

# **CHAPTER 1 INTRODUCTION**

## **PURPOSE OF PLAN**

The purpose of this document is to provide Greeneville, Tennessee with a policy plan for the future development of land and transportation facilities. A Land Use and Transportation Policy Plan is an essential planning instrument for a community with the primary purpose of producing an overall development plan and identifying strategies for implementing the plan. The objective of such a plan, as outlined in Section 13-3-302 and 13-4-203 of the *Tennessee Code Annotated* is to serve as a guide for "accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development."

The Greeneville Land Use and Transportation Policy Plan covers a planning period of approximately twenty years, 2008-2028. The information presented in this plan should be used as a framework to guide municipal and county officials, community leaders, businessmen, industrialists, and others as they make decisions which affect the future growth and development of Greeneville. The plan is not intended to supersede the responsibility or authority of local officials and department heads. Instead, it is designed to give the public and private sectors a basis to constructively use the interdependencies which exist between the various elements and organizations in the community. The development goals, objectives, policies, and implementation strategies presented in this plan should be periodically reviewed, and when necessary, updated to reflect unanticipated occurrences or trends.

## **SCOPE OF PLAN**

This Land Use and Transportation Policy Plan is designed to formulate a coordinated, long-term development program for the Town of Greeneville and its identified projected growth area. The preparation of a development program requires gathering and analyzing a vast array of information. The historic events, governmental structure, natural factors, and socio-economic characteristics of Greeneville are studied to

determine how these have affected and will affect land uses and transportation facilities. Existing land uses and transportation facilities are analyzed to identify important characteristics, relationships, patterns and trends. From these analyses, pertinent problems, needs and issues relative to land use and transportation in Greeneville are identified. An amalgamation of this information is utilized to produce a Major Thoroughfare Plan and a Development Plan. The Development Plan, as presented herein, consists of two interdependent elements: the first being the identification of development goals and objectives and the establishment of policies for achieving them, and the second being the creation of a development plan concept which visually illustrates the goals, objectives, and policies. To achieve the goals and objectives identified in the development plan, specific strategies or measures are outlined in an implementation schedule.

## **COMMUNITY GOALS, PROCESSES AND METHODOLOGIES**

The development of community goals and objectives is a primary product of this Land Use and Transportation Policy Plan. Essential to the development of these goals and objectives is citizen participation. Citizen participation is necessary to identify local needs and problems perceived by the community at large. Several methodologies are available for obtaining citizen input. The methodologies utilized in this Plan included surveys, interviews, and study groups. From citizen participation, goals and objectives addressing the recognized needs and problems were identified. These goals and objectives are presented within Chapter 6 of this Plan.

An important supplementary component to this Land Use and Transportation Policy Plan is public input. The Town held several public hearings in 2007 and 2008 soliciting input from the citizens of Greeneville. The information gathered in these meetings will be referred to throughout this plan and the results will serve as a basis for many of the recommendations which are presented herein. This plan is a result of the Planning Commission carefully assessing those needs of local citizens which will aid in the development of sound development policies.

## COMPANION PLANNING DOCUMENTS

A number of companion planning documents should be used in conjunction with this Greeneville Land Use and Transportation Policy Plan. They include:

1. The Greeneville Summary Plan, a Revision of the Greeneville General Plan, 1979. This plan covers planning elements for the town for the purpose of providing a framework to guide municipal and county officials, community leaders, businesses, industrialists, and others as they make decisions that affect the future growth and development of Greeneville.
2. The Urban Growth Boundary Study, Town of Greeneville, 1999. As part of the Chapter 1101 planning requirements, an Urban Growth Boundary Report was prepared for Greeneville in October of 1999. This report presents detailed analysis of Greeneville's potential growth over a period of twenty years including: population growth projections; the costs and projected costs of core infrastructure, urban services, and public facilities necessary to accommodate growth; and land management requirements for future growth.
3. Historic Zoning Criteria. This document reviews the criteria and policies to be used in the general decision process for areas within the Historic District.
4. The Greeneville Traffic Control Project Plan. This Study was completed in 1981 in conjunction with the Tennessee Department of Transportation Greeneville Urban Transportation Study. and provided recommended transportation improvements to increase volume flows.
5. Greene County Tennessee Soil Survey. This survey is completed by the United States Department of Agriculture, Soil Conservation Services. This survey presents detailed analysis of the following; General Nature of the Area, Agriculture, Soil Analysis and Land Use in Greene County.
6. Greeneville FEMA Documentation. This is a study identifying potential flood hazardous areas.

7. Greeneville Regional Airport Master Plan. This plan is an overview of the communities' projected needs and potential growth needed by the airport to meet those needs.
8. Town of Greeneville Comprehensive Annual Financial Reports, June 30 2000-June 30 2008.
9. Various departmental documentation identifying current inventory and goals.