

Envision Baneberry **2025**

City of Baneberry
Tennessee
June 2015

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Bob Fandetti, Vice-Mayor
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1. INTRODUCTION

STRUCTURE AND ORGANIZATION

The City of Baneberry Comprehensive Plan will allow the City to plan ahead to shape change, rather than react to change after it has already happened. The planning process provides the opportunity to understand and consider a range of opportunities, constraints, and options rather than improvising under pressure. The Plan provides guidance for the City decision-makers on how to balance growth with quality of life and open space preservation, while still paying for the services that City residents need and want. In addition, the Plan makes recommendations on drafting new or revised regulations, guidelines, and standards; public improvements and programs; decision-making processes; and where required, zoning changes.

The Comprehensive Plan anticipates that unforeseen and changing conditions and economics could affect the success of the Plan and that regular monitoring would be necessary in order for the Plan to meet current and future needs.

Provisions for tracking the progress of the Plan are accomplished using a spreadsheet labeled, **Envision Baneberry 2025 - Master Progress Record**.

The Baneberry Comprehensive Plan is organized in five major sections:

- ◆ Section 1: **Introduction** outlines the structure and organization of the Plan and describes the process that has been used to create the plan.
- ◆ Section 2: **Baneberry- Yesterday and Today** provides a brief overview of the City's history and evolution and provides key facts about today's Baneberry.
- ◆ Section 3: **Baneberry-Tomorrow** represents the core of the Comprehensive Plan. It defines the City's vision, mission, values and goals for the future, highlights major plan initiatives, and describes in more detail the five core goals of the Plan that have been the primary focus of the planning process:
 - 1) Preserve, protect and enhance the unique character of Baneberry and surrounding areas,
 - 2) Promote Baneberry as a growing progressive City,
 - 3) Develop and maintain a well-balanced recreation and open space program,
 - 4) Provide a safe, effective and efficient transportation infrastructure, and
 - 5) Provide adequate public services.
- ◆ Section 4: **Plan Goals** provides each of the functional goals of the plan along with specific objectives to implement the stated goals.

Goals are broad general statements of desired future conditions which aid and guide the decision-making process. Goals are intended to identify the basic type of urban environment that is desired by a majority of the citizens of Baneberry.

Objectives are specific statements about future conditions or results which should be achieved in order to attain the goals which have been set. Objectives have been worded so that their achievement can be measured.

Strategies provide action items for implementation of the Comprehensive Plan. Action items are assigned to various City agencies which use them as a method for addressing the Goals and Objectives of the "Envision Baneberry 2025" Comprehensive Plan.

- ◆ Section 5: Action Plan describes the use and maintenance of the plan. Provisions for tracking the progress of the Plan shall be accomplished using the spreadsheet labeled, **Envision Baneberry 2025 - Master Progress Record.**

PLANNING PROCESS

Baneberry has had two other comprehensive plans. The first, produced in 1993 and entitled "Baneberry General Plan, 1993-2003" was prepared for the City by the Local Planning Assistance Office, Department of Economic and Community Development.

The contents of the initial plan included the following:

- ◆ Population and Economy
- ◆ Natural Features
- ◆ Existing Land Use and Housing Survey
- ◆ Land Use Plan
- ◆ Community Facilities Plan
- ◆ Implementation

The stated purpose of this initial Plan was to establish development goals for the future and to propose specific land use, community facility, transportation, and utility policies. The Plan was designed to provide the Planning Commission and the Board of Commissioners with information needed to make sound decisions regarding the development of the City.

The second edition, "Envision Baneberry 2015" was the first complete review and revision of the various goals contained in the Baneberry General Plan, 1993-2003. "Envision Baneberry 2015" was developed to reflect the needs of a changing and growing community.

Like "Envision Baneberry 2015" this new plan, "Envision Baneberry 2025" represents another review and revision of previous plan goals. Like its predecessors, the current plan reflects the needs of a changing and growing community.

The current Plan is designed to be flexible enough to accommodate changing conditions and needs, but at the same time, its goals and objectives are pertinent to long-term decision-making.

During the update process, explained in Section 5, the goals, objectives and strategies (action items) must be evaluated for their continued relevance and appropriateness in serving the preferred growth scenario as described in the Plan.

The "Envision Baneberry 2015" Plan and this revision differ from the initial plan in its approach to its content. Because Baneberry is a well-run community with the capacity to manage and resolve routine concerns, the City decided to focus most of its planning attention on high priority and difficult issues and develop a more detailed blueprint for future actions in those areas.

The purpose of the Comprehensive Plan is six-fold:

- ◆ To seek agreement on key issues facing the City of Baneberry.
- ◆ To establish a common vision for our future.
- ◆ To have the Comprehensive Plan accepted as the primary guide and policy statement for the development of the City of Baneberry.
- ◆ To create a mandate for the Board of Commissioners either to implement the recommendations within reasonable economic and time limits or to change the Comprehensive Plan.
- ◆ To maintain and improve the overall quality of life for residents of the City of Baneberry.
- ◆ To meet the legal requirements of TCA 13-4-201. (See Appendix A.)

The recommended actions in this document are the result of an extensive public involvement process for this and previous plans. Prioritizing the actions, particularly selecting the ones for short-term action, also involved the public and included the following steps:

- ◆ Creation of a group of volunteers designated as the "Envision Baneberry 2025" Working Group.
- ◆ Development of a draft Comprehensive Plan by the Working Group, consulting with various Boards, Commissions, and City Departments as to their priorities for implementation.
- ◆ Submission of a draft Comprehensive Plan to the Baneberry Planning Commission, the City Manager, and the Board of Commissioners for review. Copies were also available for review in the City of Baneberry, City Hall.
- ◆ Public meeting held to inform residents of the Plan's goals, objectives and strategies.
- ◆ Development of a final Comprehensive Plan based on comments received.

"ENVISION BANEERRY 2025" COMPREHENSIVE PLAN

- ◆ Comprehensive Plan submitted to the City of Baneberry Planning Commission for approval and adoption in accordance with TCA 13-4-202.
- ◆ Adoption of the Comprehensive Plan by the Baneberry Board of Commissioners.

This process took into account both the need for public input and the need to complete the process in an acceptable time frame in order to begin work on implementation of priority items.

The working group retained the primary focus of the previous plans:

- 1) Preserve, protect and enhance the unique character of Baneberry and surrounding areas;
 - 2) Promote Baneberry as a growing, progressive city, a place to live in and visit;
 - 3) Development and maintenance of a well-balanced recreation and open space program;
 - 4) Provide a safe, effective transportation infrastructure; and
 - 5) Provide adequate public services.
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2. BANEERRY YESTERDAY AND TODAY

THE EVOLUTION OF BANEERRY

The settlement of present-day Jefferson County began in the 1700's. In 1792, the County was established from land that had been part of Green and Hawkins Counties. At that time, Jefferson County's land area included what are now Sevier and Cocke Counties and a part of Hamblen County. In 1783, Dandridge, the county seat, was established as the first community in the County.

The land which is now the City of Baneberry was used primarily for farming and forestry until 1972 when Lakeland Inc., purchased much of the property from Percy Momoe. The development continued under various names such as: Douglas Development, Lakeland Estates, Tennessee Mini-farms, and Tri-State Properties. The name of the development was changed to Baneberry when it was owned by Tri State Properties. The golf course and other properties were bought by Baneberry Links, Inc., in 1986. That year, the residents of the community voted to incorporate as a Tennessee municipality and elected Joel Hice the first Mayor of Baneberry. It is important to remember that Baneberry is a community that was planned, and the majority of its territory was subdivided fourteen years prior to its incorporation. This results in the very unusual situation with regard to vacant land available for development. Because the City was developed originally as a subdivision, most streets and lots are platted and individually owned with little potential for variations in development patterns. Consequently, land ownership and land use patterns have been substantially determined through this process.

BANEERRY TODAY

The City of Baneberry comprises approximately 1,280 acres or slightly less than two square miles. The existing type of land use inside the corporate city limits (established prior to incorporation) include:

Low Density Residential	789 Acres
Medium Density Residential	132 Acres
Commercial	66 Acres ¹
Recreational (Golf Course)	110 Acres
Other (Street and Utility Right of Way)	<u>110 Acres</u>
TOTAL	1,207 Acres

The area within the City limits contains 1495 land parcels comprised of 249 occupied dwelling units and 1,246 vacant lots.

Currently, there are only four commercial activities consisting of the Blue Ridge **Bar** and Grill, the golf course, the pro shop, and the Baneberry Inn lodging facilities - all located at the at the Baneberry Golf and Resort.

The natural features of the area, primarily soil conditions, have had an effect on the amount, type and direction of growth for the City. Currently, within the City of Baneberry, wastewater treatment is handled by individual subsurface treatment systems. Subsurface disposal is typically limited by the soil characteristics, topography, depth to water table, and depth to bedrock. The four major identifiable types of soil in and around Baneberry are Nolichucky, Swafford, Dandridge, and Sequoia soil types. When assessing the potential for future development and land use, the following generalizations may be used:

- ◆ **Slight Development Limitations.** The only soil that exhibits this characteristic is the Nolichucky soil type. The percolation rates vary from good to moderate with certain areas having limitations because of severe slopes. Based on information contained in the Jefferson County soil survey map, slightly less than 25% of the land within the municipal boundaries of the City has this type of soil condition. According to the Tennessee Department of Environment and Conservation (TDEC), Division of Ground Water Protection, subsurface disposal is not acceptable for soils with absorption rates greater than 75 Minutes Per Inch (MPI). Therefore, subsurface disposal is limited to the 300 acres of Nolichucky soils within the City limits, primarily in the area bordered by Douglas Lake on the East and South, the City Hall to the North, and Mt. View Ln/Irongate to the West. However, between 150 and 200 acres of the Nolichucky soils are currently developed as residential dwellings and the golf course. Only 100 to 150 acres of soils within the corporate limits are available and acceptable for subsurface disposal.²
- ◆ **Severe Development Limitations.** This characterizes the balance of local soils (75%); Dandridge, Swafford, and Sequoia. The percolation rates for these soils are greater than 75 MPI. Limitations are due to severe slopes, shallow depth to water tables, shallow depth to bedrock, poor texture, seasonally high water table, or a combination of one or more of these characteristics.

The key challenge the City faces is how to best enhance residents' quality of life and further community values while managing change. This requires efforts to preserve protect and enhance the unique character of Baneberry by promoting Baneberry as a growing, progressive City; development and maintenance of a well-balanced recreation and open-space program; providing a safe, effective transportation system; and provide adequate public services while preserving the City's financial position.

The following tables provide an informational context for understanding key aspects of City life today:

² Consolidated Technologies, Inc., Alternatives Analysis, Wastewater Feasibility Study, October 2003.

POPULATION - WHO ARE WE?

Total Population (2010³) **482**

- ◆ A 31.7 percent population increase since 2000 or 45.2 percent since 1990.

Age Composition

- ◆ 7.9 percent under 10 years of age
- ◆ 10.4 percent from 10 to 19
- ◆ 7.3 percent from 20 to 29
- ◆ 7.5 percent from 30-39
- ◆ 10.4 percent from 40-49
- ◆ 19.5 percent from 50 to 59
- ◆ 24.9 percent from 60 to 69; and
- ◆ 12.2 percent who were 70 years of age or older
- ◆ Median Age - 54.1 (Median age for the US - 36.8)

Social Characteristics

- ◆ Population 20 years or over **394**

Economic Characteristics

- ◆ Median household income in 2012 dollars **\$52,074**
- ◆ Per capita income in 2012 dollars **\$32,034**

HOUSING - HOW DO WE LIVE?

Total Number of Housing Units (2014): **249**

- ◆ Occupied housing units **204**
- ◆ Owner-occupied **183**
- ◆ Renter-occupied **21**
- ◆ Vacant housing units **45**
- ◆ Single-family home median value **\$227,017**

³ U.S. Census Bureau, Census 2010, Baneberry, TN

⁴ Center for Business & Economic Research/UT, Population Projections for Tennessee Counties and Municipalities, 2000-2020, dated March 1999.

CITY BUDGET AND TAX RATES

1987-2014

(Estimated funds primarily derived from City property tax, State revenue, local sales tax, and bank interest.)

<u>YEAR</u>	<u>BUDGET⁵</u>		<u>TAXRATE</u>
	<u>Estimated Funds ⁶</u>	<u>Estimated Expenditures</u>	<u>per \$100</u>
1987-88	\$34,000	\$33,900	\$0.50
1988-89	\$105,800	\$101,800	\$0.80
1989-90	\$78,000	\$70,400	\$1.00
1990-91	\$79,700	\$72,300	\$1.00
1991-92	\$89,500	\$83,900	\$1.00
1992-93	\$99,300	\$89,800	\$1.20
1993-94	\$128,800	\$103,500	\$1.20
1994-95	\$140,100	\$110,200	\$1.20
1995-96	\$171,900	\$126,300	\$1.20
1996-97	\$181,700	\$120,200	\$0.94
1997-98	\$205,900	\$122,300	\$1.00
1998-99	\$253,400	\$139,300	\$1.25
1999-20	\$259,000	\$164,900	\$1.25
2000-01	\$291,200	\$172,500	\$1.01
2001-02	\$304,400	\$144,000 ⁷	\$1.01
2002-03	\$494,000 ⁸	\$264,600 ⁹	\$1.01
2003-04	\$393,900	\$229,400 ¹⁰	\$1.01
2004-05	\$498,000 ¹¹	\$298,800 ¹²	\$1.01
2005-06	\$445,600	\$205,600	\$1.01
2006-07	\$498,000	\$248,000 ¹³	\$1.01
2007-08	\$650,500	\$305,500	\$1.01
2008-09	\$747,400	\$360,000	\$1.01
2009-10	\$733,400	\$384,000	\$1.01
2010-11	\$673,500	\$325,100	\$0.7754,
2011-12	\$670,700	\$376,800	\$0.7754
2012-13	\$675,600	\$385,400	\$0.7754
2013-14	\$563,900	\$302,800	\$0.7754
2014-15	\$550,600	\$305,500	\$0.8242

⁵ Total rounded to nearest \$100

⁶ Includes beginning balance from previous year

⁷ Zero funds transferred to improvement fund

⁸ Includes assessments for paving 3 streets

⁹ Includes cost for paving 3 streets

¹⁰ Purchased fire truck

¹¹ Includes assessment for paving 5 streets

¹² Includes cost for paving 5 streets

¹³ Includes cost for operations and maintenance of the new, City Hall and Fire Station

APPRAISED PROPERTY VALUES

1993-2014

1993	\$17,237,300	2001	\$38,239,073	2009	\$55,568,300
1994	\$17,745,100	2002	\$39,419,374	2010	\$72,905,700
1995	\$18,715,900	2003	\$40,502,133	2011	\$72,362,000
1996	\$24,191,100	2004	\$41,708,958	2012	\$73,406,800
1997	\$25,376,500	2005	\$49,239,797	2013	\$73,836,200
1998	\$27,069,700	2006	\$50,478,900	2014	\$69,546,200
1999	\$27,957,000	2007	\$52,457,600		
2000	\$36,073,500	2008	\$54,398,100		

3. BANEERRY TOMMOROW

ASSUMPTIONS

Long range plans, programs, and policies must be based upon research, forecasts, and carefully formulated assumptions. Basic assumptions relating to the Plan must be a realistic and effective force in shaping the future development of Baneberry. These clearly stated assumptions provide the basis for individual interpretation and evaluation of the Comprehensive Plan. This Plan has been written as a flexible document intended to adapt to unforeseen or unexpected development activities. The goals of the Plan may be amended to address any new conditions at such time as the Baneberry Planning Commission determines necessary.

The Baneberry Comprehensive Plan was prepared based on the following assumptions:

- ◆ The plans, programs, and policies for Baneberry's future growth and development will be prepared for the City and the unincorporated region surrounding it (Baneberry Urban Growth Boundaries), with the State, the County government, and the East Tennessee Development District working cooperatively toward implementing the Plan in the best interest of all citizens. This Plan contains goals, policies and recommendations that are assumed to be based on principles similar to those guiding the development of the region.
- ◆ During the planning period, Baneberry's economy will remain highly recreational/tourist oriented, and the commercial portion of the City's economy is expected to expand.
- ◆ The population in and around the City of Baneberry will grow at a constant pace over the planning period because of new residential development and recreational and tourist activities which will expand in the near future.
- ◆ Due to the lack of commercially designated land available to the City during the planning period, the land inside the corporate limits will become more intensively developed and additional lands around Baneberry will also have to be utilized in order to accommodate all of the future land use needed. A strong annexation program will be necessary because of the limited amount of land available and suitable for commercial development within the incorporated area.
- ◆ In coordination with Witt Utility, the community's water distribution system and treatment facilities will continue to expand to meet the anticipated residential and commercial growth.
- ◆ A policy to annex both developed and potential residential, commercial and open space properties will continue throughout the planning period.
- ◆ The need for adequate community facilities and services will be recognized by the City government and will be added as municipal finances practically allow.

- ◆ A strong planning program will continue and a concentrated effort will be made by both private and public sectors to implement the Plan through zoning, subdivision regulations, capital improvements programming and budgeting, and other similar Plan implementation mechanisms.
 - ◆ A major effort will be made by both private and public sectors to preserve and enhance the overall aesthetic qualities of Baneberry.
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DEVELOPMENTAL GOALS

The following goals are general statements that the Baneberry Planning Commission believes to be the desire of the residents regarding the future development of the community. These goals were first developed in the General Plan of 1993, but remain pertinent.

1. To preserve, protect and enhance the unique character of Baneberry and its surrounding region and, at the same time, encourage a more harmonious and higher standard of development. The conservation of the values that characterize Baneberry can only be accomplished by facing the problems of urban growth and change. The character and charm of the community cannot be retained simply by retiring to the past.
2. To promote Baneberry as a growing, progressive city which is committed to becoming increasingly more involved in the long-range development of Jefferson County, the East Tennessee Region, and the State. Baneberry should strive to educate local, regional and state organizations about its unique position as a developed residential, recreational and tourist center, and press for proper recognition of this important and vital aspect in the overall development of the East Tennessee Region and the State of Tennessee. The growth and development of Baneberry affects other units of government in areas ranging from highway locations and pollution controls to the placement of power poles and the cutting of streets for new water lines. To ensure that development needs are not hampered at critical points, City officials should develop effective policies to assure communications with all governmental units.
3. To ensure the preservation of adequate land for the development and maintenance of a well balanced recreation and open space program. These facilities should be designed in a manner that will serve all age groups and reasonably accommodate use by both local residents and visitors. Where possible, these facilities should also be coordinated and interrelated with all other public facilities in the community.

4. To provide a safe, efficient and effective transportation infrastructure with appropriate linkages and capacities. Because of the growth in the undeveloped residential portions of Baneberry, the City should place a high priority on addressing its future transportation needs. If these needs are not addressed, the community will face retarded growth related to unplanned transportation improvements in the future.
5. To provide adequate public services which effectively anticipate and meet the needs of all citizens and visitors. The public services that are essential to provide for the general health, safety and welfare of the public include: police and fire protection, health services, postal services, solid waste collection and disposal, homeland security, emergency services, storm water management, and utilities such as water, power, and sanitary sewers. The policies and standards for the governmental agencies controlling these services must ensure that they are adequate for the general public.

POLICIES AND GUIDELINES

Both policies and guidelines will be needed and utilized in order to achieve the goals established by this Plan. Policy statements, principles and standards are presented for residential, public, semi-public, open space, utilities, and transportation land uses. The Board of Commissioners and the various citizen commissions, boards, committees, and authorities should utilize these policies to ensure a coordinated, efficient, and orderly growth for the areas in and around the City of Baneberry as depicted in the City of Baneberry's Comprehensive Plan.

Residential Land Uses. Baneberry is a unique City. As previously stated, it was originally developed as a residential/mixed use subdivision primarily devoted to residential uses. The land use pattern has been established through recorded subdivision of property within the incorporated boundary. The primary focus of the residential policies and standards will be to most effectively develop the existing subdivision. Residential land uses should (1) provide pleasant and harmonious living environments; (2) be served by adequate vehicular circulation systems; and (2) be properly related to other community land use.

In and around the City of Baneberry, there are areas that are not generally well suited for any development. Therefore, development should be restricted in those areas known to be dangerous by reason of geological condition, unstable subsurface condition, flood hazards, inundation, erosion, or other dangerous conditions. Where the condition of the land is in doubt and it appears that a dangerous condition might exist, the potential developer should have the responsibility for undertaking the necessary studies to prove feasibility of the land to support the proposed development.

To ensure the most appropriate development of existing and future residential areas in and around Baneberry, the following principles and standards are recommended:

1. Residential development should only be located on land not subject to restrictions of floods, unstable geographical conditions or other dangerous conditions.
 2. In order to help ensure proper residential development, housing, building and zoning codes should be administered consistently. Within the present unincorporated areas, efforts should be made to have these codes adopted either through planned annexations or by the adoption and administration of the needed codes by the County government.
 3. In order to ensure that the residential property values of the territory located within the Baneberry Urban Growth Plan receive land use protections, the City should pursue the creation of a Baneberry City Municipal Planning Region. In addition, to ensure that such properties receive City services, the City should implement a policy to annex additional residential properties where it is determined that such annexations are feasible.
 4. Residential areas should be served by minor streets that discourage through traffic. To provide more safety and privacy, the design of new developments should utilize loop streets and cul-de-sacs.
 5. New residential developments, not served by a sanitary sewerage system, should have a minimum lot size of 20,000 square feet or greater depending on the requirements of the State Department of Conservation and Environment.
 6. Poor soil conditions covering 75% of the land mass of the City, limiting the use of conventional subsurface wastewater disposal systems, coupled with the lack of a public sewer system in the foreseeable future, requires that the City actively pursue identification, and approval by the State, of alternative individual treatment facilities that are more effective than existing septic systems.
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Commercial Land Uses. The vital commercial areas of the community should be protected and enhanced to help ensure their continued development in a planned environment which will strengthen the economy of the entire region. To guide the continuation and expansion of these essential commercial activities, the following principles and standards are recommended:

1. For the preservation, continued revitalization, and expansion of commercial areas, a detailed plan should be prepared for all commercial areas which will be developed in the future. The plan should include improvements to vehicular and pedestrian circulation systems, identification of expansion areas, improvements of off-street parking, criteria for buildings and site planning, improvement of the streetscape including signage, and protection of aesthetic features.
2. Future commercial developments should occur only after: (a) all aspects of the site are analyzed by appropriate City officials and the Planning Commission, and (b) it is determined that site design, street design, grades, access points, intersections, rights-of-way, landscape features, and other similar requirements will be adequate and will generally serve and protect the overall good of the community.
3. Recognizing the limited available commercial property within Baneberry, and in order to provide for additional commercial activities and provide City services to those commercial activities, the City should implement a policy to annex additional commercial properties where it is determined that such annexations are feasible.

Open Space. Open space is an area held in either public ownership or control which is intended for a specific purpose, or it is land which is earmarked to enhance the general aesthetic quality of the community. They include, but are not limited to: parks., general recreation areas, areas too steep to develop, and wildlife refuges.

In the continued development and improvement of Baneberry's open space programs, it is recommended that City officials utilize the following principles and standards:

1. Appropriately located public open spaces and general recreational uses should be provided to serve the local residents as well as visitors. These areas should be readily available and designed to serve all age groups.
2. Specific neighborhood recreation areas should be developed primarily for local residents.
3. All proposed open space and recreation areas should be submitted to the Planning Commission for review and approval as required by State enabling legislation.

4. All publicly-owned land should be examined for its potential open space or recreational use before being sold or disposed of by the City. 7
 5. In order to help ensure that adequate amounts of open-space areas are available for future populations, the City shall implement a policy to annex additional open space properties where it is determined that such annexations are feasible.
 6. Strict adherence to open space requirements contained in sub-division ordinances.
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Public and Semi-Public Facilities. Even though public and semi-public facilities usually only consume a relatively small percent of an area's total development, these facilities are extremely important land uses within a community. These uses should be convenient to the population and enhance the community's appearance, while at the same time creating the least possible conflict with adjacent land use.

As such, it is imperative that during the site design process for public and semi-public facilities, particular attention should be paid to the following items: the location of buildings in relation to parking and service areas; the relationship of buildings to existing and proposed streets; adjoining land uses; and the natural beauty of surrounding areas. The principles and standards to be used as guidelines for public and semi-public uses are as follows:

1. Detailed site plans should be required for all proposed public and semi-public land uses, with these plans noting appropriate site space for present and future needs.
 2. All proposed public buildings and uses should be approved by the Baneberry Planning Commission as required by State enabling legislation. Site plans for proposed semi-public land use shall also be reviewed by the Planning Commission.
 3. Parking areas should be designed to care for peak parking loads. Whenever possible, these parking areas should be located and designed for joint utilization.
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Utilities. Land development without extension of adequate utilities is costly to the general public. In order to achieve proper development and facilitate saving public funds, it is extremely important to coordinate the extension of utilities. Therefore, the following criteria should be adopted by all agencies responsible for the operation of public utilities:

1. All utility extensions should be approved by the Planning Commission as established in the State's enabling legislation.
2. Adequate utilities should be extended into developing areas based on a development density which creates a favorable economy of scale. Methods of finance for utility extension should include participation by developers, property owners, the City, as well as the Utility Districts.
3. All new developments, whether public or private, shall have appropriate utilities which shall be properly installed at the expense of the developer.
4. The use of underground utilities shall be encouraged wherever feasible.
5. The location of utility structures for storage of equipment, pumps or similar materials should be adequately buffered, fenced, and landscaped so as not to detract from the surrounding area.

Transportation. The major transportation infrastructure in most cities consists of streets and highways. These systems include public roadways which are classified arterial, collector, and minor streets and roads. Currently, the Baneberry transportation infrastructure consists of predominantly minor residential streets with one major collector street and three minor collector streets. In order to achieve the transportation network which shall be needed for the City of Baneberry during the planning period and to help ensure that future construction of new streets in residential developments are adequate, the following principles and standards are recommended:

1. All new major streets should be located in a manner that will not interrupt neighborhoods, open space recreational areas, or commercial areas.
2. All proposed streets or street improvements should be approved by the Planning Commission as established in State enabling legislation.
3. All segments of the transportation infrastructure should be designed and located to meet future as well as present demands. Adequate rights-of-way should be required, and all construction or changes in traffic designations should be reviewed by the Planning Commission.
4. Street designs should be related to topography, and intersections should be constructed so that streets intersect as closely as possible at right angles, with a minimum number of turning movements.

5. All recreational and tourist development should be located on streets that will direct traffic congestion away from year-round residential areas.
 6. A comprehensive, five year street maintenance plan should be developed and updated annually.
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Public Safety. The public safety section of the community facilities plan discusses the existing condition and recommended needs for police protection, fire protection, emergency ambulance and rescue service, and emergency preparedness planning.

Police Protection. Given the 2010 census reported 482 residents, it was recommended in earlier editions of the long-term plan, that the current police presence utilizing off-duty personnel from the Jefferson County Sheriffs Department continue and that increased revenues be sought to support a full-time municipal police service. (A recognized standard for police service is one full-time police officer per 500 residents with appropriate facilities, equipment, and support staff.

In January 2015, the Baneberry Board of Commissioners authorized an increase of the Police Chiefs hours to 40 per week giving the city a dedicated, full-time municipal police service. This action ended use off-duty personnel from the Jefferson County Sheriffs Department.

If required, a citizen's organization can also be reactivated to provide additional crime watch services.

Fire Protection. Although current fire protection is provided by the White Pine Volunteer Fire Department, facilities and equipment have been acquired to organize a Baneberry Volunteer Fire Department. In addition to acquiring facilities and equipment, Baneberry was designated a fire district and the fire department identification number was acquired with the County and the State.

Initial manning of the Baneberry Volunteer Fire Department will continue to be provided by the White Pine Volunteer Fire Department.

A strategy should be developed to identify and acquire necessary equipment and personnel to establish a viable, independent fire suppression capability for the City within a five-year period.

4. PLAN GOALS

VISION, MISSION, and VALUES

VISION: *Baneberry is a safe, inviting, prosperous, and sustainable community for present and future generations of residents, visitors, employers and employees.*

MISSION: *Provide accountable and effective government; protect the environment; conserve resources; promote the community.*

VALUES:

Respect: *We foster an environment in which each individual is valued and heard.*

Accountability: *We are responsible for our actions and for contributing to the effectiveness of public service.*

Integrity: *We behave ethically and are open, honest, and fair.*

Excellence: *We use innovation and continuous improvement to achieve excellence.*

COMPREHENSIVE GOALS AND OBJECTIVES

The **Action Plan** lists the City's Vision, Mission and Values then follows with the plan's Goals, Objectives and Strategies (action items) organized under the following five headings:

1. Community Character/ Lifestyle
 2. Promote / Grow
 3. Recreation / Space / Environment
 4. Transportation
 5. Public Services
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5. ACTION PLAN

INTRODUCTION

One thing that distinguishes "**Envision Baneberry 2025**".(and the previous edition-Envision Baneberry 2015) from similar plans is its focus on goals, objectives, and most importantly - strategies (action items).

The action items are specific, action-oriented recommendations that support the comprehensive plan's goals, policies and objectives. **These are listed in the Master Progress Record.**

"**Envision Baneberry 2025**" outlines numerous action items to guide the City for the next ten years. Plan progress and evolution will be recorded on the **Master Progress Record** - a Microsoft Worksheet.

The worksheet includes:

1. A responsible City Department, Board or Commission. Where applicable, other City Departments, Boards or Commissions that may be involved with implementing the strategy are identified, also.
2. A time frame for implementation, if one has been set.
3. A target completion year, if one has been set.
4. Funding requirements and sources, where applicable.

The focus of the Action Plan is on short-term strategies. However, as a work plan, the Action Plan will need to be updated periodically.

The spreadsheet is used to annotate action items that are completed, edited, deleted, or superseded. The remarks section of the spreadsheet is used to record progress and information relevant to the action item.

The "**Envision Baneberry 2025**" working group will work with the Baneberry Planning Commission and the public to update the Action Plan every two years in order to keep it relevant and to adjust time frames as circumstances require.

Using the **Master Progress Record**, the Baneberry Planning Commission will track the City's progress in completing the strategies (action items). The Master Progress Record for the previous plan (Envision Baneberry 2015) is included in the Microsoft workbook.

The terms "Action Plan", "action items" and "Master Progress Record" are used synonymously.

READING THE MASTER PROGRESS RECORD

The Comprehensive Plan is divided into six basic parts:

- ◆ The first part lists Baneberry's Vision, Mission and Values.
- ◆ The remainder of the spreadsheet is divided into the five sections - one for each of Baneberry's Goals. One or more major objectives are listed under each goal.

1. Community Character/ Lifestyle:

GOAL #1: To preserve, protect and enhance the unique character of Baneberry and its surrounding region and, at the same time, encourage a more harmonious and higher standard of development.

Objective: Ensure that the city experiences balanced and planned growth.

Objective: Ensure the plans, programs and policies for Baneberry's future growth and development will be prepared and/or reviewed periodically for the City and the region contained within the approved Urban Growth Boundary (UGB).

Objective: Develop/increase State, County and local citizen awareness pertaining to current events, community issues, and future development plans that will enhance interest in Baneberry.

Objective: Continue efforts to maintain/enhance the city's appearance.

Objective: Ensure that all new development contributes to the maintenance or enhancement of the overall quality of life of the community.

Total Action Items listed in the Master Progress Record for this goal: 9

2. Promote / Grow:

GOAL #2: To promote Baneberry as a growing, progressive city which is committed to becoming increasingly involved in the long-range development of Jefferson County, the East Tennessee Region, and the State.

Objective: Investigate expansion/improvement of recreation and tourism facilities.

Objective: Ensure adequate sites for new business development as needed.

Objective: Promote residential growth and development.

Objective: Coordinate with County entities in the promotion of economic development within the City.

Objective: Enact ordinances to protect area wetlands, open space, and watershed.

Objective: Ensure Baneberry's fiscal viability, stability, and integrity.

Total Action Items listed in the Master Progress Record for this goal: 18

3. Recreation/ Space/ Environment:

GOAL #3: To ensure the preservation of adequate land for the development and maintenance of a well-balanced recreation and open space program.

Objective: Develop and/or expand recreational opportunities for all residents

Objective: Provide indoor and outdoor fitness opportunities.

Total Action Items listed in the Master Progress Record for this goal: 21

4. Transportation:

GOAL #4: To provide a safe, efficient and effective transportation infrastructure with appropriate linkages and capacities.

Objective: Investigate the feasibility of improving transportation conditions throughout the City.

Objective: Identify, and if possible, work to correct traffic conditions outside the City that adversely affect the residents of Baneberry.

Total Action Items listed in the Master Progress Record for this goal: 20

5. Public Services:

GOAL #5: To provide adequate public services which effectively anticipate and meet the needs of all citizens and visitors.

Objective: Identify the existing infrastructure (water, natural gas, electricity, and communications cable) needs of the city and develop a cohesive plan to address future needs of the city.

Objective: Evaluate, and where necessary, improve existing public services.

Objective: Where necessary, establish additional public services.

Objective: Promote environmental quality within Baneberry.

Objective: Provide for the methodical and logical replacement of volunteer staff with paid employees as required.

Total Action Items listed in the Master Progress Record for this goal: 32

- ◆ In each section, following the last objective in the list is one or more Action Items. These constitute the most important part of the Action Plan. The action items are written in observable measurable terms. Envision Baneberry 2025 has a total of 100 action items.

- ◆ Adjacent each action item in the Master Progress Record are details identifying (1) the person, department or group assigned the task; (2) a time category such as "on-going", "short-term", "semi-annual", etc.; (3) a target completion date (if applicable); (4) cost (funding and funding source); and (5) status or notes about the action item, where applicable.

Many of the action items are of an "on-going" nature, such as "Enforce City codes and ordinances". These on-going efforts have no specific time frame associated with them and are marked "NA", (not applicable).

In future updates to the Action Plan, as circumstances warrant, some of these on-going efforts may involve specific actions. At that time, they will be listed in the Action Plan with the specific action associated with them.

PUBLIC REVIEW PROCESS

The recommended actions in this document are the result of an extensive public involvement process. Prioritizing the actions, particularly selecting the ones for short-term action, also involved the public process. The public process of developing the Action Plan included the following steps:

- ◆ Creation of a group of volunteers designated as the **"Envision Baneberry 2025"** Working Group.
- ◆ Development of a draft Comprehensive Plan by the Working Group was accomplished in consultation with various Boards, Commissions, and City Departments regarding their priorities for implementation.
- ◆ Submission of a draft Comprehensive Plan to the City of Baneberry Planning • Commission, City Manager and Board of Commissioners for review. Copies were also available for review in the Baneberry City Hall.
- ◆ Public meetings were held to inform residents of the Plan's goals, objectives and strategies. Development of a final Comprehensive Plan was based on comments received.
- ◆ **"Envision Baneberry 2025"** was submitted to the City of Baneberry Planning Commission for approval in accordance with TCA 13-4-202.
- ◆ Adoption of **"Envision Baneberry 2025"** was by City Ordinance.

This process took into account both the need for public input and the need to complete the process in an acceptable time frame in order to begin work on implementation of priority items.

TRACKING PROCESS

The Action Plan is a dynamic document that continues to evolve. In order to ensure that members of the community remain aware of the latest version of the Action Plan, it will be maintained on the City's website and copies will be available at the Baneberry City Hall. All changes to the Action Plan must be approved by the Baneberry City Planning Commissioners.

The City of Baneberry Planning Commission, or if desired, responsible parties, will report to the Baneberry Board of Commissioners on a quarterly basis as to progress made during that quarter on projects in the Action Plan. At this time, the person or Department providing status will report on projects or actions that have been completed, and recommended changes to the Action Plan.

In addition, every two years, commencing January 2018, the Planning Commission shall re-activate an **"Envision Baneberry 2025"** working group to review the Action Plan and, where necessary, draft any updates required to the Action Plan. Comments from the public, the Board of Commissioners, the Planning Commission, and City boards and committees will be factored into an updated Action Plan. Upon completion, and no later than March of the review year, the revised Action Plan will be evaluated by the Planning Commission. If approved, the revised Action Plan will be submitted for adoption by the Baneberry Board of Commissioners at the May session. Major updates included in the revised Action Plan requiring funding will be incorporated, where feasible, in the budget being developed for the following fiscal year.

REVIEWS:

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|-------------------------------|--|
| ◆ Codes and Ordinances | The Planning Commission shall conduct a review of existing City codes and ordinances every two (2) years, within the first quarter of the calendar year, and submit recommended changes and additions to the Board of Commissioners, via the City Manager / Recorder. |
| ◆ Master Road Plan | The City Roads Commission shall review the Master Road Plan, within the first quarter of the calendar year; ensure necessary funds are available to perform required maintenance or new constructions, as required, and submit recommended changes and additions to the Board of Commissioners, via the City Manager / Recorder. |
| ◆ Ten-Year Plan | The Planning Commission shall conduct a review of "Envision Baneberry 2025 - A Comprehensive Plan," every two (2) years, within the first quarter of the calendar year, and submit recommended changes and additions to the Board of Commissioners. |
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APPENDIX A:

2010 Tennessee Code -Title 13 - Public Planning and Housing

Chapter 4 - Municipal Planning

Part 2 - Municipal Plan

13-4-201 - General plan for physical development.

It is the function and duty of the commission to make and adopt an official general plan for the physical development of the municipality, including any area outside of its boundaries which, in the commission's judgment, bears relation to the planning of the municipality. The plan, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the commission's recommendations for the physical development of the area of the municipal planning jurisdiction and identify areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur, and may include, among other things, the general location, character and extent of streets, bridges, viaducts, parks, parkways, waterways, waterfronts, playgrounds, airports and other public ways, grounds, places and spaces, the general location of public buildings and other public property, the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, sanitation, transportation, communication and other purposes; also the removal, relocation, widening, extension, narrowing, vacating, abandonment, change of use or extension of any of the foregoing public ways, grounds, places, spaces, buildings, properties or utilities; also a zoning plan for the regulation of the height, area, bulk, location and use of private and public structures and premises and of population density; also the general location, character, layout and extent of community centers and neighborhood units; also the general location, character, extent and layout of the re-planning of blighted districts and slum areas. The commission may from time to time amend, extend or add to the plan or carry any part of subject matter into greater detail.

[Acts 1935, ch. 34, § 3; C. Supp. 1950, § 3493.3; T.C.A. (orig. ed.),§ 13-503; Acts 2008, ch. 1150, § 6.]

Disclaimer: These codes may not be the most recent version. Tennessee may have more current or accurate information. The City of Baneberry makes no warranties or guarantees about the accuracy, completeness, or adequacy of the information above. Please check official sources.
