Preferred Growth Concept
The region’s population and employment is projected to grow over the next 30 years.

- **Population**: +298,000
- **Employment**: +240,000
PlanET
Preferred Growth Concept
PlanET
Preferred Growth Concept
Preferred Scenario

- Redevelopment in city cores
- New development in emerging nodes

40% - 40% - 20%

City cores.  Emerging nodes.  Elsewhere.

Percent of population growth.
• Make the most of redevelopment opportunities.

Preferred Scenario

90% - 10%

New growth greenfield development.

New growth through redevelopment.
Preferred Scenario

- Focus development around transit station areas

20%

Of new homes within walking distance of transit.
Preferred Scenario

• Maintain balance of lifestyle choices

15% Rural
55% Suburban
15% Small town/village
10% Urban

Percent of land use by character.
<table>
<thead>
<tr>
<th></th>
<th>Dispersed</th>
<th>Highway</th>
<th>Cities &amp; Towns</th>
<th>New Centers</th>
<th>Preferred</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Quality</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
<tr>
<td>Local Agriculture</td>
<td>↓</td>
<td>↔</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
<tr>
<td>Walking and Bicycling</td>
<td>↔</td>
<td>↔</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
<tr>
<td>Redeveloping Land</td>
<td>↔</td>
<td>↔</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
<tr>
<td>Work Closer to Home</td>
<td>↔</td>
<td>↔</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
<tr>
<td>Choice of Housing Types</td>
<td>↔</td>
<td>↔</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
<tr>
<td>Convenient Transit</td>
<td>↓</td>
<td>↓</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
<tr>
<td>Infrastructure cost</td>
<td>↓</td>
<td>↓</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
<tr>
<td>Homes on Large Lots</td>
<td>↔</td>
<td>↔</td>
<td>↓</td>
<td>↓</td>
<td>↔</td>
</tr>
<tr>
<td>Greenfield Development</td>
<td>↓</td>
<td>↓</td>
<td>↑</td>
<td>↑</td>
<td>↑</td>
</tr>
</tbody>
</table>
Developed Land TODAY
Developed Land
PREFERRED
PRIORITY: DEVELOPED LAND

- Trend: 72,800
- Preferred: 34,600
Redevelopment TREND

Redeveloped land
Redevelopment PREFERRED
PRIORITY: AVERAGE YARD SIZE

- Trend: 0.50
- Preferred: 0.26
PRIORITY: AVERAGE YARD SIZE

Replacing some of this.

With some of this.
Dwelling units.

Employment center (two mile buffer).

Jobs-Housing Balance TREND
Average Distance to Nearest Employment Center

Legend
- Employment Center 3 Mile Buffer
- Primary Limited Access or Interstate
- PlanET Counties
- Tennessee Counties

[Map showing Average Distance to Nearest Employment Center with legend.]

Jobs-Housing Balance PREFERRED
PRIORITY: JOBS-HOUSING RATIO

Jobs divided by houses
1.8 - 2.0 = sweet spot
PRIORITY: WALK ACCESS TO TRANSIT

¼ mile
Transit Access TREND

Existing KAT service.

Dwelling units.

Transit Access TREND
Transit Access

- Walk access to BRT/express bus.
- Premium arterial service.
- New local routes.
- Park and ride

Transit Access PREFERRED
PRIORITY: ACCESS TO TRANSIT

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>61,400</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>135,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>35,900</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>35,700</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>157,300</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Proximity to Retail Trend

¼ and ½ mile radius of major retail (> 50 employees)

Proximity to Retail Trend
Proximity to Retail PREFERRED
PRIORITY: PROXIMITY TO RETAIL

1/4 mile

- Trend: 95,100
- Preferred: 122,200
PRIORITY: WALKABLE PLACETYPES

Walkable

Not as walkable
PRIORITY: NEW GROWTH IN WALKABLE PLACES

- Trend:
  - Homes: 0.0%
  - Jobs: 0.0%

- Preferred:
  - Homes: 52.0%
  - Jobs: 57.0%
Moving Towards Implementation

WORKING GROUP MEETINGS

May 2013
WHAT FACTORS ARE DRIVING THE REGION’S BIGGEST CHALLENGES TODAY?

1. Demographic Shifts
2. Dispersed Development & Separation of Land Uses
3. Loss of Agricultural Land
4. Few Transportation Options
5. Location Decisions
6. Rising Energy Costs
7. Low Educational Attainment, Low Wages, & Limited Job Advancement
8. Food, Activity, & Lifestyle
OUR REGIONAL VISION

East Tennessee will be recognized throughout the nation and world as a premier region of choice and opportunity by virtue of our exceptional quality of life; scenic natural beauty; unique cultural heritage; healthy people and places; strong institutions; talented workforce; entrepreneurial spirit; and prosperous economy.
Moving Towards Implementation
Our Priorities

- Improved air quality
- Improved water quality
- More redevelopment
- More local agriculture
- Increased mobility options
- Better education
GOALS & OBJECTIVES

GOALS
The achievement desired.

OBJECTIVES
The specific results desired from our actions.

STRATEGIES
Our plan of action for how to achieve our objectives.
Strong Towns, Strong Places, Healthy People, Communities of Choice

GOALS

1. Focus on the regional economy
2. Improve the quality of our water and air
3. Create great places
4. Encourage local food systems
5. Promote healthy choices
6. Expand transportation choice
7. Enable a choice of housing types
8. Maximize efficiency of existing infrastructure
9. Create equitable access to opportunities and facilities
10. Keep it going
GOAL 3: Create great places

- Strengthen our existing cities
- Preserve our heritage and prized places
- Redevelop vacant and underutilized land
- Build iconic civic places
GOAL 7: Enable a choice of housing types

- Remove barriers to housing diversity
- Embrace mixed use
- Provide incentives to expand housing options
Strong Towns, Strong Places, Healthy People, Communities of Choice

Next Steps

Community Input Round 4
Late May to end of June

Next Working Group Meeting
Early to mid June