

GOALS AND POLICIES – EXHIBIT B (TO REPLACE CHAPTER 8)

FUTURE LAND USE (FLU)

Goal FLU 1 – Preserve the rural, small-town, and natural character of the County.

1. FLU 1.1 The following Future Land Use categories, along with their intended uses, are described:
 - A. Airport – The McGhee-Tyson Airport is recognized as a unique regional transportation resource. Airport operations integrate air traffic, governmental, military, commercial, and industrial uses. It is expected that the area of airport operations, including all uses directly connected to the runways and terminal, will develop as an integrated whole under the semi-autonomous direction of the Airport Authority.
 - B. Commercial – Intended to accommodate primarily low and moderate intensity commercial uses along arterial and collector roads.
 - C. Industrial – Applies to industrial areas primarily surrounding the airport.
 - D. National Park – The Great Smoky Mountains National Park and the Foothills Parkway are unique regional resources under control of the National Park Service. It is expected there will be no development in the usual sense, and that the areas will be conserved or open for limited recreational purposes.
 - E. Rural 1 – Medium density residential development is expected to occur on land suitable for septic fields (0.2–1.33 units/acre). Low density residential development is expected on land with greater constraints to development. Only limited commercial activity is expected along arterial and collector roads.
 - F. Rural 2 – Identifies areas where land development is highly constrained by natural factors and infrastructure, where low-density residential development is expected (≤ 0.2 units/acre).
 - G. Suburbanizing 1 – The majority of development is expected to be residential and agricultural. High density residential development is expected to occur on public sewer (>3 units/acre). Medium density is expected on septic (1–1.5 units/acre).
 - H. Suburbanizing 2 – The majority of development is expected to be low to medium density residential, conservation, and agricultural. Low density is 1–1.5 units/acre on septic; 2–3 units/acre on public sewer. (Long)
2. FLU 1.2 Encourage development and redevelopment that fits the small-town character, preserves natural and cultural resources, enhances quality of life, ~~and~~ is consistent with the County’s ability to provide adequate public services and infrastructure, and is

consistent with adequate road and transportation service that will ensure reasonable commute times. (Long)

3. FLU 1.3 Amend development regulations for rural areas to emphasize natural features, trees, vegetation, open space, minimal environmental impact, and subdivision entrances with open space treatments. (Medium)
4. FLU 1.4 Give special attention to compatibility in transitional areas between land uses. (Long)
5. FLU 1.5 Review zoning regulations to ensure adequate setbacks and buffers between uses and/or districts. (Short)
6. FLU 1.6 Promote a high-quality land development pattern by focusing growth in areas with existing infrastructure and available capacity. (Short)
7. FLU 1.7 Review County regulations to identify conflicts with the Comprehensive Plan. (Short)
8. FLU 1.8 Review the percentage of usable open space required in subdivision regulations and zoning to determine adequacy. (Short)
9. FLU 1.9 Amend subdivision regulations and zoning to require retention of natural cover and minimize land disturbance during construction. (Short)
10. FLU 1.10 Focus new development into the Suburbanizing 1 land use category to avoid encroachment outside the urban growth boundary. (Long)

Goal FLU 2 – Encourage and support public and private sector programs that directly preserve priority rural land in the County.

1. FLU 2.1 Preserve farmland both for open space and to conserve prime agricultural production areas. (Long)
2. FLU 2.2 Evaluate creating a Farmland Preservation Plan with strategies for modifying regulations to relax restrictions that hinder agriculture and to promote Blount County as a place to farm, including support for agritourism and innovative food processing facilities. (Short)
3. FLU 2.3 Provide a land use pattern that protects farmland and directs growth to areas with existing or proposed infrastructure. (Medium)
4. FLU 2.4 Evaluate land development regulations to establish or enhance conservation easements, greenbelts, and other conservation actions. (Medium)
5. FLU 2.5 Encourage and support training programs for small and beginning farmers. (Short)

6. FLU 2.6 Ensure County staff stays current on rural preservation best practices and amend County regulations as needed. (Long)

Goal FLU 3 – Protect natural, cultural, and historic resources, and open space of Blount County.

1. FLU 3.1 Survey and maintain a list of cultural and historic assets and coordinate with the Tennessee Historical Commission to ensure protection. (Long)
2. FLU 3.2 Preserve and protect significant historical sites and buildings as part of the County’s rural, small-town, and natural character. (Long)
3. FLU 3.3 Preserve scenic views and vistas throughout the County and consider view impacts when reviewing development applications. (Long)
4. FLU 3.4 Modify regulations where appropriate to preserve views and vistas. (Short)
5. FLU 3.5 Evaluate water quality impacts when reviewing development applications and support designs sensitive to the County’s unique nature and landscape. (Short)
6. FLU 3.6 Maintain and enforce adopted flood plain regulations to continue participation in the National Flood Insurance Program. (Short)

Goal FLU 4 – Actively participate in land development planning with municipalities within the County to properly plan for infrastructure and potential annexations.

1. FLU 4.1 Build cooperative partnerships with local organizations, agencies, and municipalities to achieve the County’s goals and policies. (Long)
2. FLU 4.2 Partner with the County School System to coordinate development and ensure school capacity is maintained. (Medium)
3. FLU 4.3 Recognize municipal development and consider the impacts of large development projects on the County, updating projections in the comprehensive plan as needed. (Medium)

HOUSING (H)

Goal H1 – Encourage the provision of a variety of housing for all residents to accommodate a range of ages, lifestyles, and income levels.

1. H1.1 Prioritize the preservation and enhancement of established neighborhoods while providing for housing stock to accommodate the needs of ~~current and future residents~~ Blount County citizens. (Long)
2. H1.2 Encourage cooperation with utility providers to coordinate new water and sewer infrastructure with the demand for new housing. (Long)

3. H1.3 Seek to eliminate substandard dwelling conditions through appropriate programs and regulations, and encourage the maintenance and repair of the existing housing stock. ~~Seek grant opportunities to achieve this policy.~~ (Short)
4. H1.4 Support the viability of older established neighborhoods to maintain an affordable housing stock. (Long)
5. H1.5 Regulate density of development, with different regulations for areas close to the cities and areas farther away from the cities, and with different regulations for areas adequately served by high-capacity infrastructure (especially sewer) and areas not adequately served by infrastructure (especially rural roads). (Medium)

Goal H2 – Support housing for all socio-economic backgrounds within Blount County.

1. H2.1 ~~The County should maintain an inventory of locally owned public lands suitable for affordable housing .(Medium)[DELETED]~~
2. H2.2 The County should encourage opportunities for providing workforce housing and affordable housing options to ensure individuals from all socio-economic backgrounds have housing opportunities. (Medium)
3. H2.3 The County shall maintain consistency with Federal Fair Housing and Equal Opportunity requirements to the extent required by law. (Short)
4. H2.4 The County shall ~~consider an Affordable Housing Advisory Committee~~periodically ~~to~~ review established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plans and their impact on affordable and workforce housing. (Short)
5. H2.5 The County shall continue to seek state and federal funding where infrastructure improvements are needed to support affordable residential development and enhance existing residential areas in need of infrastructure improvements as a way to preserve affordable neighborhoods. (Medium)
6. H2.6 The County shall review and update, as needed, land development regulations to assure clear and concise regulations that minimize uncertainty and undue delay in approval of affordable development applications. (Long)

TRANSPORTATION (T)

Goal T 1 – ENCOURAGE THE DEVELOPMENT OF WELL-DESIGNED STREETS THAT ARE SAFE, CONNECTED, AND ~~WELCOMING FOR ALL USERS~~ENSURE ADEQUATE THROUGHPUT.

T 1.1. ~~Prioritize~~Encourage the provision of sidewalks or other pedestrian pathways to connect neighborhoods to business and connect businesses to each other where appropriate. (Medium)

T 1.2. County roads should be improved when needed and maintained to a level consistent with present development and expected future development. (Long)

T 1.3. Partner with the Knoxville TPO and East Tennessee South RPO to ~~include Complete Streets design in the development and widening of roadways~~encourage and coordinate necessary infrastructure improvements. (Short)

T 1.4. Carefully manage access along major thoroughfares and road entranceways, to protect public safety and; road function, ~~and community aesthetics~~. (Short)

T 1.5. Provide an adequate transportation system that supports new land development in the most appropriate places, keeps pace with the County's growth, decreases congestion, increases mobility for people and goods, and provides a network of interconnected streets, sidewalks, and greenways, ~~and bike lanes~~. (Long)

T 1.6. Evaluate new roadway projects for opportunities to achieve these goals and policies and support the future land use map. (Long)

T 1.7. Review the Thoroughfare Plan annually to determine if roadway classifications on the Plan should be modified. (Medium)

Goal T.2 – SUPPORT THE DEVELOPMENT OF GREENWAYS, TRAILS AND BICYCLE PATHS TO PROVIDE ALTERNATIVE MODES OF TRANSPORTATION AND ENHANCE CONNECTIVITY.

T 2.1. ~~Strive~~Encourage the to connect~~connection of~~ -neighborhoods to parks, schools, and other community-oriented uses through a network of sidewalks, greenways, and trails ~~and bike lanes~~. (Long)

T 2.2. Partner with the Knoxville TPO and East Tennessee South RPO to prioritize multimodal projects where appropriate. (Long)

T 2.3. Actively participate in regional transportation discussions to coordinate projects and information about transportation initiatives for the County to be involved at a regional level. (Long)

T 2.4. Pursue grant funding opportunities relating to greenway and trail development. (Medium)

T 2.5 Adopt subdivision regulations to allow sidewalks and/or greenways that interconnected with each other and the road system. (Medium)

T 2.6 Evaluate the need for a bicycle and pedestrian study to enhance non-vehicular, safe travel throughout the County. (Medium)

GOAL T.3 REDUCE TRAFFIC CONGESTION

T 3.1. Consider the establishment of a coordinating committee or other body by which the municipalities and the County can work together to:

- A. Pursue funding opportunities for necessary transportation infrastructure in Blount County;
- B. Study, plan, and coordinate transportation infrastructure improvements to reduce congestion and decrease commute times for all Blount County residents;
- C. Track metrics with regard to traffic congestion, travel and commute times, and modes of transportation used. (Short)
- D. Work with Knoxville TPO and East Tennessee South RPO, and evaluate participation in each with regard to its effectiveness in advancing Blount County transportation priorities.

T 3.2. Work to increase connectivity among the existing roads in the current road network to increase the number of alternate routes available to Blount County residents. (Medium)

T 3.3. Establish a long-range capital plan (for Planning Commission and County Commission use) for new roads to be constructed over the next twenty to thirty years. (Short)

T 3.4. Establish a plan to periodically conduct or commission a roadway needs study on a set schedule. (Short)

PUBLIC FACILITIES

Goal II – Invest in public utilities and infrastructure that will improve efficiencies and direct growth according to the Future Land Use Map.

1. **II.1** Coordinate with the Blount County School District to evaluate and update student generation rates resulting from new residential development. Revisit the school analysis included in the Comprehensive Plan annually. (Long)
2. **II.2** Provide information to the Blount County School District when requested relating to building permits and development applications for the purpose of school planning. (Long)
3. **II.5** Encourage expansion of sewer service in the Suburbanizing 1 Category to support and direct development in this area rather than in other areas. (Short)
4. **II.6** Actively pursue grant funding opportunities relating to infrastructure improvements. (Short)

RECREATION & OPEN SPACE

Goal R1 – Prioritize Blount County’s natural resources and being the gateway to the Smoky Mountains National Park.

1. **R1.1** Ensure that new development does not obscure vital sightlines of the Smoky Mountains. (Long)
2. **R1.2** ~~Incentivize and promote~~ Encourage environmentally sensitive design options that reduce energy usage and ensure that managers of County facilities ~~maximize~~ consider the use of these same elements, if applicable. (Long)
3. **R1.3** Work with regional agencies to promote efforts to preserve agricultural lands, biodiversity, natural habitat, forests, riparian zones, wetlands, scenic views, hillsides, and waterways with a focus on connectivity. Consider pursuing a regional dark sky ordinance and urban forestry initiatives as part of this effort. (Long)
4. **R1.4** Educate property owners on the benefits of resource protection and environmentally friendly behaviors. (Long)

Goal R2 – Seek opportunities for parks and trails to provide recreational amenities for the residents of Blount County.

1. **R2.1** Investigate grant funding opportunities for the acquisition and development of parks and open space. (Long)
2. **R2.2** Prepare a parks and trails master plan to identify and address current deficiencies and potential locations for new recreation facilities and amenities throughout the County. (Long)
3. **R2.3** Encourage new subdivisions to provide connections to proposed greenways and trails. (Short)
4. **R2.4** Evaluate amending development regulations to offer incentives for new subdivisions to provide park and trail amenities within the neighborhood and require recreational facilities in larger and planned communities. (Short)
5. **R2.5** Encourage the development of residential conservation subdivisions where appropriate. (Long)

CONSERVATION

Goal C1 – Preserve, protect, and restore natural resources for the benefit and enjoyment of current and future generations.

1. **C1.1** Educate citizens on the importance of water quality protection. (Long)

2. **C1.2** Encourage developers to utilize ~~cluster conservation~~ development models to provide open space and avoid disturbance in environmentally sensitive areas. (Long)
3. **C1.3** Bolster water quality protection and enhancement initiatives by coordinating growth management efforts with the County and surrounding municipalities through regional coordination. (Medium)
4. **C1.4** Consider ~~R~~revising existing development ordinances for strong and enforceable regulations that protect the community from excessive noise, light, and vibration by including requirements for adequate setbacks, buffers, and dark-sky lighting (in the appropriate zones). (Short)
5. **C1.5** Support efforts to protect local farmland through development of new, diverse markets for local foods and produce, such as additional farmers' markets, grocery stores, community-supported agriculture programs, and farm-to-institution programs. (Long)
6. **C1.6** Ensure development design respects the area's environmental assets and resource base, including watershed protection areas, unique landscapes, and mature trees, especially where there is potential for greenway development. (Long)
7. **C1.7** Coordinate with outside agencies to leverage conservation areas and nature preserves for passive recreation, seeking trails, facilities, and amenities. (Medium)
8. **C1.8** Support coordination of a project to map potential river flooding through GIS and identify levels of vulnerability. (Short)