

## **CHAPTER 6**

### **COMMUNITY FACILITIES INVENTORY AND ANALYSIS**

#### **INTRODUCTION**

As the population of Greeneville increases and more homes are built, greater demands will be made for more and improved services. Schools, sewers, parks, cultural and other facilities may have to be expanded to meet ever increasing needs. Without forethought and planning to meet future demands and needs there is a strong likelihood of duplicating facilities, choosing poor locations or being unprepared to face a substantial public expenditure when the need arises. While it is generally understood and accepted that municipal governments have a responsibility to provide adequate recreation, education and services facilities, sites may not be available for their development because the land is often used for other purposes. If the sites are available, the cost of the land is often prohibitive. At a time when land is becoming less available for this type of use, people have more time to devote to recreation and cultural pursuits. People also want more services for their homes and businesses. One way of insuring the orderly growth and development of these community facilities is to acquire land while it is vacant and still available. If vacant land is not available, it may be necessary to acquire developed property. In some areas the facilities available today need to be brought up to acceptable standards in order to provide for future needs. The task is not an easy one and requires time, effort, and money for proper development.

The purpose of this chapter is to examine and evaluate existing community facilities within Greeneville and the surrounding area that are available to serve the general public, and to recommend new or improved facilities to meet the present and future needs of the community. Some of these community facilities have already been mentioned under the public and semi-public or utility section in the previous chapter. Both public and privately owned facilities will be evaluated. Planning for community facilities should be a continuing process, with periodic reviews and updates carried out to meet changing conditions and circumstances. It is the purpose of this chapter to study the future need for community facilities and to present these needs to the Greeneville Board of Mayor and Aldermen so informed decisions can be made.

## INVENTORY AND ANALYSIS OF EXISTING FACILITIES

### **Municipal Offices**

Greeneville's Town Hall is located at 200 North College Street. The structure is in good condition and is well maintained. Town Hall accommodates an array of offices including the Mayor's Office, Town Recorder's Office, Chief of Police Office and Police Station, Fire Inspector's Office, Town Engineer's Office, Environmentalist Office, Building Official's Office, Planning Office, and Human Resources Office. The existing building is adequate to meet the current needs of the community.

Findings: The existing building is adequate to meet the short-term needs of the community. To meet the needs and to accommodate public participation the Town's Board Room and Municipal Court Room has been consolidated and relocated to the Greeneville Light and Power building. This relocation will meet the needs for the foreseeable future.

### **Water and Sewer**

Greeneville's water and sewer is overseen by the Greeneville Water Commission located at 516 North Main Street, Greeneville and employ a total of 51 employees, which include 7 at the Water Treatment Plant, 12 at the Wastewater Treatment Plant, 16 at the Maintenance Shop, 13 at the Office and 3 Water Commissioners.

#### **Water**

The Water Department is located at 2815 Buckingham Road. There is one treatment plant and it is located on the Nolichucky River near the Ashville Highway. Greeneville recently completed an expansion to its water treatment plant increasing the treatment capacity to 16 million gallons per day (MGD) serving 6,769 customers inside the corporate limits, 2,953 customers outside the corporate limits and 996 private and municipal fire hydrants. Along with Greeneville's reservoir capacity there is currently a 10 tank water system storage of 8.73 MG with an average daily consumption of 7.75 MG. It appears there is sufficient water supply to provide water to Greeneville as well as to the five utility districts; Glen Hills, Old Knox, Chuckey, Cross Anchor, and to the Mosheim Water Department for the planning period.

Findings: It appears that Greeneville has ample capacity to meet its water consumption needs during the planning period.

### **Sanitary Sewer System**

Greeneville's Sewer Department is located a 4520 Old Asheville Highway. The sewage treatment plant and collection system has a capacity of 7.0 MGD with current usage of 2.5 MGD. There are 216.8 miles of line serving 6,553 customers inside the corporate limits and 531 customers outside the corporate limits. In addition the sewer needs of the Mt. Pleasant Industrial Park are met through an agreement with the Town of Mosheim.

Findings: The Town's sanitary sewer treatment facility has sufficient capacity to meet the needs during the planning period.

### **Electrical Service**

Power is provided by Greeneville Light and Power System (GLPS) and is located at 110 North College Street. GLPS is an agency of the Town that is governed by an appointed five member board and employs 79 full time and 5 part time employees. GLPS serves approximately 37,500 customers within Greene County and portions of surrounding counties, with approximately 2,100 miles of electrical line.

Findings: Greeneville Light and Power System provide reliable power to Greeneville as well as the surrounding areas and as a part of the TVA network they will be capable of supplying power in the future.

### **Police Department**

Greeneville provides police protection through the Greeneville Police Department located at 200 N. College Street. The department consists of 47 regular full time police officers, certified by the Tennessee Peace Officer Standards and Training Commission (POST). These officers have support from 28 regular part-time employees (Auxiliary Police). Administrative, Patrol, and Detectives have offices at Town Hall in the Police Department. The department maintains a substation at the intersection of Anderson and Floral streets. The Greeneville Police Department has two school resource officers that work within the Greeneville School system. One officer works at Greeneville High School and the other as a Drug Abuse Resistance Education (DARE) officer and resource officer at the Greeneville Middle School. These officers maintain offices at the schools.

The Police Department also maintains a firing range for training purposes which meets current needs.

The Town of Greeneville adopted the standards of the International Association of Chiefs of Police which states that each community should maintain 1.5 to 2.0 police personnel per one thousand residents.

Findings: The Greeneville Police Department meets the standards required by the International Association of Chief's of Police and successfully provides public safety to the citizens of Greeneville. The expansion of facilities to house additional personnel may be required during the planning period if the population continues to increase.

### **Fire Department**

Greeneville provides fire protection through the Greeneville Fire Department while maintaining an Insurance Service Office (ISO) rating of 3. Fire fighting facilities are located at:

Fire Station #1 is a 3 bay fire station and administrative offices located at 710 West Summer Street. This location is equipped with Engine 1, a 1500 gallon per minute (GPM) pump truck; Battalion 1, Shift Commander's vehicle; Reserve Engine 1, a 1250 GMP pump truck used to replace out of service trucks and used for fire fighting when needed; Brush 1, a 250 GMP truck necessary for brush and wild fires and small hard to reach fires; Haz-Mat 1 unit equipped primarily with hazardous materials reference material, monitors, and meters and limited hazardous materials equipment and supplies. This station has 3 Captains and 9 firefighters operating on 3 shifts with 24 hour coverage.

Fire Station #2 is a 3 bay station located at 501 Ashville Highway. This location is equipped with Engine 2, a 1250 GPM pump truck. This station has 1 Lieutenant and 8 firefighters operating 3 shifts with 24 hours coverage.

Fire Station #3 is a 2 bay fire station located at 1325 East Andrew Johnson Highway. This location is equipped with Engine 3, a 1500 GPM pump truck; Haz-Mat 2 unit equipped with spill containment materials and excess hazardous materials equipment and supplies; Haz-Mat 3 unit equipped with hazardous

materials, equipment and supplies. This station has 1 Lieutenant and 8 firefighters operating on 3 shifts with 24 hour coverage.

Fire Station #4 is a 2 bay fire station located at 623 Mount Bethel Road. This location is equipped with Engine 4, a 1500 GPM pump truck; and Reserve Engine 2, a 1250 GPM pump truck used to replace out of service trucks and used for fire fighting when needed. This station has 1 Lieutenant and 8 firefighters operating on 3 shifts with 24 hour coverage.

Findings: Greeneville's Fire Department provides for the needs of the residents while maintaining an Insurance Service Office (ISO) rating of 3. Each station operates in 3 shifts with 24 hours coverage. There are no plans for additional stations at this time, but over the planning period with the increased population projected, others may be needed in order to keep the current ISO rating.

### **Public Works**

Greeneville's Public Works Department is located at 708 West Summer Street. This department has numerous responsibilities that include residential and commercial garbage collection, leaf pickup, brush pickup, snow removal, roll off service inside and outside corporate limits, fleet maintenance for town vehicles, road and road right-of-way construction and maintenance, sidewalk construction and maintenance, installation and maintenance of all Town and street signs, street cleaning, and stormwater installation and maintenance. This department also maintains structures and grounds for the Parks & Recreation Department. There have been some building additions and maintenance needs identified as well as the replacement of some equipment. The department currently has 51 employees which meet current needs and projects some additional employees may be needed in the future to maintain the current level of service. However, an increase of 200 homes would increase the need for additional personnel or equipment.

Findings: Greeneville's Public Works Department meets the current needs of the community. With increasing needs it is projected additional staff and possibly equipment would be needed to maintain the current level of service during the planning period.

## **Recreation**

Greenville's Park and Recreation Department is located at Eastview Recreation Center, 456 East Bernard Avenue. Recreational facilities are located throughout the Town to meet the community's needs.

Eastview Recreation Center is located at 456 East Bernard Avenue. The center houses administrative offices for the department. Amenities include (2) 84x50 gymnasiums, a 210,000 gallon outdoor pool, dressing rooms/restrooms with shower facilities, storage areas, a banquet room, concession area and a covered picnic pavilion.

Hardin Park is located on Crescent Street. Amenities include a 65 acre park that features a 350,000 gallon Olympic-sized outdoor pool, (2) playgrounds, fishing pond, (7) covered pavilions, picnic tables, (3) baseball fields, (2) softball fields, (4) tennis courts, (2) outdoor basketball courts, and a sand volleyball court and skate park. The maintenance area is comprised of (2) garages, and a storage facility. A 1,600 square foot rental house is also located inside the grounds of the park.

Legion Field is located on West Summer Street. Amenities include an enclosed baseball field with detached restrooms and a concession area. A grandstand area is covered with metal roofing.

Eastview Ball Fields are located on Barton Ridge Road. Amenities include (2) youth baseball fields with a centrally located concession/restroom facility.

Dogwood Park is located on Lafayette Street beside and behind Tusculum View Elementary School. Amenities include a covered pavilion with restrooms, walking trails, a pond with walking bridge, and a 200 seat amphitheatre.

Locust Street Ball Field is located on Locust Street. Amenities include a youth baseball field.

Neighborhood Gym is located on West Church Street and is headquarters for the local Boys & Girls Club of Greenville & Greene County. Amenities include a small gymnasium, storage facilities, game rooms, etc. Outside playground areas

are also utilized by the Boys & Girls Club. The Recreation Department regularly uses the facility during the fall and winter months for youth basketball practices. It should be noted that expansion and renovation is currently in the planning stages.

Forest Park is located on Forest Street and is primarily used by older adults. Amenities include (2) covered pavilions, picnic tables, restroom facilities and a walking trail.

Tennis Center is located on Hal Henard Road and is jointly owned by both Greeneville and Greene County. The center is new and contains (6) hard courts and (2) clay courts with plans for additional amenities in the future.

Andrew Johnson Center is located at 104 Charles Street and is home to Main Street Greeneville, Greeneville City Employee's Credit Union, EMA and the Nathaniel Greene Museum. Amenities include a gymnasium, employee fitness center with shower facilities, and a dance stage.

Greeneville Historic Walkway is located between East McKee Street and North College Street leading to the Big Spring. The walkway provides a leisurely walking atmosphere while showcasing historic sites.

Kinser Park is located at 710 Kinser Park Lane and is jointly operated by both Greeneville and Greene County. Amenities include softball fields, camping, fishing, golfing, volleyball, picnic shelters and restroom facilities.

Roby Fitzgerald Adult Center is located at 203 North College Street. The center serves the elderly (60+) population in Greeneville and Greene County with a variety of activities and services focused on aging where older persons can come together for services and activities which enhance their dignity, support their independence, and encourage their involvement in the community.

Findings: Greeneville provides numerous recreational facilities and programs for all ages, and currently meets the needs of the citizens. Greeneville and Greene County should re-evaluate the camping area at Kinser Park and establish policies to make this area more accessible to the public. These policies should include time limits on campers

for a single visit, in addition to limiting the number of times that campers can return within a one year period.

### **Solid Waste**

The current operational facility is located on 125 acres at 1555 Old Stage Road and has 12 employees. The site has a scale house, a transfer station, a building used for storage and tractor-trailer parking, an empty farm house and barn. There is also a closed Class I landfill, an active Class IV landfill, a grinding pad, and a composting pad on site. Other properties includes two additional closed Class I landfills, one located on Old Stage Road with approximately 30 acres that has a storage barn on site used by the Public Works Department, and a second consisting of approximately 30 acres located on Whirlwind Road. The Town also maintains 6 newspaper recycling sites at the following locations:

- Old WalMart location –Andrew Johnson Highway
- Capri Theater Lot (behind Bank of America)- Andrew Johnson Highway
- Round Table Office Complex-Temple Street
- Greene County Partnership-Academy Street
- Greeneville Sun-Summer Street
- Tusculum Town Hall-Alexander Street

Findings: The Town’s solid waste collection and disposal system currently serves the residents well; however the town should consider purchasing adjacent acreage to meet future needs.

### **Public Library**

The Greeneville/Greene County Public Library is located at 210 North Main Street and has a staff of (4) full-time and (3) part-time employees, and (15) volunteers. The library has a large selection of books, videos, DVD’s, and audio resources and offers various programs to the public.

The T. Elmer Cox Historical and Genealogical Library is a division of the Greeneville/Greene County Public Library and is located at 229 North Main Street. This facility is the depository for various types of historical records including family files both local and regional, all Tennessee Death Certificates from 1914 to 1957, virtually a complete set of all Greene County newspapers from 1914 to present, all pre 1900 and most of the 20<sup>th</sup> century Greene County Court records.

**Findings:** The Greeneville/Greene County Public Library facilities themselves meets the needs of the citizens for the planning period with the exception that additional parking areas should be acquired.

### **Housing Authority**

The Housing Authority operates 325 units. This is the maximum that is allowed due to Federal and State regulations; therefore it is not possible to expand at this point. Section 8 housing for Greeneville/Greene County is operated through Morristown and Kingsport agencies.

**Findings:** Demand for public housing is stable. Applications are continuously received but no major increase has occurred in recent years.

### **Greeneville/Greene County Regional Airport**

The Greeneville/Greene County Regional Airport is classified as a General Aviation Airport located just north of Andrew Johnson Highway within Greeneville's corporate limits and is owned jointly by the Town and County. The facility does not provide scheduled commercial service such as the Tri-Cities and Knoxville facilities, but does accommodate large unscheduled aircraft and airfreight service. A Foreign Trade Zone is available at the airport to meet the needs as required. Greeneville Aviation Services, Inc., the airports fixed base operator, offers aircraft maintenance, fuel sales and rental hangers, as well as providing fueling services and hanger needs for the two helicopters which perform life support flight operations for Laughlin and Takoma Hospitals.

The airport is beginning the initial phase of a Tennessee Department of Transportation (TDOT) approved upgrade project at an approximately \$18 million dollar cost. This project will correct a Line of Sight problem on the runway, add GPS approach capabilities, and increase the width and length of the runway. This will allow larger, faster aircraft to use this airport. The project is expected to be completed within a 4 to 5 year period.

**Findings:** The airport meets the current needs of the community with the exception of the sight distance problem, which is affecting the current classification. The airport is in the 1<sup>st</sup> phase of correcting this problem.

## **Schools**

The Greeneville City School System operates a total of six schools with (4 elementary schools, 1 middle school and 1 high school.) Greeneville and Greene County jointly own the Greeneville/Greene County Center for Technology.

EastView Elementary is located at 454 West Bernard Avenue and serves Pre-K to 5<sup>th</sup> grades. This school is at 86.6% capacity with 30.2% of attendees being tuition students.

Hal Henard Elementary is located at 425 East Vann Road. and serves Pre-K to 5<sup>th</sup> grades. This school is at 92.5% capacity with 26.6% of attendees being tuition students.

Highland Elementary is located at 208 North Highland Avenue and serves Pre-K to 5<sup>th</sup> grades and is the Town's only year-round school. This school is at 79.5% capacity with 19.9% of attendees being tuition students.

Tusculum View Elementary is located at 1725 Lafayette Street and serves Pre-K to 5<sup>th</sup> grade. This school is at 88.2% capacity with 24.4% of attendees being tuition students.

Greeneville Middle is located at 433 East Vann Road and serves 6<sup>th</sup> to 8<sup>th</sup> grades. This school is at 97.9% capacity with 23% of attendees being tuition students.

Greeneville High is located at 210 Tusculum Boulevard and serves 9<sup>th</sup> to 12<sup>th</sup> grades. This school is at 74.5% capacity with 26% of attendees being tuition students.

Greeneville/Greene County Center for Technology is located at 1121 Hal Henard Road and is jointly owned by Greeneville and Greene County. This facility provides entry-level or pre-professional training in technical fields as well as adult education programs.

Findings: It appears from review of the collected data that the population of Greeneville will not have a significant increase in the planning period, therefore, indicating there will

be no need for additional capacity in the Greeneville School System. However, Highland Elementary School is in need of extensive renovation if it is to continue to be used.

## **SUMMARY OF FINDINGS**

The following comments summarize the findings of the community facilities of the Comprehensive Plan. The existing municipal building is large enough to meet the long-term needs of the community. All town functions now housed in the building have sufficient space for the foreseeable future. It appears Greeneville has ample capacity to meet its water consumption needs during the planning period. Greeneville Light and Power System provides reliable power to Greeneville as well as the surrounding areas and as a part of the TVA network they will be capable to continue supplying power in the future. The Greeneville Police Department meets the standards required by the International Association of Chief's of Police and successfully provides public safety to the citizens of Greeneville. The expansion of facilities to house expanded personnel may be required during the plan period if growth of the population increases through annexation or other means. Greeneville's Fire Department provides for the needs of the residents while maintaining an Insurance Service Office (ISO) rating of 3. Each station operates in 3 shifts with 24 hours coverage. There are no plans for additional stations at this time but over the planning period with the increased population others may be needed in order to keep the current ISO rating. Greeneville's Public Works Department meets the current needs of the community but request additional employees in the future. With increasing needs it is projected additional staff and possibly equipment would be needed to maintain the current level of service during the planning period. Greeneville provides numerous recreational facilities and programs for all ages and currently meets the needs of the citizens. The Kinser Park Commission should re-evaluate the camping area at the park and establish policies to make this area more accessible to the public. The Town solid waste collection and disposal system serves the residents well, and is adequate for the future needs during this planning period. The Greeneville/Greene County Public Libraries meets the needs of the citizens for the planning period. Demand for public housing is stable. Applications are continuously received but no major increase has occurred in recent years. The airport meets the current needs of the community. It appears from review of the collected data that the population of Greeneville will not have an increase in population larger enough to affect projected needs in the planning period. Therefore, indicating that there will be no need for additional capacity in the Greeneville

School System. All the data collected and analyzed in this section of the plan indicates that the Town of Greeneville is well positioned to meet the needs of its present and future residents in a timely manner.