

City of Corbin, Kentucky Comprehensive Plan 2006



Presented to the Corbin Planning Commission

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Acknowledgements

Mayor

The Honorable Willard McBurney

City Manager

Bill Ed Cannon

Board of Commissioners

Bruce Farris

Phil Gregory

Dennis Lynch

Joe Shelton



Planning Commission

Chairman Don Robinson

Vice Chairman Henry Heaberlin

Secretary Frank Burke

Martha Copeland

Don Hood

June Martin

Glenn Sasser

Steve Surmont

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Building Inspector / Code Enforcement

Frank Burke

Administrative Assistant

Clara Patterson – Graphics & Design/Development

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APPENDIX

REVISION OF THE CORBIN COMPREHENSIVE PLAN

The Corbin community is changing over time. The changes that take place are either qualitative or quantitative in nature. The reference points for these changes are spatial (place) and chronological (time). Every change occurs at a given place at a given point in time. Planning is a process for guiding future actions; for dealing with future changes. The process leads to the creation of a general guidance document known as the Comprehensive Plan.

The Comprehensive Plan deals with issues of growth and development. Although the terms are often used synonymously, a distinction can be made. Growth may be viewed as the process of change that involves the amount, magnitude, or quantity of change that is taking place. Examples might include – the population grew by 2,000, 500 new jobs were created, 150 students were added to the school population. Development may be defined as the process whereby something changes in terms of its qualities or characteristics; a site is graded, a street is constructed, etc.

THE PLAYERS AND THEIR ROLES

The Successful establishment of a planning process and the development of a city's comprehensive plan require the efforts of many individuals and groups. For Corbin the following public and private individuals/groups should be involved in the process:

The City Commission – This body is responsible for the overall conduct of the city business, functioning in the legislative capacities. The role of this body in the planning process is to adopt the statement of goals and objectives of the Comprehensive Plan (and the other elements), to make final decisions on the land use changes (amending the ordinance text or map), and to have direct input into the land division and development process through city staff members.

The Planning Commission – the Planning Commission is currently comprised of seven citizens who are appointed by the Mayor with the Concurrence of the City Commission members. The Planning Commission's functions include; 1) preparation and adoption of the Comprehensive Plan, 2) making recommendations to the City Commission on all proposed land use changes, 3) reviewing and approving or disapproving applications for the division and development of land, and 4) other duties that might be assigned.

The Board of Adjustment – the Board of Adjustment is comprised of five citizens appointed by the Mayor with the concurrence of the City Commission. The board's roles is more limited than that of the Planning Commission, and includes, acting on requests for 1) conditional uses, 2) variances, 3) non-conforming uses and structures, and 4) appeals to decisions made by the Codes Enforcement Board.

The Code Enforcement Board – the Code Enforcement Board is comprised of three citizens appointed by the Mayor with the concurrence of the City Commission. The Board has the authority to issue remedial orders and impose civil fines in order to provide

an equitable, expeditious, effective, and inexpensive method of ensuring compliance with the ordinances in force in local governments.

Staff: Department of Planning and Codes – is under the direction of the Codes Administrator who is the person in charge of requests that are made for building permits, land use changes, subdivision plats, Board of Adjustment actions and a number of other tasks. The Department of Planning and Codes is staffed by the Director and an administrative assistant.

Attorney – the Planning Commission and Department of Planning and Codes have access to the City Attorney who is available to answer any questions that might arise as to legal issues. The assigned attorney is an essential member of the team who ensures that the various actions taken by others in the planning and development process are in keeping with the appropriate legal requirements.

Consultant(s) – consultants may be hired by the city to supplement the city’s resources and are usually called upon to give directions and carry out the work of completing and revising a comprehensive plan, land use regulations, subdivision regulations, and special planning and development studies (land se, annexation, tourism, etc.)

Citizens – the citizens of the city should be participants in the planning and development process, providing information on needs, assisting in the development of goals and objectives, raising issues related to land use changes, site development, etc. Citizens are the recipients of the positive and negative actions that flow out of the plan.

Successful community planning and development is dependent upon the teamwork of all of the individuals and groups described above. The sharing of information both vertically and horizontally is essential to the process.

THE PLANNING PROCESS

Planning is a dynamic process that leads to the development of the document known as the comprehensive plan. The overriding goal of the plan is to assist decision-makers in their ability to make good decisions. The collection, analysis, and sharing of information is essential to formulation of community plans. The planning process can be viewed as a cyclical process of interrelated steps that guide the community in the setting of directions and the implementation of recommended actions arising out of those directions. It also includes the need to measure the successes and failures that occur as the community goes through the process. The process is not static, but on-going, and review should occur each year with the Comprehensive Plan being amended as needed (Figure 1).

THE COMPREHENSIVE PLAN

A comprehensive plan is a plan that attempts to deal with all of the activities/functions of the entire area involved. Guidelines for completing a comprehensive plan are provided in

KRS 100, and include research elements, plan elements, plan adoption, and plan implementation.

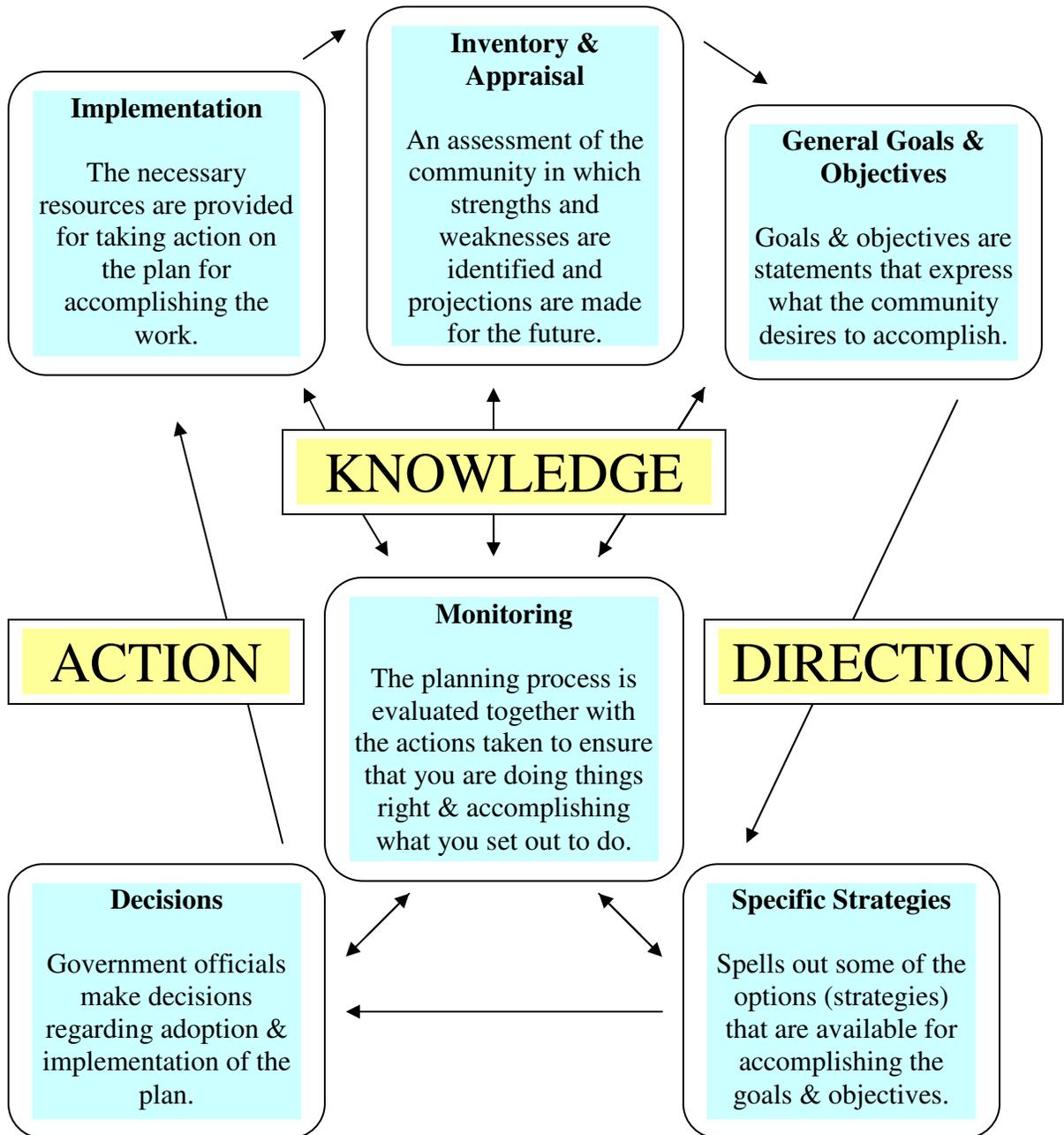


FIGURE 1. THE PLANNING PROCESS

Research Elements

- 1) Population Analysis (past and present distribution and characteristics) and Future Projections
- 2) Economic Survey and Analysis
- 3) Research and Analysis of Needs for Land and Buildings Use and Impacts
- 4) Additional Research Analysis and Projections as Needed

Plan Elements

- 1) Statement of Goals and Objectives
- 2) Land Use Plan Element
- 3) Transportation Plan Element
- 4) Communities Facilities Plan Element
- 5) Additional Elements as Needed

Adoption of the Plan

Goals and Objectives – KSR 100.193 requires both the city council and the planning commission to adopt the Statement of Goals and Objectives.

Other Plan Elements – KSR 100.197 requires the planning commission to adopt the other plan elements but does not mandate adoption by the city council.

A copy of the adopted plan shall be sent to public officials in adjacent cities, counties, and planning units.

Implementation of the Plan

Development Ordinance – The Corbin Development Ordinance combines the Land Use Regulations with the Subdivision Regulations.

Land Use Regulations – the first decision that needs to be made in the development process is how the land is going to be used. Land use regulations (zoning) spell out how the land and structures can be used, to include requirements covering yards, dimensional requirements, intensity of land use, parking, landscaping, signs, etc.

Subdivision Regulations – once it is clear how the land can be used, then it may be necessary to divide the land into tracts or lots, and to develop those parcels. The subdivision regulations provide guidelines and specifications for design and construction of infrastructure needed to support the proposed development.

Building Codes – building codes cover the specific requirements for construction of buildings and other related structures to insure that they are built in such a way as to insure that public health and safety needs are met

Project Plans – both public and private plans provide detailed specifications for carrying out development projects (streets, water and sewer lines, parks and playgrounds, subdivisions, etc.

Maintenance of the Plan

Review and Revision – once the plan has been adopted, it is necessary to keep it current. KRS 100.197 requires the planning commission to review and revise (amend) the comprehensive plan at least once every five years. If the statement of goals and objectives is to be revised, then both the planning commission and city council shall adopt these amendments. It is desirable that the plan be viewed as a dynamic document that should be subject to continuing review and/or revision as needed, since a number of significant changes may take place within a five-year period.

The planning process is a vital part of any city's future, and should not be taken lightly. The plan represents a significant expenditure of time and money. It should be a process (and document) that city officials intend to use, not something that is relegated to the bookshelf, to be dusted off and used only on an occasional basis when it is needed to back a particular decision. If the city does not have a sense of direction that is shared with its citizens, then it is not likely to be successful. If the city doesn't pay close attention to the many land use and development decisions being made, then it will face an increasing number of problems in its future.

STRATEGIC PLANS VS COMPREHENSIVE PLANS

Often time comprehensive planning is confused with strategic planning. Most planners would agree that the primary difference between the two lies in their specificity and their time span. Comprehensive plans (sometimes called master plans or general plans) are in their essence more general in nature and longer term oriented than strategic plans. Strategic plans tend to stress fairly specific actions to be taken and are geared to the short term. The approach used in this plan is to incorporate strategies as part of the process, and to describe them in the section dealing with recommended actions.

PROJECT PLANS

Beyond strategic plans, there is a need for the development of project plans used in the construction of infrastructure, buildings, etc. These plans provide the necessary specifications and detailed instructions that enable a contractor to complete the project.

MESHING OF PLANS

The different levels of plans should be “meshed” together – indicating a high degree of coordination between the different levels of planning. The city may be working on a number of different plans at different levels at any given point in time. For example; while the comprehensive plan is being updated, a tourism plan is being implemented, and a project plan for a new city park is being developed. All three plans should be consistent with each other.

COMMUNITY ASSESSMENT

OVERVIEW

The beginning point for developing a comprehensive plan is an assessment of the community. This initial step in the process identifies the city’s major assets as well as issues that need to be resolved. The assessment is in essence an inventory and appraisal of the present community, the changes that have taken place since the 1999 plan, and selected projections into the future.

Corbin’s location on I-75 is one of the city’s major advantages in its endeavors to encourage future growth and development. Accessibility to this busy north-south interstate as well as its good connection to the southeast via US 25 east, places Corbin in the mainstream of regional and national tourism movement and commercial traffic flow. On the other hand, its physical location astride three different counties has worked to its disadvantages in the past. Corbin is incorporated largely in Whitley County, with a smaller area situated within the boundaries of Knox County. Much of the community’s physical growth and development has spilled over into the southern part of Laurel County which is outside the city’s jurisdiction.

Previous plans revealed a strong interest on the part of local citizens to reverse previous trends of slow growth and to generate new opportunities within the community. That collective interest continues as Corbin moves forward in the 21st century. The measure of a plan’s success is in the accomplishment of its recommendations and improvement of the quality of life for its citizens.

POPULATION

Population is the key variable in development of a comprehensive plan. The purpose of the plan is to guide future decisions so that the quality of life for the people is enhanced. It is important to understand what is happening to the populations in terms of changing numbers, distribution, and characteristics (age, sex, level of education, etc.). Corbin’s population has grown slowly over the past 40 years, with the exception of a small loss of population during the 1980s. At the same time, the two counties in which the city is located (Knox and Whitley) have grown at a much faster rate (Table 1). Corbin has not capitalized fully upon its potential as a small growth center for the surrounding area. It is the focal point for opportunities in employment, shopping,

recreation, education, and other services for a larger area, but has not attracted the internal population growth and physical development needed to supplement adequately the city's revenue base.

**TABLE 1. POPULATION CHANGES, CORBIN, KNOX AND WHITLEY COUNTIES
1960-2000**

Place	1960	1970	1980	1990	2000	Change 1960-2000	
						Total	%
Corbin	7119	7317	8075	7664	7442	623	8.75
Knox County	25258	23689	3023	29676	31514	6256	24.77
Whitley County	25815	24145	33396	33326	35668	9853	37.17

Corbin's growth from 1990 to 2000 was only 98 (1.3%), compared to Knox County (1838, 6.2%), and Whitley County (2342, 7.0%). Most of the population increase in recent years has taken place in the unincorporated areas. Increase has been a result of a net in-migration from outside, as well as from natural increase (birth over deaths).

POPULATION PROJECTIONS

If these numbers are reasonably accurate, and if growth continues at a similar rate, the population of Corbin should be about 9,590, an increase of 1,848 (23.9%) in 2020. Knox County is projected to have 39,384 by 2020, an increase of 7,870 (25.0%), and Whitley County is expected to have 43,452, a gain of 7,742 (21.8%) during that period. These projections indicate that the city's rate of growth over the 20 year period is in line with county growth rates.

It is important to have reasonably accurate figures on future population in order to know what will be required in additional public and private facilities and services (number of additional vehicles on the roads, water consumption, waste disposal, number of jobs that need to be created, etc. Corbin's projected growth of 1848 over the next 15 years appears to be a reliable figure, and one that can be accommodated without major changes in city government operations. It must be recognized that there are unknown circumstances that could develop and completely change these numbers (location of a large industry within the city limits as an example). As stated in the 1999 plan, the city's rate of annexation is also a major factor in the city's growth.

POPULATION DISTRIBUTION

The population of Corbin is unevenly distributed as illustrated by Figure 2. The most densely occupied area is in the northern part of the city, between the river and state highway 727 (over 1361 people per square mile), followed by the southern portion of the city, southward to US 25 west and the bypass. The average population density of this area is 779 people per square mile. Census tracts in Knox County average 277 people per square mile, and in Whitley County, 167 per square mile. Recent residential development has taken place in scattered pockets throughout the city.

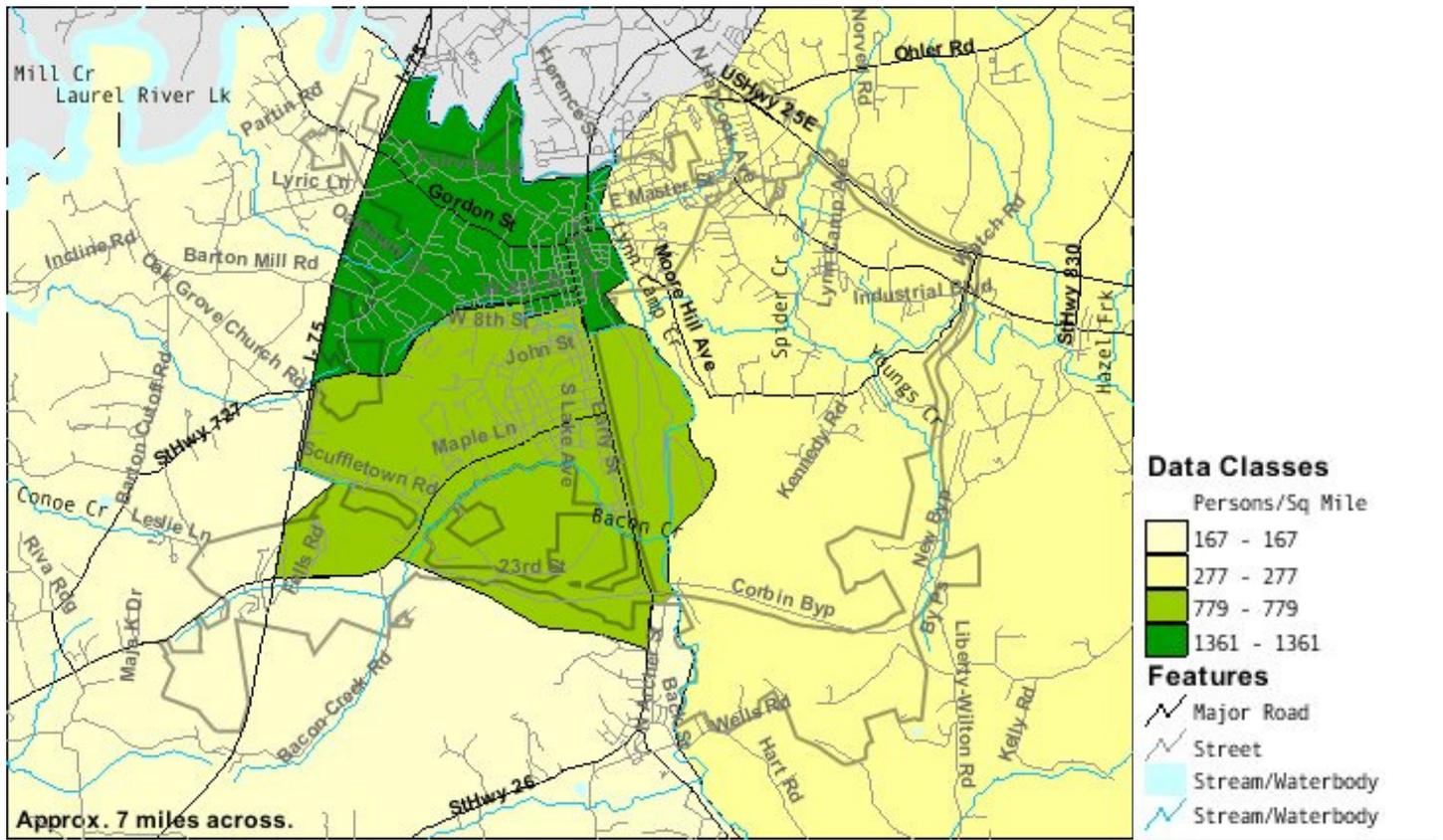


FIGURE 2. POPULATION DENSITIES IN CORBIN

POPULATION CHARACTERISTICS

Who are the people comprising the population of Corbin and the surrounding area? What are their qualities and how are they changing? Included in this analysis are the age and sex composition, race/ethnic makeup, educational attainment, marital status, mobility, etc.

Table 2 below summarizes some of the more important indicators of population composition for Corbin, Knox County, and Whitley County.

<u>Measures</u>	<u>Corbin</u>		<u>Knox County</u>		<u>Whitley County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Sex and Age						
Male	3464	44.7	15310	48.2	17311	48.3
Female	4278	55.3	16485	51.8	18554	51.7

Females account for the majority of the population, with Corbin having the greatest variation.

Population 65 years and older	1573	20.3	4056	12.8	4634	12.9
Median age		40.0		35.3		35.4

The population of Corbin is getting older. Corbin has 20% of its population in the 65 years or older bracket, and has the highest median age (40 years).

Race						
White	7614	98.3	31108	97.8	35280	98.4
Black/African American	6	0.1	262	0.8	123	0.3
Asian/Other	32	1.6	345	1.4	292	1.2

Corbin and the two counties are predominantly white in racial composition. All three units have about the same small proportion of Asian people.

Hispanic	61	0.8	180	0.6	249	0.7
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Hispanic is an ethnic classification, and although making up a very small percent of the total population, this group is becoming increasingly important.

Education						
Attainment (25 yrs. +)						
High School graduate or higher	3677	71.5	11037	54.1	13920	61.3
Bachelor's degree or higher	922	17.9	1795	8.8	3043	13.4

While almost ¾ of Corbin's population over the age of 25 has at least a high school education, the percent with a college degree is quite small (17.9%). The level of educational attainment is a critical factor in attracting new industries and businesses that pay well. All three have improved since the 2000 census. This is an aspect of the population that should be a high priority item in the city's future planning.

TABLE 2. DEMOGRAPHIC CHARACTERISTICS OF THE POPULATION

THE ECONOMY

The economy is the key component in the community’s assessment. The function of the local economy is to provide job opportunities, and to offer a variety of goods and services to meet the needs of the population. The economy is responsible for generating the revenues that are needed to keep the community moving forward.

Once tied very closely to the mining of coal, the economy of Corbin and the surrounding area has changed in the recent decades, and has become much more diversified. Corbin serves as a small growth center for portions of Whitley, Knox, and Laurel Counties.

The economy is the engine that drives the city’s systems. Corbin’s economy accounts for the production, exchange, and consumption of items of value. All of the city’s material goods come from components of the natural environment which have been extracted (acquired) and in most cases then processed into more useful items which are distributed to consumers. The economy also includes some non-material aspects in the provision of services (education). Figure 3 illustrates one way in which the local economy may be viewed.

<u>SECTORS</u>	<u>SUB-SECTORS</u>	<u>FUNCTIONS</u>
<u>Primary</u>	Agriculture Fishing, Mining	Direct extraction/collection of resources; use of raw materials
<u>Secondary</u>	Contract Construction Manufacturing	Processing of raw materials or semi-processed goods into final products
<u>Tertiary</u>	Wholesale and Retail Trade Services	Exchange or resources, semi-processed and processed goods Meeting material and non-material needs of clients such as education, recreation, business repair, finance, real estate, medical, etc.
<u>Quaternary</u>	Information	The use of data, research, design, in the creation of high order goods such as computers, robotics, biotech, and telecommunications

Note: In reality, these sectors and subsectors overlap and are interrelated.

FIGURE 3. ORGANIZATION OF THE LOCAL ECONOMY

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	6,103	100.0	Households	3,261	100.0
In labor force	2,990	49.0	Less than \$10,000	777	23.8
Civilian labor force	2,990	49.0	\$10,000 to \$14,999	416	12.8
Employed	2,828	46.3	\$15,000 to \$24,999	583	17.9
Unemployed	162	2.7	\$25,000 to \$34,999	377	11.6
Percent of civilian labor force	5.4	(X)	\$35,000 to \$49,999	422	12.9
Armed Forces	-	-	\$50,000 to \$74,999	398	12.2
Not in labor force	3,113	51.0	\$75,000 to \$99,999	162	5.0
Females 16 years and over	3,424	100.0	\$100,000 to \$149,999	81	2.5
In labor force	1,504	43.9	\$150,000 to \$199,999	19	0.6
Civilian labor force	1,504	43.9	\$200,000 or more	28	0.8
Employed	1,398	40.8	Median household income (dollars)	22,203	(X)
Own children under 6 years	531	100.0	With earnings	2,050	62.9
All parents in family in labor force	287	54.0	Mean earnings (dollars) ¹	37,284	(X)
COMMUTING TO WORK			With Social Security income	1,245	38.2
Workers 16 years and over	2,792	100.0	Mean Social Security income (dollars) ¹	10,104	(X)
Car, truck, or van - drove alone	2,344	84.0	With Supplemental Security income	411	12.6
Car, truck, or van - carpooled	281	10.1	Mean Supplemental Security income (dollars) ¹	6,360	(X)
Public transportation (including taxicab)	25	0.9	With public assistance income	140	4.3
Walked	34	1.2	Mean public assistance income (dollars) ¹	2,445	(X)
Other means	30	1.1	With retirement income	582	17.8
Worked at home	78	2.8	Mean retirement income (dollars) ¹	10,413	(X)
Mean travel time to work (minutes) ¹	15.9	(X)	Families	2,076	100.0
Employed civilian population 16 years and over	2,828	100.0	Less than \$10,000	207	10.0
OCCUPATION			\$10,000 to \$14,999	198	9.5
Management, professional, and related occupations	833	29.5	\$15,000 to \$24,999	396	19.1
Service occupations	371	13.1	\$25,000 to \$34,999	276	13.3
Sales and office occupations	911	32.2	\$35,000 to \$49,999	356	17.1
Farming, fishing, and forestry occupations	14	0.5	\$50,000 to \$74,999	390	18.8
Construction, extraction, and maintenance occupations	281	9.9	\$75,000 to \$99,999	147	7.1
Production, transportation, and material moving occupations	418	14.8	\$100,000 to \$149,999	61	2.9
INDUSTRY			\$150,000 to \$199,999	19	0.9
Agriculture, forestry, fishing and hunting, and mining	23	0.8	\$200,000 or more	26	1.3
Construction	110	3.9	Median family income (dollars)	32,784	(X)
Manufacturing	265	9.4	Per capita income (dollars) ¹	14,200	(X)
Wholesale trade	93	3.3	Median earnings (dollars):		
Retail trade	510	18.0	Male full-time, year-round workers	27,323	(X)
Transportation and warehousing, and utilities	216	7.6	Female full-time, year-round workers	17,568	(X)
Information	97	3.4		Number below poverty level	Percent below poverty level
Finance, insurance, real estate, and rental and leasing	169	6.0	POVERTY STATUS IN 1999		
Professional, scientific, management, administrative, and waste management services	178	6.2	Families	322	15.5
Educational, health and social services	715	25.3	With related children under 18 years	226	21.9
Arts, entertainment, recreation, accommodation and food services	232	8.2	With related children under 5 years	68	20.5
Other services (except public administration)	93	3.3	Families with female householder, no husband present	178	45.9
Public administration	129	4.6	With related children under 18 years	133	51.2
CLASS OF WORKER			With related children under 5 years	24	36.9
Private wage and salary workers	2,231	78.9	Individuals	1,552	21.0
Government workers	446	15.8	18 years and over	1,110	19.9
Self-employed workers in own not incorporated business	131	4.6	65 years and over	202	16.4
Unpaid family workers	20	0.7	Related children under 18 years	438	24.0
			Related children 5 to 17 years	322	23.9
			Unrelated individuals 15 years and over	555	40.8

¹Represents zero or rounds to zero. (X) Not applicable.

²If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

TABLE 3. SELECTED MEASURES OF THE ECONOMY

MANUFACTURING

Firm	Product(s) / Service(s)	Emp.	Year Established
Corbin			
Central Automotive Supply	Machine shop: drilling, boring, surface grinding & engine rebuilding	26	1953
Classic Metal Vaults	High-quality lined concrete and metal burial vaults	40	2001
Corbin Materials Inc.	Ready-mixed concrete	20	1974
Corbin Times Tribune	Newspaper publishing & printing	30	1892
CSX/GE Transportation	Repair locomotives and rail cars	1,200	1986
CTA Acoustics Inc.	Organic fiber padding, industrial automotive insulation & acoustical materials	273	1973
D&C Machine	Machine shop: general machining, drilling & boring, lathe & mill work	19	1985
Datatrak Information Services Inc.	Tamper resistant ID cards	40	1998
First Corbin Data Inc.	Data processing	22	2000
Kentucky Cabinet Company	Kitchen cabinets	100	2004
Metal Products Inc.	Hollow metal doors & frames	105	1980
Northern Contours of Kentucky, Inc.	Laminated cabinet doors & drawer fronts	105	1995
Owens Auto Parts	Hydraulic air compressors; custom truck bodies, parts & accessories	32	1954
Pearson	Call center	300	2002
Pepsi-Cola Bottling Co of Corbin Kentucky Inc	Soft drinks	219	1938
Southeastern Kentucky Rehabilitation Industries Inc.	Rehabilitative services, military hats & caps	190	1971
Southeastern Kentucky Rehabilitation Industries Inc	Rehabilitative services, military hats & caps	80	2004
Stidham Cabinet Inc.	Custom cabinets, laminated & solid surface counter tops. Laminated commercial custom casework. Wholesale factory cabinets Residential factory cabinets	26	1975
TCO Inc.	Motor vehicle headlights	200	1997

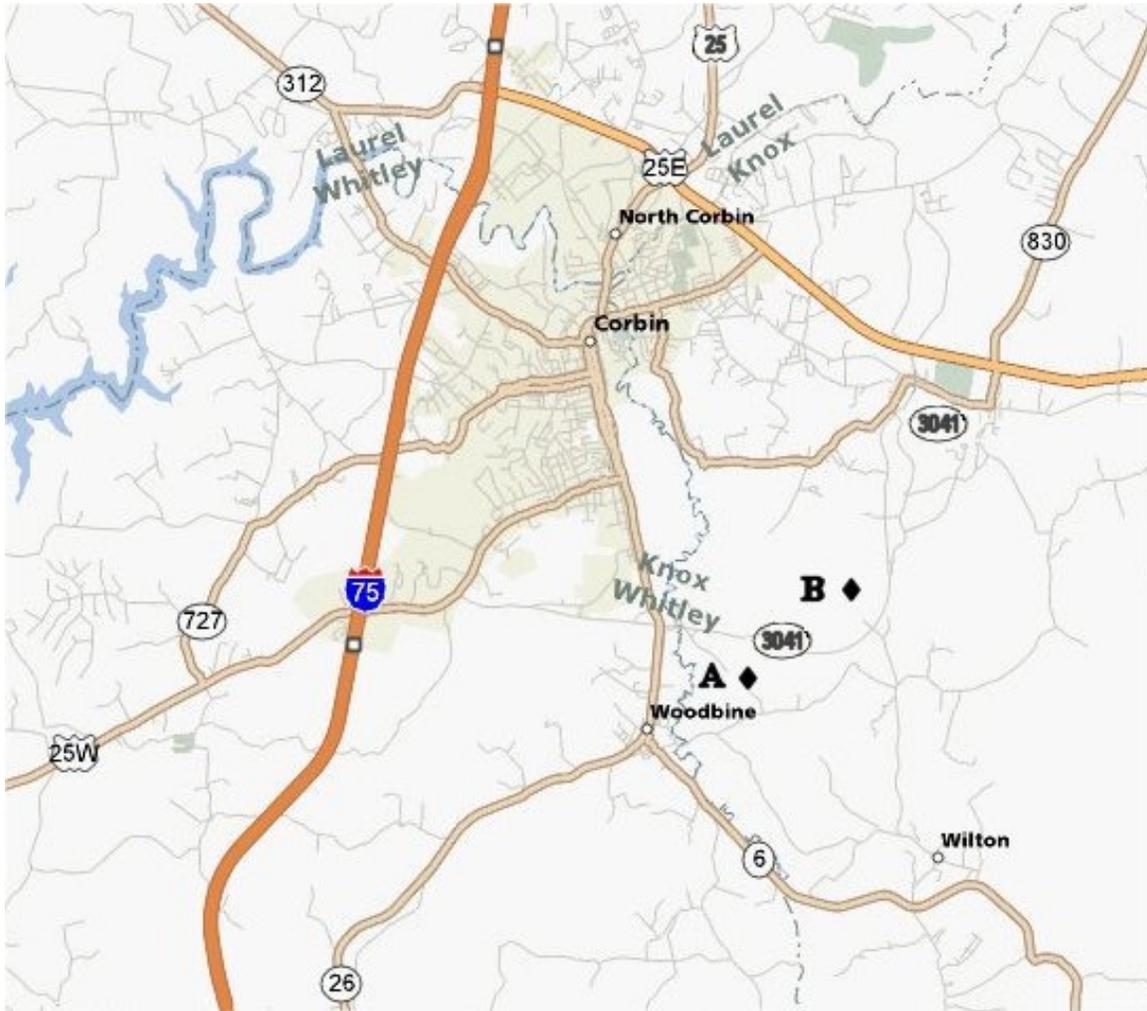
Source: Kentucky Cabinet for Economic Development (10/27/2005).

Total: 3,027

TABLE 4. INDUSTRIES IN CORBIN

Most of the industries are small, with only nine of the 22 employing more than 100 people. The largest manufacturing employers are CSX/GE (1200), Pearson (300), Pepsi (219), and TCO, Inc. (200). Of the 22 industries listed eight (40%) have been added since 1995. These eight industries account for 29% of the total manufacturing employment.

Most of the recent industrial locations in Corbin have taken place in two sites located along the Corbin Bypass (KY 3041). The southeast Kentucky Regional Business Park has a total of 540.4 acres, and the Corbin Tri-County Industrial Park comprises 176.4 acres. There are a number of older industries dispersed throughout the city. Both of these parks are located within Knox County and within one of Kentucky's 10 designated Enterprise Zones (Figure 4). The Knox County Enterprise Zone offers tax incentives and regulatory relief to stimulate business and industrial growth.



Site	Site Name	Total Acres	Largest Possible Tract	Rail	Minutes Distance To	
					Interstate/ Parkway	Airport
A	Southeast Kentucky Regional Business Park	540.4	296.2	No	3.3	98
B		176.4	115.2	Yes	3	96

FIGURE 4. AVAILABLE INDUSTRIAL SITES IN CORBIN

Corbin's economy is meshed within the tri-county economy. The statistics (Table 5) below summarize some of the more important measures of the three county economies.

Total Available

	Available Labor, 2003			Future: Labor: Becoming 18 Years of Age (2005-2009)
Labor Market Area	20,813	11,192	9,621	27,083
Knox, Laurel & Whitley Counties	6,705	3,683	3,022	8,716

Source: U.S. Department of Labor Statistics; Kentucky Cabinet for Economic Development (KCED); U.S. Department of Commerce, Bureau of the Census.

Note: Total Available Labor = Potential Labor Supply.

Unemployed – people currently not employed, but actively seeking work.

Potential Labor Supply: Determined by the national labor force participation rate minus each county's labor force participation rate.

Labor force participation rates are calculated by dividing the population by the labor force. NA (Not Applicable) applies to counties with a labor force participation rate greater than the national average.

Future Labor – people becoming 18 years of age (not part of the total available labor statistics).

Civilian Labor Force, 2004

	Knox, Laurel & Whitley Counties	Labor Market Area
Civilian Labor Force	52,548	170,976
Employed	49,570	161,367
Unemployed	29,978	9,609
Unemployed Rate	5.7	5.6

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Unemployment Rate (%)

Year	Knox, Laurel & Whitley Counties	Labor Market Area	Kentucky	U.S.
2000	4.8	4.9	4.2	4.0
2001	5.6	6.2	5.3	4.7
2002	6.5	6.7	5.7	5.8
2003	7.1	6.9	6.2	6.0
2004	5.7	5.6	5.3	5.5

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Average Weekly Wage, 2004

	Knox, Laurel & Whitley Counties	Kentucky (Statewide)	U.S.
All Industries	\$514	\$577	\$697
Agriculture, Forestry, Fishing, and Hunting	282	NA	NA
Mining	685	872	1,148
Construction	640	630	737
Manufacturing	613	732	827
Trade, Transportation, and Utilities	488	548	621
Information	561	658	1,078
Financial Activities	609	691	1,065
Services	365	495	610
Public Administration	759	617	773
Other	403	NA	NA

TABLE 5. CORBIN AREA WORK FORCE

Commuting Patterns For Knox, Laurel, and Whitley Counties:

Employees commute to work both within the City of Corbin, into the three surrounding counties, and beyond. The 2,000 figures show that some 447 more workers commuted into these counties, than those commuting out to other counties (Table 6):

Residents of Knox, Laurel, & Whitley Counties	2000	Percent
Working and Residing In Region	39,900	91.1
Commuting Out of Region	3,906	8.9
Total Residents	43,806	100.0
Employees in Knox, Laurel, & Whitley Counties		
Working and Residing In Region	39,900	90.2
Commuting Into Region	4,353	9.8
Total Employees	44,253	100.0

Source: U.S. Department of Commerce, Bureau of the Census, Journey-To-Work & Migration Statistics Branch.

TABLE 6. COMMUTING PATTERNS IN KNOX, LAUREL AND WHITLEY COUNTIES

HOUSING

The total number of housing units in Corbin in 2000 was 3,694, up from 3,446 in 1990. The breakdown by housing types is as follows:

	<u>Total Units</u>	<u>Percent</u>
Single-Family Dwellings	2415	65.4
Multi-Family Dwellings	989	26.8
Mobile Homes	<u>290</u>	<u>7.8</u>
Totals:	3694	100.0

The trend in recent years has been a steady increase in multi-family dwellings with a slower gain in the number of single-family dwellings. Some of the important housing measures provided by the 2000 Census are given below (Table 7).

Family households (families)	2067	62.48%
With own children under 18 years	942	28.48%
Married-couple family	1494	45.16%
With own children under 18 years	622	18.8%
Female householder, no husband present	467	14.12%
With own children under 18 years	261	7.89%
Non Family households	1241	37.52%
Householder living alone	1155	34.92%
Householder 65 years and over	562	16.99%
Households with individuals under 18 years	1031	31.17%
Households with individuals 65 years and older	1057	31.95%
Average Household size	2.25	
Average family	2.89	
Housing Occupancy		
Total housing units	3704	100.00%
Occupied housing units	3308	89.31%
Vacant housing units	396	10.69%
For seasonal, recreational, or occasional use	14	0.38%
Homeowner vacancy rate (percent)	3.3	
Rental vacancy rate (percent)	10.1	
Housing Tenure		
Occupied housing units	3308	100.00%
Owner-occupied housing units	1913	57.83%
Renter-occupied housing units	1395	42.17%

TABLE 7. SELECTED HOUSING MEASURES IN CORBIN

Most of the households are occupied by families (62.48%) with married couple families comprising 45.6% of the households. Among the non-family households (37.42%), 16.99% are occupied by people 65 years and older.

The average household size is 2.25 people, while the average family size is 2.89. A high percentage of the housing units are occupied by renters (42.17%), with 57.83% occupied by owners.

TRANSPORTATION

The most important component of Corbin's transportation system is the highway and street system. The city is fortunate to be situated on one of the county's major north-south linkages, I-75, which carries more than 40,000 vehicles through the area each day. In addition, the city is served by US 25 which now handles an increasing amount of traffic from the north that has destinations in Gatlinburg, North Carolina, and Florida. Other highways serving Corbin are Ky. 26, KY 312, KY 727, and the Corbin Bypass (Hwy. 3041). Recent improvements (US 25 bridge over the CSX Railroad, and the Corbin Bypass have helped to relieve some of the congestion problems on US 25 and in the downtown area.

Figure 5 shows the average daily traffic flow for several of the highways in Corbin and the immediate area. US 25 (between the bypass and KY 26) averages some 20,400 vehicles per day, with US 25 / Main Street carrying 20,300 daily. Traffic flows are also heavy on US 25 around Exit 25 (12,500 on the west side, and 16,900 on the east side).

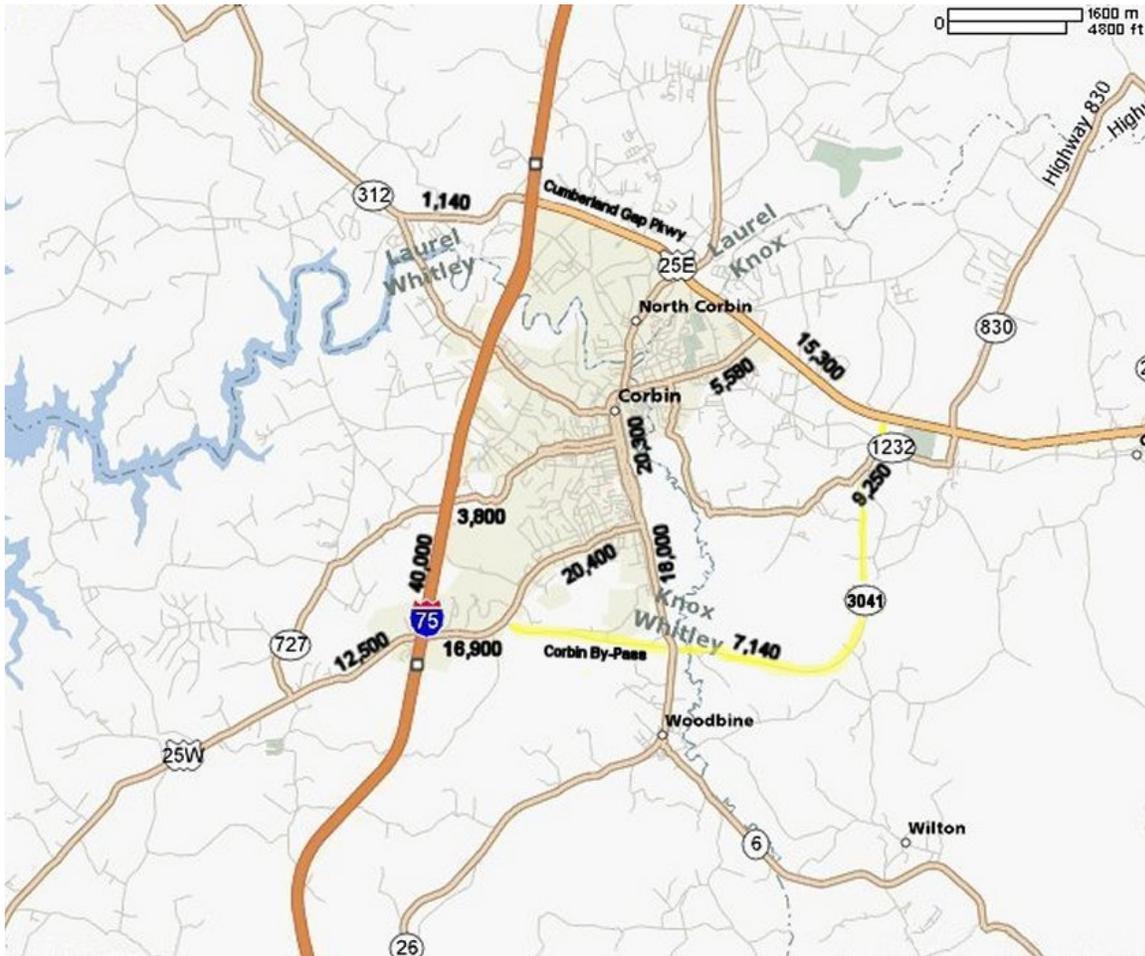


FIGURE 5. AVERAGE DAILY TRAFFIC FLOWS FOR CORBIN HIGHWAYS

Very little of the city’s street payout is in a grid pattern. Most of the streets are arranged in an irregular pattern, largely reflecting the topography. Traffic flow throughout parts of the city is impeded by the lack of street connectivity.

PUBLIC FACILITIES AND SERVICES

Education

The Corbin Independent School District serves some 2,221 students in pre-kindergarten through high school (Table 8).

School	Grades	Students
Primary Schools		
Central Elementary School	K to 3	558
South Ward Elementary School	Pre-K to 5	321
Middle Schools		
Quest Alternative Learning Center	5 to 9	42
Corbin Middle School	6 to 8	447
High Schools		
Corbin East Alternative School	7 to 12	71
Corbin Teen Parent Program Alternative	7 to 12	14
Whitley Day Treatment Center Alternative	7 to 12	33
Corbin High School	9 to 12	555

TABLE 8. SCHOOLS IN THE CORBIN INDEPENDENT DISTRICT

Statistics for Corbin Independent and other public school districts are given in Table 9.

	Total Enrollment	Expenditures Per Pupil	Pupil to Teacher Ratio
Barbourville Independent	641	7,912	15.8
Corbin Independent	2,221	7,576	16.1
East Bernstadt Independent	490	7,468	17.0
Knox County	4,913	7,786	15.4
Laurel County	9,108	6,658	18.4
Whitley County	4,720	7,982	15.5
Williamsburg Independent	765	7,808	13.4

Source: Kentucky Department of Education, Office of Curriculum, Assessment and Accountability

TABLE 9. PUBLIC SCHOOL DISTRICT ENROLLMENTS, EXPENDITURES, AND PUPIL / TEACHER RATIOS

Table 10 indicates the level of education attainment by males and females over the age of 25 in Corbin as reflected in the 2000 Census of Population. Of the male population, 31.4% have a high school education, and 39.9% have at least some college. The female population shows 33.6% with a high school education, and 37.7% with at least some college.

The presence of a branch campus of Eastern Kentucky University, with plans for future expansion should play a significant role in raising the level of education attainment for students from Corbin and the surrounding area. Enrollment has increased steadily since its opening, and the gains in the number of people with college training will in turn contribute to raising the skill levels of the local work force. Construction, hiring of staff, and student expenditures, have made a positive impact on Corbin's economy.

Education Attainment for Males 25 Years and Older	Education Attainment for Females 25 Years And Older
<ul style="list-style-type: none"> • No schooling: 9 • Nursery to 4th grade: 13 • 5th and 6th grade: 52 • 7th and 8th grade: 222 • 9th grade: 120 • 10th grade: 71 • 11th grade: 93 • 12th grade, no diploma: 38 • High school graduate (or equivalency): 678 • Less than 1 year of college: 169 • Some college more than 1 year, no degree: 240 • Associate degree: 52 • Bachelor's degree: 262 • Master's degree: 73 • Professional school degree: 64 • Doctorate degree: 29 	<ul style="list-style-type: none"> • No schooling: 27 • Nursery to 4th grade: 24 • 5th and 6th grade: 96 • 7th and 8th grade: 302 • 9th grade: 141 • 10th grade: 77 • 11th grade: 110 • 12th grade, no diploma: 71 • High school graduate (or equivalency): 994 • Less than 1 year of college: 176 • Some college more than 1 year, no degree: 3 • Associate degree: 98 • Bachelor's degree: 256 • Master's degree: 175 • Professional school degree: 42 • Doctorate degree: 21

**TABLE 10. EDUCATIONAL ATTAINMENT FOR POPULATION
25 YEARS AND OLDER**

Parks and Recreation

Corbin is situated in a region that has a variety of parks and recreation areas at its disposal. Laurel River Lake is located just to the west of the city, and in close proximity are Levi Jackson Wilderness Road State Park, Cumberland Falls State Resort Park, Big South Fork National River and Recreation Area, Sweet Hollow Golf Course, and Tri-County Country Club Golf Course.

The following recreation facilities and service are provided within the City of Corbin:

- An Olympic-size swimming pool
- Skate Board Park
- Recreation Center with a full-size gym, exercise room, cardio room, walking track, and the Senior Citizen Center. The Center provides a year-round recreation program for all ages.
- 2 softball fields, 2 Little League baseball field, 1 Little League football field, 6 Little League soccer fields, 2 picnic shelters, and an outdoor walking track Larry Stevens Memorial Playground, and 8,000 square foot area for children ages 2-12
- 1 mile walking track along Lynn Camp Creek
- Rotary Park picnic Shelter, Miller Park picnic shelter
- 1 outside basketball court
- Corbin hosts the annual Woodbine Rebel Classic Softball Tournament, with 34 teams from Kentucky, Tennessee, and Ohio participating.

Library Facilities

The city is served by the Corbin Public Library which has more than 36,000 volumes and a circulation of more than 52,000 books per year. The library has a meeting room, audio-visual equipment, copy machine, micro-fiche reader, a periodicals collection, and computers with internet connectivity. There is a need to enlarge the existing facility and to provide additional parking. The city should consider building a branch library in the near future.

Codes and Planning

Corbin has a Department of Codes and Planning, a Planning Commission, Code Enforcement Board, and Board of Adjustment. They administer the Corbin Development and Property Maintenance Ordinances, which combine land use regulations and subdivision regulations. The Department of Codes and Planning is under-staffed with an individual serving as director and one administrative assistant. The Board of Adjustment meets on an irregular basis.

Utilities

The City of Corbin has a full range of utility services to include electric, natural gas sewer, water, telephone, and cable. The city provides water and sewer services both within and outside the city limits. Table 11 lists the utility companies/agencies that provide service in Corbin and surrounding areas.

Electric

Corbin Utilities Commission	(606) 528-4026
East Kentucky Power Cooperative	(859) 744-4812
Cumberland Valley Electric, Inc.	(606) 528-2677
Jackson Energy Cooperative	(606) 287-7161
South Kentucky RECC	(606)678-4121
LG&E Energy Corporation – KU	(800)500-4904
Barbourville Utility Commission	(606)546-3187
Tennessee Valley Authority	
Jellico Electric & Water Systems	(423)784-8341

Natural Gas

Citi Power LLC	(606) 376-8373
Delta Natural Gas	(859) 744-6171

Sewer

Treatment Information (gallons per day)	Capacity	Avg. Flow	Excess
Barbourville Utility Commission		(606) 546-3187	
Barbourville STP	1,000,000	873,000	127,000
City of Williamsburg		(606) 549-6033	
Williamsburg STP	800,000	1,202,000	-402,000
Corbin Utilities Commission		(606) 528-4026	
Corbin STP	4,500,000	2,921,000	1,579,000
London Utility Commission		(606) 864-2103	
London STP	4,000,000	2,689,000	1,311,000

Water

System Information (gallons per day)	Capacity	Avg. Use	Excess
Barbourville Utility Commission (606) 546-3187	4,032,000	1,457,919	2,274,081
Corbin Utilities Commission (606) 528-4026	5,000,000	2,892,769	2,107,231
Cumberland Falls Highway Water District (606) 528- 0222	NA	NA	NA
Jackson County Water Association (606) 287-7000	1,000,000	863,357	136,643
Laurel County Waster District #2 (606) 878-2494	1,440,000	1,250,922	189,078
London Utility Commission (606) 864-2103	3,000,000	1,880,177	1,119,823
Williamsburg Water Department (606) 549-6040	2,000,000	1,485,451	514,549
Wood Creek Water District (606) 878-9420	4,320,000	3,711,244	608,756

TABLE 11. UTILITIES PROVIDING SERVICES IN CORBIN AND SURROUNDING AREAS

Fire Protection

The Corbin City Fire Department provides fire protection for a population of some 10,000 people living in a 15 square mile area. The department operates out of two stations with plans for a third, and includes 20 full-time paid firefighters. Equipment consists of 2 pumpers; 1 rescue pumper, and one 75 foot aerial truck. In addition to firefighting, the department provides Search and Rescue and Vehicle Rescue (Extrication) services. Corbin's insurance rating is presently a class 5.

Police Protection

The City of Corbin Police Department is staffed with 21 certified Police Officers and maintains a vehicle fleet of 21 cruisers. Each officer's cruiser is equipped with a mobile data computer and mobile two-way radio system. All officers carry department issued equipment such as the Glock 40 caliber model 23 with an internal laser sight for their on-duty weapons, a Glock 40 caliber model 27 as a backup and off-duty weapon, a Mossberg model 500 (five hundred) 12 gauge shotgun, pepper spray, a Taser weapon, portable two-way radio, Nextel cell phone, and bullet proof vest (policy requires vest be worn). The department is in the process of obtaining .223 caliber patrol rifles for all officers.

Four Police Officers are trained as clandestine laboratory technicians and are members of Area 11 Task Force, Hazardous Materials and Weapons of Mass Destruction Team. All firearms instructors are certified. The department has two K-9 teams that work in drug interdiction, and assist local agencies such as HIDTA on a regular basis. Two officers are trained in rapid deployment. The department is a member of the Corbin, Williamsburg, and Whitley County Investigative Task Force, and all officers are National Incident Management Systems certified.

The department's communication center is staffed with eight certified civil employees who maintain the enhanced 911 system which serves as the dispatch for police, fire, and other city services. The 911 system has the capability of switching to Whitley County's 911 dispatch center (and vice versa) in power and phone line failures.

The Corbin Police department's Activity Report for 2005 provides a detailed breakdown on the type and number of responses to calls. The Police Department Communications Center logged in 24,123 calls for service. Examples from the report include 983 adult arrests, 69 juveniles detained, 170 DUI arrests, 2,239 court citations issued, and 784 traffic accidents/collisions.

Emergency Services

Emergency services are provided by Knox County Ambulance Service. In addition, agency personnel are trained to deal with a variety of emergency procedures to include disposal of hazardous materials, and mitigation in natural disaster situations.

Health and Human Services

The City of Corbin has realized significant improvements in Health and Human Services since the completion of the 1999 Comprehensive Plan. Baptist Regional Medical Center has grown since it opened in 1986, to become an important focal point for medical services in Corbin and the surrounding region. Services offered include Baptist Family Fitness, Cardiopulmonary services, an emergency department, occupation health services, outpatient services rehabilitation services, the Trillium Center which provides chemical dependency and behavioral health treatment, along with women and children's services.

The number of physicians and dentists has increased along with the range of medical and dental services. There are more than 65 physicians serving the city along with some 21 dentists.

Emergency services for Corbin and the surrounding area are provided by the Corbin Police and Fire departments, Baptist Regional Medical Center, Knox County Ambulance Service, the London/Laurel Rescue Squad, and the Kentucky State Police.

As indicated in the information on population, the City of Corbin is expected increase in population by almost 1,900 by 2020. Knox and Whitley Counties are also projected to have population gains over 20%. This growth will require the both public and private agencies to commit additional resources (personnel and equipment) to meet the needs of a larger population base.

THE ENVIRONMENT

The City of Corbin occupies approximately 7.5 square miles of land area with a topography that ranges from relatively level to steeply sloping land. Topographic features tend to interrupt the overall pattern of development in places and to have a significant effect on drainage and surface runoff. The primary stream in the area is Lynn Camp Creek which flows generally from south to northwest, making up part of the boundary between Whitley and Knox Counties, and flowing through the northeast portion of the city.

Corbin is located in a humid subtropical climate which has adequate precipitation throughout most of the year, and is characterized by relatively moderate summers and winters. Climatic statistics are given in Table 12.

Problems of storm water management were mentioned in the 1999 plan and need to be addressed in this plan. The climate of the regions generates slightly more than an average of 48 inches of precipitation yearly including an average of 9.9 inches of snowfall. In 2003 the city received 58.66 inches of precipitation. Rainfall is distributed unevenly and sometimes causes local flooding problems in parts of the city. Closely associated with surface water runoff problems are problems of soil erosion.

Temperature	
Normal (30-year record)	58.4 degrees
Average Annual, 2003	58.5 degrees
Record Highest, September 1954 (62-year record)	103 degrees
Record Lowest, January 1985 (62-year record)	-24 degrees
Normal Heating Degree Days (30-year record)	3,690
Normal Cooling Degree Days (30-year record)	1,450
Precipitation	
Normal (30-year record)	48.22 inches
Mean Annual Snowfall (30-year record)	9.9 inches
Total Precipitation, 2003	58.66 inches
Mean Number of Days Precipitation (0.01 inch or more) (30-year record)	127.6
Mean Number of Days Thunderstorms (30-year record)	47.7
Prevailing Winds	Southwest
Relative Humidity (30-year record)	
1 a.m.	82 percent
7 a.m.	86 percent
1 p.m.	59 percent
7 p.m.	64 percent

Note: Heating degree day totals are the sums of positive departures of average daily temperature from 65 degrees F. Cooling degree day totals are the sum of negative departures of average daily temperature from 65 degrees F.

Source: U.S. Department of Commerce, National Climatic Data Center, [Local Climatologically Data](#), 2003.
Station of record: Knoxville, Tennessee.

TABLE 12. CLIMATE IN CORBIN

SUMMARY OF SELECTED COMMUNITY INDICATORS

The following information is a summary of some of the important community indicators as described in the Community Assessment. Additional information on the community is available in the Appendix.

- Females account for 55% of the population, and males 45%. This difference is especially noticeable in the population over 65 where females comprise 66% of the total population.
- 62.5% of the households are occupied by families, and 37.5% by non-families.
- 89.3% of the total housing units were occupied, and 10.7% were vacant.
- A high percentage of the housing units were occupied by renters, 42.2%, with 57.8% of the housing units occupied by owners.
- 71% of the people over the age of 25 have at a high school education, and 17.9% have a college degree.
- 57.5% of the population over the age of 15 is married; 12.2% are divorced.
- There were 68% of the households in which grandparents were responsible for raising their grandchildren.
- The population is very mobile; in 2000, almost 47% of the people lived in a different house from that of 1995.
- Unemployment was low in 2000; 94.5% of the labor force was employed and 5.4% were unemployed.
- The breakdown of those employed by sex was balanced; 50.6% were men and 49.4% were women.
- The leading occupations among workers were: sales and office (32%), management, professional, and related (29.5%).
- Health, Education, and Social Services accounted for the highest percent of employees (25.3%), followed by retail sales with 18.0%.
- Almost 16% of the total workers are employed by government.
- The median household income was \$22,203, and the median family income was \$32,784.
- The median earnings for female workers were 64.3% of that earned by male workers.
- 15.5% of families were below the poverty level (\$13,783 for a family of three); 21% of individuals were below the poverty level (\$8,794).
- 64.4% of the housing units were single-family detached units, and 8% were mobile homes.
- Almost 54% of the housing units were over 40 years old.
- Almost 80% of the total housing units were at less than \$100,000 the median value of a housing unit was \$65,400.
- 30% of the homeowners paid more than 25% of their total income on housing costs; 47% of the renters paid more than 25% of their incomes on housing costs.

GOALS AND OBJECTIVES

A statement of Goals and Objectives is a required component of the Comprehensive Plan. The purpose of the statement of goals and objectives is to give general direction to planning for future development. Goals are statements about what the community wants to accomplish, and objectives are statements about how the goals might be accomplished.

The statements of Goals and Objectives in the 1999 plan were reviewed to determine which are still valid. Each of the plan elements are addressed in the statement of goals and objectives and relate to the issues raised in the Community Assessment.

OVERALL GOAL OF THE PLAN

To guide the future growth and development of the community by balancing the physical, social, and economic needs of the population for the long-term benefit of both. The end result will be an improvement in the quality of life for the citizens of Corbin.

ECONOMIC DEVELOPMENT

Goal Statement: To encourage expansion of the local economy by planning for retention, attraction, diversification, and quality of businesses and industries

- Objectives:**
1. To expand upon the industrial base in Corbin, with emphasis on attracting new businesses and industries that are compatible with Corbin's economic, cultural, and natural environment.
 2. To ensure that adequate city services are available for all businesses and industries.
 3. To seek to better understand and meet the needs of existing businesses and industries.
 4. To continue efforts to promote Corbin as a desirable site for new businesses and industries.
 5. Continue efforts to make the downtown area a more attractive and viable part of the community.
 6. To establish an entrepreneurship program for local citizens who Are interested in starting their own business.
 7. Expand the tourism base by encouraging more promotion and development of nearby state parks, and the addition of new events celebrating the themes of Corbin and the surrounding area.

TRANSPORTATION

Goal Statement: To provide a safe, efficient, expanded transportation system to meet the needs of citizens and the economy.

- Objectives:***
1. Continue to seek transportation improvements (both operational and systems) that will improve the efficiency and safety of traffic flow throughout the city.
 2. Continue to upgrade and expand sidewalks in the community.
 3. Continue to improve upon transportation alternatives for senior citizens.
 4. Look at alternatives for improving parking in the down town area.

HOUSING

Goal Statement: To provide adequate, clean, safe, and affordable housing for all citizens of Corbin.

- Objectives:***
1. Encourage innovative planning and design for new residential development.
 2. Protect existing housing units and neighborhoods through the enforcement of building codes and land use regulations.
 3. Encourage “infilling;” the development of new housing on vacant lots within the city.
 4. Encourage energy conservation in new housing construction and in the renovation of existing units.
 5. Support the construction of new housing units that would meet the needs of low and moderate income families.

COMMUNITY FACILITIES & SERVICES

Goal Statement: To expand and improve upon public facilities and levels of service to all residents of the community as future growth and development takes place.

Objectives:

1. To provide and maintain adequate personnel and equipment within the police and fire departments.
2. To strengthen the role of planning and codes enforcement in the city by committing additional resources to the Office of Codes and Planning.
3. To add parks and recreation facilities that will meet the needs of population growth.
4. To continue supporting the expansion of health and human resource facilities and services within the community.
5. To look into some alternatives for improving upon the collection and disposal of solid waste.
6. To complete the construction of the new community center and maximize its potential in meeting local needs.
7. To ensure that the city has the capability to meet the infrastructure and service needs of all proposals for new development.

THE ENVIRONMENT

Goal Statement:

To protect and enhance the quality of the natural environment through the wise and efficient use of resources.

Objectives:

1. To consider the impact of new development upon the natural environment in the review of all proposed projects.
2. To develop public awareness programs concerning visual pollution, blight, litter, and environmental quality.
3. To provide for adequate retention of open/green space in conjunction with future development.
4. To undertake a watershed management study to minimize the effects of flooding in the City of Corbin.

LAND USE AND DEVELOPMENT

Goal Statement: To provide adequate space and infrastructure for the diversity of land uses required in a developing community, and to insure that land uses are compatible with surrounding property.

- Objectives:**
1. To utilize the land use plan as a continuing guide in the review of land use changes and requests for development.
 2. Encourage the most desirable use of land based on its location, physical characteristics, available infrastructure, and sound planning principles.
 3. Discourage new development from taking place on land that has physical limitations such as flooding, steep slope, poor drainage, unsuitable soils, etc.
 4. To encourage the use of scattered vacant parcels of land within the city.

STRATEGIES

The strategies component of the Comprehensive Plan builds on the Community Assessment and the Statement of Goals and Objectives. The purpose of the Strategies section is to recommend actions to be taken in the city's efforts to accomplish its Goals and Objectives. The city has a number of strengths that were identified in the assessment that it can build upon in future implementation of the plan.

Location on I-75 with proximity to the improved US25 corridor connecting the interstate with eastern Tennessee and areas beyond. In addition, the future development of Interstate 66 to the north will lead to increased traffic flows (and potential tourism expenditures) within the Corbin Market.

Physical location of the city within two different counties (Whitley and Knox) with its true geographic area overlapping into a third county (Laurel) creates some unique problems in the ability to administer and enforce policies and programs.

Population growth; the city is expected to grow at a slow, steady rate along with the surrounding country areas. This translates into a larger consumer base and work force in support of economic development.

Public Facilities and Services. The City of Corbin has an adequate infrastructure upon which to build and meet the needs of population growth and economic development. Infrastructure improvements have been made as required by additional development.

RECOMMENDATIONS

The following recommended actions to be taken in implementing the plan are based on the findings in the Community Assessment section, and the Statement of Goals and Objectives. As indicated, some actions should be taken in the short-term (1-2 years), while others are to be addressed either during and intermediate term (3-10 years), or over the longer –term (11-20 years).

ECONOMIC DEVELOPMENT

1. **Cultivate the Existing Economic Base:** There should be a renewed interest in the retention of existing businesses and industries that are succeeding, and in providing assistance to those entities that have the potential for expansion.
2. **Attracting the New:** In addition to holding on to what the city already has, the City of Corbin should continue efforts to attract new businesses and industries into the local area. There is still land available for commercial actives in the vicinity of the I-75 Exit 25 area and the intersection of the Corbin Bypass with US 25E. Manufacturing sites are available in both the Southeast Regional Industrial Park and the Tri-County Industrial Park.
3. **Tourism Development:** The 1999 Plan called for more efforts to attract tourists by providing additional tourism events. The limited number of events that are presently promoted are well established. The NIBROC Festival is the single most important special event in Corbin that attracts tourist/visitors. There are still opportunities to provide other tourism events in other months. Such Events should be scheduled so as not to be in competition with other tourism events in nearby communities.
4. **Support Development of an 18 Hole Golf Course:** The 1999 Comprehensive Plan recommended that the City of Corbin Support the proposal by the City of Williamsburg to develop an 18 hole golf course near the intersection of KY 90 and US 25W. The course actually would be closer to Corbin than to Williamsburg and would be an addition to local tourism offerings. Development of the course was not pursued, and in the intervening period of six years, the golf market in Kentucky has changed considerably. A number of new courses have been developed in the I-75 corridor from Lexington southward. If another course is being considered in the Corbin area, a feasibility study should be undertaken to determine its potential for success.
5. **Revitalization of Commercial Areas:** This item was indicated as a high priority in the community assessment survey. The city has in recent years made an effort to remove substandard structures, or require them to be brought up to standard. The revitalization of deteriorating commercial structures and areas is vital in any efforts to improve the local economy. Of special interest is the Downtown Area.

6. **Promote and Market the New Agricultural/Convention Center:** The City has received funding to construct a structure that would serve as a meeting place for a variety of special events. The center is projected to draw visitors from a multi-county area. Proposed facilities include:

The new center is to be located just off US 25, in the close proximity to Exit 25 on I-75. Specifications for the center include 5,000 fixed seats, a 125 x 250 foot ring/arena floor, 25,000 to 30,000 square foot of flat floor space, 4-5 meeting rooms, 1,800 parking spaces, an concrete pad to accommodate 200-300 rentable, portable stalls for equestrian and dirt events, and 50 RV hookups. The total economic impact of the center is estimated to be in the range of \$26 million, with tax revenues for the City of Corbin estimated in the area of \$206,000. Total attendance at all events is estimated to be about 255,000 annually, with the center operating at a declining deficit.

PUBLIC FACILITIES AND SERVICES

1. **Leadership Program:** The Tri-County Leadership Program was established in 1986, and has as its purpose, the preparation of future community leaders. This program is vital to the overall improvement of the city and surrounding area. Topics that are covered in the nine months course include Economic Development, Law and Justice, Government, Health Care, Education, and Leadership Principles. It is recommended that a session on Community Planning and Development be included in the course requirements.

The importance of leadership training as a factor in successful community development cannot be overemphasized. The Tri-County Leadership Program now has more than 300 alumni, many of who are taking an active role in civic affairs. This is a very positive sign for the city's future.

2. **Recreation:** The 1999 plan showed that Corbin had approximately 58 acres of park space, while the national standard called for 80 acres. As the city continues to grow, it will be necessary to expand existing facilities and to add new ones. In addition to the park system, each of the schools has recreation space as well.

Future Plans:

- Enclose the public swimming pool for winter use.
- Explore the expansion of the creek walk along Lynn Camp Creek from the Engineer Street Bridge.
- Build an extended recreational facility at the current Corbin Civic Center to include an indoor soccer field and two basketball courts, Little League baseball fields, and outside walking trail, a softball field, horseshoe pits and multi-use fields for volleyball, croquet, and bocce.
- A lighted, fenced outdoor basketball court is planned.

- The Corbin Recreation Commission and the Corbin Tourism Board plan to complete a long-range recreation planning study for the city.
- 3. **Expand the Recycling:** Program: The city's recycling program continues to operate successfully. Expansion of the program to include curb-side service is not considered to be economically feasible at the present time.
- 4. **Infrastructure Improvements:** Continue to upgrade the city's water supply and distribution system and sewage treatment and disposal facilities. With a projected population increase of over 1,800 in the next 15 years, and expected new commercial and industrial structures, the city's existing system will not be able to meet the new demand.
- 5. **Protective Services:** Future plans for the Corbin Fire Department include the hiring of additional personnel and the purchase of new equipment as justified by additional growth and development of the city.
- 6. **Continued Support of Health/Medical Services:** Corbin's medical and health services have grown appreciably since the 1999 plan. A number of new physicians, dentists, and health practitioners have located in the city and provide a wide range of services not previously available. The Baptist Regional Medical Center has also experienced rapid growth. As illustrated in the community assessment, the health, education, and social services category accounted for most of the city's employment in 2000.
- 7. **Education:** The school system has made some noticeable gains over the past five years, but there is a need to continue the push for the attainment of higher levels of educational attainment. More students are going to college, but the percent of individuals with a college degree has not increased by very much. The expansion of the ECU Center in Corbin should make it possible for more local high school graduates to enroll for college credit. Improvements in the overall quality of life and the level of economic development are closely tied to the gains made in education.
- 8. **Planning and Code Enforcement:** The Planning and Codes Enforcement functions of the city appear to be a low priority item. The office is operated by an individual who has multiple functions and one clerical assistant. The future of the city is very much dependent upon its investment in planning and managing its physical development. Failure to commit needed resources to include additional staffing in the Planning and Codes Office will result in serious problems over the long-term. The city is to a large degree the result of the many decisions that are made regarding subdivisions development regulations and codes. The Corbin Development Ordinance has recently been revised and should be adjusted periodically to meet changing circumstances, as needed.

9. **Annexation Policies and Programs:** Annexation is the process whereby a city extends its land area. When an unincorporated area is brought into the city, its activities are governed by the rules and regulations of the municipality. The advantages of the city in annexation are primarily twofold; 1) control over the physical development that takes place, and 2) the acquisition of additional revenues derived from existing and future development in the annexed area.

The 1999 Plan called for a very aggressive annexation policy for Corbin over the next 25 years. It stressed the need to incorporate land along and west of I-75, as well as the large unincorporated area in Knox County which is completely surrounded by the city boundary. The current plan concurs with the approach that was recommended in the 1999 Plan (Figure 5). It is anticipated that over a significant portion of the area identified in the map will be incorporated by the year 2030.

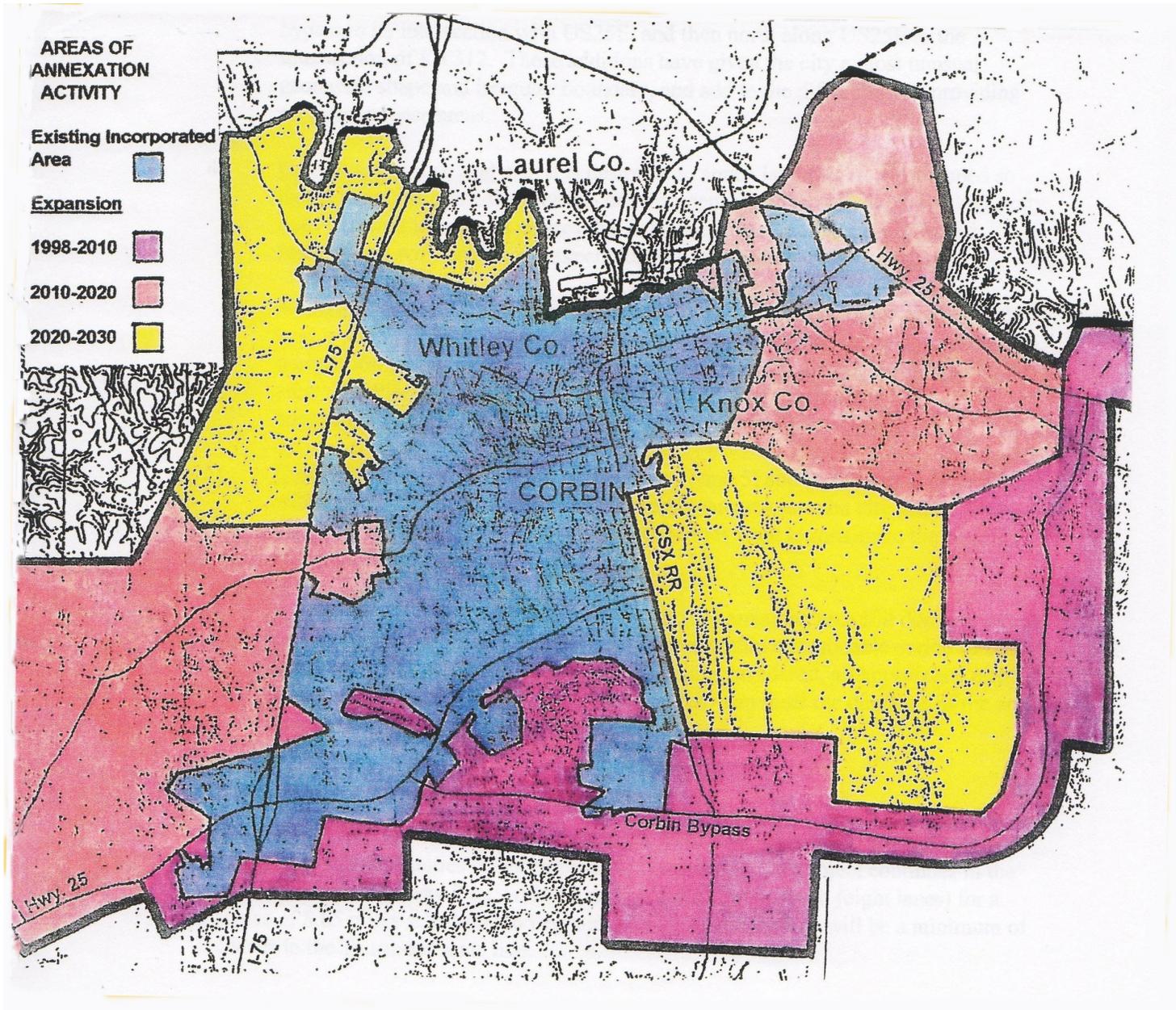
One difficulty in encouraging nearby areas to come into the city lies with the city's policy of providing city services outside the city limits (water and sewer). Fire protection is provided through a mutual aid agreement with other fire departments. As long as residents living in the unincorporated areas in and around the city are able to receive most of the city's services at lower overall costs, there is very little incentive for them to be annexed. The city provides a diversity of services to a city-plus population, but does not collect comparable fees for these services.

The 1999 Comprehensive Plan listed a number of important factors to be considered with the city is considering annexation:

- 1) Degree of support for the proposed annexation: It is desirable to have all property owners involved in the proposed annexation to be in support. If the opposition is strong enough, the issue may be brought to a vote, and defeated.
- 2) Locations/directions of the area to be annexed: Kentucky law requires that the area to be annexed be contiguous to the existing city boundary.
- 3) Size and shape of the area: From an administrative standpoint, it normally would be more advantageous to annex a relatively large tract of land in a single annexation rather than a series of small individual parcels. Tracts being annexed should be relatively compact so as to facilitate the extension of infrastructure and the provision of services, and reduce the costs involved. It is not desirable to have a series of pockets or islands of unincorporated land within the city limits.

Most of the city's recent physical expansion has been eastward along the new bypass to its intersection with US 25E, and then north along US 25E to the intersection of KY312. These additions have given the city a most unusual geometric shape and irregular boundary, and add to the difficulties of providing services to these areas.

FIGURE 6. POTENTIAL EXPANSION OF CORBIN



- 4.) Current and future land use: It is desirable to annex land that is undeveloped so that the city can guide the physical development of the land in the future. The city does not want to bring in an area that is already developed in a substandard fashion, and will require city expenditures to bring it up to city standards.

When land is being considered for annexation, the zoning or classification of the land is an important consideration. No land should be annexed with a zoning designation that would be detrimental to the land use in the immediate city land area. The Planning Commission should take a hard look at the proposed annexation to ensure that it is in harmony with the surrounding land uses.

- 5.) Cost and benefits: As briefly discussed in 4) and 5) above, the city is concerned with the overall cost and benefits of bringing an area into the city limits. The same is true for the property owner. Both parties want to maximize the benefits and minimize the costs.
- 6.) Availability of city services: The city should not annex an area if it does not have the capacity for providing services to that area within a reasonable period of time. When an initial petition for annexation is being considered, all appropriate city agencies should be consulted to ensure that they can meet the demands of the area involved.

TRANSPORTATION

1. **Widening of I-75:** The widening of Interstate 75 from four lanes to six lanes through Laurel and Whitley Counties has been partially completed. The project continues in the state's Six-Year Highway Plan, with the section from Corbin south (eight lanes) for a distance of 8.65 miles scheduled to begin in 2006. Eventually I-75 will be a minimum of six lanes to the Tennessee State line.
2. **Highway Improvements:** As indicated in the Community Assessment, Corbin area highways have experienced significant increases in average daily traffic figures with highway volumes that are at or approaching 20,000 vehicles per day. To ensure that the future growth and development does not overload local roads, the city should continue to recommend additional operational and systems improvements to be added to the Unscheduled Needs List. The proposed Western Connector described in the 1999 Plan may be an item to add to the Unscheduled Needs List in the future, when additional subdivision development takes place west of I-75. The recommendation was for an improved north-south connector that would facilitate traffic movement from US 25W on the south to KY312 on the north.

The proposed I-66 highway corridor project to be constructed about half-way between Corbin and London, will have play a major role in the determination of future traffic movements in the area.

Highway improvements in the Corbin area (Knox, Laurel, and Whitley counties) included in the 2002-2008 State Six-Year Highway Plan are described in the attached table (Table 13), and illustrated in Figure6.

COUNTY	ITEM NO. & PARENT NO.	ROUTE	LENGTH	DESCRIPTION	FUND-SCHEDULING INFORMATION			
KNOX WHITLEY	1998 11 . 112.00 Parent No.: 1998 11 . 112.00		1.200	NEW CONNECTOR FROM KY-6 @ WOODBINE TO THE CORBIN BYPASS Milepoints: From: To: Milepoints: From: To: Scope: NEW ROUTE(O)	FUNDING	PHASE	YEAR	AMOUNT
					SP	R	2005	\$500,000
					SP	U	2005	\$250,000
						Total		\$750,000
LAUREL	2000 11 . 278.21 Parent No.: 1996 11 . 278.20	KY-30	5.300	I-75 TO MOUNTAIN PARKWAY; RELOCATE KY-30 FROM VIVA EXTENDING E TO 0.1MI E OF THE ROCKCASTLE RIVER. (03KYD) Milepoints: From: To: Scope: RELOCATION(O)	FUNDING	PHASE	YEAR	AMOUNT
					SP	C	2006	\$13,300,000
						Total		\$14,730,000
LAUREL	1998 11 . 2007.00 Parent No.: 1998 11 . 2007.00	US-25E	1.700	REPAIR AND DIAMOND GRIND US- 25E FROM MP 0.344, US-25 & US-25W TO MP 2.824, WEST RAMP TO I-75 Milepoints: From: .34 To: 2.824 Scope: PAVEMENT REHAB-PRI(P)	FUNDING	PHASE	YEAR	AMOUNT
					SP	C	2005	\$2,600,000
						Total		\$2,600,000
WHITLEY	2000 11 . 279.20 Parent No.: 1996 08 . 261.10	KY-92	6.600	US-27 TO I-75 (SECTION 4); FROM CORNBREAD BRANCH NEAR OLD JELICO ROAD E TO I-75 (PRIORITY SECTION). (PE, ENV & DE UNDER 8-261) Milepoints: From: 4.4 To: 11 Scope: RELOCATION(O)	FUNDING	PHASE	YEAR	AMOUNT
					SP	C	2005	\$28,600,000
						Total		\$28,600,000
WHITLEY	1998 11 . 5007.00 Parent No.: 1998 11 . 5007.00	US-25W	.100	CORRECT ROCKFALL HAZARD @ MP 2.7 TO 2.8 Milepoints: From: 2.7 To: 2.8 Scope: ROCKFALL MITIGTN(P)	FUNDING	PHASE	YEAR	AMOUNT
					SP	D	2006	\$50,000
						Total		\$50,000

TABLE 13. SUMMARY OF SIX-YEAR HIGHWAY IMPROVEMENT PROGRAM

Laurel County

Knox County

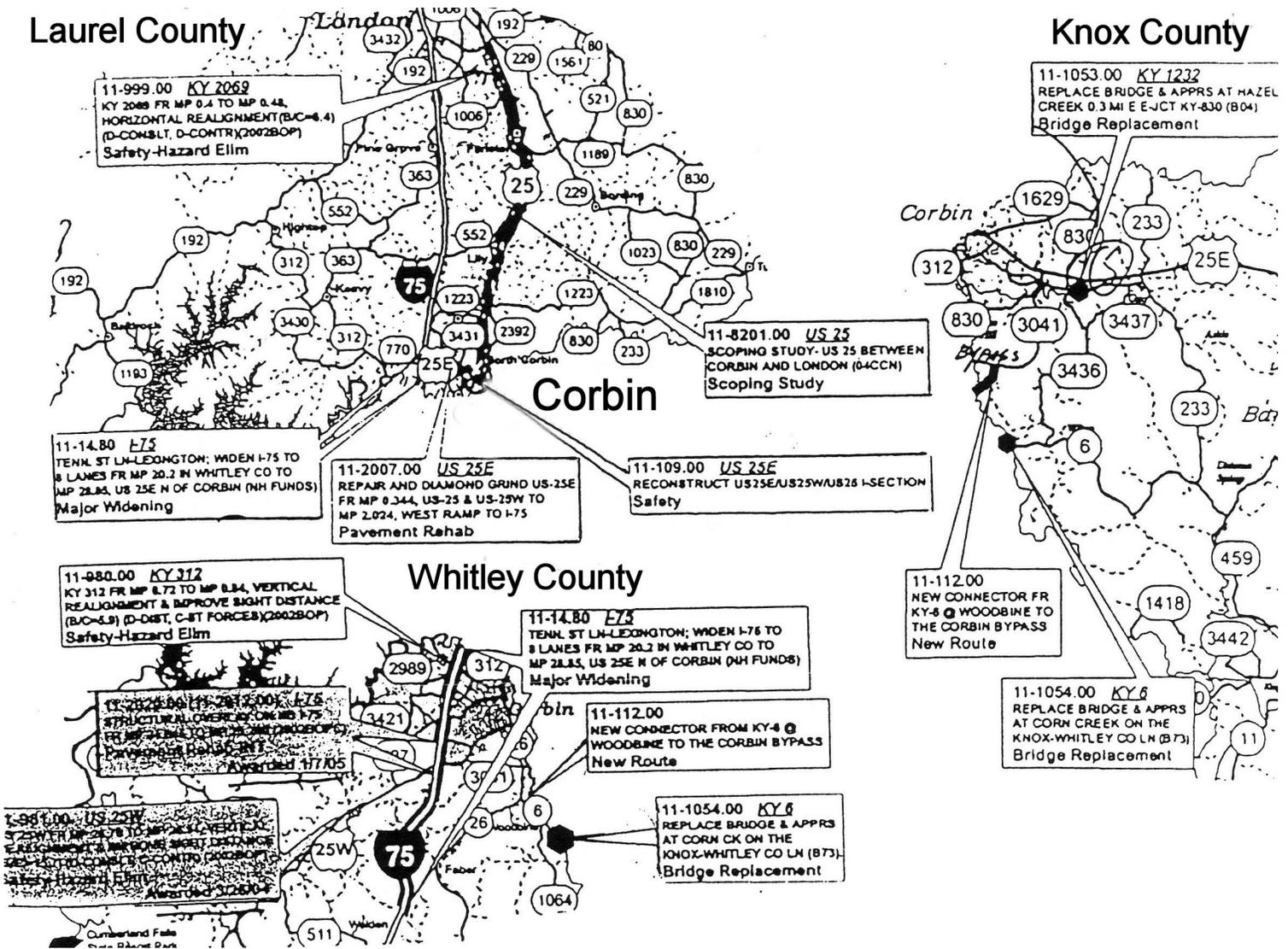


FIGURE 7. SIX YEAR PLAN HIGHWAY IMPROVEMENTS FOR THE CORBIN AREA

HOUSING

1. **Enhancement of Residential Area:** As with deteriorating commercial structures and areas, there is a similar need in the older residential neighborhoods of Corbin. The 2000 Census of Housing revealed that some 54% of the housing units were more than 40 years old. Conservation and renovation are two measures that will be needed in order to keep housing units from becoming dilapidated.

The city has been working to remove substandard housing units or require them to be brought up to code. This should be an on-going effort. The Corbin Housing Authority is working to attain grants and other financial assistance to eliminate substandard housing. Phase I would focus on the 4th and 5th Street areas. Organizations such as Habitat for Humanity and other non-profit housing programs could be of value in increasing the availability of more affordable housing.

2. **Infilling of Vacant Lots:** In addition, where possible, facilitate the in-filling of vacant lots through use of waivers and dimensional variances where appropriate. There are a number of vacant lots scattered throughout the cities (especially in the older sections of Corbin that could be developed for residences at a cost that would provide more affordable housing and generate additional revenues for the city.

THE ENVIRONMENT

1. **Beautification:** Efforts to make the City of Corbin a more attractive community should be continued. Code enforcement plays a major role in this program. Citizens should be encouraged to keep their property in good repair, and to reduce the amount of litter being deposited along city streets.

Included in this recommendation is to improve the appearance of the main entrances into the city (gateways) by additional signs, landscaping, cleanup campaigns, etc. The Adopt-A-Street program should be expanded as part of this program.

2. **Environmental Awareness:** The effects of development upon the natural environment (land, soils, water, air, vegetation, etc.) should be given a higher priority in all proposed development activities, both by the Planning Commission and the City Commission in their reviews. Citizens need to have a greater awareness of the role they can play in better utilizing resources and protecting the natural environment.
3. **Watershed Management:** There is a need to conduct a detailed study of the Corbin area watershed, and to make specific recommendations for improving

drainage and reducing the threat of future flooding. As development continues to take place, the cumulative effects of this physical development will be a major concern unless preventative measures are taken in the near future.

HISTORIC PRESERVATION

1. Support the programs of local historic groups in their efforts to preserve/conservate the city's historic resources.
2. Support on-going programs to develop tourism programs and projects that spotlight the city's historic significance.
3. Insure that all applications for land use changes and development that come before the planning commission and city commission are reviewed thoroughly for historic values, and that all historic sites and structures identified are properly protected.

LAND USE AND DEVELOPMENT

The Future Land Use Plane projects land uses in Corbin and the immediate contiguous area over the twenty year planning period. The map of future land use builds on the city's basic spatial components, well-established planning and development principles, present land use and zoning patterns, and future land use needs. Present land uses and zoning were briefly discussed in the Community Assessment.

Spatial Components

Conceptually, the City of Corbin consists of three basic spatial components; 1) Places, 2) Corridors, and 3) Intervening Areas (Figures 7). Each of these components has different planning and development requirements due to their varying functions. Places are focal points of concentrated activity (such as the industrial park, a shopping center, or a school complex) that attract large segments of the population along with vehicular traffic. Corridors are the linkages that channelize the flow of vehicular traffic and utilities between places and intervening areas, tie the places together, and serve to separate different land use areas. They include highways, utility lines, pedestrian walkways and bikeways, and landscape buffers.

Intervening Areas are the extensive spaces between the corridors and places people live, comprising most of the land area in the city. These areas are likely to be predominantly in residential land uses or mixed uses. Oftentimes these areas will have a different land use along the edges (such as commercial uses along a corridor or at the intersection of corridors) from the land use or uses in the interior. It is not desirable to have intensive commercial development taking place in a strip fashion along the fringes of these areas.

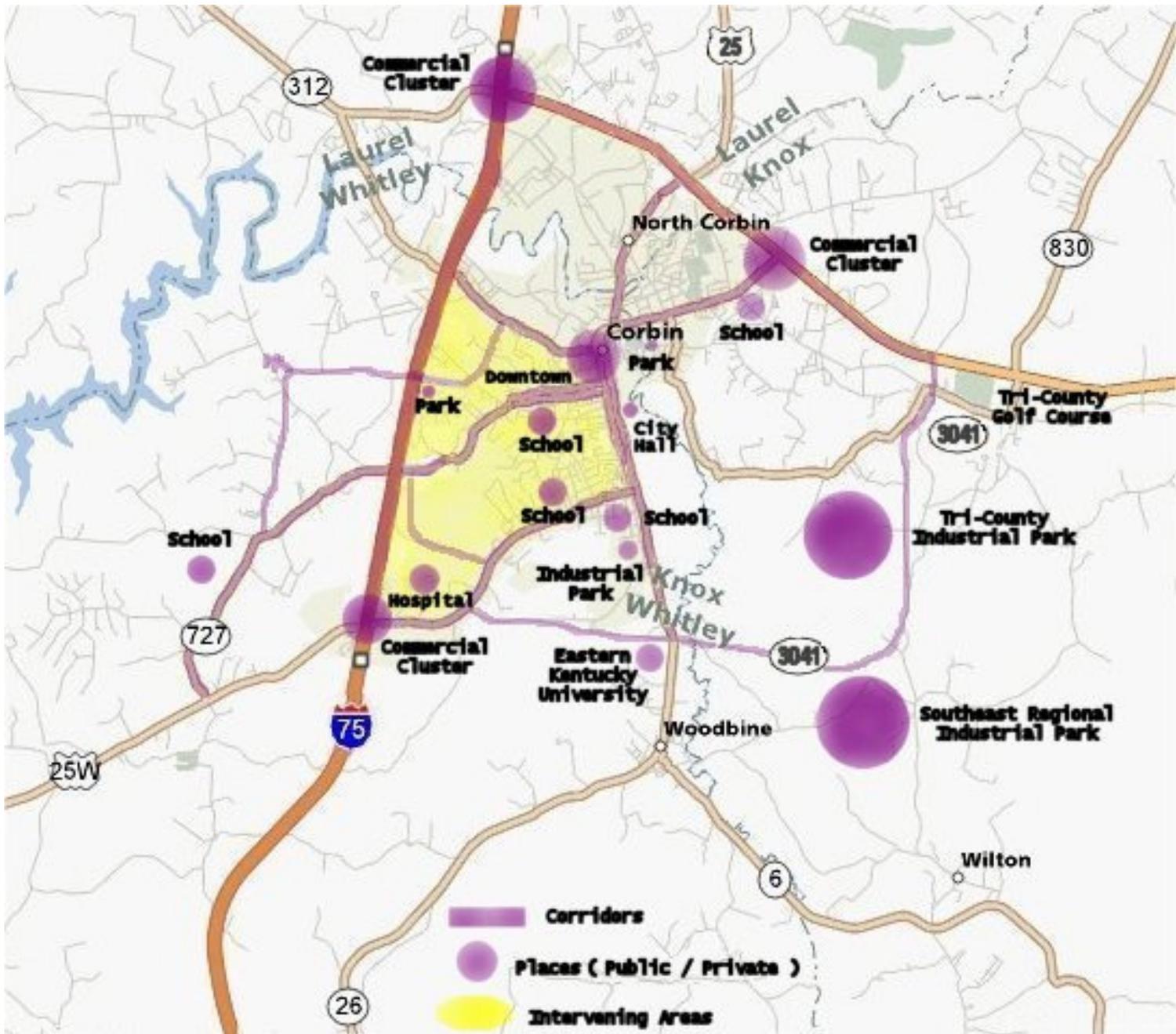


FIGURE 8. EXAMPLES OF SPATIAL COMPONENTS

Planning Principles

The Land Use Plan is guided by well established planning principles to be used as reference points in making decisions regarding the future use and development of land in Corbin. Each major category of land use (residential, commercial, industrial, public and semi-public,) has requirements that differ from the other land uses. These principles should guide all land use decisions made by the Planning Commission and the City Commission.

Residential Land Uses

The most extensive use of developed land in the City of Corbin is for residences. Included in this category are single-family (both detached and attached), two-family residences, and multi-family residences. Residential units may also be categorized as group quarters (dormitories, nursing homes) and mobile homes. It is desirable to allow for this diversity in order to meet the housing needs of different socio-economic groups in the city.

The residence or home constitutes one of the most important elements in the community. The home place represents the single most significant investments that most people will make in their lifetime. It is also the place where people are likely to spend most of their time. Accordingly, residential land use should be given a great deal of special consideration in the overall development of a given area. Uses that are detrimental to residential areas should be discouraged, or shielded from residential in such a way as to mitigate any detrimental effects.

Site Requirements - Land used for residential purposes should be level to gently sloping, with soils that are adequate to support the foundation, lawns, and landscaping. The site should be provided with appropriate services to include water, sewage disposal, electricity, gas, cable, telephone, solid waste disposal, and other as deemed appropriate. Residences are usually located on minor streets that generate low levels of vehicular traffic.

The requirements for single-family residences and multi-family residences are quite different. The intensity of land use increased significantly as land goes from low-density single-family residences to higher-density multi-family residences. Higher density housing places more demands on parking, the need for useable green space, garbage collection, streets, etc.

Relative Location – Residential land should be developed in close proximity to other residential areas, and clustered into neighborhoods. These neighborhoods should in turn be in close proximity to convenience-type businesses, schools, and recreation areas. It is desirable that some of these supporting activities are found within reasonable walking distance for residents.

Commercial Land Uses

Commercial activities include a variety of businesses that occupy a small percentage of the land area in the city. Businesses employ a substantial part of the labor force, and provide consumers with a wide range of goods and services that are in demand.

All commercial activities can be grouped into, 1.) convenience activities that are dispersed throughout the community, usually involve frequent small-scale purchases, require a relatively small consumer base (threshold population), and can be acquired with very little travel time, and 2) shopping activities that found in a limited number of

locations, involve larger-scale purchases, require a larger population base, and can be acquired with a longer travel time. When determining the location for a commercial activity, the function of the activity as described herein should be taken into consideration.

In Corbin, commercial activities are classified as; 1) neighborhood commercial, 2) general commercial, 3) central business district, 3) planned shopping centers, 5) professional offices, and 6) Interstate Commercial. The city also has provisions for planned unit developments (PUDs) which allow for mixing of a limited amount of neighborhood businesses with residential areas.

In the past, the downtown area served as the single focal point for business in Corbin, with a strong mixture of retail places and other activities. In recent years there has been a significant shift of business activities out along US 25E in southern Laurel County, and around Exit 25 on I-75 in Corbin.

Site Requirements - Land used for commercial purposes should be level to gently sloping, with soils that are adequate to support building foundations, parking lots, and other associated structures. The site should have adequate parking spaces to service its customers, and should be provided with adequate infrastructure to include water, electric, gas, telephone/cable, waster disposal, and other services as deemed appropriate and feasible.

Relative Location – Commercial land should be located where highways intersect, or where highways intersect with collector streets. The clustering of commercial activities around high access points (major intersections) is the most desirable pattern. In addition, commercial activities may be located on highways adjacent to other commercial uses, but should not be allowed to develop into long continuous strips that interfere with the effective flow of traffic. There should be allowances made for individual dispersed commercial activities that are not dependent upon a large customer base. Finally, in light of changing technology (computers, cable, ect.) a number of small businesses are operating out of homes.

Industrial Land Uses

Industrial activities also take up a relatively small portion of the total land used in Corbin. Most of the industrial (manufacturing) activities are confined to the Corbin Industrial Parks along the bypass. In addition, there are a few older individual dispersed manufacturing sites. The trend in recent years has been to cluster manufacturers in large planned sites with adequate infrastructure, and reasonable access to more than one means of transportation (truck and air, or truck and rail).

Site Requirements – Most manufacturers desire to locate on a site that is relatively flat with ample room for future expansion. The plant likely will be constructed on one level and may take up several acres of land. Industrial sites require a much higher level of public services in terms of water supply, sewage disposal, electric, gas, and other utilities,

than is true of other land uses. They may also require special accommodations to deal with hazardous materials. Soils should be capable of supporting the large structures and heavy equipment often associated with manufacturing.

Relative Location – The most desirable location for a manufacturer is in an industrial park with other similar activities. Clustering of manufacturers leads to advantages of agglomeration, where one industry's finished or semi-finished product may become the raw material for another on-site industry.

However, it is realized that manufacturers may find other locations more suitable. Manufacturing must have sufficient access to move raw materials (often large or bulky) and employees to the site, and to ship out finished products at a low cost. Access to local protective services (fire, police, and emergency personnel) may be an important consideration. Location on or near a major highway or interstate interchange is an advantage in many cases.

Public and Semi-Public Land Uses

Public and semi-public land uses cover a broad spectrum of activities. The primary characteristic is either control by the public sector, or uses that by their nature take on the character of a public use. These activities may include federal, state, or local governmental uses, as well as non-profit and charitable organizations.

Site Requirements – It is difficult to make general statements about site requirements because of the great variety of activities included under this heading. An individual use may require practically no infrastructure (small cemetery), and may be situated on land that is not highly suitable for another uses (a hiking trail).

Relative Location – The same is true of relative location. Some public or semi-public uses may not require a high degree of access (small play-ground), while others would need to be located on or near a major highway (tourist attraction).

Existing Land Use

The existing land use patterns serve as a framework for future development. Once land is committed to particular use, it is not likely to change in usage for a long time period of time.

As described above, the different types of land uses have varying location and site requirements, result in different intensities of land use, and create a diversified cultural landscape. One of the key concerns in land use planning is to ensure that these various land uses are in harmony with each other to the greatest degree possible. The general rule is to provide rather gentle transitions from a low-intensity land use to one of the higher intensity. Where this is not a feasible, the difference in land use can be mitigated by the use of landscape buffers. In some cases, natural feature or transportation corridors

provide a sufficient buffer. Good design in subdivision and development plans can minimize the detrimental effects of differing land uses.

Zoning of the Land

Land that is presently in one use can be changed through the process of amending the Official Zoning Map. The primary consideration to be addressed in this process is whether or not the requested change is in keeping with the Comprehensive Plan. Once a piece of land is zoned to a particular use, the likelihood is that it will be used for that purpose. However, some land that is in one classification may actually be currently in another use.

Future Land Use Needs

Corbin has undergone an expansion in its land area through recent annexations, especially along the new bypass from KY 26 to US 25 and increments along US 25 west. The city presently comprises an estimated area of 5.1 square miles of land (32, 840 acres). The city does not have statistics regarding the percentage of land use classification.

THE FUTURE LAND USE PLAN

INTERVENING AREAS

Residential Areas

Single-family residential uses are presently the most prominent use of land in the intervening areas. Although a large portion of the city is zoned for multi-family residential use, much of it is presently in single-family residential use. Multi-family housing units make up a small percentage of the total housing units and are dispersed throughout the city. As the city continues to develop outward, and as the inner core area continues to age, it would be reasonable to expect some of the older areas to be revitalized in higher density housing. Most of the future residential development in the Corbin area is expected to take place west of I-75 and in Knox County inside the bypass. The 1999 Plan called for the city to encourage annexation of these areas into the city limits in two phases through the year 2030 as illustrated previously in Figure 5.

The Plan encourages the neighborhood concept to be the focus of residential development. Strong neighborhoods make strong communities. The Plan proposes that in the future, as new residential areas develop, that neighborhood parks be included in areas (especially larger subdivisions) that have no public recreational space within reasonable access. These parks could be provided as part of the cost of development and maintained by funds from a Neighborhood Development Association.

Mixed Land Use Area

Some of the intervening areas are comprised of mixed land uses; single-family and multi-family residential, single-family residential and commercial, (largely along the edge of the areas paralleling arterial streets. The mixing of land uses should be carefully considered to ensure that no unharmonious land use situation is created. These are provision in the Corbin Development Ordinance for guiding mixed land uses through the provisions of Planned Unit Developments. The key to successful mixing of land uses lies largely in the attention paid to design and enforcement. This is an approach that should be encouraged in the future.

Open Space/Green Space Areas

Within the city there are significant areas of open/green space as a result of topography that is too steep for development, stream beds, parks/recreation space, and portions of developed space that remains without structures.

ACTIVITY CENTERS (PLACES)

Activity Centers should be relatively compact areas served by highways or collector streets, that accommodate large numbers of people for employment purposes (shopping center), to participate in leisure activities (community park) or to partake of service (high school, hospital). The largest of these focal points of activities include commercial, industrial, and public places.

Commercial Centers

Commercial center are classified according to their functions. At the top of the hierarchy are large general commercial areas such as the downtown (Central Business District), and expanding commercial clusters around the US 25W/I-75 Interchange (Exit 29) and the intersection of US 25E and KY312 (Master Street).

The downtown area is in need of revitalization. It is the oldest of the commercial area, with buildings in need of painting and repairs, upgrading of signs, in-fill of vacant buildings, and diversification of functions. The CBD has shifted in its past function as a focal point for retail activities, as well as services to the traveling public (service stations, restaurants, motels, etc.). The Planning Commission should encourage commercial activities to be clustered around the intersection of major arterial streets, and not develop in a strip fashion. Strip commercial development impedes the efficient flow of traffic and creates a number of potential accident points.

The city presently has extensive linear commercial development along US 25 from KY26 to I-75, along KY312 east, and KY26 from the downtown area to the bypass. In addition, the majority of the bypass from KY26 to US 25E as well as a section of US 25E has been zoned for commercial use.

The projected population growth of Corbin and the surrounding area over the next 20 years should not require significant rezoning of property for commercial use.

Industrial Centers

Most of Corbin's industrial development is concentrated in the two industrial parks (The Southeast Regional Industrial Park, and the Tri-Country Industrial Park) along the South Corbin Bypass (KY3041). These two industrial areas with over 800 total acres of land have sufficient space to accommodate any expected industrial growth over the next 20 years.

IN addition, there are small dispersed industrial areas along KY 26 and in the CSX rail yards that account for most of the remainder of manufacturing establishments.

Public Centers

The major public activity points are found in the core area of the city and include the Corbin City Hall, city parks, Corbin High School, elementary and middle schools, the ECU Corbin campus, the Hospital, and the proposed Agricultural/Convention Center.

TRANSPORTATION CORRIDORS

Consideration should be given to designating the South Corbin Bypass and US 25E as Overlay Transportation Corridors which would allow better management of access and traffic flow, as well as future development along these highways. The Kentucky Transportation Cabinet has produced a model Access Management Ordinance that provides a comprehensive approach to dealing with future development along major highways.

CONCLUDING REMARKS

This Comprehensive Plan is designed to serve as a general reference point for the future development of the City of Corbin. Figure 8 depicts the general land use plan for the City of Corbin over the next 20-25 years. In order for the Plan to be implemented, it needs to be understood and accepted by both the city leaders and the citizenry. It is most important that there be a vision for what the people of Corbin want their city to be in another 20-25 years. Corbin will undergo vast changes over that time period and it is critical that those changes are given the direction that comes through the planning process. Finally, the necessary tools for implementing the plan (land use regulations, subdivision regulations, codes enforcement. Project plans, and city policies and programs) need to remain current and to be closely tied to the city decision-making process.

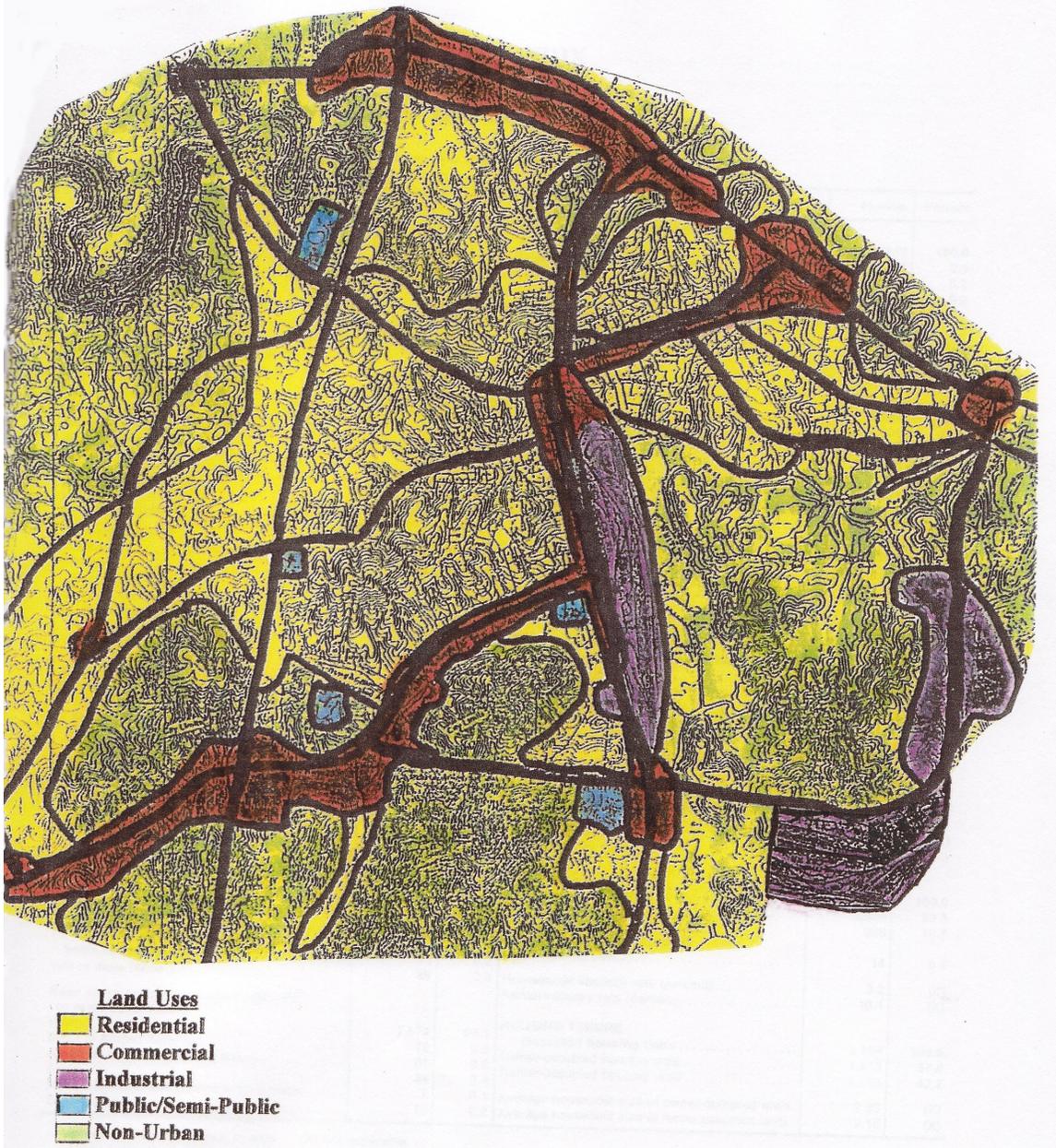


FIGURE 9. FUTURE LAND USE PLAN

APPENDIX

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Corbin city, Kentucky

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	7,742	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	7,742	100.0
Male.....	3,464	44.7	Hispanic or Latino (of any race).....	61	0.8
Female.....	4,278	55.3	Mexican.....	19	0.2
Under 5 years.....	492	6.4	Puerto Rican.....	15	0.2
5 to 9 years.....	480	6.2	Cuban.....	1	-
10 to 14 years.....	496	6.4	Other Hispanic or Latino.....	26	0.3
15 to 19 years.....	540	7.0	Not Hispanic or Latino.....	7,681	99.2
20 to 24 years.....	470	6.1	White alone.....	7,566	97.7
25 to 34 years.....	883	11.4	RELATIONSHIP		
35 to 44 years.....	1,059	13.7	Total population	7,742	100.0
45 to 54 years.....	993	12.8	In households.....	7,429	96.0
55 to 59 years.....	416	5.4	Householder.....	3,308	42.7
60 to 64 years.....	340	4.4	Spouse.....	1,494	19.3
65 to 74 years.....	752	9.7	Child.....	2,126	27.5
75 to 84 years.....	565	7.3	Own child under 18 years.....	1,637	21.1
85 years and over.....	256	3.3	Other relatives.....	293	3.8
Median age (years).....	40.0	(X)	Under 18 years.....	119	1.5
18 years and over.....	5,940	76.7	Nonrelatives.....	208	2.7
Male.....	2,539	32.8	Unmarried partner.....	103	1.3
Female.....	3,401	43.9	In group quarters.....	313	4.0
21 years and over.....	5,615	72.5	Institutionalized population.....	296	3.8
62 years and over.....	1,776	22.9	Noninstitutionalized population.....	17	0.2
65 years and over.....	1,573	20.3	HOUSEHOLD BY TYPE		
Male.....	530	6.8	Total households	3,308	100.0
Female.....	1,043	13.5	Family households (families).....	2,067	62.5
RACE			With own children under 18 years.....	942	28.5
One race.....	7,673	99.1	Married-couple family.....	1,494	45.2
White.....	7,614	98.3	With own children under 18 years.....	622	18.8
Black or African American.....	6	0.1	Female householder, no husband present.....	467	14.1
American Indian and Alaska Native.....	14	0.2	With own children under 18 years.....	261	7.9
Asian.....	25	0.3	Nonfamily households.....	1,241	37.5
Asian Indian.....	14	0.2	Householder living alone.....	1,155	34.9
Chinese.....	1	-	Householder 65 years and over.....	562	17.0
Filipino.....	2	-	Households with individuals under 18 years.....	1,031	31.2
Japanese.....	-	-	Households with individuals 65 years and over.....	1,057	32.0
Korean.....	4	0.1	Average household size.....	2.25	(X)
Vietnamese.....	-	-	Average family size.....	2.89	(X)
Other Asian ¹	4	0.1	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	1	-	Total housing units	3,704	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	3,308	89.3
Guamanian or Chamorro.....	1	-	Vacant housing units.....	396	10.7
Samoan.....	-	-	For seasonal, recreational, or occasional use.....	14	0.4
Other Pacific Islander ²	-	-	Homeowner vacancy rate (percent).....	3.3	(X)
Some other race.....	13	0.2	Rental vacancy rate (percent).....	10.1	(X)
Two or more races.....	69	0.9	HOUSING TENURE		
Race alone or in combination with one or more other races: ³			Occupied housing units	3,308	100.0
White.....	7,674	99.1	Owner-occupied housing units.....	1,913	57.8
Black or African American.....	18	0.2	Renter-occupied housing units.....	1,395	42.2
American Indian and Alaska Native.....	61	0.8	Average household size of owner-occupied units.....	2.36	(X)
Asian.....	34	0.4	Average household size of renter-occupied units.....	2.10	(X)
Native Hawaiian and Other Pacific Islander.....	7	0.1			
Some other race.....	19	0.2			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Corbin city, Kentucky

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	1,743	100.0	Total population.....	7,708	100.0
Nursery school, preschool.....	118	6.8	Native.....	7,633	99.0
Kindergarten.....	116	6.7	Born in United States.....	7,617	98.8
Elementary school (grades 1-8).....	783	44.9	State of residence.....	5,875	76.2
High school (grades 9-12).....	523	30.0	Different state.....	1,742	22.6
College or graduate school.....	203	11.6	Born outside United States.....	16	0.2
EDUCATIONAL ATTAINMENT			Foreign born.....	75	1.0
Population 25 years and over.....	5,143	100.0	Entered 1990 to March 2000.....	33	0.4
Less than 9th grade.....	745	14.5	Naturalized citizen.....	27	0.4
9th to 12th grade, no diploma.....	721	14.0	Not a citizen.....	48	0.6
High school graduate (includes equivalency).....	1,672	32.5	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	933	18.1	Total (excluding born at sea).....	75	100.0
Associate degree.....	150	2.9	Europe.....	13	17.3
Bachelor's degree.....	518	10.1	Asia.....	35	46.7
Graduate or professional degree.....	404	7.9	Africa.....	-	-
Percent high school graduate or higher.....	71.5	(X)	Oceania.....	-	-
Percent bachelor's degree or higher.....	17.9	(X)	Latin America.....	27	36.0
MARITAL STATUS			Northern America.....	-	-
Population 15 years and over.....	6,236	100.0	LANGUAGE SPOKEN AT HOME		
Never married.....	1,078	17.3	Population 5 years and over.....	7,227	100.0
Now married, except separated.....	3,566	57.2	English only.....	7,081	98.0
Separated.....	171	2.7	Language other than English.....	146	2.0
Widowed.....	660	10.6	Speak English less than "very well".....	81	1.1
Female.....	572	9.2	Spanish.....	83	1.1
Divorced.....	761	12.2	Speak English less than "very well".....	48	0.7
Female.....	506	8.1	Other Indo-European languages.....	63	0.9
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	33	0.5
Grandparent living in household with one or more own grandchildren under 18 years.....	112	100.0	Asian and Pacific Island languages.....	-	-
Grandparent responsible for grandchildren.....	68	60.7	Speak English less than "very well".....	-	-
VETERAN STATUS			ANCESTRY (single or multiple)		
Civilian population 18 years and over ..	5,864	100.0	Total population.....	7,708	100.0
Civilian veterans.....	959	16.4	Total ancestries reported.....	5,892	76.4
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Arab.....	-	-
Population 5 to 20 years.....	1,711	100.0	Czech ¹	27	0.4
With a disability.....	120	7.0	Danish.....	9	0.1
Population 21 to 64 years.....	3,985	100.0	Dutch.....	60	0.8
With a disability.....	1,213	30.4	English.....	777	10.1
Percent employed.....	31.3	(X)	French (except Basque) ¹	87	1.1
No disability.....	2,772	69.6	French Canadian ¹	-	-
Percent employed.....	76.9	(X)	German.....	523	6.8
Population 65 years and over.....	1,231	100.0	Greek.....	-	-
With a disability.....	706	57.4	Hungarian.....	53	0.7
RESIDENCE IN 1995			Irish ¹	669	8.7
Population 5 years and over.....	7,227	100.0	Italian.....	32	0.4
Same house in 1995.....	3,772	52.2	Lithuanian.....	-	-
Different house in the U.S. in 1995.....	3,367	46.6	Norwegian.....	24	0.3
Same county.....	1,365	18.9	Polish.....	30	0.4
Different county.....	2,002	27.7	Portuguese.....	-	-
Same state.....	1,512	20.9	Russian.....	30	0.4
Different state.....	490	6.8	Scotch-Irish.....	125	1.6
Elsewhere in 1995.....	88	1.2	Scottish.....	131	1.7
			Slovak.....	-	-
			Subsaharan African.....	-	-
			Swedish.....	35	0.5
			Swiss.....	27	0.4
			Ukrainian.....	-	-
			United States or American.....	2,333	30.3
			Welsh.....	28	0.4
			West Indian (excluding Hispanic groups).....	3	-
			Other ancestries.....	889	11.5

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Corbin city, Kentucky

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	3,694	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	3,307	100.0
1-unit, detached	2,379	64.4	1.00 or less	3,267	98.8
1-unit, attached	36	1.0	1.01 to 1.50	26	0.8
2 units	266	7.2	1.51 or more	14	0.4
3 or 4 units	209	5.7	Specified owner-occupied units	1,615	100.0
5 to 9 units	219	5.9	VALUE		
10 to 19 units	88	2.4	Less than \$50,000	465	28.8
20 or more units	207	5.6	\$50,000 to \$99,999	820	50.8
Mobile home	290	7.9	\$100,000 to \$149,999	186	11.5
Boat, RV, van, etc	-	-	\$150,000 to \$199,999	79	4.9
			\$200,000 to \$299,999	35	2.2
YEAR STRUCTURE BUILT			\$300,000 to \$499,999	14	0.9
1999 to March 2000	74	2.0	\$500,000 to \$999,999	16	1.0
1995 to 1998	257	7.0	\$1,000,000 or more	-	-
1990 to 1994	200	5.4	Median (dollars)	65,400	(X)
1980 to 1989	481	13.0			
1970 to 1979	695	18.8	MORTGAGE STATUS AND SELECTED		
1960 to 1969	623	16.9	MONTHLY OWNER COSTS		
1940 to 1959	887	24.0	With a mortgage	946	58.6
1939 or earlier	477	12.9	Less than \$300	23	1.4
			\$300 to \$499	159	9.8
ROOMS			\$500 to \$699	348	21.5
1 room	16	0.4	\$700 to \$999	238	14.7
2 rooms	75	2.0	\$1,000 to \$1,499	137	8.5
3 rooms	479	13.0	\$1,500 to \$1,999	21	1.3
4 rooms	756	20.5	\$2,000 or more	20	1.2
5 rooms	902	24.4	Median (dollars)	669	(X)
6 rooms	635	17.2	Not mortgaged	669	41.4
7 rooms	346	9.4	Median (dollars)	207	(X)
8 rooms	262	7.1			
9 or more rooms	223	6.0	SELECTED MONTHLY OWNER COSTS		
Median (rooms)	5.1	(X)	AS A PERCENTAGE OF HOUSEHOLD		
			INCOME IN 1999		
Occupied housing units	3,307	100.0	Less than 15.0 percent	693	42.9
YEAR HOUSEHOLDER MOVED INTO UNIT			15.0 to 19.9 percent	220	13.6
1999 to March 2000	828	25.0	20.0 to 24.9 percent	215	13.3
1995 to 1998	876	26.5	25.0 to 29.9 percent	131	8.1
1990 to 1994	449	13.6	30.0 to 34.9 percent	52	3.2
1980 to 1989	576	17.4	35.0 percent or more	287	17.8
1970 to 1979	297	9.0	Not computed	17	1.1
1969 or earlier	281	8.5			
			Specified renter-occupied units	1,427	100.0
VEHICLES AVAILABLE			GROSS RENT		
None	487	14.7	Less than \$200	320	22.4
1	1,328	40.2	\$200 to \$299	246	17.2
2	1,114	33.7	\$300 to \$499	483	33.8
3 or more	378	11.4	\$500 to \$749	208	14.6
			\$750 to \$999	31	2.2
HOUSE HEATING FUEL			\$1,000 to \$1,499	-	-
Utility gas	2,513	76.0	\$1,500 or more	-	-
Bottled, tank, or LP gas	37	1.1	No cash rent	139	9.7
Electricity	704	21.3	Median (dollars)	328	(X)
Fuel oil, kerosene, etc	21	0.6			
Coal or coke	-	-	GROSS RENT AS A PERCENTAGE OF		
Wood	25	0.8	HOUSEHOLD INCOME IN 1999		
Solar energy	-	-	Less than 15.0 percent	280	19.6
Other fuel	7	0.2	15.0 to 19.9 percent	103	7.2
No fuel used	-	-	20.0 to 24.9 percent	203	14.2
			25.0 to 29.9 percent	188	13.2
SELECTED CHARACTERISTICS			30.0 to 34.9 percent	108	7.6
Lacking complete plumbing facilities	15	0.5	35.0 percent or more	377	26.4
Lacking complete kitchen facilities	-	-	Not computed	168	11.8
No telephone service	212	6.4			

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

TAXES & INCENTIVES

State & Local Taxes

A state sales tax is levied at the rate of 6% on the purchase or lease price of taxable goods and on utility services. Local sales taxes are not levied in Kentucky.

The Kentucky Constitution requires the state to tax all classes of taxable property, and state statutes allow local jurisdictions to tax only a few classes. All locally taxes property is subject to county taxes and school district taxes (either a county school district or an independent school district). Property located inside city limits may also be subject to city property taxes. Property assessments in Kentucky are at 100% fair cash value. Special local taxing jurisdictions (fire protection districts, watershed districts and sanitation districts) levy taxes within their operating areas (usually a small portion of the community or county).

State Property Tax Rates Per \$100 Valuation, 2004

Selected Class of Property	State Rate	Local Taxation Permitted
Real Estate	\$0.1310	Yes
Manufacturing Machinery	\$0.1500	No
Pollution Control Equipment	\$0.1500	No
Inventories:		
Raw Materials	\$0.0500	No
Goods in Process	\$0.0500	No
Finished Goods	\$0.0500	Yes
Goods-In-Transit	Exempt	Limited
Motor Vehicles	\$0.4500	Yes
Other Tangible Personal Property	\$0.4500	Yes

Source: Kentucky Department of Revenue.

Local Tax Rates Per \$100 Valuation

Taxing Jurisdiction	Property Taxes Per \$100 Valuation			Occupational License Tax (Local tax levied on employee salaries and wages earned in the jurisdiction. Local tax levied on apportioned net profits/receipts of businesses where indicated; consult local jurisdictions for further details)
	Real Estate	Tangibles	Motor Vehicles	
County				
Knox	\$0.2460	\$0.3708	\$0.3239	1.00% (net profits included)
Laurel	\$0.1887	\$0.2094	\$0.1853	1.00% (net profits included)
Whitley	\$0.1950	\$0.2776	\$0.1809	No tax
City				
Corbin	\$0.2220	\$0.3360	\$0.2423	No tax
School District				
Barbourville Independent	\$0.4120	\$0.4120	\$0.5390	No tax
Corbin Independent	\$0.4650	\$0.4810	\$0.6930	No tax
East Bernstadt Independent	\$0.3450	\$0.3820	\$0.2740	No tax
Knox County	\$0.4320	\$0.4320	\$0.5020	No tax
Laurel County	\$0.3650	\$0.3650	\$0.3500	No tax
Whitley County	\$0.3900	\$0.4380	\$0.5520	No tax
Williamsburg Independent	\$0.4070	\$0.4610	\$0.5400	No tax

Source: Kentucky Revenue Cabinet. Tax Years: County Property Tax(es) for 2004; County Occupational Tax(es) for 2005; City Property Tax(es) for 2004; School District Property Tax(es) for 2004

Single-family new house construction building permits:

- 1996: 10 buildings, average cost: \$45,700
- 1997: 16 buildings, average cost: \$45,700
- 1998: 17 buildings, average cost: \$72,700
- 1999: 47 buildings, average cost: \$55,300
- 2000: 6 buildings, average cost: \$90,000
- 2001: 11 buildings, average cost: \$73,800
- 2002: 12 buildings, average cost: \$73,800
- 2003: 8 buildings, average cost: \$95,900
- 2004: 21 buildings, average cost: \$80,000

Corbin compared to Kentucky state average:

- Median household income **significantly below** state average.
- Median house value **significantly below** state average.
- Black race population percentage **significantly below** state average.
- Hispanic race population percentage **significantly below** state average.
- Foreign-born population percentage **significantly below** state average.
- House age **below** state average.
- Institutionalized population percentage **above** state average.
- Number of college students **below** state average.
- Percentage of population with a bachelor's degree or higher **below** state average.
- Population density **below** state average for cities.

City of Corbin
805 South Main Street
P.O. Box 1343
Corbin, KY 40702

