

Community Design Standards & Guidelines

Develop and adopt a comprehensive set of community design standards and guidelines that will be required of new developments in all districts within the Town. These standards shall require safe, efficient and visually-appealing designs which are consistent with the overall design character of the community.

CHAPTER 4 IMPLEMENTATION STRATEGIES

There are several methods available for implementation of the objectives and policies developed in this Land Use Plan. A schedule for implementation is prepared that provides strategies for such implementation through establishment of time frames for completion, and identifying those responsible for specific actions. The implementation actions are grouped by land use category.

General Development

1. Site plan review process - Planning Commission to review and decide recommendation to Town Council for any possible zoning amendments (September 2000).
2. Support Historic Districts - Planning Commission and Council to provide on-going non-monetary support to Old Town Historic District and others as requested.
3. Future Land Use Map-Adopted December 1998
4. Annexation agreements/urban fringe study - monitor UGB process; Planning Commission to authorize annexation study/urban fringe study (July 2000).

Residential

1. Open Space Design Overlay Zone Regulations - Adopted January, 2000
2. Residential Densities - On-going review by Planning Commission.
3. Greenbelts/Buffering - On-going review by Planning Commission.

Commercial

1. Traffic Studies for new developments - Ordinance has been approved.
2. Commercial streetscapes - Referred to DRC in December, 1999.
3. Commercial Improvement Associations - Mayor to write to Chamber branch to encourage Chamber to promote two area associations (north and south area of Town).
4. Grants for improved storefronts/streetscapes - After DRC recommendations, refer to Chamber branch for discussion with businesses; Chamber to study and submit recommendations to Council for funding; Council to consider approving any funding which may exist in budget; Town transfers funds to Chamber for grant approval.

Public/Semi-Public Facilities

1. Promote construction of high school - Develop plan for bond issue paid by sales tax revenues (Calendar year 2001); assist citizen committee's private fund-raiser (on-going).
2. Second fire station - After UGB adoption, conduct fire station location study (Planning Commission); negotiate for option/purchase of property (Town Council); build the station.

Utilities

1. Wastewater collection plan - Planning Commission to receive quarterly reports from Town staff regarding St. Ives demonstration S.T.E.P. sewer during calendar year 2000; Planning Commission revisits consulting engineer's 1998 S.T.E.P. sewer study (early 2001); Planning Commission makes recommendations, including policies and funding mechanisms to Council (April, 2001); Town Council determines money available and policy implementation (May, 2001).
2. Promote EPB efforts to reduce outages - Mayor to write to EPB requesting EPB's written plan (August, 2000); Staff to monitor EPB plan (on-going).
3. Adopt septic system standards - In place.
4. Education program on septic tank usage - Town to continue distribution of County "How To" septic system pamphlets to new residents; place "How To" in mountain newspaper on semi-annual basis.
5. Support EPB underground utility policy - Mayor to request written EPB policy (July, 2000); on-going monitoring of implementation.

Vacant Land/Open Space

1. Open Space Zoning - Adopted January, 2000.
2. Preservation of historic areas - on-going Planning Commission review.
3. Erosion control/stream banks - Planning Commission review, possible Subdivision Regulation amendments (September, 2000).
4. Enhancement of mountain stream greenways - referred to Parks Board (December, 1999); receive Parks Board report (September 2000); Town Council to determine action.

Transportation

1. New Road to Mountain - Town Council to approval Resolution in support of new road (March 2000); Mayor to send Resolution to T.D.O.T. and legislative delegation (April 2000).
2. Improve and widen Taft Highway - Mayor to contact T.D.O.T. to confirm information on widening Taft Highway to four lanes from Key Street north (July 2000); Lobby T.D.O.T. to keep this action a priority.
3. Intersection improvements - Council to review T.D.O.T. study options for US 127 at Palisades and request MPO funds for selected option (March 2000); James at Timberlink: request T.D.O.T. review (March 2001); Signal Mountain Boulevard at Mississippi/Edwards Point at Shackleford Ridge Road: request T.D.O.T. review (March 2001).
4. Traffic studies for new commercial developments - Ordinance approved.
5. Commercial establishment street access ordinance - Ordinance approved.
6. Encourage development of regional bikeway/pedestrian trail system - Town Council to create special study committee (March 2000); Committee to conduct study (January 2001); Council to determine funding and policy issues for FY 2002 budget (May 2001).
7. Greenway enhancement - referred to Parks Board (December, 1999); receive Parks Board report (September 2000); Town Council to determine action.