

The Comprehensive Plan

An Introduction



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Part I

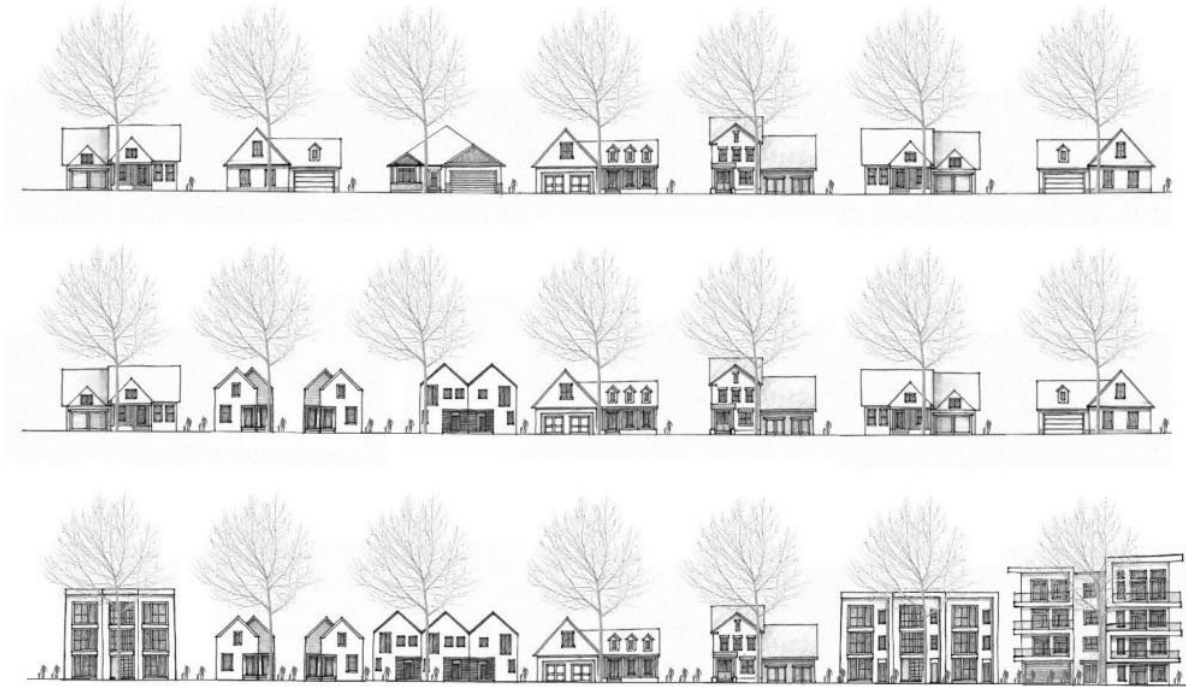
The Comprehensive Plan: An Introduction



About the RPC



- **12 Total Staff**
- **8 Planners**
 - Director
 - Deputy Directory – Zoning Admin.
 - Site Plan Review
 - Subdivision Review
 - Overlay / Historic Review
 - Planning Tech
 - GIS
 - Long Range Planning
- **2 Transportation (MPO) Planners**
 - Transportation Director
 - Transportation Planner
 - Fully funded by Federal and State appropriations
 - Staffing related to size of MPO
- **2 Administrative Staff**
 - Office Manager
 - Administrative Clerk



“A vision without a plan is just a dream...”

What is Comprehensive Plan?



VISION

A shared community vision for where and how we want to grow

GOALS

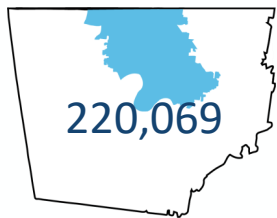
Community values, priorities, and goals

ACTIONS

A timeline and actionable steps for implementation



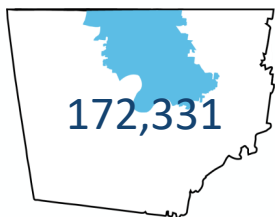
Why a Comprehensive Plan? *Rapid Growth*



2020 Population
Countywide



47,738 New Residents

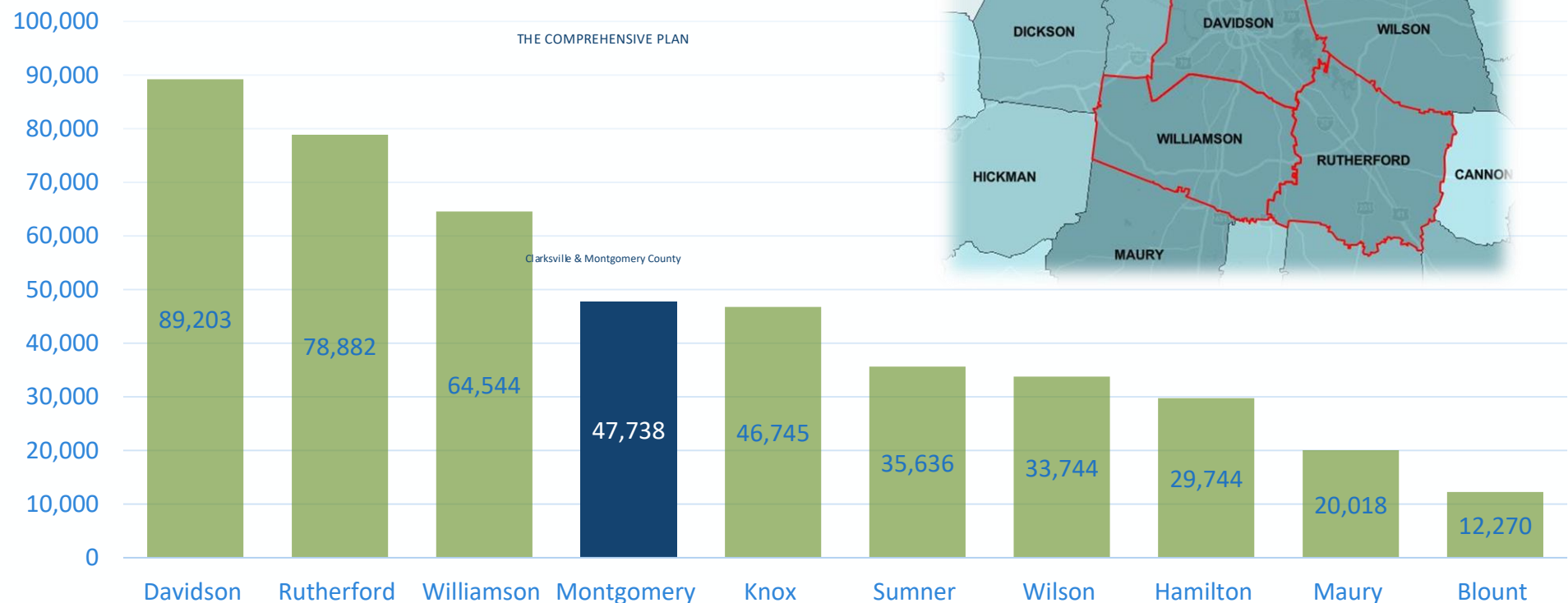


2010 Population
Countywide

Source: US Census 2020

27.7 PERCENT POPULATION INCREASE

TOTAL POPULATION INCREASE 2010 TO 2020



Why a Comprehensive Plan? *Guide for Future Development*



Balancing Competing Needs

1. **Fringe Development Vs. Infill**
2. **Housing:** How much and what types of housing do we need?
3. **Industry:** How much and what types of industry can we support?
4. **Roadway Capacity:** What are effects of our growth on traffic patterns and congestion?
5. **Prioritization of Funds:** How does the Community prioritize limited funds for capital improvements?
6. **Utilities:** What is the best strategy for growth for future utility needs?

Why a Comprehensive Plan? *Tennessee Law*



Tennessee Annotated Code 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.

- **Recommendations for the physical development of the area**
- Identifies deficiencies in services and facilities
- Character, layout of community centers and neighborhood units
- The General location and extent of public utilities and terminals for water, light power, sanitation, and transportation

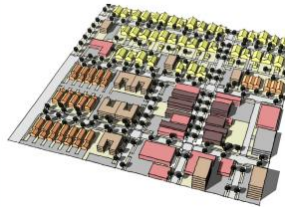
[Acts 1935, ch. 34, § 3; C. Supp. 1950, § 3493.3; T.C.A. (orig. ed.), § 13-503; Acts 2008, ch. 1150, § 6.]

Vision, Goal, Action - Examples



Envision CR

Cedar Rapids, Iowa



I. Goal - City policy should encourage **quality development and redevelopment within the City** limits and ensure that adequate land is available to accommodate anticipated development.

II. Initiative -

- **Analyze regulatory barriers** to mixed use and infill development, and **amend the municipal code to remove barriers and incorporate regulatory incentives** as part of the comprehensive update to the zoning code.

Lebanon Forward

Lebanon, Tennessee



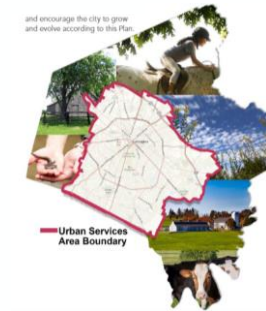
I. Priority- Provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and vehicles.

II. Strategies –

- Develop access management plans along major corridors, in coordination with TDOT.
- Identify multi-use path/trail connections between significant destinations.

Imagine Lexington

Lexington, Kentucky

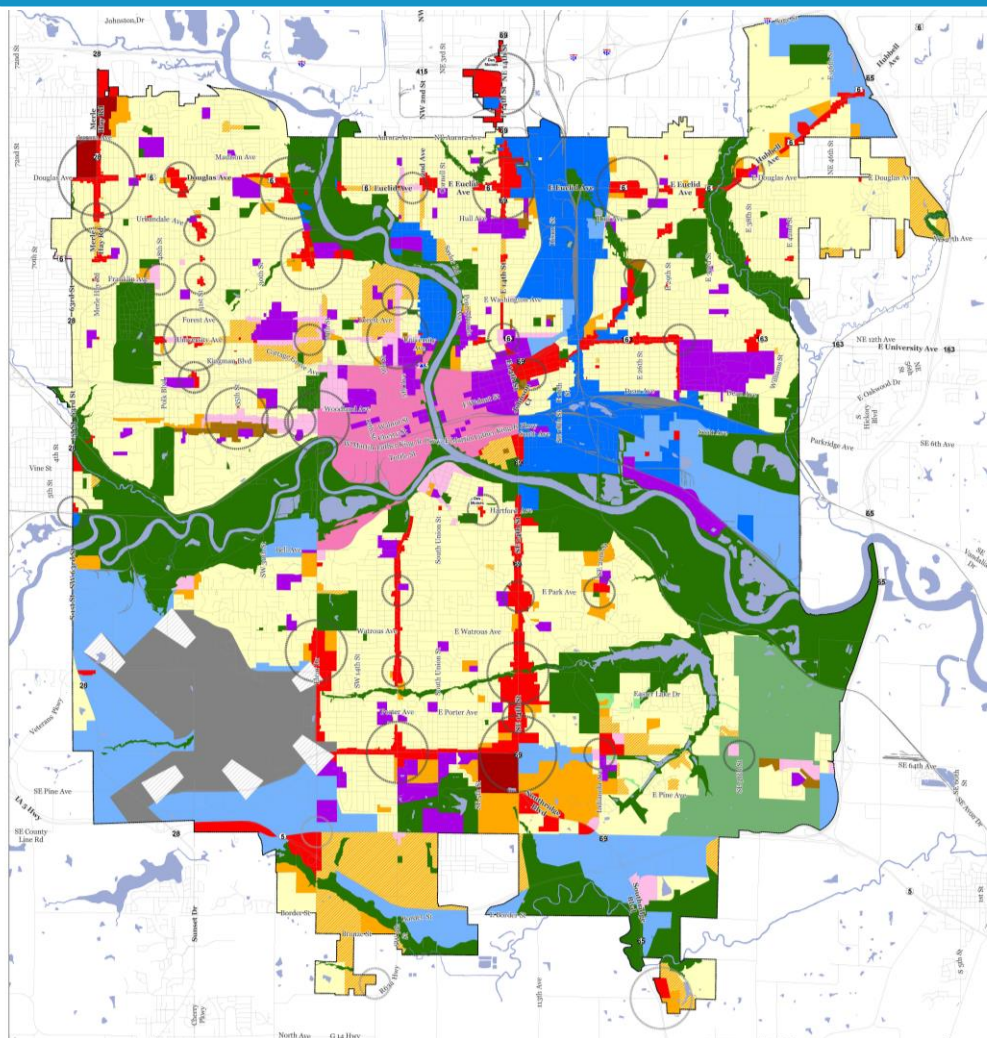


I. Theme - Balance Urban Growth and Rural protection.

II. Policies -

- Create a process for determining long term land use decisions involving the **Urban Services Boundary (USB)** and Rural **Activity Centers**
- Identify catalytic redevelopment opportunities to proactively expedite redevelopment in key areas that will ignite further economic growth.

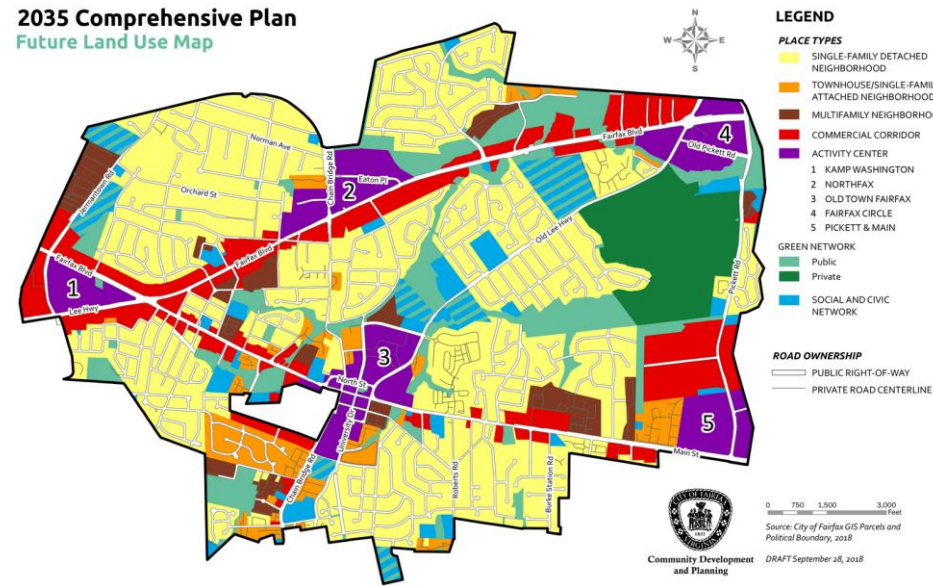
The Geography of the Vision *Land Use Map Examples*



Future Land Use: Des Moines, IA



2035 Comprehensive Plan
Future Land Use Map



Future Land Use: Fairfax, VA

A Comprehensive Plan is Informed By



Demographics

- Age,
- Population trends
- Household size,
- Income,
- Race
- Education,
- Home ownership/renter



Economic Market

- Housing Types
- Retail Types
- Office Space
- Industrial



Land Uses and Zoning

- Land use classifications
- Organization of land uses in relationship to each other and the other components of the plan



Natural Environment



- Recreation and Open Spaces
- Riparian Corridors
- Sink Holes
- Soils
- Wetlands

Utilities and Services

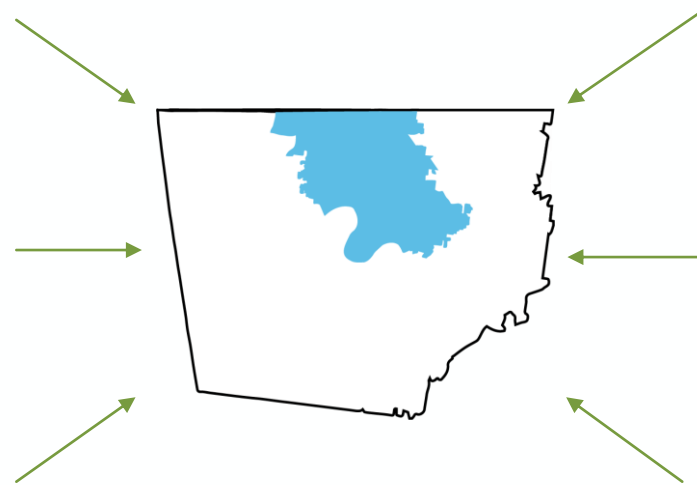


- Schools
- Fire
- EMS
- Sewer
- Water
- Stormwater

Transportation



- Current and projected capacity of the roadways
- Land use patterns, do they support walking, biking, transit
- Transit availability and convenience



The Consultant Team *Houseal-Lavigne Associates*



Houseal-Lavigne has worked with over 400 communities across the Country and developed over 140 Comprehensive Plans.

Areas of Expertise

<https://www.hlplanning.com/>

- Comprehensive Planning
- Downtown Planning
- Special Area Planning
- Corridor Planning
- Zoning and Design Guidelines
- Fiscal and Economic Impact Analysis

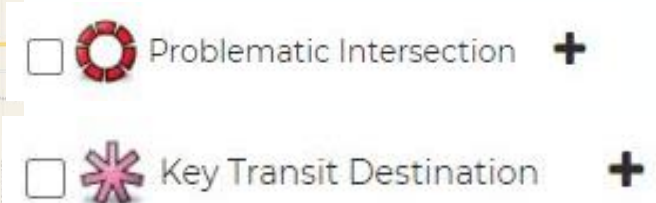
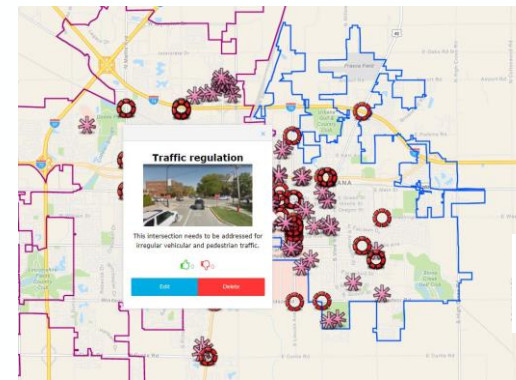
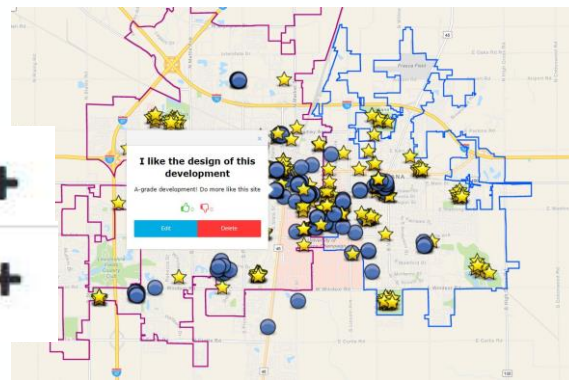
Future Scenario Modeling



3-D AND Immersive Visualization



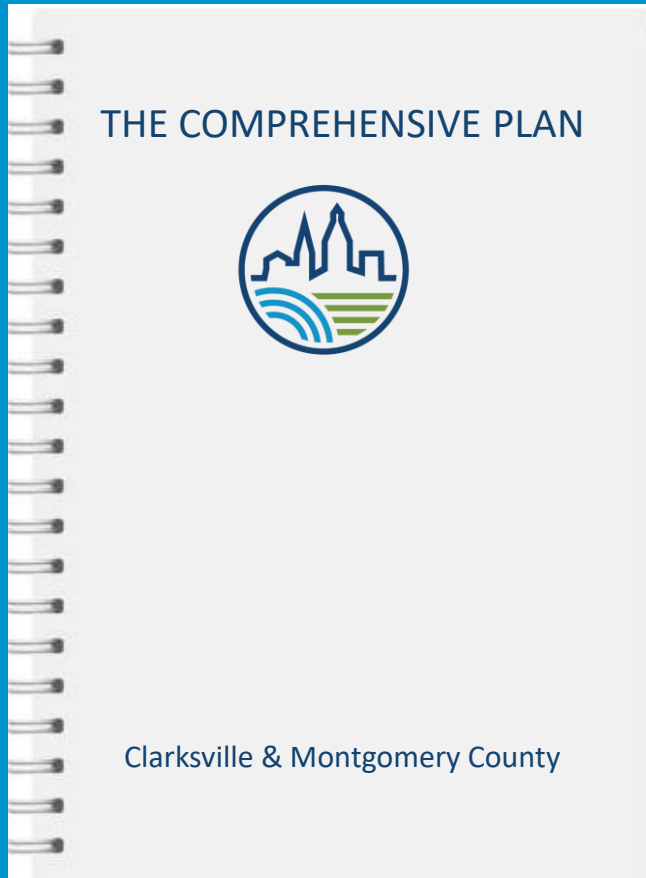
Crowd Sourced Mapping Tools



The Comprehensive Plan Will Inform



1) COMPREHENSIVE PLAN



2) POLICY and REGULATIONS

REGULATORY

Zoning Code
Subdivision Regulations
Growth Plan

POLICY DOCUMENT

Land Use Plan
Area Planning
Downtown Planning
Capital Investments
CIP and MTP

3) THE BUILT ENVIRONMENT





Think about a Place You Love

- Where are the buildings? do they frame a streetscape, park, public square?
- Where is the parking in relationship to the buildings?
- How did you move around this place. Park somewhere and walk, ride a bike, take transit?
- Were there features that made this place unique?
- Could you see people out and about enjoying this space?

Places We ♥ Love *and Places We don't care for so much*



PLANNEREZE

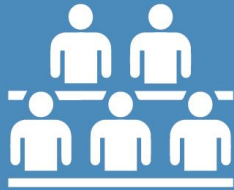
- Human Scale
- Street Edge
- Public Realm
- Sense of Place



Roles



RPC & CONSULTANTS



Project Management

Data Collection

Research and Analysis

Public Outreach

Plan Document

Plan Recommendations

Implementation

COMMITTEES



Technical

City and County Departments and
Key Stakeholders, Ft. Campbell,
APSU, IDB, CMCSS

Steering

Elected and appointed officials

Citizen/Stakeholder

Community leaders and allied
professions

RESIDENTS



**Define Vision, Guiding Principles and
Goals**

Provide Input on growth scenarios

Provide input on recommendations

**Provide knowledge of community
character and history**

Timeline and Process



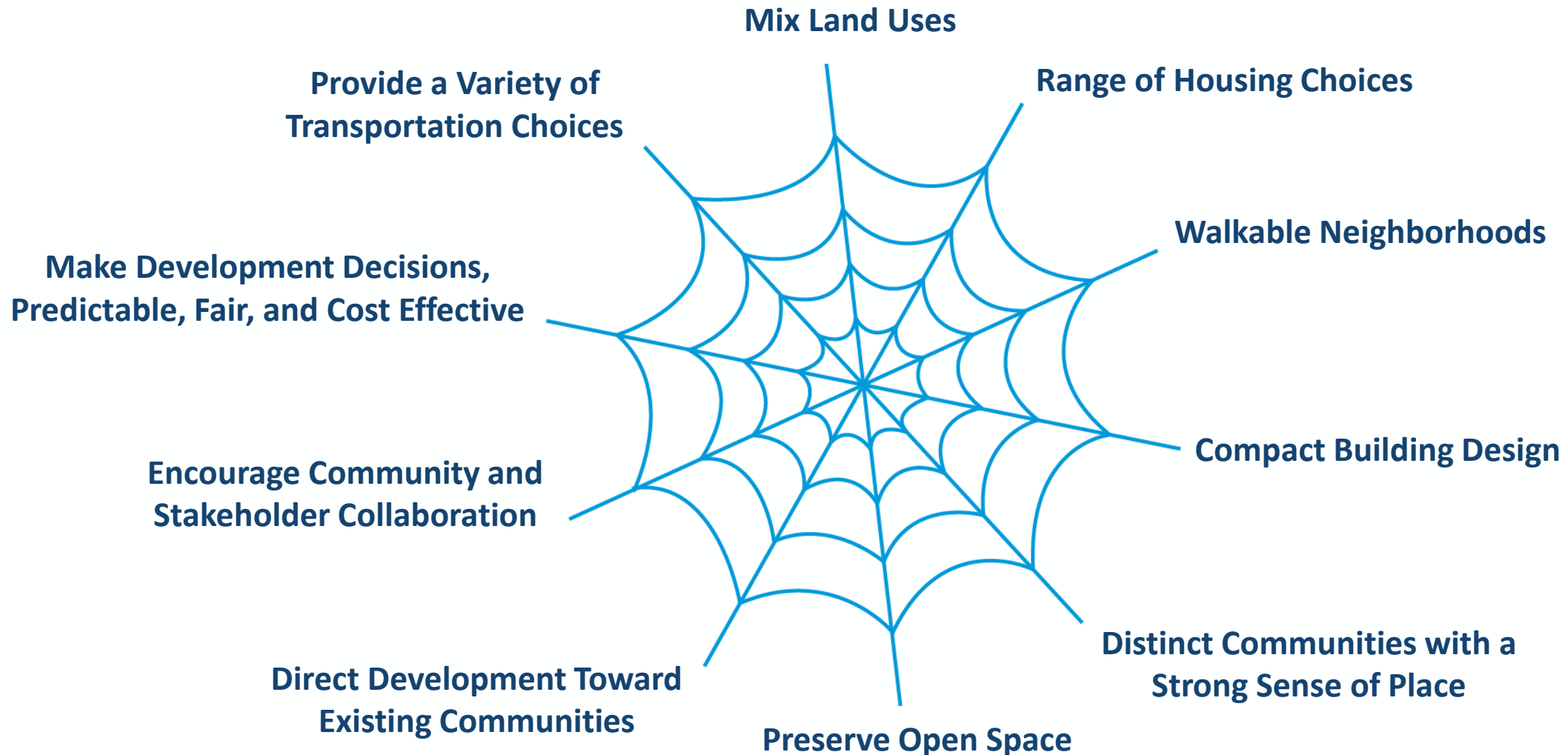
Part II

Planning Concepts:

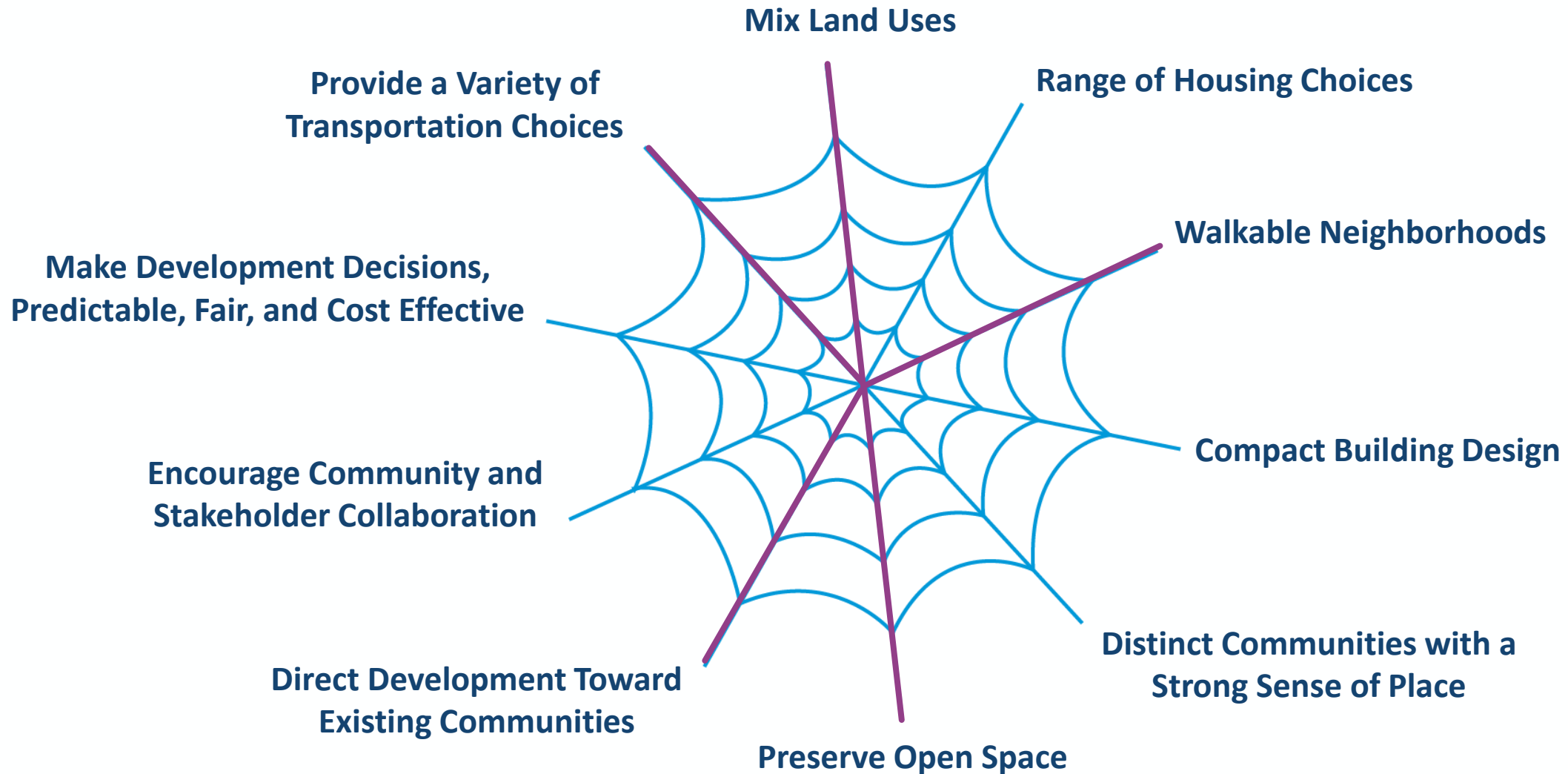
1. Smart Growth: 10 principles
2. Smart Growth and Fiscal Health
3. Complete Communities and Sprawl Repair
4. Transportation and Land Use



Smart Growth: 10 Principles



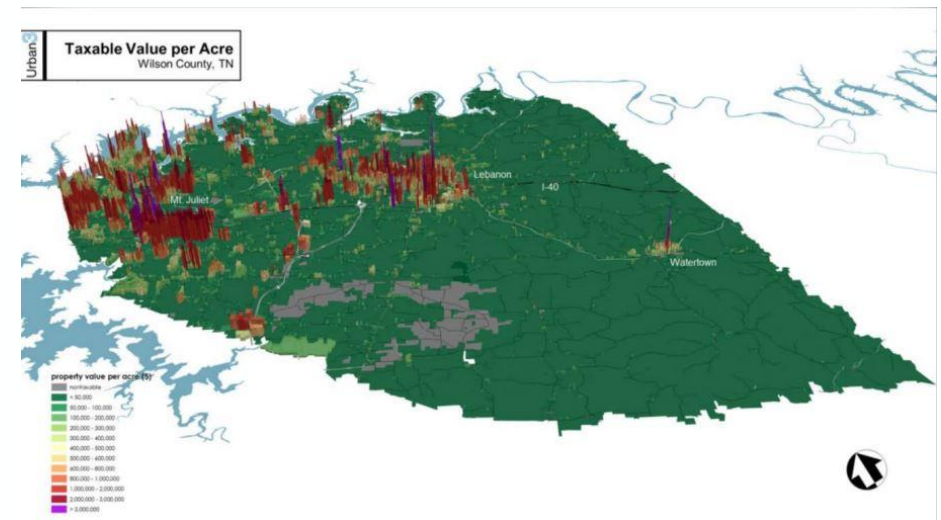
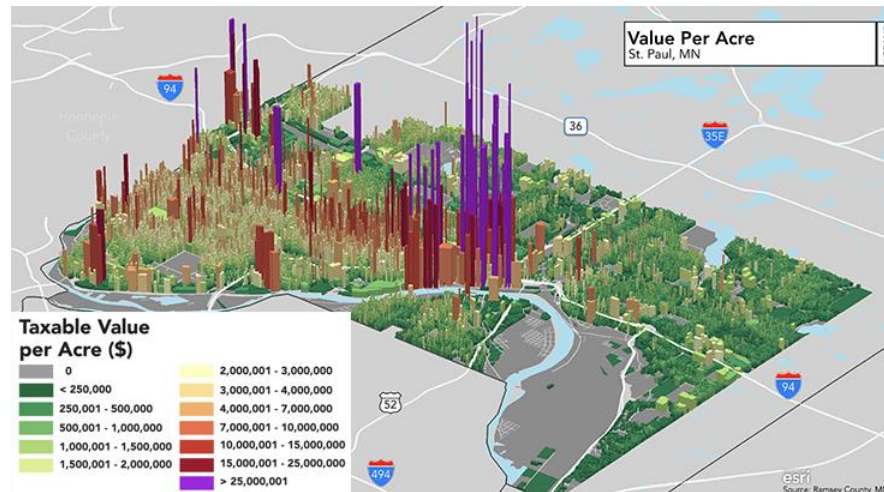
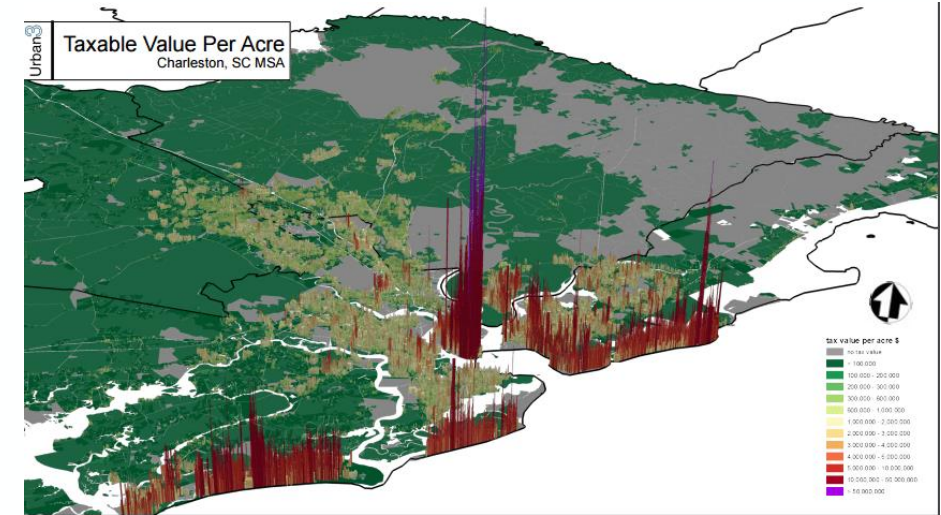
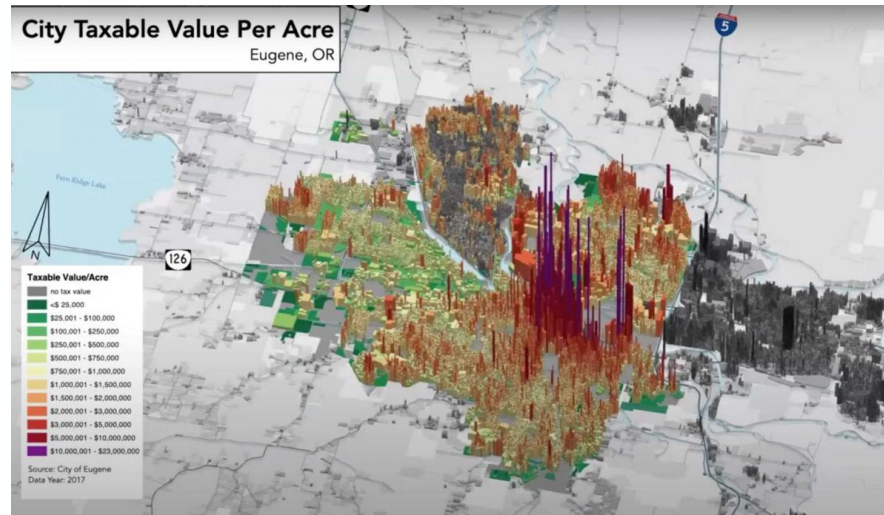
Smart Growth: Making the Connections



Fiscal Health and Smart Growth: *Taxable Value Per Acre*



URBAN³
urbanthree.com



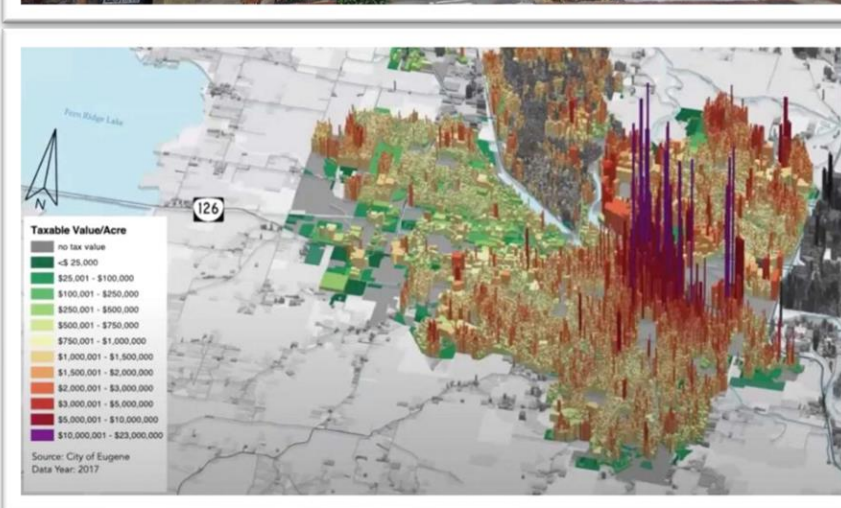
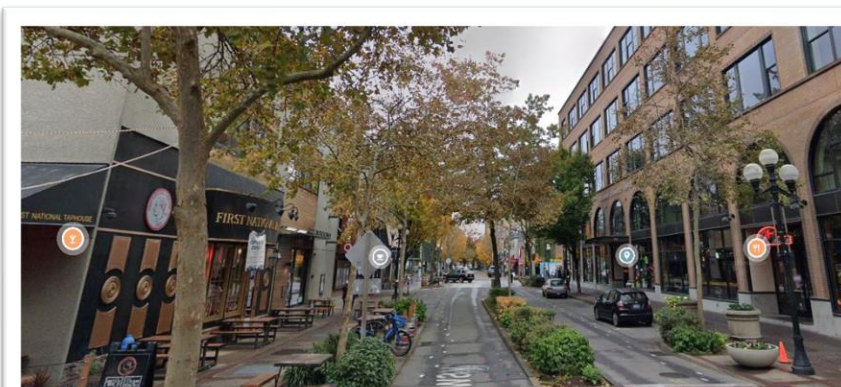
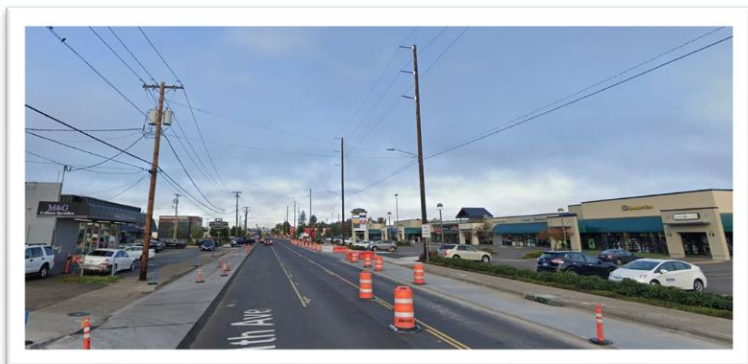
Fiscal Health Snapshot: Eugene Taxable Value Per Acre



Suburban: W. 11th Street
750 Thousand to 2 Million Per Acre

Downtown Adjacent Neighborhood
1 to 3 Million Per Acre

Downtown: West Broadway
10 to 23 Million Per Acre



Fiscal Health Snapshot: St. Paul Taxable Value Per Acre



Urban Residential

1.5 to 3 Million Per Acre

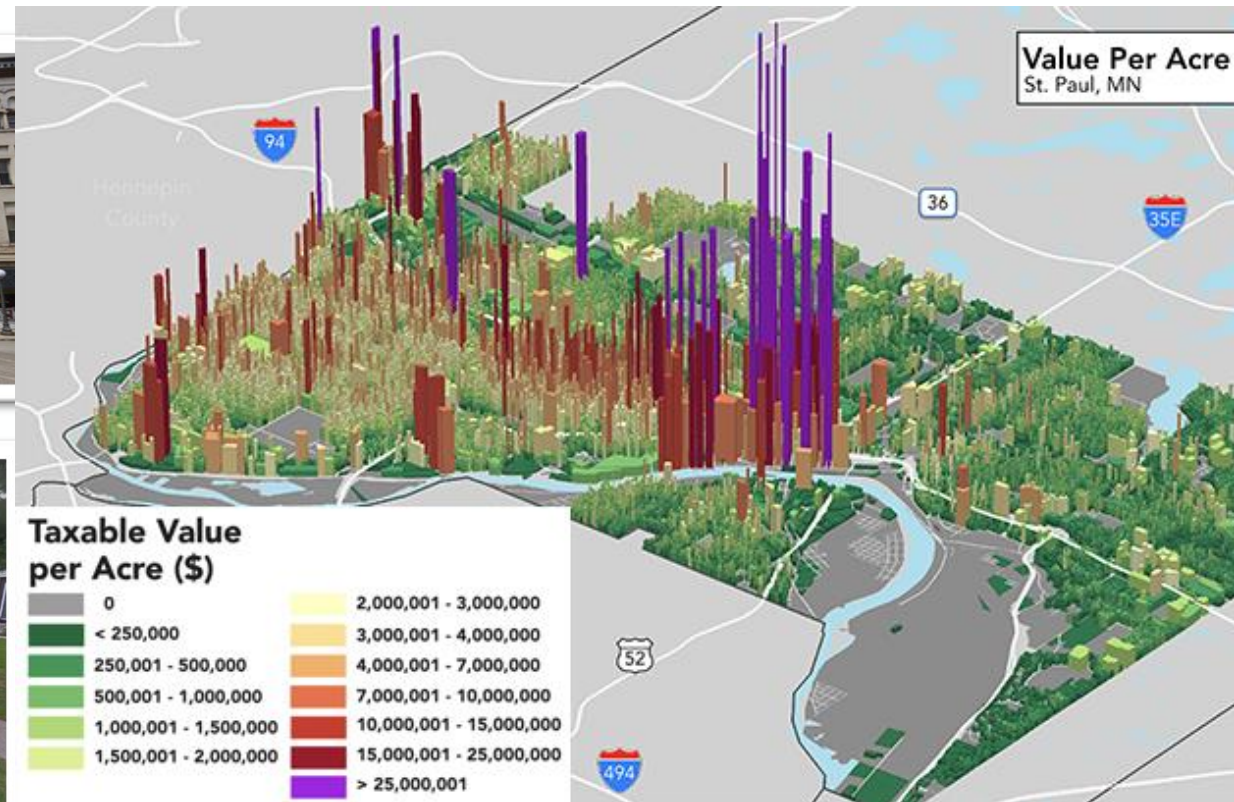


Urban Corridor

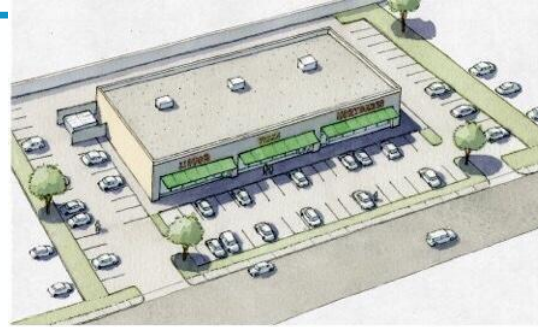
7 to 15 Million Per Acre

Downtown

> 25,000,001 Million Per Acre



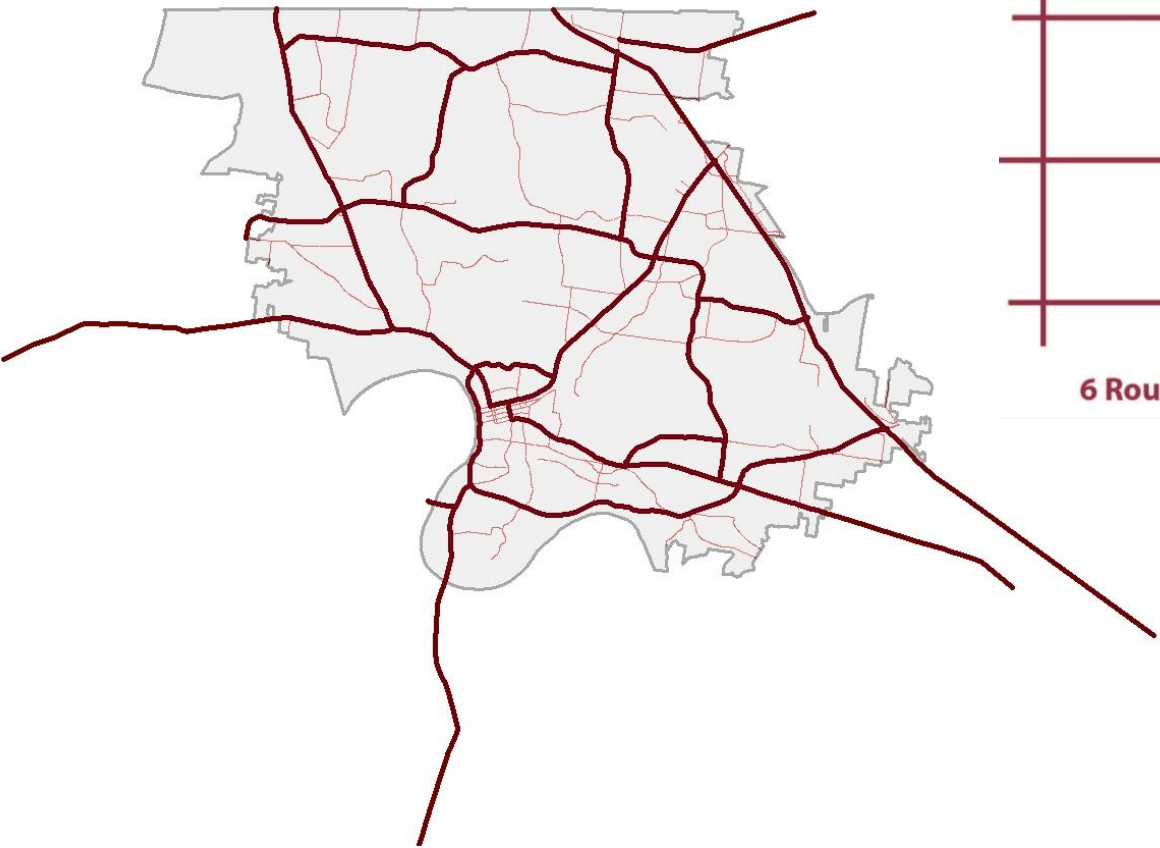
Sprawl Repair



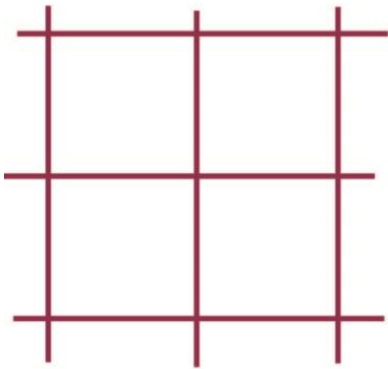
Sprawl Repair Tactics

- Orientation of Building and Parking
- Park Once Concept
- Pedestrian Connections
- Street Grid
- Mix up the Uses (Including Housing)

Transportation: Road Network

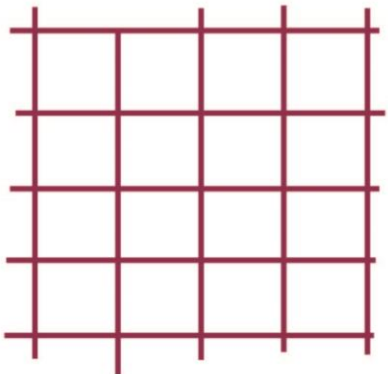


2 by 2



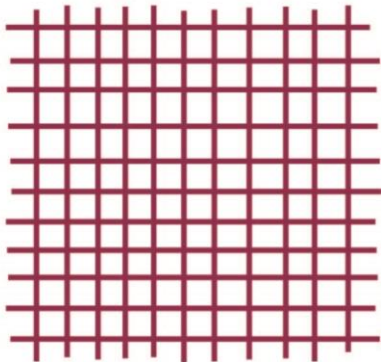
6 Route Options

4 by 4

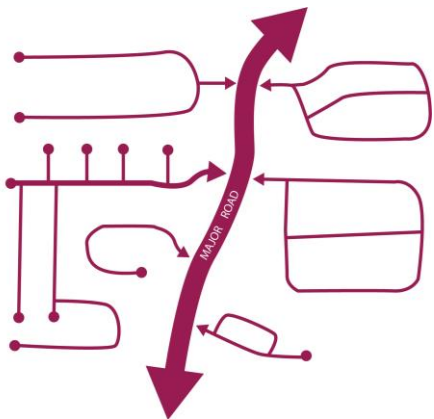
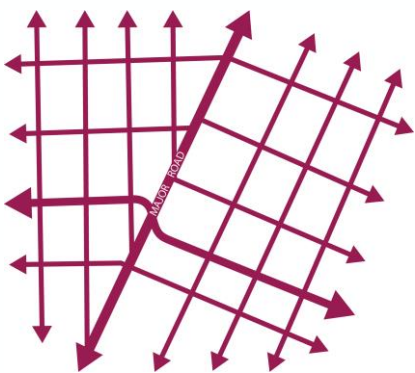


70 Route Options

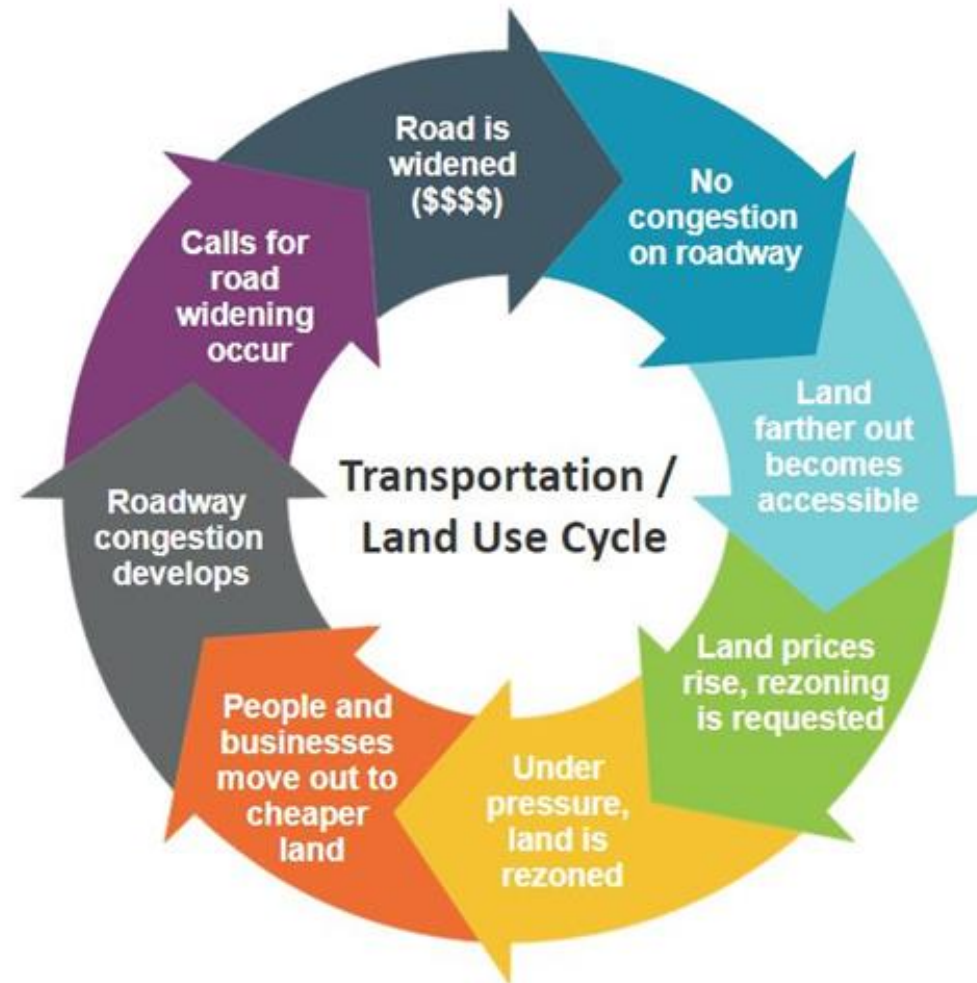
10 by 10



184,756 Route Options



Land Use and Transportation



Questions & Contact Info

compplan@cityofclarksville.com

jeffrey.tyndall@cityofclarksville.com

sarah.cook@cityofclarksville.com

Website: cmcrpc.com

Office: 931.645.7448

