

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;

UGB (continued)

- Reasonably projected as the likely site of high density commercial, industrial, and residential growth over the next 20 years;
- Characterized as area to which the municipality is better able and prepared than other municipalities to efficiently and effectively provide urban services; and

UGB (continued)

- 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

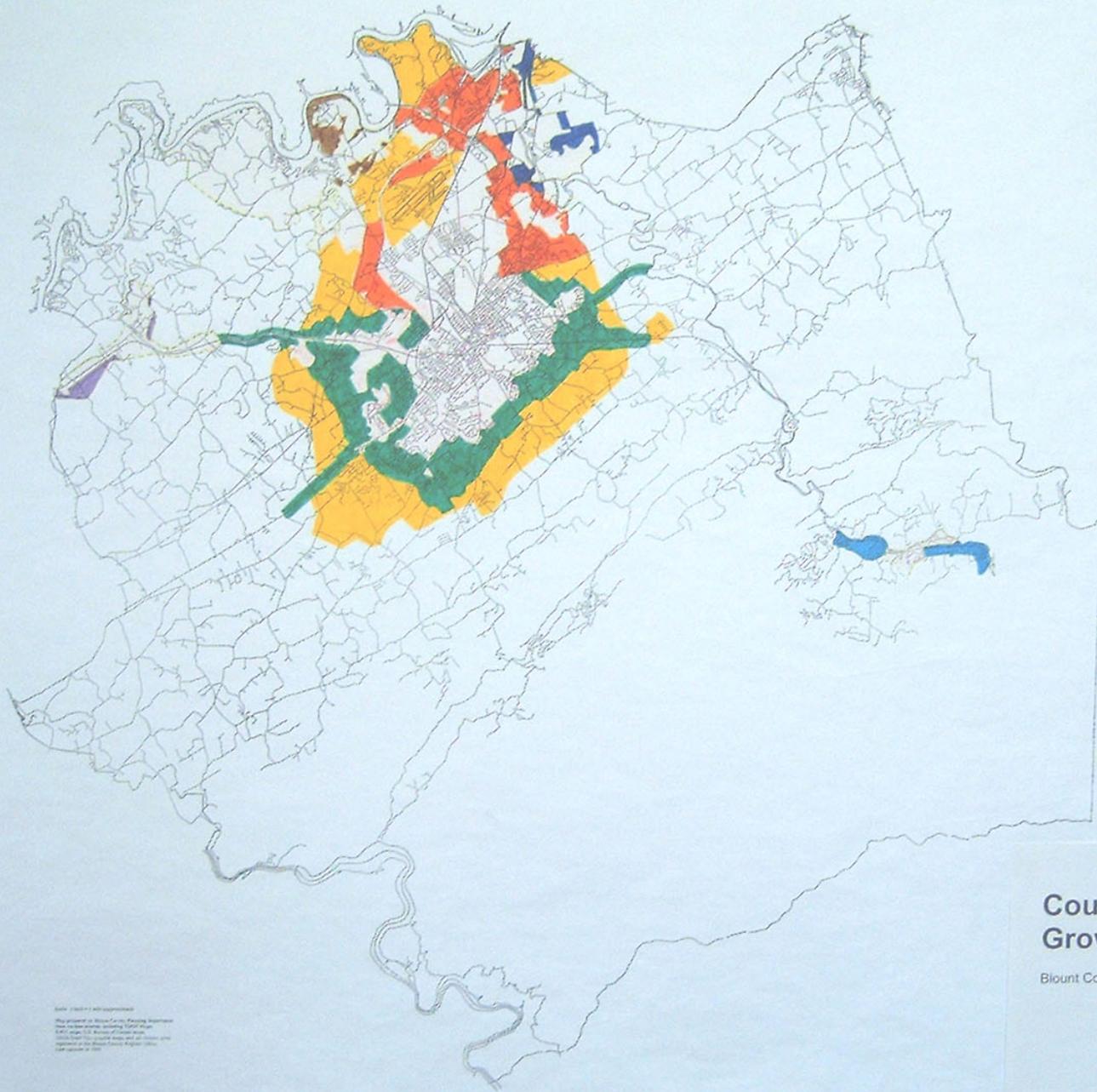
Effectivity and Application

- 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

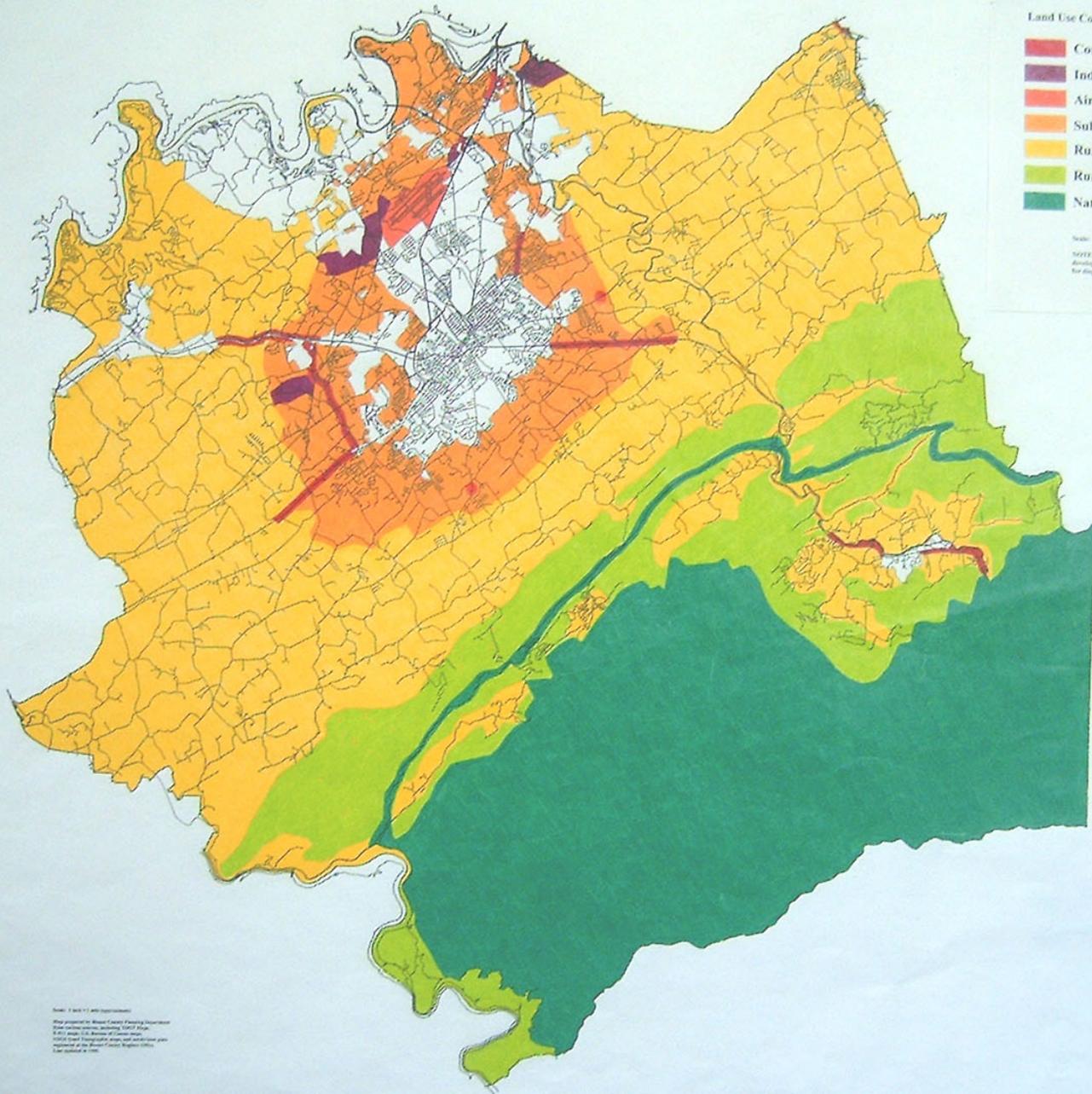


- Planned Growth Area
- Rural Area
- Urban Growth Boundaries
- Alcoa
- Maryville
- Louisville
- Friendsville
- Rockford
- Townsend

County Alternative for Growth Plan

Blount County, Tennessee

Scale: 1 inch = 10 miles
 Map prepared by Blount County Planning Department
 using various sources including GIS/Map
 © 2011 by Blount County Planning Department
 All rights reserved. This map and its contents are
 subject to the Blount County Planning Department
 2011 update.

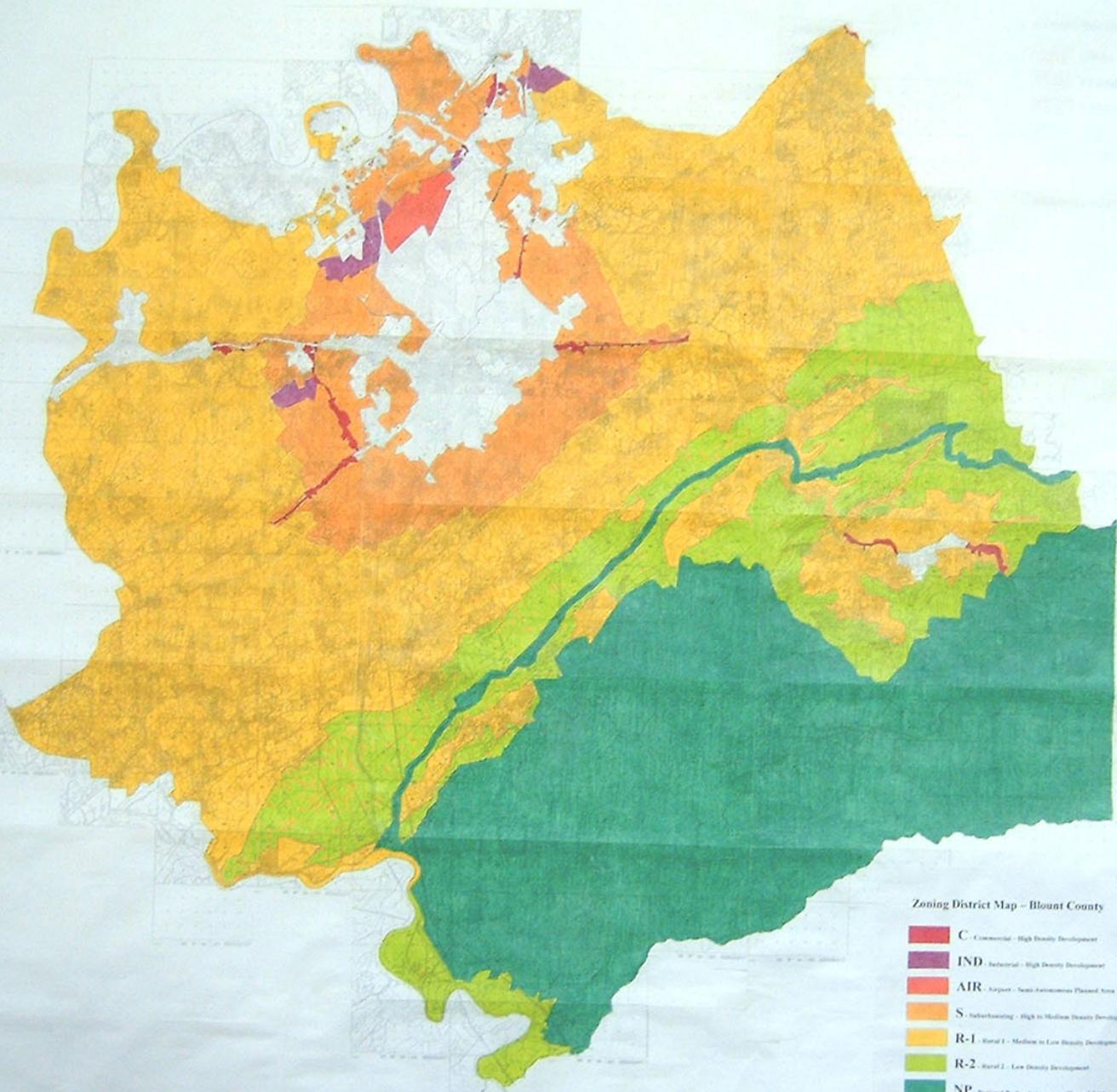


Land Use Concept Plan - Blount County

- Commercial - High Density Development
- Industrial - High Density Development
- Airport - Near-Airport Planned Area
- Suburbanizing - High to Medium Density Dev.
- Rural 1 - Medium to Low Density Development
- Rural 2 - Low Density Development
- National Park - Entertainment Planned Area

Scale: 1" = 1 mile (approximate)
 NOTE: This is not a zoning map. This map guides regional development and land use patterns to the year 2030. This map is for display and discussion only.

Scale: 1" = 1 mile (approximate)
 Map prepared by Blount County Planning Department
 from various sources including GIS, USGS
 2010 Census, Department of Agriculture, and other data
 prepared at the Blount County Regional Office.
 Last updated in 2008.



County

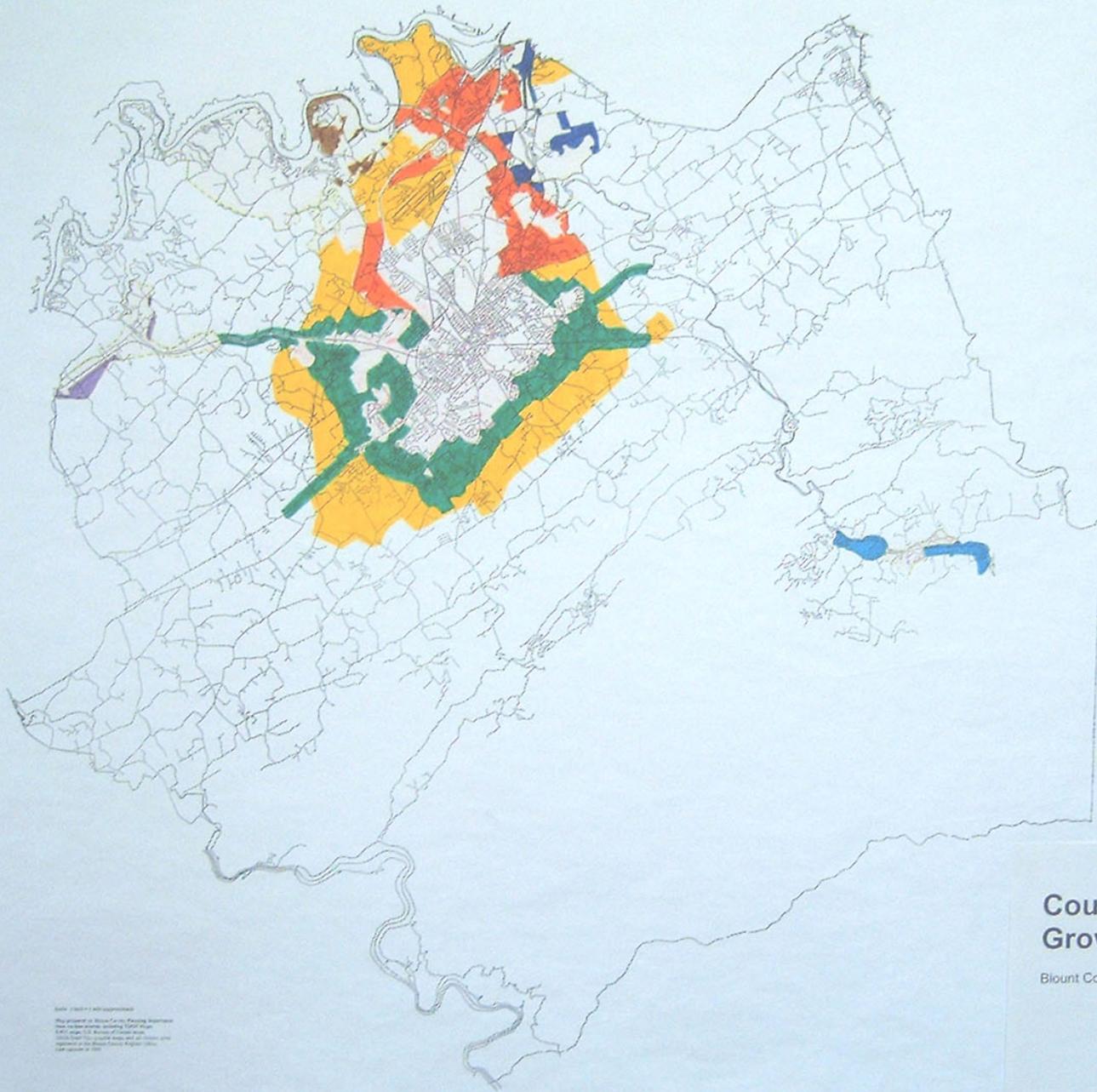
with Area

Zoning District Map - Blount County

- C - Commercial - High Density Development
- IND - Industrial - High Density Development
- AIR - Airport - Semi-Autonomous Planned Area
- S - Suburbanizing - High to Medium Density Development
- R-1 - Rural 1 - Medium to Low Density Development
- R-2 - Rural 2 - Low Density Development
- NP - National Park - Autonomous Planned Area

Scale: 1" = 1 mile (approximate)

NOTE: This is not the official map recommended by the Planning Commission. This map is for display and discussion only. For the map recommended by the Planning Commission as part of the zoning plan to the Planning Department.

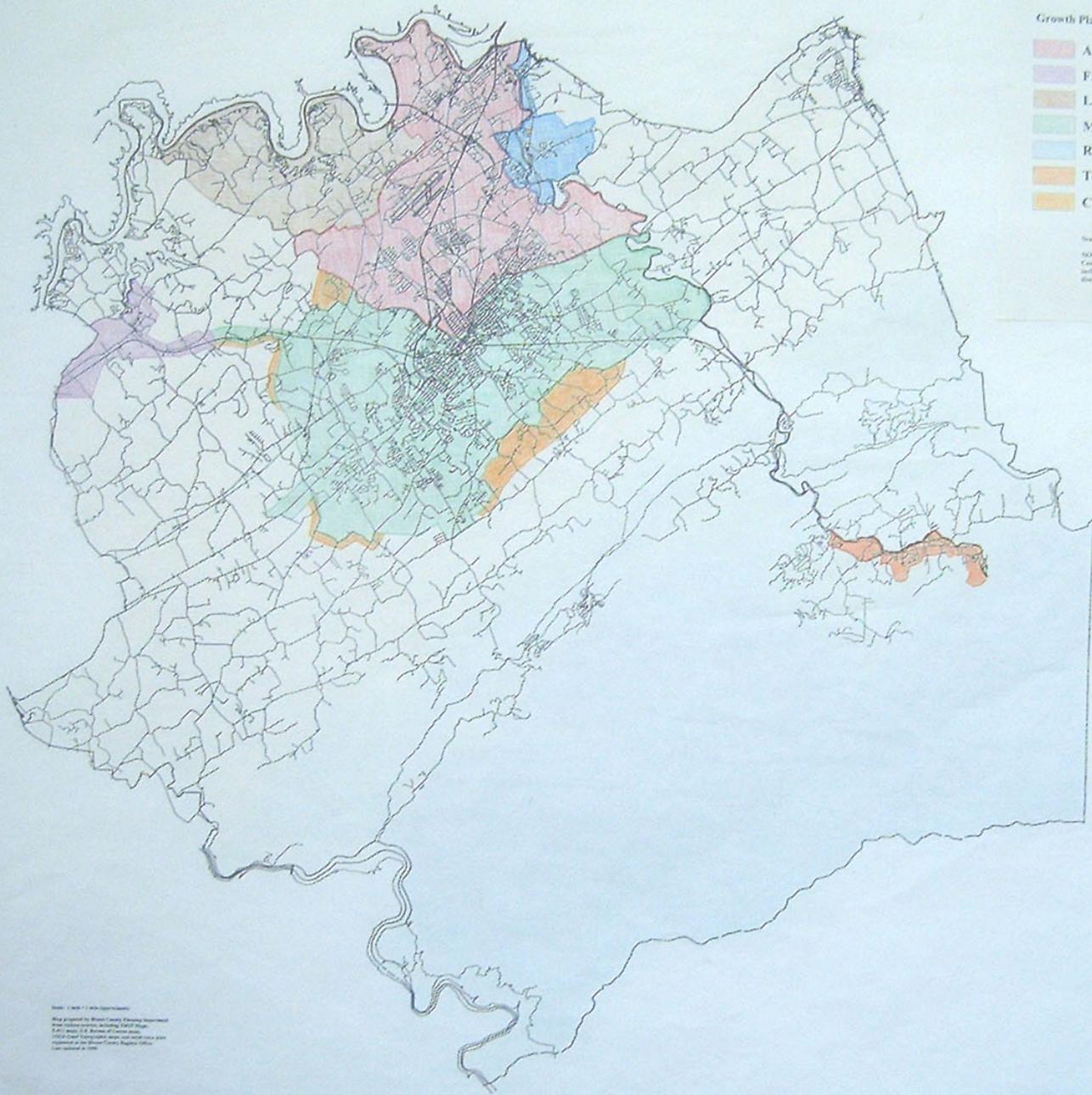


- Planned Growth Area
- Rural Area
- Urban Growth Boundaries
- Alcoa
- Maryville
- Louisville
- Friendsville
- Rockford
- Townsend

County Alternative for Growth Plan

Blount County, Tennessee

Scale: 1 inch = 10 miles
 Map prepared by Blount County Planning Department
 from various sources including GIS data
 © 2011 Blount County, Tennessee
 All rights reserved. This map and its contents are
 property of the Blount County Planning Department
 and are not to be reproduced without written permission.



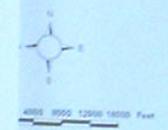
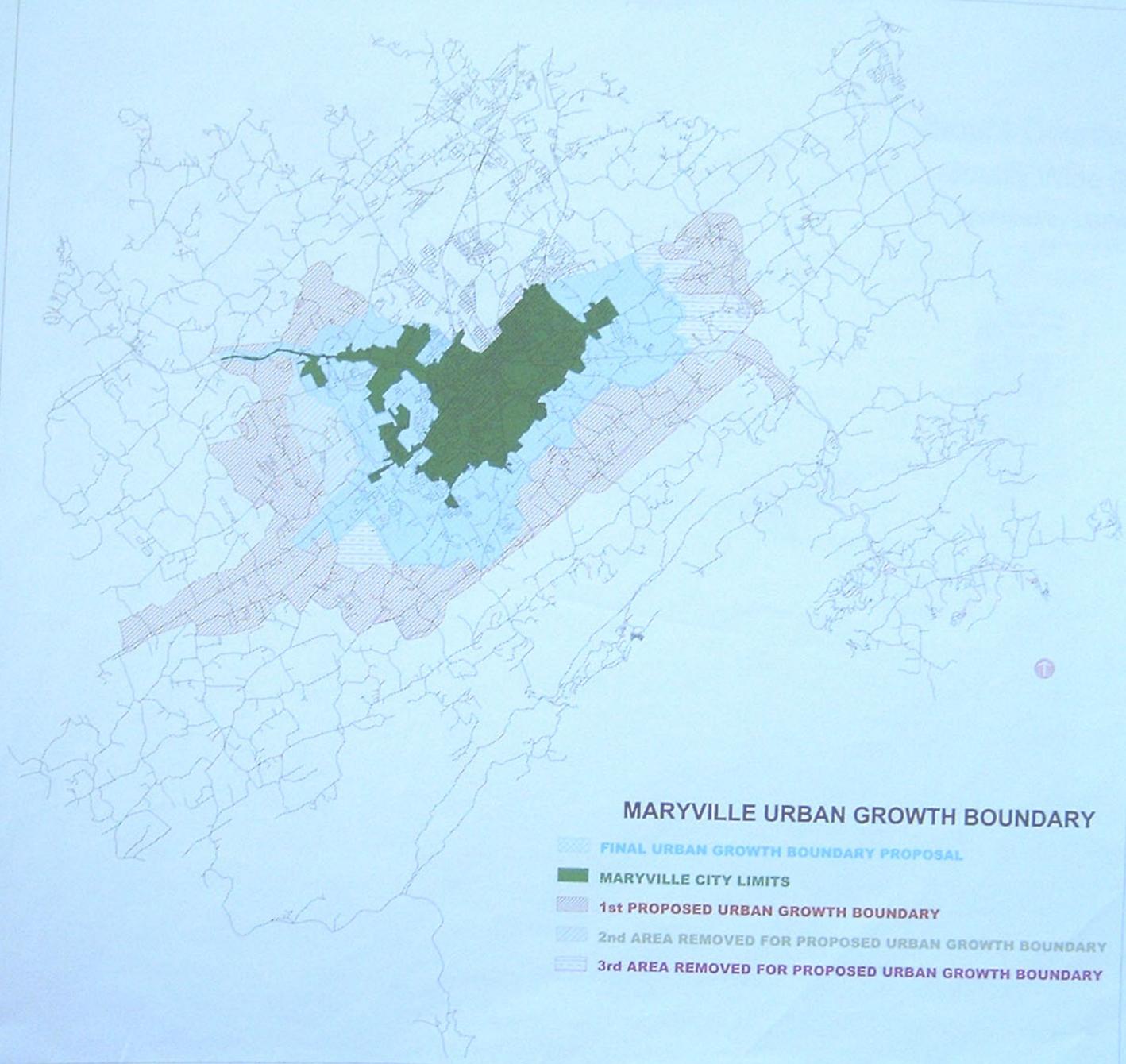
Growth Plan Boundaries - Blount County

- Alcoa Urban Growth Boundary
- Friendsville Urban Growth Boundary
- Louisville Urban Growth Boundary
- Maryville Urban Growth Boundary
- Rockford Urban Growth Boundary
- Townsend Urban Growth Boundary
- County Planned Growth Area

Scale: 1" = 1 mile (approximate)

NOTE: This is a copy of the map approved by the Coordinating Committee in December of 1996. The urban growth boundaries include present city limits. This map is for display and discussion only and is not an official map.

Scale: 1" = 1 mile (approximate)
 Map prepared by Blount County Planning Department
 400 West Main Street, Suite 200
 30754
 2000



95
70
10
80
80
90
90
20
10
90
50
90

MARYVILLE URBAN GROWTH BOUNDARY

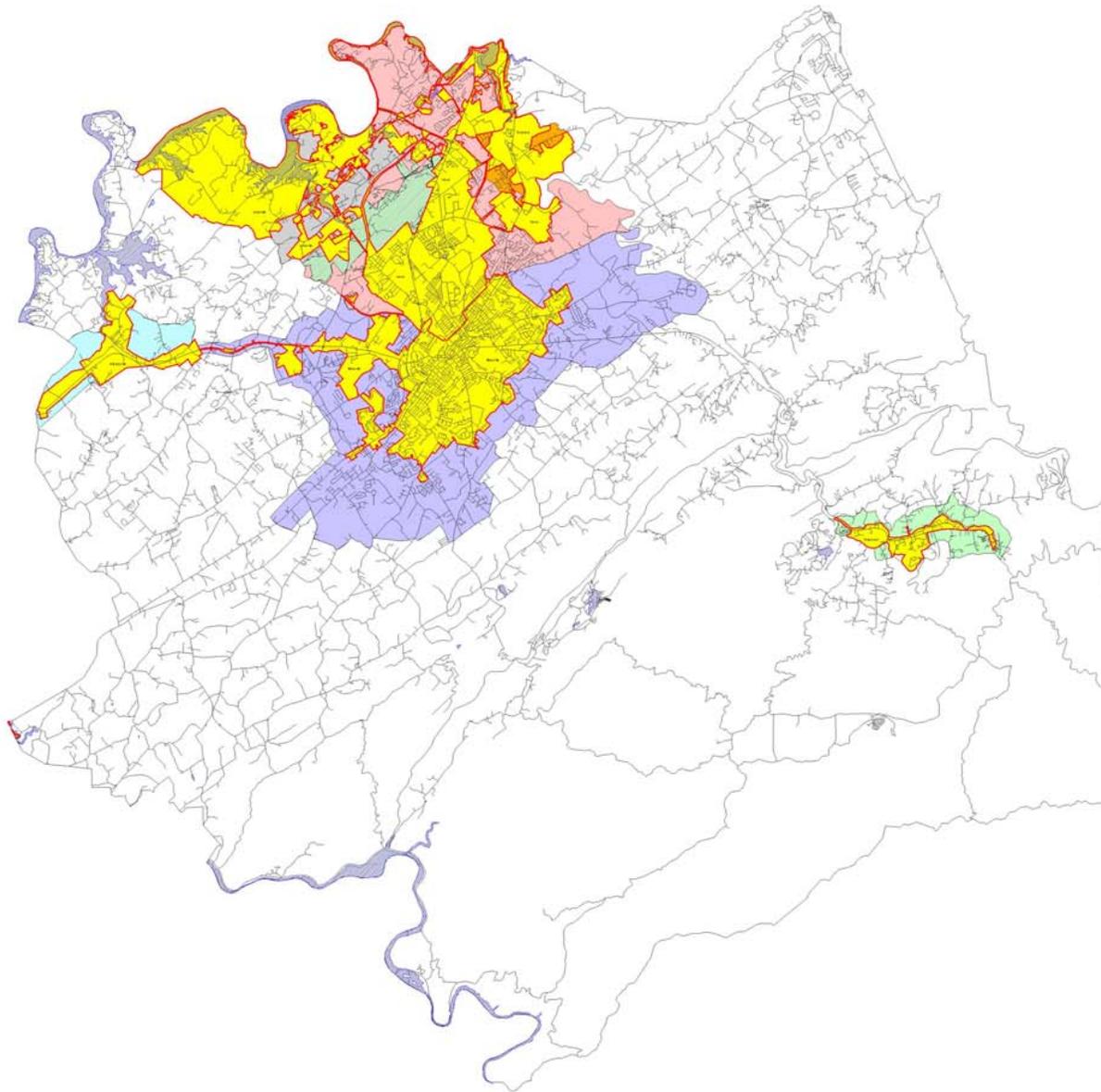
-  FINAL URBAN GROWTH BOUNDARY PROPOSAL
-  MARYVILLE CITY LIMITS
-  1st PROPOSED URBAN GROWTH BOUNDARY
-  2nd AREA REMOVED FOR PROPOSED URBAN GROWTH BOUNDARY
-  3rd AREA REMOVED FOR PROPOSED URBAN GROWTH BOUNDARY

unt
ation
ent
le
/map
nd
ites
SR
C:\kiper\TV
ip

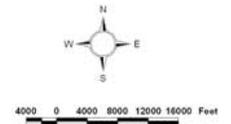
Blount County, Tennessee County Wide Growth Plan

Approved by LGPAC on 6/27/01

(This is not an Official Map)



- △ Roads009.shp
- Water009.shp
- Ugbs009.shp
- Alcoa
- Alcoa UGB
- Friendsville
- Friendsville UGB
- Louisville
- Louisville UGB
- Maryville
- Maryville UGB
- Rockford
- Rockford UGB
- Townsend
- Townsend UGB
- Vonore
- PGA
- Rural



Name2	Sum_Acres
Alcoa	9581.3770
Alcoa UGB	8924.0010
Friendsville	2024.7360
Friendsville UGB	1775.5980
Louisville	8664.7190
Louisville UGB	2504.5330
Maryville	10194.3790
Maryville UGB	20416.2800
PGA	2150.8490
Rockford	2191.3490
Rockford UGB	660.4520
Rural	290355.2710
Townsend	1072.1290
Townsend UGB	2093.3650
Vonore	10.9690

Map generated from original Blount County Growth Boundary information on file with the Local Government Advisory Committee, Nashville Tennessee. This is not an official map

Roads, water areas, county and corporate limits from United States Bureau of the Census 2000 TGR files available at

http://www.census.gov/geo/www/tiger/rd_2ktiger/TN/

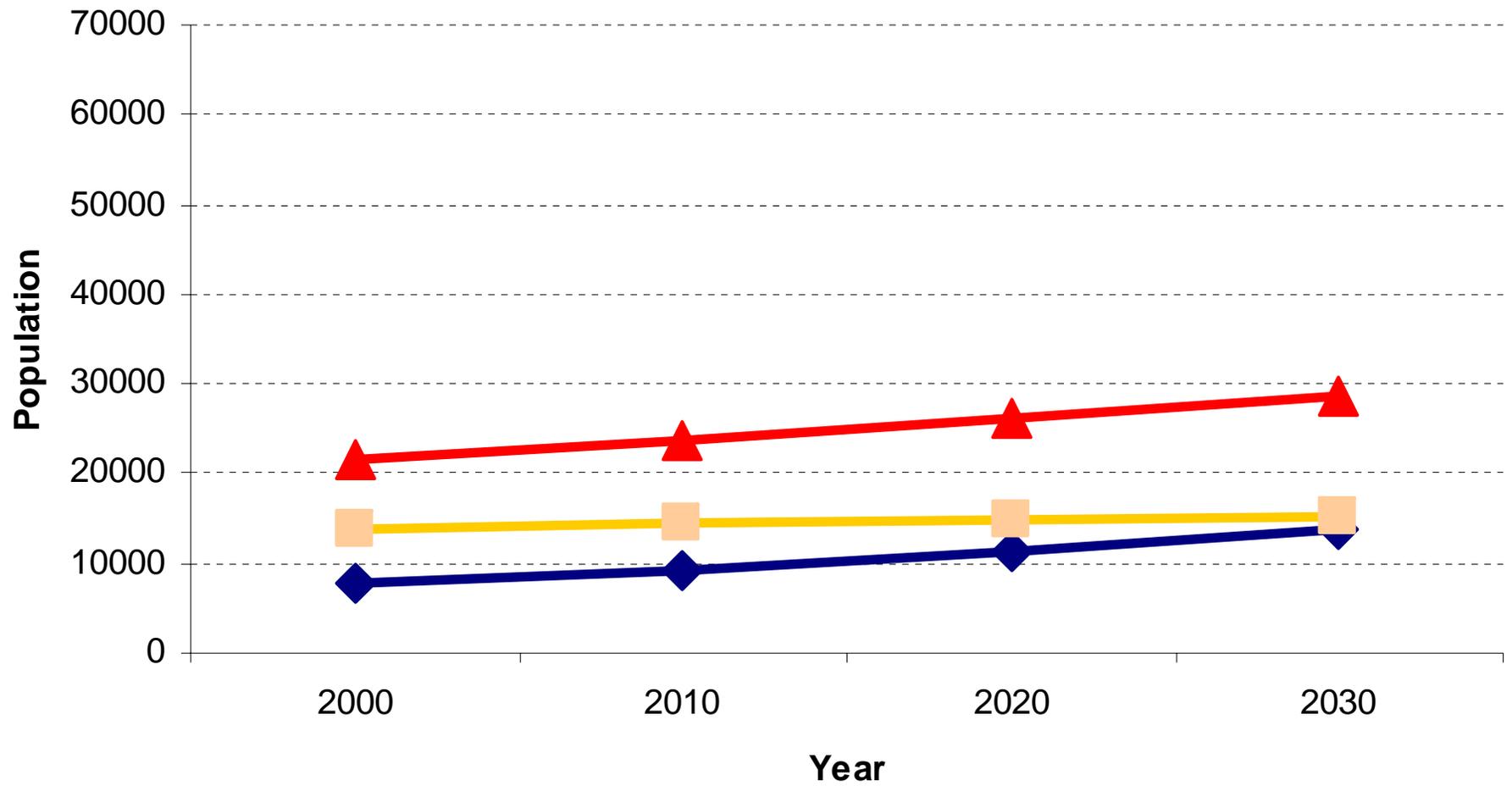
This is not an engineering map

The Numbers

Alcoa City and UGB

Alcoa population growth and projections							
Year	2000	grow th	2010	grow th	2020	grow th	2030
Alcoa	7734	1624	9358	1965	11323	2378	13701
UGB	13863	536	14399	411	14809	235	15045
Aggregate urban	21597	2160	23757	2376	26132	2613	28746
% incr. prev. decade			10.00		10.00		10.00

Alcoa growth 2000 to 2030

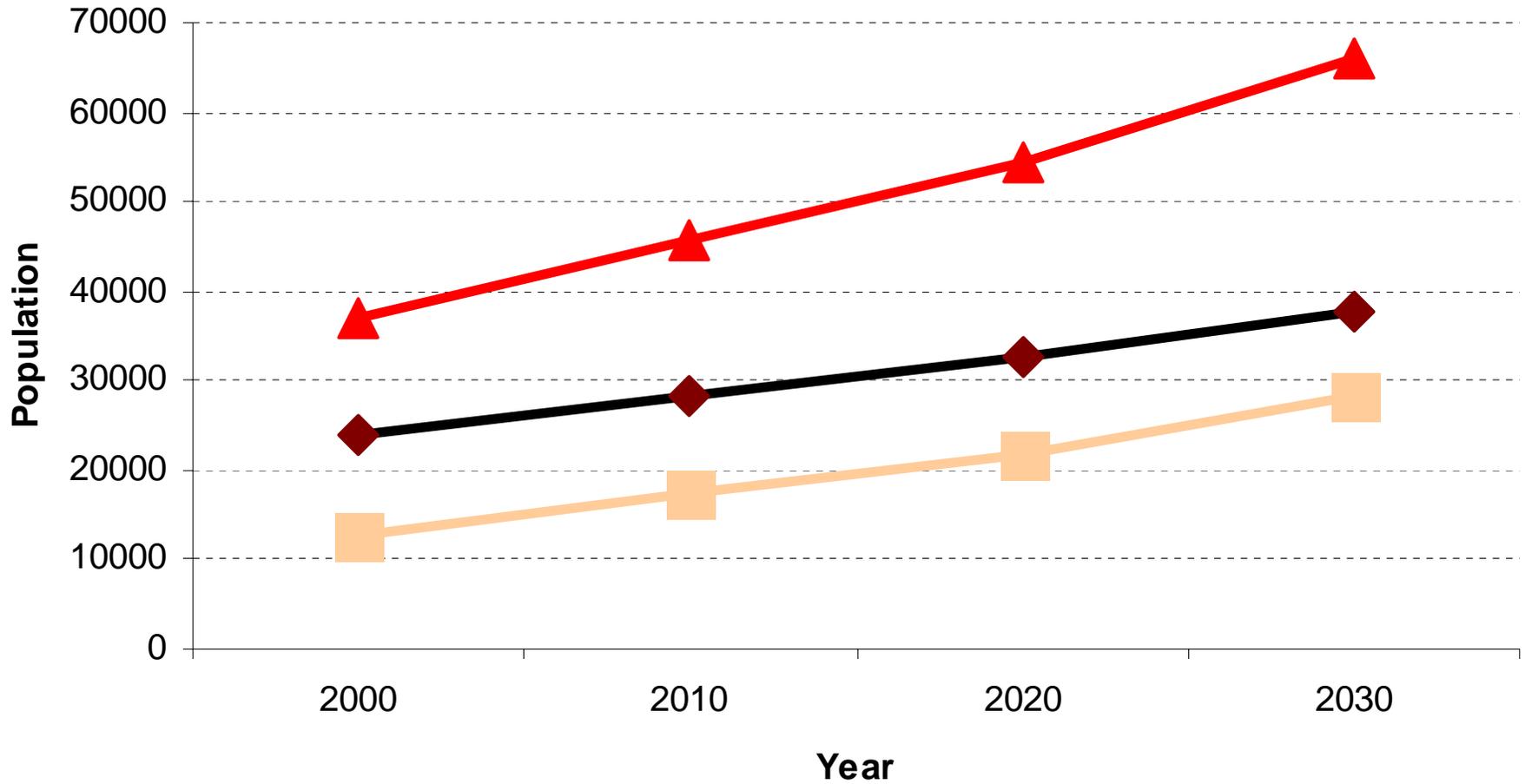


Maryville City and UGB

Maryville population growth and projections							
Year	2000	grow th	2010	grow th	2020	grow th	2030
Maryville	24110	4230	28340	4230	32570	5211	37781
UGB	12823	4488	17311	4488	21799	6540	28339
Aggregate urban	36933	8718	45651	8718	54369	11751	66120
% incr. prev. decade			23.60		19.10		21.61

Maryville growth 2000 to 2030

—◆— Maryville —■— UGB —▲— Aggregate urban



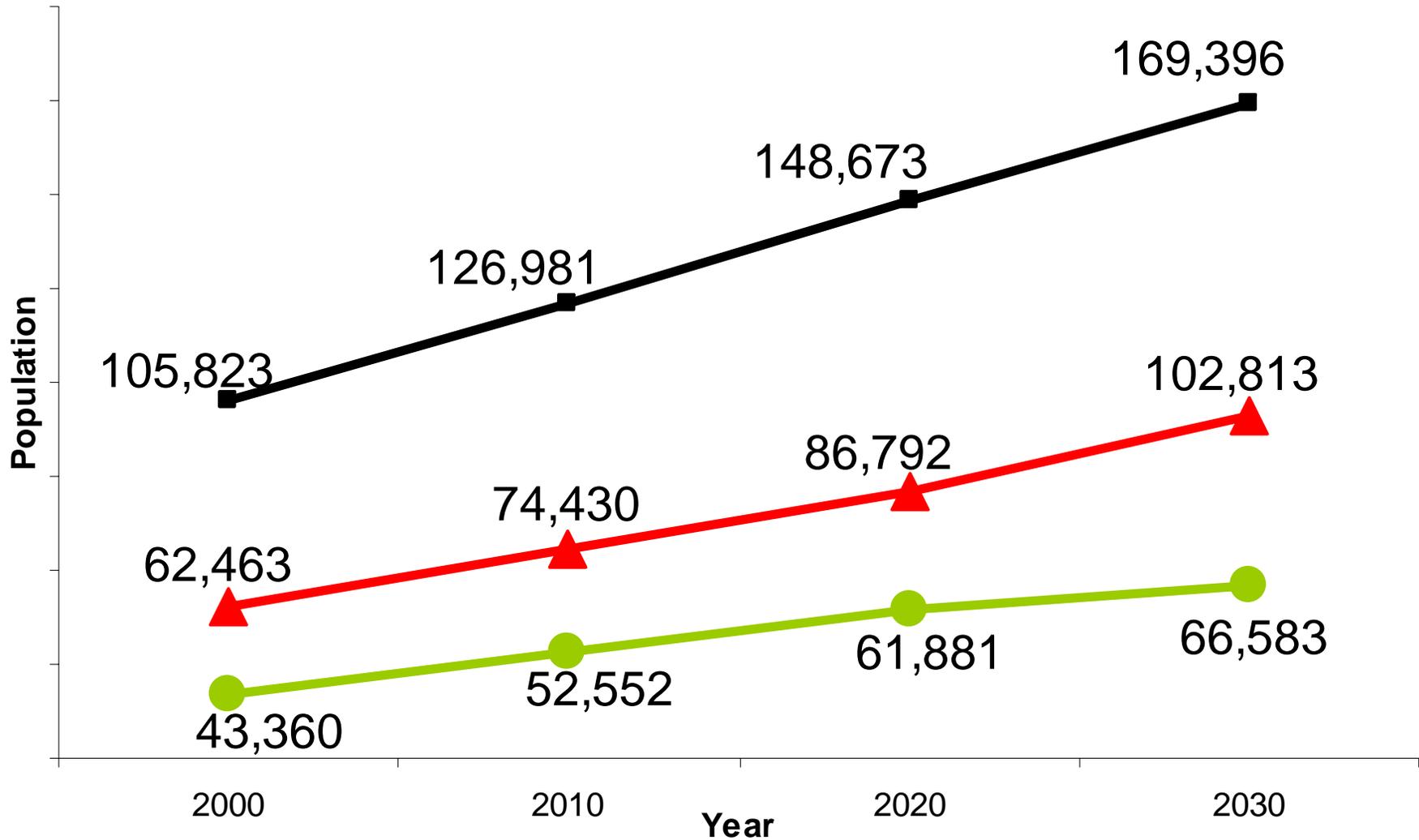
Small Towns

Small towns population growth and projections							
Year	2000	grow th	2010	grow th	2020	grow th	2030
Louisville	2001	600	2601	780	3382	1015	4396
Friendsville	890	227	1117	227	1343	269	1612
Rockford	798	83	881	83	964	193	1157
Townsend	244	179	423	179	602	181	783

Urban and Rural Aggregate

Aggregate analysis population growth and projections							
Year	2000	grow th	2010	grow th	2020	grow th	2030
urban total	62463	11967	74430	12363	86792	16021	102813
% incr. prev. decade			19.16		16.61		18.46
rural remain	43360	9192	52552	9329	61881	4702	66583
% incr. prev. decade			21.20		17.75		7.60
Blount Co.	105823	21158	126981	21692	148673	20723	169396
% incr. prev. decade			19.99		17.08		13.94

Aggregate growth 2000 to 2030



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?

Maryville

- 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.

Organization

- 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