

JEFFERSON COUNTY TENNESSEE

10 YEAR
PARKS & RECREATION
MASTER PLAN

OCTOBER 2021



ACKNOWLEDGMENTS

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JEFFERSON COUNTY TENNESSEE

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PREPARED BY



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An aerial photograph of a large, calm lake with a forested shoreline. In the background, there are rolling hills and mountains under a clear sky. A small, dark, cylindrical object is visible in the water in the lower left. A small red and white buoy is visible in the lower right.

1

Introduction



1 Introduction

1.1 GENERAL BENEFITS OF PARKS AND RECREATION

Parks play an important role in any community. They serve as places to gather, relax, compete, play, stroll, and learn. Research shows that contact with the natural world improves physical and psychological health. Additionally, physical exercise has been proven to increase health and reduce the risk of disease. Physical activity also relieves anxiety, improves mood, and enhances psychological well-being.

Evidence indicates when people have access to parks, they exercise more. Without accessible parks and open space, people are less likely to exercise regularly. City, suburb, and county residents should be provided park space close to home. As baby boomers grow into retirement years and the life expectancy of all generations continues to increase, the need for parks and recreation space that meets the needs of seniors will increase. As development continues to sprawl throughout the countryside, the preservation of natural areas will be more and more important.

According to the Tennessee Department of Health, Tennessee ranks 42nd among the 50 states in overall health, as reported by America's Health Rankings. According to the Population Health Institute, Jefferson County ranks in the top 25% of the healthiest counties among Tennessee's 95 counties for health factors. With these statistics in mind, planning for parks and recreation may be particularly important in promoting healthy lifestyles in Jefferson County.

“Just as water, sewer, and public safety are considered essential public services, parks are vitally important to establishing and maintaining the quality of life in a community, ensuring the health of families and youth, and contributing to economic and environmental well-being of a community and region.

There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment.

-National Recreation & Park Association, Why Parks and Recreation are Essential Public Services¹

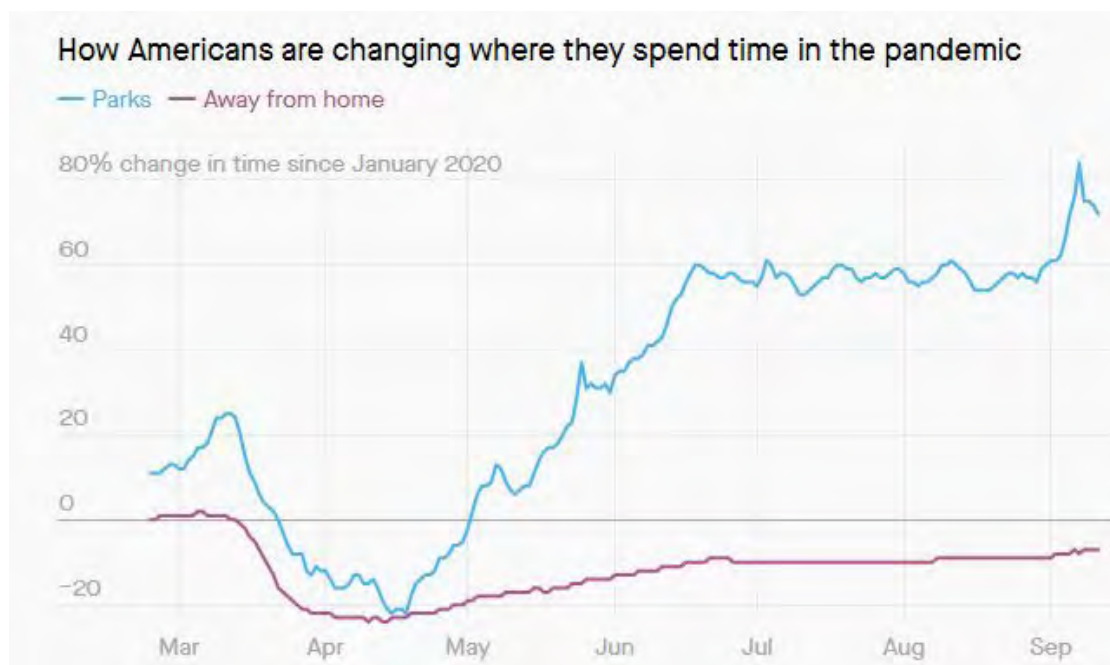


1.2 A NEW APPRECIATION FOR PARKS AND RECREATION

The planning process to develop this 10-Year Parks and Recreation Plan began in the summer of 2020, the first summer that this nation endured a world-wide pandemic, the COVID-19 virus. Jefferson County was affected as was every county in East Tennessee and the state. In communities across the country, parks and open spaces have seen dramatic increases in visitation in 2020 and 2021 as people sought refuge and respite from the COVID-19 pandemic. Citizens have been using public spaces in unprecedented numbers as places to exercise, be closer to nature, and socialize at appropriate social distances. The pandemic has elevated the value of parks and open spaces and has underscored the benefits of creating more public spaces with more equitable access.

“The pandemic has proven that parks are essential infrastructure. It’s a great paradox that parks have never been more used or appreciated than now. Everything else was shut down, and parks were a last refuge.” – Trust for Public Land (TPL)

There is empirical data to support the premise that parks and outdoor recreation have become more popular. It is well known that search engine platforms utilize GPS coordinates to track our location on our handheld devices. Google estimates that travel from home dropped as much as 23% in April of last year but increased 7% by September of 2020. Every destination Google was tracking, from retail to office to restaurants, saw a moderate to severe drop except one: parks, a category including everything from public beaches, dog parks, and marinas to national parks. After the initial impact of the pandemic, visits to parks increased 50% nationwide during the summer of 2020.



Quartz²

According to the National Park Service, “National Parks have never been more popular. The Great Smoky Mountains National Park experienced the second busiest year on record in 2020. In spite of the 46-day full park closure, visitation exceeded 12 million.” Likewise, Tennessee Parks and Conservation reported that “Record attendance set at TN State Parks in 2020 amid the pandemic. At some parks, we are seeing 30% to 40% over capacity.” Some cities in East Tennessee reported a two to three-fold increase in the use of their trails and greenways last year. The national Center for Disease Control, or the CDC, is the central agency for providing health guidance and recommendations during the pandemic. Their advice relative to



Staying physically active is one of the best ways to keep your mind and body healthy. In many areas, people can visit parks, trails, and open spaces as a way to relieve stress, get some fresh air, and vitamin D, stay active, and safely connect with others.



– CDC³

1.3 OTHER PLANNING STUDIES REVIEWED

Several other planning studies provided guidance and insight during the planning process. The documents and previous planning efforts were valuable tools during the development of the Jefferson County 10-Year Parks and Recreation Master Plan. These documents include:

- Cherokee Reservoir Land Management Plan, July 2001, Tennessee Valley Authority
- Douglas Reservoir Land Management Plan, November 2010, Tennessee Valley Authority
- Lakeway Region 2040 Long Range Transportation Plan, May 2017, Lakeway Metropolitan Transportation Planning Organization
- Tennessee State Wildlife Action Plan, 2015, Tennessee Wildlife Resource Agency
- Tennessee State Parks Business and Management Plan March 2013, Tennessee Department of Environment and Conservation
- Panther Creek State Park Business and Management Plan, 2013 tnstateparks.com
- Tennessee 2020, Vision for Parks, People, and Landscapes, Status Review and Update, 2015-2020, November 2016, Tennessee Department of Environment and Conservation





2

Executive Summary



2 Executive Summary

In 2020, based upon the knowledge that funding agencies would begin requiring 10-Year Parks and Recreation Plans in the near future, Jefferson County decided to proceed with a planning process and hired a consulting team to assist the County. The County elected to expand the planning process and invited the cities in the County to participate in the development of a 10 Year Parks and Recreation Master Plan. Since the Spring of 2020, the County along with the cities of Jefferson City, Dandridge, Baneberry, New Market and the consulting team have undertaken a systematic approach to evaluating parks in the County and participating cities and developing strategies to ensure that their park and recreation assets continue to play a vital role in their future. The ultimate goal is to create a plan that will guide Jefferson County, the cities of Jefferson City, Dandridge, Baneberry, and New Market in prioritizing future needs, improvements to existing facilities and programs, and financing strategies to maintain and improve their parks and recreation resources.

An extensive public input process was initiated in the early stages of the plan. As part of this input process, a community wide survey was undertaken; two public input workshops were conducted to discuss results of the survey and to gather more input; and interviews were conducted with stakeholders, civic organizations, and the County's and cities' staff. Comparisons to other similarly sized communities in Tennessee and across the nation were conducted. The information from these steps in the planning process became the basis for a needs assessment to determine existing and future needs of Jefferson County parks. The assessment included a prioritization of improvements to be made in the short term, medium term, and long term within the next ten years. The plan elements were then graphically depicted in a Draft Concept Plan.

This Draft Concept Plan was presented to the public and participants were asked for their input on the suggested elements of the plan. Once these suggested elements of the Draft Plan had been confirmed, the consulting team determined probable costs associated with these plan elements. An analysis was made of the local jurisdiction's financial capability to fund the planned improvements, and strategies were developed to best leverage local resources, grant opportunities, and long term debt. An evaluation was also made of the cities' and County's programs, organizational structure, and management capabilities. All of these elements were examined and this culminated in the final recommendations of the plan.

The recommendations of this plan have the overall goal of maintaining and improving parks and recreational facilities within Jefferson County to provide leisure time and active recreation for the County and its cities' population. The recommendations provided are for both physical improvements and organizational, management, and long term maintenance improvements. The recommendations can be grouped into these two categories as shown below:

Physical Improvements:

- ADA Compliance and Improved Accessibility at All Parks to Improve Community Health
- Upgrades to Existing Parks
- Continue Planning Initiatives for New and Improved Parks
- Stay Engaged with TVA about Possible New Waterfront Facilities
- Pursue Funding for a County-Wide Trails and Greenways Plan

Programming, Organizational, and Long-Term Maintenance:

- Formalize Joint Use Agreements
- Formalize Administration of Parks and Recreation at the Local-Level
- Explore the Creation of a County-Wide "Sports Foundation"
- Update Websites and Wayfinding



An aerial photograph of a river valley, likely the Green River in Jefferson County, Utah. The river winds through a deep, forested canyon. The right side of the image is partially covered by a large, solid blue rectangular overlay. Inside this overlay, the number '3' is displayed in a large, white, sans-serif font, and below it, the words 'Existing Conditions' are written in a smaller, white, sans-serif font.

3

Existing Conditions



3 EXISTING CONDITIONS

3.1 DEMOGRAPHICS

The demographics of an area have an impact on the use of park and recreation facilities and the need for new or changing facilities in the future. For example, if a population is aging, a plan for park and recreation improvements should provide for the needs of an older population. The following are population trends and projections, age and education, employment and income, and housing characteristics for Jefferson County, Jefferson City, Town of Dandridge, City of Baneberry, and City of New Market. Unless otherwise indicated, all demographic information presented below was collected from the U.S. Census.¹¹ See pg.135 for sources cited

Mossy Creek Station¹²



3.1.1 POPULATION HEALTH DATA

Public Parks and Recreation Facilities support communities through a host of benefits to health and wellness. Parks have been shown to increase rates of physical activity in the form of recreation as well as through active transportation, improve mental health outcomes, and reduce chronic disease in user populations. In an effort to best leverage public investment for community health outcomes, a review of Jefferson County health data was completed to identify health issues in Jefferson County that can be impacted through Parks & Recreation facilities planning efforts. Presented below are leading health issues in Jefferson County.

JEFFERSON COUNTY HEALTH FACTOR COMPARISON				
MEASURE	DESCRIPTION	Jefferson CO.	TN	US
Cardiovascular Disease Death Rate	Total cardiovascular disease death rate per 100,000 in adults ages 35 and older	484.4	514	462.2
Cancer	# of new cases reported for every 100,000 people	468.7	462.6	454.4
Diabetes	% of adults aged 20 and above with diagnosed diabetes	14.6%	11.6%	9.9%
Life Expectancy	Average period a person may be expect to live	76.3	76.3	77.9

Jefferson County has increased rates of cardiovascular disease, cancer, and diabetes. On average, Jefferson County residents also experience a higher number of “mentally unhealthy” days each month compared to Tennessee and US averages. Jefferson County residents experience a lower life expectancy when compared to US rates.

INFLUENCING HEALTH CONCERNS				
MEASURE	DESCRIPTION	Jefferson CO.	TN	US
Physical Inactivity	% of adults aged 20 and older reporting no leisure time physical activity	25.8	26.4	25.9
Adult Obesity	% of adults aged 20 and older that report a BMI > 30	35%	33%	29%

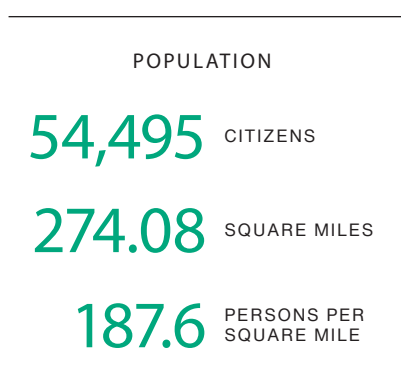
Over 37% of Jefferson County residents (over the age of 20) are obese, and over 26% of County residents report to engage in no leisure time activity. Physical inactivity and overweight/obesity are both influencing concerns in health outcomes related to cardiovascular disease, cancer, mental health and diabetes.

Disparities in health conditions and health outcomes are often observed and related to socioeconomic status as well as among race/ethnicity groups. For example, low income individuals have a higher risk of developing chronic disease, such as heart disease, cancer and diabetes. In addition, African Americans have a higher rate of premature death due to heart disease or stroke than Caucasians. The death rate from diabetes is two times higher for African-America women than for white women. Due to disparities seen among various communities of people, it is important to identify the demographics within and among the community.

3.1.2 JEFFERSON COUNTY

The estimated population of Jefferson County in 2019 was 54,495. Jefferson covers an area of 274.08 square miles. Therefore, the population density is 187.6 persons per square mile. The population is comprised of an estimated 91.8% Caucasian, 2.1% African American, 0.5% Native American, 0.7% Asian, 0.1% Native Hawaiian & Pacific Islander alone, and 1.4% of two or more races. Hispanic or Latino of any race comprise 3.8% of the population.

Between 2010 and 2019, the estimated population of the County increased 5.7% from 51,407 to 54,495. Over the same nine-years, the estimated statewide population grew by 7.6%, and the estimated nationwide population grew by 6.3%. According to researchers at the Boyd Center for Research at the University of Tennessee, over a ten-year period from 2018 through 2028, the population of the County is projected to increase by another 6.4% to a population of 57,730. Over the same period, the statewide population is projected to grow by 9%, and the national population is projected to grow by 5%. Between 2009 and 2016, the estimated median age in Jefferson County increased from 39.8 to 43.9. Estimated statewide and nationwide median age in 2016 was 38 years.³



JEFFERSON COUNTY POPULATION & AGE			
	Jefferson CO.	TENNESSEE	U.S.
% Population growth, 2010-2019	+5.7%	+7.6%	+6.3%
% Population growth, 2018-2028	6.4%	9%	5%
Estimated median age 2019	44 yrs	38.5 yrs	38 yrs

A large majority (85.3%) of the adult population in Jefferson County aged 25 and older has at least a high school education. However, the portion of those who have at least a bachelor's degree in Jefferson County (16.8%) is lower than the portion who have at least an bachelor's degree statewide (27.3%) or nationally (32.1%). Between 2018 and 2019, employment increased by about 0.3% in

Jefferson County. Over the same period, employment increased by about 1.5% statewide and 1.6% nationwide. Household incomes in Jefferson County grew faster than they did at the statewide level, increasing an estimated 9% between 2009 and 2016. Over this same period, statewide and nationwide household incomes grew by an estimated 8%.⁴

JEFFERSON COUNTY EDUCATION, EMPLOYMENT, & INCOME			
	Jefferson CO.	TENNESSEE	U.S.
% Obtained bachelor's degree or higher	16.8%	27.3%	32.1%
Employment change 2018-2019	0.3%	1.5%	1.6%
Household income change 2009-2016	9%	8%	8%

3.2 REGIONAL CONTEXT

Recreational opportunities operated by both the federal government and the State of Tennessee are important considerations when discussing facilities and assets available to the residents of Jefferson County. Several are available within the County, namely reservoirs constructed and maintained by the Tennessee Valley Authority (TVA), and more recreational assets are within easy access in the region of the five counties adjacent to Jefferson. These regional amenities are documented in this section of the plan.

Douglas Dam¹³



Jefferson County is located just northeast of Knoxville and southwest of Morristown in the East Tennessee Valley. The county is ranked 27th in population among the states 95 counties and has an area of 274.08 square miles of those total square miles, 40 square miles are reservoirs and water ways making outdoor recreation a vital sector of the county's economy. Jefferson County is bounded to the west by the TVA Cherokee Reservoir (Cherokee Lake) and the Holston River and to the south by the Douglas Reservoir (Douglas Lake) and the French Broad River. Douglas Reservoir (Douglas Lake), also maintained by TVA is prominently located in the central and southern sections of the County. Most of Douglas Lakes 30.4 acres, created by impounding the French Broad River, are located in Jefferson County.

Interstate 40 traverses east and west through Jefferson County and splits from I-40 just north of Dandridge. I-40 is one of the most traveled highways in the country and the third-longest in the US. These interstate connections provide tremendous exposure and opportunity for the Jefferson County economy. I-40 and I-81 are also links to the national population's access to the many regional assets within and surrounding the County. I-40 enters Jefferson from Knox County from the west and provides easy and direct access to the Cherokee National Forest in neighboring Cocke County and Sevier County. To the south, are the gateways to the Great Smoky Mountains National Park (GSMNP) of Pigeon Forge and Gatlinburg. I-81 provides direct access to Grainger and Hamblen counties, the remaining two adjacent counties to the north of Jefferson. Figure 3.4 is a map indicating the locations of regional recreational assets that can be found in the region of Jefferson County and the five adjacent counties in East Tennessee.

3.2.1 NATIONAL FOREST AND PARKS

Fifty-four (54)% of the 430 respondents to the county-wide survey indicated that they participated in walking, hiking, and biking along the trails in the region. Just a short trip southeast of Jefferson County will result in encountering either the northern section of the Cherokee National Forest or the Great Smoky Mountains National Park (GSMNP). Both offer hundreds of miles of trails for walking, hiking, biking, and equestrian opportunities. The GSMNP is the most visited park in the country's national system and contains over 800 sq. miles of forests and some of the highest mountains in eastern North America. There are 850 miles of trails and unpaved roads in the park for hiking, including 70 miles of the Appalachian Trail (A.T.). After hiking, sightseeing and fly fishing are the most popular activities in the park. The Great Smoky Mountains also provides numerous campgrounds and roadside picnic areas¹⁴.

[The Cherokee National Forest](#) is located both to the north and south of the GSMNP and also runs along the Southern Appalachian Mountains of East Tennessee. The 650,000 acre Forest is the largest tract of public land in Tennessee and adjoins other national forests in Virginia, North Carolina, and Georgia. Because the national forests are less restrictive than national parks, visitors can enjoy a variety of activities including mountain biking, hunting, horseback and ATV riding, whitewater rafting, sightseeing, and camping. There are 600 miles of non-motorized trails in the Cherokee National Forest including nearly 150 miles of the A.T. Like the GSMNP, there are numerous locations in the Cherokee National Forest for picnics, camping and fly fishing¹⁵.



Douglas Dam Construction¹⁶















3.2.2 THE TVA AND JEFFERSON COUNTY

The Tennessee Valley Authority (TVA) a national publicly owned corporation, was created by the U.S. Congress in 1933 to provide navigation, flood control, electricity generation, and economic development to the Tennessee Valley. Today, the TVA serves all of the 95 counties of Tennessee, operates 19 hydroelectric dams and manages 33 reservoirs in Tennessee. Those reservoirs total over 7,000 miles of shoreline and an adjoining 170,000 acres of public land¹⁷.

Douglas Lake

The main body of water in Jefferson County is TVA's Douglas Lake. The Douglas Dam, which impounds the lake was built by TVA and completed in the 1940's. The lake is about 28,000 to 30,400 acres, depending on lake levels. The dam is located just over 32 miles upstream from the confluence of the French Broad and Holston Rivers, which form the Tennessee River. The Douglas Lake inundates about a 40-mile stretch of the French Broad between the Douglas Dam and the Irish Bottoms area near Newport¹⁸. The lake welcomes more than 1.7 million visitors in a typical year and is surrounded by mountains and rolling hills along the 513 miles of shoreline. It is a popular destination for boating, fishing, camping, picnicking and swimming. Fishing is one of the most popular activities at Douglas Lake. The lake has been named a top "100 Best Bass Lake" by Bassmaster and hosts many national and regional tournaments year round¹⁶.

Figure 3.2 Douglas Reservoir Recreation Area Matrix created by the TVA to indicate the recreation amenities available on Douglas Lake¹⁷

Douglas Reservoir	Camping	Lodging	Showers	Boat Ramps	Marina	Gas	Picnic Shelter	Playground	Swimming Area	Fishing Piers	Trails	Golf Course	Visitors Center	Restaurant
Recreation Area														
Cowboy's Dock (865-397-2529)		M		X	M									X
Dandridge Ramp (423-587-7037)				X										
Douglas Lake Campground (865-397-2998)	E		X	X			P	C	P					
Douglas Tailwater and Headwater (Dam Reservation)	E N D		X	X			A P	P	B	X	M		O	
Fancher's Willow Branch Campground (865-397-3510)	E D	C	X	X	M		P	C	P					
Gator Point Marina (865-908-4000)	E			X	M C	X	A							X
Griffin Island	E			X			P							
Griffin Island Campground		C		X			A P							
Indian Creek Boat Dock (865-397-7286)	E	M C		X	M	X								
Island View Boat Dock		M		X	M									
Lake Cove Resort (865-397-4080)	E	C		X				P C	P			X		
Lakeshore RV Park (865-397-4001)	E			X	M									X
Leadvale Ramp (423-587-7037)				X										
Mountain Cove Marina/Sevier County Park (865-654-5313)	E D	C		X	M P C	X								X
Mountain Harbor Inn (865-397-1313)		M		X	M									
Nina Boat Ramp (423-587-7037)				X										
Rankin Ramp (423-587-7037)				X										
Shady Grove Boat Ramp (800-882-5263) *				X										
Shady Holler Campground (865-397-4854)	E D			X									O	
Smokey View Campground (865-397-3321)	E			X										
Spring Creek (423-587-7037)				X										
Swanns Marina (865-397-2182)	E	C		X	M P C	X			B					
Terry Point Campground (865-397-7928)	E D		X	X			P	P	P	X				
The Point Marina and Resort (Dandridge Municipal Park)	E			X	M P C	X	A							X
Walters Bridge Ramp (423-587-7037)				X										

Updated 2011

TVA operates the Shady Grove Dock and Boat Ramp off of Hwy 139 in Jefferson County on Douglas Lake. TVA owns and licenses operations of two campgrounds near Douglas Dam: the Douglas Headwater and the Tailwater Campgrounds. The Headwater Campground contains 60 campsites and several primitive tent sites. The facility also includes a boat ramp, swimming, beach and picnic area. The 1-mile trail, Trotter Bluff, is located near the entrance to the campground. The Tailwater Campground is located on the tail end of the dam and has 61 campsites located directly on the waterfront. Amenities include a playground, public day use fishing area, boat ramp, picnic tables and 2 large group pavilions (www.Tennesseerivervalleygeotrousim.org). At last count, there are over a dozen other campgrounds along the lake, over two dozen boat ramps and at least 10 marinas. Figure 3.2 “Douglas Reservoir Recreation Area Matrix” provided by TVA indicates the various recreation amenities available on Douglas Lake. Most of the recreation areas have websites and telephone numbers are available on the matrix. Another excellent source of recreation opportunities on Douglas Lake can be found on various links at www.douglas-lake.org.

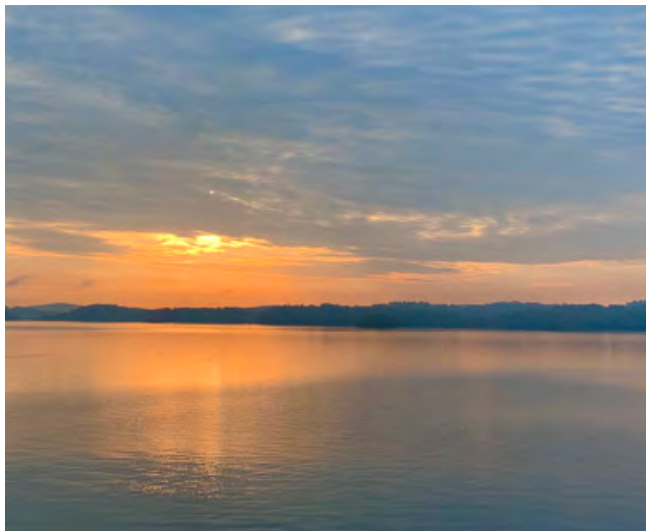
Cherokee Lake

Cherokee Reservoir or Lake is located at the intersection of Jefferson County’s northern border with Hamblen and Grainger counties. The lake was created with the completion of TVA’s Cherokee Dam in 1942. The lake is fed by multiple sources, including a series of natural creeks and runoff waters. The southern end of the lake is in Jefferson County. Portions of Jefferson City, the County’s largest city, adjoins the southern shores of Cherokee Lake. The lake is drained into the Holston River that creates the Grainger/Jefferson border. In total, Cherokee Lake has 28,780 acres of surface area and extends for 400 miles of shore line. The dam and reservoir were named after the Native American tribe that flourished in the area before the influx of settlers²⁰.

Over the last 80 years, Cherokee Lake has transitioned into a popular tourist and recreation destination. According to the Tennessee Wildlife Resource Agency (TWRA), there are more than a dozen marinas or boat docks along the shoreline of Cherokee Lake and 34 public boat ramps and access points. Panther Creek State Park, commercial boat docks, lakefront resorts, campgrounds, and other lakefront amenities attract extensive recreational use such as swimming, boating, paddling, camping, water sports and fishing²¹.



Cherokee Dam¹⁶



Cherokee Lake²²



Panther Creek State Park Overlook²³

Cherokee Reservoir																
Recreation Area	Camping	Lodging	Showers	Boat Ramps	Marina	Gas	Picnic Shelter	Playground	Swimming Area	Fishing Piers	Trails	Golf Course	Visitors Center	Restaurant		
Bean Station Ballfields (865-993-0118)								C								
Black Oak Dock (865-673-8171)				X	M P C	X	A									
Byrd Springs Ramp (423-587-7037)				X												
Caney Creek (423-587-7037)				X												
Cardinal Cove Resort, Inc (423-593-8441)			X	X	M P	X	A P		B P	X						
Cedar Hill Dock (865-673-8171)				X	M P C	X	A									
Cherokee Dam Ramp (423-587-7037)				X												
Cherokee Dam Reservation (800-882-5263) *	E D		X	X			A P	P C	B		M		O			
Cherokee Lake Campground (423-272-3333)	E	C			M				P							
Cherokee Marina (423-272-6120)				X	M	X	A									
Cherokee Park (423-586-0260)	E N		X				A P	P	P	X						
County Line Ramp (423-587-7037)				X												
Everheart Campground (423-587-3559)	E		X	X			P	P								
Fall Creek Dock - Heron Point (423-581-4701)	E N			X	M P C	X										
Gap Branch Ramp (800-882-5263) *				X												
German Creek Ramp (423-587-7037)				X												
German Creek Resort (865-767-3505)				X	M P	X										
Gilmore Dock, Inc (865-767-2177)			X	X	M C	X										
Grainger County Park (865-828-3513)				X			A P	P								
Greenlee's Fall Creek Campground (865-587-8866)	E N		X	X			P		B							
Greenlee's May Springs (865-828-6174)	E N		X	X	M C	X	P	C	B			X				
Greenlee's RV & Marine (865-828-5088)	E	C	X	X	M C	X	P	C	B							
Hamblen County Boat Dock (423-586-2939)				X	M P C	X										
Highway 25E Pier (423-587-7037)										X						
John Sevier Campground (800-882-5263) *	N D			X			A									
Kidwell Ridge Ramp (423-587-7037)				X												
Lakeside Campground (423-272-5631)	E			X			P	P								
Lakeside Marina (865-993-5708)				X	M	X	A		R	X						
Lambdin Branch Ramp (423-587-7037)				X												
Malinda's Ferry Ramp (423-587-7037)				X												
Mossy Creek Wildlife Viewing Area (865-471-3470)											M					
Oak Grove Ramp (423-587-7037)				X												
Panther Creek State Park (423-587-7046)	E G D		X	X			A P	P C	P		M		C O			
Quarryville Ramp (423-587-7037)				X												
Tate Springs Ramp (423-587-7037)				X												
Taylor's Lakeside Campground (865-993-6999)	E				M											
Twin Churches Ramp (423-587-7037)				X												
WA-NI Village Boat Dock (865-828-5547)	E	M	X	X	M	X	A P	P C	B	X						
Wildcat Creek (Frog Pond) (423-587-7037)				X												

Updated 2011

* Operated by TVA

TVA does not guarantee that this information is current or accurate.

Camping	Lodging	Picnic Area/Shelter	Playground	Swimming Area	Trails	Visitors Center
E Campsites with Electricity/Water	M Motel/Hotel	A Picnic Tables	P Children's Play Equipment	B Beach	W Walking/Running Trail	C Visitor Center
N Campsites without Electricity/Water	C Rental Cabins	G Group Picnic	C Play Court	P Swimming Pool	B Bike Trail	O Visitor Overlook
G Group Camp Facilities		P Picnic Pavilion			Q Equestrian Trail	M Museum or Nature Center
D Dump Station					H Hiking Trail	
					I Hiking Trail - Interpretive	
					M Miscellaneous Trail	
					R Off Road Vehicle Trail	

Showers / Boat Ramp / Gas / Fishing Piers / Golf Course / Restaurant	Marina
X Recreation Facility is Located on the Indicated Reservoir	M Marina/Boat Dock
	P Boat Sewage Pumpout
	C Certified Clean Marina

Figure 3.3 "Cherokee Reservoir Recreation Area Matrix" provided by TVA (tva.com), like the Douglas Lake Matrix, indicates the various recreation amenities available to the public on Cherokee Lake. Other sources of information on the amenities of Cherokee Lake include www.cherokee-lake.org and

Since the lake has a greater fish density than most reservoirs maintained by TVA, it has become one of the most popular fishing destinations in East Tennessee. In 2019, Cherokee Lake was ranked #20 by Bassmaster in the top 25 bass fishing lakes in the Southeastern U.S. In October 2020, the lake was the location of the Bassmaster Eastern Open Tournament, just one of many popular tournaments and events head each year on the Lake²⁴.

TVA operates the Cherokee Dam Campground which is located in Jefferson City on the upstream side of the Cherokee Dam. The campground has a total of 44 campsites and other recreation opportunities near the campground include, swimming, boating and hiking. An easy Cherokee Cross Country Trail (less than 1 mile) provides spectacular views of the Cherokee Lake and Cherokee Dam. The TVA once operated the May Springs Recreation Area but now leases operations to a private manager. The area at more than 1,000 acres near Rutledge in neighboring Grainger County, offers a full service dock, camping and picnic sites, swimming beach, rental cabins, playgrounds, pavilions, and volleyball and basketball courts. The John Sevier Campground was closed by TVA in 2013, but the walking trail and boat ramp remain open. TVA also maintains the Gap Branch boat ramp on Cherokee Lake and the Noeton Resource Management Unit close to Bean Station²⁶.

In 1937, Tennessee State Parks were established to protect and preserve the unique natural, cultural, and historic resources of Tennessee. The public interest has also been served by a variety of benefits for citizens and communities produced by the state park system, promoting stronger communities and healthier citizens through diverse resource-based recreation while conserving

3.2.3 TENNESSEE STATE PARKS AND NATURAL AREAS



Map of Tennessee State Parks²⁷



Adjoining Counties- Knox and Hamblen

the natural environment. There are 56 park locations across the state that contain 1,300 miles of trails, 372 cabins, 36 campgrounds and 80+ waterfalls. While there are no state parks within Jefferson County, there are two located in adjacent counties that are only a short drive for its citizens.

Panther Creek State Park

On the southern shore of Cherokee Lake in neighboring Hamblen County, sits the 1,444 acre Panther Creek State Park. Cherokee Lake provides year round catches of bass, crappie, bluegill, catfish, rockfish and bream. The park has 17 different hiking trails covering more than 30 miles of terrain at all levels of difficulty. Hikers can enjoy magnificent views of Cherokee Lake at the Cumberland mountain. There are also more than 15 miles of mountain biking trails and 7 miles of horseback riding trails with more under construction. The park also offers paddling rentals, a playground area near the Olympic-size pool, a boat ramp and campgrounds with over 50 sites with bathhouses and restrooms. The park also includes an acclaimed and well used disc golf course. The county-wide survey for the residents of Jefferson County revealed this facility as the most popular attraction in neighboring counties for survey respondents²⁸.

Seven Islands State Birding Park

Just a few miles southwest of Jefferson in neighboring Knox County is Seven Islands State Birding Park, which encompasses 416 acres of aquatic and grassland habitats along the French Broad River. The peninsula of land features more than 8 miles of natural trails, rolling hills, and views of the Smoky Mountains. In addition to being a wildlife refuge and bird sanctuary popular for hiking and wildlife observation, the park is a research and educational facility with more than 190 species of birds. Other popular amenities at the park include fishing areas, a small boat launch, and a paved greenway for cyclists. The scenic hiking trails wind around the refuge and are ideal for wildlife observation²⁹.

Tennessee Natural Areas Program

The Tennessee Natural Areas Program was established to provide oversight and management of Tennessee designated state natural areas. There have been 84 natural areas designated since the passage of the Natural Areas Preservation Act of 1971. Most designated natural areas are managed by the Department of Environment and Conservation (TDEC). In addition, the program administers the Natural Areas Registry Program which develops non-binding voluntary agreements with private and public landowners to voluntarily protect sites of biodiversity and ecological importance. Because the natural areas are sensitive, the only recreational opportunities allowed on these areas are day

hikes. There are two state designated areas in the region of Jefferson County: House Mountain in adjacent Knox County and Roundtop Mountain in neighboring Sevier County.

House Mountain is a 527 acre natural area in Knox County that is cooperatively managed by Knox County with the state. The 2,100 foot crest of House Mountain provides significant vistas for hikers upon the parallel ranges of the Unakas to the southeast and the Cumberlands to northwest. There are 4 miles of trails at House Mountain.

Roundtop Mountain is a 237 acre natural area in the southwest corner of Sevier County west of Wears Cove Gap and is contiguous with about one mile of the Great Smoky Mountains National Park boundary. The area is co-managed between the state and the National Park Service. Roundtop Mountain is fully accessible to the public. Limited parking is provided at Metcalf Bottoms. More specific information on the state's Natural Areas Program and links to each individual area can be found at www.tn.gov/environment/program-areas/natural-areas-program.html.



House Mountain³¹



Seven Islands State Birding Park²⁷

3.2.4 TENNESSEE WILDLIFE MANAGEMENT AREAS

The Tennessee Wildlife Resources Agency (TWRA) manages wildlife habitat on its Wildlife Management Areas (WMA) and promotes habitat improvements, operates fish hatcheries, enforces wildlife laws, and provides opportunities for the public to hunt, fish, watch wildlife and participate in outdoor recreational opportunities that are consistent with realistic conservation principles. According to the agency's 2014-2020 Strategic Plan, the agency's primary purpose is considered in four core functions. The four core functions of the agency and their associated goals are Wildlife Resource Management, Outdoor Recreation, Law Enforcement, and Information and Education.

TWRA broadly defines outdoor recreation as any leisure activity that takes place outside. TWRA actively promotes fishing, hunting wildlife viewing, and boating. While these activities remain the Agency's primary focus, there are other activities that are, or could be welcomed on TWRA lands. These include, but are not limited to camping, hiking, canoeing, horseback riding, off-highway vehicles, bicycle riding, rock climbing, and geo-caching. Wildlife Management area managers have identified at least 20 varieties of outdoor recreation occurring on TWRA lands.

Non-Traditional outdoor recreation occurring on TWRA Lands:

- Artifact Hunting – Arrowheads
- ATV Riding
- Berry Picking
- Camping (Designated and Non-Designated Areas)
- Fishing
- Flower Gathering
- Geo-Caching
- Hiking
- Horseback Riding
- Jeeping/Mud Buggies
- Maintaining Cemeteries – Family Access
- Metal Detecting
- Mountain Bike Riding
- Photography
- SCUBA Diving
- Sight Seeing
- Skeet Shooting
- Swimming
- Target Practice
- Wildlife Watching

TWRA owns approximately 400,000 acres of WMA's, refuges, and Agency fishing lakes. Seven wildlife management areas are located in or near Jefferson County (see note). The locations and descriptions of those 7 WMA's are as follows:



TWRA Logo³¹

Henderson Island Refuge is a 525-acre refuge on Douglas Lake near the Town of Dandridge. A six-acre impoundment has been used as a waterfowl refuge since 1990. Henderson Island is closed to all entry from November through February. The island is popular for hunting during a limited season and bird watching.

Martha Sundquist State Forest

In Cocke County and is managed by the TWRA as a WMA. The 2,001 acres is surrounded on three sides by the Cherokee National Forest. The Forest is used primarily for recreation, hunting, fishing, and timber production. There are seven primitive campgrounds accessed by primitive roads in the forest.

Rankin WMA is located in neighboring Hamblen and Cocke Counties. It is comprised of 1,255 acres of islands and floodplains that are submerged during the warm season impoundment of Douglas Lake. Kayakers enjoy this premier site for waterfowl watching as a total of 89 species having been documented in the area. Virtually the entire area is under 1'-15' of water from mid-May through July.

Buffalo Springs WMA is a 342-acre tract near Rutledge in neighboring Grainger County. The facilities include quail and turkey hatcheries, a brooder building, and growing pens. Buffalo Creek on the site is accessible for a stroll along the dirt road for birding and other outdoor activities. There are no specific trails for hiking.

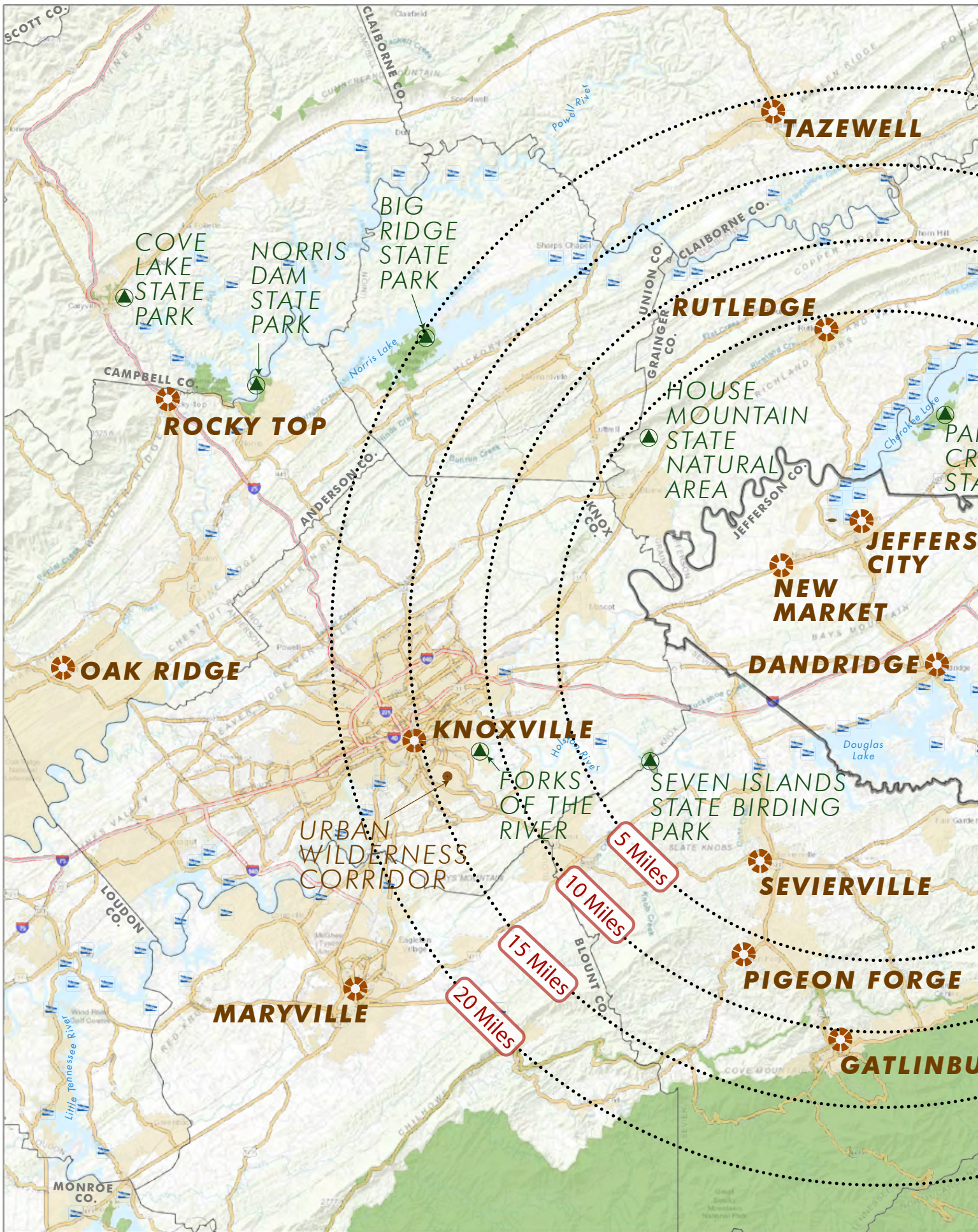
Johnson Ridge Small Wildlife Area and Trail is a 1.7 mile loop trail along the shoreline of a 100-acre tract on Cherokee Lake in neighboring Hamblen County. The trail offers great fishing spots and a variety of wildlife viewing opportunities. This area is co-managed by TWRA and the TVA. The trail is pet-friendly.

The Forks of the River WMA has access to the Will Skelton Greenway, a paved trail that runs south of Knoxville. The 6.5 miles of single track old roads are easy to walk, run, or bike and provide views of the river in many places. Songbirds, deer, and turkey may be seen year-round. The trail is part of Knoxville's Urban Wilderness and is well marked.

The Fort Loudoun WMA is 1,243-acres in Knox County laying adjacent to Fort Loudoun Lake. Limited sections of the WMA is comprised of public land. The dominant land cover for the Fort Loudoun WMA is open water. The primary recreational uses on this WMA are fishing and hunting. Because the WMA is partially located on private land, access is restrictive. Those intending on visiting the WMA should pay close attention to the maps located on the WMA's website and TWRA's fishing and hunting regulations.

Note: The rules, regulations, permit requirements and access vary with each WMA. Those planning on visiting WMA should visit TWRA's website www.tn.gov/twra/wildlife-management-area.html. Each WMA also has specific information on their individual websites.





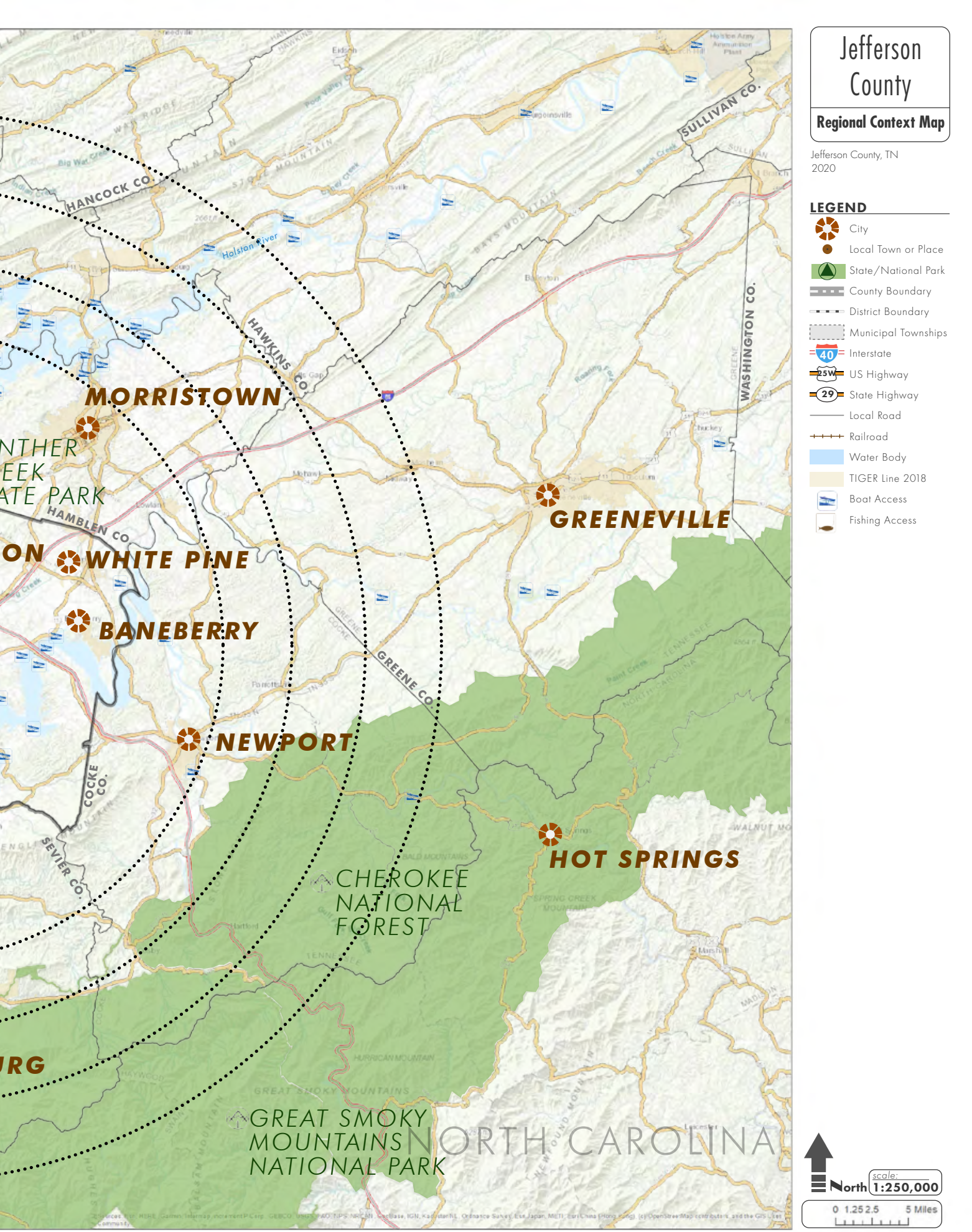
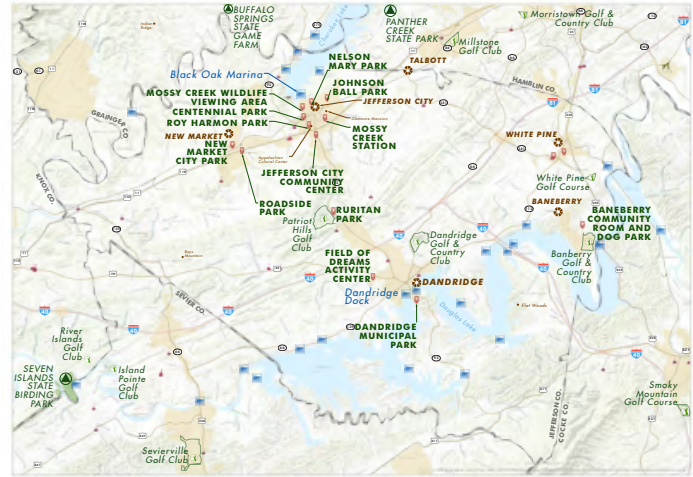


Figure 3.4- Regional Context Map

3.3 EXISTING PARK AND RECREATION FACILITIES

This section contains an inventory and description of the existing public recreation facilities in Jefferson County. Tables 3.3.1 through 3.3.5 provide a listing of the facilities in Jefferson County, the City of Jefferson City, the City of Dandridge, the City of New Market, and the City of Baneberry, along with the acreage for each facility and the total acreage for parks and recreation facilities in the County. Figure 3.2 shows the locations of the existing facilities in Jefferson County.



Map of Jefferson County Existing Parks and Recreation Facilities

3.3.1 JEFFERSON COUNTY PARKS

LOCATION	ACREAGE	FACILITIES
Jefferson County Ruritan Park	14.55	<ul style="list-style-type: none"> Soccer Fields Volleyball Court
Total	14.55	



Walking Path



Entrance Sign at Jefferson County Ruritan Park



Available ADA Parking



Concessions

3.3.2 JEFFERSON CITY PARKS

LOCATION	ACREAGE	FACILITIES
Centennial Park	15.22	<ul style="list-style-type: none"> Newly Built Dog Park Playground Walking Trails Pavilion Restrooms ADA Picnic benches, water fountains, signs, & pathways
Jefferson City Community Center	7.40	<ul style="list-style-type: none"> Pavilion Community Center Paved Parking
Mossy Creek Complex	13.97	<ul style="list-style-type: none"> Baseball Field Softball Field Soccer Field
Mossy Creek Station	0.50	<ul style="list-style-type: none"> A wooden train for children to play on Large Pavilion with Benches ADA Bathrooms Lending Library
Mossy Creek Wildlife Viewing Area	1.3 (24.87 TVA)	<ul style="list-style-type: none"> Viewing Area Walking Paths
Nelson Merry Park	3.9	<ul style="list-style-type: none"> Baseball Field Basketball Goals Playground Concession Stand
Roy Harmon Park	5.20	<ul style="list-style-type: none"> Baseball Field Basketball Court Tennis Courts Pool Complex (3 pool) Pavilion
Total	47.49	



Entrance to the Mossy Creek Complex



View from the Observation Area at Mossy Creek



Lending Library at Mossy Creek Station



CARE FREE Community Dog Park at Centennial Park



Jefferson City Community Center

3.3.3 DANDRIDGE PARKS

LOCATION	ACREAGE	FACILITIES
Dandridge Dock and Municipal Park	46.3	<ul style="list-style-type: none"> • Boat Launch • Restrooms • Floating Dock with Composite Deck • Paved Driving and Parking Areas
Field of Dreams Activity Center	39.17	<ul style="list-style-type: none"> • Recreation / Fitness Center • Playground • Pavilion • Football Field • Soccer Field • 2 Baseball Fields
Total	85.47	



Seating at Dandridge Dock and Municipal Park



Pathway at Field of Dreams Event Center



Baseball Field at Field of Dreams Activity Center



Entry Signage at Dandridge Dock and Municipal Park

3.3.4 BANEBERRY PARKS

LOCATION	ACREAGE	FACILITIES
Baneberry Community Room and Dog Park	2.59	<ul style="list-style-type: none"> • Future Dog Park • Community Center • ADA Parking Spaces
Total	2.59	



Community Center in Baneberry

3.3.5 NEW MARKET PARKS

LOCATION	ACREAGE	FACILITIES
New Market City Park	7.87	<ul style="list-style-type: none"> • Playground • 2 Ball fields • 2 Picnic Shelters • Concession Stand • Walking Path
Roadside Park	1.20	<ul style="list-style-type: none"> • Picnic Tables and Shelter
Total	9.07	



Pavilion at New Market City Park



Play Equipment at New Market City Park



Pavilion at Roadside Park



Path and Bleachers at New Market City Park



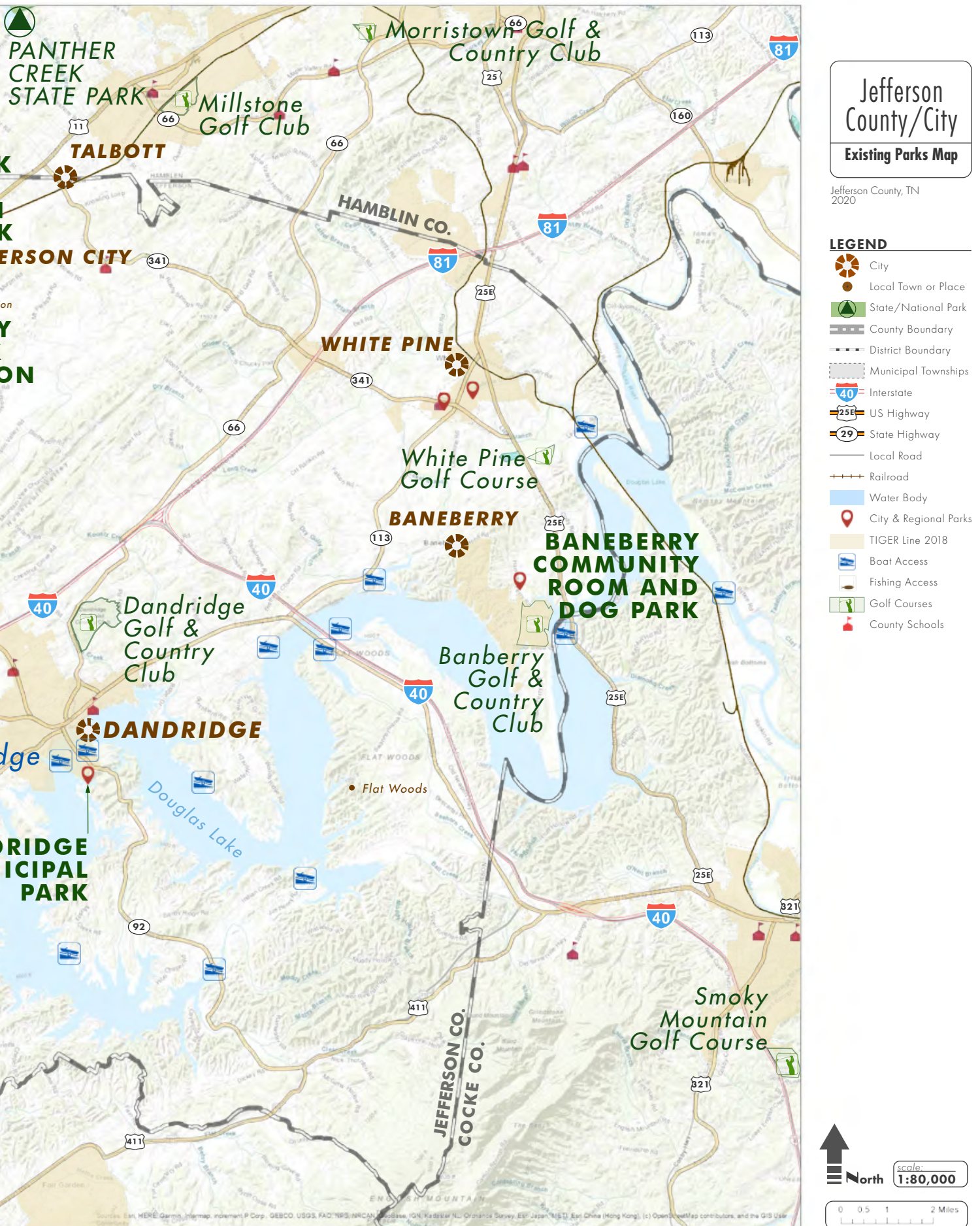


Figure 3.5- Existing Parks Facilities

3.3.6 BLUEWAYS, GREENWAYS AND TRAILS

Blueways

Blueways are navigable water paths or trails developed with launch points, camping locations, and points of interest for canoers and kayakers. According to TDEC, rivers, streams, and creeks are the largest and most widely available class of publicly owned recreation resources in the State of Tennessee. In 2012, the National Water Trails System was established by the U.S. Secretary of the Interior as a class of National Recreation Trails under the National Trails System Act of 1968. The State of Tennessee has expressed a desire to develop and designate a network of blueways to be included in the National Water Trails System. The designation of these blueways will promote public access points and features along Tennessee's lakes, rivers, streams, and creeks, ultimately providing both residents and non-residents with greater opportunities to enjoy Tennessee's waterways¹⁰.

From a standpoint of navigable waterways for kayaking, canoeing, paddling, and boating, Cherokee Lake and the Douglas Lake provide an abundance of boating opportunities for all sizes of recreational watercraft. There are two dozen boat ramps and 10 marinas on Douglas Lake (see figure 3.2). and a dozen marinas and 34 boat ramps and access points

on Cherokee Lake (see figure 3.3). There are no launch fees at the public access points and most of the marinas provide boat, kayak, canoe and paddle board rentals. For paddlers, canoers, and kayakers, there are 513-miles of shoreline on Douglas to be explored and 400 miles on Cherokee. There are many coves, inlets, and islands on both lakes. According to paddling enthusiasts, the Rankin Bottoms Wildlife Refuge (WMA) is a very popular area of Douglas Lake for bird watching, photography, and kayaking. Ranking Bottoms is on the north end of Douglas Lake where the Nolichucky River empties into the lake. This is a pretty remote area of the Lake located near Douglas Shores campground. This area does flood in the summer months and is great for canoeing and kayaking. There are several excellent launching points for paddlers along Cherokee Lake. The most popular are the ramps at Panther Creek State Park. The waters are still and easy to navigate. The Oak Grove launch on the western shore of Cherokee in Grainger County is another top-rated access point. The launch ramp is concrete and gives paddlers access to many areas of the lake^{33 & 34}.

The Tennessee River Valley, a regional tourism consortium recognizes and promotes eight blue ways in East Tennessee and the South Holston River is included in this list. The Holston River drains from the Cherokee Dam and forms the western boundary of Jefferson County with adjacent Grainger County. The Holston River Blueway stretches 52 miles from

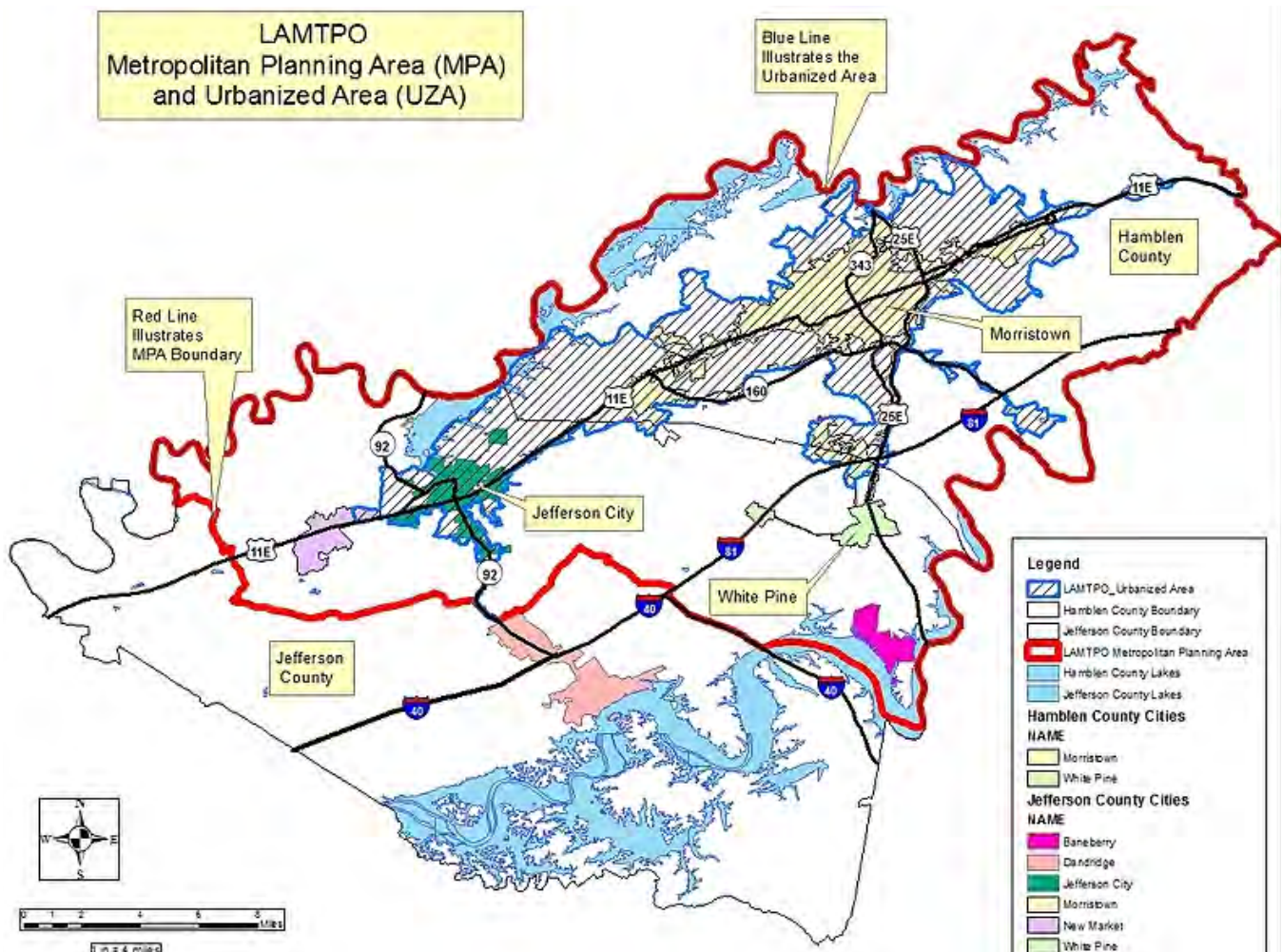


Figure 3.6 Holston River Map¹⁷

the Cherokee Dam to Knoxville. Four major river channels (the north fork, Middle Fork, South Fork, and Watauga Rivers) combine to make up the beautiful Holston River which spans overall 274 miles. It draws anglers and paddlers from across the nation to experience the excellent trout fishing below the dam and small mouth bass fishing further downstream. The flowing streams feeding the river are also a popular destination for visitors to kayak, canoe, and paddleboard. Throughout its course, paddlers will enjoy the Tennessee countryside and can stop along the way for day hikes, like at House Mountain State Natural Area. There are currently six access points along the Holston River from the Cherokee Dam trail waters to the head of Tennessee River (see figure 3.6)¹³.

River Mile	Description
52	Cherokee Dam
39.99	Indian Cave Park
33.24	Nances Ferry
17	McBee Ferry
6.57	Asheville Hwy Bridge
1.1	Holston River Park

Figure 3.7 LAMTPO Metropolitan Planning Area (MPA) and Urbanized Area (UZA) Map³⁵



Greenways and Trails

Those residents of Jefferson County that enjoy walking, hiking, and biking are fortunate to have easy access to the trail systems that are provided by local state parks, the Great Smoky Mountain National Park (GSMNP) and the Cherokee National Forest. Panther Creek State Park provides more than 30 miles of trails for walking and hiking, and more than 15 miles of mountain bike trails. There are more than 850 miles of trails in the GSMNP and there are over 600 miles of trails in the Cherokee National Forest. While the trails in the national park and forest are tremendous assets, those that walk, hike, and bike for routine exercise tend to use facilities that are closer to home. During the county wide survey conducted as part of this planning process, the 54% of those responding that practice walking, hiking, and biking, replied that they do so primarily at Panther Creek State Park and at trails located in Knox County. The trail system at Panther Creek State Park, Seven Islands State Birding Park, and the trails of Knox County's Urban Wilderness are very popular with the residents of Jefferson County. Some of those attending the public meetings for this plan acknowledge getting together with others weekly to walk, socialize, and exercise. The town center at Strawberry Plains and the House Mountain Natural Area were specifically mentioned.

The premise that those who walk, hike, and bike do so primarily for recreation and near their residence is documented in other recent plans. The area of Jefferson County north and east of Interstate 40 is a part of the East Tennessee region included in Lakeway Area Metropolitan Transportation Planning Organization (LAMPTO). The region includes the cities of Jefferson City, New Market, White Pine, Baneberry, as well as Hamblen County (see figure 3.7).

In 2019, LAMPTO updated their Bicycle and Pedestrian Master Plan³⁶. A survey was conducted among cyclists and pedestrians, and sixty percent of those surveyed responded that their primary purpose for walking was recreation and exercise. When asked "Where do you normally walk?" 70% responded in their neighborhood. When asked, "Along which streets do you normally bike?" Over half or 55% answered neighborhood streets. 37% of the survey respondents travel more than 25 miles per week by bike.

The distance of recreational trails in each jurisdiction of Jefferson County include:

Jefferson County	0.43 miles at Ruritan Park
Baneberry	4.65 miles at Golf Course
Dandridge	0.49 miles at Field of Dreams
Jefferson City	3.0 miles at City Parks
New Market	0.32 miles at City Parks
Total	8.89 miles

According to the National Parks and Recreation Association (NRP) and included in their 2021 NRP Agency Performance Review¹, the median or average number of jurisdictions with a population of less than 20,000 provide 3 miles of trails. The average for jurisdictions just above 50,000 similar to Jefferson

County, provide 3.9 miles of recreational trails.

Respondents to this master plan survey, identified more walking, hiking, and biking trails as the greatest need when asked what additional activities would members of your household like to see provided in Jefferson County. When asked what recommendations you would offer to improve accessibility to facilities and activities? A popular response



Cades Cove Loop¹³

3.3.7 PLANNING INITIATIVES

The Dandridge Waterfront Master Plan is the result of a planning process the Town undertook in 2015, which was initiated by a new TDOT bridge, then proposed, to replace the 1941 Chestnut Hill Road/TN Hwy 92 bridge crossing Douglas Lake. The new bridge was dedicated in 2019 and the old bridge demolished in 2017. Douglas Lake, along with the historic downtown Dandridge, are the primary amenities for the Town. The Town owns 14 acres of waterfront property which is the basis of the plan. The vision statement for the waterfront and downtown plan is: "The Town of Dandridge will grow in a safe and friendly manner, in which the history, natural beauty, and economic vitality of the small town are enhanced by providing for cultural and recreational activities for families, residents, and tourists."

Several options for the future development of downtown Dandridge and the area across the HWY 92 bridge were identified and incorporated into the "preferred plan" for the 20-Year future vision of the Dandridge Waterfront. Some of the proposed improvements include:

- Downtown parking and sidewalk improvements
- New commercial infill and high-density residential development
- A new downtown parking garage
- Nature fitness trails and a waterfront boardwalk in downtown from the public waterfront to the east and west along Douglas Lake.
- A trail network connecting new sidewalks and trails in downtown, across the new Hwy 92 bridge to a new network of trails at the Point Resort and the TWRA boat ramp area.

The plan is quite ambitious requiring millions of dollars of public

and private investment over the 20-year planning period and cooperation and permitting by TVA, TDOT, and TWRA. However, TWRA has made improvements recently to the Dandridge Boat Ramp area and the new HWY 92 bridge is open with a separated five foot pedestrian/bike lane across the entire span. The plan's proposed sidewalk and trail systems both to the Dandridge downtown waterfront and the public areas across the bridge would be a next step towards plan implementation. A more detailed trails and sidewalk plan connecting proposed pedestrian/bike systems at both ends of the bridge would facilitate the required permitting by state and federal agencies³⁷.

Expanded Waterfront Parks

The idea of expanding waterfront parks was also discussed during the master plan stakeholder and public meetings. In addition to the plans for Dandridge's waterfront, both Jefferson County and Baneberry have aspirations for new waterfront facilities and amenities. Baneberry is located on a peninsula formed by Douglas Lake on both the City's eastern and western boundary. Baneberry citizens have expressed an interest in a waterfront development with a dock and possibly a marina within their city limits. Black Oak Marina is located near the

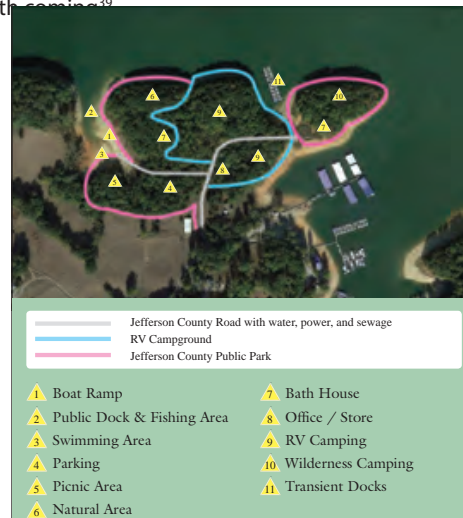


Dandridge Waterfront Master Plan by Thompson Engineering- 2015³⁸

end of Black Oak Road on Mile 3 of the Cherokee Reservoir in Jefferson City. The marina and dock is one of the most popular marina facilities on Cherokee Lake with 120 covered slips, 34 uncovered slips, 42 sailboat slips and 16 houseboat slips. The facility is currently operating at 100% capacity. The marina site is also home of the Cherokee Lake Sailing Club. There are some plans for additional slips in 2022 but space for expansion is limited⁴⁰. Jefferson County has envisioned expanding public amenities adjacent to the Black Oak Marina. There is a 27.5 acre tract at the end of Black Oak Road. The tract has a county roadway with water, power, and public sewer capacity.

The tract is controlled by TVA as is most of the waterfront tracts along the shores of Baneberry on the Douglas Reservoir. TVA utilizes their reservoir land management plans when making decisions about the compatibility of proposed improvements on their public lands. The proposed Black Oak expansion tract is Tract ID XCK-11PT, parcel 11 on the Cherokee Reservoir Land Management Plan Map. The tract is currently designated

as Land Plan Zone -4, Natural Resources Conservation. For the tract to be developed for public recreational use, the land use would need to be changed to zone 6 or 7. The Cherokee LMP was approved by the TVA board in 2001 and the Douglas-Nolichucky LMP in 2010. TVA has not publicly announced a schedule for updating the LMP's for either Douglas or Cherokee. However, due to the age of LMPs, updates should be forthcoming³⁹.



Black Oak Marina Concept Plan

Jefferson Memorial Hospital

The Jefferson Memorial Hospital joined the St. Mary's Health System based in Knoxville in 1960 and is now managed by TENNOVA. In just a few years, St. Mary's purchased 121 acres of farmland along the western edge of Jefferson City and built a \$20 Million hospital and medical office building that opened in January 2001. The facility sits on 18 acres, leaving 103 acres available for future development. During the planning process, the possibility of a perimeter trail around the 18 acre site and an adjacent park was discussed. There has been a trend over the last few decades with hospital and medical boards and organizations becoming more intertwined with recreation such as, wellness centers, parks and recreation sponsorships, etc. Since the hospital is a city and county-owned facility with available land, the possibility of the site providing some level of recreational opportunities appears worthy of further consideration⁴¹.

Other Planned Projects

There are other planned projects in the County including a new park for Jefferson City in the next few years. Jefferson City is currently searching for land and exploring the option. The proposed new complex could possibly include athletic fields with lighting, walking trails, splash pad, aquatics park, restrooms, picnic pavilions, and other amenities. New Market hopes to renovate or replace the gymnasium attached to the city hall for indoor sports and recreation. Baneberry hopes to expand a new park on their property adjacent to the new dog park. Baneberry has yet to develop a concept plan but envisions a public gathering area with picnic tables and a

3.4 PROGRAMS AND COMMUNITY EVENTS

Parks, recreation facilities, programs and community events are key factors in strengthening community image and creating a sense of place. Many programs, special events and team sports have been forced to alter schedules, create new guidelines, and even cancel public gathering during the recent COVID-19 pandemic. However, as vaccinations proceed, these activities are returning to normalcy, and in many cases will undoubtedly surpasses pre-pandemic attendance due to pent up demand for social interaction and physical activity. The following is a comprehensive list of programs and events offered in Jefferson County and the cities of Baneberry, Dandridge, Jefferson City and New Market. Individuals are encouraged to check with local agencies and sponsoring organizations for current schedule and guidelines.

3.4.1 RECREATIONAL PROGRAMS

There are many sports teams, recreational clubs, and instructional classes that operate in Jefferson County. The sports teams play on the fields, gyms and pools available at the parks in Dandridge, Jefferson City, New Market, and White Pine. The Roane County School District offers TSSAA sanctioned sports at their facilities and Carson Newman College Eagles participate in Division II of the NCAA in the SAC Conference at their sports venues in Jefferson City. There are several Little League organizations in the County and both community/ recreation centers, one in Jefferson City, and the other in Dandridge, offer several team sports, activities, and instructional classes. In addition, there are several non-profit local sports organizations offering recreational programs in the County. The following is a summary of sports teams and recreational activities by organization and location.

Jefferson County School District

The school district operates and maintains six pre-kindergarten through 5th grade schools, two pre-kindergarten – 8 grade schools, two middle schools and the Jefferson County High School. The high school is composed of two campuses. The Patriot Academy is a freshman campus located about a mile from the Main Campus. The district's facilities are located across the County.

The Jefferson Middle School⁴² and the Maury Middle School (mms.jc-tn.net) have athletic departments that in combination provides the following sports for both boys and girls:

Volleyball	Football
Basketball	Track
Golf (at local courses)	Softball
Wrestling	

Middle school sports locations include the school's facilities and some play at local parks and area golf courses.

Jefferson County High School

The Jefferson County High School Patriots teams⁴³ play at both campuses and include the following sports:

BOYS

Baseball (Vars, JV Freshman)
Basketball (Vars, JV, Freshman)
Football (Varsity, JV)
Soccer (Varsity, JV)
Tennis (Varsity)
Wrestling (Varsity)

GIRLS

Basketball (Varsity, JV)
Soccer (Varsity, JV)
Softball (Varsity, JV)
Tennis (Varsity)
Volleyball (Varsity, JV)



The Lady Patriots Softball Team of Jefferson County, TN⁴⁴



The Patriots Football Team of Jefferson County, TN⁴⁵



Carson Newman Soccer Player Abbie Zander⁴⁷

Carson Newman University

Carson Newman University is a private Baptist University in Jefferson City. Founded in 1851, the university enrolls about 2,500 students. Studies are offered in approximately 90 different academic programs. The campus is home to the Burke-Tarr Stadium, the Ken Sparks Athletic Complex, and the Holt Fieldhouse. The university is also a sports powerhouse with six national titles and 105 SAC titles. The Carson Newman Eagles play at facilities located at the university as well as various amenities in the area⁴⁶. Carson Newman’s sports teams include:

MEN	WOMEN
Baseball	Basketball
Basketball	Bass Fishing
Bass Fishing	Beach Volleyball
Cross Country	Cross Country
Football	Golf
Golf	Soccer
Soccer	Softball
Spirit Squad	Spirit Squads
Swimming	Swimming
Tennis	Tennis
Track and Field	Track and Field
	Volleyball

Jefferson City Parks and Recreation

The Jefferson City Parks and Recreation Department operates an impressive array of both indoor and outdoor facilities that host year-round activities, instruction, and team sports. The department also has an excellent website for navigating these opportunities, registering for classes and activities and staying up-to-date on schedules and cancellations¹². Jefferson City Parks and Recreation maintain the city’s parks and offers programs as well as fitness related classes. Most of the athletic programs are held at various parks around the City, while the classes are typically held at the Jefferson City Community Center. Here are some of the programs and classes offered:

<u>CLASSES</u>	<u>ATHLETICS</u>
Swimming Lessons	Tee-Ball
Water Safety Instruction	Little League Baseball
Lifeguard Training	Youth Basketball
Water Aerobics	Co-ed Softball
Arthritis Classes	Co-ed Volleyball
Line Dancing	Women’s Volleyball
Yoga	Aquatic Programs
Weight Management Classes	
Stress Management Classes	
Fitness Testing and Weight Equipment Orientations	
CPR and First Aid Training	



Roy Harmon Park Swimming Pool¹²

Field of Dreams Activity Center

Dandridge's Field of Dreams Activity Center provides many activities for youth, adults and seniors. Morning and night classes are available. Rates and schedules are available on their website at www.dandridge-recdesk.com. Some of the programs and activities that are available include:

Fitness Area with 36 pieces of equipment	Pickleball League
Indoor Walking Track	Youth Basketball
Yoga	Revolution Volleyball League
Zumba and Zumba Gold	Aerobic
Line Dancing	Silver Sneakers
Boot Camp	Personal Training
Body Sculpting	

Little League Baseball and Little League Softball

Little League Baseball® and Little League Softball® are extremely popular in Jefferson County. Hundreds of children participate in the sports at various locations across the County and through several area Little League organizations. Little League in Jefferson City is played at the Roy Harmon Little League Park and other city ballfields¹². The New Market Team was recently formed and over two hundred recently participated in tee ball, baseball, and softball⁴⁹. The south Jefferson County Little League plays tee ball, baseball and softball on the Fields at Dandridge's Field of Dreams Complex⁴⁸ and White Pine has a league that offers wee-ball, tee-ball, baseball and softball at their city park (Facebook or WhitePineLittleLeague@gmail.com).

Other Non-Profit and Community Recreation Organizations

Other non-profit and community recreation organizations include the White-Pine Cyclones football league, an amateur sports team that plays in White Pine. There is a non-profit youth football league, the Dandridge Broncos that plays at the football field at Dandridge's Field of Dreams Park⁵⁰ that offers team play in the English Mountain Football Conference. The Boys and Girls Club of Dumplin Valley operates a facility at the Ruritan Park and offers a sports and recreation program for children named Triple Play – a game plan for mind, body, and soul⁵¹.



The Dandridge Broncos⁵²

3.4.2 COMMUNITY AND SPECIAL EVENTS

Tourism is an important sector of the Jefferson County economy. Millions of dollars of income are earned locally from the outdoor recreational opportunities provided by Cherokee and Douglas Lakes and many other outdoor and historic amenities found in the County and the region. Annual community and special events draw thousands of county residents and visitors alike throughout the year. The Jefferson County Tourism Department⁵³ strives to promote the area as a destination for live music, rich history, and outdoor adventure on the County's lakes. The Tourism Department is administered by a committee of county government, the Jefferson County Tourism Commission. The organization's website⁵⁴ is the single best "go to" source of information on community and special events in the County. Each of the County's five cities conducts various festivals, concerts, tours, and holiday celebrations during each season of the year. Some of the most popular events held each season are listed in this section of the Master Plan. Most events are listed on each event's individual websites, which can be accessed on most personal devices and search engines.

Spring

- Phoenix BFL Tournament – The Phoenix Bass Fishing League, a national fishing league with tournaments held across the country, conduct a tournament every March at the Jefferson City TVA boat ramp on Cherokee Lake.
- White Pine Marine Trail #1 – A sanctioned local fishing tournament trail that begins in early March and holds tournament events several times during the year on several different access points on Cherokee and Douglas Lakes.
- Bass Master Southern Open – National Bass Fishing League tournament in March on Douglas at Dandridge.
- Ride the Plains – In 2022, this scenic road tour of Jefferson County will celebrate its 13th anniversary.
- Phoenix BFL Volunteer Division Tournament – The tournament moves to Douglas in early May.
- Dandridge Farmers Market – Locally grown produce, honey, and other fresh fruits and vegetables can be found in downtown Dandridge each Saturday during the season beginning in May.
- Historic Glenmore Mansion – Several annual events are held at this historic site, beginning each year with the Garden Market in May.
- TN Mine Rescue Southeast Region Competition – Hosted by the TN Mine Reserve Association, the competition is held every May at the Dandridge Field of Dreams Activity Center.
- White Pine Marine Trail #2 – The tournament is held in late May at the Dandridge Boat Dock on Douglas Lake.

Summer

- Phoenix BFL All American – This national tournament begins the summer fishing tournament season in early June on Douglas at Dandridge Docks.
- June Jubilee – An annual all-day music and food festival in downtown Dandridge held on a Saturday in mid-June.
- Phoenix BFL Mountain Division – The BFL Mountain Division takes place on Cherokee Lake in mid-June.

- Rockin' the Creek Summer Concert Series – This monthly free concert series is held on Saturday, mid-June through September at 8:00 p.m. in Jefferson City at Mossy Creek Station. This is a popular outdoor event each summer month with music and food trucks. Check the websites for headliner bands.
- Music on the Town Concert Series – This concert series is held each Thursday evening at 7:00 p.m. in downtown Dandridge beginning at the end of August and lasting through the end of September.

Fall

- Annual Dandridge Scots-Irish Festival – An annual festival in downtown Dandridge held in late September celebrating the area's earliest settlers.
- Ott Defoe Big Bass Classic – presented by Jefferson County and held at the Dandridge Dock in early October, the tournaments' prize money exceeds \$100,000.
- White Pine Marine Trail #3 – Mid-October fishing tournament at the Dandridge Boat Dock.
- Pinefest – A White Pine day-long street festival held each fall with music, food, and vendors.
- Lakeside of the Smokies Balloon Fest – Held in late October off of Dumplin Valley Road in Dandridge, the two-day hot air balloon Festival is a popular regional event. Music, crafts, wine tastings, activities, and food are abundant at the fall festival.
- Tennessee B.A.S.S. National High School & Youth Team Tournament – The TN B.A.S.S. event is held in November at the Dandridge Dock.
- White Pine Marine Trail Classic – The season's final two day classic fishing tournament is held at the Dandridge Dock.

The Holiday Season in Jefferson County – The holiday season is the time of year when the county's civic organizations and clubs, downtowns, merchants, retailers, and the communities hold numerous civic events and celebrations. Tree lighting ceremonies and Christmas parades are plentiful. So are arts and craft shows, open houses and receptions at area landmarks like the Glenmore Mansion. The Jefferson County Chamber of Commerce provides the annual Christmas Cheer event and also maintains an excellent website for shoppers and a season event calendar on their website at www.jeffersoncountytennessee.com/chamber. Those who desire to keep up with holiday events in the County are encouraged to visit the Chamber's website. In 2019, the chamber began a new tradition in the county to kick off the new year, which is the East Tennessee Polar Plunge. The event takes place on January 1st, New Years Day at noon at the Cherokee Lake TVA Dam Recreation Park. There are costumes, contests, prizes, music, food, and of course the plunge itself⁵⁵.

ages-

3.5 ADMINISTRATION, BUDGETING, AND MANAGEMENT

3.5.1 JEFFERSON COUNTY

Jefferson County was established in 1792 by William Blount, Governor of the Southwest Territory as appointed by the U.S. Congress. The County Commission is the County Legislative body for Jefferson County. It is comprised of 21 members from 10 districts and commissioners are elected by voters in their districts to 4-year terms. Commissioners must represent substantially equal populations based on the latest federal census. Each district is represented by two members, except for District 03 (White Pine) which has three members. The County Mayor is the Chief Executive Office of the County Government. The County Mayor serves as a non-voting, ex officio member of each committee of the County legislative body and each board, commission, or authority of the County Government. The County Mayor appoints members of county boards, commissions, and department heads subject to confirmation by the legislative body⁵⁷.

Jefferson County government currently co-owns the Ruritan Park with the Ruritans. The County Mayor does represent the cities, civic organizations, and non-profits in the county in consultations with state and federal agencies, particularly TVA, TDOT, and TWRA, in matters concerning parks and recreation. Since the County does not operate, there is no line item in the County's budget pertaining to parks and recreation. The budget does include a line item for expenditures and revenues pertaining to "Social, Cultural, and Recreation Services," however, these funds pertain to senior citizens assistance and the libraries. The County's tourism

JEFFERSON COUNTY RECENT AUDITS			
FISCAL YEAR ENDING JUNE 30	2018	2019	2020
Expenditures: Social, Cultural, and Recreation Services	\$687,227	\$733,809	\$739,848

commission, a department of the County and the tourism director works with Tourism Agencies In the region to promote and coordinate community and special events.

3.5.2 CITY OF BANEERRY

Administration

Through a citizen petition and action, 83 of Baneberry's citizens voted in November of 1986 to incorporate the City and received a City Charter from the Secretary of State of Tennessee in March of 1987. The City is governed by the City Charter.

Since incorporation, three councilmen have presided over City operations. From the councilmen, a Mayor is appointed. Until 2008, the only paid position in Baneberry's government was its City Manager. In 2008, a police chief was hired. City operations are housed in the city hall and community center. The city's employees report to the City Manager. Various commissions, boards and committees work with the City Manager to ensure essential services are provided to its citizens. This includes a parks and recreation committee with seven members appointed by City Commission.

Budgeting

Funding and expenditures related to Baneberry's Parks and Recreation program are calculated annually and disclosed in the City's audited financial statements for each fiscal year ending June 30th. The parks and recreation expenditures for operations and maintenance (O&M) are derived from the city's general fund and reported in financial statements as expenditures and revenues for "Welfare and Recreation." The amounts for the budget item over the last three years are as follows:

BANEBERRY RECENT EXPENDITURES & REVENUES			
FISCAL YEAR ENDING JUNE 30	2018	2019	2020
Expenditures: Welfare and Recreation	\$31,481	\$32,771	\$45,464
Revenues:			
Charges for Services	\$ -	\$ -	\$ -
Operating Grants & Contributions	\$ -	\$ -	\$ -
Capitol Grants & Contributions	\$ -	\$ -	\$25,000
Total	\$ -	\$ -	\$50,00

The expenditures for this line item have increased 31% over the last 3 years. However, of these "Welfare and Recreation" funds, \$3,100.00 per year over the last 5 years is directly attributed to parks and recreation. The majority of the funds included in this line item are attributed to other city operations and services. Baneberry did receive a \$25,000 grant in 2020 to construct the City's Dog Park.

Management

The Baneberry Parks and Recreation Department is an all volunteer committee with a chairman that serves as the Director. The Department provides a variety of quality recreational and leisure activities for Baneberry's residents. The department organizes several special events for its citizens throughout the year including the 4th of July picnic and the annual Baneberry Holiday Expo during the holiday season. All events are held at the Community Center as are club meetings, classes, and trivia.

3.5.3 THE TOWN OF DANDRIDGE

Administration

The Town of Dandridge was chartered under a private act of the Tennessee Legislature in 1906. The Town adopted the Mayor-Alderman form of government. The governing body consists of a Mayor and six Aldermen who are elected from the Town, at large, to serve a four year term. Each member of the governing body

must be a qualified voter and reside within the corporate limits of the Town. The Mayor presides over all meetings and has a voice and vote in all matters coming before the board of Alderman but no veto power. In his or her absence, the Vice Mayor, elected by the Board of Mayor and Alderman, administers all the duties bestowed upon the Mayor. Day to day operations are provided by the Town Manager and seven town departments. The Assistant Town Administrator also serves as the Town's Parks and Recreation Director.

Budgeting

Funding and expenditures related to the Town of Dandridge's Field of Dreams Facility and the Dandridge Boat Dock are calculated annually and disclosed in the Town's audited financial statements for each fiscal year ending June 30th. The recreation facilities annual operating and maintenance (O&M) expenditures are derived from the Town's general fund and reported financial statements as expenditures for "Recreation" and the Town's costs and revenues for community and special events as "Tourism." The expenditures and revenues for both budget items over the last three years for the Town of Dandridge are as follows:

DANDRIDGE RECENT EXPENDITURES & REVENUES			
FISCAL YEAR ENDING JUNE 30	2018	2019	2020
Expenditures:			
Recreation	\$646,794	\$657,901	\$675,642
Tourism	\$ 33,334	\$ 17,274	\$ 26,895
Total	\$680,128	\$675,175	\$702,537*

The Town's "Recreation" and "Tourism" expenditures have increased annually by approximately 14% between 2018 and 2020. The expenditures for the total of these two budget items is about 18% of the Town's governmental expenses for 2020. (note: does not include governmental business expenses such as utilities).

Fees and revenues collected by the recreation facilities are not earmarked by the town and are a portion of the general revenues included in the Town's general fund. The Town does project future capital improvements and equipment for the Parks and Recreation Department, which is updated annually. The Town has projected \$190,000 for the fiscal years 2021-2025 for equipment and extraordinary maintenance and improvements. All of these projected capital improvements are budgeted for the Field of Dreams facility.

Management

The Town of Dandridge's Parks and Recreation Department is managed by the Assistant Town Manager/Parks and Recreation Director and four other full-time employees; two at the Field of Dreams Park and two at the Activity Center. There are three full time parks and recreation seasonal maintenance staff at the Activity Center, two part-time shift managers and eight part-time recreation attendants.

3.5.4 JEFFERSON CITY

Administration

Jefferson City was originally known as Mossy Creek when it was founded in 1788 and continued to be known as such until it was incorporated in 1901.

with each member serving a four year term. The Mayor serves as the Chief Executive Officer for the City and is responsible for the administration of all City government programs and services. The city manager is responsible for the day to day operations and management of Jefferson City and its personnel. The city manager works under the direction the Mayor and City Council to implement policies they set forth. The city manager oversees approximately 110 full-time city employees included in six departments, including parks and recreation, as well as 20 to 40 part-time and seasonal employees⁵⁸.

Budgeting

Revenues and expenditures related to Jefferson City's Parks and Recreation Department are calculated annually and disclosed in the City's audited financial statements for each fiscal year ending June 30th. The department's annual operating and maintenance (O&M) expenditures and are derived from the city's general fund and reported in financial statements as expenditures for "culture and recreation". The expenditures and fees and revenues for this budget item over the last three years for the Jefferson City Parks and Recreation Department are as follows:

JEFFERSON CITY RECENT EXPENDITURES & REVENUES			
FISCAL YEAR ENDING JUNE 30	2018	2019	2020
Expenditures: Culture and Recreation	\$1,166,119	\$1,170,583	\$1,091,144

Both the expenditures and revenues for this budget line item were increasing at an annual rate of approximately 2% to 3% until 2020 when the pandemic affected both revenues and expenditures, probably resulting in both less revenues and fees at the community center as well as operating costs. The expenditures for this budget item in 2020 is about 11.4% of governmental expenses (note: does not include governmental business such as utilities). Capital outlay for fiscal years 2022 to 2026 has been suggested. The City is proposing to develop a new outdoor recreation complex in the next few years and most of projected capital outlay for the Parks and Recreation Department relates to this goal. Of the estimate \$2,719,300 expected capital expenditures through FYE 2026, \$2.6 million is projected to fund the planning, design and construction of this new recreation complex. As new facilities are developed, the city anticipates increasing personnel by two in 2025 and one other by 2026 resulting in additional personnel expenses of \$205,000 through FYE 2026.

3.5.5 CITY OF NEW MARKET

Administration

The City of New Market was incorporated in 1911 but the community name of New Market is recorded in historic documents as early as 1806. The City's charter prescribes a Mayor-Alderman form of government. In addition to the mayor, four aldermen are elected at large to four year terms. The board of Mayor and Alderman meets monthly to conduct the City's business. The City of New Market has nine employees including the City Clerk, City Recorder, and the Chief of Police that maintain offices during regular business hours at the New Market City Hall. The Recreation Director is a volunteer position held by a member of the Board of Alderman (www.mtas.tennessee.edu/city/new-market). The Recreation Director is a volunteer position held by a member of the Board of Alderman⁵⁹.

Budgeting

Funding and expenditures related to the City of New Market's Parks and Recreation Facilities are calculated annually and disclosed in the City's audited financial statements for each fiscal year ending June 30th. The City's annual operating and maintenance (O&M) expenditures are derived from the City's general fund and reported in financial statements as expenditures for "Cultural and Recreational." The expenditures for the line item for the last three years available on the State Comptrollers website are as follows:

NEW MARKET RECENT EXPENDITURES & REVENUES			
FISCAL YEAR ENDING JUNE 30	2016	2017	2018
Expenditures: Cultural and Recreational	\$5,129	\$8,027	\$4,789

The City has reported that the budget for the line item was \$2,250 in 2019-2020, \$4,750 in 2020-2021, and \$6,750 in 2021-2022. The budget has increased to reflect New Market's recent investment in new programs, primarily the New Market Little League. The City of New Market maintains a "fundraiser account" as ear marked funds for recreation facility renovation and construction. The City reports, that to date, there is \$7,313.10 in the "Fundraiser Account." The City does not charge fees for use of their facilities, so therefore, there are no revenues reflected in the City's budget or audited financial statements.

Management

The recreation director for the City of New Market is a volunteer position held by a member of the City's Board of Mayor and Alderman. The City's Maintenance Department provides upkeep of the City's parks along with all







Public Input

4 Public Input

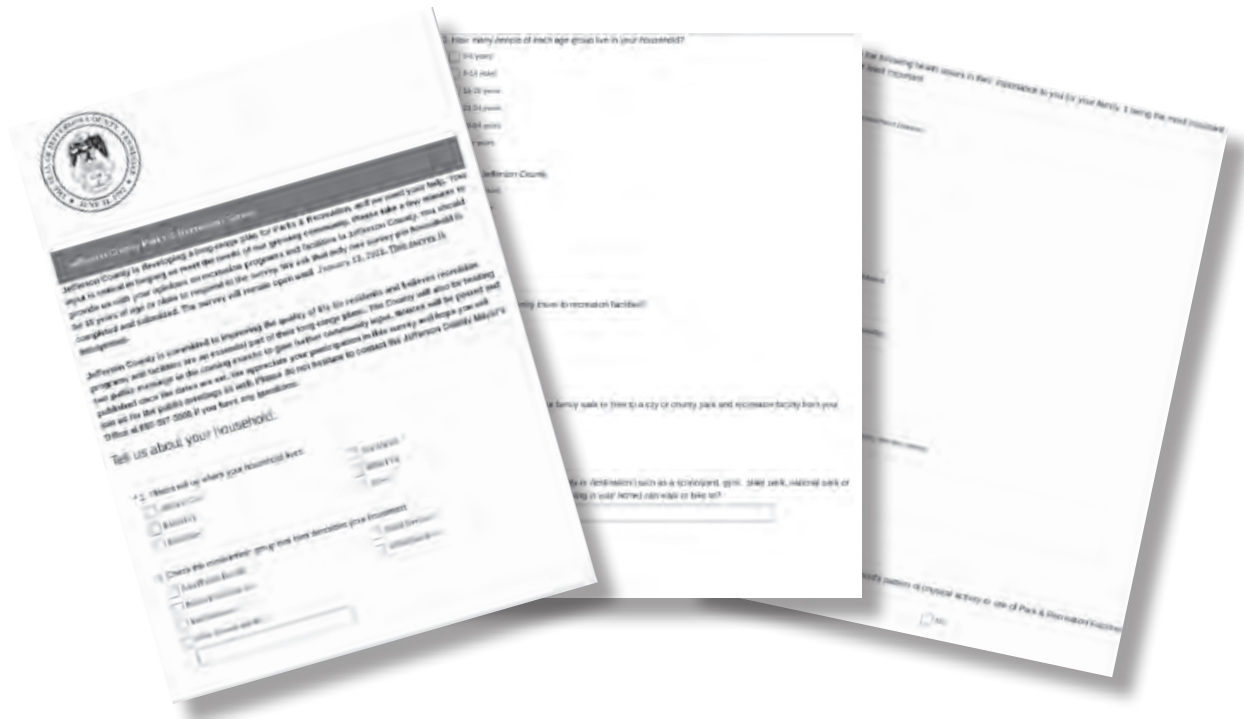
4.1 CITIZEN SURVEY RESULTS

In January of 2021, a public survey was posted online and in various public locations to collect public feedback for the Jefferson County Parks and Recreation 10-Year Master Plan. The survey asked respondents about existing parks and recreation facilities and activities. The survey also asked questions regarding preferences for future facilities, programs, community health priorities, and Park and Recreation objectives. Collectively, over 400 responses were received. The following is a list of major survey findings:

Health

The Jefferson County Parks Survey gives insight into this community's priorities with regard to health and how these priorities can be addressed through planning, programming, and prioritization in Jefferson County Parks and Recreation planning efforts.

The leading health issues most important to survey respondents were overweight/obesity, cardiovascular disease/heart disease, and physical activity/ accessibility. These community health priorities are congruent with leading health issues in this community and can be supported through program and infrastructure prioritization.



The leading objectives of Jefferson County Parks and Recreation, stated by survey respondents, were increase community pride, provide accessible places to enjoy nature, and improve physical and mental health.

A sense of place, community, and belonging improve health outcomes in a community. The response of survey participants made clear that enhancing current facilities should also include programming. In tandem, facilities improvements and programming will improve health and increase community pride among Park and Recreation users.

Parks and Recreation Site Usage

Of the parks and recreation facilities in Jefferson County, the sites that survey respondents reported using most often are Field of Dreams Activity Center (28%), Jefferson City Community Center (18%), Centennial Park (17%), and Roy Harmon Park, Dandridge Dock, Ruritan Park, and New Market City Park (6%).

Satisfaction with Existing Facilities

Of the survey participants, the respondents reported that 2.41% were Very Satisfied, 32.77% were Satisfied, 30.12% were Unsatisfied, 19% were Very Unsatisfied, and that 15.6% had no opinion on the existing parks and recreation facilities and activities in Jefferson County. In addition, Most respondents thought the parks and recreation facilities were somewhat accessible to all citizens no matter their age, race, religion, national origin, or physical ability.

A slide from the online Draft Plan Meeting presentation.



Desired Improvements to the Parks and Recreation System

Respondents were asked to prioritize facilities and activities they would like to see provided by Parks and Recreation. The highest priorities were youth athletics and programs (30%), playgrounds and activities for small children (28%) and open spaces and trails (23%).

Support for Actions to Improve the Parks and Recreation System

Respondents expressed their support for increasing financial methods to expand parks and recreation in Jefferson County, with about 70% indicating they either strongly agree or agree with increasing funding, and only about 6.5% saying they either disagree or strongly disagree with increasing funding. The most desired funding sources were user fees (29%), developer impact fees (22%) and bond issues (21%).

Programming

Over 60% agreed that the following activities and services are important for parks and recreation agencies to provide:

- Accessible places to enjoy nature
- Fun for participants and observers
- Improved physical and mental health
- Increase in community pride
- Structure and supervision for children & youth
- Improved quality of life

When asked “Are there any additional activities that members of your household would like to see provided by the cities of Jefferson County?” and “Other than City and County Parks in Jefferson County, what other parks and recreation activities does your family do in our region?”, respondents reported the following most often mentioned activities:

- Hiking / Biking Trails and Greenways
- Soccer
- Swimming / Splash Pad
- Basketball
- Pickleball
- Playgrounds

A complete copy of the survey and a graphic display of survey responses, as well as a list of open ended responses is provided (see Appendix B).

4.2 COMMUNITY MEETING FEEDBACK

On April 21st and May 12th 2021, public workshops were held virtually to receive input from each of the communities. There were multiple participants at each workshop. At the workshops, the planning team presented a Power Point presentation outlining the purpose of the project, the planning process, existing facilities that were evaluated, the status of programs and events in the community, and a summary of responses to the community wide survey.

The planning team also asked participants some key questions about existing and future facilities and programs in the County. Responses to these questions were recorded via Microsoft Teams. At the end of the workshops, participants were led in an audience preference exercise. Answers provided from both meetings to the

questions are as follows:

Q: What do you like or dislike about existing park and recreation facilities?

Like:

- Number of parks
- Field of Dreams / Ballfields
- Water access

Dislike:

- Age / Condition of playgrounds
- Not enough playgrounds
- Drug issues
- Lighting

Q: What new park and recreation facilities are needed?

- Develop more hiking trails county wide
- Potential marina in Baneberry
- Gym renovation in New Market
- Waterfront development in Dandridge
- Update condition of parks in Jefferson City.

Q: What do you like or dislike about existing park and recreation programs?

Respondents noted that they “liked” the following items:

- Youth basketball and baseball/softball
- Health and fitness classes
- Pickleball

Q: What new park and recreation programs are needed?

- More little league baseball in the county
- Hiking and biking club
- Outdoor programs in Baneberry

After the public workshops, a paper was sent out to each of the jurisdictions, describing the input process and public feedback received (see Appendix D).

4.3 DRAFT PLAN MEETING FEEDBACK

The Draft Plan Meeting for the Parks and Recreation 10 Year Master Plan was held on July 21, 2021. The project team presented all of the work that had been completed to date, including but not limited to the results of the survey, site assessments, demographic and health data, short term, mid term, and long term recommendations, and associated costs for each recommended improvement. The planning team also unveiled its preliminary recommendations for existing and future facilities, as well as recommended programming, organization, and policy initiatives.

Feedback from the meeting was very positive, with only minor comments regarding the information presented. Input and revisions that came out of the meeting focused on information regarding County and city budget and expenditures, parks and recreation amenities not listed in the presentation, changes to concept plans and cost estimates, and changes to the proposed recommendations.





5

Needs Assessment



5 Needs Assessment

5.1 EXISTING CONDITIONS ASSESSMENT

Stated simply, a community parks and recreation needs assessment is an analysis of existing facilities, operations, and services and a comparison to standards and other metrics to determine future needs. There were several methods used during the planning process to assist Jefferson County, Jefferson City, Dandridge, Baneberry, and New Market in defining future goals and formulating strategies to address needs. The first of these methods, undertaken early in the process, was an existing conditions assessment of the parks and recreation facilities and programs in the various jurisdictions (see Section 5.1). The assessment was conducted by the consulting team in 2020 using an on-site evaluation checklist. The evaluation team visited the park facilities and assessed the physical conditions of the existing infrastructure and park amenities. Particular attention was given to ADA accessibility and compliance. While the observations are general and not design specific, the evaluation does give guidance and direction for addressing ADA compliance needs when undertaking future improvement projects.

Other factors considered during the assessment include:

- Strengths and weaknesses
- Potential for expansion
- Natural and man made features
- Potential for consolidation of facilities
- Pedestrian and vehicular access and parking
- Pedestrian and bicycle trail connections
- Passive vs. active land utilization
- Safety and Security

Another method for determining the needs is the benchmarking process (see Section 5.2). Benchmarking is defined as “A measurement of the quality of an organizations policies, programs, strategies, etc., and their comparison with the standard measurement, or similar measurements of its peers.” Two benchmarking exercises were conducted as part of the needs assessment. The first exercise is based on national metrics as reported in the 2021 NRPA Agency Performance Review, Parks and Recreation Agency Performance Benchmarks report. This exercise compares local governments in population categories similar to each jurisdiction with other communities in regards to the number of residents per park and the acres of park per 1,000 residents for similar sized entities. The second benchmarking exercise conducted is an evaluation of the same characteristics, number of residents per park and acres of park per 1,000 residents to other communities in Tennessee

of similar size to Jefferson County (see Section 5.3).

Finally, priorities for existing and new facilities determined through the survey, public input workshops, and stakeholder interviews are re-examined (see Section 5.4). In summary, the following sources of data collectively provide the basis of the needs assessment and the foundation for the improvements indicated in the following 10-year prioritization of needs, the design elements of the draft concept plan, the 5-year budget plan, and plan recommendations:

- Needs identified during an existing conditions assessment
- National Metrics as reported in the 2021 NRPA Agency Performance Review, Parks and Recreation Agency Performance Benchmarks report
- A benchmark comparison of demographics and parks and recreation facilities with other jurisdictions in Tennessee serving comparable communities
- Priority needs identified in the community-wide survey, public input workshops, and stakeholder interviews.
- Priority health trends were identified in the community-wide survey, and public health research.

5.1.1 JEFFERSON COUNTY FACILITIES

JEFFERSON COUNTY RURITAN PARK

218 TN-92, Jefferson City, TN 37760

The Jefferson County Ruritan Park is located at the Boys and Girls Club. It provides amenities such as multiple soccer fields, walking paths, and a volleyball court.



Entrance signage in great condition and visible to visitors.



Infrastructure

Soccer Fields

The soccer goals are in good condition, however, regrading the field would increase safe usage of this amenity.

Volleyball Court

The volleyball court is in fair condition; however, it would benefit from a resurfacing of the court and removal of the fence to allow for increase utilization.

Accessibility

The park could improve its accessibility through the addition of ADA parking spaces, maintenance of ramps, the replacement of certain structures on site, and pathways to each field within the park. The parking lot requires restriping, patching, and additional signage with braille to improve accessibility. Walking paths that wrap around the ball fields are in fair condition and would benefit from asphalt patching.



The volleyball court needs to be resurfaced and old backstop removed.



The walking path should be patched in the short term.



ADA parking, signage, and accessibility should be improved throughout the park.

5.1.2 JEFFERSON CITY FACILITIES

CENTENNIAL PARK

601-605 Finch Way, Jefferson City, TN 37760

Centennial Park provides a range of recreational and leisurely activity within minutes from downtown Jefferson City. The park's amenities include a playground, walking trails, pavilion, baseball field, and newly built dog park.



Infrastructure

Dog Park

This recently built area of the park includes shade structures, easy to use entrances and exits, and access to pet waste disposal methods gives longevity to the site.

Baseball/Softball Field

A determined program for this area would allow for addition equipment maintenance regimes to be implemented increasing the utilization of this field.

Playground

This playground provides amenities for children ages three to twelve with equipment that is in good condition. Most equipment would be utilized with younger children between the ages of three to five. The addition of equipment that cater to children of six to twelve would increase the utilization of the playground. The addition of a softer base material and shade would improve user experience.

Walking Trails

The walking trails are in good condition with few irregularities. Some locations require repaving. Providing additional shade through increased tree planting to improve user experience. Picnic tables and grills are located along this walkway and would benefit from having ADA accessible pathways. In addition, the large open areas provide the ability for temporary and/or more permanent programming.

Accessibility

This park does well incorporating ADA pathways, water fountains, and signage into the site. Trails are well marked as ADA accessible or not. The park appears to have a consistent maintenance schedule providing a clean and consistent appearance and accessibility. Restrooms provide ADA accessible stalls and water fountains.



The park provides a beautiful landscape that could be utilized for additional programming such as a disc golf course.



The dog park is in good condition and provides shaded areas for visitors.



The addition of ADA compliant pathways would allow for picnic areas to become more accessible.

JEFFERSON CITY COMMUNITY CENTER

1247 TN-92 Jefferson City, TN 37760

The Jefferson City Community Center provides amenities such as a picnic pavilion and community center.



The community center building is in good condition and would benefit from the addition of outdoor amenities.



Infrastructure

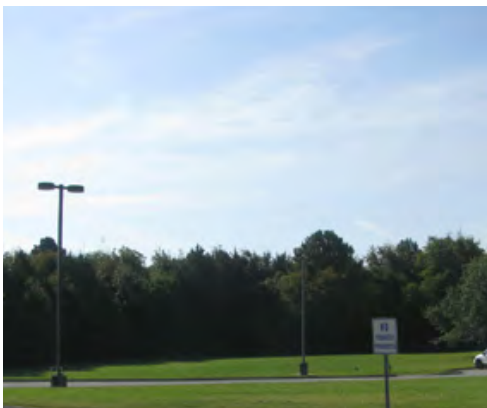
The pavilion provides a picnic area with one ADA picnic table. The pavilion would be improved by routine maintenance and potential foundation repairs. The pathway from the pavilion to the parking lot could be graded and repaved to meet ADA slope requirements. The entrance into the community center could be improved through the grading and repaving of just the entrance location to allow for a more even transition into and out of the community center parking lot.

Accessibility

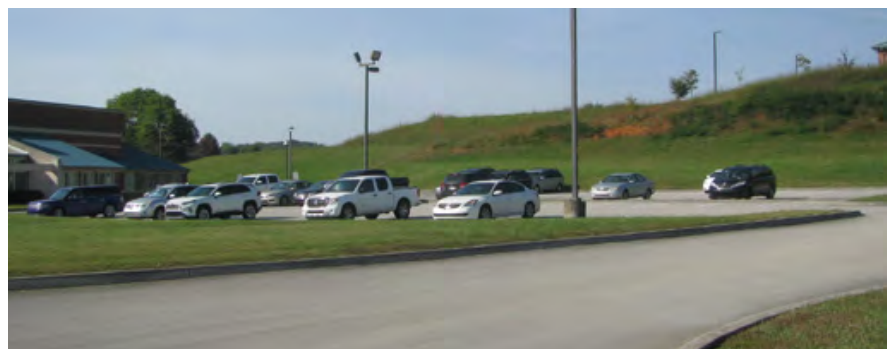
Minor pedestrian pathways through the parking lot would improve accessibility and circulation. Several ADA parking spots are provided. Potential improvement on vehicular circulation through the creation of paved areas around the center.



The pavilion requires maintenance and the concrete pad should be replaced.



The site provides ample space for additional amenities such as a pickle ball court or a splash pad.



There is ample parking on site and ADA spaces with signage are provided.

MOSSY CREEK COMPLEX

711 E. Main Street, Jefferson City, TN 37760

The Mossy Creek Complex provides opportunities for recreational and community experiences, however, do to its' disuse, the park requires a great amount of maintenance to meet ADA and safety standards. The park includes amenities such as a baseball field, softball field, soccer field, restrooms, and concession stand.



Infrastructure

Parking

Parking is provided along the road; however, the gravel areas have developed patches of grass, which can either be covered with additional gravel or paved to allow for more defined parking areas.

Baseball Field

The baseball field consists of lights, score boards, dugouts, and a score keeper structure all of which require a fair amount of maintenance. The field itself is in good condition and fences require upgrading to add additional safety measures for recreational users.

Softball Field

The softball field is in need of repair. With the repair of the score board, replacement of rusted bleachers and benches, and additions of dugouts and a score keeper box would allow this field to be ready to be enjoyed by recreational users.

Soccer Field

This field is in good condition. With minor maintenance and the addition or repair of the bleachers on site the field would be ready for practice or game day use.

Accessibility

Accessibility could be improved on site through the creation of paved ADA parking areas, ramps to ballfields & concession stand, bleachers, signage, & the repair of the ADA compliant bathroom. The gravel drive that follows around the softball and soccer field allows for users to participate from their vehicles.



The paving of this driveway and the installation of several walking paths would greatly increase this sites accessibility.



Ballfields require maintenance and the installation of new structures and equipment to be game day ready.



The concession stand requires maintenance as well as improvements to allow for ADA accessibility.

MOSSY CREEK STATION

711 E. Main Street, Jefferson City, TN 37760

Mossy Creek Station is a newly created pocket park in the heart of Jefferson City's downtown. Its proximity to the downtown areas makes it a valuable addition with access to green space and call to the railway that runs near by the park. It is well maintained, clean, and welcoming. The park includes amenities such as a large pavilion, benches, and play structure in the form of a wooden train.



The pavilion is in great shape and is used for local music events and movie showings.



Infrastructure

Pavilion

The pavilion is in great condition and provides covered seating. In addition, the pavilion is used for concert events or an outdoor movie theater. It has ADA access on the E. Main Street entrance and is sloped to meet ADA requirements.

Playground

On site is a wooden structure created to look like a train that provides an area of play. The base is of small pea gravel that is well maintained and does not spill into the rest of the site.

Bathrooms

The newly built bathrooms are in great condition and provide ADA signage and access. The structure appears to be well maintained and cleaned regularly.

Accessibility

East Main Street runs along the park's north border and provides ADA accessible pathways into the park. Located on the southern border of the park is a sloped pathway that could be redesigned to become a meandering path to allow for an additional ADA accessible entrance into the park. The restrooms were ADA accessible and provided compliant signage.



This train play equipment is in great condition and is located on a surface of pea gravel.

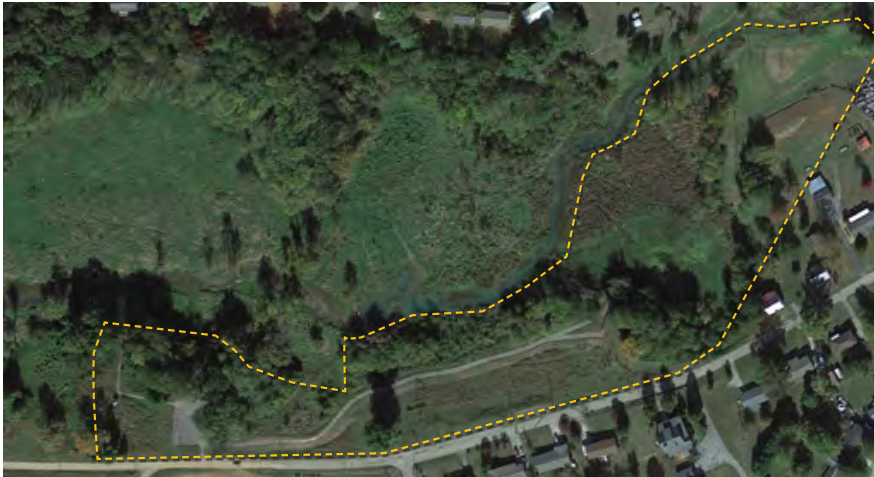


This park ramp needs to be redesigned to meet ADA requirements.

MOSSY CREEK WILDLIFE VIEWING AREA

901-977 W. Cherokee Drive, Jefferson City, TN 37760

Mossy Creek wildlife Viewing Area provides a recently built beautiful overlook of Mossy creek and three walking paths. Increased signage would provide a clear and educated experience of the site.



Infrastructure

Viewing Tower

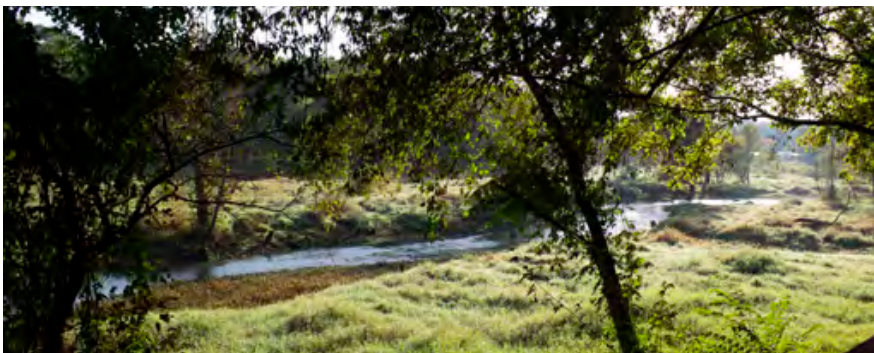
This structure was in good condition with slight graffiti. Minor maintenance is required. With minor redesign of this structure it would allow for greater accessibility for all users.

Information Kiosk

This covered structure was in good condition. The addition of education information regarding the creek and the ecology of the site would allow for an education aspect to be incorporated into the user's experience.

Accessibility

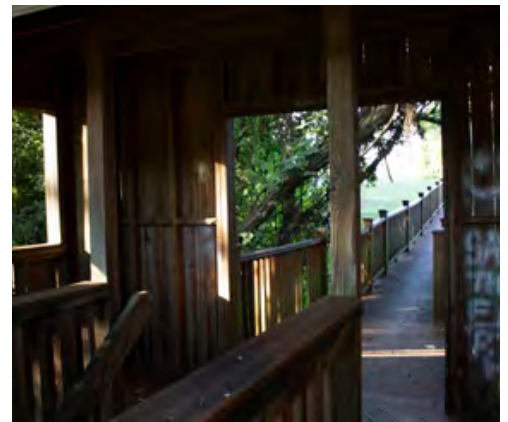
Accessibility could be improved through the regrading of the trailhead that leads to the viewing structure and the modification of the viewing tower and kiosk to allow for greater accessibility and a increased interactive experience for all users.



Beautiful views of Mossy Creek from the viewing tower.



Signage is present, however, it would be more beneficial if moved closer to the parking lot.



The viewing tower requires minimal maintenance to remove graffiti.



The information kiosk is in good condition and could be improved through the addition of education material.

NELSON MERRY PARK

Jefferson City, TN 37760

Nelson Merry Park is located minutes away from downtown with great views of the mountains. This park sits in a neighborhood and appears to be used regularly by local residents. The site includes such amenities as a baseball field, basketball court, playground, restrooms, and concession stand.



New bathrooms are in great condition, are ADA accessible, and provide ADA signage.



Infrastructure

Baseball Field

The field is fair condition, however, minor maintenance to the in-field, bleachers, pop-up nets, two wire dugouts, and metal roofs would allow for this field to become game day ready. The area around the bleachers is paved which provides accessibility to all users.

Basketball Goals

The site includes a small recreation non-regulation basketball court. The court could benefit from minor repairs such as pavement restriping. The addition of an ADA compliant pathway would increase the accessibility of this amenity on site.

Playground

The playground is welcoming and would be utilized by children ages 5 to 10. The playground has climbing features, swings, and a balance beam. The area includes an ADA swing, however, the addition of improved ground cover and a pathway to this area of the site would improve the accessibility. In addition, the planting of trees would provide additional shade during warmer months of the year.

Concession Stands

The concession stands require a great amount of maintenance. The structure appears to be sound and could be utilized once repairs are complete.

School Building

There is an empty school building on site that is securely locked. The exterior of this building has minor graffiti.

Accessibility

The site offers ample parking with two ADA spaces. The addition of ramps to the playground and basketball would allow for greater access to these areas. The bathrooms are ADA accessible and provide signage with braille.



The playground requires maintenance to ensure all ADA and safety requirements are met.



The baseball field requires maintenance and the replacement or repair of all equipment and structures.

ROY HARMON PARK

Jefferson City, TN 37760

Roy Harmon Park is a welcoming park with large shade trees located along the park entrance. The amenities offered in the park include a baseball field, tennis courts, a basketball court, and a pool complex.



The pavilion is in good condition, but could be improved with the addition of ADA accessible picnic tables.



The baseball field is in fair condition, however, it requires the addition of an ADA accessible entrance.



The addition of chair lifts would allow for greater access for all users.



Infrastructure

Baseball Field

The field contains new bleachers that are located under near by shade trees. The entrances to the field is not ADA accessible and would benefit from a ramp system or additional entrance to allow for accessibility. The in-field requires maintenance and dugout fences require repair or replacement.

Basketball Court

The basketball court is in good condition and would benefit from pavement restriping.

Tennis Courts

The tennis courts are in need of repair. They do not appear to be utilized and a redesign could allow for additional programming to be available on site. A potential repurposing of this area could be pickleball courts.

Pool Complex

The pool complex utilizes fences around three pools and a large concession stand to provide safety measures for users who utilize the additional areas of the park. The accessibility of this portion of the park could be increased with the addition of ADA ramps and chair lifts. The entrances to the pool and entrance booth is in a very shaded area and includes a grilling area with tables and chairs.

Pavilion

The pavilion is in good shape and could benefit from the addition of ADA compliant picnic tables.

Accessibility

The site could benefit from increased accessibility through the addition of ADA compliant picnic tables and walking paths.



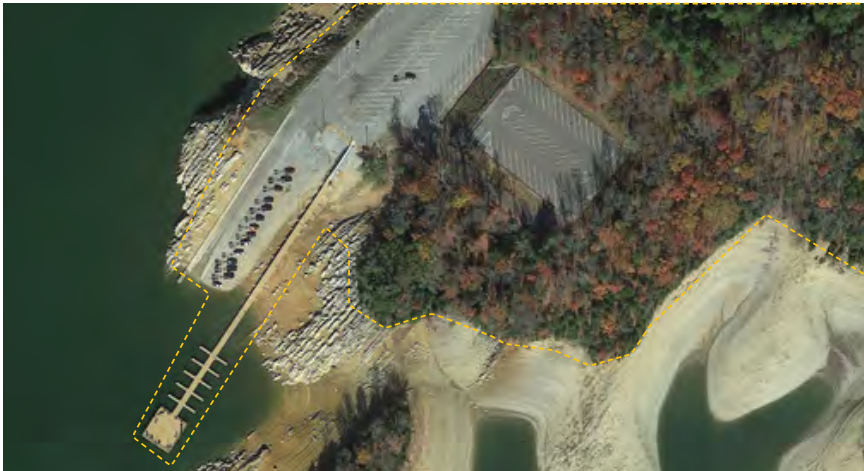
Centennial Park Jefferson City, Tennessee

5.1.3 TOWN OF DANDRIDGE FACILITIES

DANDRIDGE DOCK

199 Public Drive Dandridge, TN 37725

Dandridge Dock provides beautiful views and access to Douglas lake. The park's amenities include a dock, ample parking, newly paved vehicular circulation, and boat launch. The dock provide lighting, seating, boat slips, and works as a fishing pier allowing it to be utilized for multi-use programming.



Infrastructure

Structures

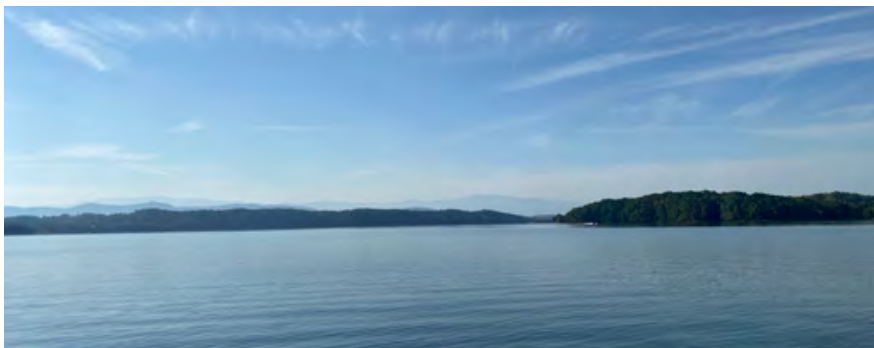
A newly built restroom facility has been completed and is now open to users.

Dock

The boat and fishing dock is recently built and in great condition. With minor redesign the dock entrance walkway could become ADA accessible year round.

Accessibility

The incorporation of pedestrian friendly paths through parking lots would improve pedestrian circulation. The addition of ADA compliant parking, ramps, sidewalks, and signage would add to the accessibility of the site. The addition of an ADA compliant slope to the entirety of the boat launch would allow for improved accessibility when water levels are low. Signs are present that provide safety instructions, however, the incorporation of additional signage would provide users with a more educated experience and allow for additional safety measure to be put into place.



The dock provides beautiful views of Douglas Lake.



To ensure ADA accessibility is available year round the dock walkway needs to be redesigned.



Site signage and dock are recently built and in great condition.



The boat launch is in good condition and appears to be utilized regularly.

FIELD OF DREAMS ACTIVITY CENTER 1145 Treadway Drive, Dandridge, TN 37725

Field of Dreams Activity Center offers a wide range of recreational facilities and ballfields, which are utilized by the local community. The parks amenities include a pavilion, playground, football field, soccer field, and two baseball fields. This new facility is well maintained and in good condition.



The playground is new and in good condition, but could be more accessible by resurfacing the space.



Infrastructure

Concession Stands

An ADA compliant ramp would increase the accessibility to vendors.

Bathroom

The implementation of ADA signage, bathroom stalls, and ramps would improve accessibility to these facilities.

Playground

The Linda and Gregg Gann playground located between the main building and the first set of ball fields provides amenities for children of all ages. The playground provides swings, monkey bars, sandbox, spring toys, and seesaws. The provided ADA swing provides accessibility; however, the addition of ADA compliant sidewalks, ramps, and entry points would increase the accessibility on site. The equipment is in fair condition and could use minor maintenance to improve the aesthetics and overall function of the site. Mulch surfacing should be added to level out the playground surface to decrease the likelihood of any trips or fall. The addition of a new sandbox on a graded surface would improve quality of this provided amenity.

Pavilion

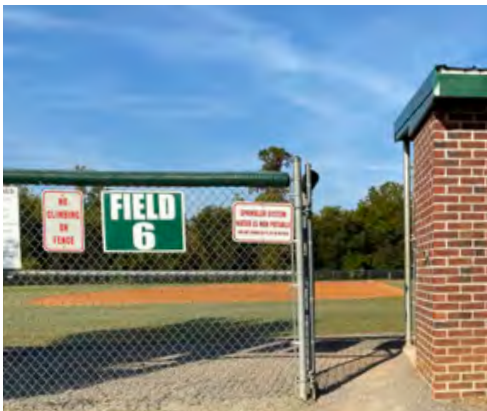
Located near the main building and playground this structure provides a covered area for picnics, gatherings, and shelter in any weather conditions. The addition of ADA accessible picnic tables would provide greater accessibility to the pavilion as well as the large grill that is located near by.

Football Field

The football field could improve user experience through minimal maintenance such as the restriping of ADA parking areas, ADA signage with braille, and addition of ADA bleachers.



Pavilion is in good condition, but need additional ADA compliant picnic tables.



Baseball fields are in great condition.

Soccer Field

The soccer field could improve user experience through minimal maintenance such as re-painting, field realignment, and the implementation of ADA accessible pathways, bleachers, and signage.

Baseball Fields

The two baseball fields located at the center could benefit from new bleachers and either structural or tree canopy shade. The addition of ADA sidewalks, water fountain, and signage would increase accessibility. Minimal painting, regrading, and equipment repair would allow for an improved aesthetic of these fields.

Erosion

The replacement and the addition of rocks along the creek near the back of this property would prevent or slow additional erosion from occurring.

Accessibility

Vehicular circulation includes a recently paved main road with provided parking near the front of the center and additional lots near each set of fields and buildings. To increase accessibility of the site paving all parking areas and roads would allow for users to move more freely about the site. The addition of ADA parking close to the playground and baseball fields would provide increased accessibility to these amenities on site. Pedestrian circulation is provided with several multi use pathways; however, increased circulation would be achieved with additional pathways, planting of tree to provide shade, and the implementation of signage.



The addition of mulch to the playground to provide a more even surface.



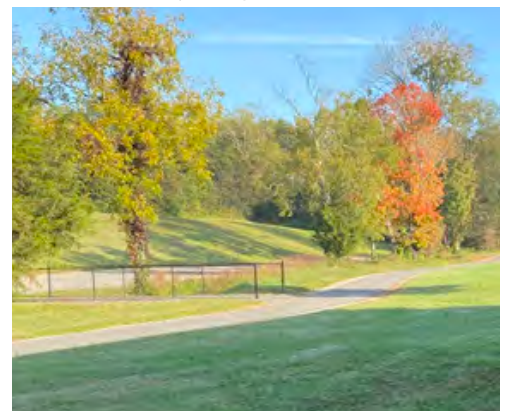
Regrading of the sandbox location and a rebuild of the frame would prevent additional spillage of sand onto other parts of the site.



The regravelling or paving of the center drive will increase accessibility throughout the site.



The placement of additional rip rap would prevent further erosion in this location and several others on site.



Extending the walking path would increase accessibility to areas such as the southern fields.

5.1.4 CITY OF BANEERRY FACILITIES

COMMUNITY ROOM AND DOG PARK

521 Harrison Ferry Road, Baneberry, TN 37890

This park is in the process of developing a new dog park and playground. The park currently offers the amenity of a community room and building which is utilized for various gatherings.



The site of the future dog park.



Infrastructure

Dog Park

Baneberry Dog Park is currently under construction with an estimated completion date of early 2021.

Playground

Construction will include a playground that should offer amenities for several age groups.

Community Center & Structures

Located within a short distance to the future dog park is the City Hall Community Center, which provides space for numerous gatherings and is used for various purposes. An ADA ramp and parking spots are provided within proximity to the community center, however, additional ADA signage will need to be implemented. It is recommended to add a pavilion structure to increase the amount of locations in the park that would allow for gathering in any weather conditions. The addition of a trail head at the dog park would allow for addition programming inside the park. The structure near woodland edge appears that it may need minor repairs.



Structure on site requires minimal maintenance.



The interior of the community center requires minimal changes to increase accessibility inside the building.



Entrance and paving in good condition.

5.1.5 CITY OF NEW MARKET FACILITIES

NEW MARKET CITY PARK

1066 Volunteer Street, New Market, TN 37820

New Market City Park includes amenities such as baseball fields, picnic shelters, concession stand, walking paths, and a playground.



Infrastructure

Gymnasium

The gymnasium at City Hall has been abandoned over the last decade and has fallen into severe disrepair. To make it a usable amenity, a full restoration will be required. New Market has been in consultation with an engineering firm for these repairs, who have quoted approximately \$200,000 to make the improvements.

Playground

The park playground provides equipment that is in good condition and allows for children to play and swing. However, this equipment is of a residential grade, and it is recommended that the playground be relocated to the open field next to the City Hall parking lot for safety and accessibility concerns. Once the playground is relocated, this area of the park could be converted to a dog park and picnic area with minimal cost.

Picnic Shelters

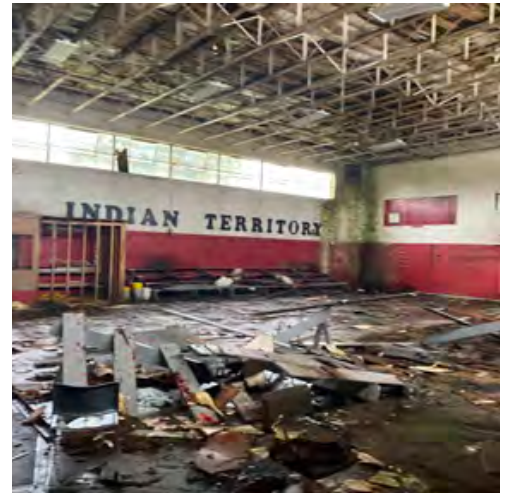
The picnic shelters are in good condition. Additional ADA compliant picnic tables and an ADA compliant water fountain would increase the accessibility of this site.

Concession Stands

Concession stands require an addition pathway or ramp to allow for ADA accessibility. The addition of ADA signage would increase the accessibility of this structure on site.

Accessibility

This park could improve its accessibility through the addition of ADA parking spots, ramps, playground equipment, and signage. In addition, the redesign of bleachers, bathrooms, and concession stand would also allow for improved accessibility. Walking paths could also be improved with required minimal maintenance, patching, and the creation of a park wide walking loop.



The gymnasium has fallen into disrepair and requires a full restoration.



The playground should be relocated near the police station, and the existing location converted to a dog park.



Walking path can be improved with patching and minimal maintenance. Adding path connections to improve site wide circulation is also recommended.

ROADSIDE PARK

901 Highway 11 East, New Market, TN 37820

Roadside Park is located along Highway 11 East and is in need of repair. The site provides a picnic shelter with multiple picnic tables that are both covered and not covered.



The park provides several picnic areas that are either covered or uncovered.



Infrastructure

Picnic Shelter

The picnic shelter on site is in fair condition and could benefit from the installation of upgraded lighting. The foundation and roofing of the structure is in fair condition and does not require maintenance at this time.

Accessibility

This site could improve its accessibility through the addition of ADA parking spaces, ramps or pathways, ADA complaint bathrooms, and signage. The addition of sidewalks would increase accessibility as well as improve pedestrian circulation.



The picnic shelter could be improved with the installation of upgraded lighting fixtures.



Paved walkways to picnic areas would increase site accessibility.



Several grilling and picnic locations throughout the park. It is recommended to pave the road to increase accessibility.

5.2 NATIONAL METRICS

The 2021 NRPA's (National Recreation and Parks Association) Park Metrics is the national industry standard benchmarking tool that assists park and recreation professionals in the effective management and planning of their operating resources and capital facilities. The 2021 NRPA Agency Performance Review¹ contains data from 1,000 unique parks and recreation agencies across the United States as reported between 2018 and 2020. Most of the data is presented with medians, along with data responses at the lower-quartile (lowest 25%) and upper-quartile (highest 25%). The data allows for insights into not only where an agency stands compared to "typical" agencies (i.e. those at the median values), but also compared to a full spectrum of agencies at both the high and low quartiles.

Jefferson County Facilities

When compared to the median in the NRPA study, Jefferson County has about 34.3% more residents per park. The median for jurisdictions with 50,000 to 99,999 persons is one park for every 2,387 residents. Jefferson county, with a population of 24,495 has a calculated population of 3,633 Residents per Park. This means that the residents of Jefferson County have about two-thirds the number of parks available compared to other jurisdictions their size.

Jefferson County has about 51% less acres of parkland per 1,000 residents when compared to the median. However, since the population of Jefferson County is just a few thousand above the 50,000 population threshold. The comparison to the average within the lower quartile is probably more appropriate. Jefferson County has about 27% less park lands per 1,000 residents than the lower quartile. It should also be noted that the acreage does not include the sites in the County controlled by state and federal agencies, just parks maintained by the cities and the County. Therefore property owned by TWRA and TVA are not included in the computations.

5.3 COMMUNITY COMPARISON

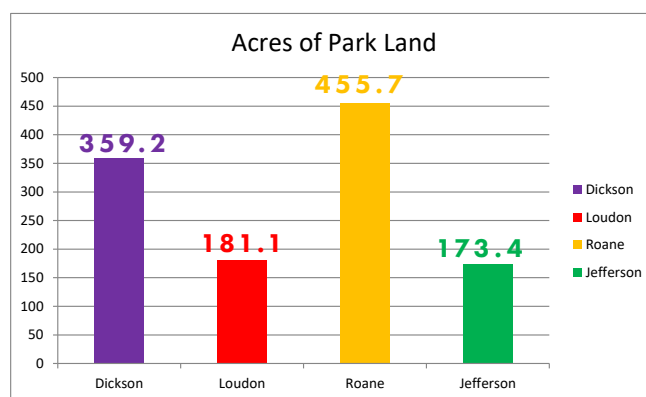
To understand how well Jefferson County and the Cities of Baneberry, Dandridge, Jefferson City, and New Market are providing recreational opportunities for community residents, comparisons were made to similar sized jurisdictions in Tennessee for both the County and the cities.

5.3.1 JEFFERSON COUNTY

For a comparison to Jefferson County, three other Tennessee counties are selected that also had a population of between 53,000 and 55,000 in 2019 (latest census data

available). Two of the counties are in East Tennessee; Roane with a population of 53,382 and Loudon with a population of 54,068. The third county, Dickson County, with a population of 53,948 is located west of Nashville in Middle Tennessee. The demographic table shows information for each of the three counties compared to Jefferson.

Jefferson County's population grew at a moderate rate since 2010 as did Dickson and Loudon, where as Roane County's population decreased. The average size among the four counties is 338.4 square miles and the average density is 162.2 persons per square mile. Jefferson County ranked third of the four counties by size and the second of the four by density. The average number of households is 20,231, just slightly above Jefferson's 20,154. Jefferson had the lowest percentage of households with children (19.2%) and the highest percentage of households with elderly (20.4%). In general, Jefferson County's population is growing at a moderate rate, the median age is 44. Among the four counties, Jefferson has the highest percentage of retirement age household.

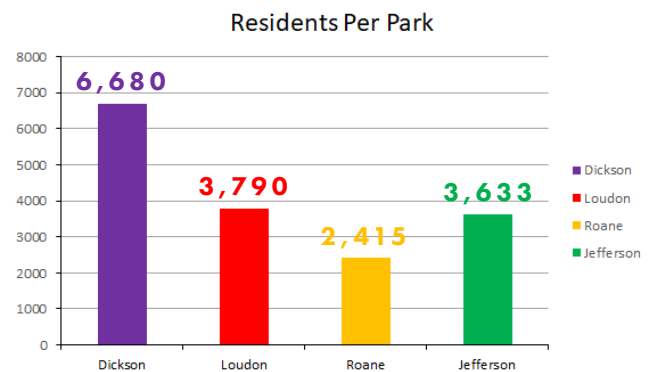
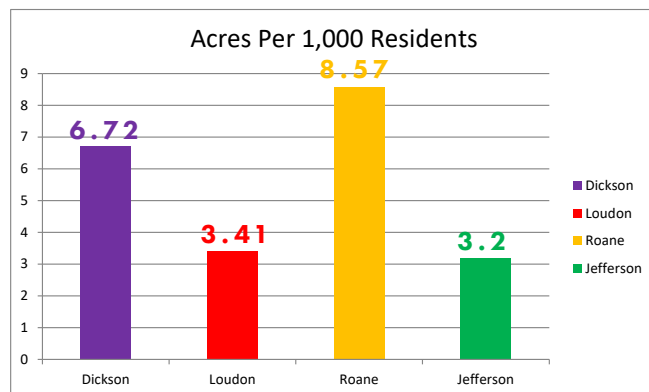


Park Facilities

To evaluate Jefferson County parks, the parks of the three similarly sized counties were utilized by comparing their amounts for the number of acres of park land, the acres per 1,000 residents, and the residents per park to those amounts for Jefferson County.

Jefferson County ranked fourth among the four for the metric of acres of parkland and third for the number of residents per park. The average acres of parkland is 292.4 acres. Jefferson has 40.7% less. The average acres per 1,000 residents is 5.7, Jefferson has 31.6% less. Lastly, the average number of residents per park is 4,130, Jefferson is 12% lower, a positive result.

DEMOGRAPHICS COMPARISON- COUNTY										
COUNTY	2019 POP.	% CHANGE SINCE 2010	AREA SQUARE MILES	DENSITY	HOUSEHOLDS	HOUSEHOLDS WITH CHILDREN	HOUSEHOLDS WITH ELDERLY	MEDIAN AGE	PER CAPITA INCOME	MINORITY %
Dickson	53,948	+8.7	489.90	101.4 / sq. mi.	19,198	35.6%	8.9%	36	\$27,115	11.30%
Loudon	54,068	+11.3	229.22	211.8 / sq. mi.	20,669	28.4%	10.1%	41	\$31,478	13.80%
Roane	53,382	-1.5	360.71	150.2 / sq. mi.	20,901	23.9%	12.2%	45	\$30,209	7.80%
JEFFERSON	54,495	+5.5	274.08	187.6 / sq. mi.	20,154	19.2%	20.4%	44	\$25,159	8.60%

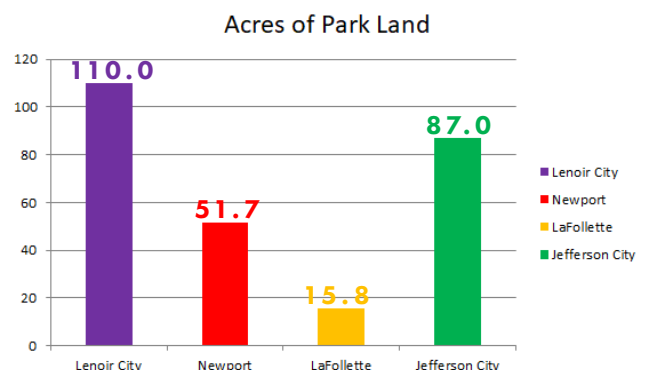


5.3.2 JEFFERSON CITY

For a comparison to Jefferson City, three other cities were selected that also have a population between 5,000 and 9,999. All four counties are in East Tennessee and in the region of the East Tennessee Development District (ETDD). According to the U.S. Census Bureau's 2019 Census Update, Newport has a population of 6,884, LaFollette at 6,688, Jefferson City at 8,194 and Lenoir City at 9,324. The Demographics Table shows information for each of the 3 cities compared to Jefferson City. Jefferson City's population dropped slightly as did Newport at a rate of less than 1%. LaFollette's population dropped by more than 10% and Lenoir City's increased by 8.3%. The average size among the four cities is 6.3 square miles and the average density is 1,263 persons per square mile. Jefferson City's size and density is about as close to the average as possible at 6.38 acres and the density of 1,261 persons per square mile. The average number of households is 2,975, which is only 129 more than Jefferson's City's 2,846 households or 5% less. Jefferson City had the lowest percentage of households with children (19.7%) and ranked 3rd highest of households with elderly (18.2%). In general, Jefferson City's population has remained

fairly constant during the last nine years. The median age is 33, younger than the median county age of 44. Jefferson City's per capita income at \$18,106 is higher than the average of the four cities which equaled out to \$17,637.

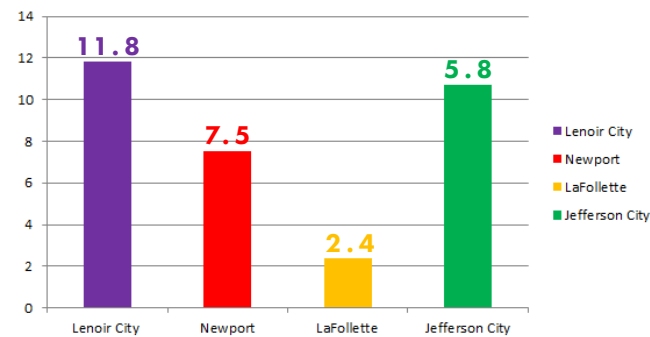
The following graphs on the next page provide a comparison of the selected cities provision of park facilities within their communities. The comparison is based on facilities that are owned or managed by each city. Again, the data provides a similar comparison as used in the 2021 NRPA Agency Performance Review.



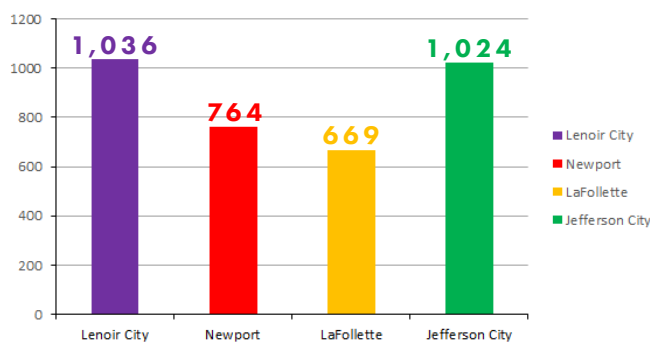
Park Facilities

To evaluate Jefferson City's parks in relation to the parks in the cities used in the comparison of similar sized cities; the number of acres of park land, the acres per 1,000 residents, and the residents per park were compared. Jefferson City ranked third among the four cities for the metrics of acres of park land and acres per 1,000 residents. Jefferson City ranked third among the four for the lowest number of residents per park. The average acres of park land is 66.12 acres. Jefferson City has 28% less average acres of park land than the average of the four cities. The average acres per 1,000 residents is 6.9, Jefferson City has 16% less at 5.8 acres per 1,000 residents. The average number of residents per park among the four cities is 873.3, Jefferson City's amount of residents per park is 14.8% higher than this average.

Acres Per 1,000 Residents



Residents Per Park



5.3.3 TOWN OF DANDRIDGE AND CITIES OF BANEERRY AND NEW MARKET

For a comparison of Jefferson County's three cities with a population of less than 5,000; Dandridge, Baneberry, and New Market, four other cities were selected that also have populations less than 5,000. The four cities selected provide a range that is lower than Baneberry's and higher than Dandridge and two others falling both higher and lower than New Market. The data indicated in the Demographics Table shows information provided by the U.S. Census Bureau's 2019 Census Update.

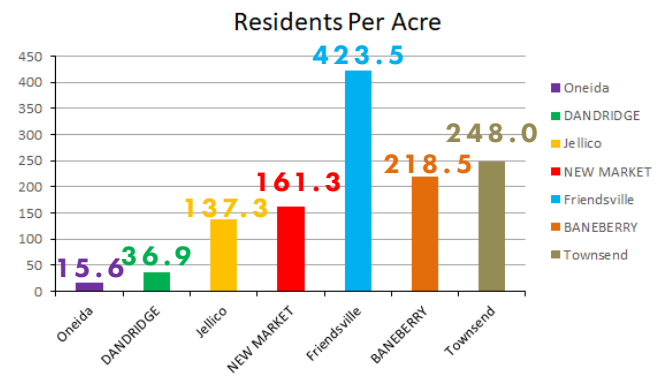
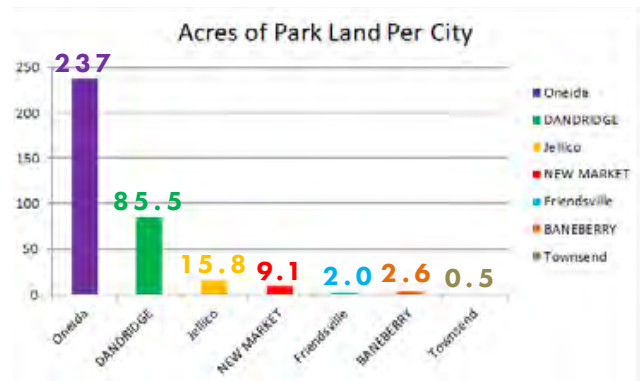
All three Jefferson County cities combined grew at an average rate of 11.4%. The two Blount County cities, Friendsville and Townsend, also grew by an average of 12.7% while the two cities, Oneida and Jellico, lost an average of 5.3% of their population since 2010. The average size of the cities in the comparison is 4.58 square miles and an average density of 359 residents per square mile. Dandridge is larger than the average size and New Market and Baneberry fall below the average. Dandridge is more densely populated than the average and New Market and Baneberry are less densely populated. The number of households varies greatly among the seven cities based primarily on population, which resulted in the average being 733. The median age of Jefferson County's population is 44, younger than Baneberry's median age of 55, but older than Dandridge and New Market's median age of 42. The average per capita income of Jefferson County's three cities with a population of less than 5,000 is \$32,059, 10% higher than the average of \$28,765 for all seven cities used in the comparison. Baneberry's per capita income of \$43,003 is much greater, 33% greater than the average for the seven cities.

DEMOGRAPHICS COMPARISON- CITY

CITY	2019 POP.	% CHANGE SINCE 2010	AREA SQUARE MILES	DENSITY	HOUSEHOLDS	PERCENT CHILDREN	PERCENT ELDERLY	MEDIAN AGE	PER CAPITA INCOME	MINORITY %
Lenoir City	9,324	+8.3%	8.48	1,018.6 /sq. mi.	3,479	25.9%	14.7%	32.7	\$19,675	25.8%
Newport	6,884	-0.6%	5.53	1,256.1 /sq. mi.	2,776	25.5%	19.1%	41.8	\$13,951	13.4%
LaFollette	6,688	-10.6%	4.91	1,518.5 /sq. mi.	2,797	22.3%	21.5%	42	\$18,816	6.1%
JEFFERSON CITY	8,194	-0.6%	6.38	1,261.1 /sq. mi.	2,846	19.7%	18.2%	33	\$18,106	14.2%

Park Facilities

To evaluate Jefferson County's three cities in relation to the parks in cities used in the comparison of four other similar sized cities, the number of acres of park land and the residents per park were compared. Oneida was eliminated from the comparisons for acres of park land per city as was Friendsville's residents per park. Their numbers are anomalies and do not accurately portray the averages. The average for the acres of park land among the five cities is 19.3. The Jefferson County cities average is 32.4, which exceeds the average by 40.5%. Of the Jefferson County cities, Dandridge has the highest number of acres of park land at 85.5. Jefferson County's cities averaged 138.9 residents per park, only slightly higher than the overall average of all six cities at 136.2, which is only a 2% difference.



DEMOGRAPHICS COMPARISON- CITY

CITY	2019 POP.	% CHANGE SINCE 2010	AREA SQUARE MILES	DENSITY	HOUSEHOLDS	PERCENT CHILDREN	PERCENT ELDERLY	MEDIAN AGE	PER CAPITA INCOME	MINORITY %
Oneida	3,700	-1.95%	9.3	398 /sq. mi.	1,661	25.5%	17.2%	38.2	\$19,442	3%
DANDRIDGE	3,157	+10.27%	5.9	536 /sq. mi.	1,107	21.8%	19.6%	42	\$26,136	12%
Jellico	2,170	-8.72%	6.2	349 /sq. mi.	974	20.7%	20.1%	48.6	\$24,548	6%
NEW MARKET	1,468	+9.10%	4.2	350 /sq. mi.	568	22.6%	18.4%	41.8	\$27,038	12%
Friendsville	847	+7.30%	2.8	303 /sq. mi.	368	22.1%	20.2%	45.8	\$29,404	5%
BANEERRY	568	+14.92%	1.8	319 /sq. mi.	236	23.0%	41.0%	55.1	\$43,003	8%

in regards to their small number and total acreage of park land. There are two reasons for this situation. First is their location, as they are located very close to the City of

5.4 PUBLIC INPUT PRIORITIES

Through surveys, public workshops, and interviews, public feedback was gathered regarding an assessment of existing parks and development of future parks and recreation facilities. During the survey, when asked “How satisfied are you with the current parks and recreation facility and activities in Jefferson County?” About 35% of the respondents replied that they are “very satisfied” or “satisfied.” About 49% stated that they are “unsatisfied” or “very unsatisfied.” 16% replied “no opinion.” There were two questions on the survey that provided similar results. When asked “if you are ‘unsatisfied’ or ‘very unsatisfied’ (with the current parks and recreation facilities and activities), what recommendations would you offer to improve the facilities;” and when asked “Are there any additional activities that members of your household would like to see provided by Jefferson County?” The following were the most common responses in order of their prevalence (see Section 4.1):

- Hiking/Bike Trails and Greenways
- Swimming/Splash Pad
- Pickleball
- Better Playgrounds
- Soccer
- Better Basketball Courts

Because of the pandemic, the community input meetings level of participation was quite limited. The meetings were held via zoom, and community leaders and officials participated. Those that joined the meeting were asked to respond to several questions including “What do you like or dislike about existing park and recreation facilities?” and “What new park and recreation facilities are needed?” Most of the discussion that followed was about new facilities and the survey results. Most agreed that additional trails should be a high priority. There was further discussion about seeking funding for a county-wide trails master plan. There were many potential routes and connections identified. Other potential new projects were highlighted along with potential strategies for their implementation. Other than a trails master plan, the need to work with TVA to expand waterfront recreation sites and the possibility of park facilities adjacent to the hospital appeared to be worthy of further investigation (see Section 3.3.5).

5.5 PRIORITIZATION OF NEEDS

The prioritization of needs correlates directly to the findings in the Needs Assessment in Sections 5.1 through 5.4. Overall, according to national comparisons, Jefferson County needs

more parks to be provided by the local jurisdictions. The two national benchmarks by which the county was evaluated, “Residents by Park” and “Acres of Park per 1000 Residents,” support this conclusion. There are 3,633 residents per park in Jefferson County. Compared to the national median of 2,387 residents per park, indicating that Jefferson County Parks would need to increase its number of parks by 34.3% to meet the national average for similar sized jurisdictions. This translates to a need of 8 additional parks from the 15 currently available to about 23. There are 3.2 acres of park land in Jefferson County per 1,000 residents. The average for jurisdictions just over the population threshold of 50,000 is 4.4, about a 27.5% difference. The conclusion that Jefferson County needs additional parks is also supported by the comparison of Jefferson to three other counties in Tennessee with populations between 53,000 to 55,000. The average acres of park land in the counties identified in this comparison is 292.4 acres, a 40.7% difference. Both the national average and Tennessee county comparison indicate that Jefferson County needs about a third more park land acres or about 70 to 100 additional acres.

Jefferson County, however, does have a high number of outdoor recreation acreage that is not owned or operated by local governments, but by state and federal agencies. There are thousands of acres of recreation opportunities that include land, parks, rivers, and trails. TVA and TWRA control most of the hundreds of miles of shoreline on Cherokee and Douglas lakes, and they provide numerous outdoor amenities by way of lake access, campgrounds, waterfront parks, and wildlife management. When asked in the county-wide survey what and where the responding families participate in recreation activities other than parks in Jefferson County, large numbers indicated they participate in activities in state parks. Still, when compared to other counties in East Tennessee that also have access to TVA lakes and state parks, Jefferson County has less park acreage owned and operated by local jurisdictions.

In section 5.5.3, a list of improvements to existing parks is based upon the Needs Assessment and workshops with local officials. The priorities are grouped according to realistic time frames and strategic implementation. The schedule for improvements over the next ten years include those that could be included in upcoming grant applications and budget cycles or in the short term (next 2 years). Mid-term goals (3-5 years) are envisioned as those practical and realistic given the foreseeable future budgets and the improvements that will be needed during this time frame. Improvements for the long term (6-10 years) were identified during the planning process but specific strategies for funding and schedules for implementation are undetermined at this time.

5.5.1 PRIMARY HEALTH PRIORITIES

Reducing rates of physical inactivity and improving mental health outcomes in Jefferson County can be prioritized and positively impact all leading health issues in the community.

The Jefferson County Parks and Recreation Planning effort is positioned to positively impact Jefferson County health by making increased use/accessibility and maintenance/safety a priority. Individuals with safe and accessible routes to paved paths, parks, and community centers are more likely to exercise and utilize facilities – improving both physical and mental health outcomes.

5.5.2 HEALTH PRIORITY MATRIX

Acknowledging the varied spatial distribution of vulnerable populations (low-income, elderly, children) within the County can also offer insight and impetus for prioritization and infrastructure upgrades.

	Influencing Factors					
	PHYSICAL ACTIVITY	ACCESSIBILITY/ ACCESS	COMMUNITY (Social/ Cohesiveness)	NATURE CONTACT	MENTAL WELLNESS	SAFETY
Health Issues:						
- Heart Disease						
- Cancers						
- Stroke						
- Diabetes						
- Obesity/Overweight						
- Mental Health*						
Trails and Walking Paths	X	X	X	X	X	X
Pedestrian Connectivity	X	X		X		
Open Space	X		X	X	X	
Community/Gathering Spaces			X	X	X	X
Courtyards			X	X	X	
Meditative Spaces				X	X	
Aesthetic Gardens				X	X	
Views of Nature				X	X	
Shade Trees along Trails Spaces	X			X	X	X
Plantings				X	X	
Site Lighting		X	X		X	X
Outdoor Eating Spaces		X	X	X	X	
Outdoor Seating	X	X	X	X	X	X
Wildlife/Biodiversity			X	X	X	
ADA Improvements*	X	X	X	X	X	X
Sports/Recreation Facilities*	X	X	X		X	
Supporting Infrastructure*		X			X	X
Maintenance*		X				X
Targeted Programming*	X	X	X	X	X	X
Community/Gathering Spaces*			X	X	X	X
Kiosk for Community Information			X			
Edible Gardens	X	X	X	X		
Wayfinding	X	X				X

Selected Design Recommendations

- Mental Health - Anxiety, Depression, Stress
- Sports/Recreation - Facility Development, Ball Fields, Courts, Batting Cages Pools, Playgrounds
- Community/Gathering Spaces - Pavilions, Bleachers/Grandstands, Campsites
- Supporting Infrastructure - Restrooms, Concessions, Water Fountains, Signage, Piers, Boat Slips, Parking
- Maintenance - Lighting, System/Mechanical Repairs, Restriping, Repaving
- ADA Upgrades and Improvements - Restrooms, Sidewalks, Access Points, Signage

5.5.3 JEFFERSON COUNTY PARKS

The following are the priorities for improvements for the next 10 years:

JEFFERSON COUNTY RURITAN PARK

Short-Term (1-2 years)

- Repave & Restripe Parking Lots including ADA Spaces
- Install ADA Sidewalk
- Construct New ADA Compliant Restrooms
- Install New ADA Compliant Bleachers

Mid-Term (3-5 years)

- Add New Wayfinding Signage
- Patch Existing Sidewalk
- Replace Volleyball Court Surface
- Remove Volleyball Fence
- Stabilize & Grade Soccer Fields

5.5.4 JEFFERSON CITY PARKS

CENTENNIAL PARK

Short-Term (1-2 years)

- Repave & Restripe Parking lot including ADA Spaces
- Install New ADA Sidewalk
- Resurface Playground & Add Play Equipment and Shade Structure
- Perform Pavilion Maintenance

Mid-Term (3-5 years)

- New Park Entrance & Wayfinding Signage

Long-Term (6-10 years)

- Construct New Disc Golf Course

JEFFERSON CITY COMMUNITY CENTER

Short-Term (1-2 years):

- Perform Maintenance on Picnic Pavilion including Foundation Repair
- Add ADA Picnic Tables to Pavilion
- Repaint ADA Parking Spaces and ensure Spacing meets ADA Standards
- Add a New Storage Shed behind Building

- Perform Building Maintenance

Long-Term (6-10 years)

- New Outdoor Pickleball Court

MOSSY CREEK COMPLEX

Short-Term (1-2 years):

- Pave & Stripe Parking Lots including ADA Spaces
- Install ADA Sidewalks
- Upgrade Concessions/Restrooms to be ADA Accessible
- Install ADA Signage
- Upgrade and Maintenance Ballfield Fences, Bleachers, & Dugouts
- Reseed & Add Infield Clay to Ballfields
- New Softball Scoreboard

Mid-Term (3-5 years)

- Pave 12' Gravel Road to be Asphalt

MOSSY CREEK STATION

Short-Term (1-2 years)

- Add ADA Parking Signage at Lower Parking Area
- Install Vertical Grab Bars in the ADA Restrooms

Long-Term (6-10 years)

- Demolish existing Ramp & Construct ADA Compliant Switchback Ramp

MOSSY CREEK WILDLIFE VIEWING AREA

Short-Term (1-2 years)

- Repave & Restripe Parking Lot including ADA Spaces
- Install ADA Sidewalk
- Patch Existing Sidewalk
- Upgrade Viewing Tower to allow for ADA Access
- Install New Park Entrance & Wayfinding Signage

Mid-Term (3-5 years)

- Replace Information Kiosk

NELSON MERRY PARK

Short-Term (1-2 years)

- Repave & Restripe Parking Lot including ADA Spaces
- Install ADA Sidewalk
- Replace Baseball Backstop Net
- Reseed & Add Infield Clay to Ballfield
- Repair Concessions Structure

- Install ADA Compliant Bleachers
- Repave & Stripe Basketball Court
- Replace Mulch on Playground Surface

Mid-Term (3-5 years)

- Construct New Shade Structure near Playground

Long-Term (6-10 years)

- Replace Playground Surface with Poured Rubber

ROY HARMON PARK

Short-Term (1-2 years):

- Install ADA Pool Chair Lifts
- Install ADA Sidewalk
- Repair Ballfield Dugouts
- Reseed & Add Infield Clay to Ballfield
- Repave & Restripe Basketball Court
- Add ADA Picnic Tables to Picnic Pavilion
- Install New Lifeguard Stands
- Perform Pool Building Maintenance
- Install ADA Restroom Signage in Pool Restrooms
- Renovate Pool Restrooms & Showers to be ADA Accessible
- Repave Concrete Ramp Located between Parking and the Pool & Pavilion Area

Mid-Term (3-5 years)

- Convert Tennis Courts to Pickleball Courts

5.5.5 TOWN OF DANDRIDGE PARKS

DANDRIDGE DOCK

Short-Term (1-2 years)

- Repave & Restripe Parking Lot including ADA Spaces
- Install New ADA Sidewalk
- Install ADA Signage

Mid-Term (3-5 years)

- Install Picnic Area with Covered Pavilion or Shade Structure

FIELD OF DREAMS ACTIVITY CENTER

Short-Term (1-2 years)

- Repave & Restripe Existing Parking Lot with ADA Spaces
- Install New ADA Sidewalk
- Add ADA Signage, Bleachers, Benches, Picnic Tables, & Water Fountains through out Center
- Renovate Existing and Construct New ADA Accessible Restrooms

Mid-Term (3-5 years)

- Upgrade Sports Fields & Playground Equipment
- Stabilize & Grade Select Locations and along Creek on Site
- Add ADA Restroom to Existing Pavilion
- Regravel 24' Wide Road
- Resurface Playground and Sandbox & Update Equipment
- Repair Upper Baseball Storage Shed Ramp & Backstop Net

Long-Term (6-10 years)

- Replace Playground Surface with Poured Rubber
- Stabilize & Grade in Select Locations on Site

5.5.6 CITY OF BANEERRY PARKS

COMMUNITY ROOM AND DOG PARK

Short-Term (1-2 years)

- Add ADA Parking Spaces Signage
- Install New ADA Sidewalk Connection to Dog Park and Golf Course
- Add Maximum Occupancy Signage
- Renovate Kitchen Serving Window to be ADA Compliant

Mid-Term (3-5 years)

- Install New Trail Head Metal Pavilion in the Dog Park Area Containing ADA Restrooms

Long-Term (6-10 years)

- Construct a new ADA Compliant Playground with Updated Equipment

5.5.7 CITY OF NEW MARKET PARKS

NEW MARKET CITY PARK

Short-Term (1-2 years)

- Repave & Restripe Parking Lot including ADA Spaces & Signs
- Install ADA Sidewalk & Signage
- Construct New ADA Compliant Restrooms
- Renovate Concessions to allow ADA Access
- Install ADA Compliant Bleachers & Picnic Tables
- Update ADA Playground Equipment

Mid-Term (3-5 years)

- Construct New Dugouts & Restore Lower Field Score Board
- Install ADA Water Fountains
- Add New Park Signage
- Patch Existing Sidewalk
- Construct Playground near Main Parking Lot
- Convert Old Playground into Dog Park
- Stabilize & Grade Ballfields

- Reseed & Add Infield Clay to Largest Ballfield
- Replace Ballfield Fences

Long-Term (6-10 years)

- Full restoration of gymnasium
-

ROADSIDE PARK

Short-Term (1-2 years)

- Pave & Stripe Parking Lot including ADA Spaces & Signage
- Install ADA Sidewalks & Signage
- Add ADA Compliant Picnic Tables throughout Park

Mid-Term (3-5 years)

- Install Entrance Sign
- Upgrade Pavilion Lighting

Long-Term (6-10 years)

- Construct New ADA Compliant Restrooms



An aerial photograph of a park area. In the upper left, there is a paved parking lot with several marked spaces. To the right of the parking lot is a dense forest with trees showing autumn foliage in shades of orange, yellow, and green. Below the forest, a sandy beach area meets a body of water, likely a lake or reservoir. The water is calm and reflects the surrounding landscape. The overall scene is a natural park setting.

6

Concept Plans



6 Concept Plans

A concept plan graphically depicts the placement of plan elements or improvements to new or existing parks. There are ongoing initiatives in Jefferson County for new parks. The County is hoping to work with TVA to change the land plan designation of a 27.5 acre tract that the agency owns next to Black Oak Marina near Jefferson City. The County proposes that the tracts zoning classification be changed to allow the land to be developed as a park. In the long-range (6-10 years) Baneberry would like to create a new park near the Baneberry Community Center. Both of these initiatives have not proceeded to the point that concept plans have been developed. Jefferson City is in the process of searching for a tract of land to construct a substantial new park in the next few years to include many amenities, but a concept plan cannot be developed until a site has been selected. Dandridge developed a Waterfront Master Plan in 2015 (see section 3.3.5) and it does include an illustrative concept plan for both lakefronts spanning either end of the Highway-92 bridge.

The context of the concept plans included in this section are for improvements to existing parks envisioned over the next ten years. The cost estimates accompanying each plan are proposed for the short-term (1-2 years), mid-term (3-5 years), and the long-term (6-10 years). The concepts in this section are for the following parks:

- Jefferson County Ruritan Park
- Centennial Park
- Jefferson City Community Center
- Mossy Creek Complex
- Mossy Creek Center Station
- Mossy Creek Wildlife Viewing Area
- Nelson Merry Park
- Roy Harmon Park
- Dandridge Dock
- Field of Dreams Activity Center
- Baneberry Community Room and Dog Park
- New Market City Park
- New Market Roadside Park

When reviewing the statement of probably costs as indicated with each of the concept plans, please note that the amounts shown for general conditions and soft costs reflect each phase of work as if each represented a single contract bid package.

Opinion of Probable Construction Cost

Ruritan Park
October 2021



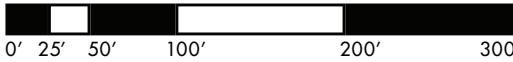
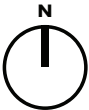
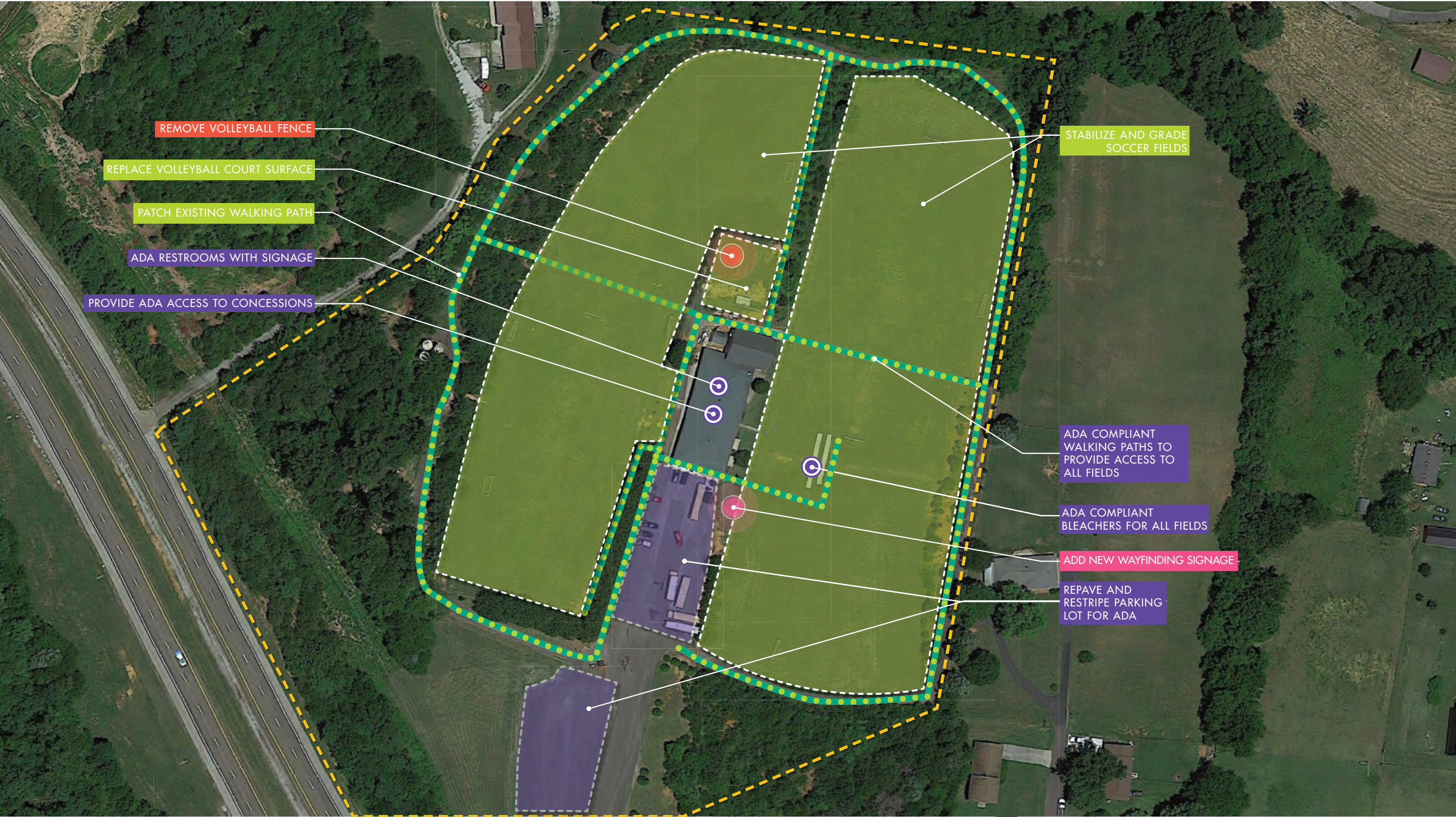
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Repave and Restripe Parking Lots; w/ ADA spaces	27,000	SF	\$ 2.50	\$ 67,500.00
ADA Compliant 6' Asphalt Walking Path (Proposed)	7300	SF	\$ 2.50	\$ 18,250.00
New ADA Compliant Restrooms (w/ Signage)	1	LS	\$ 75,000.00	\$ 75,000.00
Add ADA Compliant Bleachers (all fields)	5	EA	\$ 5,000.00	\$ 25,000.00
Phase One Subtotal				\$ 185,750.00
10% General Conditions				\$ 18,575.00
15% Soft Costs (A/E + Admin)				\$ 27,862.50
20% contingency				\$ 37,150.00
Total Cost including contingency				\$ 269,337.50
Phase Two (3-5 Years)				
Wayfinding Signage	5	EA	\$ 500.00	\$ 2,500.00
Patch Existing 10' Asphalt Walking Path	2300	SF	\$ 2.50	\$ 5,750.00
Replace Volleyball Court Surface (sand), 3" Depth	57	CY	\$ 10.00	\$ 570.00
Remove Fence around Volleyball Court	1	LS	\$ 1,500.00	\$ 1,500.00
Stabilize and Grade Soccer Fields	9100	CY	\$ 15.00	\$ 136,500.00
Phase Two Subtotal				\$ 146,820.00
10% General Conditions				\$ 14,682.00
15% Soft Costs (A/E + Admin)				\$ 22,023.00
20% contingency				\$ 29,364.00
Total Cost including contingency				\$ 212,889.00
Phase Three (6-10 Years)				
				\$ -
Phase Three Subtotal				\$ -
10% General Conditions				\$ -
15% Soft Costs (A/E + Admin)				\$ -
20% contingency				\$ -
Total Cost including contingency				\$ -
Total for all phases				\$ 482,226.50

FOR COORDINATION ONLY - NOT FOR CONSTRUCTION

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- 2 The above cost does not include grading or utility installation per the lack of adequate survey information.
- 3 Phasing Estimate does not include "Future Development Costs" or other site wide costs shown in overall estimate



JEFFERSON COUNTY RURITAN PARK

CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Centennial Park
October 2021



NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Repave and Restripe Parking Lots; w/ ADA spaces	4,000	SF	\$ 2.50	\$ 10,000.00
ADA Compliant 6' Asphalt Walking Path (ADA Access)	3300	SF	\$ 2.50	\$ 8,250.00
Patch Existing 8' Asphalt Walking Path	1375	SF	\$ 2.50	\$ 3,437.50
Resurface Playground (mulch)	2000	SF	\$ 2.50	\$ 5,000.00
New ADA Playground Equipment	1	EA	\$ 3,500.00	\$ 3,500.00
New Shade Structure near Playground	1	EA	\$ 10,000.00	\$ 10,000.00
New Swing Set for Playground	1	EA	\$ 4,000.00	\$ 4,000.00
Pavilion Maintenance	1	LS	\$ 1,000.00	\$ 1,000.00
Phase One Subtotal				\$ 45,187.50
10% General Conditions				\$ 4,518.75
15% Soft Costs (A/E + Admin)				\$ 6,778.13
20% contingency				\$ 9,037.50
Total Cost including contingency				\$ 65,521.88
Phase Two (3-5 Years)				
New Park Entrance Signage	1	EA	\$ 500.00	\$ 500.00
New Wayfinding Signage	4	EA	\$ 500.00	\$ 2,000.00
Phase Two Subtotal				\$ 2,500.00
10% General Conditions				\$ 250.00
15% Soft Costs (A/E + Admin)				\$ 375.00
20% contingency				\$ 500.00
Total Cost including contingency				\$ 3,625.00
Phase Three (6-10 Years)				
New Disc Golf Course	1	LS	\$ 50,000.00	\$ 50,000.00
Phase Three Subtotal				\$ 50,000.00
10% General Conditions				\$ 5,000.00
15% Soft Costs (A/E + Admin)				\$ 7,500.00
20% contingency				\$ 10,000.00
Total Cost including contingency				\$ 72,500.00
Total for all phases				\$ 141,646.88

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- 3 Phasing Estimate does not include "Future Development Costs" or other site wide costs shown in overall estimate



NEW DISC GOLF COURSE

PATCH EXISTING WALKING PATH

NEW SHADE STRUCTURE

REPLACE PLAYGROUND SURFACE

NEW ADA PLAYGROUND EQUIPMENT

NEW PLAYGROUND EQUIPMENT

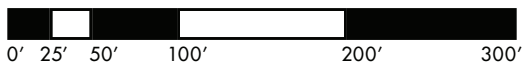
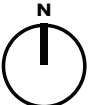
PAVILION MAINTENANCE

REPAVE AND RESTRIPE
PARKING LOT FOR ADA

NEW PARK ENTRANCE SIGNAGE

NEW WAYFINDING SIGNAGE

ADA COMPLIANT PATHWAYS
TO PROVIDE ACCESS
THROUGHOUT THE PARK



CENTENNIAL PARK CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Jefferson City Community Center
October 2021



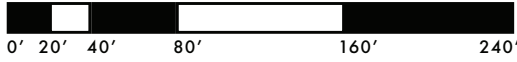
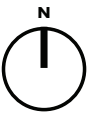
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
ADA Compliant Picnic Tables	1	EA	\$ 1,000.00	\$ 1,000.00
Repaint ADA Parking Spaces	250	LF	\$ 0.25	\$ 62.50
Pavilion Maintenance	1	LS	\$ 10,000.00	\$ 10,000.00
Add Storage Building to Rear of Facility	1	LS	\$ 1,000.00	\$ 1,000.00
Building Maintenance & Minor Renovations	1	LS	\$ 25,000.00	\$ 25,000.00
Phase One Subtotal				\$ 37,062.50
10% General Conditions				\$ 3,706.25
15% Soft Costs (A/E + Admin)				\$ 5,559.38
20% contingency				\$ 7,412.50
Total Cost including contingency				\$ 53,740.63
Phase Three (6-10 Years)				
New Outdoor Pickleball Court	1	LS	\$ 50,000.00	\$ 50,000.00
Phase Three Subtotal				\$ 50,000.00
10% General Conditions				\$ 5,000.00
15% Soft Costs (A/E + Admin)				\$ 7,500.00
20% contingency				\$ 10,000.00
Total Cost including contingency				\$ 72,500.00
Total for all phases				\$ 126,240.63

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- 3 Phasing Estimate does not include "Future Development Costs" or other site wide costs shown in overall estimate



JEFFERSON CITY COMMUNITY CENTER *CONCEPTUAL PLAN DIAGRAM*
JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Mossy Creek Complex
October 2021



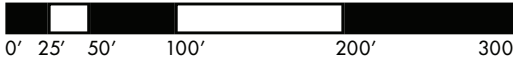
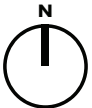
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Pave and Stripe Parking Lots; w/ ADA spaces	15,000	SF	\$ 4.00	\$ 60,000.00
ADA Compliant 6' Concrete Walking Path (Provide ADA Access)	15,500	SF	\$ 8.00	\$ 124,000.00
Upgrade Concession/Restroom Structure to be ADA Compliant	1	EA	\$ 15,000.00	\$ 15,000.00
ADA Signage	3	EA	\$ 300.00	\$ 900.00
Upgrade Ballfield Fences (softball and baseball fields)	2500	LF	\$ 10.00	\$ 25,000.00
New ADA Compliant Bleachers (all fields)	6	EA	\$ 5,000.00	\$ 30,000.00
New ADA Compliant Dugouts (softball field)	2	EA	\$ 5,000.00	\$ 10,000.00
Dugouts and Scoreboard Maintenance (baseball field)	3	EA	\$ 2,000.00	\$ 6,000.00
Reseed & Add Infield Clay to Ballfields	2	EA	\$ 25,000.00	\$ 50,000.00
New Softball Scoreboard	1	EA	\$ 3,000.00	\$ 3,000.00
Phase One Subtotal				\$ 323,900.00
10% General Conditions				\$ 32,390.00
15% Soft Costs (A/E + Admin)				\$ 48,585.00
20% contingency				\$ 64,780.00
Total Cost including contingency				\$ 469,655.00
Phase Two (3-5 Years)				
12' Asphalt Road Paving	19,800	SF	\$ 5.25	\$ 103,950.00
Phase Two Subtotal				\$ 103,950.00
10% General Conditions				\$ 10,395.00
15% Soft Costs (A/E + Admin)				\$ 15,592.50
20% contingency				\$ 20,790.00
Total Cost including contingency				\$ 150,727.50
Phase Three (6-10 Years)				
				\$ -
Phase Three Subtotal				\$ -
10% General Conditions				\$ -
15% Soft Costs (A/E + Admin)				\$ -
20% contingency				\$ -
Total Cost including contingency				\$ -
Total for all phases				\$ 620,382.50

FOR COORDINATION ONLY - NOT FOR CONSTRUCTION

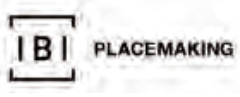
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MOSSY CREEK COMPLEX

CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Mossy Creek Station

October 2021



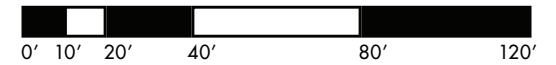
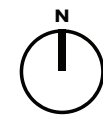
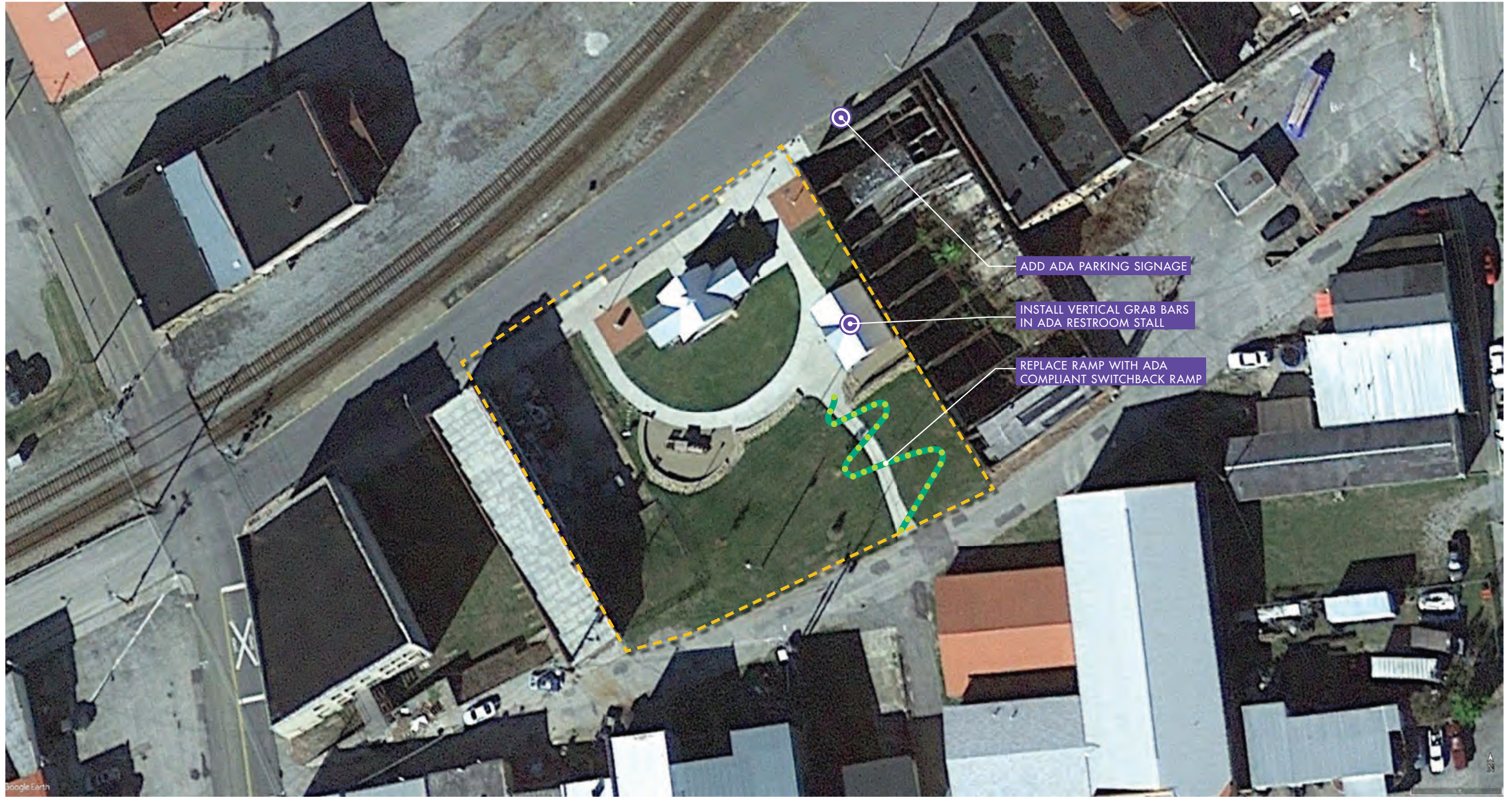
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Add ADA Parking Signage	2	EA	\$ 300.00	\$ 600.00
Install Vertical Grab Bars in ADA Restrooms	1	LS	\$ 100.00	\$ 100.00
Phase One Subtotal				\$ 700.00
10% General Conditions				\$ 70.00
15% Soft Costs (A/E + Admin)				\$ 105.00
20% contingency				\$ 140.00
Total Cost including contingency				\$ 1,015.00
Phase Two (3-5 Years)				
				\$ -
Phase Two Subtotal				\$ -
10% General Conditions				\$ -
15% Soft Costs (A/E + Admin)				\$ -
20% contingency				\$ -
Total Cost including contingency				\$ -
Phase Three (6-10 Years)				
Replace Ramp with 6' ADA Compliant Concrete Switchback Rar	1,110	SF	\$ 8.00	\$ 8,880.00
Demolition of Existing Ramp & Reseeding	1	LS	\$ 30,000.00	\$ 30,000.00
Phase Three Subtotal				\$ 38,880.00
10% General Conditions				\$ 3,888.00
15% Soft Costs (A/E + Admin)				\$ 5,832.00
20% contingency				\$ 7,776.00
Total Cost including contingency				\$ 56,376.00
Total for all phases				\$ 57,391.00

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MOSSY CREEK STATION

CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Mossy Creek Wildlife Viewing Area

October 2021



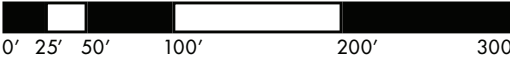
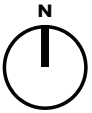
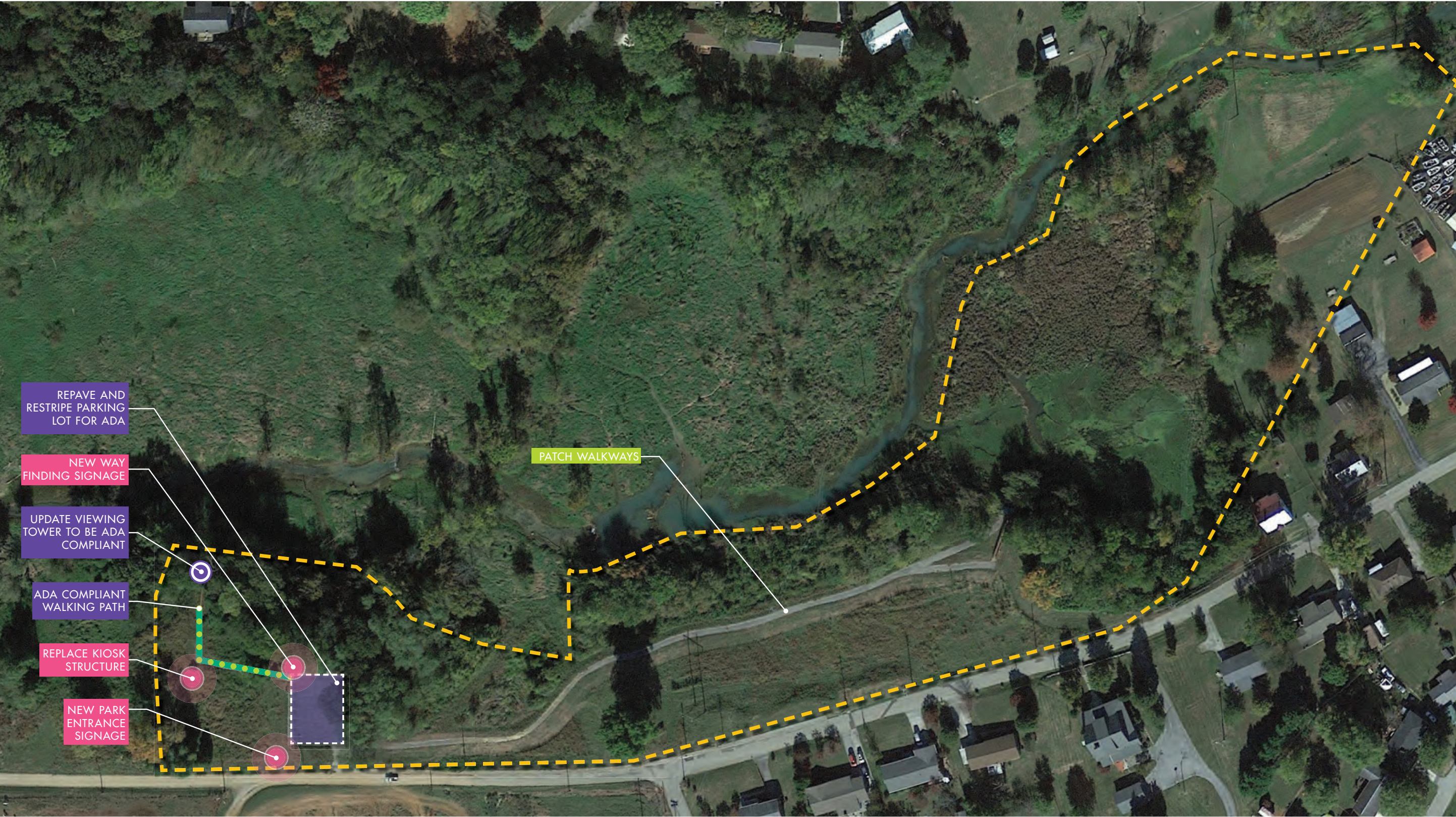
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Repave and Restripe Park Parking Lot; incl. ADA spaces	7,750	SF	\$ 2.50	\$ 19,375.00
ADA Compliant 6' Asphalt Walking Path (Proposed)	1,080	SF	\$ 2.50	\$ 2,700.00
Patch Existing 8' Asphalt Walking Path	2,000	SF	\$ 2.50	\$ 5,000.00
Upgrade Viewing Tower to be ADA Compliant	1	LS	\$ 25,000.00	\$ 25,000.00
New Park Signage	1	EA	\$ 500.00	\$ 500.00
New Wayfinding Signage	2	EA	\$ 500.00	\$ 1,000.00
Phase One Subtotal				\$ 53,575.00
10% General Conditions				\$ 5,357.50
15% Soft Costs (A/E + Admin)				\$ 8,036.25
20% contingency				\$ 10,715.00
Total Cost including contingency				\$ 77,683.75
Phase Two (3-5 Years)				
Replace Information Kiosk	1	LS	\$ 5,000.00	\$ 5,000.00
Phase Two Subtotal				\$ 5,000.00
10% General Conditions				\$ 500.00
15% Soft Costs (A/E + Admin)				\$ 750.00
20% contingency				\$ 1,000.00
Total Cost including contingency				\$ 7,250.00
Phase Three (6-10 Years)				
				\$ -
Phase Three Subtotal				\$ -
10% General Conditions				\$ -
15% Soft Costs (A/E + Admin)				\$ -
20% contingency				\$ -
Total Cost including contingency				\$ -
Total for all phases				\$ 84,933.75

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MOSSY CREEK WILDLIFE VIEWING AREA *CONCEPTUAL PLAN DIAGRAM*

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Nelson Merry Park
October 2021



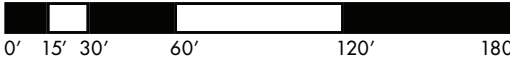
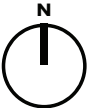
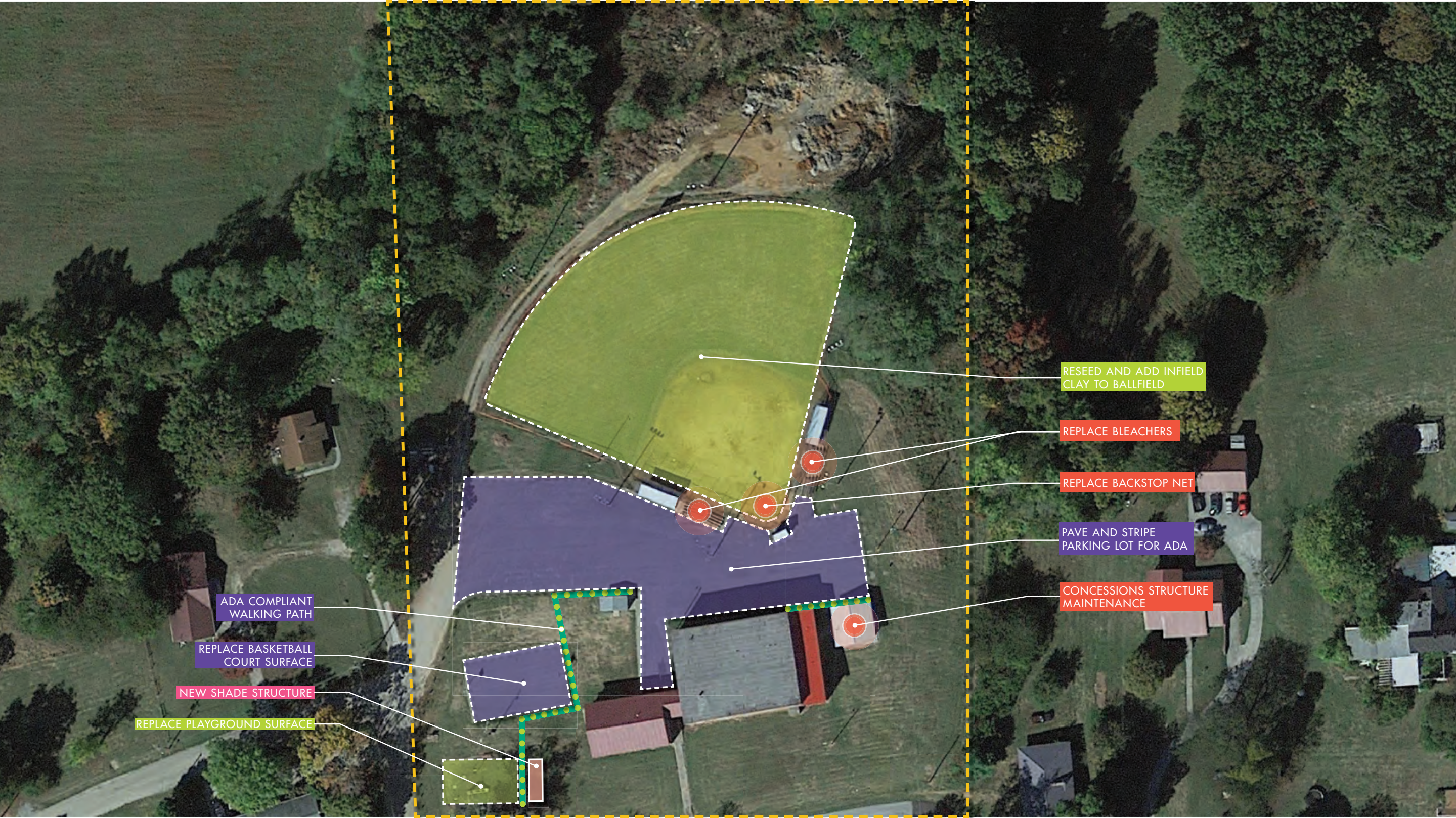
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Repave and Restripe Park Parking Lot; w/ ADA spaces	21,000	SF	\$ 2.50	\$ 52,500.00
ADA Compliant 6' Concrete Walking Path	1,500	SF	\$ 8.00	\$ 12,000.00
Replace Baseball Backstop Net	1	EA	\$ 1,800.00	\$ 1,800.00
Reseed & Add Infield Clay for Ballfield	1	EA	\$ 25,000.00	\$ 25,000.00
Concessions Structure Maintenance	1	LS	\$ 25,000.00	\$ 25,000.00
ADA Compliant Bleachers	2	EA	\$ 5,000.00	\$ 10,000.00
Resurface Basketball Court	3,200	SF	\$ 2.50	\$ 8,000.00
Replace Playground Surface (mulch)	2,500	SF	\$ 2.50	\$ 6,250.00
Phase One Subtotal				\$ 140,550.00
10% General Conditions				\$ 14,055.00
15% Soft Costs (A/E + Admin)				\$ 21,082.50
20% contingency				\$ 28,110.00
Total Cost including contingency				\$ 203,797.50
Phase Two (3-5 Years)				
New Shade Structure (near Playground)	1	EA	\$ 10,000.00	\$ 10,000.00
Phase Two Subtotal				\$ 10,000.00
10% General Conditions				\$ 1,000.00
15% Soft Costs (A/E + Admin)				\$ 1,500.00
20% contingency				\$ 2,000.00
Total Cost including contingency				\$ 14,500.00
Phase Three (6-10 Years)				
Replace Playground Surface (poured rubber)	2500	SF	\$ 10.00	\$ 25,000.00
Phase Three Subtotal				\$ 25,000.00
10% General Conditions				\$ 2,500.00
15% Soft Costs (A/E + Admin)				\$ 3,750.00
20% contingency				\$ 5,000.00
Total Cost including contingency				\$ 36,250.00
Total for all phases				\$ 254,547.50

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NELSON MERRY PARK

CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Roy Harmon Park

October 2021



NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
ADA Pool Chair Lifts	2	EA	\$ 2,500.00	\$ 5,000.00
ADA Compliant 6' Concrete Walking Path	2,500	SF	\$ 8.00	\$ 20,000.00
Dugout Maintenance	2	EA	\$ 1,000.00	\$ 2,000.00
Reseed & Add Infield Clay to Ballfield	1	EA	\$ 25,000.00	\$ 25,000.00
Resurface Basketball Court	7,000	SF	\$ 2.50	\$ 17,500.00
ADA Picnic Tables	3	EA	\$ 1,000.00	\$ 3,000.00
New Lifeguard Stands	2	EA	\$ 1,000.00	\$ 2,000.00
Pool Building Maintenance	1	LS	\$ 1,500.00	\$ 1,500.00
Add ADA Restroom Signage to Pool Restrooms	1	EA	\$ 300.00	\$ 300.00
Renovate Showers & Restroom to be ADA Accessible	1	LS	\$ 5,000.00	\$ 5,000.00
Repave 6' Concrete Ramp; at Parking to Pools to be ADA Accessible	125	SF	\$ 8.00	\$ 1,000.00
Phase One Subtotal				\$ 82,300.00
10% General Conditions				\$ 8,230.00
15% Soft Costs (A/E + Admin)				\$ 12,345.00
20% contingency				\$ 16,460.00
Total Cost including contingency				\$ 119,335.00
Phase Two (3-5 Years)				
Resurface Pickleball Courts	29,000	EA	\$ 2.50	\$ 72,500.00
Phase Two Subtotal				\$ 72,500.00
10% General Conditions				\$ 7,250.00
15% Soft Costs (A/E + Admin)				\$ 10,875.00
20% contingency				\$ 14,500.00
Total Cost including contingency				\$ 105,125.00
Phase Three (6-10 Years)				
				\$ -
Phase Three Subtotal				\$ -
10% General Conditions				\$ -
15% Soft Costs (A/E + Admin)				\$ -
20% contingency				\$ -
Total Cost including contingency				\$ -
Total for all phases				\$ 224,460.00

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ROY HARMON PARK

CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Dandridge Dock
October 2021



NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Repave and Restripe Park Parking Lot; w/ ADA spaces	110,000	SF	\$ 2.50	\$ 275,000.00
ADA Compliant 6' Concrete Walking Path	6,000	SF	\$ 8.00	\$ 48,000.00
ADA Signage	4	EA	\$ 300.00	\$ 1,200.00
Phase One Subtotal				\$ 324,200.00
10% General Conditions				\$ 32,420.00
15% Soft Costs (A/E + Admin)				\$ 48,630.00
20% contingency				\$ 64,840.00
Total Cost including contingency				\$ 470,090.00
Phase Two (3-5 Years)				
New Picnic Area with Covered Pavilion or Shade Structure	1	LS	\$ 30,000.00	\$ 30,000.00
Phase Two Subtotal				\$ 30,000.00
10% General Conditions				\$ 3,000.00
15% Soft Costs (A/E + Admin)				\$ 4,500.00
20% contingency				\$ 6,000.00
Total Cost including contingency				\$ 43,500.00
Total for all phases				\$ 513,590.00

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DANDRIDGE DOCK CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Field of Dreams Activity Center
October 2021



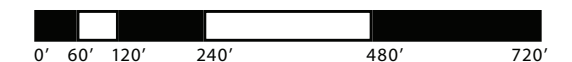
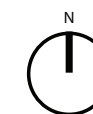
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Repave and Restripe Existing Parking Lot; w/ ADA spaces	40,000	SF	\$ 2.50	\$ 100,000.00
ADA Compliant 6' Concrete Walking Path	24,850	SF	\$ 8.00	\$ 198,800.00
ADA Signage	6	EA	\$ 300.00	\$ 1,800.00
ADA Compliant Bleachers (all sports fields)	10	EA	\$ 5,000.00	\$ 50,000.00
ADA Compliant Benches	21	EA	\$ 400.00	\$ 8,400.00
ADA Compliant Picnic Tables	4	EA	\$ 1,000.00	\$ 4,000.00
New ADA Accessible Restrooms (w/ Signage)	1	LS	\$ 75,000.00	\$ 75,000.00
Renovate Concessions to allow for ADA Access	1	LS	\$ 25,000.00	\$ 25,000.00
ADA Playground Equipment	1	EA	\$ 3,500.00	\$ 3,500.00
Replace Pavilion Sign posts	2	EA	\$ 100.00	\$ 200.00
ADA Water Fountain	3	EA	\$ 1,500.00	\$ 4,500.00
Repair Upper Baseball Storage Shed Ramp	1	LS	\$ 500.00	\$ 500.00
Renovate Existing Restrooms to be ADA Compliant	3	EA	\$ 1,500.00	\$ 4,500.00
Phase One Subtotal				\$ 476,200.00
10% General Conditions				\$ 47,620.00
15% Soft Costs (A/E + Admin)				\$ 71,430.00
20% contingency				\$ 95,240.00
Total Cost including contingency				\$ 690,490.00
Phase Two (3-5 Years)				
Add Perimeter Fence to Football/Soccer Field	1,500	LF	\$ 10.00	\$ 15,000.00
Stabilize and Grade (near sandbox, ballfield, & pavilion)	215	CY	\$ 15.00	\$ 3,225.00
Add ADA Restroom with Signage to Existing Pavilion	1	LS	\$ 75,000.00	\$ 75,000.00
Erosion Control (around creek)	2,000	LF	\$ 10.00	\$ 20,000.00
Replace Playground Surface (mulch)	6,800	SF	\$ 2.50	\$ 17,000.00
Replace Sandbox Sand, 3" Depth	7	CY	\$ 10.00	\$ 70.00
Playground Equipment Maintenance	1	EA	\$ 2,500.00	\$ 2,500.00
Upgrade Playground Equipment	1	EA	\$ 4,000.00	\$ 4,000.00
Backstop Net Maintenance (back fields)	2	EA	\$ 250.00	\$ 500.00
Phase Two Subtotal				\$ 137,295.00
10% General Conditions				\$ 13,729.50
15% Soft Costs (A/E + Admin)				\$ 20,594.25
20% contingency				\$ 27,459.00
Total Cost including contingency				\$ 199,077.75
Phase Three (6-10 Years)				
Replace Playground Surface (poured rubber)	6800	SF	\$ 10.00	\$ 68,000.00
Phase Three Subtotal				\$ 68,000.00
10% General Conditions				\$ 6,800.00
15% Soft Costs (A/E + Admin)				\$ 10,200.00
20% contingency				\$ 13,600.00
Total Cost including contingency				\$ 98,600.00
Total for all phases				\$ 988,167.75

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FIELD OF DREAMS ACTIVITY CENTER CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Baneberry Community Room and Dog Park
October 2021



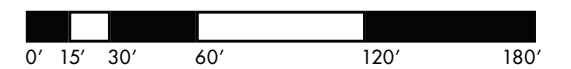
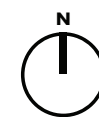
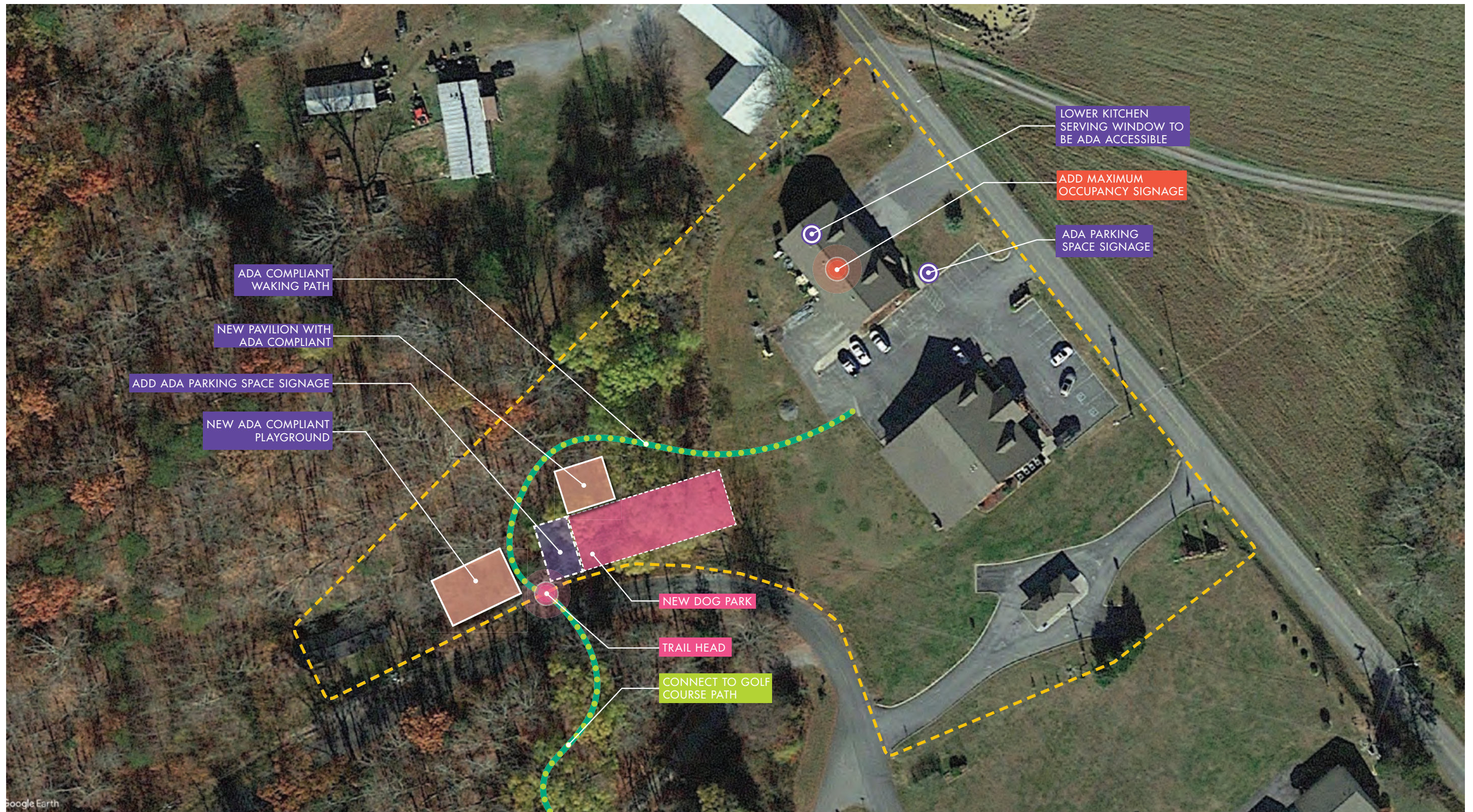
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Add ADA Parking Space Signage	3	EA	\$ 300.00	\$ 900.00
ADA Compliant 6' Asphalt Walking Path (proposed)	3,100	SF	\$ 2.50	\$ 7,750.00
Add Maximum Occupancy Signage	1	EA	\$ 50.00	\$ 50.00
Lower Kitchen Serving Window	1	EA	\$ 1,500.00	\$ 1,500.00
Phase One Subtotal				\$ 10,200.00
10% General Conditions				\$ 1,020.00
15% Soft Costs (A/E + Admin)				\$ 1,530.00
20% contingency				\$ 2,040.00
Total Cost including contingency				\$ 14,790.00
Phase Two (3-5 Years)				
New Metal Pavilion with ADA Restrooms; at Trail Head	1	LS	\$ 75,000.00	\$ 75,000.00
Phase Two Subtotal				\$ 75,000.00
10% General Conditions				\$ 7,500.00
15% Soft Costs (A/E + Admin)				\$ 11,250.00
20% contingency				\$ 15,000.00
Total Cost including contingency				\$ 108,750.00
Phase Three (6-10 Years)				
New ADA Compliant Playground (w/ equipment)	1	LS	\$ 50,000.00	\$ 50,000.00
Phase Three Subtotal				\$ 50,000.00
10% General Conditions				\$ 5,000.00
15% Soft Costs (A/E + Admin)				\$ 7,500.00
20% contingency				\$ 10,000.00
Total Cost including contingency				\$ 72,500.00
Total for all phases				\$ 196,040.00

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BANEERRY COMMUNITY ROOM AND DOG PARK CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost
New Market City Park
October 2021



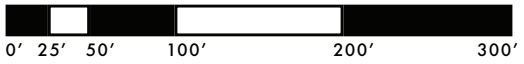
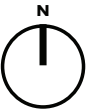
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Repave and Restripe Park Parking Lot; w/ ADA spaces	52,500	SF	\$ 2.50	\$ 131,250.00
ADA Signage in Park Parking Lot	8	EA	\$ 300.00	\$ 2,400.00
ADA Compliant 8' Asphalt Walking Path (proposed)	8,000	SF	\$ 2.50	\$ 20,000.00
ADA Playground Equipment	1	EA	\$ 3,500.00	\$ 3,500.00
New ADA Compliant Restroom (w/ signage)	1	LS	\$ 75,000.00	\$ 75,000.00
Renovate Concessions for ADA Access	1	LS	\$ 25,000.00	\$ 25,000.00
ADA Signage	5	EA	\$ 75.00	\$ 375.00
ADA Compliant Bleachers	4	EA	\$ 5,000.00	\$ 20,000.00
ADA Compliant Picnic Tables	4	EA	\$ 1,000.00	\$ 4,000.00
Phase One Subtotal				\$ 281,525.00
10% General Conditions				\$ 28,152.50
15% Soft Costs (A/E + Admin)				\$ 42,228.75
20% contingency				\$ 56,305.00
Total Cost including contingency				\$ 408,211.25
Phase Two (3-5 Years)				
Construct new Playground near Main Parking Lot	1	LS	\$ 50,000.00	\$ 50,000.00
New Dugout Structures	4	EA	\$ 5,000.00	\$ 20,000.00
Add ADA Water Fountains	2	EA	\$ 1,500.00	\$ 3,000.00
Restore Lower Ballfield Score Board	1	LS	\$ 1,000.00	\$ 1,000.00
Add New Park Signage	2	EA	\$ 500.00	\$ 1,000.00
Patch Existing 8' Asphalt Walking Path	1,660	SF	\$ 2.50	\$ 4,150.00
Convert Old Playground into Dog Park	1	LS	\$ 15,000.00	\$ 15,000.00
Stabilize and Grade Ballfields	3,800	CY	\$ 15.00	\$ 57,000.00
Reseed and Add Infield Clay to Large Ballfield	1	LS	\$ 25,000.00	\$ 25,000.00
Replace Ballfield Fences	1,800	LF	\$ 10.00	\$ 18,000.00
Phase Two Subtotal				\$ 194,150.00
10% General Conditions				\$ 19,415.00
15% Soft Costs (A/E + Admin)				\$ 29,122.50
20% contingency				\$ 38,830.00
Total Cost including contingency				\$ 281,517.50
Phase Three (6-10 Years)				
Full Restoration of Gymnasium	1	LS	\$ 220,711.00	\$ 220,711.00
Phase Three Subtotal				\$ 220,711.00
10% General Conditions				\$ 22,071.10
15% Soft Costs (A/E + Admin)				\$ 33,106.65
20% contingency				\$ 44,142.20
Total Cost including contingency				\$ 320,030.95
Total for all phases				\$ 1,009,759.70

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NEW MARKET CITY PARK

CONCEPTUAL PLAN DIAGRAM

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021



Opinion of Probable Construction Cost

Roadside Park

October 2021



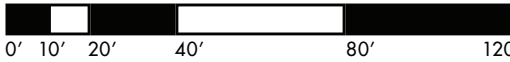
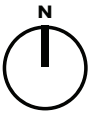
NOTE: All costs include material & labor

524 S. GAY STREET KNOXVILLE, TN 37902

DESCRIPTION	QTY	UNIT	COST	TOTAL
Phase One (1-2 Years)				
Pave and Stripe Park Parking Lot; incl ADA spaces	4,300	SF	\$ 4.00	\$ 17,200.00
ADA Signage in Park Parking Lot	1	EA	\$ 300.00	\$ 300.00
ADA Compliant 6' Concrete Walking Paths	3,400	SF	\$ 8.00	\$ 27,200.00
ADA Compliant Picnic Tables	6	EA	\$ 1,000.00	\$ 6,000.00
ADA Signage	2	EA	\$ 75.00	\$ 150.00
Phase One Subtotal				\$ 50,850.00
10% General Conditions				\$ 5,085.00
15% Soft Costs (A/E + Admin)				\$ 7,627.50
20% contingency				\$ 10,170.00
Total Cost including contingency				\$ 73,732.50
Phase Two (3-5 Years)				
Park Entrance Sign	1	EA	\$ 500.00	\$ 500.00
Upgrade Pavilion Lighting	1	LS	\$ 5,000.00	\$ 5,000.00
Phase Two Subtotal				\$ 5,500.00
10% General Conditions				\$ 550.00
15% Soft Costs (A/E + Admin)				\$ 825.00
20% contingency				\$ 1,100.00
Total Cost including contingency				\$ 7,975.00
Phase Three (6-10 Years)				
New ADA Compliant Restroom (w/ signage)	1	LS	\$ 75,000.00	\$ 75,000.00
Phase Three Subtotal				\$ 75,000.00
10% General Conditions				\$ 7,500.00
15% Soft Costs (A/E + Admin)				\$ 11,250.00
20% contingency				\$ 15,000.00
Total Cost including contingency				\$ 108,750.00
Total for all phases				\$ 190,457.50

FOR COORDINATION ONLY - NOT FOR CONSTRUCTION

- 1 This conceptual cost opinion is for planning purposes only and the data needs to be reviewed and adjusted, as necessary, by the general contractor to determine the final construction budget.
- 2 The above cost does not include grading or utility installation per the lack of adequate survey information.
- 3 Phasing Estimate does not include "Future Development Costs" or other site wide costs shown in overall estimate



ROADSIDE PARK *CONCEPTUAL PLAN DIAGRAM*

JEFFERSON COUNTY 10 YEAR PARKS AND RECREATION MASTER PLAN- 2021







Five Year Budget Plan



7 FIVE YEAR BUDGET PLAN

A five-year budget plan is a planning tool that evaluates revenues, expenses, and desired capital improvements and creates a strategy for achieving the goals of the short-term and mid-term phases of implementation for the next five years. The improvements in the five-year plan follow directly from the findings of the Needs Assessment presented in Section 5 and the Priorities and Statement of Probable Costs presented in Section 6. Most rural communities rely heavily on grant funding when developing strategies to fund improvements for parks and recreation projects. When considering grants as a major component of a funding strategy over an extended amount of time, there is always the risk that grants will not be funded and that the goals then move farther along in time. Therefore, when developing a grant-based strategy, one must always be optimistic that the community competes favorably to stay on track with achieving goals over the duration of the plan.

There are two commonly utilized grant sources for parks and recreation improvements for Tennessee communities - the Local Parks and Recreation fund (LPRF) and the Recreation Trails Program (RTP). The maximum grant funding is \$500,000 for the LPRF and \$200,000 for the RTP. The local match requirement is 50% for LPRF and 20% for RTP. Both funds are administered by Recreational Educational Services (RES), a division of the Tennessee Department of Environment and Conservation (TDEC). LPRF funds are State-generated and can be supplemented with the Federal Land and Water Conservation Fund (LWCF). RTP funds are generated through Tennessee's allocation of transportation funding through the Federal Highway Administration (FHA). It should be noted that a new source of funding has recently become available through the Tennessee Department of Health's (TDH) Access to Health through Healthy Active Built Environments grants that can fund trail and recreation facility improvements for a maximum of \$85,000. These TDH grants currently have no match requirement, but the total statewide pool is small. There is no guarantee the funds will be available in the future.

Sometimes even small rural communities can have aspirations for larger projects that may require long-term financing. The available means of obtaining long-term financing include the Rural Development Agency (RDA) grant loan program. The Tennessee Municipal League (TML) Bond Pool, conventional municipal bonds, and commercial bank loans can also be considered. RDA loans are often preferred as an option for a long-term debt in rural communities. The terms for financing extend up to forty years and interest rates are below prime and usually are between one and four percent. The rates are set quarterly.

As the U.S. economy recovers from the pandemic, federal agencies have moved forward with grant opportunities for local governments at many levels. Agencies that have usually supplied funding for infrastructure, roads, water, and sewer, are now funding tourism and outdoor recreational facilities. The Appalachian Regional Commission, or ARC, was created in the 1960s to spur economic development in Appalachia. Until recently, ARC was primarily interested in funding projects in the manufacturing and industrial sector. However, over the last decade, ARC has realized that tourism and outdoor recreation is a huge economic sector in East TN and has been funding recreation projects. For example, The Cocke County Partnership in neighboring Cocke County has been approved for several years of ARC funding in the amount of \$6.5 million for mountain biking and other outdoor attractions at the edge of the Cherokee National Forest. The Economic Development Administration (EDA), which has usually funded economic development through industrial and manufacturing grants, has recently made funding available through a \$240 million set aside for travel, tourism, and outdoor recreation. These grant funds are a portion of the federal resources under the American Rescue Plan Act (ARPA). It is currently unknown whether similar funding will be available in the future.

7.1 TDEC (TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION)

The grant programs available through TDEC and their Recreation Resources Division⁶² are still the most reliable sources of funding for Tennessee's local government's jurisdictions. Both Jefferson County and its five cities are

eligible to apply. However, the Department has recently started requiring that eligible applicants have a recently undertaken or revised ten-year parks and recreation plan in place. The master plan process that this plan entails will meet this requirement. Other recommendations that will increase the County and the five cities' competitiveness for these limited grant resources are discussed in Section 8. The LPRF (Local Parks and Recreation Fund) and RTP grants (Recreation Trails Program) are available in 2-year cycles. The next funding rounds will be in Spring of 2022 and 2024. There is a 50% match requirement for LPRF and 20% for RTP. Theoretically, the amounts indicated in the County and each City's Five-Year Budget Plan could be funded by a combination of LPRF and maybe RTP in 2022 for short-term goals, an application in 2024 for the mid-term goals, and long-term goals in the two-year intervals of 2026 and beyond. The probability that the limited grant resources of the state could fund every grant application from Jefferson County over the next ten years is unrealistic. So, each jurisdiction should update its funding strategies annually and determine how best to meet local match requirements. Plus, as discussed above, there may be other grant opportunities as the state and federal government recover from the pandemic.

It should also be noted that the following estimates are for the probable costs associated with construction. "Soft costs" fees for grant administration, design, environmental and legal fees could amount up to an additional 20% if LPRF funding is pursued.

7.1.1 JEFFERSON COUNTY 5-YEAR PLAN

10 YEAR OPINION OF COST			
	SHORT TERM (1-2 YEARS)	MID-TERM (3-5 YEARS)	LONG TERM (6-10 YEARS)
Ruritan Park	\$269,337.50	\$212,889.00	\$-
Total	\$269,337.5	\$212,889.00	\$-

A 2022 LPRF project could potentially address the short-term total of \$269,338. The local 50% match would be \$134,669. The mid-term total of \$212,889 could possibly result in a 2024

LPRF project. The local match would be \$106,445. If the County successfully competes for the LPRF grants in 2022 and 2024, the total local match needed over the next five years is \$241,114.

7.1.2 JEFFERSON CITY 5-YEAR PLAN

10 YEAR OPINION OF COST			
	SHORT TERM (1-2 YEARS)	MID-TERM (3-5 YEARS)	LONG TERM (6-10 YEARS)
Centennial Park	\$65,521.88	\$3,625.00	\$72,500.00
Jefferson City Community Center	\$53,740.63	\$-	\$72,500.00
Mossy Creek Complex	\$469,655.00	\$150,727.60	\$-
Mossy Creek Station	\$1,015.00	\$-	\$56,376.00
Mossy Creek Wildlife Viewing Area	\$77,683.75	\$7,250.00	\$-
Nelson Merry Park	\$203,797.50	\$14,500	\$36,250
Roy Harmon Park	\$119,335.00	\$106,125.00	\$-
Total	\$990,748.76	\$495,116.60	\$237,626

Jefferson City reviews its City Departments' budgetary needs each year and prepares a 5-year Capital Outlay Plan. Some of the probable costs identified in the short-term and mid-term may be considered in the next review of the City's parks and Recreation Departments' budget and addressed in the 5-year capital outlay planning process. The City may also decide to pursue LPRF funding. The City could apply for a 2022 LPRF grant of about \$500,000, which would require a match of an equal amount. The City could also pursue a 2024 LPRF grant and future grant cycles with a 50% match to address the probable costs for the short and mid-terms.

7.1.3 TOWN OF DANDRIDGE 5-YEAR PLAN

10 YEAR OPINION OF COST			
	SHORT TERM (1-2 YEARS)	MID-TERM (3-5 YEARS)	LONG TERM (6-10 YEARS)
Dandridge Dock	\$470,090.00	\$43,500.00	\$-
Field of Dreams Activity Center	\$690,490.00	\$199,077.75	\$98,600
Total	\$1,160,580.00	\$242,577.75	\$98,600.00

If the Town decides to pursue a 2022 LPRF grant, they will need to reevaluate and prioritize the improvements currently estimated for the short term. The maximum amount of an LPRF application is \$500,000, with a match required of an equal amount. Probable costs identified in the short-term of \$515,830 will need to be shifted to the mid-term and long-term and considered for 2024 LPRF funding and beyond.

7.1.4 CITY OF BANEERRY 5-YEAR PLAN

10 YEAR OPINION OF COST			
	SHORT TERM (1-2 YEARS)	MID-TERM (3-5 YEARS)	LONG TERM (6-10 YEARS)
Baneberry Community Room and Dog Park	\$14,790.00	\$108,750.00	\$72,500.00
Total	\$14,790.00	\$108,750.00	\$72,500.00

The minimum LPRF grant amount is \$25,000. Baneberry should consider self-funding the short-term total of \$14,790 or shift these expenditures to the mid-term. Baneberry has indicated that they hope to prepare a concept plan for a new park in the near future. When those costs are determined, they can be included in the mid-term and/or long-term budget estimates.

7.1.5 CITY OF NEW MARKET 5-YEAR PLAN

10 YEAR OPINION OF COST			
	SHORT TERM (1-2 YEARS)	MID-TERM (3-5 YEARS)	LONG TERM (6-10 YEARS)
New Market City Park	\$408,211.25	\$281,517.50	\$320,030.95
Roadside Park	\$73,732.50	\$7,975.00	\$108,750.00
Total	\$481,943.75	\$289,492.50	\$428,780.95

During the planning process, the City of New Market identified the goal of renovating the gymnasium attached to City Hall. The City Hall complex is the previous New Market School constructed in the 1960s. The roof of the gymnasium is in need of immediate attention. It will probably need to be addressed sooner than LPRF funds would be available. Plus, cost estimates should be obtained from an architecture/engineering firm for structural repairs and ADA compliance. New Market may consider approaching the Rural Development Administration (RDA) for a community facility grant and loan. The probable costs for the New Market City Park and Roadside Park are presented short, mid, long-term. The City could apply for a 2022 LPRF grant in the amount of \$240,972 in 2022 and \$126,531 in 2024 with other grant funding in the future to achieve long-term goals. The City would need to provide the 50% local match requirement over the next five years, estimated to be \$367,503.







Recommendations

8 RECOMMENDATIONS

The purpose of this study is to objectively review the existing parks and recreation facilities and programs offered to those citizens living in the incorporated cities of Baneberry, Dandridge, Jefferson City, New Market, and residents of Jefferson County, as well as visitors to the County. It is evident that the County's natural assets such as Cherokee and Douglas Lake and the opportunities for recreation that these assets provide are important to the economy of the County. Our plan supports both human and economic health in the County. It is the overall goal of this plan to provide recommendations that will enhance the leisure and active recreational experiences for present and future residents over the next ten years and beyond. It is in consideration of this overall goal that the following recommendations are offered.

The recommendations in this section have been made for both existing facilities and the development of new facilities. The recommendations are for both physical and nonphysical improvements such as management, organization, operations, and maintenance. The recommendations below are not in any particular order, but it should be a goal of all five local governments that they be developed or implemented over the next ten years. Most of the recommendations apply to or involve all five governments, however a few apply to each government individually.

8.1 EXISTING AND FUTURE FACILITIES

RECOMMENDATION #1 - ADA COMPLIANCE AND ACCESSIBILITY AT ALL PARKS TO IMPROVE COMMUNITY HEALTH

Several ADA accessibility and compliance issues were identified when the consulting team visited the cities' and County's parks. There were several issues at all of the cities' parks. All five local governments should prioritize achieving ADA compliance within the next five years. The Five-Year Budget Plans in Section 7 for each local government reflect this goal. Additionally, Jefferson County health outcomes will benefit from enhanced accessibility and increased use of public park facilities. Physical and mental health outcomes can be targeted by responding to citizen input and assessments suggesting ADA compliance and targeted programming throughout the system.

RECOMMENDATION #2 - UPGRADES TO EXISTING PARKS

There are several improvements needed and identified at each of the parks visited by the consulting team. All five local governments have designated a strategy for upgrades and improvements that combine local appropriations and grant funding. Many of the five governments have indicated that they may pursue LPRF funding in 2022 and probably 2024. Jefferson County and the cities of Jefferson City, Dandridge, Baneberry, and New Market should continue to implement their strategies of local appropriations and of State and Federal grant funding to achieve the goals and improvements identified in the Concept Plans (Section 6) for the next ten years.

RECOMMENDATION #3 - CONTINUE PLANNING INITIATIVES FOR NEW AND IMPROVED PARKS

The comparisons to jurisdictions nationwide and among counties similar to Jefferson County were conducted as part of the Needs Assessment in Section 5 of this plan. The analysis revealed that across Jefferson County, an additional 70 to 100 acres of park lands are needed. However, several ongoing initiatives should help the acreage deficit over the next few years. Jefferson City is currently searching for land for a new outdoor park complex with several new playing fields and amenities. Dandridge has a 2015 Waterfront Master Plan that, when developed, will add park acreage along the lakefront, east, and west of downtown. There also is partially public-owned land adjacent to the Jefferson County Hospital that should be investigated for additional park resources (see Section 3).

RECOMMENDATION #4 - STAY ENGAGED WITH TVA ABOUT POSSIBLE NEW WATERFRONT FACILITIES

Both Jefferson County and Baneberry have expressed pursuing new recreational facilities that will require the cooperation of TVA. Baneberry would like to have a dock and marina along its lakefront. Jefferson County has identified a tract of land adjacent to the Black Oak Marina on Cherokee Lake as a possible new park. TVA permits and changes to the Cherokee and Douglas Lake Reservoir Plans would be required. The County should stay engaged, as they have been concerning revisions to the reservoir plans.

RECOMMENDATION #5 - PURSUE FUNDING FOR A COUNTY-WIDE TRAILS AND GREENWAYS PLAN

Across the County, Jefferson County does not meet the national average of miles of trails provided by counties of similar size nationally, nor does it offer the same number of miles of trails as do the local jurisdictions of similar-sized counties in Tennessee. A logical next step to address the deficiencies would be the development of a County-Wide Trails and Greenways Plan. Additionally, trails in the County were by far the number one recommendation by the public during the county-wide survey conducted during this planning process (see Section 4.) Several agencies could assist with funding the planning process, including TDEC, TDOT, and ARC.

8.2 ADMINISTRATION, ORGANIZATION, AND POLICY INITIATIVES

RECOMMENDATION #6 - FORMALIZE JOINT USE AGREEMENTS

Joint use agreements are documents that formalize the shared use of recreation areas and facilities. Their purpose is to secure long-term access to shared facilities such as parks, schools, private facilities, and those owned by other entities. Those agreements address the structural elements such as time and place, as well as legal issues such as indemnification and liability. Joint-use agreements should be formalized by following the template and checklists provided in the Tennessee Recreation Joint Facilities Use Agreements toolkit available on the Tennessee Recreation and Parks Association website. Suppose the County and the Jefferson County School District could develop a policy to open school playgrounds and gyms for after-school and weekend play. In that case, scores of acres of additional recreational assets could be added to the County's inventory. This policy is currently in use in several Tennessee counties.

RECOMMENDATION #7- FORMALIZE ADMINISTRATION OF PARKS AND RECREATION AT THE LOCAL LEVEL

If the cities and towns in Jefferson County and the County decide to pursue state and federal funding for parks and recreation, their competitive standing against other jurisdictions across the state would be significantly enhanced by formally creating parks and recreation boards within their jurisdiction. This would involve adopting an ordinance to create a P&R board and all the administrative appointments, meeting minutes, etc., of a duly appointed administrative department. CTAS and TDEC have templates available to start the process and will provide assistance.

RECOMMENDATION #8 - INVESTIGATE THE CREATION OF A SPORTS AUTHORITY

It can be a financial and administrative burden for small cities of less than 5,000 to maintain their outdoor recreation facilities adequately. During the county-wide survey, a common response was the facilities across the County should be better maintained. The County might consider taking the lead in investigating the possibility of creating a Jefferson County Parks and Recreation Authority. Potentially, the small cities across the County could combine their parks O&M budgets and resources into one entity dedicated to parks maintenance and upkeep across the County. If the entity were also a 501 c(3) nonprofit, a foundation could be created in the name of the Authority to receive donations and corporate contributions. Jefferson City currently has a foundation and programs to entice contributions.

RECOMMENDATION #9 - UPDATE WEBSITES AND WAYFINDING

All jurisdictions should update their websites to be more user friendly and include programs and classes offered by age group. The Jefferson City website accomplishes this goal. Maps of each city and the County pinpointing locations to links for each park describing the amenities, hours of operations, safety rules, etc. would be helpful to local residents and especially visitors. The websites should be updated as improvements and new amenities are installed and constructed.

CONCLUSION:

All of the recommendations, including existing facilities, new facilities, managerial, organizational, operational, and facilities maintenance should be a goal of Jefferson County, cities of Baneberry, Dandridge, Jefferson City, and New Market. It is strongly encouraged that each recommendation be developed or implemented for the respective governments over the next ten years.

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