

GREENEVILLE COMPREHENSIVE PLAN

WORKSHOP ON LAND USE

PUBLIC INPUT

Workshop held Thursday, September 24, 2015

Task 1: Vision Shaping

In a few words, what is your vision for the best possible use of land in Greeneville?

- Harmonious growth
- Preservation of housing stock
- Clean and pretty housing
- Growth in city population
- Sustainable growth
- More alternatives to public education
- Population increase
- 21st century infrastructure such as municipal wifire
- Resilient community

Task 2: Zoning

See maps for 2.1 to 2.11

- 2.1. Identify areas in Town where you think single and double family houses should be located
- 2.2. Identify areas in Town where you think multi-family housing such as student apartments, condominiums, senior living, and Planned Unit Developments (PUD) should be located
- 2.3. Identify areas in Town where you will like to see a mix of residential and commercial uses in the same building or in close proximity.
- 2.4. Identify areas in Town where you think commercial entities (businesses) should be located in (you can specify the specific kind of business in a location, e.g retail, restaurant, theater, etc)
- 2.5. Identify areas in Town where you think public places such as schools, research centers, parks, public squares, cultural centers, etc should be located.
- 2.6. Identify areas in Town that you will like to see industries in.
- 2.7. Identify areas in the urban growth area where you think single and double family houses should be located
- 2.8. Identify areas in the urban growth area where you think multi-family housing such as student apartments, condominiums and Planned Unit Developments (PUD) should be located
- 2.9. Identify areas in Town where you will like to see a mix of residential and commercial uses in the same building or in close proximity.
- 2.10. Identify areas in the urban growth area where you think commercial entities (businesses) should be located (you can specify the specific kind of business in a location, e.g retail, restaurant, theater, etc)
- 2.11. Identify areas in the urban growth area that you will like to see industries in
- 2.12. Please suggest any specific land use goals that you think we should be able to use zoning to achieve in the next 20 years
 - Enforcement of Ordinances, especially the Zoning and the Sign Ordinances.

- Addition of architectural design elements to the gateways requirements.
 - Require the extension of street stubs in any subdivision and limit cul-du-sacs to absolutely necessary cases resulting from only topographical reasons.
- 2.13. Please suggest any thing you will like the Town to do with respect to the Zoning of property in Town.
- No mobile homes
 - No modular homes
 - Specify a zoning district for specific architectural design

Task 3: Subdivision

- 3.1. What is the Town doing now that you think it should continue with respect to the Subdivision of land in Town and its urban growth region?
- Resilient and steady state long term – not so much growth
 - Long term rezoning plan
 - Have zoning plan in place for the urban growth area
- 3.2. What specific actions do you think the Town needs to take to improve the subdivision of land in Town and its urban growth area?
- Work with TDOT and street department to zone and plan for future needs
 - Look at incentives for development in existing areas as opposed to new subdivisions. Work with variances for such existing areas.
 - Tie subdivision growth with economic base
 - Are current taxes supporting existing roads/utilities of new subdivisions?
 - Increase density – have smaller footprint so homes would generate more taxes.
 - Allow alternative septic systems in urban growth area
- 3.3. What kinds of things will you like to see in and around future subdivisions in Town and its urban growth area that will make subdivisions better places to live in?
- Sidewalks and underground utilities
 - Maintenance guidelines
 - Utilities behind houses
 - Individual designs on lots – no cookie cutter lots/houses
 - Look at the first person it affects and the last as it relates to taxes (Transition Plan)
- 3.4. Subdivisions can also be commercial: what kinds of things will you like to see in and around future commercial subdivisions in Town and its urban growth area that will make such subdivisions better places to do business, commute and work?
- Lots of landscaping
 - Limit parking in new commercial subdivisions and utilize existing adjacent sites
 - Promote the mixed use of property like stores, homes – all in smaller areas

Task 4: Housing and Neighborhoods

- 4.1. What specific feasible actions can the Town take to improve the availability of housing to different income groups?
- Get rid of drug traffic
 - Bring in not-for-profit organizations dealing with housing to help provide more housing in Town

4.2. What specific feasible actions can the Town take to improve the standards of our neighborhoods?

- Increase the municipal budget for property clean up, and be rigorous in promoting neighborhoods cleanliness
- Prioritize property clean up in the budget
- Use in-mates for property clean up
- Use volunteers for property/neighborhood clean up
- Identify and invite not-for-profit groups for property clean up

4.3. Developers who want to construct apartments in Town have sometimes been constrained because of “lack of space for kids in the school system.” Can you propose cost effective and feasible solutions to this problem?

- Discuss with school system to resolve this problem
- Look at expansion possibilities for school system
- Non-public education can take students, not only school system
- If those coming to school system are from county, then they should request to be annexed into city so they can pay city taxes that will compensate for losses in taxes for the subdivisions that are not being built; or keep them out of city schools and use taxes from the new developments to balance any losses.

Task 5: Landscaping and General Site Design

5.1. What do you think the Town should do or not do with respect to landscaping in Town and the urban growth area?

- Re-write the landscape regulations to be more specific on what Town requires
- Do not grant variances to number/content of landscape interior islands requirements for parking lots.
- Reduce interior landscape island requirement from 20 parking spaces to 15 parking spaces.
- Enforce landscape requirements
- Encourage designs that incorporate different tree and shrub species to preserve natural look of sites
- Enforce soil addition and replanting of grass in areas where erosion has prevented growth.
- Produce Design Guidelines to accompany site plan requirements in Zoning Ordinance and plans requirements in Subdivision Regulations.

5.2. What should be done to improve the general quality of site designs in Town?

- Adjacent developments should have interconnections without cars coming to streets
- Stormwater detention ponds in front of building and visible from roads should be landscaped at the sites
- Stop gravel from residential and commercial driveways from coming to streets and entering drains

- Significantly limit the number of driveway curb cuts especially on highways and other high traffic roads
- Encourage shared driveways as access easements to reduce impervious areas
- Create a gateway zone for Andrew Johnson Highway, Main Street and Asheville Highway – emphasize aesthetics, no junk yards, utilities underground, landscaped signs
- Provide incentives for developers to create outdoor recreational areas in developments.
- Decision makers should listen to professionals on what can be done to make a site better – stop being afraid to stand up for a better Greeneville.

5.3. What feasible and cost effective measures can be taken to improve the quality/accent of our gateways and gateway signs?

- Partner with businesses around those signs in the design and maintenance such that the name of a contributing business can be on the sign.
- Convert old Town Gate into “Welcome to Greeneville Historic Downtown” gate
- Re-do gateway signs to make them more beautiful and outstanding.

Task 6: Parks, Recreation and Public Squares

6.1. Identify particular areas in Town that need public or private parks.

- North & South end don't have green space (need)
- Connection/addition of walks from Tusculum to Hospital
- Downtown Park utilizing Big Springs (natural resource and history)
- Require public spaces in larger developments such as subdivisions; also walkways or other forms for exercise

6.2. If the Town annexed land in its urban growth area, identify priority places that will need specific parks and recreation facilities

- Minimum reserve for annexation
- Landscape requirement & preservation of trees
- Planning use of annexed land
- Plan for connectivity between these developments
- Plan a certain percentage to be kept as green space in subdivision regulations/annexation and land use plan

6.2. Identify recreation programs that will satisfy the needs of our citizens and visitors

6.3. If you think the Town needs public square(s), where do you think it/they should be located in order to best serve our citizens and visitors?

- West Depot St
- West Main St
- Big Springs
- Yates Building
- Improve Andrew Johnson Museum, Monument Hill, Car Museum

6.4. Propose specific ways in which the Town can fund the provision of better parks, recreation programs and public squares.

- Have a sticker that gets you into parks. The money raised help improve parks - \$10.0/car/year
- Friends of the parks or sponsorship
- Poll tax?? Specialize to generate funds then end after money reached.
- Look at investing in one park, make it the focus, spend money there – make it the best.
- Connectivity to existing parks

6.5. Propose any specific policies or strategic actions that the Town should adopt with respect to parks, recreation and public squares in Town and its urban growth area.

- Users to contribute modest amount
- Build flexibility into areas so it could be easily updated with time and society needs
- Maximize wild spaces and native plants

Task 7: Scenery and Environmentally Sensitive Areas

7.1. Identify environmentally sensitive areas that need to be preserved – thus, prevented from specific human development encroachments.

- Big Spring
- Low lying areas for wetlands
- Impervious areas - require residential lots to conform to restrictions which help drainage
- Have Town look at materials they use to help drainage – concrete and asphalt produce a lot of runoff

7.2. What actions do we need to take to preserve these areas?

- Zoning and restrictions
- Uphold regulations

7.3. Identify any particular environmentally sensitive areas that need specific enhancements in order to improve the quality of our environment in Town and the urban growth area.

- Creeks and streams
- Wetlands
- Large, heirloom trees
- Permit to remove large trees
- Replace cut trees with similar size or quantity

7.4. Suggest policies or specific actions that the Town can take to reduce impervious surfaces and improve the management of stormwater.

- Use new technologies
- Use parks as stormwater detention systems
- Reduce parking space size

- Work with developer to trade green space for reduction of required parking

7.5. Suggest specific feasible actions that we as a community can take to improve the general quality/ sustainability of our environment.

- Encourage recycling
- Compost plants
- Dim or turn off lights at certain time of night