



TENNESSEE

Local Planning Assistance Office

Rachel Jackson Building /6th Floor
320 Sixth Avenue North
Nashville, Tennessee 37243-0405
615-741-2211

May 4, 2000

The Honorable Jimmy Woodson
County Executive of Bedford County
#1 Public Square
Courthouse, Room 101
Shelbyville, Tennessee 37160

Dear Mr. Woodson:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Bedford County Growth Plan submitted by the Bedford County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory will also keep a copy of your plan.

If I or the Local Government Planning Advisory Committee may be of additional assistance, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Waller".

Don Waller
Director

DW/jw

Enclosure

**Submittal of County Growth Plan
and
Certificate of Ratification**

Whereas, the Bedford County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Bedford County a Growth Plan which complies with TCA 6-58-106; and

Whereas, the County and municipal legislative bodies have ratified the Bedford Growth Plan as required by TCA 6-58-104; and

Whereas, the Bedford County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

Now Therefore, the Bedford County Coordinating Committee submits to the Local Government Planning Advisory Committee the Bedford County Growth Plan for its approval pursuant to TCA 6-58-104.

Walter W. Wood
Chair, County Coordinating Committee

2/24/00
Date

**Resolution of Approval
By The
Local Government Planning Advisory Committee**

Whereas, the Bedford County Coordinating Committee has submitted a County Growth Plan for Bedford County and its municipalities; and

Whereas, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104;

Now, Therefore Be It Resolved by the Local Government Planning Advisory Committee that the Bedford County Growth Plan is hereby approved and becomes effective this date.

Deborah L. Linn
Chair, Local Government Planning Advisory Committee

4-26-2000
Date

FAX TRANSMISSION

COUNTYWIDE PLANNING COORDINATING COMMITTEE

100 NORTH CANNON BLVD.
SHELBYVILLE, TENNESSEE 37160
931 604 3402
FAX: 931-684-3483

To: Don Waller Date: March 1, 2000
Fax #: 1-615-741-5070 Pages: 7, including this cover sheet.
From: Walt Wood
Subject: Summary of Bedford County Growth Plan

COMMENTS:

*Please include this Summary
in our documentation. Thanks.*

Over

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Bedford County Growth Plan

Tom Stiner
Tom Stiner, Chairman

BEDFORD COUNTY GROWTH PLAN

In 1998 the Tennessee Legislature passed Public Chapter 1101 which requires that each county develop a growth plan and submit that plan for approval to the local government planning advisory committee (LGPAC) by July 1, 2001. To comply with the law, the Bedford County coordinating committee has developed a countywide growth plan based on a twenty (20) year projection of growth and land use. The growth plan has been presented to the citizens of Bedford County at two (2) public hearings and must now be submitted to the municipalities and county commission for ratification. The governing bodies of the municipalities and county will have 120 days to either ratify or reject the growth plan developed by the coordinating committee.

Public Chapter 1101 permits three designations of territory within counties: urban growth boundaries (UGB); planned growth areas (PGA), and; rural areas (RA). Bell Buckle, Shelbyville and Wartrace have developed their UGBs and each held two (2) required public hearings. The coordinating committee determined the UGB for the Town of Normandy. Bedford County, in two (2) public hearings, has designated all territory outside of the municipalities' UGBs as RA. No PGAs are expected outside of the municipalities.

In developing the countywide growth plan the Bedford County coordinating committee took into consideration the UGBs as proposed by each municipality. The creation of the UGBs, as proposed by the municipalities to the coordinating committee, took into consideration each municipality's current boundaries, the amount of land still available within the current boundaries of each municipality for the development of residential, commercial or industrial growth, and the availability of services to each municipality and adjacent areas. The coordinating committee examined the ability of each municipality to provide services in a timely manner to areas within its proposed UGB. In examining the proposed UGBs, the committee made adjustments to some of the UGBs before finalizing the plan.

BELL BUCKLE: According to figures provided by the University of Tennessee Center for Business and Economic Research, the latest certified population count for the Town of Bell Buckle is 420. By the year 2020 the population of Bell Buckle is projected to be 546, an increase of 126 or 30%. Bell Buckle, with an area of approximately one-half (0.5) square mile, is unable to accommodate this population increase and expansion of its boundaries will be necessary.

The proposed UGB for Bell Buckle provides adequate land to accommodate the projected population increase for residential, commercial and industrial growth. Bell Buckle officials anticipate additional growth in the form of the annexation of territory that has been delayed in the past. Territories are included in the proposed UGB due to their proximity and the ease at which Bell Buckle can provide services. The Bell Buckle UGB includes an estimated five (5) square miles.

Bedford County Growth Plan

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NORMANDY: According to figures provided by the University of Tennessee Center for Business and Economic Research, the latest certified population count for the Town of Normandy is 123. By the year 2020 the population of Normandy is projected to be 145, an increase of 22, or 18%. Normandy currently covers an area of approximately 0.3 square mile. The UGB includes approximately three (3) square miles. The territory in the UGB is predominantly agricultural. There are no wildlife management areas within the UGB.

SHELBYVILLE: The Tennessee Department of Economic Development's Local Planning Assistance Office (LPAO) assisted the City of Shelbyville in developing its UGB. According to the Urban Growth Boundary Report prepared by the LPAO the 1990 population of Shelbyville was 14,049. Projected population for the year 2020 is 22,053, an increase of 8,004, or 57%.

The Shelbyville UGB includes an area of 26.3 square miles. According to the LPAO UGB report the area

[on the north] extends to the Shelbyville Airport on Highway 231. Extending beyond the entire length of the proposed by-pass (State Highway 437) the boundary travels from Tullahoma Highway in a westerly direction towards Highway 64 Lewisburg Highway. South of Shelbyville the boundary travels beyond the city limits along Flat Creek crossing States Highways 82 and 130 then along the Duck River to the Tullahoma Highway near the by-pass.

The LPAO report further states of the UGB that

The city's principal justification for requesting this Urban Growth Boundary is the fact that Shelbyville needs to manage the major thoroughfares that provide future economic security for the city. The recently completed four-lane highway (U.S. 231) connects Interstate 24 to Shelbyville. The proposed state by-pass (SR 437) will enable Shelbyville to utilize this I-24 link and expand its economic influence within the region. Transportation corridors can greatly affect development patterns and it is reasonable to think that high-density development will occur along and near these thoroughfares, especially between Shelbyville and Murfreesboro. Development will also occur but to a lesser degree on the other state highways toward Tullahoma, Lewisburg, and Nashville. Another interstate highway system link soon to be completed is State Route 840. When completed, the location of this highway will prove to be yet another vital interstate highway system link that is only 25 miles away.

Bedford County Growth Plan

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Additional justification for the Urban Growth Boundary...is the drainage basin for the extension of sewer service. The boundary that was decided upon takes into consideration the drainage basin that will provide the most cost-effective area for supplying sanitary sewer service. Sewer line construction is usually the most expensive of the utility services to provide. Shelbyville is viewing this mandated legislation as a planning process to outline far reaching public service policies rather than to just simply predict areas for potential annexations.

Regarding the Shelbyville urban growth boundary the LPAO report continues.

Based on historical experience, economic trends, population growth patterns, and topographical characteristics it is reasonable to expect that land near Shelbyville and along the major transportation corridors will become sites of high intensity residential, commercial and industrial development. Much of the development that has occurred in the unincorporated areas of Bedford County has occurred in these areas during the past 20 years.

WARTRACE: According to figures provided by the University of Tennessee Center for Business and Economic Research the latest certified population count for the Town of Wartrace is 537. By the year 2020 the University of Tennessee projects the population of Wartrace to be 663, an increase of 126 or 23%. Wartrace officials believe that the Town is unable to accommodate even this population increase and expansion of its boundaries will be necessary. The UT population projections for unincorporated Bedford County show an anticipated increase of approximately 5,000 by the year 2020. Wartrace officials expect that most of the residential growth resulting from that population increase will take place in northeast Bedford County in the area near or surrounding Wartrace. Officials expect that the Town will grow through the annexation of surrounding territory that is developed over the next twenty (20) years. As a result of this residential growth, officials in the Town of Wartrace expect its population increase to be considerably more than 23%. Thus, they are including approximately six (6) additional square miles, in addition to the existing 0.7 square miles within the current boundaries, in the Town's UGB. The proposed UGB extends out in all directions from the current town limits.

In 1981 the Tennessee Local Planning Office (now the Local Planning Assistance Office) produced a General Plan for the Town of Wartrace Planning Commission. That Plan proposed future uses for the remaining undeveloped land in the Town at the time and also determined the degree of suitability of land uses for the existing Town and the surrounding area. According to the Year 2000 Land Use Plan map in the 1981 General Plan, approximately one third (1/3) of the land included in the Wartrace UGB is not suitable for development due to soil types, excessive slopes, flood hazards or other

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geological factors. The Plan also designated additional land as "marginally suitable" for some uses, suggesting only agricultural or low-density residential development would be appropriate. Leaving the unsuitable and marginally suitable land undisturbed would preserve a substantial amount of agricultural and forested land. There are no wildlife management areas proposed to be included within the UGB.

Based on the amount of land suitable for development in the Wartrace UGB (approximately 2,858 acres) and the current population density of Wartrace of 1.3 persons per acre, the Town of Wartrace could reach a population of 3,715 by the year 2020 if the density factor remains the same and the entire UGB is developed and incorporated into the Town. It is the intention of the Wartrace Steering Committee that the majority of the proposed territory develop as low-density residential with recreational, commercial and utility services to support the residential development.

BEDFORD COUNTY: The Bedford County Growth Report was also prepared by the LPAO. In the Growth Plan for Unincorporated Areas the Bedford County Planning Commission chose to designate all areas outside of the municipalities' UGBs as Rural Areas (RA). The Planning Commission believes that it has adequate land use controls in place "to preserve and protect agricultural areas while simultaneously establishing a mechanism to support orderly suburban expansion."

In Section VI. Designation of Rural and Planned Growth Areas the report outlines the County's growth policies regarding the rural areas outside of the UGBs of Bell Buckle, Normandy, Shelbyville and Wartrace.

Areas not included in the UGBs of the municipalities are designated as Rural Areas. Bedford County will not act to prohibit development in these designated Rural Areas. It will, however, promote these areas as low-density, environmentally sensitive areas that should be viewed as a "quality of life asset" which keeps Bedford County an attractive, aesthetically pleasing place to live and conduct business. The objectives are: maintenance of open space; an encouragement of or compatibility with agricultural uses; a special concern for sensitive environmental issues and preservation of infrastructure capacity.

Protection of public lands held in trust by Federal or State agencies as open space or reservations and constrained lands is assumed. These are placed in the Rural Area with the specific intention that they will not be used for development.

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Bedford County will review its zoning and subdivision regulatory documents to facilitate implementation of its Growth Plan.

RECOMMENDED GROWTH PLAN: The Bedford County Growth Plan, as presented in this report and the accompanying map, includes the depiction of existing corporate limits for Bell Buckle, Normandy, Shelbyville and Wartrace, and identifies the UGBs for those municipalities, and the RA for the remaining territory in the County. The Bedford County Coordinating Committee is required to submit the recommended growth plan for ratification by the Bedford County Commission and the governing bodies of each municipality. After receiving the recommended growth plan, the County Commission and the governing bodies of the municipalities will have no more than one hundred twenty (120) days to either ratify or reject the recommended growth plan. The growth plan must then be submitted to and approved by the local government planning advisory committee (LGPAC). According to Section 5(d)(1) of Public Chapter 1101:

IF urban growth boundaries, planned growth areas and rural areas were recommended or revised by a coordinating committee and ratified by the county and each municipality therein, THEN the local government planning advisory committee shall grant its approval, and the growth plan shall become immediately effective.

After the growth plan is approved, "all land use decisions made by the legislative body and the municipality's or county's planning commission shall be consistent with the growth plan" (Public Chapter 1101, Section 8).

COUNTYWIDE PLANNING COORDINATING COMMITTEE

100 NORTH CANNON BLVD.
SHELBYVILLE, TENNESSEE 37160
931-684-3482
FAX: 931-684-3483

RECEIVED

FEB 29 2000

LOCAL
PLANNING ASSISTANCE
OFFICE

February 24, 2000

Mr. Don G. Waller
Director--Local Planning
Tennessee Department of Economic & Community Development
6th Floor, 320 Sixth Avenue North
Rachel Jackson State Office Building
Nashville, TN. 37243-0405

Dear Don:

The purpose of this letter is to file our final County Growth Plan for Bedford County with the Local Government Planning Advisory Committee. This Plan was approved by the Countywide Planning Coordinating Committee on 12/30/99 and forwarded to all local governments in Bedford County. All local governments have passed the Plan including Normandy 1/10/00, Wartrace 1/10/00, Bell Buckle 2/4/00, Bedford County 2/8/00, and Shelbyville 2/10/00.

Enclosed for your approval is the Submittal of County Growth Plan and Certificate of Ratification, a summary of the Plan, two copies of the maps, and copies of the resolutions by each of the local governments adopting the plan. This Plan meets all the requirements of TCA §6-58-106, the Growth Policy Act, Public Chapter 1101 of 1998.

On behalf of the Countywide Planning Coordinating Committee and all the local governments involved we fully support this plan. We feel that the process was helpful in dealing with future growth issues, and appreciate the opportunity to participate in the process.

Please do not hesitate to contact me should you have any questions or need additional information regarding this matter.

Sincerely,



Walter W. Wood
Chairman

**TOWN OF NORMANDY
BOARD OF MAYOR AND ALDERMEN
JANUARY 10, 2000**

We do hereby this tenth day of January 2000 approve the Countywide Planning Growth Map as submitted.

SIGNED,

Mayor Randy P. Prince

Alderman Steve Lewis

Alderman Evelyn Hutton

Alderman [Signature]

Resolution 00 - 001

WHEREAS, the State General Assembly has through Public Chapter 1101 mandated that each local government develop a twenty year growth plan, and

WHEREAS, pursuant to Chapter 1101, a County wide coordinating committee was created to draft a proposed twenty year growth plan for Bedford county and the municipalities therein, and

WHEREAS, the Town of Wartrace has actively participated in the aforementioned coordinating committee, now

THEREFORE BE IT RESOLVED, that the Town of Wartrace on behalf of its residents does hereby ratify the proposed twenty-year growth plan for Bedford County and the municipalities therein with the following understanding:

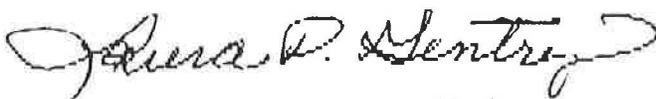
1. If and when annexation occurs within the Urban Growth Boundary of the Town of Wartrace, those lands within the UGB, which are agricultural, will be taxed at special agricultural rate.
2. A clear understanding between the County and each Municipality is determined concerning responsibility for planning and zoning within its UGB.

Duly passed and approved this 10th day of January 2000.



Donald R. Gallagher, Mayor

ATTESTED:



Laura Gentry, Recording Clerk

Town of Bell Buckle

8 Railroad Square ~ P. O. Box 276 ~ Bell Buckle, TN 37020
Phone 931-389-8513 ~ Fax 931-389-6189

February 4, 2000

**Resolution of Approval of the Bedford County Growth Plan
By The
Bell Buckle City Commission**

Whereas, the General Assembly of the State of Tennessee enacted Public Chapter 1101 of 1998 requiring that all counties develop a recommended growth plan; and

Whereas, the recommended growth plan was finalized by the Bedford County Coordinating Committee after conducting two public hearings; and

Whereas, the recommended growth plan identifies urban growth boundaries for each municipality within the county; and

Whereas, the recommended growth plan identifies planned growth areas and rural areas within the county; and

Whereas, the purpose of the growth plan is to direct the coordinated, efficient, and orderly development of the local government and its environs that will, based on an analysis of the present and future needs, best promote the public health, safety, morals and general welfare; and

NOW, THEREFORE, BE IT RESOLVED BY THE BELL BUCKLE CITY COMMISSION that the Bedford County Growth Plan be adopted on this fourth day of February, 2000, the public welfare demanding it.

Linda K Nammie, Mayor

RESOLUTION NO. 4-00

WHEREAS, the State of Tennessee General Assembly has through Public Chapter 1101 mandated that each local government develop a twenty year growth plan; and

WHEREAS, pursuant to Chapter 1101, a Countywide coordinating committee was created to draft a proposed twenty year growth plan for Bedford county and the municipalities therein, and;

WHEREAS, the City of Shelbyville has actively participated in the aforementioned coordinating committee, now

THEREFORE, BE IT RESOLVED, that the City of Shelbyville on behalf of its residents does hereby ratify the proposed twenty year growth plan for Bedford County and the municipalities therein with the following understanding:

1. If and when annexation occurs within the Urban Growth Boundary of the City of Shelbyville, those lands within the UGB, where are agricultural will be taxed at the special agricultural rates.
2. A clear understanding between the County and each Municipality is determined concerning responsibility for planning and zoning within its Urban Growth Boundary.

Duly passed and approved this 10th Day of February, 2000.



 MAYOR GENEVA SMITH

ATTEST:



 CITY RECORDER BETTY LAMB

APPROVED AS TO FORM:



 CITY ATTORNEY TOM NANCE

4. **Consideration of a request from Ronda Helton concerning approval of a proposed Graphic Imaging System – (GIS).**

(Placed on the agenda by the Budget and Finance Committee.)

5. **Consideration of a request from Mrs. Mae Dee Hendricks for a donation from the county of \$15,000 to the Gilliland House restoration project.**

(Placed on the agenda by the Budget and Finance Committee without a recommendation.)

B. RULES AND LEGISLATIVE COMMITTEE

1. **Consideration of approving notary applicants / renewals as submitted by County Clerk Kathy Prater.**

(Placed on the agenda by the Rules and Legislative Committee with recommendation.)

2. **Consideration of a request from the Bedford County Road Board to allow the Bedford County Highway Department to add North Fork Drive to its official list for maintenance by the county highway department.**

(Placed on the agenda for a second reading by the Rules and Legislative Committee with recommendation.) (Passed first reading at the January 11th meeting.)

3. **Consideration of a request from Mr. Joe B. Barton to rezone his property on Red Hill Road and Normandy Road from A-1 to R-1.**

(Placed on the agenda by the Rules and Legislative Committee with a recommendation.) (Recommended by the Bedford County Planning Commission.) (Public hearing was scheduled for 6:30 p.m. prior to the regular commission meeting.)

4. **Consideration of a request from Mr. Tony Carrick to rezone his 37 acres located near the airport on Highway 231 N from A-1 to C-1.**

(Placed on the agenda by the Rules and Legislative Committee with a recommendation.) (Recommended by the Bedford County Planning Commission.) (Public hearing was scheduled for 6:40 p.m. prior to the regular commission meeting.)

5. **Consideration of a request from Mr. Tony Carrick to rezone his 11 acres on Harts Chapel Road from A-1 to M-1.**

(Placed on the agenda by the Rules and Legislative Committee without a recommendation.) (Not recommended by the Bedford County Planning Commission.) (Public hearing was scheduled for 6:50 p.m. prior to the regular commission meeting.)

6. **Consideration of approving the proposed policy manual for the county executive's office.**

(Placed on the agenda by the Rules and Legislative Committee with recommendation.)

7. **Consideration of passing the proposed County Wide Growth Plan, which was presented at the January 11th commission meeting.**

(Placed on the agenda by the Rules and Legislative Committee without a recommendation.) (Deferred at the January 11th meeting.)

7.B.7., CON'T:

Commissioner Wilson then made a motion to move Item 7.B.7. and Item 6.D. up on the agenda, seconded by Commissioner Pewitt, and passed by unanimous vote of the Board.

School Superintendent Mike Bone then stated he had no objections to Item 6.D. being addressed at the proper time as placed on the agenda.

Commissioner Brothers then moved to approve Item 7.B.7. seconded by Commissioner Pewitt.

With no objections, Chairman of the Hamilton County Board of Commissioners, Harold L. Coker, and the Boards lawyer, John R. Anderson, came forward to address the Commission.

Mr. Coker stated Hamilton County's position on the Urban Growth Plan. He said the bottom line is "The Colonists came to America to decide who governs them and to whom they pay their taxes and we feel like that those that are annexed ought to have the right to vote on whether they are annexed or not." He stated this piece of legislation was unacceptable to Hamilton County and they are asking Bedford County to consider their situation. Lawyer John Anderson then explained the details of Public Chapter 1101. He said there were two issues that keep coming back to Hamilton County.

- 1. In today's government, you should have the right to choose whether you are going to pay taxes to that government, which pertains to annexation.
- 2. The plan is for twenty years and is virtually unchangeable for that period.

Commissioner Wilson then stated that if annexed, the city has to provide a plan of services within so many days, and asked what the recourse was if that didn't happen.

Mr. Anderson stated the plan had to be provided within a reasonable amount of time, but reasonable time was not defined. He stated the recourse was that you could sue, and you have to prove that the annexation was unreasonable on the city's part.

After further discussion by Mr. Coker and Commissioner Ledbetter, Chamber of Commerce Executive Director Walt Wood came forward to restate his position as Chairman of the County-Wide Planning Coordinating Committee. He said with approval of this plan, 88% of the County would remain rural.

Kennon Threet, Chairman of the Bedford County Planning Commission, came forward to state the Planning Commission's position.

He stated the Planning Commission felt the cities were requesting too large an area and felt there would be some negotiations. He stated if the cities plan was reduced by 50%, it would be about right. He said they hoped to be able to negotiate, but the County's Growth Plan was ignored because the County Wide Planning Coordinating Committee had enough votes to pass their plan. He urged the Commission to turn down the County Wide Growth plan so that they would have to come back to the County and negotiate or send it to arbitration.

After further discussion by Commissioner Rogers, Commissioner Brown called for question, seconded by Commissioner Harrison. The motion to end discussion then passed on a show of hands with 11 Commissioners voting in favor of ending the discussion.

The motion to approve Item 7.B.7. then passed on a roll call vote.

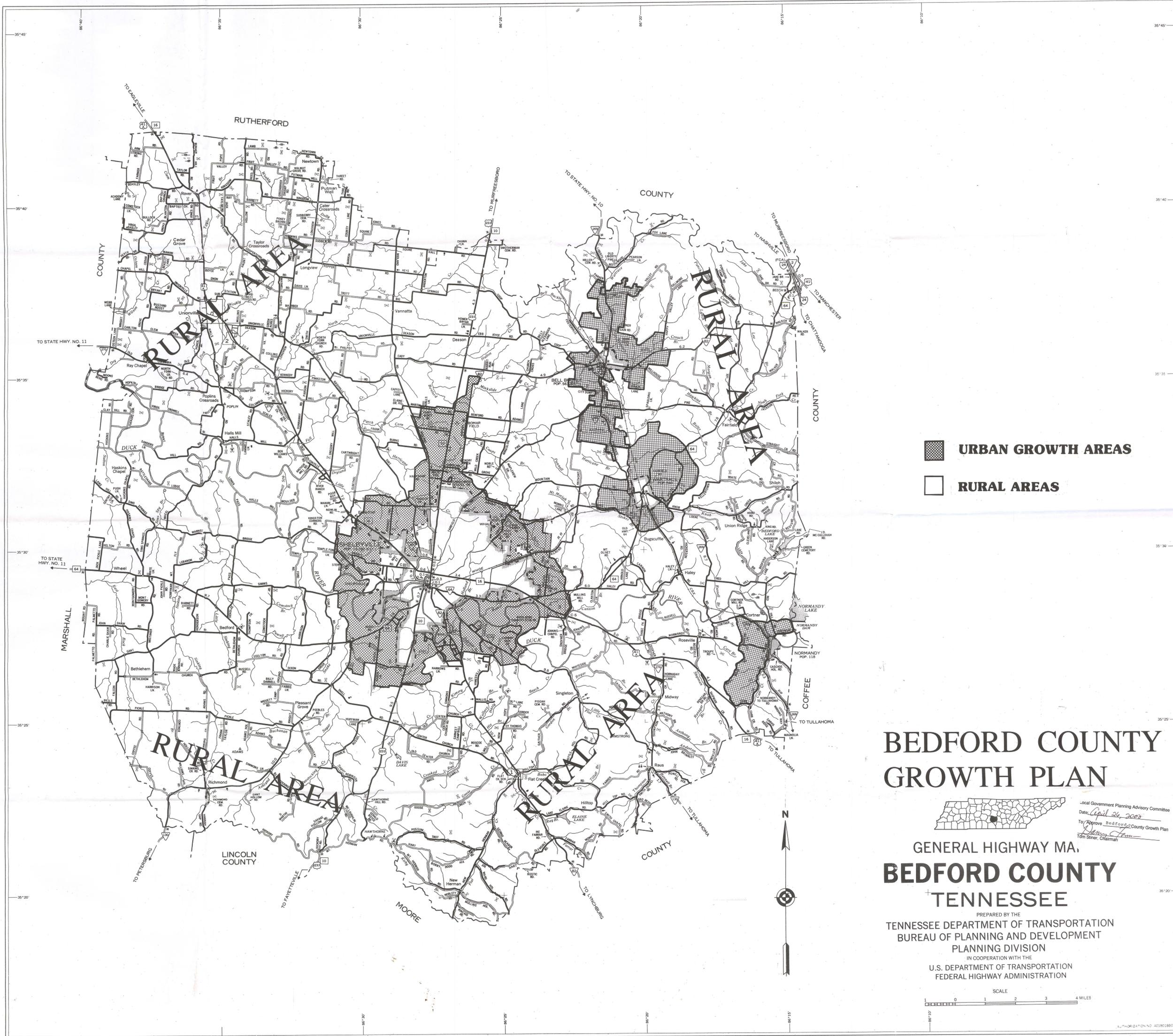
12 ayes 5 noes 1 pass

Commissioner Wilson stated that he wasn't aware of the 12 day rule in getting an item on the agenda and stated he erred because of this. He then stated his vote on the previous motion was due to his belief that you should have a trial of your peers.

5. APPROVAL OF JANUARY 11, 2000 COMMISSION MINUTES

(Placed on the agenda by the Rules and Legislative Committee without a recommendation.)

Commissioner Brothers moved to approve the January 11, 2000 Commission minutes, seconded by Commissioner Williams, and passed by unanimous vote of the Board.



-  **URBAN GROWTH AREAS**
-  **RURAL AREAS**

BEDFORD COUNTY GROWTH PLAN



Local Government Planning Advisory Committee
 Date: April 26, 2002
 To: Approve Bedford County Growth Plan
Tom Stiner
 Tom Stiner, Chairman

GENERAL HIGHWAY MA, BEDFORD COUNTY TENNESSEE

PREPARED BY THE
 TENNESSEE DEPARTMENT OF TRANSPORTATION
 BUREAU OF PLANNING AND DEVELOPMENT
 PLANNING DIVISION
 IN COOPERATION WITH THE
 U.S. DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION

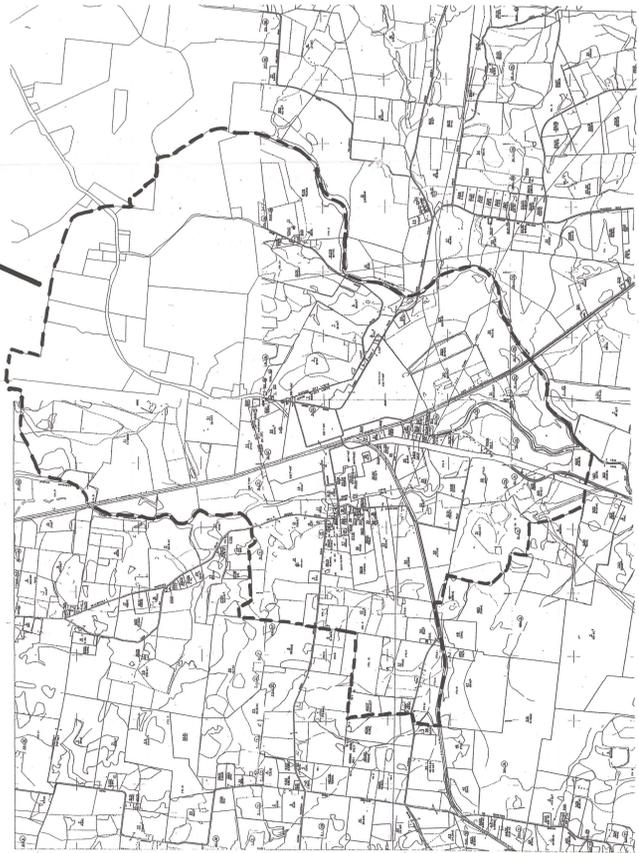




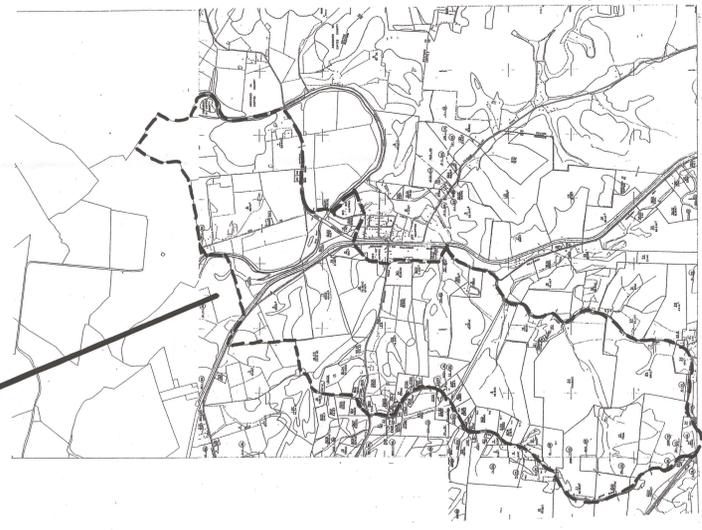
SHELBYVILLE GROWTH PLANNING BOUNDARY



BELL BUCKLE GROWTH PLANNING BOUNDARY



WARTRACE GROWTH PLANNING BOUNDARY



NORMANDY GROWTH PLANNING BOUNDARY



BEDFORD COUNTY GROWTH PLAN

Local Government Planning Advisory Committee
Date: April 24, 2024
To: County Board of Commissioners, County Growth Plan
By: [Signature]
Tom Stiner, Chairman