

PlanET Working Group Meeting 7: Strategy Development

June 20, 2013

Housing and Neighborhoods: Create Great Places	Tags	
	Long Term	Short Term
Capitalize on Unique Community Identity		
*Top Priority 1: Facade grant program for businesses in historic commercial districts	X	
Business Districts (eg CBID)		
Chambers of Commerce		
Federal funds (CDBG)		
Local funds		
Replicate other community's success.		
*Top Priority 2: Identify points of interest in the community		X
Dogwoods Festival - expansion		
For example historic trails, walking tours, driving tours		
Historic groups		
Legacy Parks		
Neighborhood orgs		
Outdoor groups (hiking biking)		
State level (eg, white lightning, civil war trail)		
Tourism organizations		
*Top Priority 3: Provide resources to support and promote local events and festivals		X
business sporsorships		
Foundations		
Hotel/Motel occupancy tax		
Local community funds		
Private donors		
Schools		
Tourism and arts Grants (state, Fed)		
*Top Priority 4: Provide venues for local musicians, artists, craftsmen	X	
Arts Space - National Organization		
Counties and municipalities - use of space		
Indianapolis - program of arts classes (academies) with display/performance spaces		
Like Asheville - redevelop warehouse and/or blighted districts to Arts Districts		
Museums that sponsor arts events		
Private and business sponsors - funding source		
Reuse of blighted properties		
Reuse of old theaters		
Something like Paducah's Artist Relocation Program - downtown revitalization		
Always include business communities, chambers, elected officials and other types of communities to table		X
Continue and./or improve neighborhood programs - leadership and development of neighborhood organizations	X	
Create local historic districts	X	
Creating a branding that is incorporated into tag lines, websites, flags, signage		X
Develop design guidelines	X	
Encourage communities to participate in the TN Main St and TN Downtowns program	X	X
Identify how each community defines itself		X
Participate in the certified local govt program	X	
Promote beautification programs	X	X
Promote zoning ordinances (eg Heart of Knoxville) to preserve the built character of older neighborhoods	X	
Promote/improve greenways and parks	X	
Redevelop Vacant and Underutilized Land		
*Top Priority 1: Develop appropriate zoning tools (form-based code, etc.) and identify areas through area plans for zoning/redevelopment.	X	
Planning commissions		
Planning staff		

Professional associations (APA, ASLA, FBCI, etc.)		
*Top Priority 2: Focus on grayfield redevelopment on arterial corridors.	X	
Chambers of commerce/business community		
Planning commissions		
Planning staff		
Private developers		
ULI		
*Top Priority 3: Identify and quantify vacant and underutilized buildings/properties through database integration.		X
City depts responsible for vacant/underutilized property identification.		
County tax assessors/trustees		
Neighborhood groups		
Utility providers		
*Top Priority 4: Intervene before buildings become a "total loss" (maintenance).		X
Codes enforcement		
Historic preservation community		
Large institutions (school boards, UT, etc.)		
Community gardens - especially in areas designated as food deserts.	X	X
Demolish blighted housing and re-use the space: new housing, retail space, community gardens, parking, etc.	X	
Develop adequate staff resource capabilities.		X
Eliminate judicial obstacles to redevelopment.	X	
Partner with TDOT OCT on planning for integrated transportation infrastructure with targeted redevelopment.	X	X
Prepare land for redevelopment - physically prepare the land; clear the title.		X
Rehab housing that can be saved.	X	
Remove regulatory obstacles to redevelopment.	X	
Research property ownership and develop appropriate strategy (absentee owners; lack of skill/knowledge, lack of resources, etc.).	X	
Use transit oriented development to facilitate more dense development.	X	X

Strengthen Existing Cities and Towns		
*Top Priority 1: Encourage cities and towns to undertake directed planning and extension of utilities and road improvements for a strong urban framework	X	
Partners: city and town planning commissions		
Partners: community development departments		
Partners: engineering and public works		
Partners: local government leaders/elected officials		
Partners: MPC		
Partners: TPO; TDOT; development district (ETDD);		
Partners: utility districts		
*Top Priority 2: Invest in community amenities to improve quality of life such as sidewalks, parks, promoting arts and culture		X
Parks and rec departments; downtown civic and business orgs; nonprofit arts groups; garden clubs; local chambers		
*Top Priority 3: Make more compact and dense cities and towns	X	
By aligning regulations and incentives, and encourage multi-use structures.		
Planning commissions and legislative bodies; codes enforcement offices; developers; realtors via realtors associations		
*Top Priority 4: Update safety and security measures to handle growth and development in the region		X
Engineering and public works; local law enforcement; housing authorities; architects/designers; planning commissions and local legislative bodies; health councils		
For example in new development or redevelopment make sure safety is taken in to consideration.		
Develop incentives for business to locate in identified areas of redevelopment such as business parks or downtown areas by lowering property taxes or other meaningful incentives.	X	
Economic development recruiting business to the region and support "homegrown" businesses	X	
Implement higher standards in education	X	X
Multimodal connections between residential, commercial and activity centers	X	
Promote infill of underutilized and vacant land in urban core areas	X	

Utilization of public assistance such as TIFs and Pilots to support revitalization of urban and downtown areas, including historic buildings and places		X
Utilization of urban renewal and redevelopment plans		X

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Housing and Neighborhoods: Housing Choices	Tags	
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Create Opportunities to Live Closer to Work		
*Top Priority 1: Encourage town-center development along corridors.	X	
Local improvement districts		
Planning commissions/staff (land development regulations)		
Property owners (along the corridors)		
Redevelopment authorities		
*Top Priority 2: Improve connections (sidewalks, bike lanes/paths) between existing housing and employers.		X
Cycling community		
Grant providers/grantees		
Local government public works/engineering		
Neighborhood associations		
TDOT		
The community		
*Top Priority 3: Land development regulations to encourage mixed use.		X
Developers		
Planning staff		
Public officials		
The community		
*Top Priority 4: More diversity in housing type (cost, size, etc.).	X	
Developers		
Lenders		
Planning staff (LDRs)		
Public officials		
Encourage apartments/multi-family.		X
Encourage mixed-use, walkable developments.	X	
Encourage transit-oriented development.		X
Encourage/incubate focused business clusters in the hearts of communities.		X
Rehab/redevelop existing housing stock near traditional employment centers.	X	
Embrace a Mix of New Housing Types		
*Top Priority 1: Education and demonstration - look to how other communities are doing this; model after successful southern cities - charlotte, bham, atl		X
Local governments; knox heritage; chambers; state government; UT; foundations; east TN Quality Growth		
*Top Priority 2: Eliminate regulatory road blocks that limit or discourage mix of housing types		X
Planning commissions and local legislative bodies; state legislative reps; codes enforcement and zoning regulators; homebuilders associations; federal gov agencies		
*Top Priority 3: Great schools in every community	X	
Superintedents, PTAs; school boards; neighborhood orgs; local and state legislative bodies; Great Schools Partnership (Knox Co); chambers; UT and community colleges and other higher learning institutions		
*Top Priority 4: Mixed use conversion of "left behind" commercial areas	X	
For example old strip malls		
Property owners, developers, real estate agents, trustees and property assessors offices, codes enforcement and zoning		
Allow higher density infill or redevelopment in existing lower density neighborhoods	X	
Implement new housing in older neighborhoods; secure and clear titles to vacant and blighted properties	X	
Implement use of fourplexes even in public housing	X	
Make sure development tools are shared across the region.	X	
Revitalize and support existing neighborhoods		X
Support affordable housing nonprofits - CHDOs; Habitat for Humanity		X
Use low income housing tax credits to develop mixed income rental		X
Enable Housing Diversity in Existing Neighborhoods		

*Top Priority 1: Programs that support accessibility features in homes and infrastructure like sidewalks	X	
Area Office on Aging		
CDBG		
Disability Resource Center		
Knox Housing Partnership		
Require visitability on all public funded construction		
TDOT grants		
*Top Priority 2: Promote neighborhood associations		X
Community Development Staff		
Community Leadership Programs		
Identify what makes neighborhoods unique		
Make space available (eg Schools, Churches)		
Municipality outreach to residents		
*Top Priority 3: Provide financial incentives for development of vacant lots and rehab private properties		X
Brownfields grants		
CDBG		
Housing and HUD grants		
RC&D		
Residential facade program		
Turn over properties to Habitat for Humanity / Affordable Housing Developers		
*Top Priority 4: Zoning to allow courtyard development to promote mix of incomes	X	
City Council / Local Govt		
Neighborhood associations		
Planning commissions		
Change zoning to allow granny flats, etc	X	
Common spaces such as parks	X	
Govt and private housing and developer organization cooperation/collaboration	X	
Grant programs like housing CDBG		X
Make transit available in neighborhoods	X	
Promote block/neighborhood parties		X
Promote mixed use - including commercial/professional and residential	X	