



# FORT KNOX IMPLEMENTATION PLAN

# POLICY SUBCOMMITTEE



**Lincoln Trail**

Area Development District  
~ established 1968 ~

# PRESENTATION AGENDA

## Key Concepts Covered

- Compatible Land Use
- Compatibility Factors
- Regional Planning Council
- Comprehensive Plans
- Overlays
- Annexations
- Planning Organizations and Fort Knox MOU's
- Zoning Ordinances
- Subdivision Regulations
- Real-Estate Disclosure
- One-Stop Compatible Use Website
- Inter-Local Agreements: Emergency Response to Natural or Man-Made Disasters
- State Guidebook for Military Installations
- Noise Complaints



# **IMPORTANCE OF PROMOTING COMPATIBLE LAND USE**

**1**

**NATIONAL  
DEFENSE**

**2**

**ECONOMIC  
IMPACT**

**3**

**PUBLIC  
SAFETY**

**4**

**SUPPORT OF  
KNOX'S  
MISSIONS**

# COMPATIBILITY FACTORS



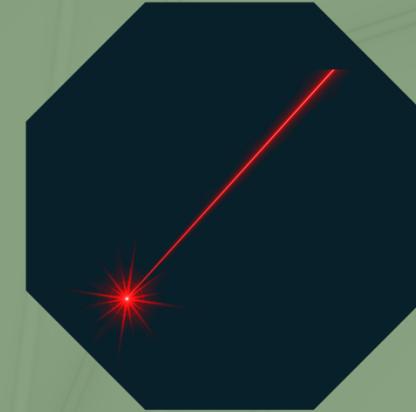
**ENCROACHMENT**



**DRONES**



**SPECTRUM  
FREQUENCY**



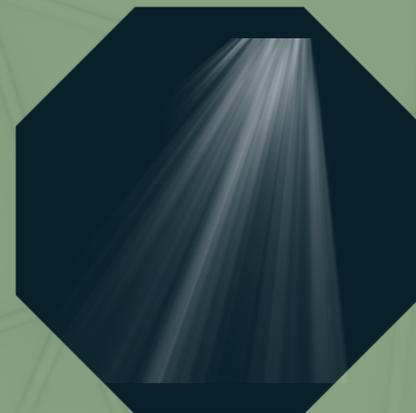
**LASERS**



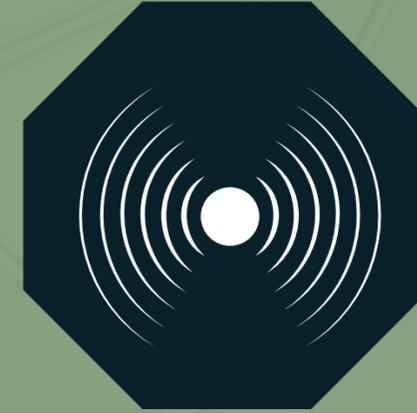
**COMMUNICATION**



**LAND USE**



**LIGHT/GLARE**



**NOISE/VIBRATION**



**VERTICAL  
OBSTRUCTIONS (VO)**

# REGIONAL PLANNING COUNCIL

The Council will serve as a mechanism for a unified approach for enhancing communication and compatible land use coordination between Fort Knox and surrounding communities in the Lincoln Trail Region.

## Targeted Recommendations:

- Comprehensive Plans
- Overlay Zones
- Annexations
- Standardized GIS Mapping Standards
- MOU's
- Zoning Ordinances
- Subdivision Regulations
- Real-Estate Disclosures



# COMPREHENSIVE PLANS

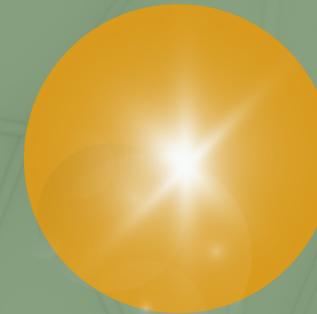
As noted in KRS 110.187, provisions for the accommodation of all military installations greater than 300 acres, comprise or border the installation to minimize conflict between the installation and local jurisdiction, relating to: air space usage, noise pollution, air pollution, and air safety concerns.



# OVERLAYS



**Military Influence Area (MIA)**



**Lighting Overlay District**



**Military Influence Planning District  
(MIPD)**



**Air Installation Compatible Use  
Zone (AICUZ)/ Air Safety Zones**

# ANNEXATIONS

## NOTIFICATIONS

If a local jurisdiction is located within 1-mile of a military installation, the military must be notified of any annexations.

## SAMPLE ORDINANCES

**Texas:** Municipalities may annex within five miles of the boundary of a military installation. The proposition shall be stated to voters of the area to annex to choose between with annexation or authority to adopt and enforce an ordinance regulating land use.

**Utah:** A municipality may not annex an unincorporated area within 5,000 feet of a military land boundary unless the military authority with jurisdiction over the military land approves the annexation.

# PLANNING NOTIFICATION MOU's

The Council will serve as a mechanism for a unified approach for enhancing communication and compatible land use coordination between Fort Knox and surrounding communities in the Lincoln Trail Region.

## SAMPLE ORDINANCES

NAS Patuxent River and St. Mary's County, Maryland

Southern Maine/Seacoast New Hampshire/Portsmouth Naval Shipyard and local communities

Ft. Campbell via JLUS Update



# ZONING ORDINANCES

**1**

**LIGHTING  
ORDINANCES**

**2**

**DRONE  
ORDINANCES**

**3**

**NOISE  
ORDINANCES**

**4**

**DARK SKIES  
ORDINANCES**

# SUBDIVISION REGULATIONS

Residential development near military installations may experience exposure to military aircraft noise, sometimes resulting in significant adverse impacts. However, with the mitigation of housing development, particularly subdivisions in very close proximity to military installations, proper construction techniques and materials minimize the impact of the aircraft noise. Planning, zoning, and building codes also can incorporate zoning overlays and model building codes for residences near military installations.



# REAL-ESTATE DISCLOSURES

## DISCLOSURE

Heart of Kentucky Association of Realtors has incorporated language into the contracts, all HKAR realtors use.

## SAMPLE ORDINANCES

**Fort Campbell: (Area of Military Impact)** Noted property may be exposed to periodic low-level military aircraft overflights, large artillery noise, small arms noise, and impacts with other such military training activities.

**Avon Park Air Force Range: ( Area of Military Influence)** Disclosure form states the subject property is located in the vicinity of Avon Park Air Force Range and may therefore be currently or in the future exposed to periodic low-level military aircraft over-flights, large artillery noise, small arms noise and impacts associated with other such military training operations.

# REGIONAL COMPATIBILITY WEBSITE

LOCAL GOVERNMENTS



RESOURCES

HANDBOOK



MAPPING

# **INTER-LOCAL AGREEMENTS:**

Emergency Response



# **STATE LEVEL GUIDEBOOK:**

## Military Installations

**1**

**COMMUNITY  
GUIDE TO  
COMPATIBILITY**

**2**

**TECHNICAL  
GUIDE TO  
COMPATIBILITY**

**3**

**IMPLEMENTATION  
TOOLKIT**

**4**

**CASE STUDIES**

# NOISE COMPLAINTS

The purpose of the noise complaint system is to assist the installation in maintaining compliance with FAA flight regulations and base standard operating procedures in order to minimize the effects of noise on neighboring communities. The noise complaint system helps ensure that both military and public interests are protected and to support ongoing communication between the post and communities. The system is not an avenue for individuals to comment on their general dislike of aircraft noise, the military. Complaints will not change the flight patterns or hours of current operations, or close the installation. Noise will be ever present when aircraft are flying and flight operations are occurring.



# OPEN DISCUSSION



# CONTACT ME:

If there are any additional questions or comments, please feel free to reach out to me:

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An aerial photograph of a university campus, showing various buildings, parking lots, and green spaces. The image is partially obscured by a large graphic overlay on the right side, which consists of a dark blue triangle at the top and a yellow triangle at the bottom, meeting at a diagonal line. The background of the overlay is a light green color with a subtle geometric pattern of overlapping triangles.

# THANK YOU!

Thank you for taking time out of your schedule to add your input to this conversation. We will be hosting a final stakeholder meeting in the beginning of December. We hope to see you then!