority #1 - Little River Corridor

Reasons for selecting: Scenic beauty, buffer development from along river, protect water source.

Proposed functions or uses: additional hiking and biking trails, designated river access.

Priority #2 - Farmland adjacent to Vulcan Materials on Montvale Road

Reasons for selecting: Large site in city available for recreation, lack of use due to quarry, serve as buffer to residential.

Proposed functions or uses: Potential active park.

Priority #3 - 321 Corridor

Reasons for selecting: Connectivity to Townsend Greenbelt, avoid continuous commercial development.

Proposed functions or uses: Extension of paths to connect Great Smoky Mountains with Maryville, connect to Amerine Park.

Other Comments:

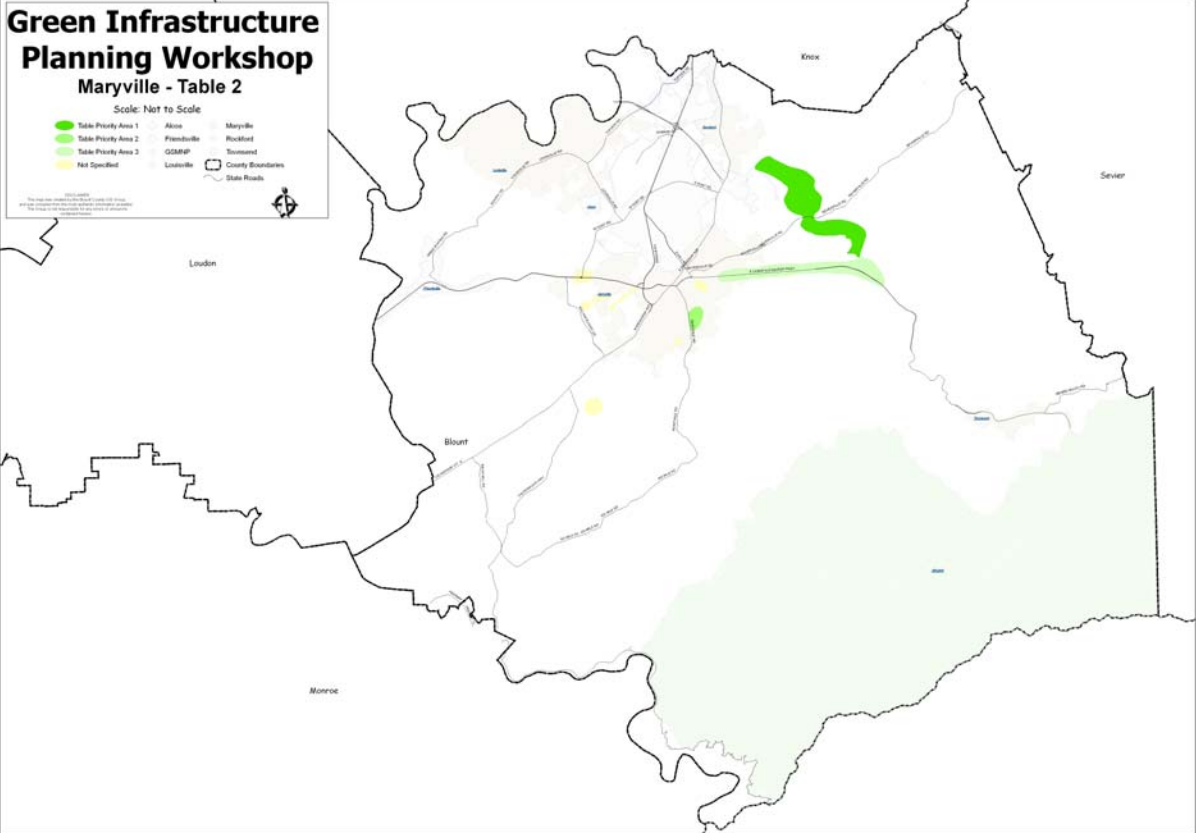
- 1) Preserve wetlands near Monroe County line 411 S – proposed site of sports complex.
- 2) Use railway for additional connectivity to designated parks.

Green Infrastructure Planning Workshop Maryville - Table 2

Scale: Not to Scale

- Table Priority Area 1
- Table Priority Area 2
- Table Priority Area 3
- Not Specified

Alcoa Maryville
Framboise Rockford
GSMMP Townsend
Loudon Knoxville
County Boundaries
State Roads



17 - Maryville City Hall 10-30-08 Table 3 of 4 (see map on following page)

Priority #1 – Little River watershed and tributaries

Reasons for selecting: Water source is critical to residents; critical to wildlife, plant life and tourism.

Proposed functions or uses: priority for forested areas.

Priority #2 – Happy Valley corridor

Reasons for selecting: Key for wildlife migration and avoid development; bridge this gap (parkway), viewscapes;

Proposed functions or uses: Water system drainage; priority for forested areas.

Priority #3 – Rich agricultural land

Reasons for selecting: Support local economy, local food production and land impacts to water resources

Proposed functions or uses: Fresh markets/farmers markets; food security; encourage local food purchasing; open space; critical to support water, food and wildlife as these are interconnected to local citizen livelihood, support local economy and tourism.

Other Comments: Forested lands – provide needed oxygen and improved air quality; interdependence of all elements and struggle to focus on one section as all are key elements to survival.

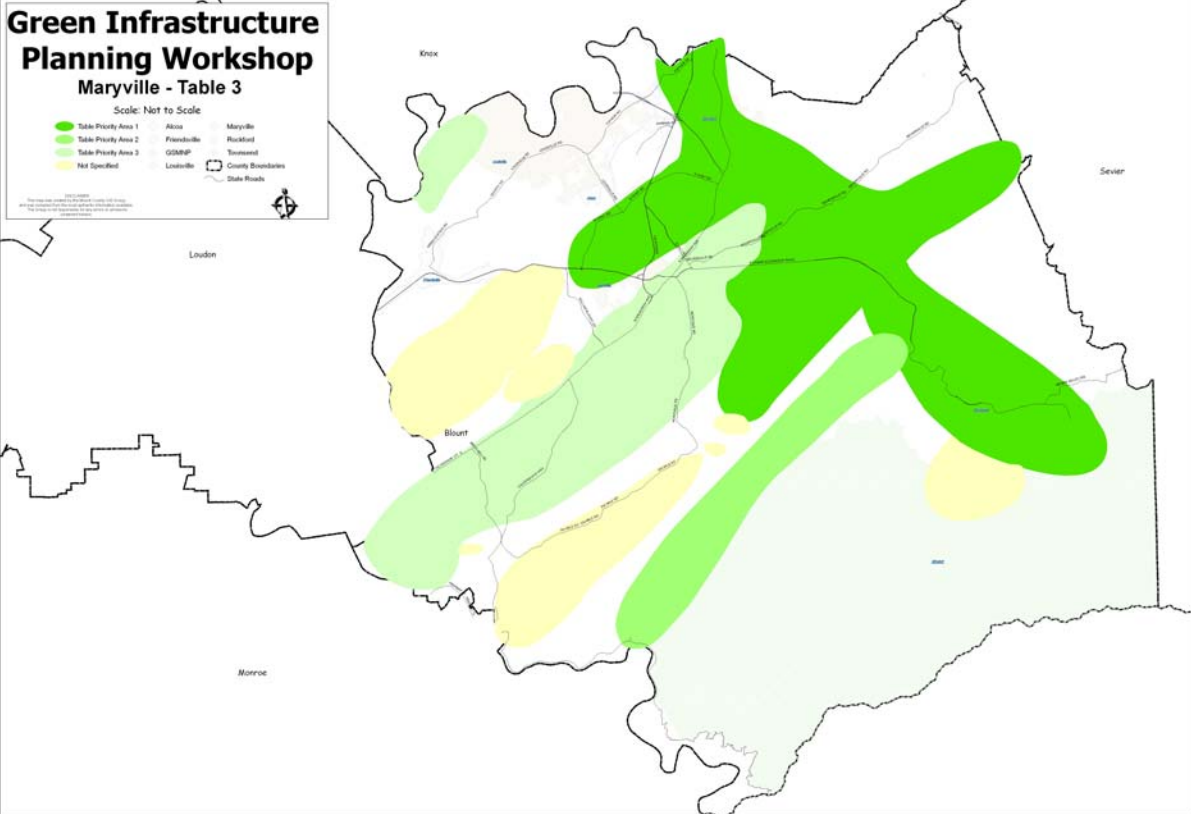
Green Infrastructure Planning Workshop Maryville - Table 3

Scale: Not to Scale

- Table Priority Area 1
- Table Priority Area 2
- Table Priority Area 3
- N/A Specified

Alcoa Maryville
Fritchville Rockford
GSMSP Townsend
Louisville

County Boundaries
State Roads



18 - Maryville City Hall 10-30-08 Table 4 of 4 (see map on following page)

Priority #1 – Areas surrounding county schools

Reasons for selecting: greatest community impact, creates community focus, creates campus atmosphere

Proposed functions or uses: outdoor classrooms, sports fields

Priority #2 – Baker Creek watershed and wetlands

Reasons for selecting: Great development pressure, tourist corridor, good farmland, unique wetlands

Proposed functions or uses: Public park, farming/agriculture, viewscape

Priority #3 – Crooked Creek watershed

Reasons for selecting: Currently undeveloped, protect Little River

Proposed functions or uses: Agriculture, protection

Other Comments:

Crooked Creek Watershed

Viewscape

Crooked Creek; 321 corridor Heritage to Townsend; Sevierville Road;

Wears Valley; River or lake views; Lake front

Greenspace school areas could be dual purpose

Agriculture areas development pressures

Nails Creek watershed; Baker Creek watershed

TN River

Publicly owned; Privately owned

Green Infrastructure Planning Workshop

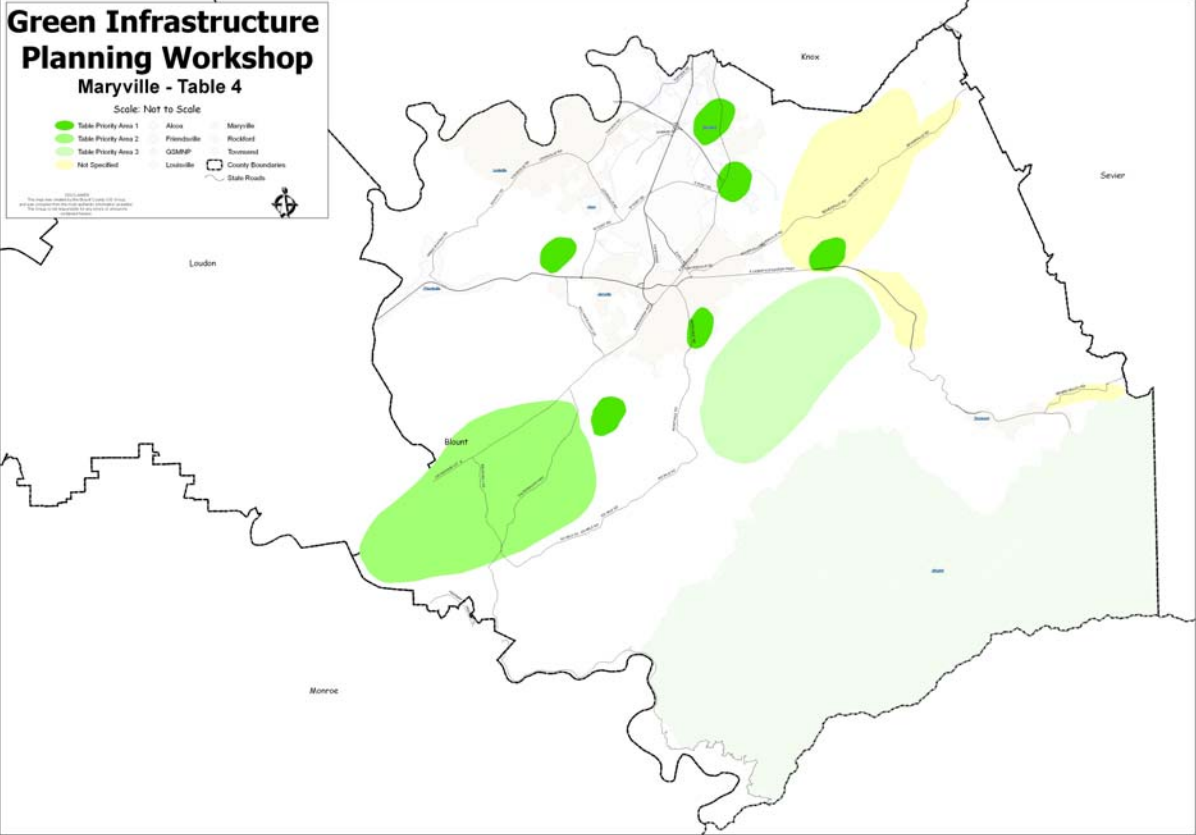
Maryville - Table 4

Scale: Not to Scale

	Table Priority Area 1		Alcoa		Maryville
	Table Priority Area 2		Friendsville		Rockford
	Table Priority Area 3		ODMMP		Townsend
	Not Specified		Loudon		County Boundaries

State Roads

The information on this map was prepared by the Tennessee Department of Transportation. It is not intended to be used for any purpose other than that for which it was prepared. The Department of Transportation is not responsible for any errors or omissions on this map.



Report of written comments from Green Infrastructure Workshops

Participants at the workshops were asked to submit optional Comment Sheet with following instruction:

Comments – Feel free to give us any suggestions about criteria we should use to set priorities for the protection of green infrastructure, specific geographic areas of concern, implementation strategies, and any other areas of concern or interest.

Other options for comments were by mail, and e-mail regardless of participation in the workshops.

The following were 18 sets of comments received by December 8, 2008:

From Sue Dawson

- 1) Create 100 acre greenspace islands around each county school – multipurpose, could be determined by the community, campus atmosphere, multipurpose greenspace
- 2) Provide access to TN river
- 3) Add & refine public access areas for Little River
- 4) Restrict visual impact of development along 321

From anonymous

Another area I would like to see preserved is the farmland on 411 South (heading toward Vonore) and 321 South (toward Lenoir City). Both of those used to be beautiful drives, but they are quickly being ruined by businesses and subdivisions along the way.

From Joe Gallagher

A- Preserve wetlands

- 1- Hwy 411 near Monroe (Loudon) County Line possibly all or part of site of formerly proposed sports center.
- 2- Terminus of Topside Road at (or near) Louisville Road and extending to Dug Gap Road.

B- Preserve scenic, rural nature of Blount County

- 1- Don't allow Townsend to look like Wears Valley
- 2- Don't develop 411 South with big box stores.
- 3- Don't build proposed southern loop.

C- Develop & improve roads in a manner that will add to rural & scenic style of Blount County.

D- Mandate scenic, landscaping designs for major commercial zones – starting with 129 By-Pass & also 411 South in Maryville and 321 towards Townsend (especially from Blount Mem. Hosp. beyond Heritage H.S.)

Thanks for the forum.

From anonymous

If we had been asked to identify functional priorities instead of location priorities, we may have observed:

- 1) What participants value, not where, and
- 2) The importance of relationships among the functions.

Having all the maps (roads, agriculture, water, wildlife) was a terrific aid to what you asked us to do. Having a bit more time would have been welcome.

From anonymous

Make study to see how bike trail in Townsend is used for bike riding.

Let property owners vote on use of land set aside.

¼ of Blount County is in GSMNP which is a greenway.

Present program in manner so people with other views can express concern.

From Anita Blatnik

Obvious from all the groups – our watershed is critical.

Loved the idea of connecting Maryville to Townsend down 321 – already a scenic hwy & I know of 3 people (separate) who told me they biked from Maryville to Townsend w/in the past two weeks.

Keep in mind the impact on our air quality.

Thanks for asking for our input.

From Adrienne Schwarte

This is a great program to receive citizen feedback. I'd like to see some local organizations that focus on watersheds, air quality and wildlife management to be parts of this process (as many members of your planning cmt. might be). As future planning continues I'd like to see a focus on interdependence, relationship to the holistic goals of sustainability and transparency in planning (which this current session does).

Protection focus

- 1) Little River, forestry lands, agricultural land (focused on organic agriculture & more cropland, less livestock), wildlife management spaces; (compiler note - no continuation evident)

From anonymous

Criteria: promote the rural nature of the county.

Specific geographic areas:

Chilhowee Mountain, ridgetop development is a huge concern. This view is a cash cow for the county – it brings in tourists, it is a selling point for realestate, etc.

Wetlands and rivers – Baker's Creek/Henry Lane area & the Little River
Farmland – areas along the mountain & northeast of Maryville in particular.

From Kay Hultquist

As a whole, I think it was an excellent format and presentation. My only suggestion is to consider the possibility of pre-registration and sending the handout to registered participants prior to the workshop for study. (It probably taken me a little longer than most to "take in" the available resource and

instructions.) I agree with the group that presently underserved areas outside of the city should be considered first, and I liked the three priorities.

However, in line with the mandate that the participants in the 2020 Vision Program gave in desiring connections between neighborhoods, I still feel that the acquisition and conversion of the old railroad bed from Pearson Springs Park to Heritage Hills and the 5-acre area off and connecting Briarcliff, Windridge, and Jamestown would be great assets and a viable part of the green infrastructure. As a longtime (unsuccessful) advocate of “rails to trails”, I have wanted to see parts if not all of the former rail corridors from Maryville to Walland, Maryville to Tallassee, and Mentor to Friendsville converted to walking and bicycle trails and recognized for their historic significance (Walland and beyond as access to the Smokies, Tallassee and beyond for the development of the Aluminum Co. dams and the timber resources of Alcoa, and the Friendsville route for access to the marble quarries and the communities of Friendsville and Louisville.)

From Dick Randolph

Wind generators are not even close to being a significant contribution to energy independence. Maybe someday they could be meaningful, but for now, since a big part of Blount Counties’ economy depends upon the mountains, we don’t need windmills on the ridgetops. (Compiler’s note – accompanied by a handout news clipping).

From Dick Randolph

There were two table groups.

Ours tended to protect clean water in the Little River basin north of Heritage, and in Tuckaleechee. We also wanted to preserve the non-commercial character of the 321corridor and Townsend. Also, the natural look of the mountains along the corridor were important. Our table circled the entire Tuckaleechee valley. Some of that was by default, for not knowing where avoid unreasonable limits. The thrust of Tuckaleechee was clean water (from the foothills) wildlife, and scenic values on the visible slopes, and limits on commercial development.

I liked the other table's interest in the entire Chilhowee Mountain range. They also emphasized more of the Little River corridor. Maybe some park development there can be considered.

From Dick Randolph

I had a better feel for the exercise this time (2nd time). Again, the Little River and Chilhowee Mt were selected by the group. Scenic values were emphasized, including the corridor from Walland to Townsend.

So far, not many are commenting on the stream values, except for the Little River. Keeping upstream branches pure should be a value.

Some folks are anti-regulation which translates into anti-government, even for non-intrusive purchased or conservation easements. I suggest the County Commission de-emphasize land purchase (except for specific value, such as a park) and dwell more on subdivision regs and conservation easements. Money allocation would be more efficient that way as well.

(Compiler's note – the following was a sticky note attached to comments sheet by Dick Randolph)

The areas circled by me below the new Parkway in SE Blount Co. – are the mountains seen from Townsend proper – e.g., from the guest rooms at Highland Manor.

From Jeanie Hilten

Look at the Foothills Land Conservancy methods of working with landowners to establish conservation easements – voluntary.

Look at economic values of watershed protection, forests, farms – the services I hope lands provide.

Crucial areas are those under eminent pressure.

In order to keep good water quality of Little River need to protect the small watersheds feeding in.

Protect the rest of Chilhowee Mtn – wildlife, forest recreation.

Educate county planning commission about costs of approving ridgetop, steep mtn, & floodplain development.

From Debbie McNelly

- 1) Springbrook Rd off of Wright Rd, has no lights (this is part of greenbelt/greenway) no lights till you get to Central Baptist Church!
- 2) Could lights be installed from McArthur Rd Bridge (city limits) to Springbrook Rd? McArthur Rd Alcoa connects to the Greenbelt!

From anonymous

Protect our mountains & watersheds veiwscapes.

Tourists come to Blount Co. to see the green/wildlife not buildings for lease dotting our highways.

From Carolyn Pullias

- 1) We must protect the water quality of our streams along with the water shed throughout the county.
- 2) In keeping development to a conservative minimum, this will preserve & conserve land and air altogether. Doing so, this will maintain the natural beauty and quality of life.
- 3) Preserve the ridge tops and mountain tops. Keep development to a minimum with the least affect to the landscape.

From anonymous

Mountain top protection

Limit density of housing i.e. where sewer & wells are private

Clean water in rivers & streams

From Mike Cook

Implementation of PDR's very important to farming

Any mountain development require do water hydrology studies

Preservation of Little River for recreation & water very important

From William (Booty) Miller

I attended the Green Infrastructure Workshop at William Blount Ninth Grade Academy on October 20, 2008. I was pleased that, in spite of a fair amount of diversity among those attending, there seemed to be a high level of agreement in identifying priority areas for conservation, preservation, and protection.

My group unanimously identified three areas for preservation:

1. Chilhowee Mountain
2. The Wetland on Baker's Creek (near Henry Lane)
3. The Little River Watershed

Also, the group was highly interested in establishing a **BIKE TRAIL** that joined and was tied to Carpenters Grade Road. Someone related that this particular route was so outstanding because it paralleled Chilhowee Mountain. In the past there have been proposals to tie a bike or walking trail to the old railroad bed in that area.

I believe that both of the other groups present in the meeting identified the same sites.

My Priorities for Preserving:

Chilhowee Mountain - Rationale for Selection:

1. Development on steep slopes produce run-off, changes the direction of waterways and speeds up the water flow in different areas. These factors cause silting up of streams and wetlands down grade. Hence, development could cause this to be the fate of Chilhowee Mountain.
Sidney Lanier Lake is the story of a small lake on the Montvale property that was destroyed by siltation after the road over Chilhowee Mountain was constructed.
2. Chilhowee Mountain has a rich history. Inhabitants and travelers include Native Americans and Spanish explorers. Civil War times saw the gaps of the mountain occupied by Confederates, Union troops and “Bushwhackers.”
It has been reported that gold has been discovered in only two places in Tennessee. The two places are Coker Creek and Chilhowee Mountain. A local legend has it that part of a highjacked Civil War gold shipment is still hidden on this mountain (I haven’t found it yet).
3. It has been reported recently that as much as 40% of sales tax income for Blount County comes from tourism. Tourist come to see our mountains, streams and green spaces not our fine buildings. Chilhowee Mountain is the fore ground and gatekeeper of the Great Smoky Mountain National Park, the nation’s most visited park, and needs to be protected to remain in that state.
Chilhowee Mountain is the most striking site for visitors from many vantage points throughout the county. Wonderful views of the mountain can be gained from US411, from Six Mile Road, from Montvale Road near the Maryville Municipal Building, from Carpenters Grade Road, from Hwy. 321, from Ellejoy Road and many others.
The most often repeated refrain in real estate ads in Blount County is “a splendid mountain view.”

4. Chilhowee Mountain is a wildlife habitat. Hunting is common on the mountain.
5. Building on Chilhowee Mountain could promote disasters. The mountain is subject to landslides as is evident from the incidents on the Foothills Parkway. At least once in recent history, Chilhowee Mountain has been the epicenter of an earthquake. Also, development in mountain areas eventually call for increased infrastructure at county expense. TACIR has pointed out that about 40 years are required for subdivisions to pay for the required infrastructure.

The Wetlands on Bakers Creek (near Henry Lane) - Rationale for Selection:

1. Wetlands serve to purify waters polluted upstream and agriculture areas using chemical fertilizers. This wetland on Bakers Creek serves this purpose and thereby helps to filter the waters that flow into Tellico Lake.
2. This wetland serves as a wildlife habitat in the same fashion as Kyker Bottoms.

The Little River Water Shed - Rationale for Selection:

1. A map of Blount County shows that there appears to be a divide in the county wherein the waters of Hess Creek, Reed Creek, Ellejoy Creek, Crooked Creek, and later Pistol Creek and their tributaries flow into the Little River while Six Mile Creek, Nine Mile Creek, Four Mile Creek, Cochrans Creek, Abrams Creek, Bakers Creek and their tributaries flow into the Little Tennessee now Tellico Lake. More of the watershed on the western side of the county is forested and thereby better protected. More of the eastern section or the Little River watershed is cleared and used for farming. That portion greatly needs protection. Most of Blount County's drinking water comes from Little River and that watershed.

I appreciate the fact that Mr. John Lamb and the Planning Commission are holding these meetings and listening to what the citizens of Blount County are saying and the vision they have for the future of the county. I appreciate the opportunity to express my thoughts.

From **Rene Hoyos** (not a participant – via mail)

Tel: (865) 522-7007
Fax: (865) 525-4988
info@tcwn.org
www.tcwn.org



P.O. Box 1521
Knoxville, Tennessee 37901
123A South Gay Street
Knoxville, TN 37902

October 27, 2008

Mr. John Lamb
Blount County Planning Department
Blount County Courthouse
327 Court Street
Maryville, TN 37804-5906

Dear Mr. Lamb,

The Tennessee Clean Water Network would like to commend you and your County's efforts to support and encourage environmentally protective measures by developing the County's Green Infrastructure Plan. The recognition and incorporation of environmentally sensitive measures into planning and development procedures is of the utmost important as our state faces the greatest degree of land development ever.

As you and your fellow citizens and residents work to create a comprehensive and protective plan, we encourage you to make sure you include the protection of our state's valuable water resources, especially wetlands. Our nation and our state have experienced a significant loss of wetlands over the previous 50 years. This loss is dangerous to water quality and detrimental to securing land stabilization in flood prone areas. Please make certain these important ecological and environmental areas are protected and preserved during your planning process.

Again, we praise your efforts in this important endeavor and encourage you and the County to take steps to develop a plan going above and beyond traditional practices to ensure the most effective measures are incorporated.

Sincerely,

A handwritten signature in black ink that reads "Renée V. Hoyos". The signature is written in a cursive style with a large, stylized initial 'R'.

Renée Victoria Hoyos,
Executive Director

APPENDIX B

Report of Planning Commissioner Green Infrastructure Mapping Workshop Prepared by Blount County Planning Department February 23, 2009

A Green Infrastructure Planning Workshop was conducted in Blount County on January 26, 2009 at the Maryville City Hall. Planning Commissioners and staff from all municipal and county Planning Commissions were invited, with 32 commissioners and staff participating at five tables. The core of the workshop was a map based activity for participants to identify priority geographic areas for conservation, preservation and/or protection as green infrastructure in the county, including the municipal jurisdictions of Alcoa, Friendsville, Louisville, Maryville, Rockford and Townsend. The following is report of the mapping activity, listing top three priorities and presenting maps by table.

The table reports are correlated with overlay maps on which areas are circled and identified by priority number color codes (darker green higher priority).

Table A

Priority 1 – Gallagar Creek

Reasons for selecting and proposed functions or uses: wildlife preservation; protect water quality; buffer on stream banks; greenways and walkways.

Priority 2 –Railroad right-of-way (Friendsville area)

Reasons for selecting and proposed functions or uses: preserving open space; walking; recreation.

Priority 3 – Knobs from Big Springs Road to Kiser Station

Reasons for selecting and proposed functions or uses: preserving ridge tops, streams, wildlife; wildlife protection; stream protection; control erosion; preserve city forest areas; preserve views.

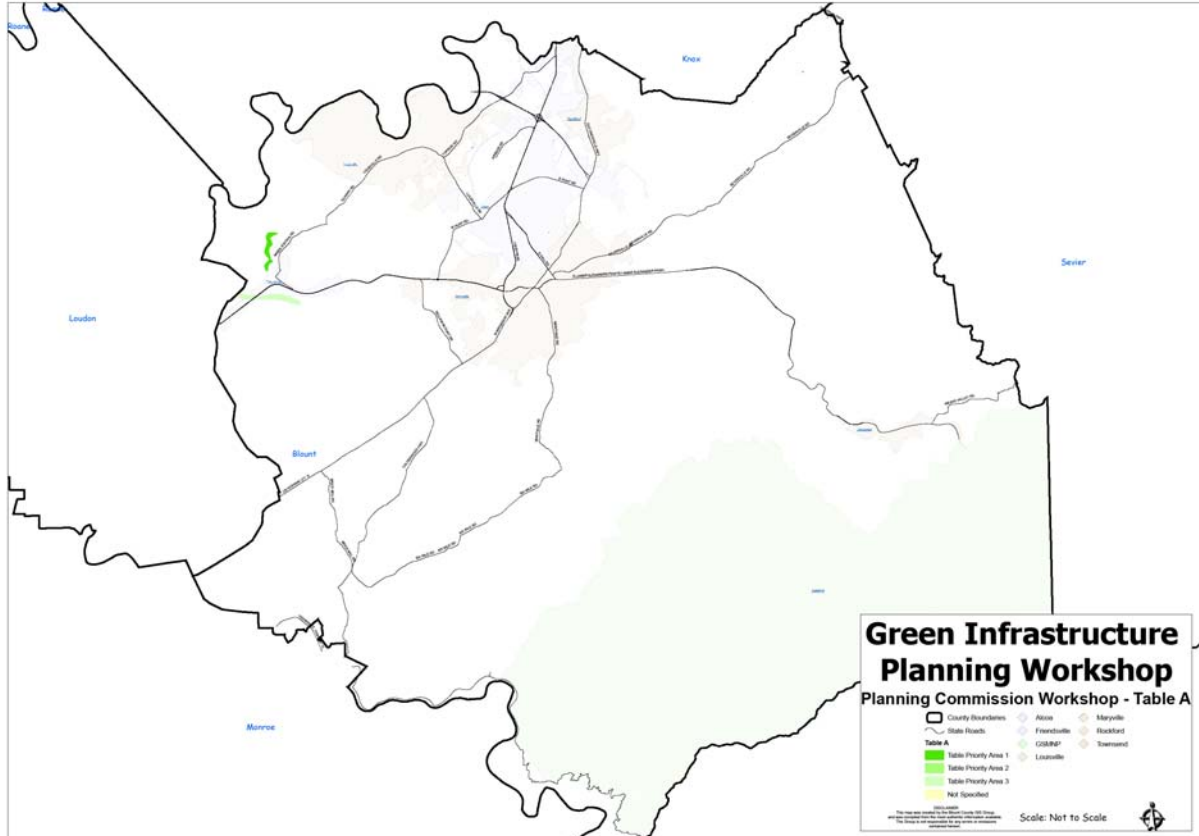


Table B

Priority 1 – Little River (inferred from map)

Reasons for selecting and proposed functions or uses: water source; clean water for long time.

Priority 2 – Chilhowee (mountain)

Reasons for selecting and proposed functions or uses: asset to tourism; watershed.

Priority 3 – 6 Mile/midlands below Chilhowee Mountain

Reasons for selecting and proposed functions or uses: conversion of lands.

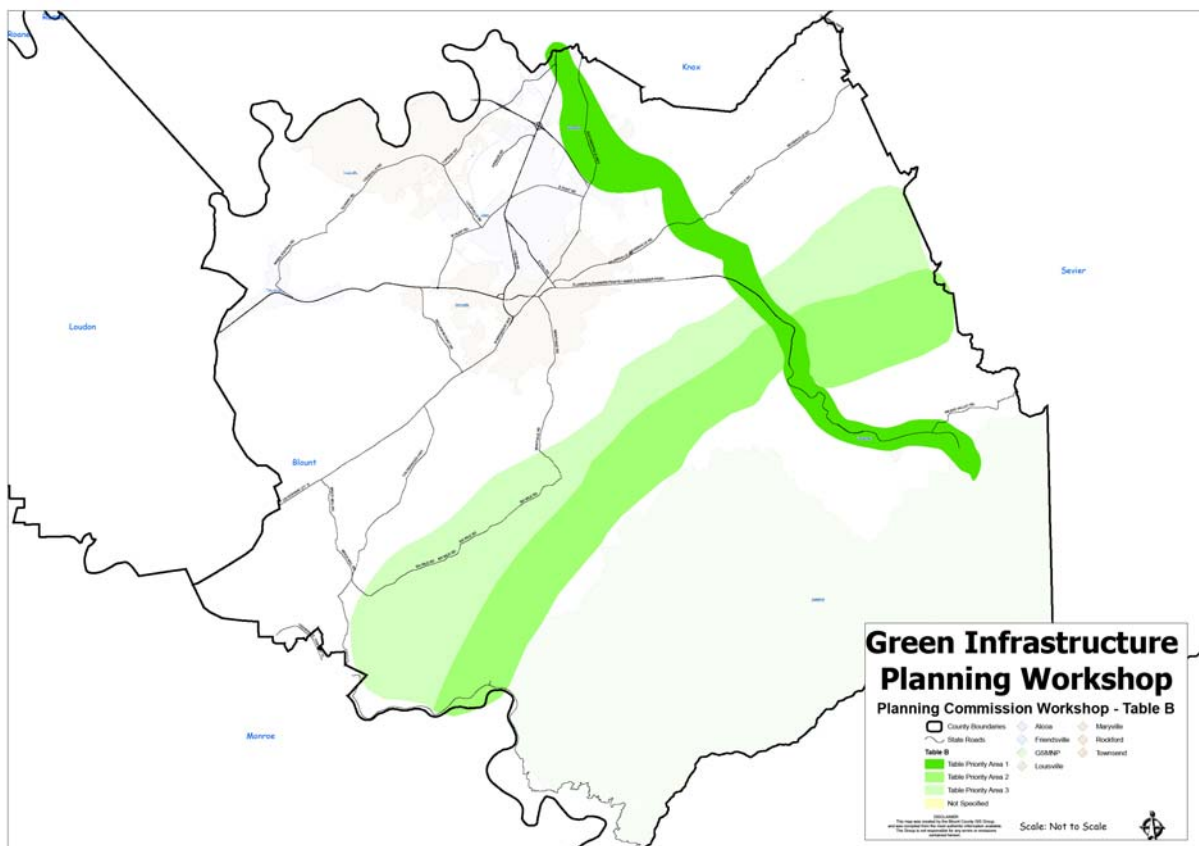


Table C

Priority 1 – Little River Watershed

Reasons for selecting and proposed functions or uses: water!

Priority 2 – Chilhowee Mountain

Reasons for selecting and proposed functions or uses: aesthetics; gateway to GSMNP.

Priority 3 – 321 South

Reasons for selecting and proposed functions or uses: development, signs, lighting; rural character.

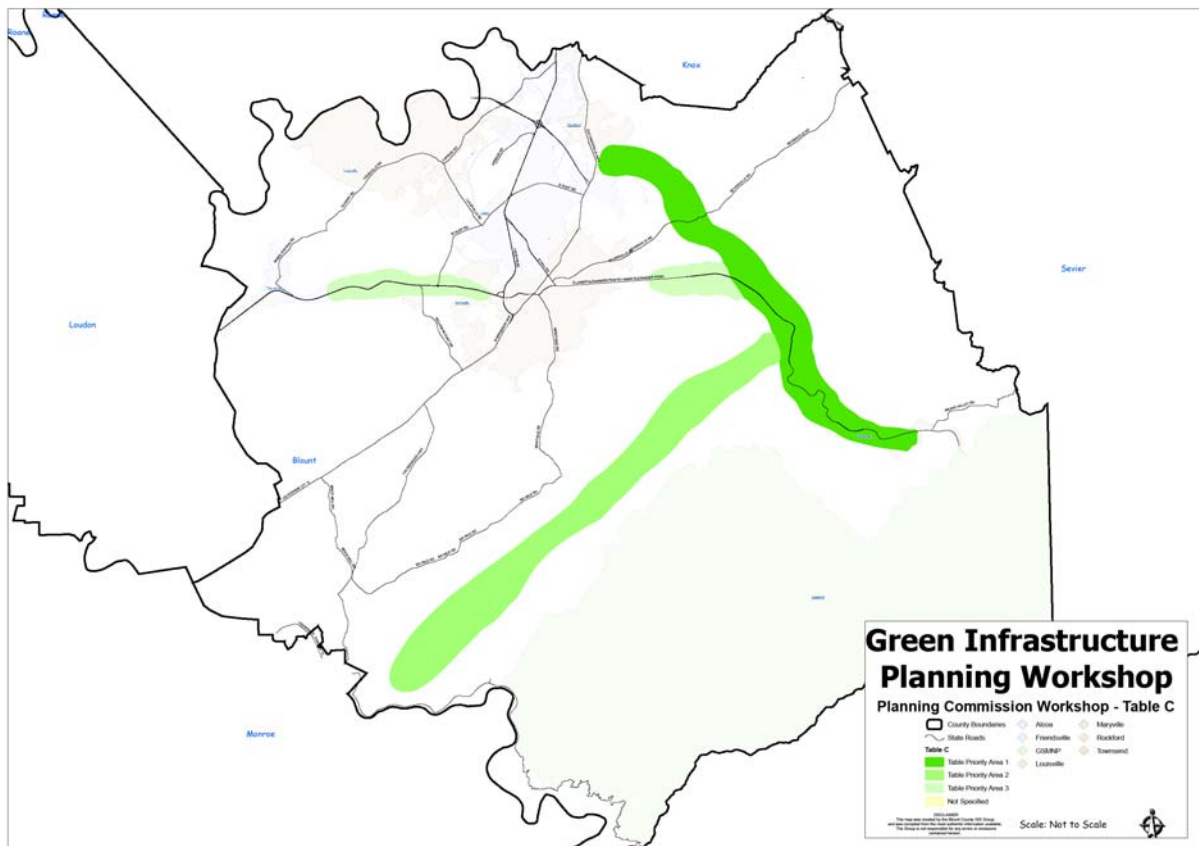


Table D

Priority 1 – Little River watershed

Reasons for selecting and proposed functions or uses: environmentally constrained; water quality; wildlife; open space/natural habitat/recreation.

Priority 2 – Bear Hollow area (above Topside Road)

Reasons for selecting and proposed functions or uses: view protection; environmentally constrained; water quality; wildlife; recreation; natural habitat; select cluster development.

Priority 3 – Chilhowee (mountain)

Reasons for selecting and proposed functions or uses: view protection; water quality; wildlife; open space.

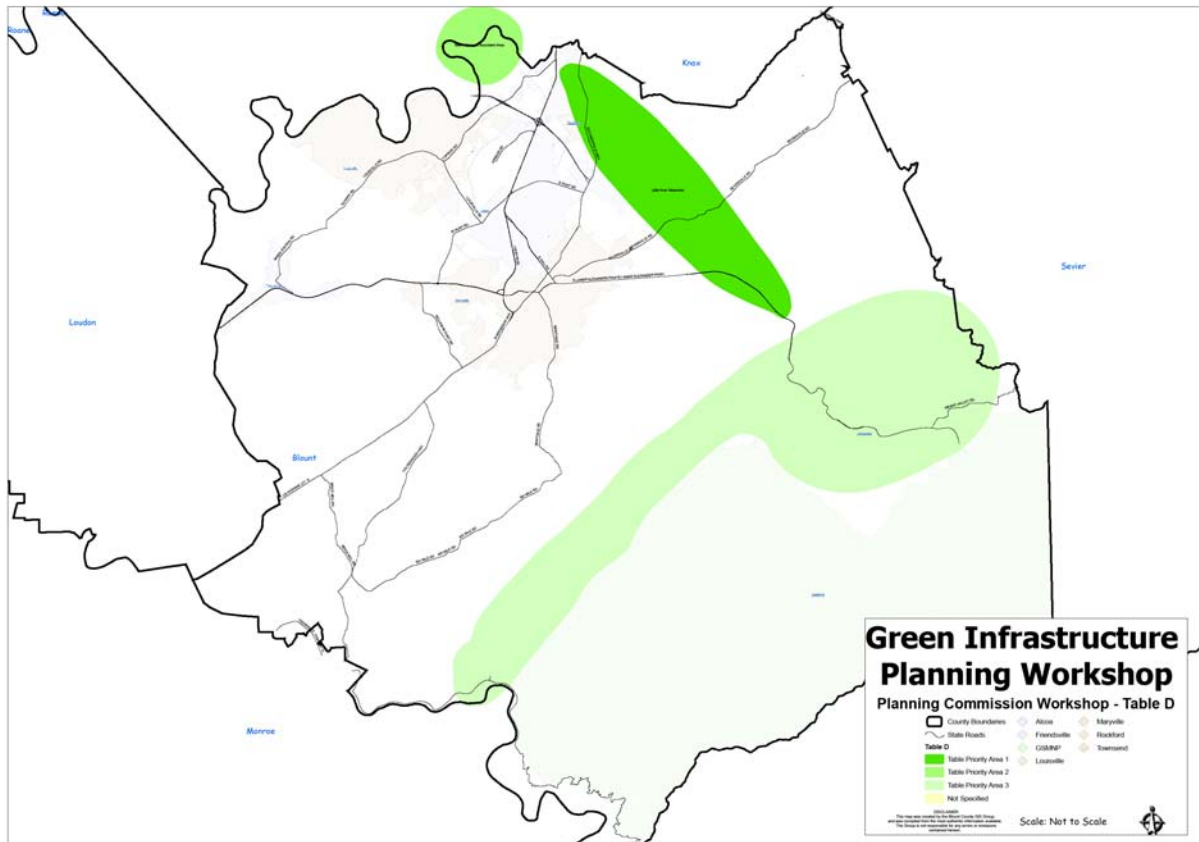


Table E

Priority 1 – Little River watershed

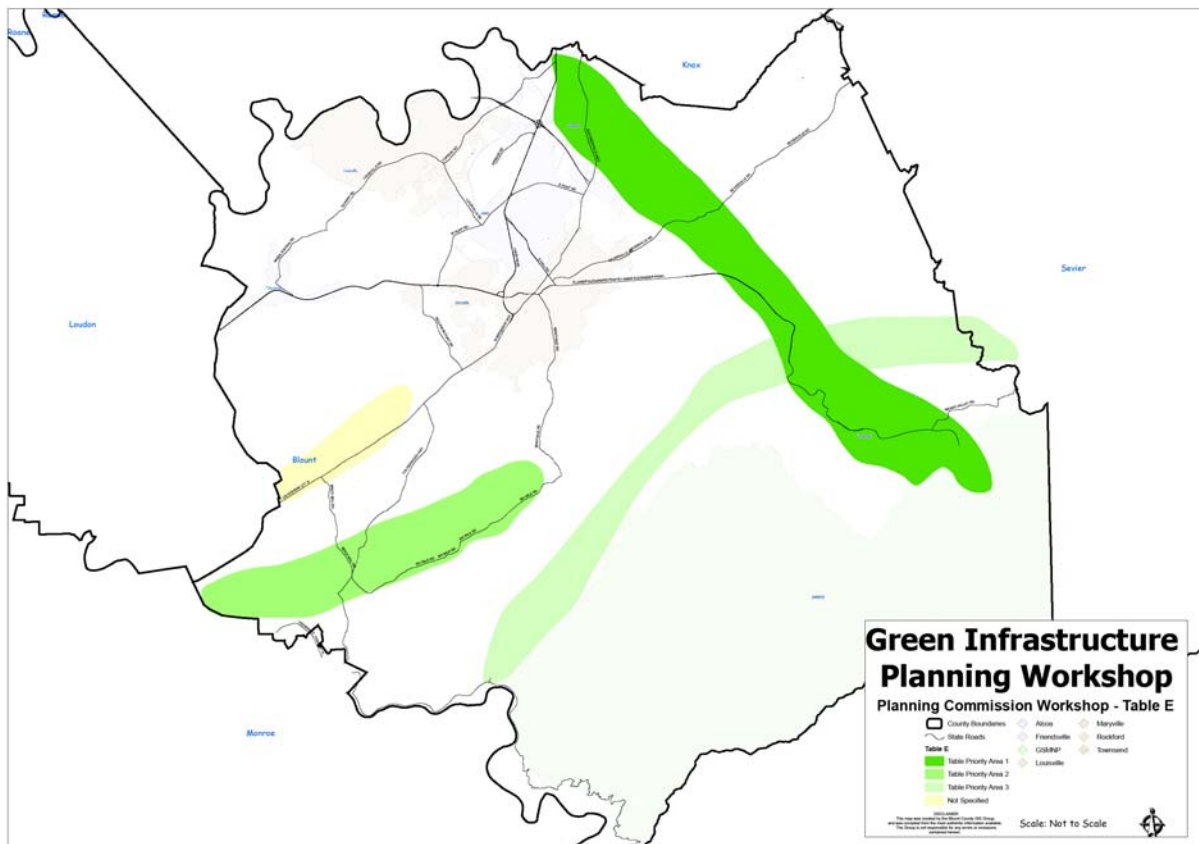
Reasons for selecting and proposed functions or uses: water source; tourism value.

Priority 2 – Bakers Creek (map showed Nine Mile Creek circled)

Reasons for selecting and proposed functions or uses: agriculture area; buffering opportunity.

Priority 3 – Chilhowee Mountain

Reasons for selecting and proposed functions or uses: watershed protection; wildlife protection; erosion control.



APPENDIX C

Report of Green Infrastructure Planning Workshop on Implementation Strategies Prepared by Blount County Planning Department March 17, 2009

A Green Infrastructure Planning Workshop was conducted in Blount County on February 23, 2009 at the Blount County Public Library. The Public along with Planning Commissioners and staff from all municipal and county Planning Commissions were invited, with 51 participants on the sign-in sheets. The core of the workshop was presentation of implementation alternatives and a small group breakout activity for participants to identify priority strategies and needed help to implement green infrastructure in the county. The group areas within the session room were pre-numbered, and not all numbered areas formed groups. The process was somewhat limited for time and results on written forms did not consistently follow formats. The following is report of five small group results as indicated on forms handed back after the workshop.

Group 1 area

Implementation Strategy or Tool 1: Identify context sensitive areas - with help needed from TDEC, TVA, TWRA, and other to ID the sensitive areas

Implementation Strategy or Tool 2: Connect (illegible) greenspaces to (illegible) public use – with help needed from property owners, developers, etc., to educate why green space is important

Implementation Strategy or Tool 3: (illegible)

Group 3 area

Implementation Strategy or Tool 1: private agreement between the property owner and a third party - with help needed from Foothills Land Conservancy or other private conservancy

Implementation Strategy or Tool 2: Regulations on new development to incorporate green areas and pedestrian areas in urban growth – with help needed to inform developers about market incentives to have green areas in development

Implementation Strategy or Tool 3: Establish recreation areas in county – with help needed by fees on private developers without tax increases on county residents

Group 4 area

Implementation Strategy or Tool 1: Water quality protection through regulations for bioswales, permeable surfaces and tree canopy - with help needed from Planning Commission and Townsend City

Implementation Strategy or Tool 2: Zoning density bonus – with help needed to inform state, county city for legislative changes

Implementation Strategy or Tool 3: Greenway interconnections – with help needed from lawyers (to determine) how can you require i.e. sidewalk connections without a takings

Additional comments: water, water, water

Group 5 area

Implementation Strategies (reporting on form seemed to be a continuous list): Consistent revenue source; make case that open space is an economic development incentive; % hotel/motel (tax); impact fees; wheel tax – this is air quality issue; we recognize political realities of these strategies; transfer tax on deeds; the key is education and what open space means to this community in tourism dollars; keep after state/federal monies – brownfield; my group is fairly

opinionated on the strategies; we obviously focused on what strategies locally will help with the need for open space and infrastructure; we want to look at impact fees for urban services; growth committee; need to look at taxes

Group 6 area

Implementation Strategy or Tool 1: Interconnect Maryville and Alcoa greenways to Rockford and Townsend; utilize existing ROW held by government for bike and greenway trails; no ROW purchase necessary; use pervious concrete; promote use of trails along ROW - with help needed from TDOT and cities

Implementation Strategy or Tool 2: Increase density, promote sewer instead of septic system in residential developments – with help needed from County Government (Commission) and development community

Implementation Strategy or Tool 3: Promote voluntary conservation easements such as Foothills Land Conservancy involving no federal, state or local government funds

APPENDIX D

Summary Outline

The Growth Management Advisory Committee was commissioned by the County Public Service Committee and approved by the Blount County Commission in June 2007. The charge of this committee was to recommend a program or process plus funding sources in order to procure development rights of farmland and open green space.

Blount County has 352,000 acres of which 153,000 acres are farmland. There are approximately 2900 parcels of which 15 acres or more are in the greenbelt classification. This committee feels that the commission's timing and direction is right on target in looking for ways to preserve the rural character of Blount County at the request of our citizens.

As we prepare this report, the committee has conducted sixteen meetings and has met with fourteen individuals who have the knowledge and experience to draw from. We have attended two seminars given by nationally recognized individuals plus have conducted a huge internet search of the counties and states in this United States for land procurement.

This report identifies the individuals we have met with and the information gathered. This report also includes facts & figures on tourism, growth and incentives for individuals who want to sell their development rights, funding options and a guideline to put the organizational structure in place. Informational maps are attached to this report.

This report provides a prioritized list of funding options that exceeds (conservatively) \$1.7 million dollars that the commission could utilize. These funding vehicles provide new and innovative means for funding a program of this nature. The commission can vote to task this committee with implementing the next step in the process or establish a new committee who can follow the guidelines in this report, if they choose to, in order to set up the proposed organizational structure. The committee recommends establishing a non profit foundation similar in nature to The Legacy Parks Foundation in Knoxville, Tennessee. With a conservative figure of \$1.7 million dollars in funding identified in this report and \$300 million annually that are available in Federal & State Grants, the committee feels there is every reason to believe this program should succeed if allowed to move forward.

This committee thanks the commission for showing faith in the GMAC and the perspectives of Blount County Citizens. This allowed the committee to formulate this report in order to preserve Blount County's local heritage, environment, open green space, local economy and rural character of Blount County for current and future generations.

Growth Management Committee

Mission Statement

The Blount County Growth Management Committee (GMAC) is a civilian organization that will facilitate information to the Blount County Public Service Committee and the Blount County Commission. The GMAC objective is to develop and recommend a program or process for the procurement of Development Rights for identified green space within Blount County.

Sources of Information

1. Bill Clabough = Foothills Land Conservancy
2. Billy Minser = Foothills Land Conservancy
3. Ed McMahon = Conservation Funds "American Greenways Program" & Author
4. Terron Hillsman = USDA Department of Natural Resources Conservation Services
5. Cheri Cruze & Karen Bailey = Cruze Farm Easement
6. Gerry Cohn = American Farmland Trust
7. Liz Upchurch = TVA Watershed Operations
8. Keri Johnson = TVA Little Tennessee Watershed Team
9. Gregg Babbitt = Tennessee Stream Mitigation Program
10. Wally Adkins = Tennessee Wildlife Resources Agency
11. Pete Clausson = Heritage Conservation Trust Fund
12. Carol Evans = Legacy Parks Foundation
13. Joe Huff = Maryville & Alcoa Parks & Recreation
14. Herb Handley = Smokey Mountain Convention & Visitors Bureau
15. Internet Research

Tourism Facts & Figures

- The Visitors Bureau was established in 1979.
- They use brochures, print ads, TV & radio spots, billboards and are moving towards the electronic future with an expanded web site.
- 50% of the business is generated around the airport motel/hotels and is mostly business people or travelers.
- The hotels/motels around Townsend generate the other 50% which is mostly tourists but they are now focusing on getting business people for meetings and conventions.
- Pigeon Forge & Gatlinburg were formerly Blount County's main competition but Chattanooga & Myrtle Beach are now pulling people away because of the internet.
- There will be an estimated \$4,000,000.00 collected in sales tax from tourist related businesses in Blount County this year and an additional \$650,000.00 coming from the hotel/motel tax.
- A U.T. study shows that the tourist sector of Blount County employs more than 2800 individuals with an annual payroll of \$69, 000,000.00.
- Tourists spend more than \$250,000,000.00 annually at these businesses.

It is clear to the committee that a PDR program will enhance the Visitors Center and tourism in Blount County by maintaining the rural character that draws the people here.

Growth Figures

- Population in 1970 = 63,744
- Population in 1980 = 77,700 = 22% Increase
- Population in 1990 = 85,969 = 10.5% Increase
- Population in 2000 = 105,823 = 23% Increase
- Estimated population in 2010 = 126,900
- Estimated population in 2020 = Between 130,000-148,000.
- Estimated population in 2050 = Between 145,000-203,000.
- Calculated growth rate from 2000-2010 = 20%

The population explosion over the past two decades reconfirms the need to put a PDR/TDR program in place rather than later in order to protect the reason most of us settled here, for the rural character and the natural unencumbered beauty of Blount County.

Gerry Cohn's Six Step Protection Program

- Making the case to the public.
- Providing Tools (Information) to the landowners.
- Profitability, marketing and agricultural sector infrastructure.
- Planning/Legal/Regulatory framework.
- Protecting the land.
- Recourses, raising the money and linking to more expertise.

The steps above would protect wildlife, water quality, produce fresh food products, protect rural heritage, promote tourism and stabilize the economy.

Liz Upchurch's Overview

- Develop a vision and specific goals for the green space infrastructure.
- Identify areas to conserve.
- Set priorities for land conservation based on goals set.
- Identify land conservation strategies and tools.
- Seek review and input.
- Adopt and implement plan.
- Develop regulations such as buffer, transfer or PDR rights.
- Establish incentives for tax benefits, density bonuses or reduced infrastructure.

This is very similar or we should say it coincides with Ed McMahon's six step approach. While moving forward with this plan, remember, the greener we get, the better the environment will be around us.

Incentives for PDR/TDR

- You can sell a portion of the development rights or all of it.
- Your land is forever farmland, forest or open space but you'll receive a fair price for the development rights.
- You avoid legal battles with family members on what to do with the property.
- You can set aside an acre or so each for your loved ones in the agreement.
- You can restrict clear cutting of your forest land.

- You can protect the natural wildlife, fish, plants or similar ecosystem on your property.
 - You can provide outdoor recreational or educational use for the general public.
 - It preserves open space which yields a significant public benefit.
 - It preserves properties of historical importance, land areas or certified historic structures.
- Bottom-line, the landowner can draw up the PDR agreement that satisfies his or her specifications and needs upfront while receiving financial value to support them.

Funding Options

The following are the GMAC's suggestions and innovative ideas in seeking funding for this program as set forth by our mission statement and the charge from the Commission.

1. Motel & Hotel Tax

- The committee recommends a 1% increase on the tax rate from 4% to 5%.
- The committee estimates this would bring in an additional \$400,000.00.
- .5% of the recommended increase would go to the purchase or transfer of property development rights.
- .5% of the recommended increase would be divided up just as the present 4% rate is. 50% to advertising. 37.5% to the county general fund. 12.5% to the Smokey Mountain Convention & Visitor's Bureau.
- We're assuming the Smokey Mountain Convention & Visitor's Center will stand by this action since it would increase their business revenue.
- Presently Knoxville & Chattanooga are at 8%.
- Pigeon Forge & Gatlinburg are presently at 3% but the additional taxes they have in place would bring their rate to over 5%.

The committee believes that because this revenue is generated from tourism, this money is the perfect fit for preserving the rural character of Blount County.

2. Real Estate Transfer Fee,

- The committee recommends implementing this fee at a \$100.00 per \$100,000.00 value sold.
- The recorder's office expenses for this program would be extracted from this fee.
- The remaining revenue would go for procurement of development rights.
- This would only impact individuals who have sold or are transferring property.
- A private act would have to be established and approved to implement this.
- There were 5630 property transfers in 2007.

This fee fits into the charge the committee was given since it the income would be generated from land sales.

3. Alternative or Option on Recording/Transfer Fee.

- Amend Chapter 370 of Blount County, a private act established in 1972.
- The committee recommends raising all transfer fees to \$5.00 versus the existing \$1.00 fee per transfer which would generate approximately \$175,000.00.

4. Set Aside one Cent on the Tax Rate.

- The committee suggests that the budget committee set aside one cent on the tax rate for procuring development rights.

- This would be about \$255,000.00.
- This would be enough to put a structure in place to oversee land procurement and move it forward. Structure will be discussed in another section.

The committee believes once the proper structure is approved and put into place, the program would become self sufficient.

5. Greenbelt Roll Back Taxes

- This is land that that is presently placed in greenbelt for a tax break under Tennessee law.
- From 2002-2006, land sales out of the greenbelt generated an average revenue of \$116,110.00 per year.
- The committee is requesting a percentage of this revenue go for procuring development rights.
- According to data from the planning department, it is stated that it takes a property forty years to break even on the cost of a development because of the high cost of infrastructure and the services needed.
- Farm land maintains the rural character of the county and puts less strain on the services provided by the county.
- Presently there are 1302 farms in Blount County which total 105,148 acres.
- 2002 records show that there are 619 full time farmers in Blount County with the average age being fifty-seven.
- 2002 records show market value of crops produced is \$15,000,000.00. Value of livestock sold is \$9,352,000.00. Total value is over twenty-four million dollars.

The committee feels these taxes are related to the specific charge we were given and should be considered for maintaining green space in the county. This would also help keep the service cost for Blount County under control and preserve our farmland.

6. One Half Percent Increase on the Sales Tax.

- The committee recommends that the county take the sales tax from 9.25% to the limit of 9.75% because it's the committees understanding that the state may consider taking this revenue unless the county acts first to secure it. We feel the funds need to stay in Blount County.
- We suggest that 50% of the half cent increase go for our PDR/TDR program and the other half to the schools.

7. Donation Box on Property Tax Bill.

- Administered by the Trustee's office.
- Every individual property owner would be given the opportunity to check the box if they so desire and add any amount they choose to go towards the PDR/TDR program.
- This would be voluntary only.
- Would require marketing and promotion once organizational structure is in place.
- Funds collected would only be used for the PDR/TDR program.

The committee feels this provides an avenue for all the property owners of Blount County who want to be involved, to step up and protect the rural character of the county.

8. State License Plate.

- Seek approval from the state to develop a plate for this program.
- We must have a minimum of 1000 individuals who are willing to purchase this plate.
- There are roughly 130,000 vehicles in Blount County to draw from.

- This program opens the availability of grant money through the agricultural license tag that is already in place.
- This program could generate in upwards of \$31,000.00 per year.
The committee feels this is just another way for the citizens to show their true feelings on preserving the green space and can be extended to visitors throughout the state.

9. Wheel Tax

- If the county chooses to institute a wheel tax, the committee recommends 15% go for the PDR/TDR program.
- This allows all non-property owners that live and drive in Blount County (An estimated 29%) to share in the cost of the PDR/TDR program.

10. Wind-Fall Revenue

- The county passes a balanced budget each year that goes into effect July 1 of each year.
- The committee is suggesting that the PDR/TDR program receive 10% of any revenue that exceeds the estimated revenue for each fiscal year.

Federal and State Grant Opportunities

1. USDA-NRCS: American Farmland Trust “Farm & Ranch Land Protection Program” \$72 Million Annually
2. State of Tennessee: Heritage Conservation Fund, \$10 Million State Set Aside Annually
3. State Department of Agriculture: Agriculture Tag Grants
4. TWRA & NRCS: Wetland Reserve Program, \$227 Million Annually

Organizational Structure

It is the recommendation of this committee that a nonprofit organization be established similar in nature to the Legacy Parks Foundation in Knoxville, Tennessee. The organizational structure and implementation of such an organization could be established through a volunteer committee similar to the present GMAC committee or a subset of the commission. The success of a preservation entity that can produce PDR agreements, obtain grant funding (Federal & State grants equal \$300 million annually), work with inter-government groups, market, promote an ultimately manage a PDR/TDR program of this magnitude would require a full time individual.

In addition, it is the belief of this committee that this individual should not be a government employee. This recommendation also encompasses establishing a collective pool of funding for the start up of this organization. This funding would consist of \$100,000.00 annually for twenty-four months and would be subsidized by the Blount County Commission, City of Maryville and the City of Alcoa.

The nonprofit organization would then use a compilation of the aforementioned funding mediums provided by this committee in order to grow the program and achieve sustainability.

- The committee feels that once funding is approved, the above suggestions can be implemented in a reasonable timeframe. Any or all funding that is approved would go into a separate fund and could not be drawn from until the structure is in place and approved.

- If the program fails to move forward, the procurement fund would go back in the general fund. The committee feels this program could be self sufficient within 24 months.

Closing Summary

The committee encourages our public officials and citizens to read this carefully and please don't be afraid to ask questions for complete clarification and understanding.

The committee thanks the commission for this opportunity to serve you and the citizens of Blount County in an effort to preserve our rural character and natural beauty which is the foundation of this county.

The committee encourages the citizens & commission to continue to support this and move it forward to preserve the present and have it available for future generations to see and enjoy.

Respectfully Submitted,
Growth Management Advisory Committee

Committee Members:

Bill Newby
J.C. Franklin
Doug Gamble
Glenda Eastridge
Ken Voorhis
Bruce Guillaume
C. Johnathan Sitzlar- Chair