

V Implementation Strategy

The recommendations included in this section of the Fort Knox CUP, if implemented, will assist in supporting the long-term sustainability of the operational and training missions at Fort Knox as the region's communities continue to thrive.

Summary

This section of the Fort Knox CUP categorizes and organizes the recommended strategies that have been developed through collaboration with the stakeholders, to include local units of government, Fort Knox and other federal partners, state agencies, environmental and natural resource agencies, the public, and other stakeholders in the region. Since the Fort Knox CUP was developed through this joint planning effort, the recommendations represent a consensus plan and a realistic and coordinated approach to compatibility planning between Fort Knox and its surrounding communities.

The CUP recommendations incorporate a variety of actions that promote communication, education, compatible land use planning, and resource planning. With the implementation of this plan, existing and potential compatibility issues arising from the civilian/military boundary can be significantly mitigated and possibly even eliminated. The

recommended strategies function as the core of the CUP document and are the direct result of the planning process.

It is important to note that the CUP is not an enforceable document, but rather a set of recommended strategies which should be implemented by the CUP stakeholders to address current and potential future compatibility issues.

To achieve the goals of the CUP, it is crucial that each entity involved in the planning process strongly consider implementing the recommendations that are applicable to their particular jurisdiction. The implementation of these policies is voluntary, and each community will determine how it will respond to these recommendations based on their individual needs and local compatibility factors.

The key to successfully implementing the recommendations of this plan will be balancing the different needs of all the involved stakeholders. Due to the geographic location of Fort Knox, there are numerous stakeholders involved in this process. The study area has four county and eight city government jurisdictions., over 117, 429 individual parcels of land, 8,658 within one mile of the installation boundary. property holders, and a population of over 270,000 people.

To produce a sensible plan, several guidelines were used as the basis for developing the recommended strategies. They include:

- Recommended strategies must not result in a taking of property value, meaning they do not render the property undevelopable or unable to achieve economic gain by removing all development rights of the property, as defined by state law. The use of eminent domain, defined as a government entity taking private property, with compensation, for public use, is not included in any of the recommended strategies.
- In some cases, the recommended strategies can only be implemented with new enabling legislation.
- In order to minimize regulation, many of the strategies are only recommended within the specific geographic area for which the issue they address may occur e.g., properties conterminous to the post or within a certain distance, instead of implementation throughout the entire CUP study area.
- Like other planning processes that include numerous stakeholders, the challenge is to create a solution or strategy that meets the needs of all parties. In lieu of eliminating strategies that do not have 100 percent buy-in from all stakeholders, it was determined that the solution/ strategy may result in the creation of multiple strategies that address the same issue but tailored to individual jurisdictional circumstances.
- Since this CUP is meant to be a “living document” and state and federal regulations are subject to change; prior to

implementation of a recommendation included in the CUP; the implementing jurisdiction or party should ensure there is no conflict between the strategy and any existing local, state, or federal law.

A wide range of recommendations were developed for consideration by local governments and other stakeholders in the CUP study area. The recommendations involve both individual or multiple parties to implement.

The recommendations are a result of the findings and inputs of the participants involved in the study.

Recommendation	Category	Timeframe	Priority	Responsible Party	ROI	Issues
Creation of a state level guidebook dealing with economic development, preservation, and compatible use concepts as they relate to military installations. Use of Washington's <i>State Guidebook on Military and Community Compatibility</i> and Maryland's <i>JLUS Response Implementation Strategy</i> as reference documents. Contents could include sample documents to assist local officials with implementing strategies to protect and preserve military installations.	Statewide	Short	High	Kentucky Dept. of Military Affairs in conjunction with appropriate state agencies and regional planning elements of Area Development Districts.	High	Future BRAC rounds, funding, coordination with military partners. Involvement of state legislature. Would need annual updates
Establish an consortium to apply for Sentinel Landscape status. Critical to access available funding sources through coordination.	Regional	Short	High	Regional and Local Partners in conjunction with Fort Knox.	High	Long term planning effort requires impetus for future rewards. In preparation for next round of application to become a designee. Jan. 2023
In conjunction look to REPI (ACUB, et al) program in the interim if more immediate results are possible to facilitate creation of additional buffer lands. Update the ACUB Priority Areas to reflect current planning.	Regional	Short	High	Fort Knox in conjunction with regional partners	High	Annual applications to Service Headquarters July - September timeframe.
Access to Fort Knox Management Plans and related data such as noise contours that can assist local planners in updating their comprehensive plans and ordinances to promote compatible use.	Regional	Short	Medium	Fort Knox in conjunction with LTADD to host documents.	Medium	Documents must be sanitized for any restricted content. Updates must be made as they occur.
Coordinate with KY Dept. of Agriculture, local Natural Resources Conservation Service offices, and the KY State Conservationist to promote and facilitate use of the dollars available for USDA ACEP and KY's PACE programs for preservation of agricultural lands.	Regional	Long	Medium	Fort Knox in conjunction with regional partners	Medium	Customize marketing to land holdings of particular interest to maximize success potential.
Review options to highlight military training issues on real estate disclosure forms. Noise, dust, overflights, et al.	Statewide	Long	Medium	Kentucky Dept. of Military Affairs and Kentucky Real Estate Commission in conjunction regional partners.	Medium	Concerns of opposition from Chambers of Commerce and Realtor organizations. Political process required.

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Modify Comprehensive Plans to acknowledge the concepts of Compatible Use and cooperation with Fort Knox on future land use planning. Perhaps using the concept of the Military Influence Planning District (MIPD).	Local	Short	High	Local Planning Organizations working with Fort Knox.	High	
Create Zoning ordinances reflecting the need to attenuate noise, restrict types of outdoor lighting,	Local	Medium	High	Local Planning Organizations working with Fort Knox.	Medium	
Creation of overlay zones or districts around Fort Knox to promote compatible uses.	Local	Medium	High	Local Planning Organizations working with Fort Knox.	High	
Update subdivision regulations to promote noise and light abatement to minimize the impacts of each.	Local	Medium	High	Local Planning Organizations working with Fort Knox.	Medium	
Form coalition group to meet on regular basis to review issues with respect to compatible use. Develop a unified approach to enhancing communication and land use coordination between Fort Knox and local governments in the region. This group would provide oversight for the implementation of the CUP.	Regional	Short	High	Fort Knox in conjunction with regional partners	High	Create MOU or agreements to have representation and participation. Standalone or under umbrella of other existing organization.
Update zoning or other applicable ordinances to reflect ability for Transfer Development Rights, create programs and policies to promote this alternate where appropriate.	Local	Medium	Low	Local Planning Organizations	Medium	
Creation of "Dark Skies" ordinances to mitigate light pollution.	Local	Medium	Low	Local Planning Organizations	Medium	
Conduct review of existing plans of areas within the one-mile buffer for compatible use. Modify as possible to mitigate conflicts.	Local	Medium	High	Local Planning Organizations	Medium	
Reevaluate Future Land Use Maps with regards to compatible use. Modify to bring in line with these concepts.	Local	Medium	High	Local Planning Organizations	Medium	

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Establish MOU's between Planning Organizations and Fort Knox to provide points of contact and direct notification of development plans, rezonings, ordinance changes and comprehensive plan updates within the study area buffer zones. This would include tower siting and energy projects in addition to traditional industrial, commercial, or residential development.	Local	Short	High	Local Planning Organizations in conjunction with Fort Knox.	High	
Implement buffer zones similar the KY 313 Corridor Buffer to lessen density of development in the one-mile buffer zone. Corridors to review include portions of KY highways in Bullitt (44, 61, 251, 434), Hardin (361), Meade (1238, 1500, 1638, 1816, 1882), and Nelson (61).	Local	Short	High	Local Planning Organizations in conjunction with Fort Knox.	High	
Create an Air Installation Compatible Use Zone and/or Air Safety Zone as part of comprehensive plan and zoning ordinances. To account for overflight and approach zones.	Local	Medium	Low	Muldraugh, Radcliff.	Medium	The increase use of due to the new DAGIR may also want to be considered by Bullitt & Hardin Counties and Lebanon Junction.
Create a Frequency MOU between Fort Knox and local jurisdictions to define potential issues with frequency interference.	Local	Medium	Low	Fort Knox and Local Governments.	Low	
Work with local builders and developers to understand and include materials with STC ratings sufficient to provide noise attenuation in areas of increased risk of exposure.	Regional	Long	Medium	Planning Organizations.	Low	
Create or adopt standardized GIS mapping standards for consistency across datasets with respect to parcels, zoning, land use, structure points, and boundary records. This would include spatial accuracy, topology, scale, and attribution fields.	Regional	Long	Medium	Local Governments and regional planning agencies.	Medium	Some standards exist that are adoptable, some agencies would defer to state control. e.g. Property Valuation Administrators to Kentucky Revenue Cabinet.
Create standardize complaint and response forms and a clearing house to compile data in order to track and facilitate appropriate entity to respond to issue. This is with respect to noise, encroachment, overflights, pollution, or other factors.	Regional	Long	High	Fort Knox in coordination with Local Governments.	Medium	
Revisit or create new inter-local agreements regarding emergency response to natural or man-made hazards. Need to include notification and training procedures.	Regional	Medium	High	Fort Knox in coordination with Local Governments.	Medium	

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Create a One-Stop online website for information regarding Compatible Use. To including ongoing meeting information, data (to include geospatial) and record sources, polices and procedures, best practice documents, contact information.	Regional	Medium	High	Fort Knox in coordination with Local Governments and regional planning agencies.	High	
Create online building permit tracking database to facilitate understanding of growth and potential issues.	Local	Long	Low	Regional Planning Agency in coordination with Local Planning Organizations.	Low	
Create education components with regard to the use of lasers and drones. Publish through website, local media, and make available to education facilities.	Regional	Medium	Low	Regional Planning Agency in conjunction with Fort Knox	Low	
Perform risk analysis and assessment on the one and five-mile buffers to determine areas most at risk for incompatible use and land most favorable for conservation easements or other types of mitigation efforts.	Regional	Medium	Medium	Regional Planning Agency in coordination with Local Planning Organizations.	Medium	
Evaluate annexations with compatible use as a factor. Understanding the long term cost of infrastructure extension, maintenance, or stress.	Local	Ongoing	Medium	Local Planning Organizations in conjunction with Fort Knox.	High	
Expand or create separate Fort Knox Community Information Exchange to topics and issues that "cross the fence".	Regional	Ongoing	Medium	Fort Knox in coordination with Local Governments and Local Media.	Low	
Conduct a current housing market analysis within the CUP Study Area to determine the current market threshold for housing and price points.	Regional	Medium	Low	Regional Planning Agency in cooperation with Real Estate Developers and Builders.	Low	