

Think Quality - Think Future

Blount County Planning Department

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TO: Blount County Planning Commission

FROM: John Lamb

DATE: May 19, 2009

SUBJECT: Items for Long Range Work Session, May 26, 2009.

1. Consideration of Draft Green Infrastructure Plan.

See enclosed copy of the Draft Green Infrastructure Plan. Note that to reduce reproduction cost, the draft graphics are in grey scale and not color. A copy of the draft with color graphics may be viewed at www.blounttn.org/planning under the meeting button.

This item is open for discussion only. Any plan the Planning Commission adopts is required to have 30 days notice in the newspaper. Setting of public hearing will be an item on the regular meeting agenda for May 28.

2. Discussion of the Conceptual Land Use Plan and land use and transportation issues for the Comprehensive Plan.

One of the main components of a comprehensive or general regional plan is a land use plan. The regional plan one of the duties charged to a planning commission by state statutes as follows (highlighted for emphasis and reference):

TCA 13-3-301. Regional plan

(a) It is the function and duty of a regional planning commission to make and adopt a *general regional plan for the physical development of the territory of the region*. Any such plan shall include the planning of municipal territory to the extent which, in the commissioner's judgment, the same is related to the planning of the region as a whole; provided, that the plan shall not be deemed an official plan or part of the official plan of any municipality having a municipal planning commission unless adopted as such by the municipal planning commission. ...

(b) The regional plan, with the accompanying maps, plats, charts, and descriptive matter, ***shall show the regional planning commission's recommendations for the development of the territory covered by the plan, and may include***, among other things, the general location, character and extent of public ways, ground and other public property; the general location and extent of public utilities and terminals, whether publicly or privately owned, for power, light, heat, sanitation, transportation, communication, water and other purposes; the removal, relocation, extension, widening, narrowing, vacating, abandonment or change of use of existing public ways, grounds, open spaces, buildings, properties, utilities or terminals; ***the general character, location and extent of community centers, town sites or housing developments; the location and extent of forests, agricultural areas and open development areas for purposes of conservation, food and water supply, sanitary and drainage facilities or the protection of urban development***, and the identification of areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur; ***a land classification and utilization program; and a zoning plan for the regulation of the height, area, bulk, location and uses of buildings, the distribution of population, and the uses of land for trade, industry, habitation, recreation, agriculture, forestry, soil and water conservation and other purposes.***

Note that Section (a) above sets the duty, and Section (b) suggests the content. The wording of Section (b) is mandatory in requiring “recommendations for the development of the territory covered by the plan,” but is permissive, using the phrase “may include,” in addressing overall content. The overall content includes the elements of what traditionally would be called a comprehensive plan. This includes elements of what would traditionally be called a land use plan and a transportation plan, particularly a land use plan as a basis for defining zones for regulation, and a formal Major Roads Plan as requirement precedent to adopting Subdivision Regulations.

To begin discussions on land use issues, please refer to copy of the Conceptual Land Use Plan previously distributed, also found at www.blounttn.org/planning under the meetings button. The Conceptual Land Use Plan was developed in tandem with development of the zoning regulations, and not only maps the recommendations for physical development, but also provides the underlying description of uses intended in different areas of the county. Staff will also present the present Major Roads Plan for initial discussion.

Staff notes that two County Commissioners have requested consideration of specific land use zones. First for a neighborhood zone, implying a specific set of uses in a neighborhood context. Second for use of city commercial zones in the Urban Growth Boundaries outside city limits.