

**Department of Economic  
and Community Development**



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 Dale Bush  
County Executive of Cannon County  
Public Square  
Woodbury, Tennessee 37190

Dear Mr. Bush:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Cannon County Growth Plan submitted by the Cannon 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 Cannon County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Cannon County a Growth Plan which complies with TCA 6-58-106; and

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

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

NOW, THEREFORE the Cannon County Coordinating Committee submits to the Local Government Planning Advisory Committee the Cannon County Growth Plan for its approval pursuant to TCA 6-58-104.

  
Chair, County Coordinating Committee

12-15-99  
Date

**RESOLUTION OF APPROVAL  
BY THE  
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE**

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

  
Chair, Local Government Planning Advisory Committee

4-26-2000  
Date

Local Government Planning Advisory Committee  
County Growth Plan Checklist

Cannon County

yes  
2 maps  
2 studies

Two Copies of the Growth Plan (Minimum of two maps depicting Municipal Boundaries, Urban Growth Boundaries, Planned Growth Areas, and Rural Areas).

yes

One signed copy of the Ratification Form

4 Labels

Ready to Approve

**GROWTH PLAN**  
**CANNON COUNTY, TENNESSEE**

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Cannon County Growth Plan

Tom Stiner  
Tom Stiner, Chairman

**DECEMBER, 1999**

# A Growth Boundary Report for Unincorporated Areas Cannon County, Tennessee

## INTRODUCTION

The passage of Public Chapter 1101 established the requirement for cities and counties throughout the State to evaluate their growth potential and gauge their ability to manage that growth effectively and cooperatively. Pursuant to this mandate, county coordinating committees were established to prepare unified growth plans, placing parameters on growth within their respective counties. These parameters are identified as urban growth boundaries, planned growth areas and rural areas. County and municipal governments within each county are required to propose boundaries based on projected population growth, land required to accommodate that growth, and public infrastructure and service capacities to meet the demand.

## PURPOSE AND SCOPE OF THIS REPORT

This report serves to comply with Section 7 requirements for Cannon County's proposal to its Coordinating Committee for **Planned Growth Areas (PGA)** and **Rural Areas (RA)** for an initial planning period of 20 years. Data and analytical materials presented herein are designed to provide the information base for the County as it proposes its PGA and RA designations. This report, pursuant to the Act, takes into consideration the Urban Growth Boundary proposals by the Town of Woodbury and the Town of Auburntown.

The **Planned Growth Areas** are defined in the Act to include territory:

- That is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur over the next twenty years;
- That is not within the existing boundaries of any municipality, or within an urban growth boundary
- That is reasonably likely to experience growth over the next twenty years, based upon history, economic and population trends, and topographic characteristics;
- That reflects the county's duty to manage natural resources and to manage and control urban growth, taking into account the impact on agriculture, forests, recreation and wildlife.

The **Rural Areas** are defined in the Act to contain territory:

- That is not within an Urban Growth Boundary or a Planned Growth Area;
- That is to be preserved over the next twenty years as agricultural, forest, recreation or wildlife management areas, and
- That is for uses other than high density commercial, industrial, or residential development.
- That reflects the county's duty to manage natural resources in a way that reasonably minimizes detrimental impact to agriculture, forests, recreation, and wildlife management areas.

### *Methodology*

As a prerequisite to identifying the planned growth and rural areas, information was gathered and analyzed concerning the existing land use development, population projections, natural factors constraining development, existing infrastructure, various governmental services, transportation facilities and economic and business factors.

## POPULATION

Public Chapter 1101 requires that cities and counties take cognizance of and use, as a basis for planning, twenty-year population projections prepared by the University of Tennessee, Center for Business and Economic Research. The Cannon County Planning Commission reviewed the University of Tennessee projections, recognized that the projections are conservative, but concluded that the numbers could be used as a base for this *initial* planning effort. The County views the growth boundary planning process as dynamic and anticipates that the population projections and growth boundaries will be reconsidered when the 2000 Census is published. Meanwhile, the more conservative approach to growth boundary planning appears warranted in view of the stated objective of the Act to “minimize urban sprawl.”

The University of Tennessee projections for Cannon County and its cities are shown in Table 1 below.

**TABLE 1  
CURRENT AND PROJECTED POPULATION  
CANNON COUNTY, TENNESSEE**

	1990	2000	2005	2010	2015	2020
<b>Cannon County Population Count and Projections</b>	<b>10,510</b>	<b>12,610</b>	<b>13,213</b>	<b>13,852</b>	<b>14,517</b>	<b>15,177</b>
Auburntown	240	273	279	285	292	297
Woodbury	2,287	2,588	2,645	2,704	2,764	2,818
Total Incorporated	2,527	2,861	2,924	2,989	3,056	3,115
Incorporated as % of Whole County	24%	22.6%	22.1%	21.5%	21%	20.5%
Unincorporated	7,983	9,749	10,289	10,863	11,461	12,062
Unincorporated as % of Whole County	76%	77.4%	77.9%	78.5%	79%	79.5%
Count & Projections	10,510	12,610	13,213	13,852	14,517	15,177
Increase from 1990		2,100	2,703	3,342	4,007	4,667
Percent		20.0%	25.7%	31.7%	38.1%	44.4%
Increase Per 5 Years			603	639	665	660
Average Per Year			121	128	133	132

The principal focus of this report is on the portion of the population termed “unincorporated”. An increase of 4,667 persons in the unincorporated areas of Cannon County represents a thirty-year growth rate of 44.4 percent between 1990 and 2020. The rate is a level that can be accommodated easily by the County in terms of land base and services. Table 1 indicates that the population in the unincorporated territory will grow slightly (3.5%) as a percentage of the county’s total population by 2020. This is a rate that is well within the range of accommodation without significantly expanding the land base of existing communities and places that would be considered a Planned Growth Area.

## LAND USE INVENTORY AND ANALYSIS

To a large degree, existing land use patterns in Cannon County correspond with topography and other natural features that promote or restrain development. Land capability and land suitability are major restraining factors, often mitigated, however, by infrastructure designed to overcome these restraints. Obviously, the processes by which cities and the county accommodate development pressures represent a balancing act, and these processes are readily discernable in the patterns seen in the data and also in the physical landscape. The statistical data, presented here, was derived by a previous land use survey by the Local Planning Assistance Office. Information from the survey was used to prepare an inventory of uses throughout Cannon County. An analysis was then developed using the statistical data to document the extent and intensity of current development, to identify areas of potential planned growth, to show the extent of rural influence, and to determine whether there is a need to develop large amounts of raw, unimproved land.

Table 2 presents a complete analysis of land uses in the unincorporated areas of Cannon County from a previous land use inventory that was conducted for all unincorporated portions of the county. A summary of conclusions and a description of development patterns follow. The general conclusion is that the prevailing land use in the unincorporated portion of Cannon County is for single-family residential with rural characteristics. The following is a general analysis of the land uses within Cannon County.

**TABLE 2  
EXISTING LAND USE**

LAND USE STRUCTURES	NUMBER	PERCENT
Residential:	4,756	92.6%
Single-Family	3,806	74.1%
Multi-Family	5	0.1%
Mobile Homes	557	10.2%
Vacant Structures	388	8.2%
Vacancy Rate	8.8%	
Commercial & Private Services	191	3.7%
Industrial	17	0.3%
Public/Semi-Public Services, Cultural, Recreational, Educational	153	3.0%
Utilities	19	0.4%
<b>TOTAL LAND USE STRUCTURES</b>	<b>5,136</b>	<b>100%</b>
CANNON COUNTY LAND	ACRES	PERCENTAGE
Incorporated Communities	1,392	0.8%
Unincorporated Area	168,630	99.2%
<b>TOTAL LAND AREA</b>	<b>170,022</b>	<b>100%</b>

## DEVELOPMENT PATTERNS IN CANNON COUNTY

### *Residential*

Unincorporated residential development is found in low to moderate density in small subdivisions, on 1 to 2 lot parcels, or on farms. Most subdivisions occur on the state routes and well-developed county roads. There are approximately 4,756 residential units within Cannon County. The predominant residential structure is the single-family residential dwelling, which makes up around 80% of the total residential structures in the county. The county contains over 550 mobile homes or about 10% of the total residential units in the county, located on individual lots or situated within mobile home parks. The numerous mobile homes in the county led to the passage of the Cannon County Mobile Home Park Regulations in 1998. The remaining duplexes and multi-family structures make up less than 1% of the total residential structures in Cannon County.

Residential structures in Cannon County are located along major highways and roads in a continuous pattern in most places and along State Routes 53, 146, 145, and US Highway 70S as well as some other major roads within the county. Other residential developments are concentrated in small clusters of unincorporated areas of the county. There is generally more development south of US Highway 70S than in the northern portion of the county. This development pattern seems to be influenced by the topography and public water lines. The southern portion of the county is generally more level and undulating than the northern sections of the county, which has very few public water lines. Consequently, more developable land is available for residential structures.

### *Commercial*

Commercial development within the county is not as prevalent as residential development for Cannon County. Nevertheless, there are scattered commercial uses throughout the unincorporated county, primarily retail/wholesale trade involving small-scale grocery and gas stations, craft sales, antiques, and farm supplies in addition to some salvage yards. Also included are numerous private services such as beauty shops, barber shops, auto body shops, and television and appliance services.

### *Industrial*

Industrial activities in Cannon County consist of processing or fabricating raw materials or production of commodities, and includes saw mills, wood and furniture production, manufacturing, and a limestone quarry. The county's 60-acre industrial park is in Woodbury and not fully developed. The 17 existing industries in Cannon County are scattered throughout the county along major transportation routes.

### *Public and Semi-Public Uses*

This land use category includes numerous rural churches and cemeteries, state Dept. of Transportation facility, Cannon County Highway Dept., area Post Offices, fire sub-stations and 5 elementary schools.

### *Transportation and Utilities*

Utility uses within Cannon County consist of telephone and electric sub-stations, fire towers, water tanks, and a radio station that are located in the unincorporated portions of the county. The county transportation system consists of 1 U.S. Highway, 8 State Routes, and 453 county roads. County roads are required to have a minimum 50-foot right-of-way to be accepted as county roads. Some of the existing county roads that have been accepted in the past are currently sub-standard county roads, lacking adequate width and/or surfacing.

### ***Population Concentrations***

The major concentrations of future population growth or Planned Growth Areas will consist of nodes of developments containing a mix of the previously discussed land uses. The majority of growth that will occur is projected to be to the south of U.S. Highway 70S within the unincorporated portion of the county and around the periphery of the Woodbury corporate limits. In addition, some residential development is anticipated towards the Auburntown area. Population concentrations in the unincorporated areas of the county are anticipated to occur in the Gassaway community in the northeast portion of the county, in the Short Mountain/ Half Acre vicinity, within the Sheybogan / Mooretown area, along the State Route 53 corridor adjoining these areas, and around the Bradyville area toward the western portion of the county. These are the areas that are projected to be Planned Growth Areas.

### ***Wildlife Recreational Area***

There is one wildlife sanctuary partially within Cannon County near the DeKalb County line, with only 515 acres is located on the Cannon County side and the majority lying in DeKalb. The sanctuary provides small-game hunting during the designated hunting seasons. This area will be located within a designated Rural Area. This particular area is the only wildlife sanctuary area in the county.

### ***Agricultural and Forest Lands***

Cannon County is primarily a rural county relative to other counties in the region. The county contains approximately 100,00 acres of farmland, or about 59% of the total land area in the county. The county contains 754 total farms with the average size of farms at 136 acres, slightly below the average of 145 acres for the state as a whole. Most of Cannon County as a whole will contain a large amount of land area that is to be designated as a "Rural Area".

## **CONSTRAINED LANDS**

Certain conditions exist that can severely limit potential development in areas of the county. The term "constrained land" includes a variety of conditions that can significantly limit the use of land and the amount of development that takes place there. The constrained land categories used in this report include the floodplain area, designated wetlands, steep slopes, poor soils and karst topography areas.

### ***Floodplain***

Floodplains are the relatively flat area or lowlands adjoining a body of water or watercourse which has been or may be covered by the 100-year floodwater. Certain areas of the county are subject to periodic inundation, which could result in loss of life and property, health and safety hazards, and generally a disruption in the way of life for Cannon County residents. The floodplain areas in Cannon County were identified on Flood Hazard Maps prepared in 1991. These areas are generally restricted from development.

Cannon County adopted a Floodplain Zoning Resolution as of July 14, 1990, and entered the National Flood Insurance Regular Program as of July 1, 1991. The Flood Hazard Boundary Map can be consulted for flood plain areas in the county. There are separate flood maps for the incorporated cities of Auburntown and Woodbury. The identifiable flood hazard areas in Cannon County include the East Fork Stones River and its tributaries. The areas include McMahan, Duke, Bullpen, Clear Fork, Hollis, and Brawleys Creeks.

### ***Karst Topography***

Karst topography is a terrain underlain by soluble limestone rock, dissolved to produce underground waterways and caves and surface sinkholes. Although Cannon County contains low-lying areas with swampy characteristics in some parts of the county, there are few to no sinkhole areas in Cannon County. The county contains very little karst topography areas. Slightly over half the county is in the Central Basin region with the remaining portion part of the Eastern Highland Rim.

### ***Poor Soils***

Many areas of very rocky or wet soils in Cannon County. Some of the best soils in the county are in the Barrens where many of the farms are located. For the purpose of this report soil types that have severe limitations for development.

### ***Excessive Slope***

Steep slope means 20% or greater slope. Cannon County generally consists of an undulating surface averaging about 1,150 feet in elevation. The northeastern section of the county is hilly and steep with one prominent feature, Short Mountain, which is heavily dissected by stream erosion with a summit of over 2,000 feet in elevation standing more than 900 feet above the general level of the county. The areas of steep slope in the county are generally areas from the north along Hurricane Creek and Hawkins Ridge, the extreme northeastern portion of the county, the ridgeline along Northcutt Branch, and some areas dissected by the Stones River and other tributaries along State Route 145 to the north of Woodbury. A highly irregular escarpment, heavily dissected by stream erosion, trends generally north to south through the central portion of the county. The southeastern portion of the county is relatively level and is commonly referred to as "the Barrens". The areas of excessive slope are depicted in Illustration 2.

### ***Wetlands***

Wetlands is the collective term used to describe a variety of saturated soil conditions and semi-aquatic places that include swamps, marshes, and other transitional zones between open water and dry land. Wetlands provide water quality and flood protection, streambank stabilization, groundwater recharge and discharge, and habitats for wildlife and flora. For these reasons, they are a protected natural resource in Tennessee. A review of the National Inventory Maps of U.S. Fish and Wildlife Service shows that throughout most of Cannon County the designated wetland areas are small and scattered. The significant portion of the county that contains large areas of wetlands is the eastern area of the county that is generally located from the Short Mountain area south along State Route 146 and 281 down to the area west of State Route 53 in the southern portion of the county.

## **PUBLIC INFRASTRUCTURE AND SERVICES**

This section presents an inventory and analysis of community facilities that exist within Cannon County. This analysis will include a status of current services in relation to recommended planning standards that have been set for services needed per population. Also included are recommendations for future improvements based on the population projections and the amount of growth and development anticipated for Cannon County. As the county grows, so will the need for additional infrastructure to support the population growth. Cannon County must be able to justify proposed growth areas through its ability to provide services into those areas.

### ***Water Service***

Roughly 58% of rural Cannon County is not served by potable water lines at all. This is a surprisingly high number for a county so close to the highly urbanized Rutherford County. For those areas with water lines in Cannon County, there are 3 suppliers and distributors of water: Woodbury Water System, DeKalb Utility District, and Warren Utility District. Woodbury Water System is the primary server of potable water, while both DeKalb Utility District and Warren Utility District have a minor presence. Woodbury's water system serves approximately 32% of the county with water. The water treatment plant has a capacity of 864,000 gallons a day, with a consumption rate of 325,000 gallons per day. The Woodbury water system contains numerous 2, 3, 4, 6 and 8 inch lines. The water system is functioning at about 38% of its treatment capacity and has excellent ability to serve growth.

DeKalb Utility District provides water within Cannon County only inside the Auburntown city limits at the northwest corner of the county. The utility district has a large customer base in DeKalb County and purchases its water from the Smithville Water Department, which has an unlimited source and a treatment plant producing about 25% of capacity.

Warren Utility District, located in McMinnville, provides some water service in a small portion of Cannon County. This area is located in the "Crossroads" area in the eastern portion of Cannon County. The utility district provides 16, 6, and 4 inch water lines to customers. Recently, a cooperative effort was proposed between DeKalb and Warren Utility Districts to extend water lines and build a 300,000 gallon water storage tank. A Rural Development Grant application is in the process of being obtained for these improvements in the Half Acre and Pea Ridge portions of the county. The justification for water line extensions is based primarily on the cost to benefit ratio. With a sparsely populated county, it is difficult for the county to rate high on grant points, and water line extensions become very expensive. In addition, there are numerous topographic constraints that hinder, to some extent, installation of water lines. The cost of installation of water lines is generally justified by the number of customers served.

### ***Sanitary Sewer***

Sanitary sewer service is provided to some unincorporated parts of the county by the Woodbury Sewer System, which is the only entity in Cannon County with sewerage treatment facilities. The wastewater treatment plant is located within the corporate limits of Woodbury and has a maximum capacity of 600,000 gallons per day. The unincorporated areas of the county that have sewer service are small areas on major roads adjacent to the corporate limits of Woodbury. The majority of residential lots within rural Cannon County are on septic tank systems. It is not expected that future development in the unincorporated portions of the county will contain public sewer service.

### ***Police Protection***

The Cannon County Sheriff's Department is responsible for law enforcement in the unincorporated portions of the county. Officers work 8 hour shifts, 3 shifts per day. The Sheriff's Department currently has a force of 11 officers, 5 dispatchers, and 1 sheriff. There are 12 vehicles that are utilized by the Sheriff's Department. The Cannon County Jail is located within the corporate limits of Woodbury and averages 44 prisoners that are incarcerated at any given time. Based on the 2000 population of 12,610, Cannon County has 1 law enforcement officer for every 812 persons. This is substantially lower than the minimum standard set by the International Association of Chiefs of Police of 2.1 policemen per 1,000 population for communities under 30,000 population, which would require that Cannon County have 26 deputies. Further, in order to support the projected population increase up to the year 2020, Cannon County will need to hire additional officers to maintain an adequate level of law enforcement capability.

Thirty-two (32) officers would be needed to serve the projected 15,177 residents in 2020. Because regulations do not permit housing of women, men and juveniles in same facility, the department will also need to construct a facility for women prisoners within the 20-year planning period.

***Fire Protection***

All of the fire departments within Cannon County are volunteer fire departments, including Woodbury and Auburntown. There are 86 volunteer firemen that are in service within the unincorporated areas of Cannon County Fire Department. There is one main fire station for the Town of Woodbury with 15 fire fighters and one volunteer department for Auburntown with 8 fire fighters. Within unincorporated areas of the county there are 7 volunteer fire departments. Table 4 shows the fire departments and the number of employees with each fire department. The county fire department has an ISO rating of 9 within the unincorporated areas.

**TABLE 3  
CANNON COUNTY FIRE DEPARTMENT**

<b>FIRE DEPARTMENT</b>	<b>NUMBER OF VOLUNTEERS</b>
1. Gassaway Volunteer Fire Department	10 fire fighters
2. Short Mountain Fire Department	15 fire fighters
3. Mooretown Fire Department	18 fire fighters
4. Bradyville Fire Department	6 fire fighters
5. Eastside Fire Department	14 fire fighters
6. West Side Fire Department	14 fire personnel 10 Auxiliary personnel
7. Midway Fire Department	9 fire fighters

***Solid Waste Collection***

Cannon County does not operate a sanitary landfill nor offer curbside pickup. Solid waste collection within the county is by private contractor and transported to an out-of-county licensed facility in Murfreesboro for disposal. County residents are responsible for bringing waste to the compactor that is owned by the county. The county then pays \$25.00 per ton through a contractual agreement with BFI to haul the waste to Murfreesboro for disposal. The county averages about 200 tons per month. Cannon County pays for the operation of the convenience centers and solid waste disposal for all of the county, including Woodbury and Auburntown.

***Natural Gas and Electric Systems***

Middle Tennessee Gas Utility, headquartered in Smithville, provides natural gas within Cannon County. Its source is Tennessee Natural Gas Company. Extensions into unincorporated areas require some justification for the extension, based primarily on a minimum usage by Cannon County residents to warrant line extensions. The overall distribution of lines and related facilities is dependent on the cost-benefit analysis conducted by the utility and are not directly relevant to the growth planning process.

Middle Tennessee Electric Cooperative provides electricity to Cannon County with an office located in Woodbury and headquartered in Murfreesboro. Different rates apply to residential customers and commercial customers.

Some improvements to the county road system are recommended. In years past, the county accepted some roads that do not meet the current width and/or surfacing specifications for county roads. These substandard roads need to be brought up to county specifications. Numerous road name signs are absent in the county lending confusion to the road system. The official county roads need to be posted at all intersections with road name signs clearly visible. Most of the new county roads are anticipated to be built by developers as a part of the subdivision development process to the standards listed in Table 6.

### ***Education System***

The county system consists of 7 schools: 1 high school and 6 K-8 schools. Only two, Cannon County High School and Woodbury Grammar School, are located within the corporate limits of Woodbury. All other schools are dispersed strategically throughout the county. A detailed study was not conducted for each school census for determining the effect of the land designation for an area. All schools that are located in the unincorporated portion of the county are located within proposed Planned Growth Areas with the exception of Woodland School.

### ***Planning and Land Use Controls***

After the adoption of the Cannon County Growth Plan, all land use decisions are required to be consistent with the Growth Plan. Different types of land use controls have been adopted by Cannon County that can assist the control and guidance of future development within the county.

The Cannon County Regional Planning Commission consists of a 7-member commission that was established in 1966. The Commission is still actively involved in the development review process and the regulation of development within Cannon County. The Planning Commission meets on a monthly basis and as needed. The Planning Commission enforces the Subdivision Regulations within the unincorporated portions of the county. In addition, the county has enacted other land use controls that are enforced by the Planning Commission as needed. These include the Floodplain Zoning Ordinance, which establishes flood districts within the county and regulates development within these districts. Also, Mobile Home Park Regulations have been adopted for Cannon County for the regulation of the placement and design of mobile homes. Standards for permanent easements have also been passed by resolution for setting out procedures and regulating permanent easements and private roads in Cannon County. However there are no county zoning regulations.

## PLANNED GROWTH AREAS AND RURAL AREAS

The various factors that have influenced development within Cannon County were also found to be influencing factors in designating Planned Growth Areas or Rural Areas. Some of the considerations include:

- (1) Concentrations of developments within the county.
- (2) The intensity of particular land uses within the county.
- (3) The social, economic, and environmental integrity of the communities.
- (4) Areas lacking water.
- (5) Feasibility of providing public services based on cost and need.
- (6) Topography
- (7) The effect of a particular designation (PGA or RA) on an area.

The definitions of PGA and RA are subject to interpretation by units of local government as they apply these labels to their unincorporated places, rural communities and concentrations of development. For the purpose of this Report, the following interpretations of the two classifications are understood:

**Planned Growth Area** is a territory outside a municipality where high or moderate density commercial, industrial, and residential growth has already occurred or is expected to occur. These areas are more urban in nature than the rural areas, and specifically require urban type services because of their higher densities or compact development patterns.

**Rural Area** is a territory not included in a UGB or PGA that is to be preserved for agricultural use, forestry, recreational use, wildlife management or for uses other than high density commercial, industrial or residential development. **This definition does not preclude an area designated as RA under this proposal to be used for commercial, residential or industrial development.** Any such use, however, would be less dense and would retain the rural character of the area.

### *Identification of Planned Growth Areas And Rural Areas*

Cannon County for the most part is a rural county that is projected to experience modest, but steady growth during the 20-year planning period. The growth expansion that the county will experience in that time-frame will most likely consist of moderate to high growth adjacent to the Woodbury city limits or clusters of development along major arterials. The remaining areas of the county that will not experience moderate to high-density growth will be designated as rural.

Cannon County maintains the responsibility under Public Chapter 1101 to provide public services and infrastructure to any area that is within a proposed Planned Growth Area. The county is better able to accommodate growth by identifying areas that fit the criteria of Planned Growth Areas under Public Chapter 1101. These areas are in the process of developing and represent areas where public services can be justified due to the expansion of population and development. The Rural Area designations are locations within the unincorporated portion of the county that are not prime land for development nor are special areas of concern that warrant preservation or protection.

The specific territories that are Planned Growth Areas are shown on Illustration 4 and are further described in more detail below.

### **Gassaway Area**

This area is fairly isolated from other parts of the county due to topography and is expected to experience moderate future growth. The area contains very few waterlines and no sewer lines in the vicinity. The existing developments in the area are predominantly moderate-density residential development in continuous clusters in the area. There is some small-scale commercial development, a fire hall, post office, and other support services. This particular Planned Growth Area contains the characteristics of a small-town community. The existing public services are not expected to be expanded in the near future.

### **Iconium Road (Rt. 281) & Manchester Highway (Rt. 53)**

This area contains no natural constraints that could hinder future development. The terrain is fairly level to rolling. The Woodbury Water System serves the area with numerous 2, 4, 6, and 8-inch waterlines. Natural gas lines recently installed. The area contains moderate-density residential development on individual lots or within moderate to high-density subdivisions. The growth area also contains Woodland Elementary, small commercial facilities, several churches, and support services. This area is experiencing new residential growth at a steady rate and is one of the fastest growing areas of Cannon County. Some public services will likely expand as developments continue to occur in the area. Water service is the most likely public service that will undergo future expansion as the need arises, because some side roads in the south end of the county still lack water. Most of the development taking place within this area is residential development and scattered commercial.

### **Murfreesboro Road (Old Rt. 70) & the John Bragg Highway (New Rt. 70)**

This is the largest PGA within the county and has the most potential for new growth and development to occur. This growth will likely consist of residential development in the form of small subdivisions and additional commercial facilities along Murfreesboro Road. The natural constraints in this area contain some floodplain areas adjacent to the East Fork of Stones River. It also contains some steep slopes north of Murfreesboro Road. There are numerous 2, 3, 4, and 6-inch waterlines in the area that the Woodbury Water System provides. The area predominantly contains continuous residential developments on individual lots along Murfreesboro Road and in small subdivisions. The area also contains West Side Elementary, small commercial activities, a fire hall, a local radio station, and other support services. A small cluster of mixed-use development is present near the county line in the Readyville community. The water system will likely be the public service that is expanded and improved most in the near future, because there are no utility lines along the new highway, which has great potential for development. Other services will be expanded as the need arises. This growth area is likely to experience some population migration from adjacent Rutherford County in the next twenty years that will influence growth and development that takes place in the future.

### **Half Acre to Bluewing Area**

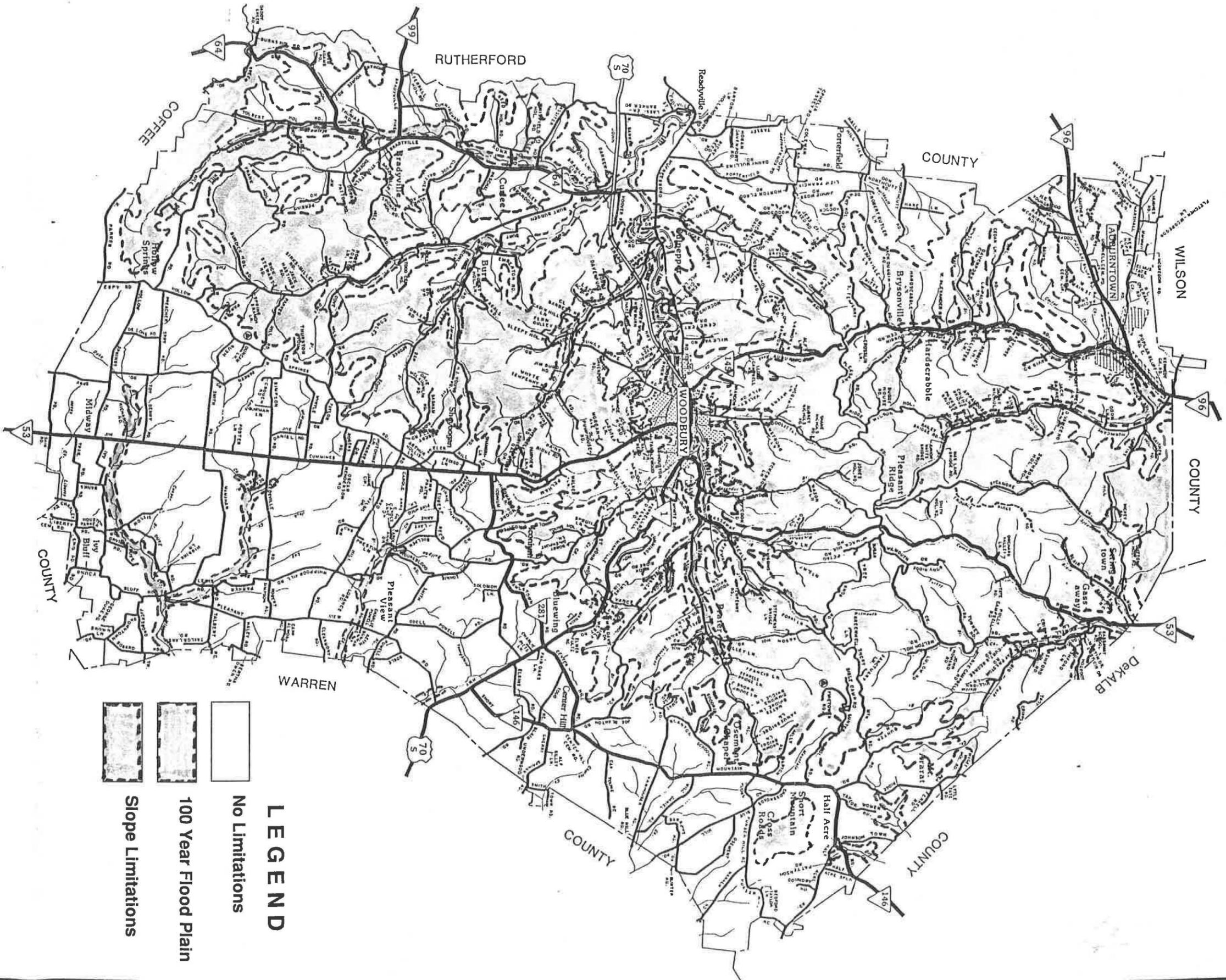
This area extends along State Routes 146 and 281 from the county line in the east to the southwest. The area does not contain a substantial amount of natural constraints that would hinder future development. There is a 2 ½-inch waterline that begins near Gunter Hollow Road and extends along State Route 146. There are no waterlines to the east of this point. There are also numerous 2, 4, and 6-inch lines in the area. There is also a 16-inch waterline that extends into this growth area that serves the Short Mountain Elementary School. This waterline is the responsibility of the Warren Utility District. Currently a Rural Development grant has been obtained for the extension of additional 2 ½ inch waterlines along several roads in the Half Acre area and also the addition of a 300,000 gallon water storage tank. These improvements should encourage additional development in the area. All of the remaining waterlines are provided for and maintained by the Woodbury Water System. Within this growth area there are numerous residential units on individual lots that extend along the road corridors. This residential development does not extend very far off of the main road. There are some small-scale commercial activities that exist in the

area as well as numerous churches and the Short Mountain Volunteer Fire Department. Water service to this growth area should become more extensive with the addition of waterlines previously mentioned. Other county services are expected to remain the same as currently provided.

**Bradyville Highway Area**

This area extends southward from the John Bragg Highway down toward Bradyville. The area contains some floodplain areas that are adjacent to Brawleys Fork Creek. Steep slopes are located to the east and west about a half- mile off the Bradyville Highway. The area contains several 2, 4, and 6-inch waterlines along existing roads. There is a 6-inch waterline that extends most of the length of the Bradyville Highway. The Woodbury Water System is the provider of water service in the area. The area contains continuous residential developments on individual lots along the Bradyville Highway. Within the Bradyville community portion of the growth area there are clusters of residential developments and small suburbs. The area also contains numerous churches, a telephone sub-station, some commercial activities, a post office, and a fire hall. Most of the public services are expected to remain unchanged during the next twenty years.





- LEGEND**
- No Limitations
  - 100 Year Flood Plain
  - Slope Limitations

Map 2

**Factors Affecting Development**  
**CANNON COUNTY**  
**TENNESSEE**





Map 3

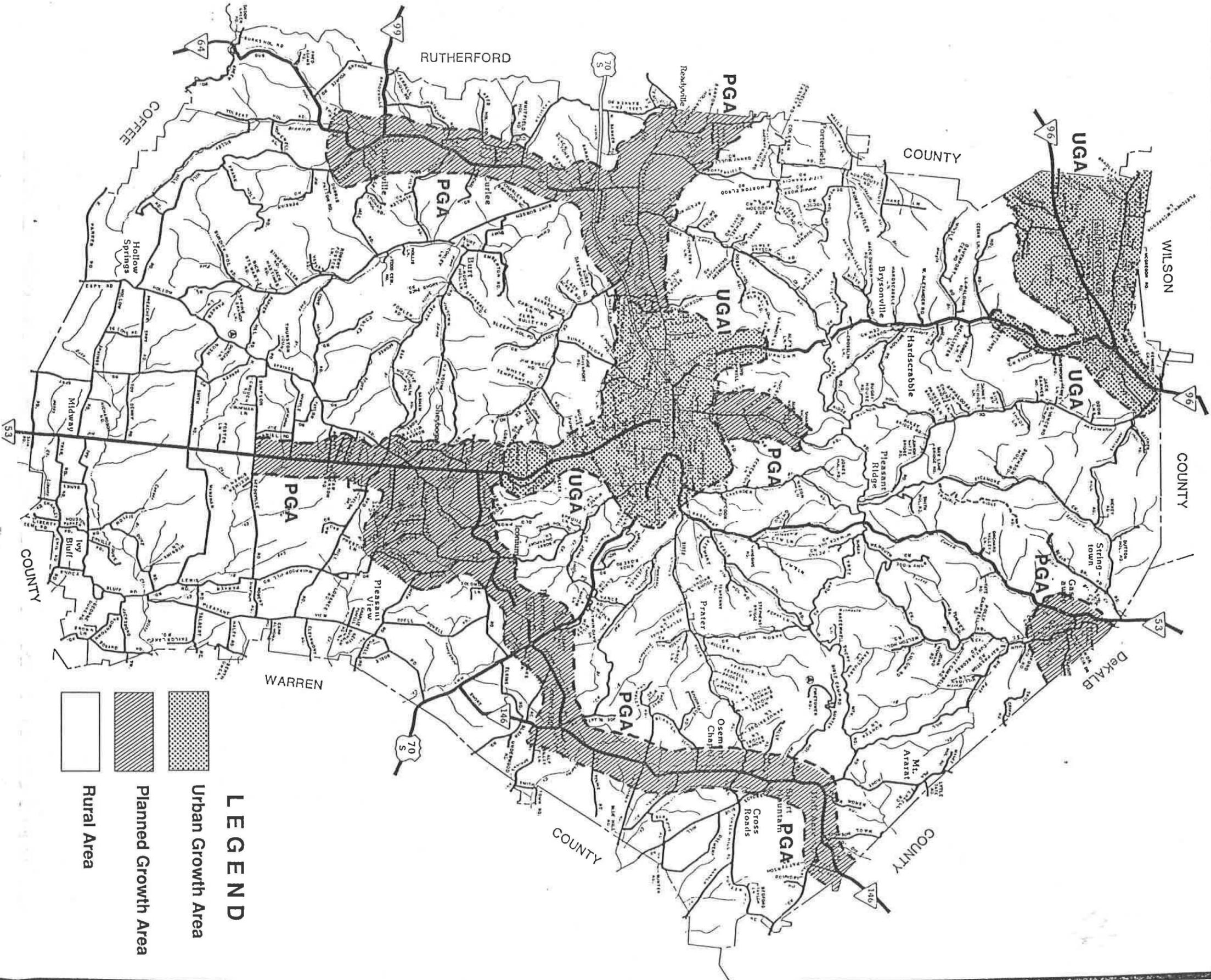
**Existing Water Service Area**  
**CANNON COUNTY**  
**TENNESSEE**



**LEGEND**

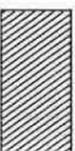


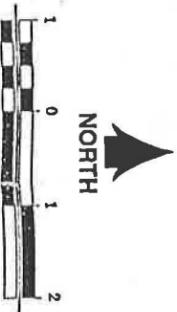
Existing Water Service Area

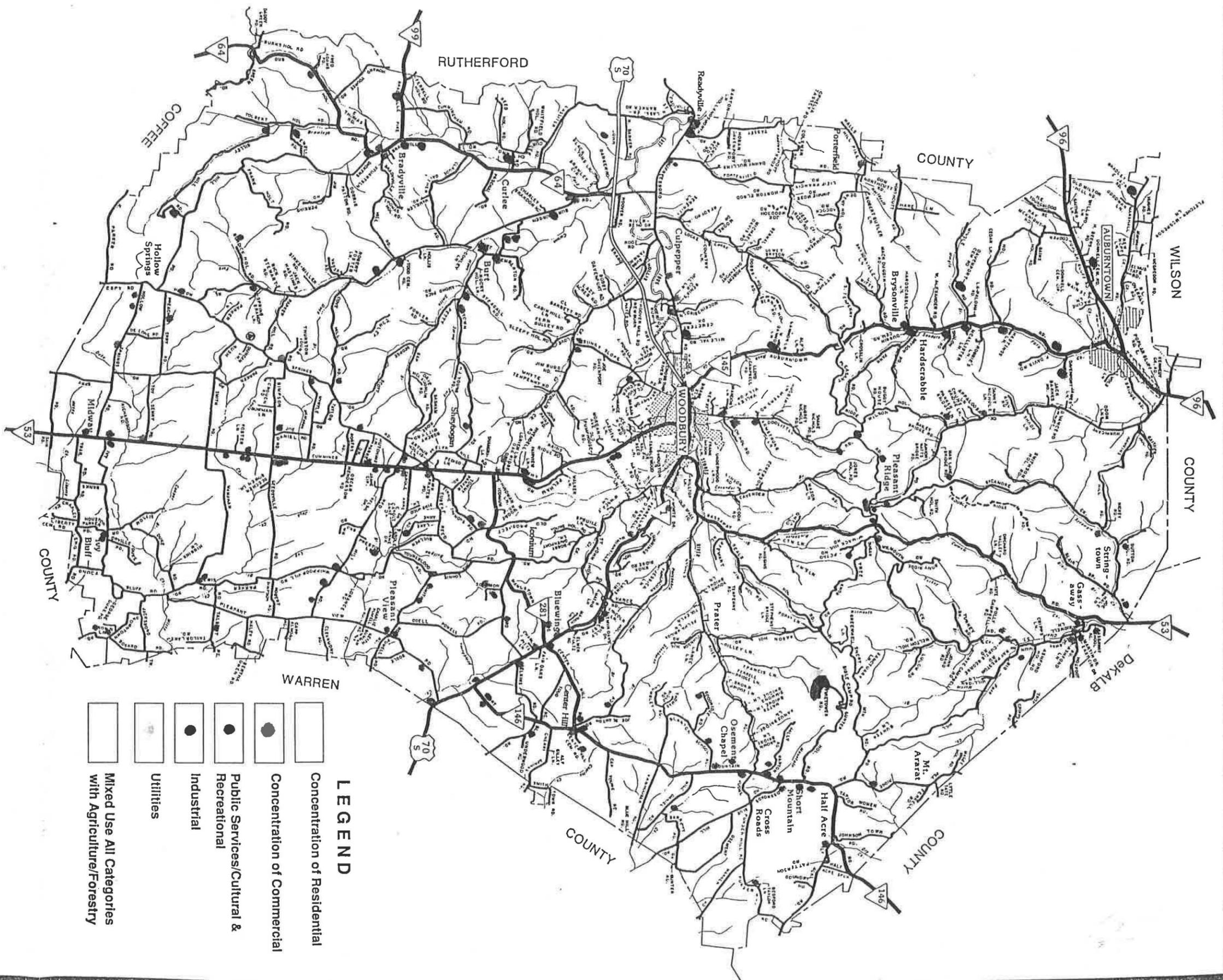


Map 4

Public Chapter 1101  
 Growth Plan  
**CANNON COUNTY**  
**TENNESSEE**

- LEGEND**
-  Urban Growth Area
  -  Planned Growth Area
  -  Rural Area

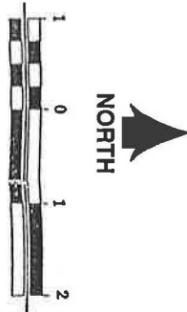




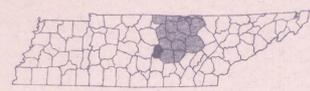
- LEGEND**
- Concentration of Residential
  - Concentration of Commercial
  - Public Services/Cultural & Recreational
  - Industrial
  - Utilities
  - Mixed Use All Categories with Agriculture/Forestry

Map 1

**Existing Land Use  
CANNON COUNTY  
TENNESSEE**



1 2 3 4 5 6 7 8

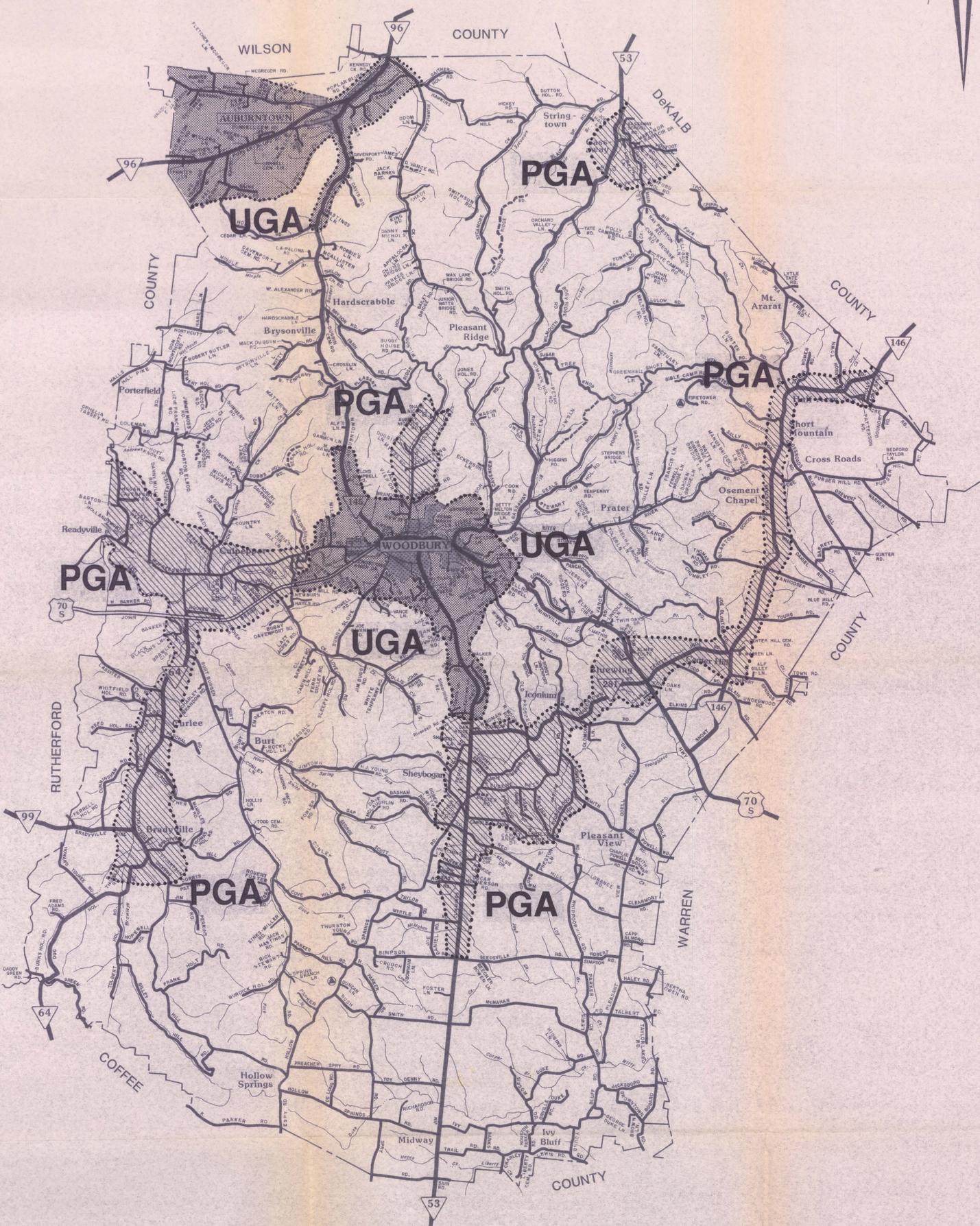


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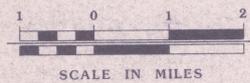
Local Government Planning Advisory Committee  
Date: April 26, 2000  
To: Approve Cannon County Growth Plan  
Tom Stiner  
Tom Stiner, Chairman

# PUBLIC CHAPTER 1101 GROWTH PLAN CANNON COUNTY

## TENNESSEE

APPROVED BY THE CANNON COUNTY  
COORDINATING COMMITTEE:  
  
THIS IS TO CERTIFY THAT THIS IS THE  
PUBLIC CHAPTER 1101 GROWTH PLAN  
FOR CANNON COUNTY, TENNESSEE.

Dal Bush  
COORDINATING COMMITTEE CHAIRMAN: DATE: 4-20-2000



**LEGEND**

- Urban Growth Area (stippled pattern)
- Planned Growth Area (diagonal line pattern)
- Rural Area (white)

1 2 3 4 5 6 7 8 9