

Conceptual Land Use Plan

(Adopted 2000)

Plan Review Workshop

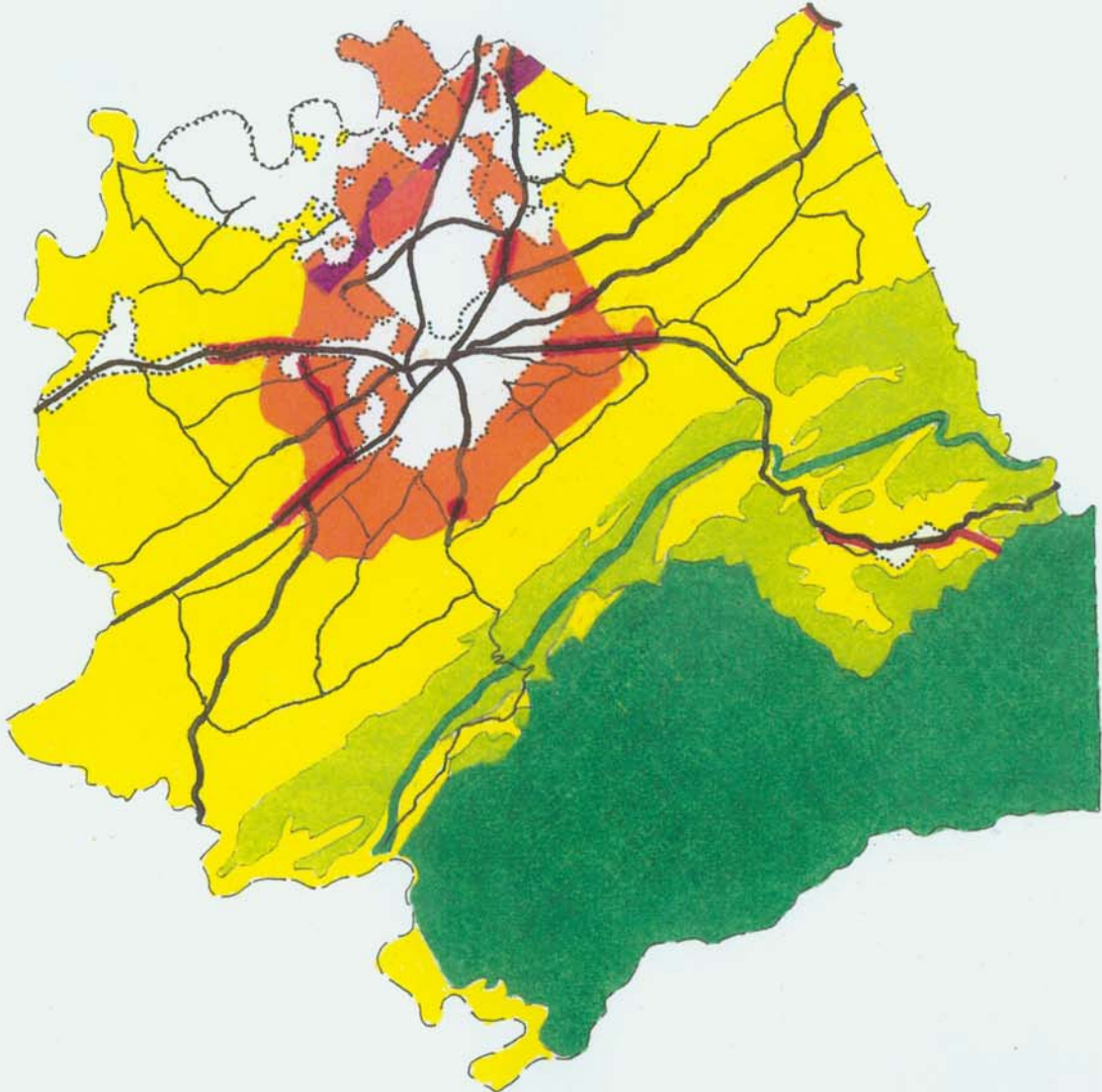
Blount County Planning Commission

August 14, 2007

Conceptual Land Use Plan

- Part of deliberations leading to zoning
- Part of deliberations leading to 1101 plan
- Adopted 2000
- Part of the Policies Plan by reference
- Provides physical expression of policies
- Seven land use categories with separate strategies

Conceptual Land Use Map – Blount County



-  Commercial – High Density Development
-  Industrial – High Density Development
-  Airport – Semi-Autonomous Planned Area
-  Suburbanizing – High to Medium Density Development
-  Rural 1 – Medium to Low Density Development
-  Rural 2 – Low Density Development
-  National Park – Autonomous Planned Area

-  Arterial Roads – Some Medium Density Commercial
-  Collector Roads – Some Low Density Commercial

-  City Limits

Urban Oriented Categories 4

- Commercial
- Industrial
- Airport
- Suburbanizing – mainly residential

Oriented to UGB and proposed Planned Growth Area of County version of 1101 Growth Plan

Commercial

- High density concentration expected in and around Maryville and Alcoa, particularly along major roads
- Projected at Parkway major intersections
- Townsend area unique concentration
- Chapman Highway unique concentration
- Medium to low density elsewhere along major roads (UGB and non-UGB)
- Low density home occupations and home site enterprises

Industrial

- High density concentration expected in and around Maryville and Alcoa, particularly industrial parks
- Airport vicinity projected concentration – south west end of runway
- Existing scattered industrial sites accepted (grandfathered) and expandable

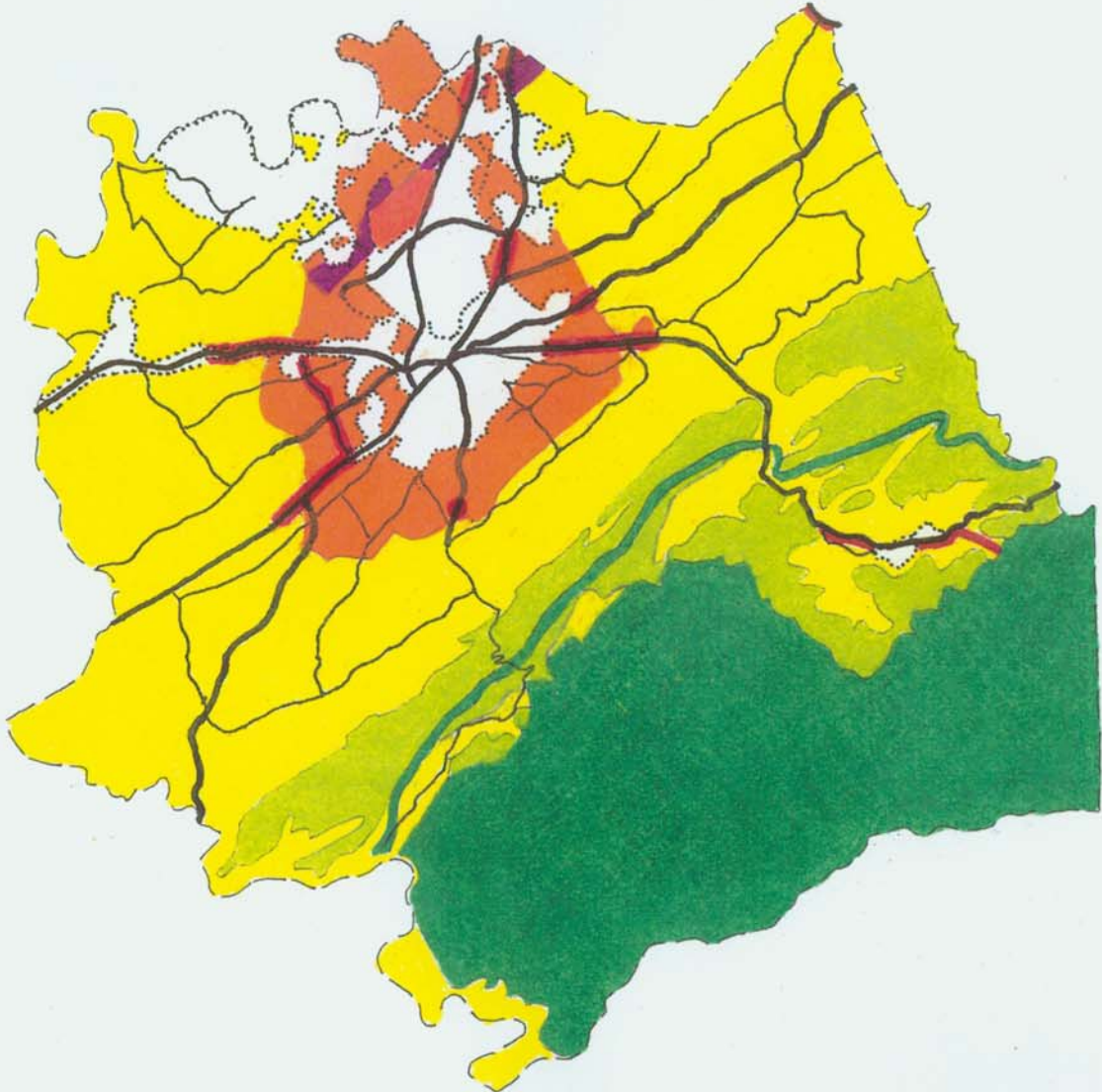
Airport

- Recognized as unique regional transportation resource
- Has own internal plan/planning capability that is technically specific to air traffic and associated uses
- Recognized as operating under semi-autonomous direction of Airport Authority

Suburbanizing

- Mainly residential - high to medium density concentration expected in and around Maryville and Alcoa
- Expected density greater than 1.5 dwelling units per acre if on sewer - 1.5 max if on septic
- Limited medium to low density commercial expected along major roads if not already identified for high density commercial - home occupations also expected
- Recognized as potential annexation areas of cities

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Rural Oriented Categories 3

- Rural 1 – lowland mainly residential
- Rural 2 – mountain mainly residential
- National Park – GSMNP & Foothills Pkwy

Oriented to Rural Area of County version
of 1101 Growth Plan

Rural 1

- Medium to low density expected outside more dense urban and suburban area in lowlands
- Mainly residential at density 1.5 units per acre or less - mainly on septic
- Limited medium to low density commercial expected along major roads
- Low density home occupations and home site enterprises anywhere

Rural 2

- Low density expected in mountains where land development is constrained by natural factors and limited infrastructure
- Mainly residential at density 0.33 units per acre (one unit per three acres) or less - mainly on septic
- Limited low density commercial expected - particularly tourism oriented
- Low density home occupations and home site enterprises anywhere

National Park

- GSMNP and Foothills Parkway recognized as unique regional resource
- Has own internal plan/planning capability that is under control of National Park Service
- Expect that there will be no development in the usual sense of the term - open space and limited recreation

Other Land Use Considerations

- Floodplains
- Off airport impact zone
- Mixed use and flexible clustering allowed
- Mitigation of impact for signs and telecommunication towers
- Mitigation of impact for manufactured home parks and multi-family developments

Conceptual Land Use Plan and Growth Strategy Prospects/Issues

- Many elements of Land Use Plan consistent with Growth Strategy, 1101 Growth Plan & smart growth concepts
- Growth Strategy identifies other avenues for implementing elements
- Growth Strategy did not put it to map - e.g. where should village clusters or rural commercial clusters go

Conceptual Land Use Plan and Growth Strategy Prospects/Issues

- Left to Comprehensive Plan to identify more specific, desired, physical land use structure (geographic)
- Still struggling with rural highway commercial issues
- Inconsistencies between adopted 1101 Growth Plan and zoning map

Questions?

Comments