1101 Growth Plan

Plan Review Workshop
Blount County Planning Commission
August 14, 2007
1101 Growth Plan Legislation

- The explicit intent of the bill was to establish a comprehensive growth policy for the state.

- Among the purposes of the bill were:
  - to more closely match the timing of development and the provision of public services;
  - to minimize urban sprawl;
  - provide for more rational annexations.

- A county growth plan was mandated to identify urban growth boundaries for each municipality within the county, and to identify planned growth areas and rural areas within the county.
Purpose of Growth Plan

- To direct the coordinated, efficient, and orderly development of the local government and its environs that will, based on an analysis of present and future needs, best promote the public health, safety, morals and general welfare.
Goals and Objectives of Growth Plan include:

- Provide a **unified physical design** for the development of the local community;
- Encourage a **pattern of compact and contiguous high density development** to be guided into urban areas or planned growth areas;
- Establish an acceptable and consistent **level of public services and community facilities** and ensure **timely provision** of those services and facilities;
Goals and Objectives (continued)

- Promote the adequate provision of employment opportunities and the economic health of the region;
- Conserve features of significant statewide or regional architectural, cultural, historical, or archaeological interest;
- Protect life and property from the effects of natural hazards, such as flooding, winds, and wildfires;
Goals and Objectives (continued)

- Provide for a variety of housing choices and assure affordable housing for future population growth; and

- Take into consideration such other matters that may be logically related to or form an integral part of a plan for the coordinated, efficient and orderly development of the local community.
Urban Growth Boundaries

Based on studies of population growth, population projections, and needed provision of urban services and public facilities, the urban growth boundaries of a municipality shall identify territory which is:

- Reasonably compact;
- Contiguous to existing municipal boundaries;
Reasonably projected as the likely site of high density commercial, industrial, and residential growth over the next 20 years;

Characterized as an area to which the municipality is better able and prepared than other municipalities to efficiently and effectively provide urban services; and
Reflective of the municipality’s duty to facilitate full development of resources within the **current boundaries** of the municipality and to manage and control urban expansion outside of such current boundaries.
Planned Growth Areas

Based on studies of population growth, population projections, needed provision of urban type services and infrastructure, present and projected land use, projected incorporations and annexations, and impact of growth on agricultural lands, the planned growth area of a county shall identify territory which is:

- Reasonably compact;
- Not within municipal boundaries;
PGA (continued)

- Reasonably projected as the likely site of high or moderate density commercial, industrial, and/or residential growth over the next 20 years;

- Not within urban growth boundaries; and

- Reflective of the county’s duty to manage natural resources and manage and control urban growth.
Rural Areas

Based on identification of urban growth boundaries and planned growth areas, a residual rural area of a county shall identify territory which is:

- Not within urban growth boundaries;
- Not within a planned growth area;
Rural Areas (continued)

- To be preserved as agricultural lands, forests, recreational areas, wildlife management areas, or for uses other than high density commercial, industrial or residential development over the next 20 years; and

- Reflective of the county’s duty to manage growth and natural resources in a manner which reasonably minimizes detrimental impact to agricultural lands, forests, recreational areas and wildlife management areas
Effectivity and Application

- The approved plan shall be effective for three years after final approval. Any local government party to the approval may request that the plan be reopened after the three year period.

- After a growth plan is approved, all land use decisions made by the legislative body and the planning commission shall be consistent with the growth plan.
Density Criteria

- High, Moderate and Low Density
- Applied to Commercial, Industrial and Residential development
- No quantitative benchmark in legislation
- Left to localities to define
- More dense toward Cities, Urban Growth Boundaries and Planned Growth Areas
- Less dense toward Rural Areas
The Maps
The Numbers
## Alcoa City and UGB

### Alcoa population growth and projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2000 growth</th>
<th>2010 growth</th>
<th>2020 growth</th>
<th>2030 growth</th>
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<td>11323</td>
<td>13701</td>
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<td>UGB</td>
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Alcoa growth 2000 to 2030

Population

Year
## Maryville City and UGB

### Maryville population growth and projections

<table>
<thead>
<tr>
<th>Year</th>
<th>2000 growth</th>
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<tbody>
<tr>
<td>Maryville</td>
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<td>37781</td>
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<td>UGB</td>
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# Small Towns

## Small towns population growth and projections

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<td>2001 600</td>
<td>2601 780</td>
<td>3382 1015</td>
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<td>Friendsville</td>
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<td>798 83</td>
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<td>Townsend</td>
<td>244 179</td>
<td>423 179</td>
<td>602 181</td>
<td>783</td>
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## Urban and Rural Aggregate

### Aggregate analysis population growth and projections

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<tr>
<th>Year</th>
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<tr>
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<td>Blount Co.</td>
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<td>17.08</td>
<td>13.94</td>
<td>18.46</td>
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Aggregate growth 2000 to 2030

- **urban total**
- **co. remainder**
- **Blount Co.**

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>2000</td>
<td>62,463</td>
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<tr>
<td>2010</td>
<td>74,430</td>
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<td>2020</td>
<td>86,792</td>
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<td>2030</td>
<td>102,813</td>
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Conclusions, Conjectures, Surmises and Questions
Alcoa

- Population figures do not indicate a complete annexation of UGB by 2030 – is the UGB too big?
- 2000 density in the urban area was about one household per two acres. 2030 density would be about one household per 1.6 acres. Average density for bus transit should be about 7 units per acre. How is transit oriented development to work?
Can Maryville realistically expect to annex more than double its population in the next 25 years? Is the UGB too big?

2000 density in the city was about one household per acre, and in the UGB about one household per four acres. 2030 density would be about 1.5 unit per acre in the city and one unit per two acres in the UGB. Average density for bus transit should be about 7 units per acre. How is transit oriented development to work?
Alcoa and Maryville

- Past preference has been for low to moderate density development. How realistic is a strategy for urban density intensification in both the city and UGB?
- Alcoa has shown an aggressive extension of sewer, Maryville less so. How realistic is it to expect rapid sewer extension in the UGB to accommodate urban density of growth in the next 25 years?
County

- Population figures indicate continued substantial growth of the County outside city limits and UGB. Is this compatible with preservation of rural areas?
- Can the County take and sustain steps to limit development in rural areas if the Cities do not take steps to encourage higher density development in the UGB?
- What is the County role in managing urban growth and development?
All Concerned

- The 1101 Growth Plan did not embody much planning. Can the plans of the Cities and the County form the basis for reconsideration of the 1101 Plan?

- When we come back to the 1101 table, we need to respect each other’s roles in managing overall growth, and particularly urban growth, in Blount County as a whole. We also need to consider ourselves in relation to a larger region.
The 1101 Growth Plan requires a Coordinating Committee. After considering and addressing issues of growth strategy separately, can the Cities and County use the Coordinating Committee structure and the 1101 process to formulate an overall 1101 Growth Strategy Plan – and not just a map of territory?
Questions?

Comments