

Sorted citizen input comments in review of Blount County plans July, August, and September 2007

The following presents sorted citizen input comments from three sessions held in July, August and September of 2007. The comments by individual session dates were reported separately. The comments were combined and sorted into broad categories of planning issues identified separately for Planning Commission review. Comments that relate to more than one category have been repeated. Also reported immediately under each heading in bullet format are the sub-categories of issues identified for Planning Commission review. This is being presented to aid discussions in the Planning Commission related to review and revision of the Policies Plan and other plans in the county. (October 4, 2007)

Land Use, Growth and Development

- Commercial and Industrial Development - Commercial Design Guidelines - Commercial Corridors – Urban and Rural
- Residential Development – Density and Design – Cluster and Village
- Mixed Use Development
- Mountain Areas
- Signs and Communication Towers
- Land Use Plan
- 1101 Growth Plan

150,000 maximum county population limited to urban growth boundary

150,000 population limit is not realistic (comment from other participant)

Sprawl – try to minimize it

No density like Farragut and west Knoxville (do not want)

County (should) develop along lines of Hunter Interests growth strategy

Need design standards for commercial buildings

Allow mixed use villages (village developments)

Cluster (development) closer into Maryville

Encourage cluster development and work on standards

Reuse/redevelop old shopping centers and vacant urban property

Implement mountain top development regulations – ridgetop, drinking water, septic

Need regulations that will preserve rural character/open space – e.g. ridge top development regulations – need to do more quicker or we may lose what we want to protect

Curb lot by lot commercial corridor sprawl

Retain quality of major gateways into the county – highways 411 and 321.

Outlaw ridge top development

No development within 1000 feet of ridge line of Chilhowee Mountain based on natural and historical considerations (preservation values)

Needs to be a balance of types of houses to also encourage affordable housing.

Rural commercial is too much if it serves more than the immediate community.

Include sidewalks in subdivisions – explore incentives (in regulations etc) to include sidewalks in subdivisions

Add bike lanes

Develop extensive plan for mountains

Look at setback limits from ridgetops

Discourage light pollution

Keep rural arterial rural (residential)

Trusting market to protect county as it grows is not satisfactory – need to take direct action

Preservation and Conservation

- Preservation of Rural Character, Farmland, and Scenic Views
- Open Space Conservation
- Environmental Protection
- Tree Preservation

Overlook at Montvale should not have been allowed

Support Hunter Interests study recommendations on preserving rural/small town character and open space

Need scenic corridors (to protect them)

Find way to compensate (property owners) for preservation of property

Broaden scope of planning to aesthetics

Keep rural arterial rural (residential)

Need more specific vision of what is rural – need incentives

Need regulations that will preserve rural character/open space – e.g. ridge top development regulations – need to do more quicker or we may lose what we want to protect

There needs to be economic incentive to preserve open space, e.g. require developers to buy one to five acres of open space for every one acre they develop so that open space land will have a comparable market value demand – also adds to value of surrounding land.

It costs County more to service residential development land than it does to service farms and open space lands.

Should promote tourism since it could help preserve open space.

No development within 1000 feet of ridge line of Chilhowee Mountain based on natural and historical considerations (preservation values)

Guiding Policy 2 (Land use and development should be managed and regulated in order to preserve the quality of our growing county) should be a regulation to be enforced.

Could designate prime agriculture areas and encourage preservation, and also designate areas for parks in the county.

Need to look at all aspects of character and need in identifying how much open space is enough in the county.

Need other means than greenbelt (property tax designation) to allow farmers to keep farming.

Need to promote conservation easements.

County should rethink (policies plan stand) that the county government will not fund open space.

Cannot depend on wealthy people to protect county (preservation – e.g. three sisters tract)

Just because rural character is difficult to define does not mean we should not do it.

Landscaping requirements (are needed)

Contact local architects to define rural (character) design

Require open space in larger developments

Add green space at entrances to subdivisions

Repeat concept of greenbelt (like in cities) in rural and suburban areas of the county – also county parks

Roads, Traffic and Transportation

- Road Needs Study
- Alternative Transportation Modes
- Major Road Plan
- Adequacy of Infrastructure

No southern loop (do not want)

Retail developments need to be responsible for needed improvements such as stop lights

Adequate roads should be provided to new subdivisions

Apartments and retail developments along William Blount Drive will impact road and school infrastructure

Schools

- Adequacy of Infrastructure

Need to work closer with small cities on issues such as schools (capacity)

Need to have regulatory/budget implementation of guiding polices 4 and 5, especially concerning schools

Developments should set aside land for schools or pay in lieu of set aside.

Small town approval of developments have impact on County infrastructure – especially concerning Louisville

Need to go back to limiting development on inadequate school infrastructure, and also other infrastructure such as fire protection, law enforcement, etc.

Apartments and retail developments along William Blount Drive will impact road and school infrastructure

Parks and Recreation

Could designate prime agriculture areas and encourage preservation, and also designate areas for parks in the county.

Water Quality – surface and subsurface

- Stream Buffers
- Stormwater Phase 2
- Total Maximum Daily Loads for impacted streams
- Drainage and Flooding
- Aquifer protection
- Watershed Planning

Pay more attention to water quality in mountain development and other development review standards

Address long term sediment controls

Do unto those downstream as you would want upstream to do to you (water quality).

Implement mountain top development regulations – ridgetop, drinking water, septic

Septic and Sewer

- Septic Standards
- Alternative Sewer Systems

Seriously review efficiency of alternative sewer systems

Implement mountain top development regulations – ridgetop, drinking water, septic

Air Quality

(no direct comments)

Special areas of concern

- Tuckaleechee Cove - Heritage Design Guidelines - National Heritage Designation
- Airport
- Great Smoky Mountains National Park
- Tourism Development
- Litter Control
- Solid Waste and Hazardous Materials Disposal

Should promote tourism since it could help preserve open space.

Regulations – use of police power

- Subdivision Regulations
- Development Impact Assessment
- Zoning Regulations
- Five to Twenty Acre Minimum
- Zoning Map
- Building Codes
- Property Upkeep Regulations
- Limits and Possibilities for Land Use Regulation
- Regulation Relief Mechanisms

Protect property rights (in reference to above on mountain top development regulations)

Strengthen site plan requirements

Should have variance stamp on every subdivision plat stating that the Policies Plan was not followed.

Needs to be hard to get a variance of regulations.

Need regulations that will preserve rural character/open space – e.g. ridge top development regulations – need to do more quicker or we may lose what we want to protect

Implement mountain top development regulations – ridgetop, drinking water, septic

Need real creative thought on what public health, safety and welfare is (in relation to regulations).

Need to put burden on developers to show how impacts will be addressed and what benefits will be.

Pay more attention to water quality in mountain development and other development review standards

Guiding Policy 2 (Land use and development should be managed and regulated in order to preserve the quality of our growing county) should be a regulation to be enforced.

Need to have regulatory/budget implementation of guiding polices 4 and 5, especially concerning schools

Set up review body to review development plans before they get approved by the Planning Commission

Draw out process of approval to allow public to be informed (mainly referencing subdivision plats)

Post BZA agenda and notice on web well in advance of meeting

Powers that be should recognize that philosophy (on how to address growth issues) is changing – previous concern with property rights is shifting to concern for protecting the county.

Landscaping requirements (are needed)

Require open space in larger developments

Add green space at entrances to subdivisions

Pay more attention to water quality in mountain development and other development review standards

Other planning considerations

- Capital Improvement Planning and Budgeting
- Comprehensive Planning
- Role of Cities in overall county planning
- Identification of immediate priorities
- Implementation Agenda and Schedule

Need to have measurable goals/objectives such as population (in plans of county) to know if we are making progress

Process needs to be more transparent and noticed timely in paper (plat and project permits)

Limit developer/builder/realtor membership on planning commission

County and cities should cooperate in shared vision

Need to have opportunity for (direct) dialog with decision makers

Citizens (should) have say

Ask what county should look like at 10 years out and find ways to get there
– like to know where we are going

Planner should be more proactive

Utilize the media more in planning

Need more initiative from Planning Commission to implement Policies Plan

To have smart growth, Cities and County need to be on same page.

Need county-wide body to bridge jurisdictions and issues.

Need rational planning.

Need a long term capital improvement plan and budget.

Need do develop a master plan for county.

Do asset mapping (reference Suzanne Morse – Smart Communities)

Continue to build partnerships with community groups such as Keep Blount Beautiful, Foothills Land Conservancy, Little River Watershed Association, and Environmental Health Action Team – and bring more groups to the table

Adopt impact fee

Promotion of County brings people in and this leads to problems of growth, thus we should limit promotional activities.

Planning Commission should recommend alternative forms of funding