

GREENEVILLE COMPREHENSIVE WORKSHOP ON LAND USE



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September 24, 2015

SOME BASIC FACTS

- Land Area: 17.01 sq miles
- Population: 15,035 (2014 Est.)

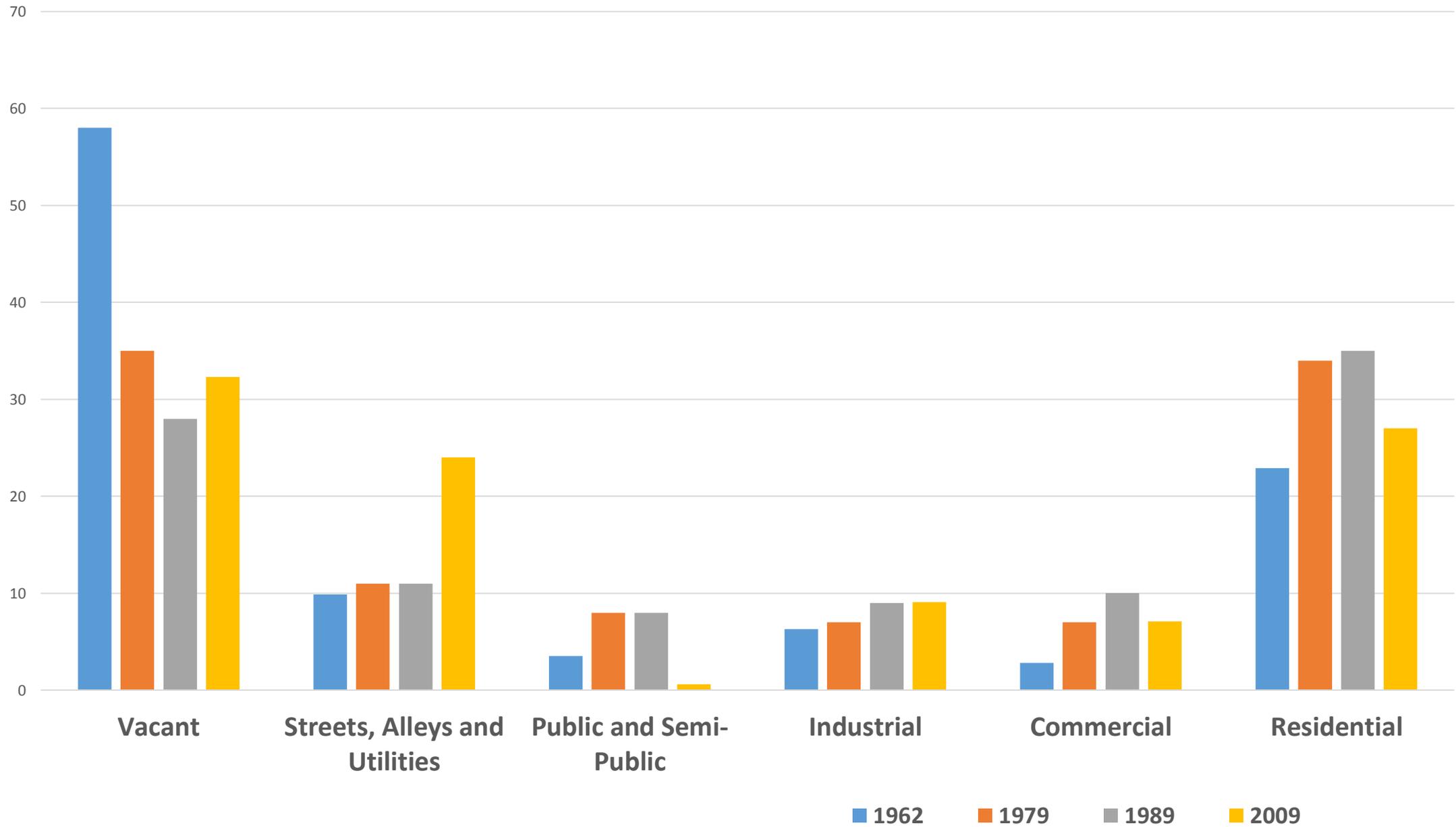
- Greeneville Population Change since 2000: -1.2%
- Morristown Population Change since 2000: +17.5%
- Johnson City Population Change since 2000: +17.14%
- Bristol Population Change since 2000: +7.3%
- Kingsport Population Change since 2000: +17.9%

- Greeneville Population Density: 1,070 people per square mile
- Morristown Population Density: 1,403 people per square mile
- Johnson City Population Density: 1,658 people per square mile
- Bristol Population Density: 907 people per square mile
- Kingsport Population Density: 1,202 people per square mile

Planning Implications

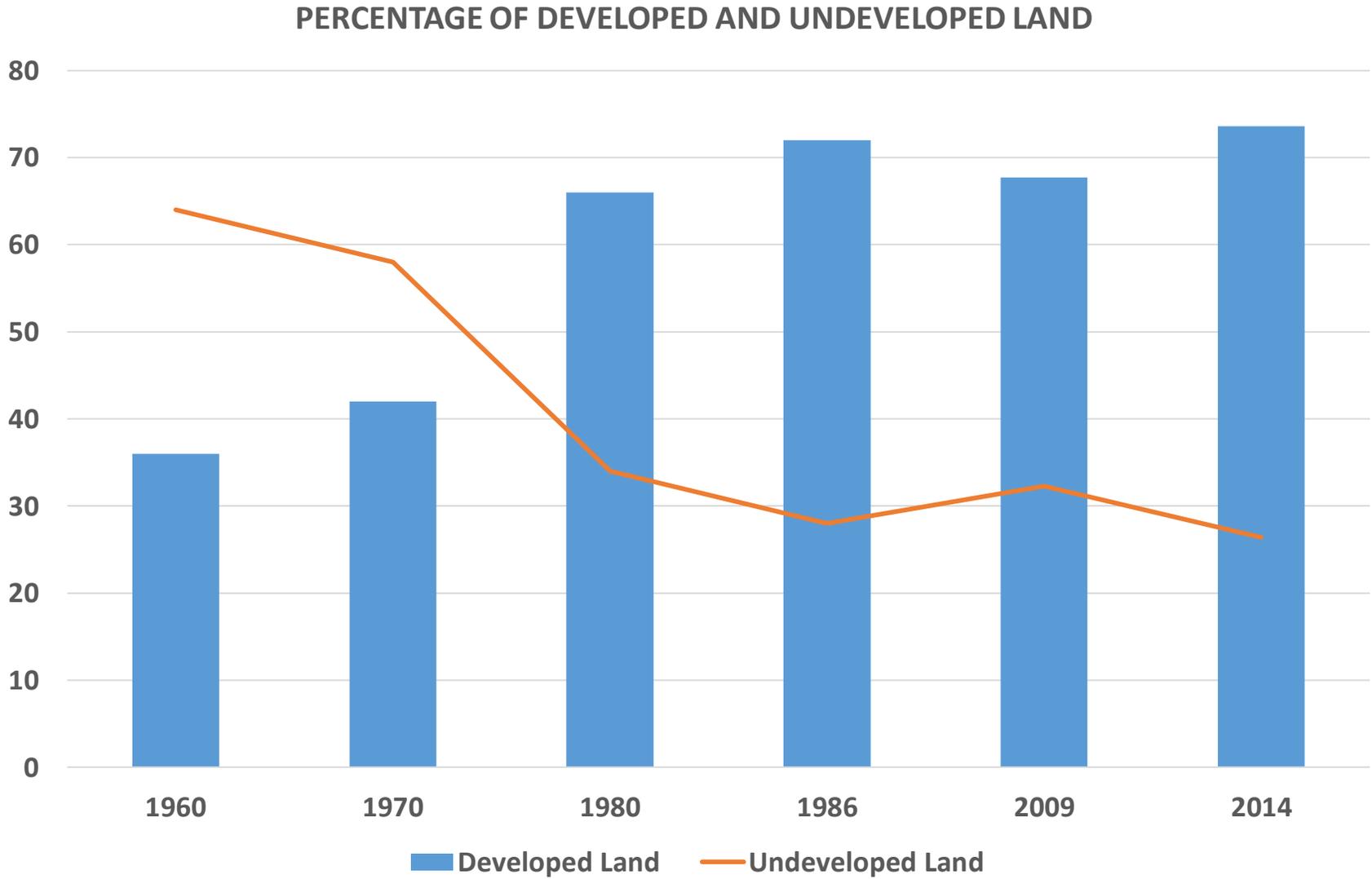
- Is the community developing in a sustainable fashion?
- Detect & face smart growth issues
- How do we handle sprawl?
- How much land is available for future growth?
- Is the community overzoned or underzoned for particular uses?

PERCENTAGE LAND USE TYPES



Planning Implications

➤ Are the amount of land adequate for our projected needs?



LAND SUPPLY AND CAPACITY ANALYSIS

Total Net Development Capacity (X) = (Vacant land Capacity + Infill Capacity + Redevelopment Capacity)

Development Constraints 1 (Y) = (Regulation + Infrastructure + Environment + market)

Development Constraints 2 = Ownership

Est. Available Capacity = X - (Y + Ownership) = About 12.9%

Important Questions

- What land use problems are we likely to face in future?
- What environmental issues limit our growth ability?
- What conflicts exist between different land uses?
- What land uses are occurring and what issues do they raise?

WHAT GOALS AND POLICIES WILL AFFECT

- ❖ Zoning
- ❖ Subdivision
- ❖ Annexation

R- Residential zones

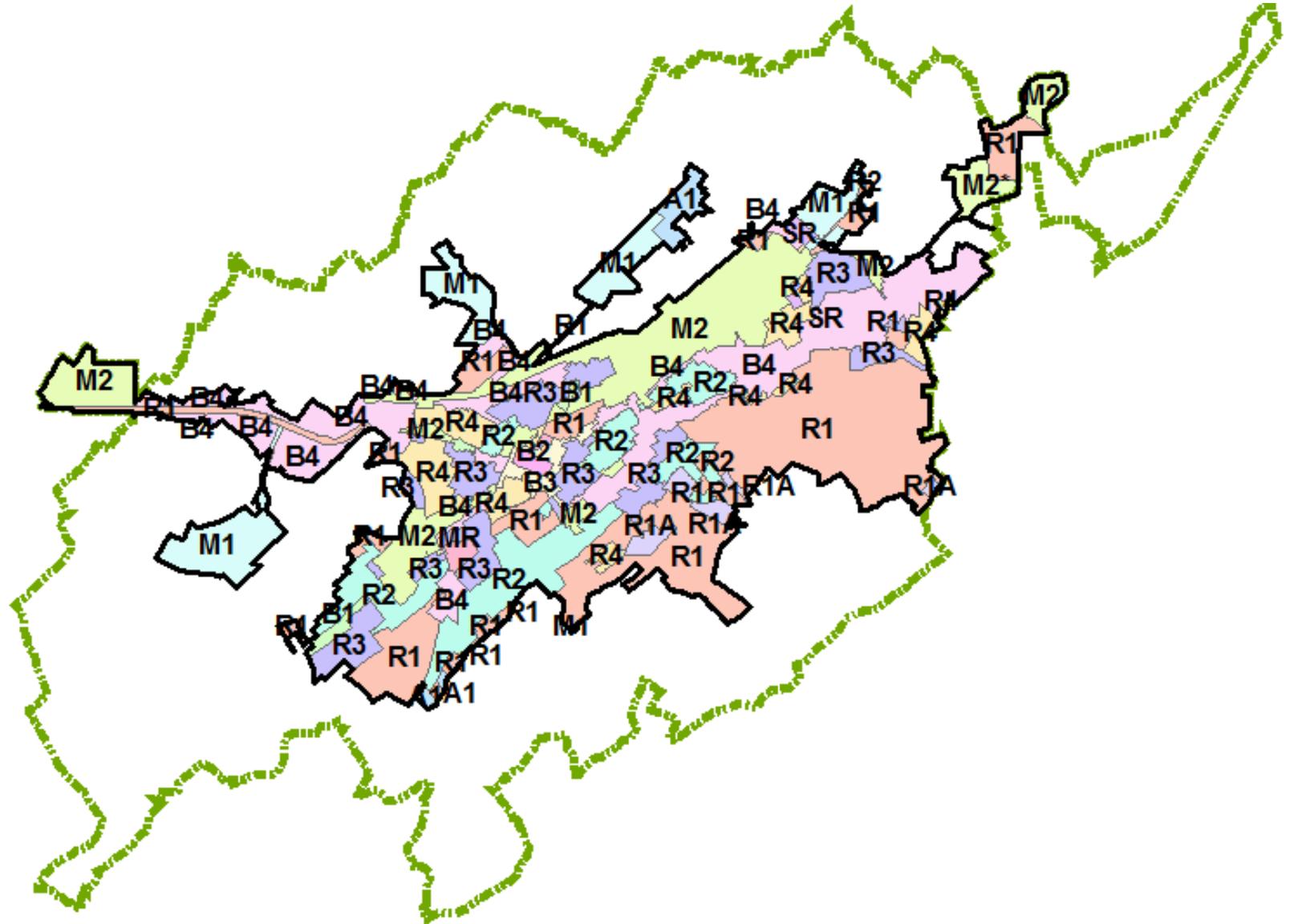
B- Business zones

M- Industrial zones

A- Agriculture zones

SR- Special Residential zone (for Mobile Home Parks)

MR – Medical Residential Zones



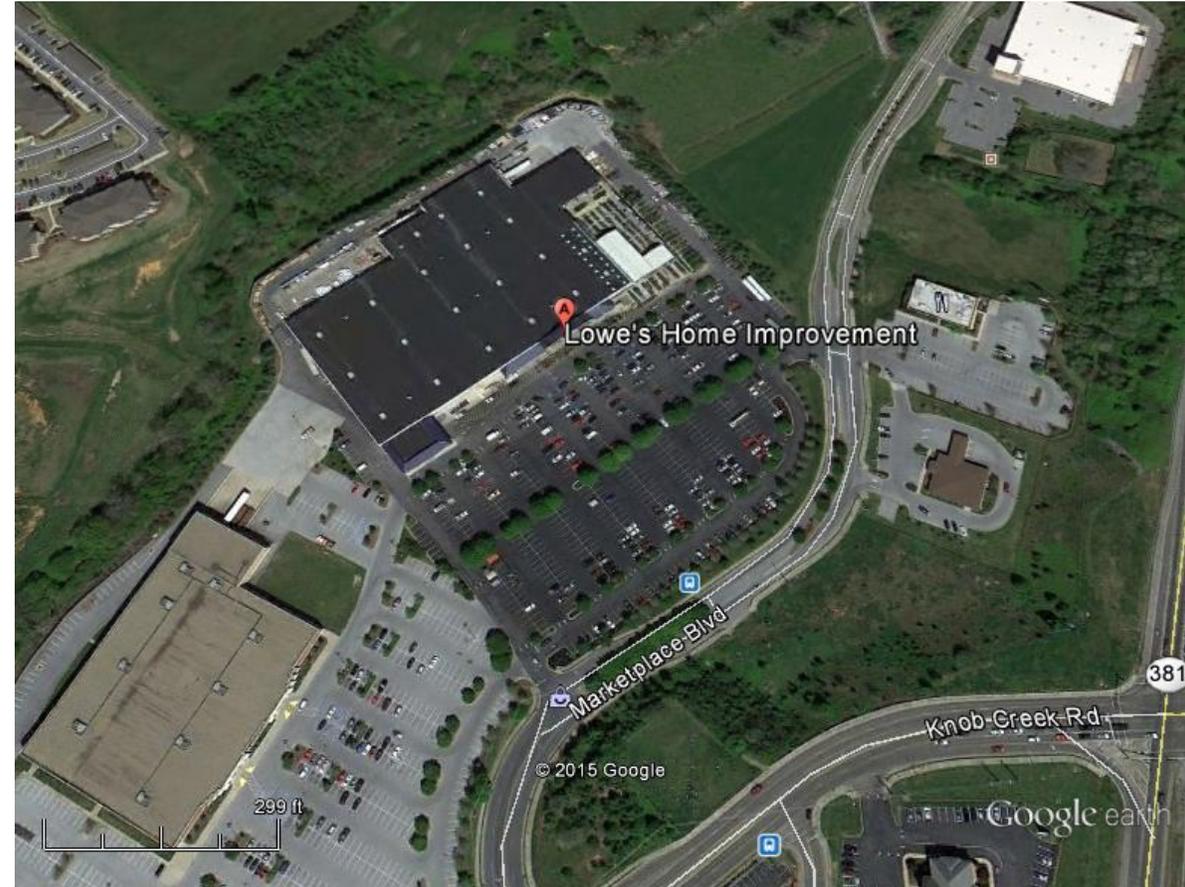
Current Land Use Map of Greeneville – with limits of urban growth area

WHAT GOALS AND POLICIES WILL AFFECT

❖ LANDSCAPING AND SITE DESIGN: Why cheapen in Greeneville?

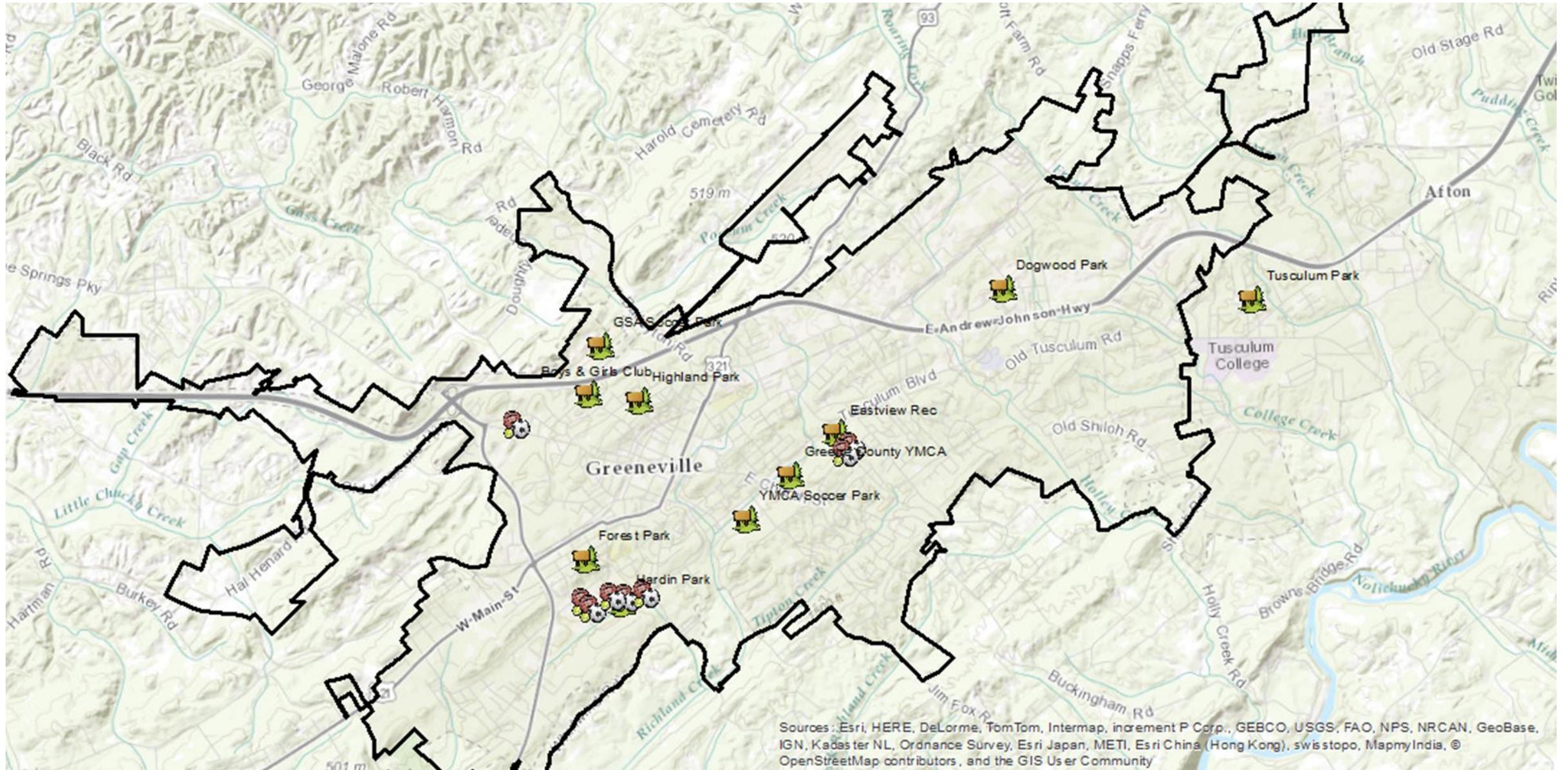


• Lowe's in Greeneville



Lowe's in Johnson City

WHAT GOALS AND POLICIES WILL AFFECT: Availability and Location of Parks and Recreation Facilities



WHAT POLICIES AND GOALS WILL AFFECT ACCENT OF GATEWAYS: Can we be better?



Downtown Gateway in Greeneville



Downtown Gateway in Anacortes

WHAT POLICIES AND GOALS WILL AFFECT Our Sense of Greeneville as “Our Place”

The “look” and “content” of what we place on the land speak of our sense of place



Compare Gateway Signs in Gardiner



and

in Greeneville

WHAT GOALS AND POLICIES WILL AFFECT Public Squares for an Engaging Public Life



No public square in Greeneville – we can create one!
Does not need to be too fancy if we cannot bear the cost!
A social space for our community and visitors to relax

HOUSING AVAILABILITY AND AFFORDABILITY



2013 Median Household Income: \$31, 358
Was \$25,999 in 2000

2013 Per Capital Income: \$19, 775
Was \$17, 126 in 2000

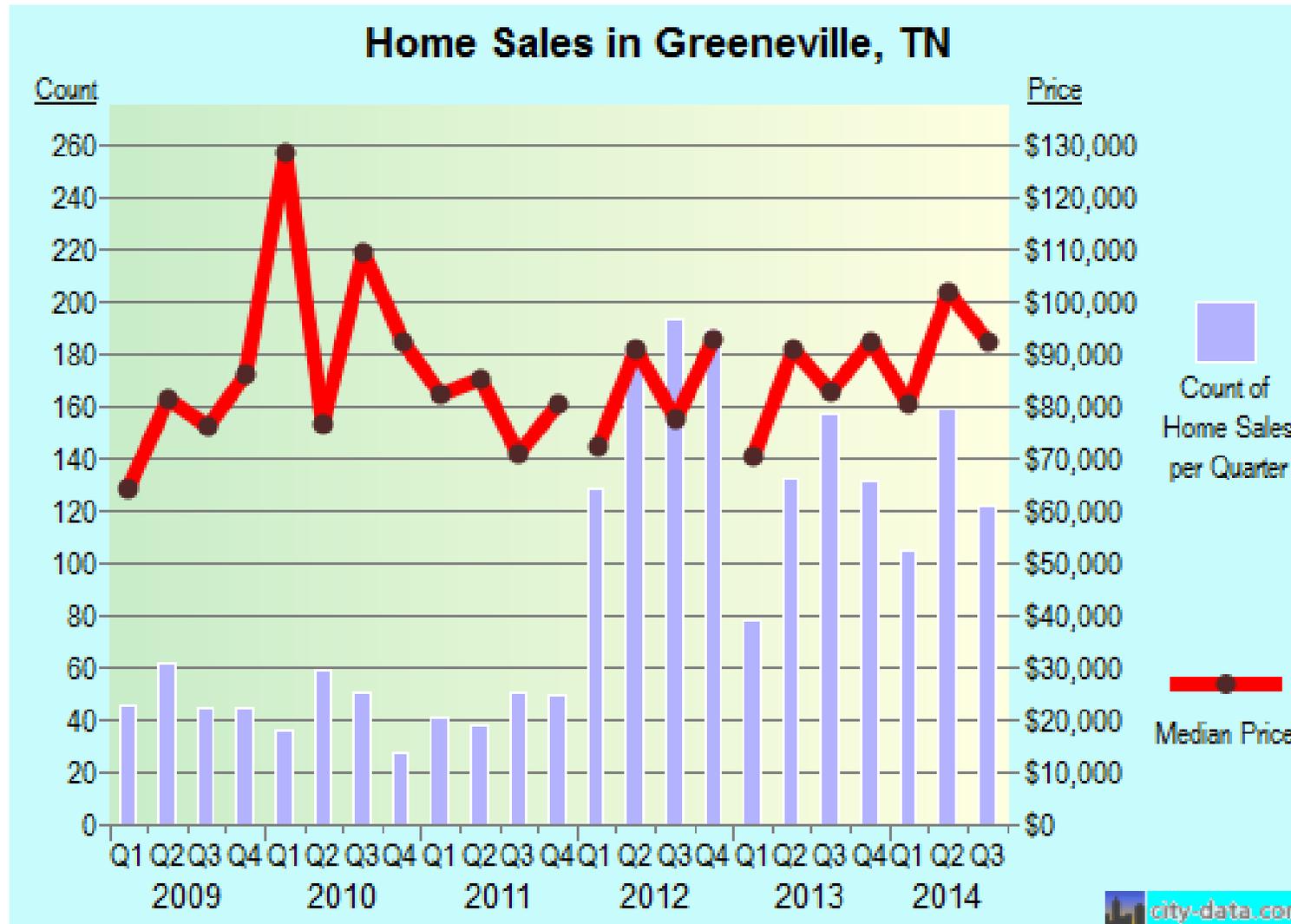
2013 Median owner house or condo value:
\$118,500
Was \$83,900 in 2000

Homeownership rate, 2009 – 2013: 54.4%

Households, 2009 – 2013: 6,318

Persons below poverty level, 2009-2013: 27.3%

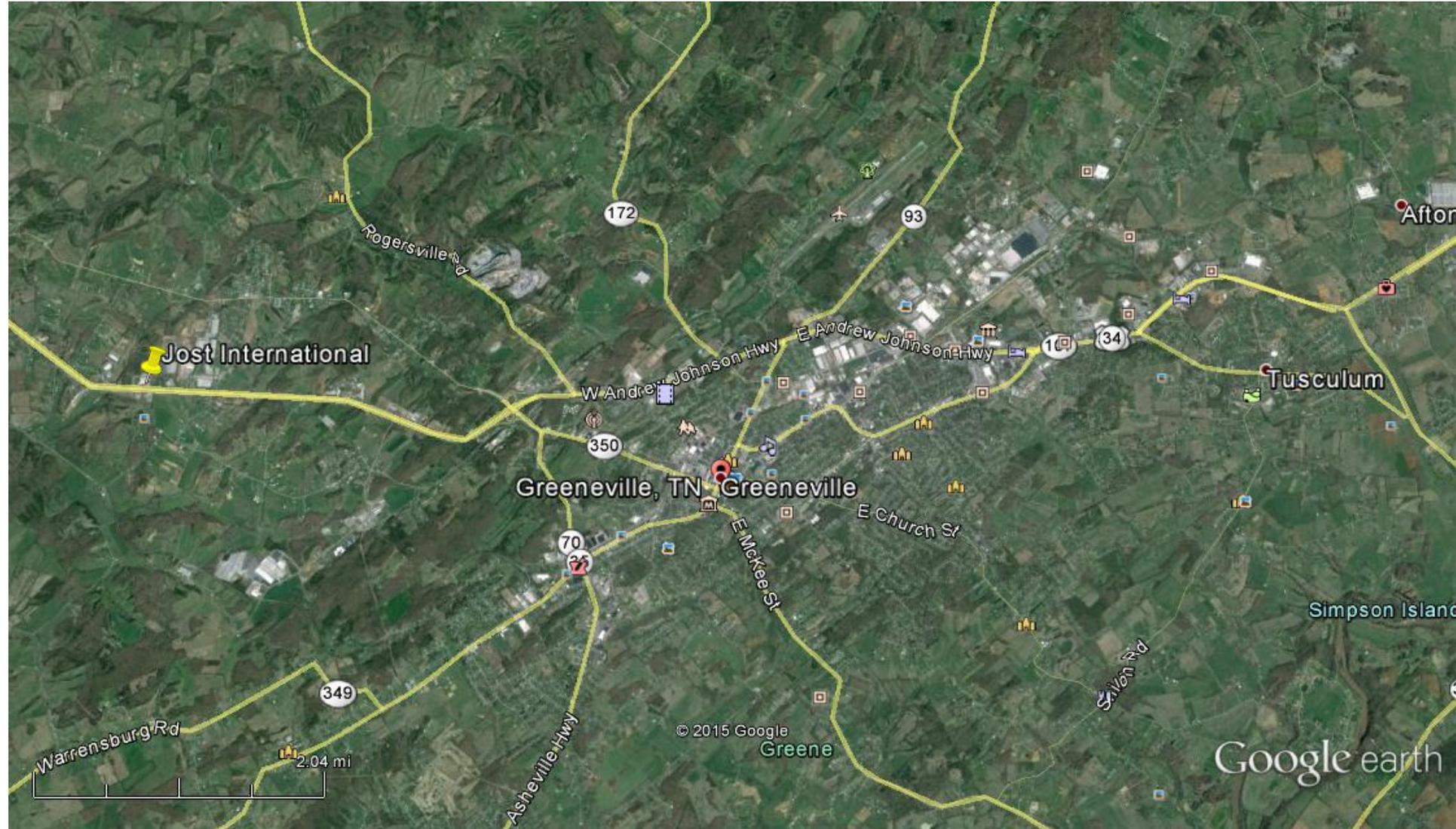
HOUSING AVAILABILITY AND AFFORDABILITY



SCENERY AND ENVIRONMENTALLY SENSITIVE AREAS

*Forests,
mountains,
reserved
wetlands, etc

*Asphalt
surfaces and
building
replacing the
natural
environment:
need mitigation

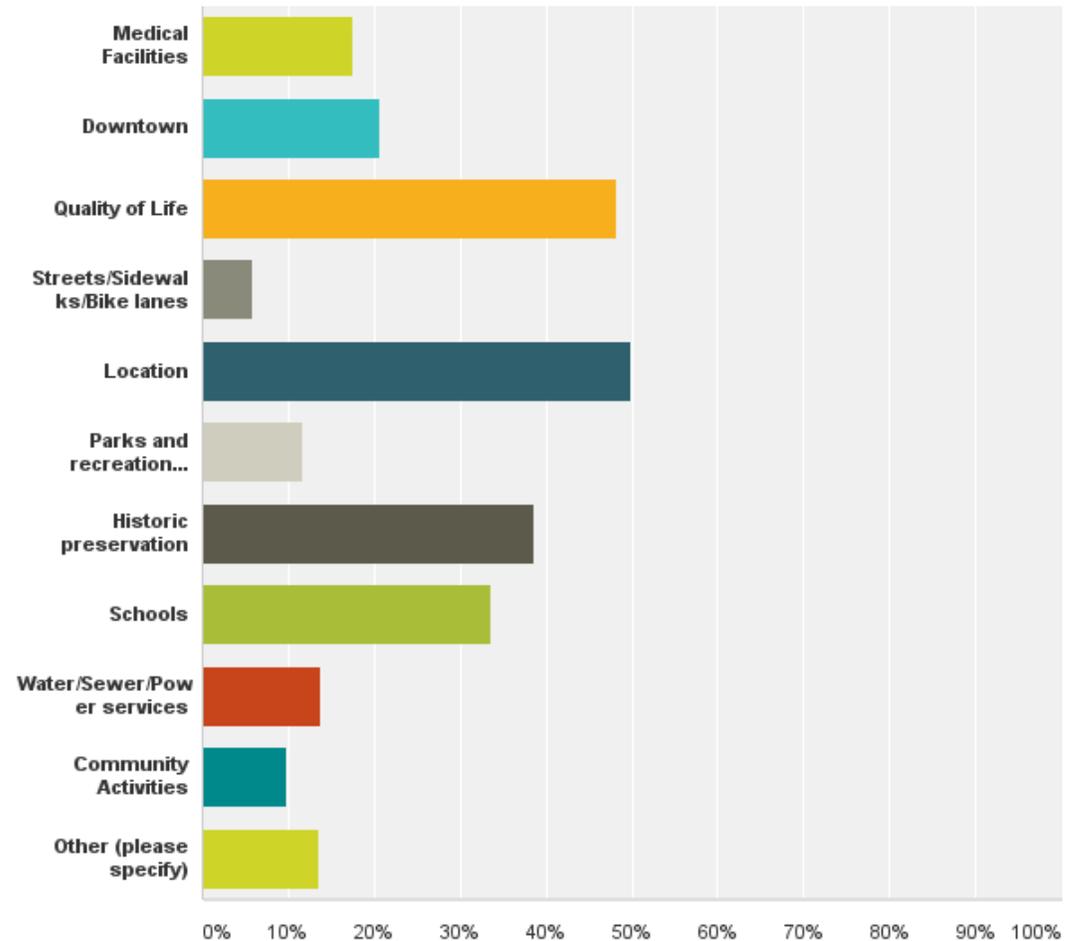


SCENERY AND ENVIRONMENTALLY SENSITIVE AREAS: Survey Response

Q2 What are the main things you like in/about Greenville? PICK ONLY THREE OR FILL IN ONE OR MORE

Answered: 376 Skipped: 23

The location of the Town – a place with beautiful mountain scenic views – is first in line of what people like in/about Greenville



END

