

## **CHAPTER 8 PLAN IMPLEMENTATION**

### **INTRODUCTION**

In this Chapter several methods for implementation of the objectives and policies developed in this plan are reviewed. Many of these methods for implementation are already being utilized by the Town of Greeneville. The Planning commission and the local Legislative Body may need to examine the effectiveness of current practices or regulations in achieving the stated objectives and policies. Where the identified methods are not currently being used, the municipality should consider taking the appropriate steps to do so.

Also, in this Chapter an Implementation Schedule is presented. It is intended to provide specific strategies for implementing the objectives and policies recommended in this plan. The Implementation Schedule proposes individual strategies for each of the specific land use categories, establishes time frames for completion, and identifies those responsible for implementation.

### **METHODS FOR IMPLEMENTATION**

There have been ten methods of planning implementation identified for Greeneville to utilize in the execution of this plan. Each of these is reviewed within this section.

#### **Planning Commission Project Review**

Under Tennessee Code Section 13-4-104, after the adoption of a plan, no public improvement project can be authorized or constructed in the municipality until and unless the location and extent of the project have been submitted to the Planning Commission for its review. This review authority enables the Planning Commission to ensure that all public improvement projects are in compliance with the plan. The Greeneville Planning Commission should consistently be given the opportunity to review major public improvement projects prior to inclusion in the municipal budget. This should be an annual step in the Town's budgetary process and should be complemented by the preparation of a public improvements program. All utility expansion, public works, drainage, and transportation projects should be reviewed by the Planning Commission

prior to incorporation into the municipality's Public Improvement Program and Capital Budget.

### **Zoning**

Zoning is a legal mechanism that can assist the municipality in implementing a land use and transportation plan. A zoning ordinance is designed to regulate the type and intensity of land use. It divides the community into specific districts corresponding to the intended use of the land as guided by the policies of the land use plan. For each district, zoning regulates the location, height, bulk, and size of buildings and other structures, the percentage of the lot that may be occupied, the size of yards, courts and other open spaces, and the density of the population. Zoning can assure the proper location of residential, commercial, and industrial uses. It can protect street right-of-ways so that future widening is feasible. It can also prohibit overcrowding of building lots. In addition, zoning can help stabilize property values and can help prevent deterioration of neighborhoods.

The Town of Greeneville first adopted zoning regulations in 1946. These regulations have been amended over time and are current. Also, these regulations need to be reviewed and revised to ensure that the policies presented in this plan can be implemented.

### **Subdivision Regulations**

Subdivision regulations, used in a coordinated manner with zoning, are another legal mechanism to carry out the recommendations of the Land Use and Transportation Policy Plan. Like zoning, these regulations control private development. They serve as guidelines for the conversion of raw land into building sites. Subdivision regulations provide a guide by which a Planning Commission can review all proposed plats for subdivision in an equitable manner. These controls are necessary if sound, economical development is to be achieved. Through enforcement of these regulations, the design and quality of subdivisions will be improved, resulting in better living conditions and greater stability of property values for the individual property owner. Such controls over land subdivision ensure that installation of adequate utilities that may be economically serviced and maintained. These controls are also used in providing a coordinated street system and to ensure that sufficient open space for recreation and other public services is provided.

Like the zoning regulations, the subdivision regulations should reflect the actual goals of the community and should be changed whenever necessary in order to continue to accomplish those identified goals. The Greeneville Planning Commission first adopted subdivision regulations in 1946. These regulations are up to date.

### **Code Enforcement**

There are various types of codes that municipalities can adopt to ensure that construction standards are sufficient to protect the health and safety of occupants. The housing code is designed to ensure that existing dwellings are safe, sanitary, and fit for human habitation. Other codes, such as building, electrical, fire, and plumbing codes, provide minimum standards for the construction of new buildings and facilities, and the alteration of existing structures and facilities. These codes are uniform in character and are applied to the municipality as a whole.

A system of codes functions only if accompanied by an inspection system. Code enforcement ensures the adequacy of new residential, commercial and industrial structures while also detecting and preventing the deterioration of existing facilities through periodic inspection. By reducing blight, property values become more stable and tax bases are protected.

The Town of Greeneville has adopted the International Building Codes for construction. There are two existing full-time certified building inspectors employed by the Town of Greeneville whom ensures compliance with Tennessee law.

### **Utility Extension Policies**

Another significant tool for effective land use planning is the control over the extension of municipally owned and operated utility services. Utility extension policies can be used for controlling the location and timing of development in a rational, coherent and efficient fashion. Since utility services, such as water and sewer, are so important to any major development, the refusal to extend such services into an area generally assures that only limited development can occur.

Within the Town of Greeneville, the extension of utilities is generally the responsibility of the developer, unless annexation is proposed. Due to the large area of the Urban Growth Boundary and the potential for development in that area, the Greeneville

legislative Body in conjunction with the Planning Commission should develop a detailed utility extension policy.

### **Public Improvements Program and Capital Budget**

A public improvements and capital budget provides the means through which the local government can effectively undertake a properly planned and programmed approach toward utilizing its financial resources in the most efficient way possible to meet the service and facility needs of the community. The public improvements program identifies recommendations for capital improvements, estimates their costs, and identifies possible financing alternatives. The capital budget is a method of developing and scheduling a way to finance the projects identified in the public improvements program.

The Town of Greeneville currently follows a multi-year public improvement program and capital budget. It is necessary that this important planning tool be kept up to date.

### **Infill Development**

Utilization of existing, developable vacant land within a municipality for infill purposes is a much overlooked mechanism to implement a land use plan. In most cases, these areas tend to be served by existing infrastructure such as streets, water, sewer, electric and gas; thereby eliminating normal costs associated with additional development. An abundance of vacant developable land is a costly luxury to a municipality. It results in under utilization of infrastructure due to low-density development. Infill development of serviced areas will expand local revenue resources while better utilizing the existing infrastructure system. Infill development is often best encouraged by reducing out lying development alternatives by not rezoning lands prematurely.

### **Annexation**

Historically, as the population of municipalities increased, so has that of the suburban fringe areas that surround them. Residents and businesses are attracted to these fringe areas primarily because they can reap many of the benefits, which municipalities provide without having to bear the costs. Serious consequences such as public health hazards, substandard services, wasteful duplication of services, inequitable distribution of tax burdens and benefits, and undesirable development resulting from non-existent or poor planning and zoning controls, can develop from a failure to annex.

Municipalities can best plan for and deliver the urban services required within fringe areas through annexation. If a municipality fails to expand its corporate limits, development will locate in the urban fringe where it will contribute little to the finances of the municipality, while increasing pressure on the facilities and services provided by the municipality. Since the establishment of the town's Urban Growth Boundary in 1999, as required through Public Chapter 1101 of 1998, annexations have occurred solely within this boundary.

It is recommended that a multi-year annexation schedule be prepared by the Greeneville Planning Commission and recommended to the Greeneville legislative Body.

### **Citizen Participation**

Citizen participation is an important factor in determining the success of a land use plan. An informed citizenry that is willing to work to achieve the goals, objectives, and policies set forth in this plan can be a tremendous asset. Citizens can offer support for programs designed to achieve community goals. Successful citizen participation can be achieved through a public education program designed to inform the community of the various purposes and reasons for the actions of both the Planning Commission and the Board of Mayor and Aldermen. Specific efforts should be taken to obtain input from the general public through organizational public meetings, public hearings, and surveys. News articles should be utilized to educate the public regarding the work activities of the Planning Commission.

### **Local Leaders**

The Town of Greeneville Board of Mayor and Aldermen bears most of the responsibility for implementation of this Land Use and Transportation Policy Plan. As the municipality's decision-makers, they have the authority to adopt appropriate implementation strategies that will fulfill the goals, objectives, and policies developed in this plan. It is important that the Town's Legislative Body maintain a close working relationship with the Planning Commission so that the planning process is properly coordinated.

## **IMPLEMENTATION SCHEDULE**

The Greeneville Land Use and Transportation Policy Plan is an advisory document intended to serve as a guide for the development of the municipality over the next twenty years. Specific strategies for policy implementation are necessary if the goals and objectives of this Plan are to be achieved. Many of the goals, policies, and objectives can be implemented by assigning existing town staff, addressing issues with legislation, or continuing existing programming.

Each year the Board of Mayor and Aldermen develop an itemized work program. The purpose of this work program is to identify and prioritize what needs to be accomplished during the fiscal year. As part of the process of establishing the itemized work program, the Board should review the goals, policies, and objectives of this plan and determine what should be accomplished and when.