

CHAPTER I

GOALS AND OBJECTIVES

Introduction

In accordance with Kentucky Revised Statutes 100.183 and 100.187, the Shelby County Comprehensive Plan "shall serve as a guide for the public and private actions and decisions to assure the development of public and private property in the most appropriate relationships." The goals are general statements that describe ends sought in planning for the future. The location principles are specific planning principles that encourage development and land uses that are consistent with the goals of Shelby County.

Both the goals and location principles are compatible with the goals and policies of the Kentuckiana Regional Comprehensive Plan. They were adopted after deliberation by the Triple S Planning Commission, the Shelby County Fiscal Court, the Shelbyville City Council, and the Simpsonville City Commission.

The goals and location principles provide guidance to the Triple S Planning Commission in the preparation of the remainder of this Comprehensive Plan. They will also be useful when the Triple S Planning Commission considers rezoning requests or revisions of existing zoning ordinances and subdivision regulations. Finally, these goals and principles will serve as a guide for the preparation of other planning documents and programs.

Included in this section are Comprehensive Plan goals related to transportation, community facilities, land use/environmental concerns, agricultural land use, residential land use, commercial land use, central business district, industrial land use, and environmental design. Each goal has a set of corresponding location principles or objectives identified to implement the goal.

TRANSPORTATION

GOAL: Provide that all development and land use changes have adequate street facilities to handle anticipated traffic.

- 1) General Access – Provide adequate access to and from all development:
 - a. for proper operation of public streets, walkways or bikeways, and
 - b. for emergency vehicles, and
 - c. connecting interior roadways and walkways with existing facilities, and
 - d. provide for connecting interior roadways between adjacent new developments whenever possible.
- 2) Internal Circulation – Design internal circulation facilities in all development for safe and efficient use.
- 3) Undesired Through Traffic – Prevent unnecessary through traffic in areas of low density development.

- 4) Arterial Integrity – Preserve the through traffic capacity of the expressway and arterial street system through proper access management techniques
- 5) Pedestrian Traffic – Provide safe pedestrian access to and from properties.
- 6) Right-of-Way Dedication – Provide adequate right-of-ways to accommodate anticipated roadway, walkway and bikeway improvements.
- 7) Service Areas – Provide off-street parking and loading areas of sufficient quantity and adequate design for the type and intensity of the development and its users.
- 8) Transportation Alternatives – Evaluate proposed transportation improvements to insure that capital costs are minimized and that the following factors are considered:
 - a. energy conservation, and
 - b. achievement of the adopted comprehensive plan and orderly development of the community, and
 - c. selection of the most appropriate types of transportation that service a corridor's particular travel demands, and
 - d. achievement of balanced improvement of transportation facilities in different functional classes to insure that the type of traffic handled by a particular functional class is appropriate, and
 - e. effective use of abandoned, under-utilized or surplus public right-of-ways for all types of transportation, and
 - f. reduction of air pollution and noise, and
 - g. avoidance of facilities which pass through parks, historic areas, archaeological areas, forest preserves, or other areas of national, state, regional, or local significance unless no other feasible alternative exists and then only if appropriate action is taken to minimize adverse effects.
- 9) Provide a transportation study of city, county and state highways (or anticipated highways) evaluate needs and recommendations subject to funding by body that has jurisdiction.
- 10) Shelbyville Bypass – Create a corridor management plan that restricts development insures the By-Pass will remain a true By-Pass that promotes infill development, redevelopment and reinvestment in Shelbyville urban area and that preserves the rural environment between the CSX Railroad and the Eminence Pike.

COMMUNITY FACILITIES

GOAL: Locate or expand community facilities (1) as demonstrated needs indicate, (2) to avoid duplication, (3) for convenient access to intended service areas, and (4) for access by the elderly and the persons with disabilities.

- 1) Location – Locate and design community facilities so that potential adverse impacts on surrounding land can be mitigated and the facility can be buffered from any

adverse impacts of surrounding land uses.

- 2) Site Sharing – Locate community facilities on a shared site with other compatible facilities when possible.
- 3) Reuse – Develop community facilities with existing buildings capable of being converted to facility use when possible.
- 4) Access – Locate community facilities that have large daily or periodic attendance on or near arterial roadways.
- 5) Parks and Open Space – Locate and design park and open space:
 - a. to utilize steep slopes or one-percent (100 year) flood plains for passive and active recreation when possible, and
 - b. of a size that allows substantial acreage to remain in a natural state, and
 - c. with access to bikeways and walkways when possible, and
 - d. where sport fields and courts for active recreation can be provided when appropriate.
- 6) Fire Stations – Locate and design fire stations:
 - a. on or near arterial roadways, and
 - b. away from barriers that might delay direct engine access to the service area, such as at grade railroad tracks and flood prone areas, and
 - c. with the greatest concentration of stations near areas of intense development, and
 - d. with sufficient area for on-site equipment maneuvering and storage.
- 7) Schools – Design schools:
 - a. with safe access for pedestrians, bicyclists, and departing vehicular traffic, and
 - b. that are screened from nuisances detrimental to its operation, and
 - c. with active and passive recreation areas to the extent possible, and
 - d. to provide trees, landscaping, sitting areas, and other site amenities where appropriate, and
 - e. consider school district capacities when making development decisions.
- 8) Hospitals – Locate and design hospitals with emergency entrances, if needed that are safe and separated from other vehicular and pedestrian entrances and on-site circulation.
- 9) Hospital Service Areas – Locate health care facilities and clinics at highly accessible locations and in relation to their respective service areas.
- 10) Human Services Facilities – Locate human services facilities in highly accessible locations such as public housing, other institutional buildings.
- 11) Cultural Facilities – Locate cultural and entertainment facilities of a regional nature,

such as museums and civic centers, in the vicinity of the Shelbyville business district or Simpsonville interchange as appropriate.

- 12) Water and Sanitary Sewers – Locate facilities in areas fully served by existing utilities whenever possible rather than in areas requiring an extension of utilities.
- 13) Water Supply – Provide that all development has an adequate supply of potable water and water for fire protection purposes.
- 14) Sewage Treatment – Provide that all development have an adequate means of sewage treatment disposal to protect public health and protect water quality in lakes and streams. Developments that utilize private package sewage treatment plants should be discouraged.
- 15) On-Site Sewage Treatment – Locate only very low density land uses on sites which depend solely on on-site sewage disposal systems or on private supplies of potable water.
- 16) Utility Installations – Prevent utility installation from creating nuisances to the surrounding area. Locate large utility installations with access to major arterial roads.
- 17) Easements – Design and locate utility easements:
 - a. to provide access for maintenance and repair, and
 - b. to place utility lines in common easements to the extent possible, and
 - c. to minimize negative visual impacts.
- 18) Burden of Initiative – Require those who propose new development to bear or equitably share the costs of public facilities and services made necessary by such development.
- 19) Governmental Capital Improvement Program – Develop a comprehensive capital improvement program for all governments in the County that:
 - a. is based upon recognized community needs and objectives, and
 - b. makes effective use of existing facilities, or are low cost capital improvements that result in significant service improvements, and
 - c. support revitalization efforts in older areas, and
 - d. insure that essential services are available within the same general time frame.
- 20) Equal Opportunity – Take affirmative action to insure equal opportunity and access to housing, employment and education regardless of age, sex, race, color, creed, national origin, income, religion, disability or political affiliation.

LAND USE/ENVIRONMENTAL CONCERNS

GOAL: Locate land uses in areas that (1) are compatible with the environment, (2) are compatible or can be made compatible with surrounding land use, and (3) contain

facilities and services necessary to support same.

- 1) Flood Plain Development – Restrict development in the floodway and floodway fringe of the one percent (100 year) flood plain by active participation in the state flood insurance program
- 2) Storm Water – Provided adequate drainage control, in the plan development areas shown, to insure that peak storm water run-off rates, after development of the site, do not exceed peak rates prior to development.
- 3) Steep Slopes – Develop buildings and lot improvements on slopes greater than twelve (12) percent, only if it is conclusively demonstrated that:
 - a. adequate measures will be taken to prevent landslides and slope failures, and
 - b. adequate drainage control measures will be implemented to prevent erosion and flooding of adjacent lands and degradation of streams, and
 - c. natural land forms and vegetation will be preserved to the extent possible.
- 4) Very Steep Slopes – Develop building and lot improvement on slopes greater than twenty (20) percent, only if steep hillside construction techniques will be utilized and based upon:
 - a. erosion and sedimentation control plans indicating pre-construction techniques and future maintenance procedure, and
 - b. geologic data indicating the strength, bearing capacity and stability of sub-surface conditions, and
 - c. soil analysis indicating slope characteristics, soil stability and suitability of soils for on-site disposal of waste waters.
- 5) Cut and Fill – Minimize grading, cutting and filling of earth to the extent possible.
- 6) Erosion and Sedimentation Controls – Utilize best management practices for erosion and sedimentation control during and after site preparation and construction activities.
- 7) Solid Waste Disposal – Locate sanitary landfills, industrial material storage areas, and industrial waste disposal facilities so as to minimize hazards to ground water.
- 8) Landfill Locations – Locate landfills for disposal of solid wastes in areas which are suitable, with minimal environmental impact and impact on surrounding land uses.
- 9) Flood Plain Information – Develop a county-wide one percent (100-year) flood plain and floodway location map based upon approved techniques by the American Society of Civil Engineers.
- 10) Water Supply Protection – Because of the importance of protecting the water supply for Shelbyville and its surrounding area, standards should be developed and established that address wastewater, storm water, and erosion controls.

AGRICULTURAL LAND USE

GOAL: Sustain the viability of Shelby County agriculture by restraining the division and use of land when it would be harmful to continued agricultural use of irreplaceable land resources:

- 1) Preservation of Agricultural Land:
 - a. discourage the conversion or division of agricultural land to non-agricultural uses and parcel sizes, and
 - b. provide for limited nonagricultural activities and necessary agricultural related industry in selected rural areas.
 - c. develop regulations and policies for proposed developments adjacent to existing agricultural uses that promote the continued agricultural use of the adjoining property. Specific regulations related to the separation of domestic animals and children from the agricultural operation should be addressed and established.
 - d. Agricultural District Zone – Protect the existing agricultural areas by appropriate zoning or other regulatory or policy techniques so those agricultural activities are encouraged.

RESIDENTIAL LAND USE

GOAL: Create well-designed residential areas that are well buffered from incompatible land uses and encourage residential locations best suited to existing services and facilities.

- 1) Reinvestment – Encourage housing re-development, reinvestment opportunities in the older communities of the County.
- 2) Planned Unit Development – Provide for comprehensive development through Planned Unit Developments (PUD) having building site flexibility and/or a mixture of housing types.
- 3) Residential Density – Encourage and, if possible, legislate residential and estate development with defined densities and development standards.
- 4) Residential Estates – Provide for the development of residential areas in and adjacent to existing rural communities and villages where public sewage treatment is not available. Shelbyville and Simpsonville are not considered rural communities or villages.
 - a. The development will have adequate water, sanitary sewage disposal, fire protection and transportation access.
 - b. The development will provide adequate fencing to protect adjacent farming activities when appropriate.
 - c. The development will not adversely affect water flows downstream from the development.

- 5) Low Density Residential – To establish and designate low density residential areas that are protected from conflicting land uses and are within the planned growth areas of cities and communities. This development should be located where they will receive full urban services.
- 6) Medium Density Residential – Designate areas that permit a mixture of housing types ranging from single family detached to multi-family.
- 7) High Density Residential – Designate appropriate areas that have access to public facilities and are located on or near principal arterial highways. High density development should provide open space and recreational areas for residents.
- 8) In considering development proposals including subdivisions the Planning Commission should develop notification procedures, whereby, adjoining property owners, including owners across the street, would be notified in writing of the proposal and the meeting schedule.
- 9) District Designation – In developing improved land use controls, the Commission should consider the development of more specific zoning categories in Agricultural, Residential, and Commercial Districts.

COMMERCIAL LAND USE

GOAL: Locate all commercial development where one of the following conditions exists: (1) adjacent to existing or planned commercial areas, (2) where sufficient demand exists, and (3) in centrally located areas to the intended trade area.

- 1) Site Design – Design all commercial development:
 - a. to include pedestrian, bicycle and disability sensitive circulation patterns, as appropriate, and
 - b. to promote a good transition between adjacent buildings and land uses in terms of size, height, and materials, and
 - c. to prevent signs from being a visual nuisance or safety hazard to vehicular traffic, and
 - d. to protect historic preservation areas, and
 - e. to provide trees, landscaping, benches, and other site amenities as appropriate to incorporate neighborhood commercial zones where appropriate.
- 2) Mixed Use Measures – Provide buffering, screening, separation, or other techniques to mitigate nuisances as automobile lights, outdoor lighting, signs, noise, odors or noxious smells, dust, litter, outdoor storage or visual nuisances.
- 3) Commercial Strips – Restrict the development of individual commercial uses on separate lots to the extent possible.
- 4) Highway Service Centers – Develop highway service land uses:

- a. only on arterial streets, preferably near an expressway interchange, and
 - b. adjacent to or near existing commercial uses where possible, and
 - c. only in non-residential areas.
- 5) Exceptions – Encourage the location of commercial uses only in existing or planned commercial centers unless other circumstances provide the basis for special consideration.
- 6) Office Development – Regulate office development in the same manner as commercial development. Office development, while less obtrusive than conventional commercial use, remains a generator of considerable vehicular traffic.

CENTRAL BUSINESS DISTRICT

GOAL: (1) Conserve/preserve historic and natural resources, (2) Encourage greenspace areas, and (3) Enhance entrances and corridors to the Central Business District.

- 1) require architectural harmony for new construction, rehabilitation, conversion, and facade projects in the Central Business District, and
- 2) coordinate plans with governing bodies to maintain an unobstructed flow of vehicular and pedestrian traffic, address existing and future off-street parking facilities, and
- 3) to prevent signs from being a visual nuisance or safety hazard to pedestrian or vehicular traffic, and
- 4) to encourage amenities such as benches, fountains, landscaping, trees, etc. in the entrances, corridors, and green space area of the Central Business District, and
- 5) encourage full utilization of existing buildings in the Central Business District,
- 6) encourage application of these goals and objectives for all cities, communities, and villages in Shelby County.

INDUSTRIAL LAND USE

GOAL: Locate all industry in existing or proposed industrial subdivisions or adjacent to existing industry so that contiguous areas of industrial development are formed.

- 1) Location – Locate industrial development away from residential areas. Expand existing industry which is adjacent to non-industrial development in a manner that meets the needs of the industry/community and protects surrounding land use.
- 2) Site Design – Plan all industrial development to:
 - a. provide adjacent lot sizes for buffering and screening to adjacent

- development, where appropriate, and
 - b. provide sufficient space for on-site parking and service areas, and
 - c. minimize grading, cutting and filling, and
 - d. use natural drainage patterns where possible, and
 - e. save natural vegetation to the extent possible, and
 - f. provide trees, landscaping, benches and other site amenities where appropriate.
- 3) Mixed Use Measures – Take all measures necessary to prevent industrial uses from causing nuisances to surrounding development.
 - 4) Access – Locate industrial development on or near an arterial street in close proximity to an expressway interchange.
 - 5) Hazardous Materials Handling – Locate industries which handle hazardous or flammable materials or are potentially offensive (such as junk yards, landfills and quarries) away from residential areas and population concentrations.
 - 6) Hazardous Waste Disposal – Provide assurances that air emissions and the disposal of industrial waste water and solid wastes will meet environmental standards and storage, handling and disposal of hazardous materials will be done in a safe and environmentally sound manner.
 - 7) Reserve Land – Take appropriate action to reserve land that will be most suitable for industrial development needs in the future.
 - 8) Approve zoning applications to industrial classification only where plans are presented that demonstrate that provisions of infrastructure necessary to support the industry or zone change, and the provisions of being compatible with surrounding uses and community development to support the industry or zone change.

ENVIRONMENTAL DESIGN

GOAL: Encourage, to the extent possible, visual interest and diversity in the ongoing development of the County.

- 1) Common Spaces – Protect open space, major forest areas, water courses, publicly owned parks and other areas with significant landscape features to the extent possible.
- 2) Historic Preservation – Preserve buildings, sites, and districts that are recognized as having historical or architectural value.
- 3) Historic Preservation Assistance – Assist the preservation of historic landmarks and districts by providing technical advice on seeking funds, determining appropriate reuses, formulating rehabilitation strategies and disseminating information regarding preservation-related tax incentives.

- 4) Urban Design – Insure that new land uses are compatible in terms of height, bulk, scale, architecture and placement when such uses will be located near landmarks or area of recognized historic or architectural significance.
- 5) Community Facilities – Design community facilities within residential areas so that the exterior of the structure will not detract from the residential character of the immediate neighborhood.
- 6) Land Use Nuisances – Provide adequate buffering, screening, or other techniques that mitigate nuisances when development will be located next to a land use that produces such nuisances.