



State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**  
William Snodgrass/Tennessee Tower Building-10<sup>th</sup> Floor  
312 8th Avenue North  
Nashville, Tennessee 37243-0405  
615-741-2211

January 31, 2001

The Honorable Tommy C. Stiner  
County Executive of Campbell County  
P.O. Box 435  
Jacksboro, Tennessee 37757

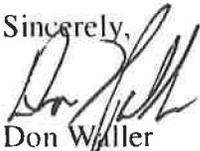
Dear Mr. Stiner:

The Local Government Planning Advisory Committee at its meeting January 24 approved the Campbell County Growth Plan submitted by the Campbell 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,



Don Waller  
Director

DW/jw

Enclosure

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

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

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

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

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

\_\_\_\_\_  
Chair, County Coordinating Committee

\_\_\_\_\_  
Date

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

Whereas, the Campbell County Coordinating Committee has submitted a County Growth Plan for Campbell 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 Campbell County Growth Plan is hereby approved and becomes effective this date.

  
\_\_\_\_\_  
Chair, Local Government Planning Advisory Committee

1-24-01

\_\_\_\_\_  
Date

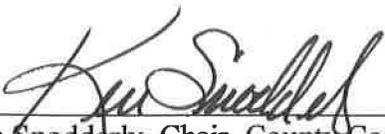
**Submittal of County Growth Plan  
and  
Certificate of Ratification**

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

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

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

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

  
\_\_\_\_\_  
Ken Snodderly, Chair, County Coordinating Committee

1-23-2001  
Date

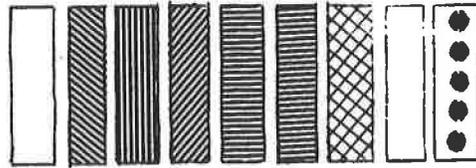


*Approved  
1-23-2001  
Don Hill  
3-14-07*

# COUNTY WIDE GROWTH PLAN CAMPBELL COUNTY, TENNESSEE

FEBRUARY 1, 2000

## LEGEND

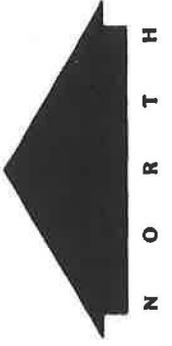
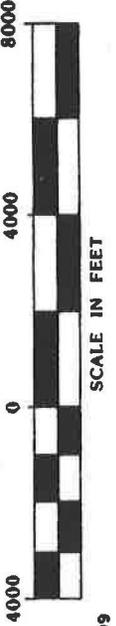


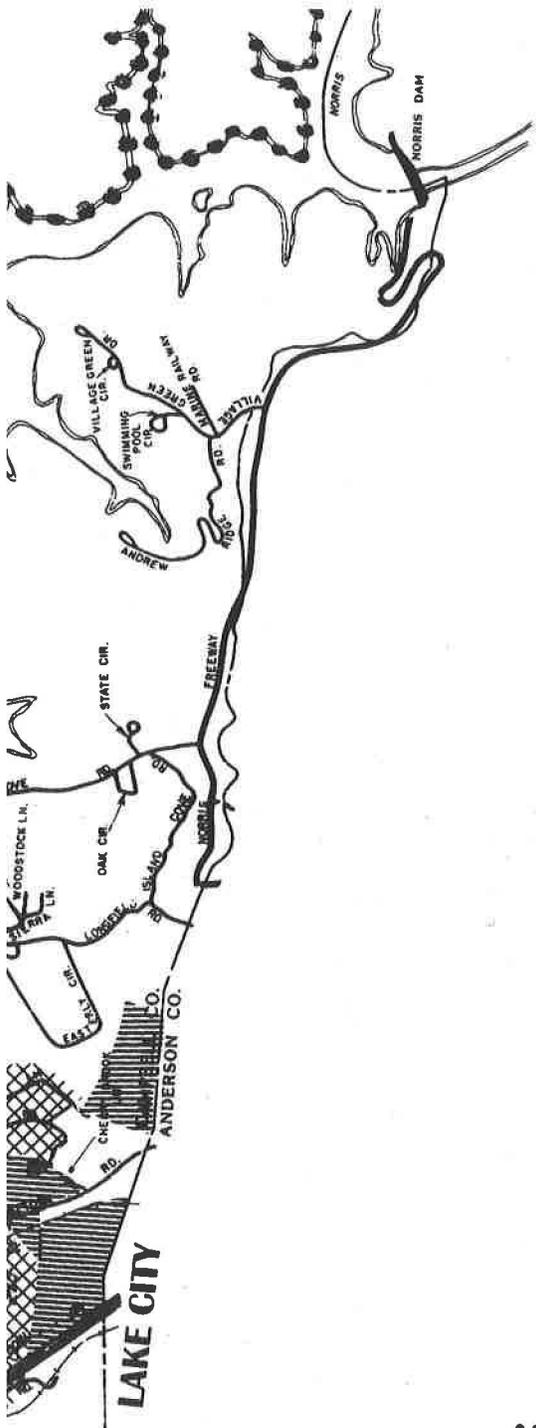
EXISTING INCORPORATED AREA  
 JELICO URBAN GROWTH AREA  
 LaFOLLETTE URBAN GROWTH AREA  
 CARYVILLE URBAN GROWTH AREA  
 LAKE CITY URBAN GROWTH AREA  
 JACKSBORO URBAN GROWTH AREA  
 CAMPBELL COUNTY PLANNED GROWTH AREA  
 CAMPBELL COUNTY RURAL AREA  
 STATE OWNED AREA

: TN. DEPT. OF  
DEVELOPMENT  
E OFFICE

BASE MAP PREPARED BY  
LOCAL PLANNING ASSISTANCE OFFICE  
TENNESSEE DEPARTMENT OF ECONOMIC &  
COMMUNITY DEVELOPMENT  
KNOXVILLE, TENNESSEE  
DATE AUGUST 1990

REVISED NOVEMBER 1999





**Certified By:**

**CAMPBELL COUNTY**  
**County**

*[Handwritten Signature]*  
**Coordinating Committee Chairman**

1-23-2001

**Date**

Local Government Planning Advisory Committee

Date: January 24, 2001

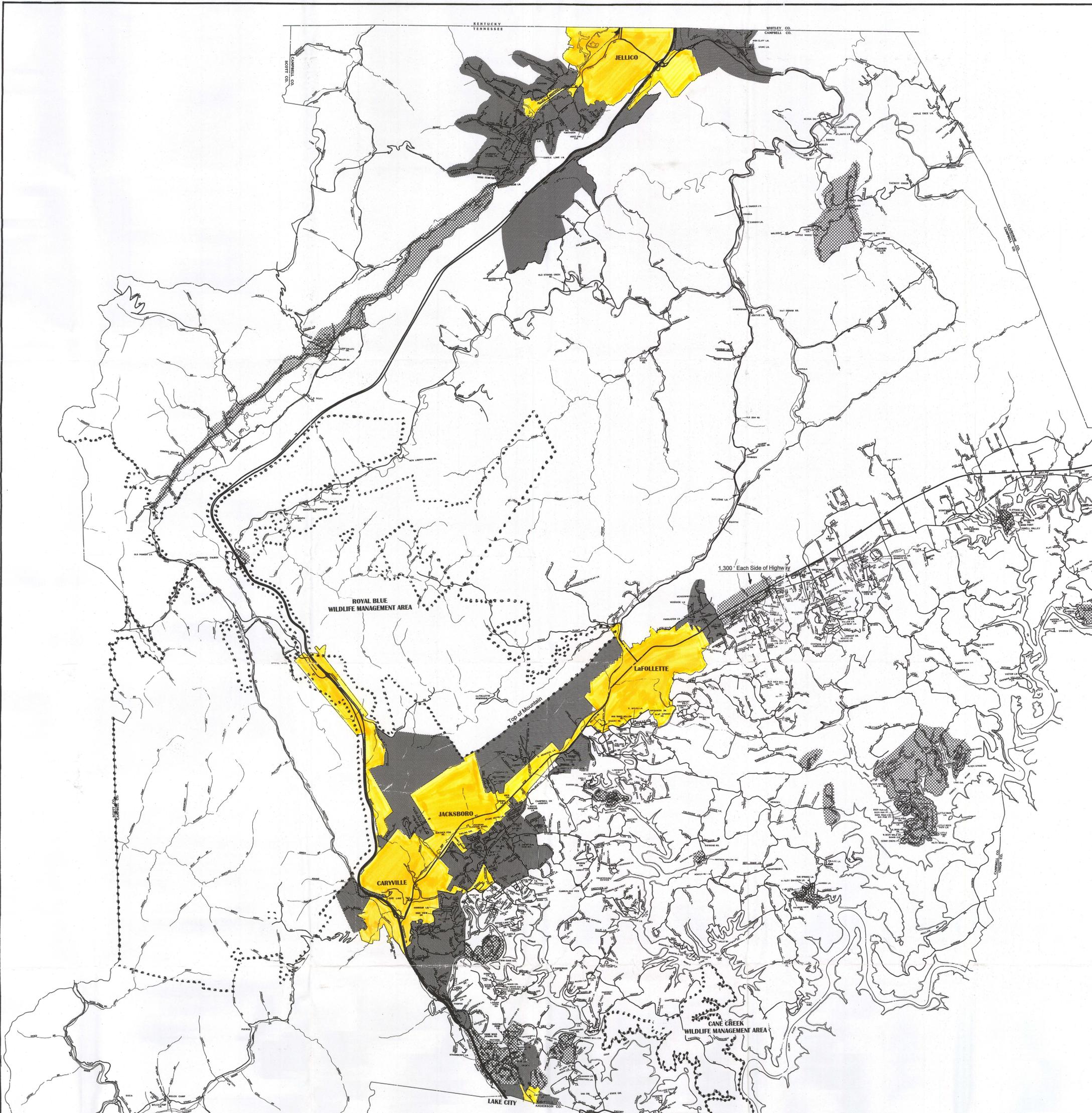
To: Approve Campbell County Growth Plan

*[Handwritten Signature]*  
Tom Stiner, Chairman

*[Handwritten Signature]*

3-14-07

**ILLUSTRATION  
ECONOMIC  
LOCAL PLAN  
KNOXVILLE**

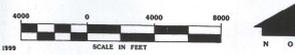


**COUNTY WIDE GROWTH PLAN  
CAMPBELL COUNTY, TENNESSEE**  
FEBRUARY 1, 2000

**LEGEND**

-  EXISTING INCORPORATED AREA
-  JELICO URBAN GROWTH AREA
-  LaFOLLETTE URBAN GROWTH AREA
-  CARVILLE URBAN GROWTH AREA
-  LAKE CITY URBAN GROWTH AREA
-  JACKSBORO URBAN GROWTH AREA
-  CAMPBELL COUNTY PLANNED GROWTH AREA
-  CAMPBELL COUNTY RURAL AREA
-  STATE OWNED AREA

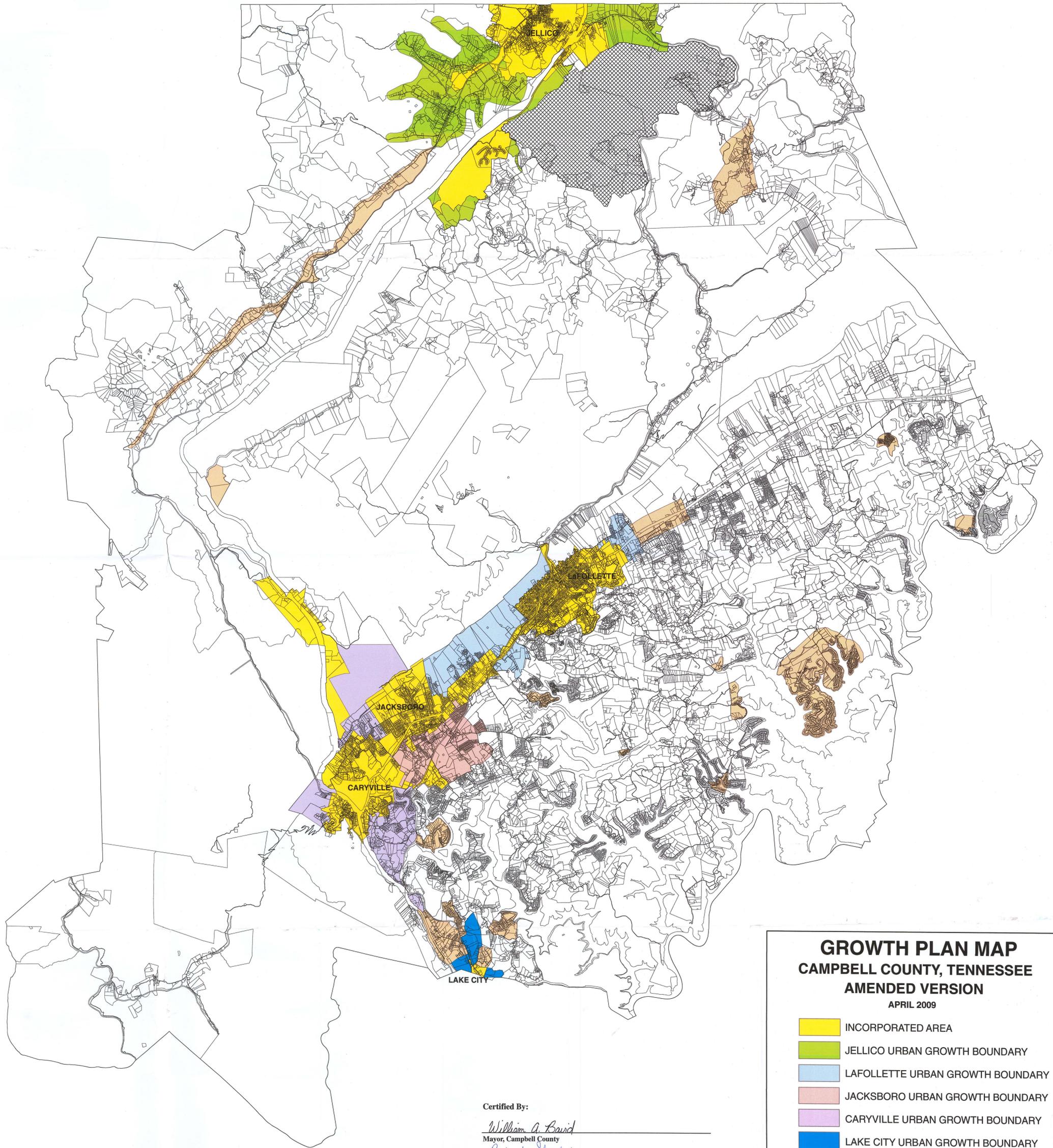
BASE MAP PREPARED BY  
LOCAL PLANNING ASSISTANCE OFFICE  
TENNESSEE DEPARTMENT OF ECONOMIC &  
COMMUNITY DEVELOPMENT  
KNOXVILLE, TENNESSEE  
DATE AUGUST 1990 REVISED NOVEMBER 1999



**Certified By:**  
**CAMPBELL COUNTY**  
County  
*Tom Stinfor*  
**Coordinating Committee Chairman**  
Date 1-23-2001

Local Government Planning Advisory Committee  
Date: January 24, 2001  
To: Approve Campbell County Growth Plan  
*Tom Stinfor*  
Tom Stinfor, Chairman

**ILLUSTRATION PREPARED BY: TN. DEPT. OF  
ECONOMIC AND COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
KNOXVILLE, TENNESSEE**



**GROWTH PLAN MAP**  
**CAMPBELL COUNTY, TENNESSEE**  
**AMENDED VERSION**  
 APRIL 2009

- INCORPORATED AREA
- JELICO URBAN GROWTH BOUNDARY
- LAFOLLETTE URBAN GROWTH BOUNDARY
- JACKSBORO URBAN GROWTH BOUNDARY
- CARYVILLE URBAN GROWTH BOUNDARY
- LAKE CITY URBAN GROWTH BOUNDARY
- CAMPBELL CO. PLANNED GROWTH AREA
- CAMPBELL CO. RURAL AREA
- PROPOSED JELICO URBAN GROWTH BOUNDARY EXPANSION

Certified By:

*William A. Baird*  
 Mayor, Campbell County

*Robert Stockburg*  
 Mayor, Caryville

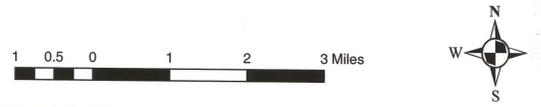
*John Connor*  
 Mayor, Jacksboro

*William F. Baird*  
 Mayor, Jellico

*Mark H. Shuff*  
 Mayor, Lafollette

*El Wilson*  
 Mayor, Lake City

Map Prepared by:  
 Department of Economic and Community Development  
 Local Planning Assistance Office  
 Knoxville, TN  
 Geographic Information Systems  
 This is not an engineering map.



Local Government Planning Advisory Committee  
 TO: Amended Campbell County Growth Plan  
 DATE: April 22, 2009  
 Kullback/Boyd/Smith, Inc.  
 Department of Economic & Community Development  
 Campbell County, Tennessee

Local Government Planning Advisory Committee

TO: Amend the Campbell County Growth Plan

DATE: *April 22, 2009*

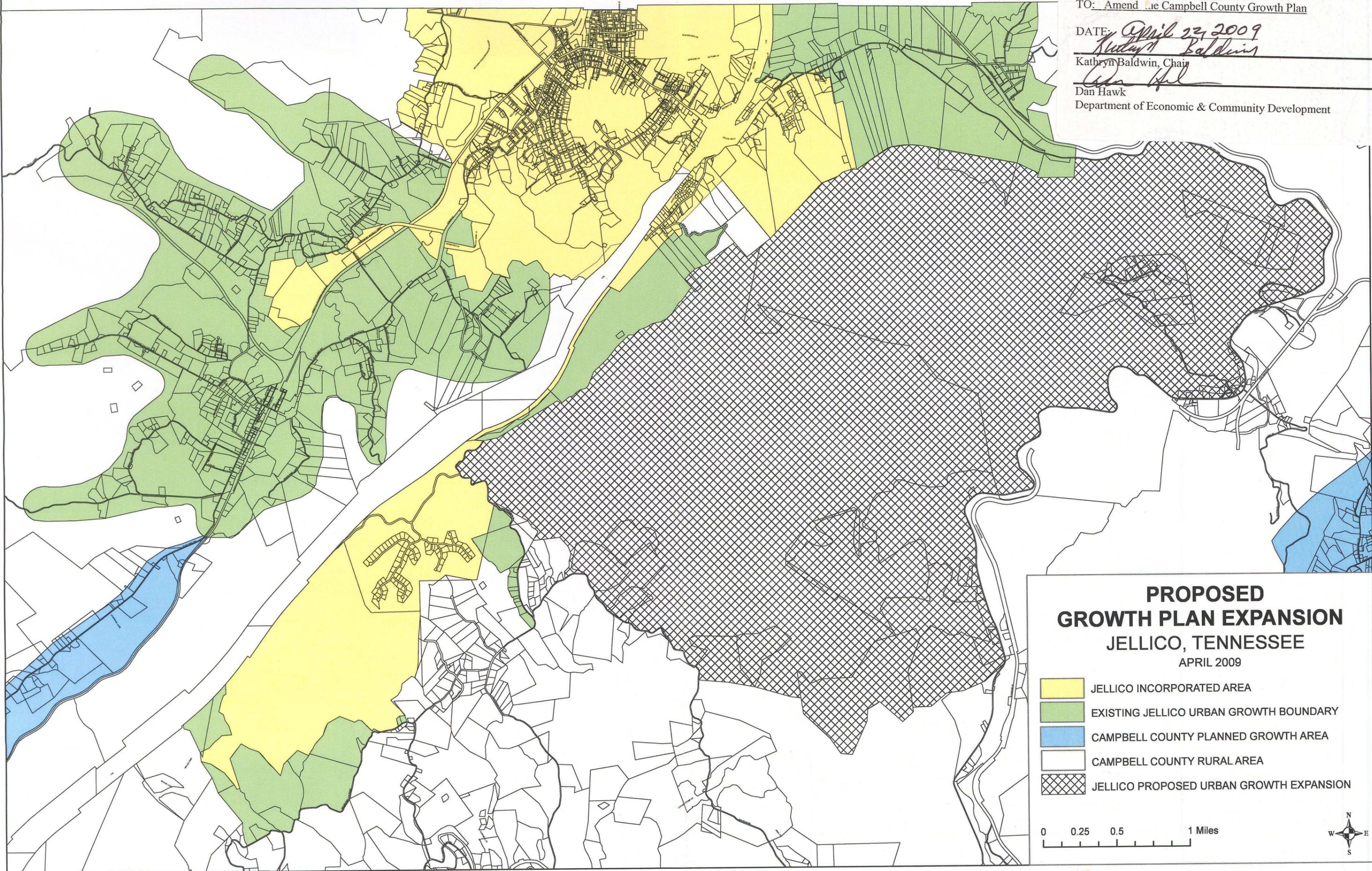
*Kathryn Baldwin*

Kathryn Baldwin, Chair

*Dan Hawk*

Dan Hawk

Department of Economic & Community Development



**PROPOSED  
GROWTH PLAN EXPANSION  
JELICO, TENNESSEE**  
APRIL 2009

-  JELICO INCORPORATED AREA
-  EXISTING JELICO URBAN GROWTH BOUNDARY
-  CAMPBELL COUNTY PLANNED GROWTH AREA
-  CAMPBELL COUNTY RURAL AREA
-  JELICO PROPOSED URBAN GROWTH EXPANSION

0 0.25 0.5 1 Miles





State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

William Snodgrass/Tennessee Tower Building-10<sup>th</sup> Floor  
312 8th Avenue North  
Nashville, Tennessee 37243-0405  
615-741-2211

April 28, 2009

The Honorable William Baird  
Campbell County Mayor  
P.O. Box 435  
570 Main Street  
Jacksboro, Tennessee 37757

Dear Mayor Baird:

The Local Government Planning Advisory Committee at its meeting on April 22, 2009 amended the Campbell County Growth Plan submitted by the Campbell County Coordinating Committee. Enclosed is a 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 Committee will also keep a copy of your plan. We understand a copy has already been filed with your county register. Please affix the attached certificate to that copy.

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

Sincerely,

Dan Hawk  
Administrator

DH/jw

Enclosures

SUBMITTAL OF COUNTY GROWTH PLAN  
AND  
CERTIFICATE OF RATIFICATION

WHEREAS, the Campbell County Coordinating Committee has developed and recommended the county and municipal legislative bodies of Campbell County an amendment to the County Growth Plan dated November 19, 2008 which complies with TCA 6-58-106; and

WHEREAS, the county and municipal legislative bodies have ratified the amendment to the Campbell County Growth Plan as required by TCA 6-58-104; and,

WHEREAS, the Campbell County Coordinating Committee has held the required public hearings pursuant to TCA 6-58-104;

NOW, THEREFORE the Campbell County Coordinating Committee submits to the Local Government Planning Advisory Committee the Campbell County Growth Plan Map dated December 30, 2008 Amended Version for its approval pursuant to TCA 6-58-104,

Walter M. Bidj.  
Chairman  
Campbell County Coordinating Committee

12/30/08  
Date

RESOLUTION OF APPROVAL  
BY THE  
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

WHEREAS, the Campbell County Coordinating Committee has submitted an amendment to the County Growth Plan for Campbell 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 Advisory Committee that the Campbell County Growth Plan is hereby approved and become effective this date.

Kurtzard G. B. Miller  
Chairman

April 22, 09  
Date

CAMPBELL COUNTY, TENNESSEE



**WILLIAM BAIRD**  
CAMPBELL COUNTY MAYOR

OFFICE: 423-562-2526  
FAX: 423-562-2075

P.O. BOX 435 • 570 MAIN STREET  
JACKSBORO, TENNESSEE 37757  
EMAIL: mayor@campbellcountygov.com

January 13, 2009

**Mr. Dan Hawk, Community Administrator**  
Department of Economic and Community Development  
5401 Kingston Pike, Suite 210  
Knoxville, TN 37919

Dear Mr. Hawk:

The Campbell County Coordinating Committee is requesting that the Local Government Planning Advisory Committee adopt the recently revised Campbell County Growth Plan. The revised plan simply involves the expansion of Jellico's Urban Growth Boundary to include territory that is being developed as Rarity Mountain by Rarity Communities or is adjacent to Rarity Mountain. This territory is a logical expansion of Jellico's Urban Growth Boundary because it is contiguous to Jellico's corporate limits and can only be provided with urban services by the City of Jellico.

The county followed the proper procedures when developing the revised County Growth Plan, as documented by the accompanying resolutions and maps. If you have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "William A. Baird".

**William A. Baird**  
Campbell County Mayor

**RESOLUTION NO. 2008-47**

**A RESOLUTION OF THE CITY OF JELICO, TENNESSEE  
RATIFYING THE AMENDED CAMPBELL COUNTY  
URBAN GROWTH PLAN**

WHEREAS, the Jellico Planning Commission has determined that the amended Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Jellico Planning Commission has determined that the City of Jellico is better able than other areas to efficiently provide urban services to the area within the proposed Urban Growth Boundary; and,

WHEREAS, the Jellico Planning Commission has determined that the proposed Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

WHEREAS, the Jellico Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Jellico Planning Commission forwarded said amendment to the City of Jellico Board of Mayor and Aldermen; and,

WHEREAS, the City of Jellico duty is to develop areas in the corporate limits and manage growth in areas adjacent to the municipality; and,

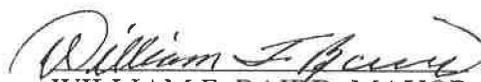
WHEREAS, the City of Jellico Mayor and Board of Aldermen held two public hearings on June 17, 2008 at 6:00 p.m. and June 19, 2008 at 6:00 p.m.; and,

WHEREAS, the City of Jellico Mayor and Board of Aldermen voted to certify the amended Urban Growth Boundary and forwarded said amendment to the Campbell County Coordinating Committee; and,

WHEREAS, the Campbell County Coordinating Committee has approved the amended Campbell County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Campbell County Growth Plan dated November 19, 2008.

Adopted this 23 day of October 2008.

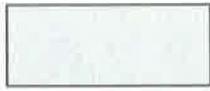
  
WILLIAM F. BAIRD, MAYOR

ATTEST:

Res No 2008-47

## Jellico UGB expansion fact sheet

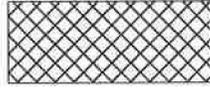
- The current corporate limits of Jellico encompass 4,052.8 acres.
- The requested expansion of the urban growth boundary is 7894.7 acres.
- The southwestern portion of the area will be accessed by the new Interchange # 156 and Rock Quarry Rd. (will be renamed Rarity Mountain Rd.) and Pine Mountain Road.
- The northeastern portion of the area will be accessed by Highway 25W which serves as the northern and eastern boundary of the requested area.
- The location of the area creates a situation where Jellico is the only municipality that can supply services to the area. The county also cannot adequately supply the necessary services.
- The majority of this area is the Rarity Mountain development, which based on estimates will result in a significant amount of property tax revenue and some sales tax revenue for the City of Jellico if and when annexed.
- The initiation of the expansion was due to the Rarity development approaching the city requesting the extension of services to the area.
- The Jellico Water and Electric System entered into an agreement with Rarity Mountain to extend the necessary infrastructure with all costs paid by the developer. Total cost of utility expansion is estimated at \$1,615,000.
- The area is quite rugged and will lend itself to compact development with large conservation areas.



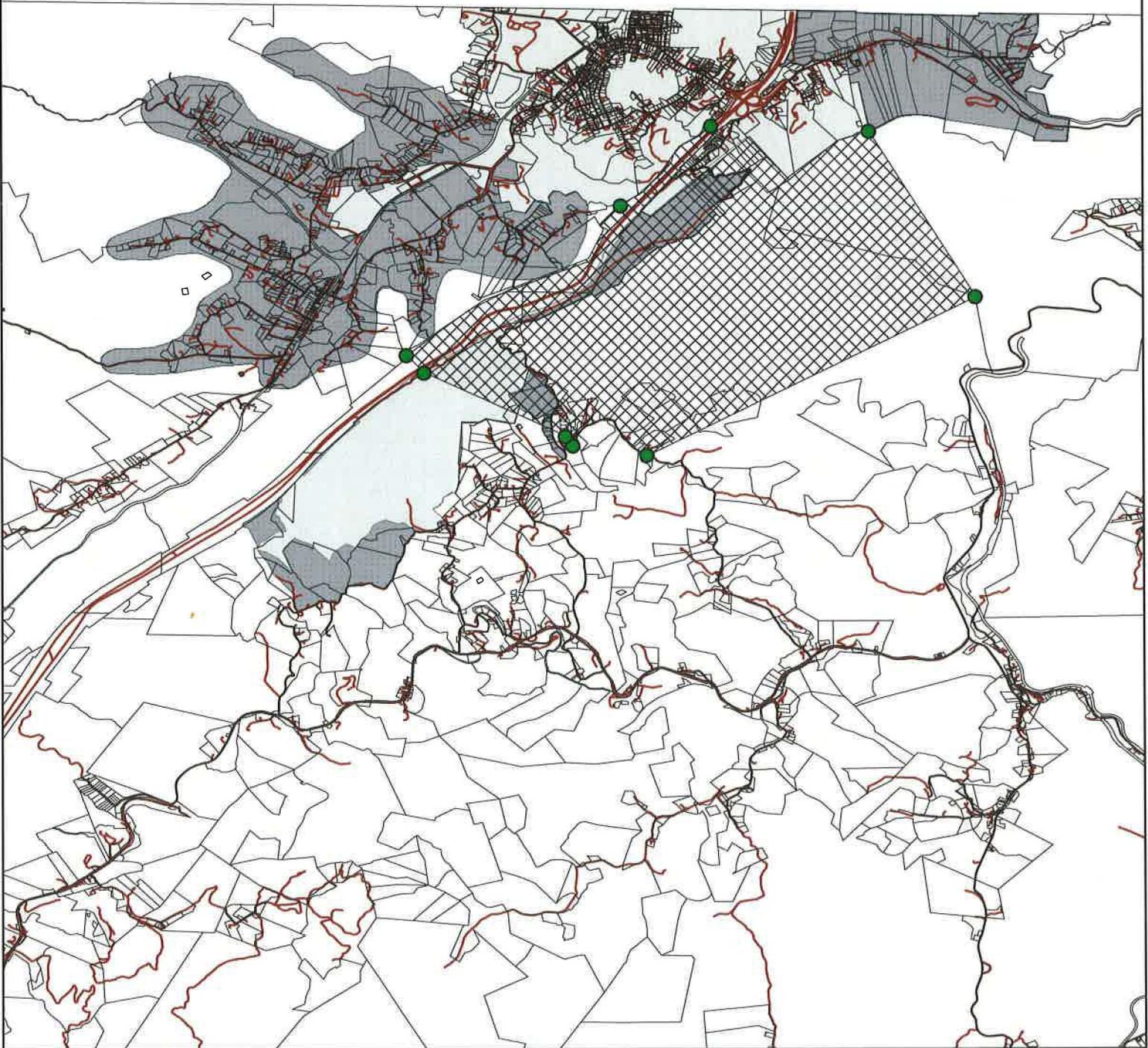
INCORPORATED AREA



EXISTING URBAN GROWTH BOUNDARY



PLOTTED DISCRPTION



RESOLUTION

**RESOLUTION BY THE CITY OF CARYVILLE RATIFYING THE  
AMENDED CAMPBELL COUNTY GROWTH PLAN**

WHEREAS, the Campbell County Coordinating Committee has approved the amended Campbell County Growth Plan dated Nov. 19, 2008 ~~2008~~, and,

WHEREAS, the City of CARYVILLE is not affected by the amendment to the Campbell County Growth Plan.

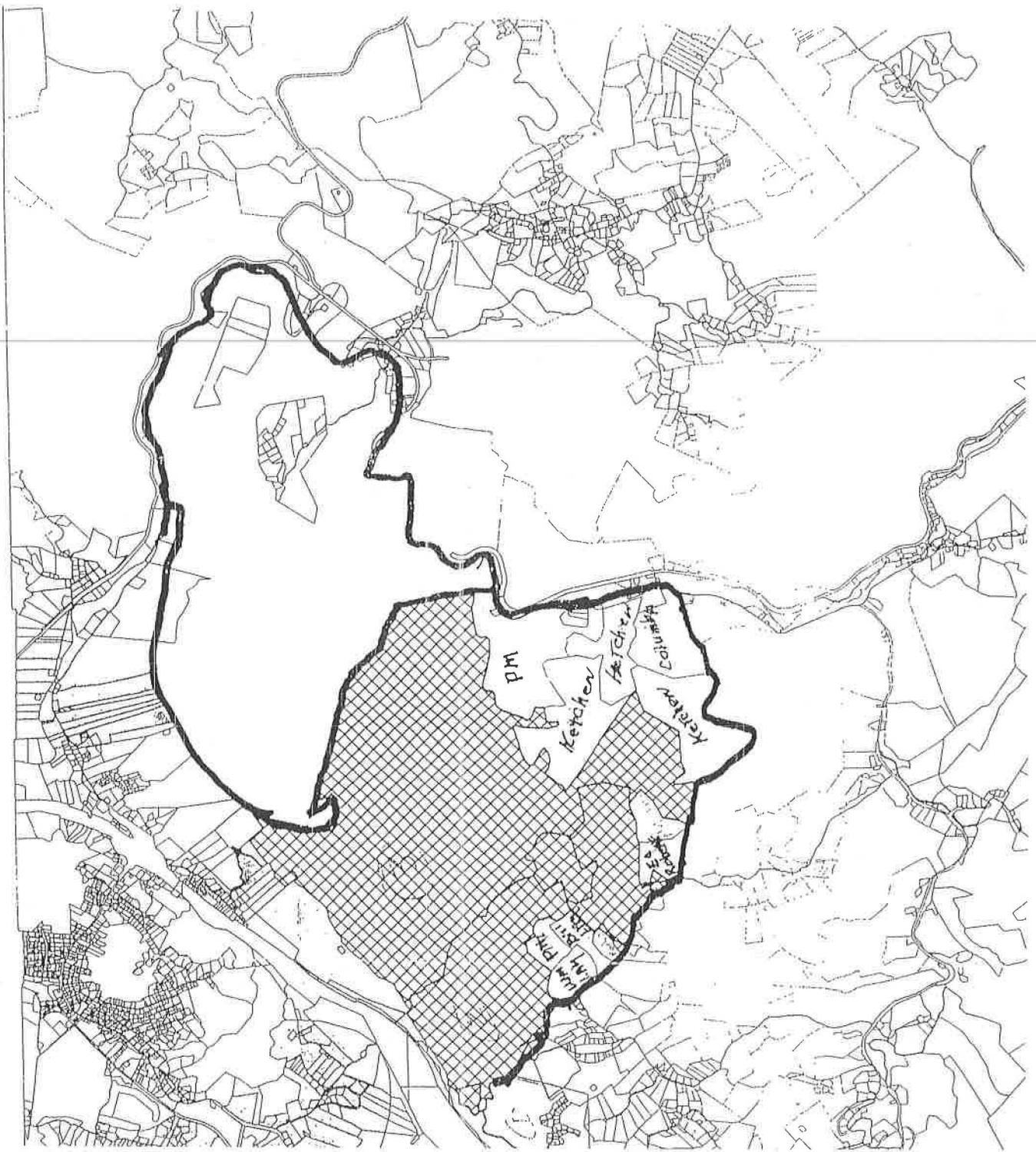
NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Alderman that this body ratifies the amended Campbell County Growth Plan as shown on the attached map entitled Amended Campbell County Growth Plan dated 12-8-08.

Robert M. [Signature]  
Mayor

Dec. 8, 2008  
Date

ATTEST  
Cheryl [Signature]  
City Recorder

Dec. 8, 2008  
Date



**RESOLUTION**  
**NO. 2008-17**

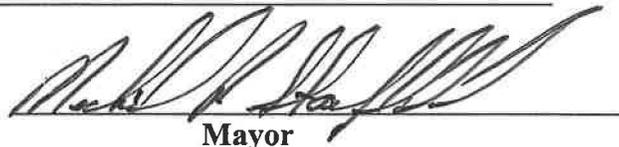
**RESOLUTION BY THE CITY OF LAFOLLETTE**  
**RATIFYING THE AMENDED CAMPBELL COUNTY**  
**GROWTH PLAN**

**WHEREAS, the Campbell County Coordinating Committee has approved the amended Campbell County Growth Plan dated November 19, 2008; and**

**WHEREAS, the City of LaFollette is not affected by the amendment to the Campbell County Growth Plan.**

**NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Council that this body ratifies the amended Campbell County Growth Plan as shown on the attached map entitled Amended Campbell County Growth Plan dated November 19, 2008.**

**APPROVED** \_\_\_\_\_ **December 2, 2008**

  
\_\_\_\_\_

**Mayor**

**ATTEST:**

  
\_\_\_\_\_  
**City Clerk**

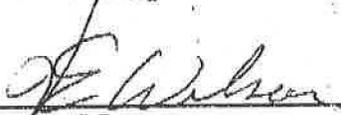
**RESOLUTION # 461**

**RESOLUTION BY THE CITY OF LAKE CITY RATIFYING THE  
AMENDED CAMPBELL COUNTY GROWTH PLAN**

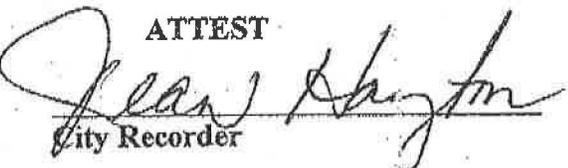
WHEREAS, the Campbell County Coordinating Committee has approved the amended Campbell County Growth Plan dated 11-19-08 2008; and,

WHEREAS, the City of LAKE CITY is not affected by the amendment to the Campbell County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Alderman that this body ratifies the amended Campbell County Growth Plan as shown on the attached map entitled Amended Campbell County Growth Plan dated 12/30/08

  
\_\_\_\_\_  
Mayor

11-20-08  
\_\_\_\_\_  
Date

ATTEST  
  
\_\_\_\_\_  
City Recorder

11-20-08  
\_\_\_\_\_  
Date

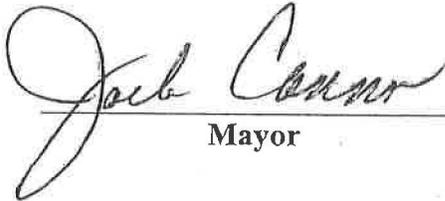
RESOLUTION NO. 305

RESOLUTION BY THE TOWN OF JACKSBORO RATIFYING THE  
AMENDED CAMPBELL COUNTY GROWTH PLAN

WHEREAS, the Campbell County Coordinating Committee has approved the amended Campbell County Growth Plan dated Nov. 19 2008; and,

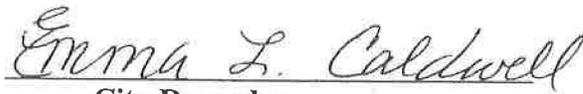
WHEREAS, the Town of Jacksboro is not affected by the amendment to the Campbell County Growth Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Alderman that this body ratifies the amended Campbell County Growth Plan as shown on the attached map entitled Amended Campbell County Growth Plan dated 12-4-08.

  
\_\_\_\_\_  
Mayor

12-4-08  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
City Recorder

12-4-08  
\_\_\_\_\_  
Date

MINUTES  
PUBLIC HEARING  
JUNE 19, 2008

Public Hearing was called to order at 6:00 p.m. by Vice Mayor Michael Johnson.

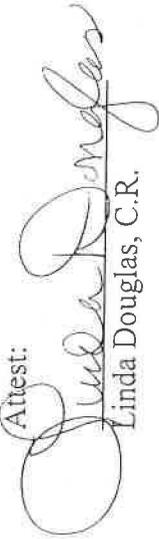
The purpose of this meeting was expanding Jellico's Urban Growth Boundary relative to the Rarity Mountain Development. This is the second public hearing required for this expansion.

All in attendance signed attendance sheet for the record. Vice Mayor Johnson opened the meeting for discussion and comments from audience and council.

After discussion, Vice Mayor Johnson closed the meeting at 6:48 p.m.

APPROVED: July 17, 2008.

Attest:

  
Linda Douglas, C.R.

ATTEST:

  
WILLIAM F. BAIRD, MAYOR

RESOLUTION NO. 2008-43

A RESOLUTION OF THE CITY OF JELICO, TENNESSEE  
REQUESTING AN AMENDMENT OF THE  
URBAN GROWTH BOUNDARY RELATIVE TO THE  
RARITY MOUNTAIN DEVELOPMENT

WHEREAS, the City of Jellico desires to change the urban growth area around the city for planned development; and,

WHEREAS, the City of Jellico will be providing utilities to the Rarity Mountain Development on Pine Mountain near Jellico; and

WHEREAS, the City of Jellico anticipates a future desire to provide additional services such as fire and police protection, sanitation services and other services normal and usual to a city; now

THEREFORE, Be it resolved by the Board of Mayor and Aldermen of the City of Jellico that:

The City of Jellico requests that the County Mayor convene the Board established by law to define and amend the urban growth boundaries for the municipalities of Campbell County for the purpose of establishing the area described below as being a part of the planned growth area for the City of Jellico.

Beginning at a point in the current city limits of Jellico near the end of Adam Lane on the west side of Interstate 75 right of way at or nearest to 36'34' 32.41" N 84° 06' 54.75" W or thereabouts; then in a southerly direction with the city limits to a point in said line at or nearest to 36'33' 59.92" N 84° 07' 34.84" W or thereabouts; then south with the west edge of the Interstate 75 right of way line to a point at a or about the west edge of said right of way locate nearest 36' 32' 35.50" N 84° 09' 23.04" W; then due east to a point at 36' 32' 29.39" N 84° 09' 17.85" W; then south east to a point located at approximately 36'31'57.40" N 84° 08' 04.23" W; then to a point north of the Big Four Road at Davis Cemetery then east with the north edge of Big Four Road to a point at 36' 31' 53.24" N 84° 07' 28.29" W; then north to a Point at 36' 33' 09.24" N 84° 04' 48.98" W, excepting Davis Cemetery; then To a corner of the existing city limits at or nearest to a point at 36' 34' 31.17" N 84°05' 35.61" W.

BE IT FURTHER RESOLVED that the City of Jellico requests that the committee on urban growth planning make such adjustments to this proposal as necessary while allowing the City of Jellico to have the Rarity Development within the area for planned growth so that essential municipal services may be provided at the proper time.

This Resolution shall become effective upon its passage, the public welfare requiring it.

Adopted this 19 day of June, 2008.

ATTEST:

  
Linda Douglas, City Recorder

  
William F. Baird, Mayor

MINUTES  
PUBLIC HEARING  
JUNE 17, 2008

Public Hearing was called to order at 6:00 p.m. by Mayor William Baird.

The purpose of this meeting was expanding Jellico's Urban Growth Boundary relative to the Rarity Mountain Development. Jellico has to have two public hearings and a public hearing for Campbell County. This is Jellico's first public hearing.

All in attendance signed attendance sheet for the record. Mayor Baird opened the floor for discussion and comments from audience and council.

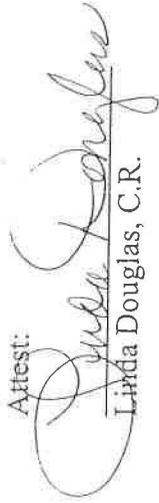
After discussion, Mayor Baird closed the meeting.

APPROVED: July 17, 2008.

ATTEST:

  
WILLIAM F. BAIRD, MAYOR

Attest:

  
Linda Douglas, C.R.

