

JEFFERSON COUNTY LONG RANGE PLANNING COMMITTEE MEETING

Tuesday, March 18, 2025, 4:30

Jefferson County Courthouse Court Room

Voting Members

Commissioner Jimmy Carmichael
Commissioner Katy Huffaker, Vice-Chair
Commissioner Randy Bales, Secretary
Commissioner Greg Byrd
Commissioner Vacant

Ex Officio/Non-Voting Member

County Mayor, Mark Potts

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Prayer**
- IV. Pledge of Allegiance**
- V. Election of Officers**
- VI. Appearance of Citizens**

Citizens who wish to address the Long Range Planning Committee for items of concern that may or may not be on the agenda need to complete a "Citizens Input Form" located on the table just inside the courtroom door and give to Long Range Planning Committee Chairman before the meeting is "Called to Order".
- VII. Approval of Minutes**
 - a. None Available
- VIII. New Business:**
 - a. Review IBI Report
 - b. Discuss Strategy for moving forward
- IX. Next Meeting**
- X. Adjourn**

Implementation Matrix

Short Term (0 - 2 Years)

Maintain Rural Character

- Limit commercial development in rural areas of county
 - Update zoning map

Preserve Agricultural Land

- Promote Tennessee's Greenbelt program for agricultural and forestry land property tax relief
 - Work with Agricultural Extension Service, Jefferson County Farmer's Co-Op, Future Farmers of America, etc to promote the program
 - Hold an annual event in late February to promote the program and to assist with applications
 - Waive fee for recording of applications
- Revise A-1 district standards in Jefferson County Zoning Resolution
 - Increase minimum lot size to 10 acres
 - Revise permitted uses, deleting non-agriculture related uses
 - Identify and permit agricultural tourism uses (corn maze, event venue, etc.)
 - Update mapping of A-1 Agriculture District
- Increase setbacks around perimeter of R-1 development and require trees/natural buffer
- Investigate and monitor proposed revision of meat processing rules
- Expand tax relief programs for incentivizing farmland retention before/after land transfer occurs

- Wave land tax for land transferred (sale or inheritance) within family with minimum period to remain as farmland after transfer
 - Wave land tax for land transferred (sale) to another farmer with minimum period to remain as farmland after transfer
 - Provide land tax credit for capital improvements and land improvement expenses
 - Provide land tax credit for in-county service purchases (fertilizer, seed, veterinarians, contract harvesting)
- Levy excise tax to seller and buyer of farmland for development of non-agriculture use

Maintain Quality of School System

- Increase teacher pay to recruit and retain staff as well as be competitive with neighboring districts
- Promote and support parent involvement in schools
 - Provide child care at parent teacher meetings
- Continue support of the Family Resource Center

Provide Recreational Facilities

- Begin implementing recommendations of 10 year parks and recreation master plan

Pursue Economic Development Opportunities

- Continue to support the county's economic development program and retail recruiter Jefferson Alliance
- Cooperate and coordinate with Dandridge, Jefferson City, White Pine, and New Market to continue downtown revitalization
 - Work with Tennessee Main Street Program

Maintain Rural Character

- Begin incremental updating of Jefferson County Zoning Resolution
 - Adopt landscaping standards for commercial development
 - Landscaping in parking lots
 - Street trees along street frontage(s)

Enhanced Road/Street System

- Conduct pavement survey to identify needs and opportunities for improvement
 - Assign priorities to identified improvements
 - Based on priorities, include improvements in Capital Improvements Budget and Plan

Improve Access to Broadband

- Provide free broadband Wifi at public buildings/facilities (libraries, fire stations, etc)

Medium Term (3 - 5 years)

Preserve Agricultural Land

- Consider establishment of program that promotes and assists in leasing unused farm land to young farmers

Maintain Rural Character

- Require conservation subdivisions in A-1 zoning district
 - Revise text and mapping of A-1 district
- Require underground utilities, sidewalks in developments in the R-1 district

Preserve Agricultural Land

- Create stronger local market for farm products
 - Expand farmer's market
 - Be aware of challenge from Knoxville farmers market
Consider having on Thursday afternoon
 - Look for grant opportunities – TN Dept of Ag, Lowes, service clubs
 - Nourish Knoxville for advice
 - Incorporate as 501(c)3
 - Promote CSA subscriptions
 - Promote farm to table with local restaurants

Maintain Quality of School System

- School system continues to provide mental/emotional services support
- County Commission and School Board work together to move forward

- School system supports and funds challenging and research based curriculum and course offerings for elementary, middle and high school students
- School system provides/enables affordable day care / childcare for school system employees
- School system continues to identify and budget for capital improvements
- School system continues to coordinate with Carson-Newman University's education program and Walters State Community College
 - Provide opportunities for student teachers
 - Explore opportunities for continuing education for teachers

Pursue Economic Development Opportunities

- Develop and adopt a long-range economic development plan
 - Seek assistance from Tennessee Department of Economic and Community Development, East Tennessee Development District

Provide Recreational Facilities

- County and municipalities coordinate recreation programs to avoid duplication of programs/facilities and to reduce costs

Preserve Rural Character

- Continue incremental updating of zoning resolution
 - Adopt landscaping and sign standards (for commercial development) appropriate for rural areas
 - Consider requiring open space preservation in subdivisions developed in the R-1 Rural Residential zoning district
 - Gauge support for this requirement
 - If supported, revise zoning resolution and subdivision regulations to address open space preservation in R-1 Rural Residential district

Improve Access to Broadband

Apply for Tennessee Broadband Accessibility grant and TNECD Last Mile grant for eligible areas of county – Strawberry Plains and area on the south side of Douglas Lake

Long Term (6 - 10 years)

Preserve Agricultural Land

- Establish farmland preservation program to conserve agricultural lands
 - Work with Soil & Water Conservation District
 - [Involve a land trust \(Foothills Land Conservancy\)](#)
 - Identify funding source for program
 - General tax revenue
 - Levy tax on land transfers
 - Bonds - General Obligation
 - Buncombe County, NC as example

Maintain Rural Feel

- Consider requiring open space preservation in subdivisions developed in the R-1 Rural Residential zoning district
 - Gauge support for this requirement
 - If supported, revise zoning resolution and subdivision regulations to address open space preservation in R-1 Rural Residential district
- Consider parks and open space bond to provide funding for recreational facilities and open space, including agricultural land, preservation
- Identify and purchase land for industrial/business park and prepare sites for future industry
 - Provide required infrastructure as needed
- Continue incremental updating of county zoning resolution
 - Update zoning resolution's parking standards for all uses
 - Identify maximum parking as well as minimum
 - Review permitted uses in all zoning districts
 - Ensure that permitted uses reflect purpose/intent of districts

- Prepare and adopt a county wide multi-modal transportation plan
 - Include pedestrian modes (sidewalks and greenways) and bicycle facilities in plan

Responsible Entity

County Commission,
Planning Board, Planning
staff

Ag Extension Office

County Commission,
Planning Board, and
Planning Staff

County Commission,
Planning Board, Planning
Staff

Planning Staff

County Commissiion, State
Legislative Delegation

School Board, County
Commission, School
Administration
School Board, School
Administration

School Board, School
Administration

County Commission,
Jefferson City Recreation
Department

County Commssion,
Chamber of Commerce
Chamber of Commerce,
Town Councils

Planning Board, Planning
staff

County Highway
Department

County Mayor, County
Commission

Ag Extension Office

County Commission,
Planning Board

County Commission,
Planning Board

Ag Extension Office

School Board, School
Administration
County Commission, School
Board

School Board, School
Administration
School Board, School
Administration
County Commission, School
Board, School
Administration

School Board, School
Administration

Jefferson Alliance, County
Commission

County Mayor, Municipal
Recreation Departments

County Commission,
Planning Board, Planning
staff

County Mayor

County Commission, Soil and
Water Conservation District,
Ag Extension Office

Planning Board, County
Commission

County Commission

Jefferson Alliance, County
Commission

Mayor, County Commission,
Planning Board, Planning
staff

Mayor, County Commission,
Planning Board, Planning
staff

**Jefferson County Long Range Planning Committee
Tuesday, February 27, 2024 @ 5:30 p.m.
Jefferson County Courthouse**

Called to order by Jim Snodgrass @ 5:30 p.m.

Roll Call: In attendance Jim Snodgrass, Katy Huffaker, Greg Byrd and Mayor Mark Potts

Prayer was led by Jim Snodgrass and Greg Byrd led the Pledge of Allegiance.

Appearance of Citizens: Mr. Asbury, Pam Meadows, Peggy Hypes, and Tina Bell spoke against Rock Quarry on Asheville Hwy. Annette Loy spoke about the Survey results.

Approval of the Minutes for March 1, 2023 was motioned by Paul Lowe and seconded by Terry Dockery

Approval of the minutes: Randy Bales was not in attendance and no minutes were available.

Old Business: none

New Business: Jim Snodgrass turned the meeting over to Mary Katherine Renard and Gerald Greene of IBI to explain and discuss the outcomes of the survey (see attached survey). Several highlights that were discussed were the interest in preserving the rural feel and agriculture of the county schools and economic development were also brought up as being important to the citizens as well as road conditions and county zoning. At the end of the survey presentation, it was opened for more citizen questions and answers. Some of the things brought up for discussion included A1 zoning and more zoning for small businesses.

Next Meeting set for March 9th at 9:00 a.m.

Motion to Adjourn by Greg Byrd 2nd by Randy Bales

Chairman Jim Snodgrass

Secretary Randy Bales

Ources

Jefferson County Commision Long Range Planning Committee Thursday July 25th,2024 @ 8:30 a.m.

Call to Order at 8:35 a.m.

Roll call: Present Jim Snodgrass, Katy Huffaker, Randy Bales, Greg Byrd, Terry Dockery and Mayor Mark Potts

Prayer led by Jim Snodgrass and Pledge of Allegiance by Greg Byrd.

Appearance of Citizens: Mike Asbury spoke about zoning. James Lance asked about 5 year plan, new sources of revenue and asked what is being done to lower operating costs. Kathleen Villers asked about long range plans as related to budget process, how to offset the deficit and the possibility of a 5, 10 or 15 year budget goal. David Nelson spoke on the Zoning Board being inadequate in his opinion.

Approval of the minutes: No quorum on last meeting.

New Business: Discuss official submission of survey results into County Records at he October 2024 Full Commision meeting. Motion made by Greg Byrd with second by Randy Bales for Jim to present survey results into County records. Motion passed unanimously.

Discussion idea of LPR facilitating a contact person for zoning and development standards advancement. Mayor Potts suggested Katherine Baldwin the County Planner to look at these and get recommendations from her to help with this process and to help revise zoning and land use for the County.