Bristol Regional Medical Center
Exit 74

Land Use Plan

April 10, 2014
Meeting Notes
The Study started here -
Land Use Plan and Policies

What Do Land Use Plans Do?

- Broad view of the community
- Provides a vision for the community’s future
- Provides for public dialogue
- Allows for special studies
- Defines desirable future land use patterns
- Provides for management for development
- Provides for non-arbitrary decision-making
Land Use Plan and Policies

What Doesn’t a LUP Do?

- Provide a parcel-by-parcel determination of future use
- Perform action (rezone, grant permits, divide land)
- Alter corporate limits
- Affect taxation
The study boundary began with the “Border Retail Tourism Development District” boundary
(the tool created by the state of Tennessee and vital to construction of the Pinnacle)
That boundary was expanded to allow for a more comprehensive review of the area. Staff began collecting data within the boundary.
First...how the land is used.
Then...where the utilities are situated.
A public park will be constructed at the Pinnacle.
A view of the Pinnacle area
Roads in the area were studied. In 2008 these routes were considered as connectors between Hwy 126 & Meadowview Rd. These will not meet future needs.
Other projects that are/were proposed for study.
City Council hired a consultant to complete a needs assessment for a connector between Volunteer Parkway & the Exit 74 area.
Survey results from employees/students of the neighborhood (BRMC & National College) are graphically shown on the next few slides.
If a more diverse housing choice existed near BRMC, would you move to be closer to work?

- Yes: 77.4%
- No: 22.6%
What type of housing would you prefer?

- Single family house on large lot: 25.7%
- Single family house on small lot: 5.7%
- Gated community: 25.8%
- Condo/Townhouse with common areas taken care of by someone else: 37.1%
- Other:

[Diagram showing pie chart with mentioned categories and their respective percentages]
<table>
<thead>
<tr>
<th>Activity</th>
<th>Going to Work</th>
<th>Going Home from Work</th>
<th>On my Break</th>
<th>Would Not Use</th>
<th>I Already Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clothing Store</td>
<td>10.00%</td>
<td>78.70%</td>
<td>27.00%</td>
<td>11.30%</td>
<td>14.10%</td>
</tr>
<tr>
<td>Coffee Shop</td>
<td>38.00%</td>
<td>16.50%</td>
<td>26.00%</td>
<td>36.30%</td>
<td>11.60%</td>
</tr>
<tr>
<td>Day Care Centers</td>
<td>5.70%</td>
<td>4.70%</td>
<td>1.60%</td>
<td>83.90%</td>
<td>11.40%</td>
</tr>
<tr>
<td>Dine-in Restaurant</td>
<td>11.00%</td>
<td>67.00%</td>
<td>40.90%</td>
<td>13.30%</td>
<td>9.90%</td>
</tr>
<tr>
<td>Drive-thru Restaurant</td>
<td>41.80%</td>
<td>62.00%</td>
<td>54.70%</td>
<td>6.60%</td>
<td>23.70%</td>
</tr>
<tr>
<td>Dry Cleaner Laundry</td>
<td>18.00%</td>
<td>39.70%</td>
<td>15.50%</td>
<td>48.70%</td>
<td>3.30%</td>
</tr>
<tr>
<td>Exercise Center/Gym</td>
<td>17.30%</td>
<td>55.50%</td>
<td>15.20%</td>
<td>36.40%</td>
<td>6.00%</td>
</tr>
<tr>
<td>Grocery Store</td>
<td>22.30%</td>
<td>81.80%</td>
<td>20.90%</td>
<td>8.10%</td>
<td>23.30%</td>
</tr>
<tr>
<td>Gas Station/Convenience Store</td>
<td>50.90%</td>
<td>84.20%</td>
<td>28.60%</td>
<td>2.90%</td>
<td>28.90%</td>
</tr>
<tr>
<td>Library</td>
<td>6.70%</td>
<td>32.20%</td>
<td>12.20%</td>
<td>56.30%</td>
<td>8.90%</td>
</tr>
<tr>
<td>Movie Theatre</td>
<td>2.90%</td>
<td>46.70%</td>
<td>5.10%</td>
<td>43.30%</td>
<td>11.50%</td>
</tr>
<tr>
<td>Park</td>
<td>8.90%</td>
<td>48.50%</td>
<td>36.00%</td>
<td>30.10%</td>
<td>18.40%</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>23.10%</td>
<td>58.40%</td>
<td>27.80%</td>
<td>16.90%</td>
<td>85.70%</td>
</tr>
</tbody>
</table>
The final product will recommend "Action Items" & a map.

The next two slides were used to initiate conversation at the April 10, 2014 public meeting at National Business College.
Action Items

- Establish transit stops to serve The Pinnacle and hospital related uses.
- Study connector(s) between Exit 74 & Volunteer Parkway.
- Build sidewalks on new streets in the Study Area.
- Extend public utilities as necessary to encourage development.
- Study the addition of Landscaping at Exit 74 Interchange.
- Identify areas for redevelopment.
For more information, call

423-989-5515

or visit the

Community Development office

104 8th Street