



TENNESSEE

**Local Planning Assistance Office**

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

July 10, 2000

The Honorable Kenny McBride  
County Executive of Carroll County  
P.O. Box 9  
Huntingdon, Tennessee 38344

Dear Mr. McBride:

The Local Government Planning Advisory Committee at its meeting June 28 approved the Carroll County Growth Plan submitted by the Carroll 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 Carroll County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Carroll County a Growth Plan which complies with TCA 6-58-106; and

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

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

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

Kenny McBride  
Chair, County Coordinating Committee

6-1-00  
Date

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

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

Jim Steves Sr. OHA  
Chair, Local Government Planning Advisory Committee

6/28/00  
Date



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 27, 2006

The Honorable Kenny McBride  
Carroll County Mayor  
Suite 101  
625 High Street  
Huntingdon, Tennessee 38344

Dear Mayor McBride:

The Local Government Planning Advisory Committee at its meeting April 26<sup>th</sup> amended the Carroll County Growth Plan submitted by the Carroll 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.

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

Sincerely,

Dan Hawk  
Director

DH/jw

Enclosure

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

**WHEREAS**, the Carroll County Coordinating Committee has submitted an amendment to the County Growth Plan for Carroll 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 Carroll County Growth Plan is hereby approved and becomes effective this date.

Kurtzfeld C. Baldwin  
Chair

April 26, 2006  
Date

**SUBMITTAL OF COUNTY GROWTH PLAN  
AND  
CERTIFICATE OF RATIFICATION**

**WHEREAS**, the Carroll County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Carroll County an amendment to the County Growth Plan dated June 28, 2000 which complies with TCA 6-58-106; and

**WHEREAS**, the only change to the original growth plan would be the addition of a planned growth area to encompass an area that takes in the proposed Carroll County Lake, its watershed area and additional areas that are in such close proximity of the proposed lake, as to be impacted by its development; and,

**WHEREAS**, Attachments to this document describe and illustrate the location of the proposed Carroll County Lake Planned Growth Area, and,

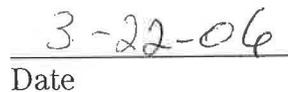
**WHEREAS**, the county and municipal legislative bodies have ratified the amendment to the Carroll County Growth Plan as required by TCA 6-58-104; and

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

**NOW, THEREFORE** the Carroll County Coordinating Committee submits to the Local Government Planning Advisory Committee the amended Carroll County Growth Plan dated April 24, 2005 for its approval pursuant to TCA 6-58-104.



Chair  
Carroll County Coordinating Committee



Date

March 28, 2006

To the Local Government Planning Advisory Committee:

Pursuant to sections 6-58-101 through 6-58-115 Tennessee Code Annotated, the Carroll County Commission, the Carroll County Coordinating Committee and each municipality, within Carroll County, has adopted by resolution an amendment to the Carroll County Growth Plan. The sole purpose of the proposed amendment is to create a Planned Growth Area comprised of the proposed Carroll County Lake, its watershed area and properties adjacent to the watershed area, that will be affected by development of the lake. This proposed Planned Growth Area is necessary, so that proper land use regulations may be employed in fulfillment of the U. S. Army Corp. of Engineers' 404 permit for lake construction.

Sincerely,

A handwritten signature in cursive script that reads "Kenny McBride". The signature is written in black ink and is positioned above the printed name.

Kenny McBride

Chairperson

Carroll County Coordinating Committee

RESOLUTION 1-06

**RESOLUTION BY THE TOWN OF MCLEMORESVILLE RATIFYING  
THE AMENDED CARROLL COUNTY GROWTH PLAN**

**WHEREAS**, the McLemoresville Board of Mayor and Aldermen has determined that their existing Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

**WHEREAS**, that the McLemoresville Board of Mayor and Aldermen has determined that the Town of McLemoresville is better able than other areas to efficiently provide urban services to the area within their existing Urban Growth Boundary; and,

**WHEREAS**, the McLemoresville Board of Mayor and Aldermen has determined that their existing Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

**WHEREAS**, the McLemoresville Board of Mayor and Aldermen has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

**WHEREAS**, planning and control of development beyond the corporate limits is of vital interest to the Town of McLemoresville, and in accordance with Tennessee Code Annotated 6-58-101 through 6-58-115; and,

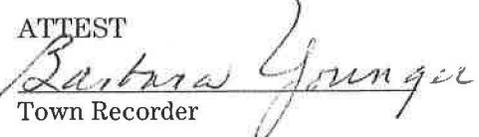
**WHEREAS**, the only change to the original growth plan would be the addition of a planned growth area to encompass an area that takes in the proposed Carroll County Lake, its watershed area and additional areas that are in such close proximity of the proposed lake, as to be impacted by its development; and,

**WHEREAS**, An attachment to this document illustrates the location of the proposed Carroll County Lake Planned Growth Area; and,

**WHEREAS**, the Carroll County Coordinating Committee has approved the amended Carroll County Growth Plan dated ....., 2006.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen that this body ratifies the amended Carroll County Growth Plan as shown on the attached map entitled Amended Carroll County Growth Plan (dated June 28, 2000).

  
Mayor 3-16-2006  
Date

ATTEST  
  
Town Recorder 3-16, 2006  
Date

RESOLUTION 3-14-06-(2)

**RESOLUTION BY THE TOWN OF BRUCETON RATIFYING  
THE AMENDED CARROLL COUNTY GROWTH PLAN**

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

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

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

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

**WHEREAS**, planning and control of development beyond the corporate limits is of vital interest to the City of Bruceton, and in accordance with Tennessee Code Annotated 6-58-101 through 6-58-115; and,

**WHEREAS**, the only change to the original growth plan would be the addition of a planned growth area to encompass an area that takes in the proposed Carroll County Lake, its watershed area and additional areas that are in such close proximity of the proposed lake, as to be impacted by its development; and,

**WHEREAS**, An attachment to this document illustrates the location of the proposed Carroll County Lake Planned Growth Area; and,

**WHEREAS**, the Carroll County Coordinating Committee has approved the amended Carroll County Growth Plan dated <sup>MARCH</sup>....., 2006.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen that this body ratifies the amended Carroll County Growth Plan as shown on the attached map entitled Amended Carroll County Growth Plan (dated June 28, 2000).



Mayor

3-14-06

Date

ATTEST

 3-14-06

City Recorder

Date

RESOLUTION 03-21-06

**RESOLUTION BY THE TOWN OF HOLLOW ROCK RATIFYING  
THE AMENDED CARROLL COUNTY GROWTH PLAN**

**WHEREAS**, the Hollow Rock Planning Commission has determined that their existing Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

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

**WHEREAS**, the Hollow Rock Planning Commission has determined that their existing Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

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

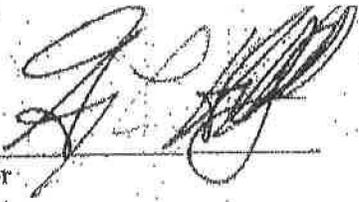
**WHEREAS**, planning and control of development beyond the corporate limits is of vital interest to the City of Hollow Rock, and in accordance with Tennessee Code Annotated 6-58-101 through 6-58-115; and,

**WHEREAS**, the only change to the original growth plan would be the addition of a planned growth area to encompass an area that takes in the proposed Carroll County Lake, its watershed area and additional areas that are in such close proximity of the proposed lake, as to be impacted by its development; and,

**WHEREAS**, An attachment to this document illustrates the location of the proposed Carroll County Lake Planned Growth Area; and,

**WHEREAS**, the Carroll County Coordinating Committee has approved the amended Carroll County Growth Plan dated ....., 2006.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen that this body ratifies the amended Carroll County Growth Plan as shown on the attached map entitled Amended Carroll County Growth Plan (dated June 28, 2000).



Mayor

ATTEST

24 Mar 06

Date



City Recorder

03-21-06

Date

RESOLUTION 03-16-06

**RESOLUTION BY THE CITY OF CLARKSBURG RATIFYING  
THE AMENDED CARROLL COUNTY GROWTH PLAN**

**WHEREAS**, the Clarksburg Board of Mayor and Aldermen has determined that their existing Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

**WHEREAS**, that the Clarksburg Board of Mayor and Aldermen has determined that the City of Clarksburg is better able than other areas to efficiently provide urban services to the area within their existing Urban Growth Boundary; and,

**WHEREAS**, the Clarksburg Board of Mayor and Aldermen has determined that their existing Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

**WHEREAS**, the Clarksburg Board of Mayor and Aldermen has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

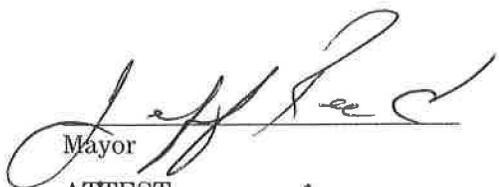
**WHEREAS**, planning and control of development beyond the corporate limits is of vital interest to the City of Clarksburg, and in accordance with Tennessee Code Annotated 6-58-101 through 6-58-115; and,

**WHEREAS**, the only change to the original growth plan would be the addition of a planned growth area to encompass an area that takes in the proposed Carroll County Lake, its watershed area and additional areas that are in such close proximity of the proposed lake, as to be impacted by its development; and,

**WHEREAS**, An attachment to this document illustrates the location of the proposed Carroll County Lake Planned Growth Area;

**WHEREAS**, the Carroll County Coordinating Committee has approved the amended Carroll County Growth Plan dated ....., 2006.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen that this body ratifies the amended Carroll County Growth Plan as shown on the attached map entitled Amended Carroll County Growth Plan (dated June 28, 2000).

  
\_\_\_\_\_  
Mayor

3-15-6  
Date

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

03-15-06  
Date



**RESOLUTION 03-14-06-2**

**RESOLUTION BY THE TOWN OF TREZEVANT RATIFYING  
THE AMENDED CARROLL COUNTY GROWTH PLAN**

**WHEREAS**, the Trezevant Board of Mayor and Aldermen has determined that their existing Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

**WHEREAS**, that the Trezevant Board of Mayor and Aldermen has determined that the Town of Trezevant is better able than other areas to efficiently provide urban services to the area within their existing Urban Growth Boundary; and,

**WHEREAS**, the Trezevant Board of Mayor and Aldermen has determined that their existing Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

**WHEREAS**, the Trezevant Board of Mayor and Aldermen has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

**WHEREAS**, planning and control of development beyond the corporate limits is of vital interest to the Town of Trezevant, and in accordance with Tennessee Code Annotated 6-58-101 through 6-58-115; and,

**WHEREAS**, the only change to the original growth plan would be the addition of a planned growth area to encompass an area that takes in the proposed Carroll County Lake, its watershed area and additional areas that are in such close proximity of the proposed lake, as to be impacted by its development; and,

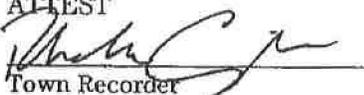
**WHEREAS**, An attachment to this document illustrates the location of the proposed Carroll County Lake Planned Growth Area; and,

**WHEREAS**, the Carroll County Coordinating Committee has approved the amended Carroll County Growth Plan dated ....., 2006.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen that this body ratifies the amended Carroll County Growth Plan as shown on the attached map entitled Amended Carroll County Growth Plan (dated June 28, 2000).

  
\_\_\_\_\_  
Mayor

3/14/06  
\_\_\_\_\_  
Date

ATTEST  
  
\_\_\_\_\_  
Town Recorder

3/14/06  
\_\_\_\_\_  
Date

**RESOLUTION 06-002**

**RESOLUTION BY THE CITY OF MCKENZIE RATIFYING  
THE AMENDED CARROLL COUNTY GROWTH PLAN**

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

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

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

**WHEREAS**, the McKenzie 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 McKenzie Planning Commission forwarded said amendment to the City of McKenzie Board of Mayor and Council; and,

**WHEREAS**, planning and control of development beyond the corporate limits is of vital interest to the City of McKenzie, and in accordance with Tennessee Code Annotated 6-58-101 through 6-58-115; and,

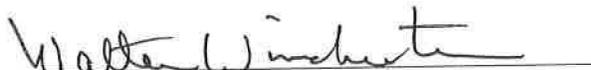
**WHEREAS**, the only change the original growth plan would be the addition of a planned growth area to encompass an area that takes in the proposed Carroll County Lake, its watershed area and additional areas that are in such close proximity of the proposed lake, as to be impacted by its development; and,

**WHEREAS**, An attachment to this document illustrates the location of the proposed Carroll County Lake Planned Growth Area; and,

**WHEREAS**, the Carroll County Coordinating Committee has approved the amended Carroll County Growth Plan dated February 23, 2006.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Council that this body ratifies the amended Carroll County Growth Plan as shown on the attached map entitled Amended Carroll County Growth Plan (dated June 28, 2000)

**READ, ADOPTED AND APPROVED IN OPEN PUBLIC MEETING THIS THE 9<sup>TH</sup> DAY  
OF MARCH 2006.**

  
Walter Winchester, Mayor

ATTEST:  
  
Charlie Beal, City Recorder

**PLANNED GROWTH AREA REPORT**

**CARROLL COUNTY, TENNESSEE**

**PREPARED FOR**

**CARROLL COUNTY, TENNESSEE**

**PREPARED BY**

**THE STATE OF TENNESSEE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
WEST TENNESSEE REGION  
JACKSON, TENNESSEE**

**MARCH 2005**

**PLANNED GROWTH AREA REPORT**

**CARROLL COUNTY, TENNESSEE**

**PREPARED FOR**

**CARROLL COUNTY, TENNESSEE**

**PREPARED BY**

**THE STATE OF TENNESSEE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
WEST TENNESSEE REGION  
JACKSON, TENNESSEE**

**MARCH 2005**

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# PLANNED GROWTH AREA REPORT

## CARROLL COUNTY, TENNESSEE

### I. INTRODUCTION

This plan and accompanying maps have been prepared for the purpose of amending the adopted Carroll County Growth Plan to create a Planned Growth Area to encompass what will become the Carroll County Lake. This plan has been structured to meet the guidelines established, for such an amendment, pursuant to the statutory requirements of Tennessee Code Annotated 6-58-101 through 6-58-118 as adopted through Public Chapter 1101, of 1998. In preparing this document, existing land use analysis, population projections, and community facilities data were used for the purpose of evaluating present and future needs for the proposed Planned Growth Area.

According to criteria established in PC 1101, "Planned Growth Areas" are to include territory:

- that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next 20 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 20 years, based upon history, economic and population trends and topographical 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.

#### Definitions

Included in this report are terms that have been defined as follows:

Planned Growth Area – An unincorporated area of Carroll County, which is not in an existing municipality, but is territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years.

Commercial - Land on which retail or wholesale trade activities and or services occur. Land on which an array of private firms which provide special services are

located. This category includes banks, professional offices, personal services, etc., and vacant floor space.

Public/Semi-Public - Land on which educational facilities, utilities, and all federal, state, and governmental uses are located. Land on which museums, libraries, parks, and similar uses are located.

Residential – land on which one or more dwelling units are located. This includes all single-family and multi-family residences, mobile homes, and public housing.

Transportation – Land on which county roads, and state and federal highways are located, including rights-of way. Also included in this category are railroad rights-of-way.

Vacant Land – Land which either has not been developed or can not be developed.

## II. POPULATION PROJECTIONS

One requirement of Public Chapter 1101 of 1998 is that the twenty-year plan be based upon population projections developed by the University of Tennessee Center for Business and Economic Research. Figures provided for Carroll County and the municipalities within it are as follows:

### CURRENT AND PROJECTED POPULATION CARROLL COUNTY

	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
Atwood	1,000	1,038	1,104	1,163	1,212	1,256
Bruceston	1,554	1,577	1,671	1,749	1,816	1,871
Clarksburg	285	294	313	329	343	356
Hollow Rock	963	1,005	1,068	1,125	1,173	1,215
Huntingdon	4,349	4,429	4,691	4,918	5,109	5,271
McKenzie	4,963	5,247	5,599	5,916	6,189	6,434
McLemoresville	259	263	280	292	304	311
Trezevant	901	928	987	1,039	1,080	1,119
Unincorporated	15,201	15,847	16,860	17,765	18,527	19,209
<b>Total</b>	<b>29,475</b>	<b>30,628</b>	<b>32,574</b>	<b>34,295</b>	<b>35,573</b>	<b>37,040</b>
Unincorporated as % of total	52%	52%	52%	52%	52%	52%

The principal focus is on the portion of the population termed “unincorporated.” From the information supplied it is not possible to categorically say that this figure represents population expected to reside within areas located outside municipalities in the year 2025. However, it can be said that these figures represent population increase within the county as a whole and that in the year 2025, some portion of this total projected increase will reside within portions of Carroll County located outside of incorporated municipalities.

The following is a summary of population increases projected for “unincorporated” portions of Carroll County. A total increase of 3,362 persons is projected by the year 2025. This represents a projected maintaining of the same proportion of population in unincorporated areas over the next 20 years.

**SUMMARY OF POPULATION INCREASES PROJECTED  
FOR UNINCORPORATED PORTIONS OF CARROLL COUNTY**

2000	2005	2010	2015	2020	2025
15,201	15,847	16,860	17,765	18,527	19,209
Net Change					
NA	646	1,013	905	762	682

Based on the population increases projected by the University of Tennessee, the proposed study area will grow by 21%. To follow these projections absolutely would mean that 83.47 acres will be needed for residential growth, 2.40 acres will be needed for commercial growth and 79.28 acres will be needed for industrial growth in the proposed planned growth area.

### III. LAND USE INVENTORY AND ANALYSIS

To a large degree existing land use patterns in Carroll 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. The processes by which our cities and the county accommodate development pressures represent a balancing act and these processes are readily discernable in the patterns we see in the data and in the physical landscape. This section is designed to analyze statistical data and then to describe the development patterns these data translate into when viewed in their physical setting.

#### Methodology

The statistical data presented here, were derived by using the geographic information system for the proposed Carroll County Lake maintained by the Local Planning Assistance Office. Information from the Carroll County Property Assessor's database was used to prepare an inventory of uses by parcel for the area. This inventory was then field checked by Local Planning Assistance Office staff. An analysis was then developed using the statistical data to document the extent and intensity of current development; and to identify areas of potential planned growth.

#### Proposed Carroll County Lake Recreational Area

Proper management of the proposed 977 acre Carroll County Lake and its surrounding environs is of vital interest to the county. This area must be privy to land use controls, such as zoning and subdivision regulations, in order to ensure proper growth patterns and protection of natural resources. Achieving the county's goals for this area will be largely dependent upon the proper establishment and enforcement of such regulations.

#### Land Use Analysis

A county must complete an inventory and analysis of existing land uses within a proposed planned growth area before it determines the future land use needs and requirements. This land use inventory identified and analyzed the various uses by categories and the amounts of land devoted to each. Table 1 depicts the various land uses in the Proposed Carroll County Lake area as determined by a land use survey completed by Local Planning Assistance Office.

#### Land Use Percentages and Existing land Use Distribution

The number of acres in each land use category as related to all other land use categories is illustrated in the following table. The table also depicts the number of developed acres in use and draws comparison with the total number of acres within the Proposed Carroll County Lake area.

Land Use Inventory

EXISTING LAND USE CALCULATIONS TABLE 1

<b>Planned Growth Area of Carroll County:</b>		
<b><u>Land Use Designations</u></b>	<b>Gross land area, Ac</b>	<b>Percent of Total</b>
<b>Total PGA land area</b>	<b>65,508.00</b>	<b>100%</b>
Physically Constrained land	0	0%
Floodplain	0	0%
Other constraints	0	0%
Residential	398.70	0.61
Single family	363.60	0.56%
Mobile Homes	35.10	0.05%
Commercial	11.56	0.37%
Industrial	377.6	.58%
Public/Semi-public/Utilities	4.6	0.01%
Transportation	151.52	0.86%
U.S Highway	23.42	0.04%
Interstate	0.00	0.0%
Country Road	128.10	0.20%
Vacant land	64,564.02	98.56%
Total developed land	943.98	1.44%
<b>Total Potential Planned Growth Area</b>	<b>65,508.00</b>	<b>100.00%</b>

Residential

At the time of completion of the existing land use analysis, 399 acres of residential use of either single-family or mobile home uses existed in the Proposed Carroll County Lake area. Single-family uses occupied 363 acres in this area, while mobile home uses accounted for 35 acres of land use.

### Commercial

In the study area only 12 acres are currently being used commercially. This makes up only 0.02 of the study area.

### Industrial

The existing land use survey indicated only one (1) parcel being used for an industrial purpose. However, this parcel is 378 acres in size and constitutes 0.58% of the proposed planned growth area.

### Public / Semi-Public

The survey found 4.60 acres being used by the Tennessee Forestry Division. This use constitutes 0.01% of the proposed planned growth area.

### Transportation System

The transportation system in this area is made up of U. S. Highway 70 and several rural roads. All roads, including rights-of-way, within the proposed area make up 151.52 acres. This acreage constitutes 0.24% of the proposed planned growth area.

### Vacant Land

By far, unimproved vacant land constitutes the largest land use category within the study area. There are 64,564 acres of land which are vacant within the study area. This vacant land comprises 98.56% of the proposed planned growth area.

### Analysis of Vacant Land Potential

The dominant force that will drive the development of the vacant land in the proposed planned growth area will be the construction of the 977 acre Carroll County Lake. With the advent of the lake as a recreational area development should be steered towards residential growth. Furthermore, the residential growth must be controlled in ways, so as to not negatively impact the lake environment. Commercial growth should be held to a minimum, with the possibility of the allowance of limited commercial developments to cater specifically to lake oriented commercial activities. Industrial growth should probably not be allowed in the proposed planned growth area, as it is non-compatible with a large recreational and environmentally sensitive area. Much of the vacant land is being used agriculturally. The vacant lands, being used agriculturally, which are not acquired by the state for construction of the proposed lake, presumably will continue to be used in such a fashion for the foreseeable future.

#### IV. ANALYSIS OF PUBLIC SERVICES

This portion of the analysis is intended to provide a brief summary of the public services currently provided by the county.

##### Law Enforcement

The Carroll County Sheriff's Department provides law enforcement services to the proposed PGA. The Department employs fifteen (15) full-time deputies, eight (8) part-time employees and eleven (11) full-time jailers. The department owns twenty-six (26) vehicles, twenty-one (21) of which are police cruisers. The creation of a planned growth area will not cause additional expenditures for the sheriff's department.

##### Fire Protection

The proposed planned growth area is served by three (3) fire stations. The Carroll County Volunteer Fire Departments have a total of one hundred eighty (180) firefighters. Thirty (30) of these firefighters are assigned to the departments serving the proposed planned growth area. The ISO rating for Carroll County is 9. The establishment of a planned growth area will not cause additional expenditures for the county fire department.

##### Water Service

Cedar Grove Water District provides water service to a large portion of this area. Four (4) inch water mains are located on Baker, Christian Chapel and Leach Roads. A six (6) inch water main is located along Highway 70 in this area. Lots not receiving water service through the Cedar Grove Water District are served by individual well systems. The establishment of an individual water district to serve this area is not anticipated.

##### Electrical Service

Electricity is provided to the proposed PGA by the Carroll County Electric Department.

##### Sanitary Sewer

No public sewerage exists in this area. Public sewerage is not planned for the area, but provisions will be enacted through land use controls to prevent wastewater contamination of the proposed Carroll County Lake.

##### Solid Waste Collection

A private company provides solid waste collection for the residents of Carroll County.

### Education

Residents of this area are served by the Huntingdon Special School District.

### Road and Street Construction and Repair

There are 26.42 miles of rural roads and 2.41 miles of State Highways within the proposed planned growth area. As with Law Enforcement, the maintenance of county roads will remain a responsibility of Carroll County, while U. S. Highway 70 will continue to be maintained by the Tennessee Department of Transportation.

### Planning and Zoning

The County does not currently have land use regulations or an active planning program. The proposed Carroll County PGA will have an active Planning Commission. Zoning and Subdivision Regulations will be established through consultation with the Local Planning Assistance Office division of the Tennessee Department of Economic and Community Development. The contract fee for consultation from the Local Planning Assistance Office is \$10,500 annually.

## V. DESIGNATION OF RURAL AND PLANNED GROWTH AREAS

Pursuant to the requirements set forth by Public Chapter 1101 of 1998, the proposed Carroll County Planned Growth Area is sufficiently compact, yet large enough to accommodate growth during the next twenty years. Furthermore, the proposed planned growth area is likely to experience growth as a direct result of the construction of the Carroll County Lake. Although the total acreage of the proposed planned growth area exceeds the needs reflected by the UT population projections, these projections did not take into account the development of the lake project.

While it has been generally established that planned growth areas are designated in communities which either provide urban services or are located along high traffic corridors with the potential for explosive growth, the situation in Carroll County is somewhat different because neither of these elements are present. What is present, however, is the need for planning in an area which will develop around a recreational facility that has the potential to bring tourism and residential growth to that area of the county. Additionally, the establishment of land use regulations to help ensure the environmental protection of the proposed lake was an agreed upon condition of the construction permit for the lake. These facts, coupled with the county having an inactive planning program necessitates that the proposed Carroll County Lake Area be designated as a Planned Growth Area.



copy

RESOLUTION No. 2006-03-13

RESOLUTION BY THE TOWN OF HUNTINGDON'S  
PLANNING COMMISSION  
OPTING NOT TO AMEND THE CURRENT URBAN GROWTH  
BOUNDARY FOR THE TOWN OF HUNTINGDON AS DEFINED IN  
THE CARROLL COUNTY GROWTH PLAN (June 28, 2000)

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

WHEREAS, that the Huntingdon Planning Commission has determined that the Town of Huntingdon is better able than other areas to efficiently provide urban services to the area within Huntingdon's existing Urban Growth Boundary; and,

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

WHEREAS, the Huntingdon 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 only change to the original growth plan of Carroll County would be the addition of a planned growth area to encompass an area that takes in the proposed Carroll County Lake, its watershed area and additional areas that are in such close proximity of the proposed lake, as to be impacted by its development; and,

WHEREAS, an attachment to this document illustrates the location of the proposed Carroll County Lake Planned Growth Area;

NOW, THEREFORE, BE IT RESOLVED by the Town of Huntingdon's Planning Commission that a recommendation not to change the existing Urban Growth Boundary for the Town of Huntingdon be forwarded to the Mayor and Town Council.

  
Chairman \_\_\_\_\_ 3-13-06  
Date

ATTEST  
  
Secretary (Pat Wade) \_\_\_\_\_ 13 MARCH 06  
Date



STATE OF TENNESSEE:

COUNTY OF CARROLL:

TOWN OF HUNTINGDON:

RESOLUTION 006-08

**RESOLUTION BY THE TOWN OF HUNTINGDON OPTING NOT TO AMEND THE HUNTINGDON GROWTH BOUNDARY IN ORDER TO EXPEDITE THE AMENDMENT OF THE CARROLL COUNTY GROWTH PLAN TO ENCOMPASS THE CARROLL COUNTY LAKE AREA**

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

**WHEREAS**, that the Huntingdon Planning Commission has determined that the Town of Huntingdon is better able than other areas to efficiently provide urban services to the area within their existing Urban Growth Boundary; and,

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

**WHEREAS**, the Huntingdon 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 Huntingdon Planning Commission forwarded a formal recommendation to the Mayor and Town Council not to amend the current Urban Growth Boundary for the Town of Huntingdon; and,

**WHEREAS**, planning and control of development beyond the corporate limits is of vital interest to the Town of Huntingdon, and in accordance with Tennessee Code Annotated 6-58-101 through 6-58-115; and,

**WHEREAS**, Carroll County proposes to change to the original Carroll County Growth Plan only to add a planned growth area that takes in the proposed Carroll County Lake, its watershed area, and additional areas that are in such close proximity to the proposed lake as to be impacted by its development; and,

**WHEREAS**, attachments to this document illustrate the location of the proposed addition to the Carroll County Planned Growth Area:

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council that this body does not object to the amended Carroll County Growth Plan as shown on the attached map and agrees not to amend the Current Urban Growth Boundary for the Town of Huntingdon until the Carroll County Growth Plan is finalized.

**BE IT FURTHER RESOLVED** by said Council that pursuant to Section 2.08 (a) of the Town's charter this resolution shall be in full force and effect on and after February 14, 2006, the welfare of the Town requiring it.

**BE IT FURTHER RESOLVED** by the Council that pursuant to Section 2.08(d) of the Town's charter a summary of this resolution shall be published in newspaper of general circulation within the town within ten days of its adoption and approval, the welfare of the Town requiring it.

READ IN FULL AND CONSIDERED IN PUBLIC SESSION: March 14, 2006

APPROVED IN PUBLIC SESSION ON MARCH 14, 2006

APPROVED:



Dale R. Kelley  
Mayor

ATTESTED:



Martha Taylor  
Town Recorder

REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT:



Robert T. Keeton, Jr.  
Town Attorney

# GROWTH PLAN

APRIL 2006 AMENDMENT TO THE 2000  
CARROLL COUNTY GROWTH PLAN

CARROLL COUNTY, TENNESSEE

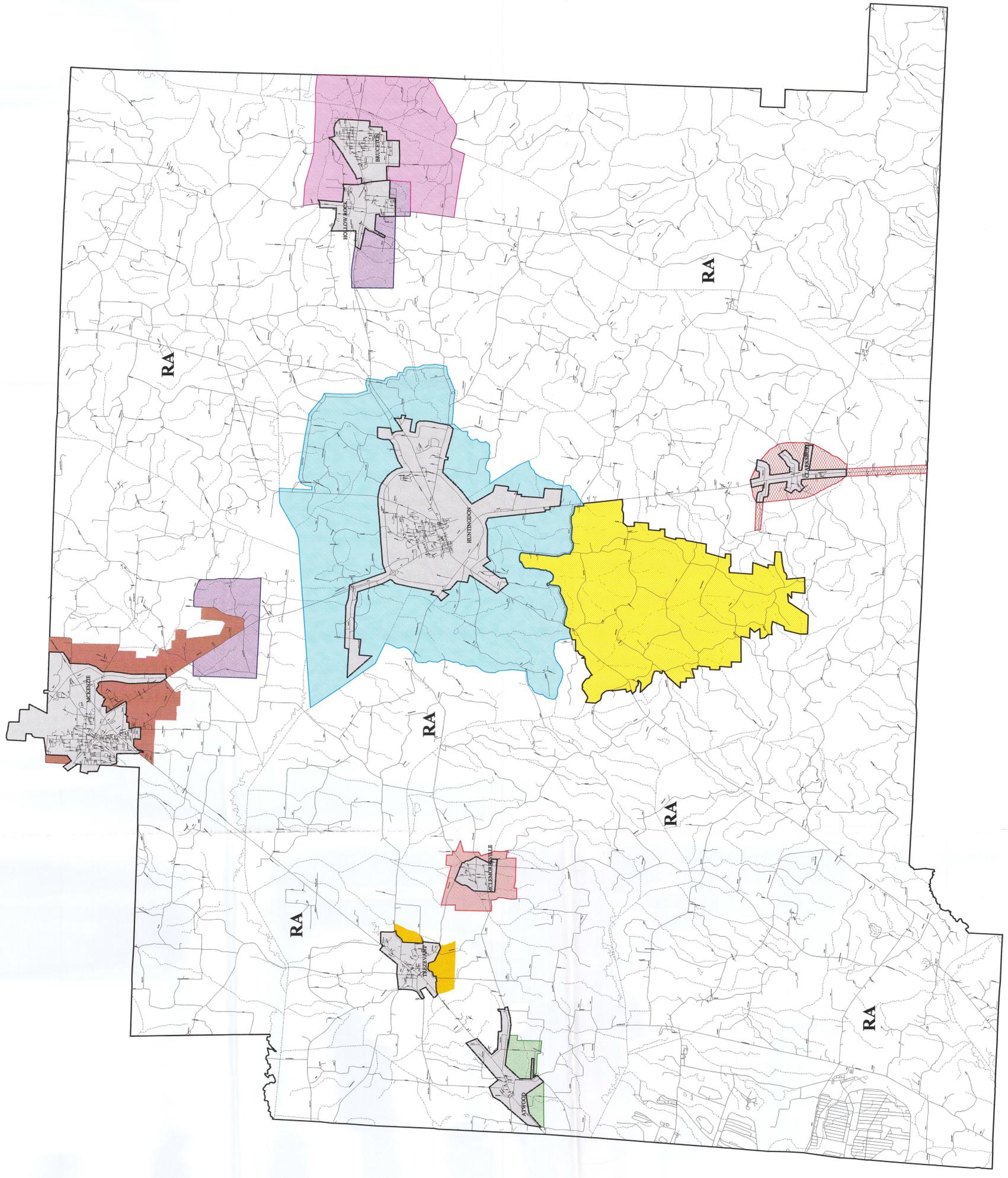
-  CORPORATE LIMITS
-  ATWOOD URBAN GROWTH AREA
-  BRUCETON URBAN GROWTH AREA
-  CLARKSBURG URBAN GROWTH AREA
-  HUNTINGDON URBAN GROWTH AREA
-  MCKENZIE URBAN GROWTH AREA
-  McLEMORESVILLE URBAN GROWTH AREA
-  TREZEVAULT URBAN GROWTH AREA
-  EXISTING PLANNED GROWTH AREAS
-  NEW CARROLL COUNTY LAKE PGA
-  RA

NOTE: PGA - PLANNED GROWTH AREA UGB - URBAN GROWTH AREA

Local Government Planning Advisory Committee  
 Title: Carroll County Growth Plan  
 DATE: April 26, 2006  
 Kathryn Bahay, Chair  
 Date: 4/26/06  
 Department of Economic & Community Development

CHAIRMAN OF THE LOCAL GOVERNMENT PLANNING  
 ADVISORY COMMITTEE

DATE \_\_\_\_\_

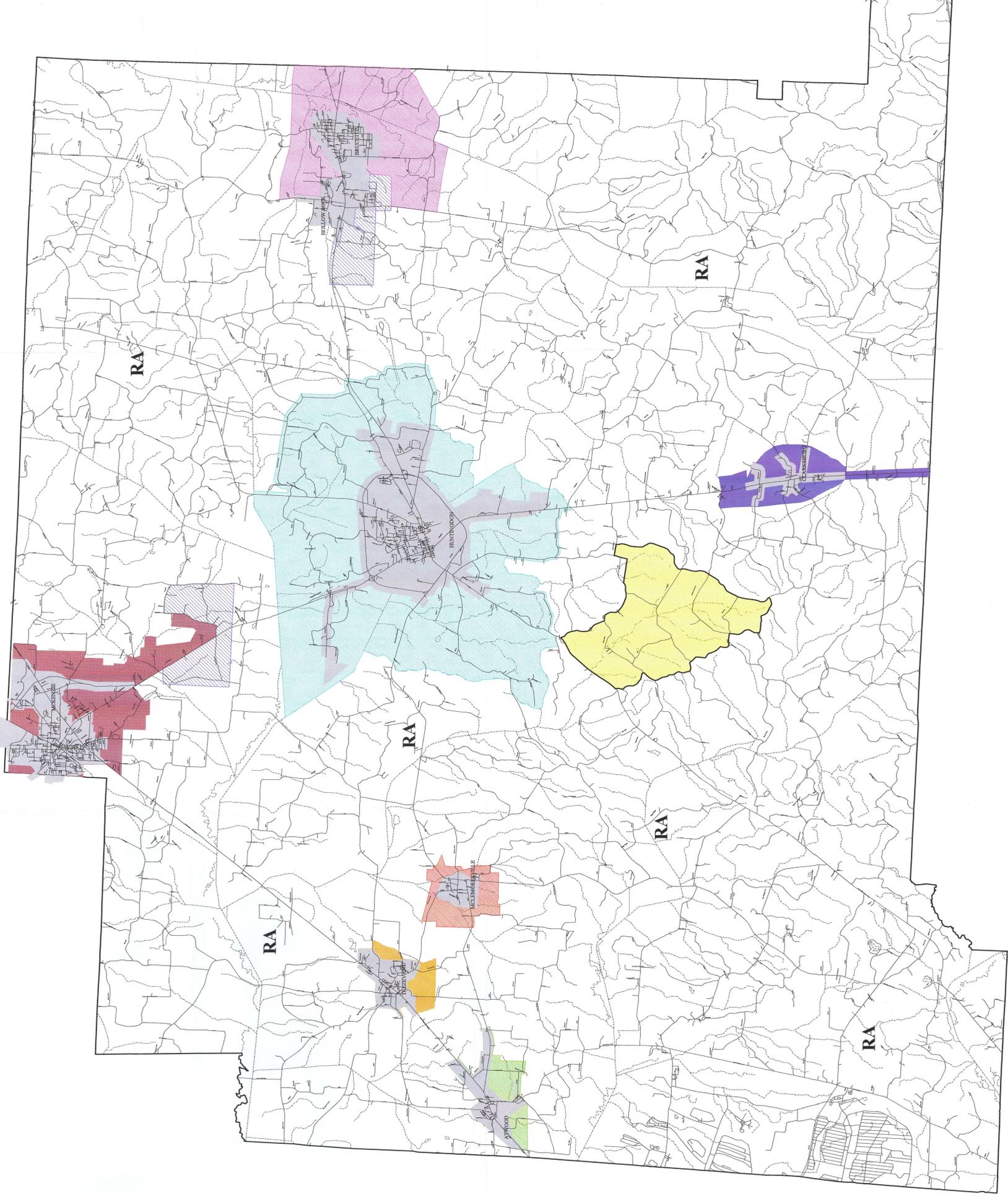


PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT  
 LOCAL PLANNING ASSISTANCE OFFICE  
 WEST TENNESSEE REGION JACKSON, TENNESSEE  
 THIS IS NOT AN ENGINEERING DRAWING  
 DATE: 11-23-04 REV.: 2-23-06

OCTOBER 2007

# AMENDED GROWTH PLAN

CARROLL COUNTY, TENNESSEE

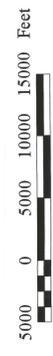


- ATWOOD URBAN GROWTH AREA
- BRUCETON URBAN GROWTH AREA
- CLARKSBURG URBAN GROWTH AREA
- HUNTINGDON URBAN GROWTH AREA
- McKENZIE URBAN GROWTH AREA
- McLEMORESVILLE URBAN GROWTH AREA
- TREZEVAANT URBAN GROWTH AREA
- PLANNED GROWTH AREAS
- CARROLL COUNTY LAKE PGA
- RURAL AREAS

NOTE: PGA - PLANNED GROWTH AREA UGB - URBAN GROWTH AREA

CHAIRMAN OF THE LOCAL GOVERNMENT PLANNING  
ADVISORY COMMITTEE

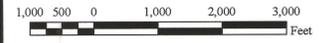
DATE \_\_\_\_\_



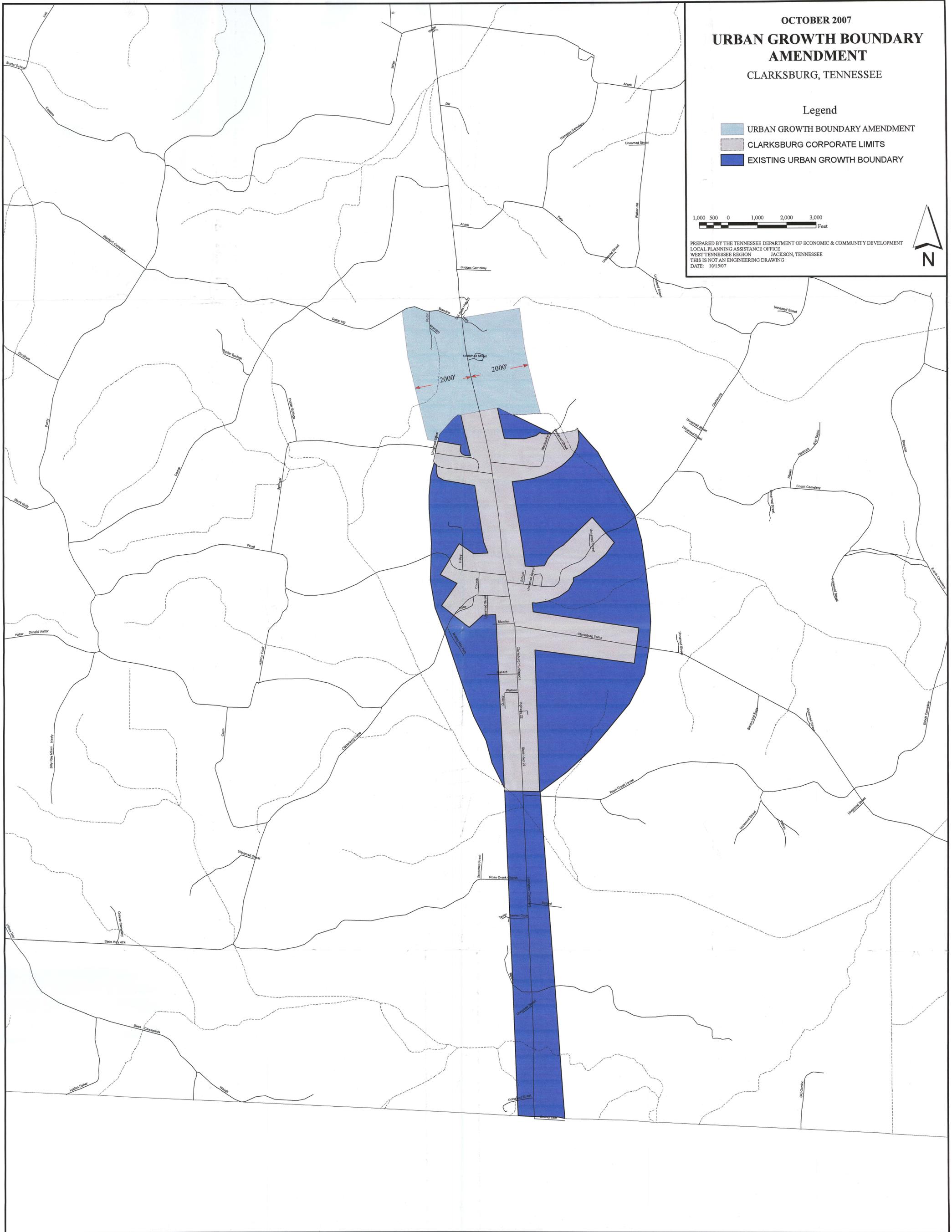
OCTOBER 2007  
**URBAN GROWTH BOUNDARY  
AMENDMENT**  
CLARKSBURG, TENNESSEE

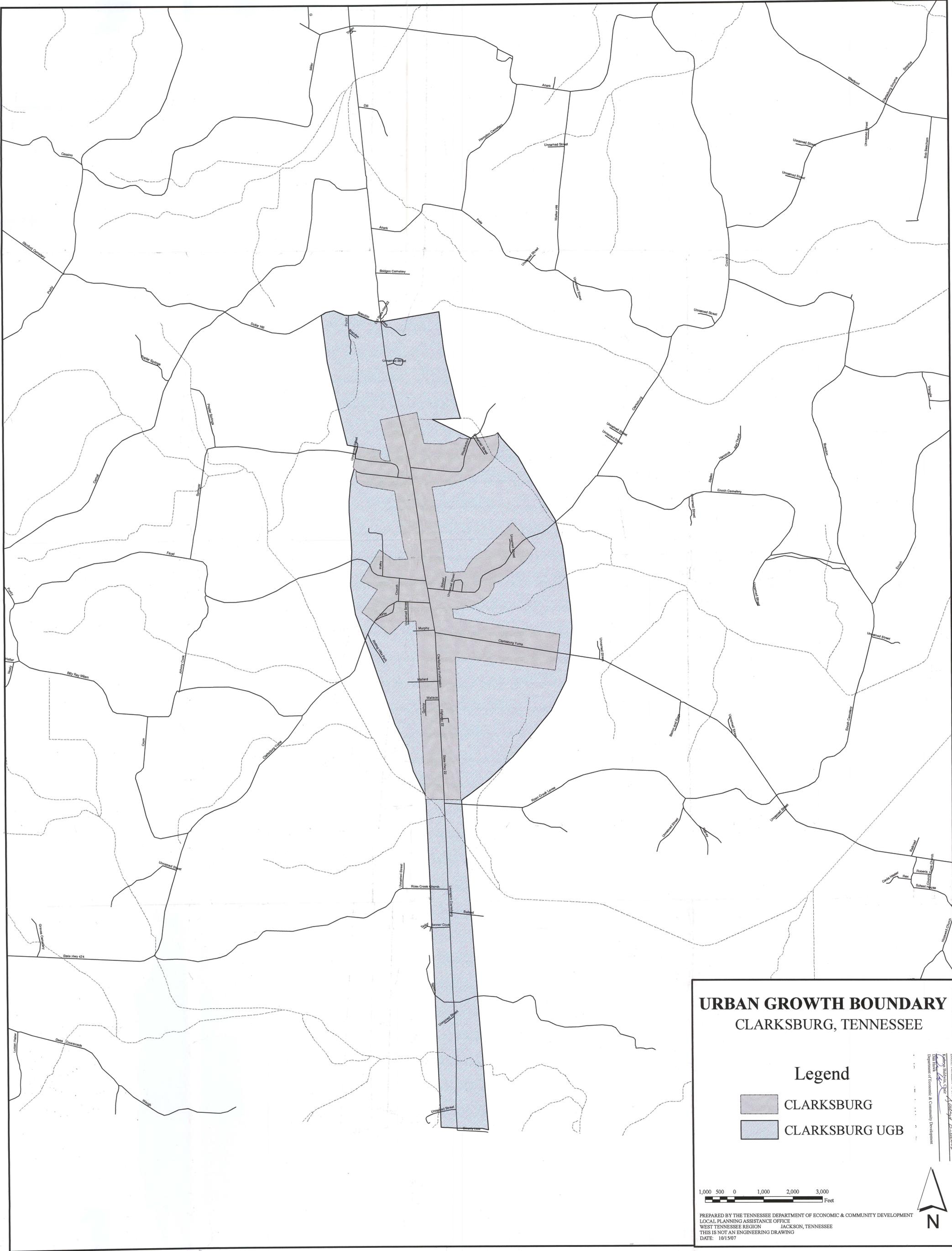
Legend

-  URBAN GROWTH BOUNDARY AMENDMENT
-  CLARKSBURG CORPORATE LIMITS
-  EXISTING URBAN GROWTH BOUNDARY



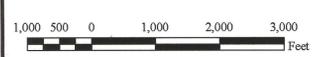
PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
WEST TENNESSEE REGION JACKSON, TENNESSEE  
THIS IS NOT AN ENGINEERING DRAWING  
DATE: 10/15/07





**URBAN GROWTH BOUNDARY  
CLARKSBURG, TENNESSEE**

- Legend**
- CLARKSBURG
  - CLARKSBURG UGB



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT  
 LOCAL PLANNING ASSISTANCE OFFICE  
 WEST TENNESSEE REGION JACKSON, TENNESSEE  
 THIS IS NOT AN ENGINEERING DRAWING  
 DATE: 10/15/07

DATE: November 7, 2007  
 Prepared by: [Signature]  
 Local Government Planning Advisory Committee  
 West Tennessee Region  
 Department of Economic & Community Development



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

December 11, 2007

The Honorable Kenny McBride  
Carroll County Mayor  
Suite 101  
625 High Street  
Huntingdon, Tennessee 38344

Dear Mayor McBride:

The Local Government Planning Advisory Committee at its meeting on November 7<sup>th</sup> amended the Carroll County Growth Plan submitted by the Carroll 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.

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

Sincerely,

A handwritten signature in cursive script that reads "Tim Roach".

Tim Roach  
Director

TR/jw

Enclosure

**Kenny McBride**  
**CARROLL COUNTY MAYOR**  
CARROLL COUNTY OFFICE COMPLEX  
625 HIGH STREET, SUITE 101  
HUNTINGDON, TENNESSEE 38344  
PHONE (731) 986-1936 • FAX (731) 986-1935  
E Mail kmcbride@carroll.tn.org

September 19, 2007

Don Waller  
Local Planning Assistance Office  
Rachael Jackson Building 6<sup>th</sup> Floor  
320 6<sup>th</sup> Ave. North  
Nashville, Tennessee 37243-0405

Dear Mr. Waller,

The City of Clarksburg has requested the Carroll County Coordinating Committee to proceed with the approval of their request to amend their UGB.

The committee, as well as all governing bodies of Carroll County, has approved this amendment. I have enclosed copies of the resolutions for your review.

If you require any other information, please feel free to call.

Sincerely,



Kenny McBride, Chairman  
Carroll County Coordinating Committee

KM/mje

# THE KING LAW OFFICE



MICHAEL U. KING

Associate  
DARETH C. DAVIS

12880 PARIS STREET  
**REPLY TO: P.O. BOX 667**  
HUNTINGDON, TENNESSEE 38344-0667  
TELEPHONE: (731) 986-2266  
FAX: (731) 986-2209  
e-mail: law2370@bellsouth.net

December 29, 2006

Honorable Kenny McBride  
Carroll County Mayor  
625 High Street, Suite 101  
Huntingdon, Tennessee 38344

RE: Amendment to the City of Clarksburg Growth Plan

Dear Mayor McBride:

I am writing as general counsel for the City of Clarksburg. Please take notice that the City of Clarksburg has forwarded to the Carroll County Coordinating Committee a proposed amendment to the city's growth plan. The amendment would extend Clarksburg's existing growth plan boundary north from its current boundary to the intersection of Dollar Hill Road, Laws Road and State Highway 22. This would allow the City of Clarksburg to annex a tract of property bought by the city for the purpose of constructing a new city park.

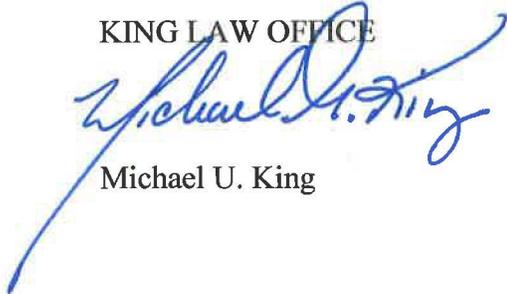
The Carroll County Coordinating Committee will consider this matter and will hold two public hearings. If approved, the committee will submit its recommendations regarding the amendment to each municipality within the County and the Carroll County Commission for ratification.

Attached hereto, you will find a copy of the resolution and map adopted by the City of Clarksburg and submitted to the Carroll County Planning Committee for approval. If you have any questions, please feel free to contact me.

Thank you for your attention to this matter.

Sincerely,

KING LAW OFFICE



Michael U. King

MUK/sd

Enclosure

**CARROLL COUNTY, TENNESSEE**  
**RESOLUTION NO. 5-4-2007**

**RESOLUTION RATIFYING AMENDMENTS TO THE CARROLL COUNTY  
GROWTH PLAN AND CITY OF CLARKSBURG GROWTH PLAN**

WHEREAS, it appearing to the Carroll County Mayor and Commission that the prosperity of the County and the territories herein described and the welfare of the inhabitants and territories require that the City of Clarksburg be allowed to expand its City Limits to include an area along State Highway 22 and the proposed site of a new Clarksburg City Park and that the City of Clarksburg's existing Urban Growth Boundary is not large enough to accommodate this growth; and,

WHEREAS, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and Carroll County as a whole; and,

WHEREAS, the proposed annexation is deemed reasonable for the overall well-being of the communities involved and the residents of Carroll County, Tennessee; and,

WHEREAS, the City of Clarksburg Mayor and Board of Alderman has identified territory that any reasonable and prudent person would project as the likely growth areas for the City of Clarksburg over the next twenty years; and,

WHEREAS, planning and control of the development of Carroll County and the City of Clarksburg is of vital interest to Carroll County, and in accordance with T.C.A. §§6-58-101 through 6-58-115; and,

WHEREAS, the only change to the original growth plan would be the addition of a planned growth area to the City of Clarksburg Growth Plan which encompasses the following:

BEGINNING at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

WHEREAS, an attachment to this document illustrates the location of the proposed City of Clarksburg Planned Growth Area; and

WHEREAS, the Carroll County Coordinating Committee passed a resolution recommending the amendment to the City of Clarksburg Growth Plan and the amendment to the Carroll County Growth Plan on the 14th day of ~~May~~ February, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Carroll County, Tennessee Mayor and Commission that this body ratifies the amended City of Clarksburg Growth Plan and the Carroll County Growth Plan described above and shown on the attached map entitled Amended City of Clarksburg Growth Plan.

Adopted this the 14th day of May, 2007.

Kenneth W. D. G.  
Carroll County Mayor

ATTESTED:

Carolyn H. Lutz  
Carroll County Court Clerk

STATE OF TENNESSEE, CARROLL COUNTY

I, Carolyn H. Lutz, County Clerk of said County, do hereby certify that the above Resolution is a true and correct copy of Resolution 5-4-2007 as found in Monthly Minute Book #21, Pages 334-335.

Witness Carolyn H. Lutz, at office in Huntingdon Tn.  
14th day of May 2007 Carolyn Halter Lutz  
Carroll County Clerk



**RESOLUTION 07-014**

**A RESOLUTION RATIFYING AMENDMENTS TO THE  
CARROLL COUNTY GROWTH PLAN AND  
CITY OF CLARKSBURG GROWTH PLAN**

**WHEREAS**, it appearing to the Board of Mayor and Council of the City of McKenzie that the prosperity of the Council and the territories herein described and the welfare of the inhabitants and territories require that the City of Clarksburg be allowed to expand its City Limits to include an area along State Highway 22 and the proposed site of a new Clarksburg City Park and that the City of Clarksburg's existing Urban Growth Boundary is not large enough to accommodate this growth; and,

**WHEREAS**, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and Carroll County as a whole; and,

**WHEREAS**, the proposed annexation is deemed reasonable for the overall well-being of the communities involved and residents of McKenzie, Tennessee; and,

**WHEREAS**, the City of Clarksburg Mayor and Board of Alderman has identified territory that any reasonable and prudent person would project as the likely growth areas for the City of Clarksburg over the next twenty years; and,

**WHEREAS**, planning and control of the development of Carroll County and the City of Clarksburg is of vital interest to McKenzie, and in accordance with T.C.A. §§6-58-101 through 6-58-115; and,

**WHEREAS**, the only change to the original growth plan would be the addition of a planned growth area to the City of Clarksburg Growth Plan which encompasses the following:

**BEGINNING** at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

**WHEREAS**, an attachment to this document illustrates the location of the proposed City of Clarksburg Planned Growth Area; and

**WHEREAS**, the Carroll County Coordinating Committee passed a resolution recommending the amendment to the Town of Clarksburg Growth Plan and amendment to the Carroll County Plan on the 7<sup>th</sup> day of February, 2007.

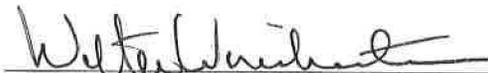
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MCKENZIE:**

1. That this body ratifies the amended City of Clarksburg Growth Plan and the Carroll County Growth Plan described above and shown on the attached map entitled Amended City of Clarksburg Growth Plan.

2. That this Resolution shall take effect and after its adoption, the welfare of the City of McKenzie requiring it.

Adopted this the 9<sup>th</sup> day of August, 2007

**APPROVED:**

  
\_\_\_\_\_  
Walter Winchester, Mayor

**ATTESTED:**

  
\_\_\_\_\_  
Charlie Beal, City Recorder

**CITY OF ATWOOD, TENNESSEE**  
RESOLUTION NO. 08092007

**RESOLUTION RATIFYING AMENDMENTS TO THE CARROLL COUNTY  
GROWTH PLAN AND CITY OF CLARKSBURG GROWTH PLAN**

WHEREAS, it appearing to the Mayor and Board of Alderman of the City of Atwood that the prosperity of the County and the territories herein described and the welfare of the inhabitants and territories require that the City of Clarksburg be allowed to expand its City Limits to include an area along State Highway 22 and the proposed site of a new Clarksburg City Park and that the City of Clarksburg's existing Urban Growth Boundary is not large enough to accommodate this growth; and,

WHEREAS, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and Carroll County as a whole; and,

WHEREAS, the proposed annexation is deemed reasonable for the overall well-being of the communities involved and the residents of Atwood, Tennessee; and,

WHEREAS, the City of Clarksburg Mayor and Board of Alderman has identified territory that any reasonable and prudent person would project as the likely growth areas for the City of Clarksburg over the next twenty years; and,

WHEREAS, planning and control of the development of Carroll County and the City of Clarksburg is of vital interest to Atwood, and in accordance with T.C.A. §§6-58-101 through 6-58-115; and,

WHEREAS, the only change to the original growth plan would be the addition of a planned growth area to the City of Clarksburg Growth Plan which encompasses the following:

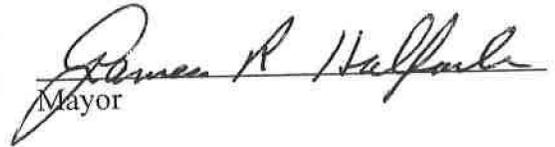
BEGINNING at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

WHEREAS, an attachment to this document illustrates the location of the proposed City of Clarksburg Planned Growth Area; and

WHEREAS, the Carroll County Coordinating Committee passed a resolution recommending the amendment to the City of Clarksburg Growth Plan and the amendment to the Carroll County Growth Plan on the 7<sup>th</sup> day of February, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman of the City of Atwood that this body ratifies the amended City of Clarksburg Growth Plan and the Carroll County Growth Plan described above and shown on the attached map entitled Amended City of Clarksburg Growth Plan.

Adopted this the 9th day of August, ~~2006~~ 2007.

  
Mayor

ATTESTED:

  
City Recorder

**TOWN OF HOLLOW ROCK, TENNESSEE**

RESOLUTION NO. 08 28 07

**RESOLUTION RATIFYING AMENDMENTS TO THE CARROLL COUNTY  
GROWTH PLAN AND CITY OF CLARKSBURG GROWTH PLAN**

WHEREAS, it appearing to the Mayor and Board of Alderman of the Town of Hollow Rock that the prosperity of the County and the territories herein described and the welfare of the inhabitants and territories require that the City of Clarksburg be allowed to expand its City Limits to include an area along State Highway 22 and the proposed site of a new Clarksburg City Park and that the City of Clarksburg's existing Urban Growth Boundary is not large enough to accommodate this growth; and,

WHEREAS, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and Carroll County as a whole; and,

WHEREAS, the proposed annexation is deemed reasonable for the overall well-being of the communities involved and the residents of Hollow Rock, Tennessee; and,

WHEREAS, the City of Clarksburg Mayor and Board of Alderman has identified territory that any reasonable and prudent person would project as the likely growth areas for the City of Clarksburg over the next twenty years; and,

WHEREAS, planning and control of the development of Carroll County and the City of Clarksburg is of vital interest to Hollow Rock, and in accordance with T.C.A. §§6-58-101 through 6-58-115; and,

WHEREAS, the only change to the original growth plan would be the addition of a planned growth area to the City of Clarksburg Growth Plan which encompasses the following:

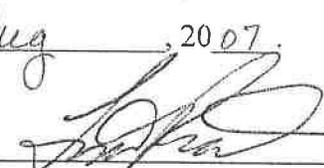
BEGINNING at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

WHEREAS, an attachment to this document illustrates the location of the proposed City of Clarksburg Planned Growth Area; and

WHEREAS, the Carroll County Coordinating Committee passed a resolution recommending the amendment to the City of Clarksburg Growth Plan and the amendment to the Carroll County Growth Plan on the 7<sup>th</sup> day of February, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman of the Town of Hollow Rock that this body ratifies the amended City of Clarksburg Growth Plan and the Carroll County Growth Plan described above and shown on the attached map entitled Amended City of Clarksburg Growth Plan.

Adopted this the 28<sup>th</sup> day of Aug, 2007.

  
\_\_\_\_\_  
Mayor

ATTESTED:

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

**CITY OF McLEMORESVILLE, TENNESSEE**

RESOLUTION NO. 5-07

**RESOLUTION RATIFYING AMENDMENTS TO THE CARROLL COUNTY  
GROWTH PLAN AND CITY OF CLARKSBURG GROWTH PLAN**

WHEREAS, it appearing to the Mayor and Board of Alderman of the City of McMoresville that the prosperity of the County and the territories herein described and the welfare of the inhabitants and territories require that the City of Clarksburg be allowed to expand its City Limits to include an area along State Highway 22 and the proposed site of a new Clarksburg City Park and that the City of Clarksburg's existing Urban Growth Boundary is not large enough to accommodate this growth; and,

WHEREAS, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and Carroll County as a whole; and,

WHEREAS, the proposed annexation is deemed reasonable for the overall well-being of the communities involved and the residents of McMoresville, Tennessee; and,

WHEREAS, the City of Clarksburg Mayor and Board of Alderman has identified territory that any reasonable and prudent person would project as the likely growth areas for the City of Clarksburg over the next twenty years; and,

WHEREAS, planning and control of the development of Carroll County and the City of Clarksburg is of vital interest to McMoresville, and in accordance with T.C.A. §§6-58-101 through 6-58-115; and,

WHEREAS, the only change to the original growth plan would be the addition of a planned growth area to the City of Clarksburg Growth Plan which encompasses the following:

BEGINNING at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

WHEREAS, an attachment to this document illustrates the location of the proposed City of Clarksburg Planned Growth Area; and

WHEREAS, the Carroll County Coordinating Committee passed a resolution recommending the amendment to the City of Clarksburg Growth Plan and the amendment to the Carroll County Growth Plan on the 07<sup>th</sup> day of February, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman of the City of McLemoresville that this body ratifies the amended City of Clarksburg Growth Plan and the Carroll County Growth Plan described above and shown on the attached map entitled Amended City of Clarksburg Growth Plan.

Adopted this the 8<sup>th</sup> day of May, 2006.

Philip R. Willson  
Mayor

ATTESTED:

Barbara Younger  
City Recorder

**CITY OF TREZEVANT, TENNESSEE**  
RESOLUTION NO. 6122007-1

**RESOLUTION RATIFYING AMENDMENTS TO THE CARROLL COUNTY  
GROWTH PLAN AND CITY OF CLARKSBURG GROWTH PLAN**

WHEREAS, it appearing to the Mayor and Board of Alderman of the City of Trezevant, Tennessee that the prosperity of the County and the territories herein described and the welfare of the inhabitants and territories require that the City of Clarksburg be allowed to expand its City Limits to include an area along State Highway 22 and the proposed site of a new Clarksburg City Park and that the City of Clarksburg's existing Urban Growth Boundary is not large enough to accommodate this growth; and,

WHEREAS, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and Carroll County as a whole; and,

WHEREAS, the proposed annexation is deemed reasonable for the overall well-being of the communities involved and the residents of Trezevant, Tennessee; and,

WHEREAS, the City of Clarksburg Mayor and Board of Alderman has identified territory that any reasonable and prudent person would project as the likely growth areas for the City of Clarksburg over the next twenty years; and,

WHEREAS, planning and control of the development of Carroll County and the City of Clarksburg is of vital interest to Trezevant, and in accordance with T.C.A. §§6-58-101 through 6-58-115; and,

WHEREAS, the only change to the original growth plan would be the addition of a planned growth area to the City of Clarksburg Growth Plan which encompasses the following:

BEGINNING at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

WHEREAS, an attachment to this document illustrates the location of the proposed City of Clarksburg Planned Growth Area; and

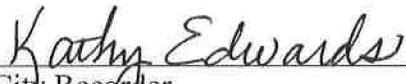
WHEREAS, the Carroll County Coordinating Committee passed a resolution recommending the amendment to the City of Clarksburg Growth Plan and the amendment to the Carroll County Growth Plan on the 7<sup>th</sup> day of February, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman of the City of Trezevant, Tennessee that this body ratifies the amended City of Clarksburg Growth Plan and the Carroll County Growth Plan described above and shown on the attached map entitled Amended City of Clarksburg Growth Plan.

Adopted this the 12 day of JUNE, 2007.

  
\_\_\_\_\_  
Mayor

ATTESTED:

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

**TOWN OF BRUCETON, TENNESSEE**  
RESOLUTION NO. 5-8-2007

**RESOLUTION RATIFYING AMENDMENTS TO THE CARROLL COUNTY  
GROWTH PLAN AND CITY OF CLARKSBURG GROWTH PLAN**

WHEREAS, it appearing to the Mayor and Board of Alderman of the Town of Bruceton, Tennessee that the prosperity of the County and the territories herein described and the welfare of the inhabitants and territories require that the City of Clarksburg be allowed to expand its City Limits to include an area along State Highway 22 and the proposed site of a new Clarksburg City Park and that the City of Clarksburg's existing Urban Growth Boundary is not large enough to accommodate this growth; and,

WHEREAS, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and Carroll County as a whole; and,

WHEREAS, the proposed annexation is deemed reasonable for the overall well-being of the communities involved and the residents of Bruceton, Tennessee; and,

WHEREAS, the City of Clarksburg Mayor and Board of Alderman has identified territory that any reasonable and prudent person would project as the likely growth areas for the City of Clarksburg over the next twenty years; and,

WHEREAS, planning and control of the development of Carroll County and the City of Clarksburg is of vital interest to Bruceton, and in accordance with T.C.A. §§6-58-101 through 6-58-115; and,

WHEREAS, the only change to the original growth plan would be the addition of a planned growth area to the City of Clarksburg Growth Plan which encompasses the following:

BEGINNING at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

WHEREAS, an attachment to this document illustrates the location of the proposed City of Clarksburg Planned Growth Area; and

WHEREAS, the Carroll County Coordinating Committee passed a resolution recommending the amendment to the City of Clarksburg Growth Plan and the amendment to the Carroll County Growth Plan on the 7<sup>th</sup> day of February, 2007.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman of the Town of Bruceton that this body ratifies the amended City of Clarksburg Growth Plan and the Carroll County Growth Plan described above and shown on the attached map entitled Amended City of Clarksburg Growth Plan.

Adopted this the 8<sup>th</sup> day of MAY, 2007.

  
\_\_\_\_\_  
Mayor

ATTESTED:

Michael A. L...  
City Recorder



**CITY OF CLARKSBURG, TENNESSEE**  
RESOLUTION NO. 12-04-06

**RESOLUTION ADOPTING THE PROPOSED ANNEXATION  
OF TERRITORY AND PLAN OF SERVICE THEREFORE**

WHEREAS, it appearing that the prosperity of the City and the territories herein described and the safety and welfare of the inhabitants and property thereof endangered if such territories are not annexed; and

WHEREAS, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and the city as a whole; and

WHEREAS, the proposed annexation is deemed reasonable for the overall well-being of the communities involved;

WHEREAS, a plan of service for the proposed annexation has been prepared and has been approved by the planning commission and made available to the public for review; and,

WHEREAS, two public hearings were held upon proper notice and such notice having been published at least 15 days before each hearing, as required by law, to discuss whether the following described territories adjoining the present corporate boundaries should be annexed and to consider the plan of service for the following described area proposed for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Clarksburg, Tennessee:

1. That the City of Clarksburg does hereby adopt the proposed annexation of the following described territories adjoining the present corporate boundaries of the City of Clarksburg and that the proposed annexation be submitted to the Carroll County Coordinating

Committee for approval of the amendment to the Clarksburg Growth Plan to include the following described area:

BEGINNING at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

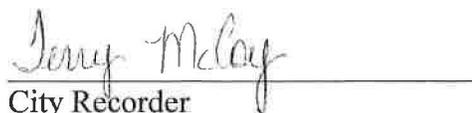
2. That City of Clarksburg does hereby approve the proposed plan of service for the above described territory and submit the plan of service to the Carroll County Coordinating Committee for approval. (See attached plan of service)

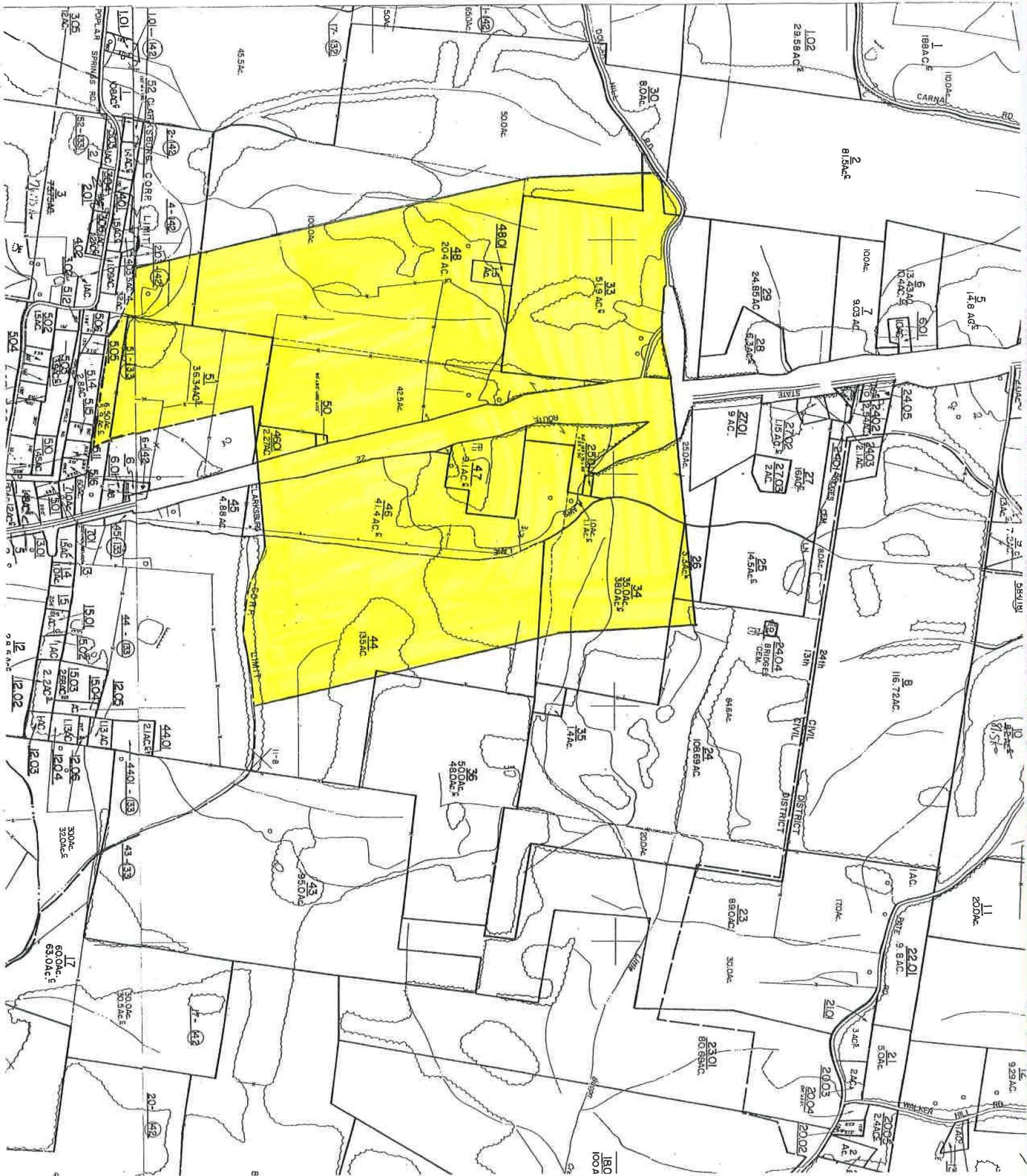
3. That the City of Clarksburg shall give notice to the Carroll County Coordinating Committee, the mayors of each municipality within the county and the County Mayor of this proposed amendment to the City of Clarksburg Growth Plan.

Adopted this the 4th day of December, 2006.

  
\_\_\_\_\_  
Mayor

ATTESTED:

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



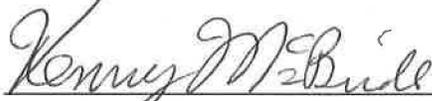
**Submittal of Carroll County Growth Plan  
and  
Certificate of Ratification**

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

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

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

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



Chair, County Coordinating Committee



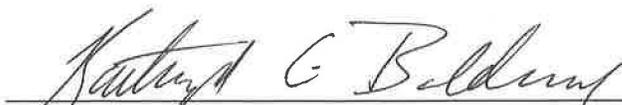
Date

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

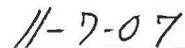
**Whereas,** the Carroll County Coordinating Committee has submitted a County Growth Plan for Carroll County and its municipalities; and

**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 Carroll County Growth Plan is hereby approved and becomes effective this date.



Chair, Local Government Planning Advisory Committee



Date



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

December 11, 2007

The Honorable Kenny McBride  
Carroll County Mayor  
Suite 101  
625 High Street  
Huntingdon, Tennessee 38344

Dear Mayor McBride:

The Local Government Planning Advisory Committee at its meeting on November 7<sup>th</sup> amended the Carroll County Growth Plan submitted by the Carroll 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.

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

Sincerely,

A handwritten signature in cursive script that reads "Tim Roach".

Tim Roach  
Director

TR/jw

Enclosure

STATE OF TENNESSEE:

COUNTY OF CARROLL:

TOWN OF HUNTINGDON:

RESOLUTION NO. 007-10

**RESOLUTION RATIFYING AMENDMENTS  
TO THE CARROLL COUNTY GROWTH  
PLAN AND CITY OF CLARKSBURG  
GROWTH PLAN.**

**WHEREAS**, it appearing to the Town Council of the Town of Huntingdon, Tennessee that the prosperity of the County and the territories herein described and the welfare of the inhabitants and territories require that the City of Clarksburg be allowed to expand its City Limits to include an area along State Highway 22 and the proposed site of a new Clarksburg City Park and that the City of Clarksburg's existing Urban Growth Boundary is not large enough to accommodate this growth; and,

**WHEREAS**, the annexation of such territories is deemed necessary for the welfare of the residents and property owners of said affected territories and Carroll County as a whole; and,

**WHEREAS**, the proposed annexation is deemed reasonable for the overall well-being of the communities involved and the residents of Huntingdon, Tennessee; and,

**WHEREAS**, the City of Clarksburg Mayor and Board of Alderman has identified territory that any reasonable and prudent person would project as the likely growth areas for the City of Clarksburg over the next twenty years; and,

**WHEREAS**, planning and control of the development of Carroll County and the City of Clarksburg is of vital interest to Huntingdon, and in accordance with T.C.A. §§6-58-101 through 6-58-115; and,

**WHEREAS**, the only change to the original growth plan would be the addition of a planned growth area to the City of Clarksburg Growth Plan which encompasses the following:

BEGINNING at the current northern boundary of the City Limits of City of Clarksburg, Tennessee, and State Highway 22, the City Limits of the City of Clarksburg shall be extended to include an area 4000 feet in width with 2000 feet of the City Limits of the City of Clarksburg lying on one side of the center of State Highway 22 and the remaining 2000 feet thereof lying on the opposite side of the center of State Highway 22. The City Limits of the City of Clarksburg shall be extended from its current northern boundary following State Highway 22 to the south margin of Dollar Hill Road on the west of State Highway 22 and to the intersection of Laws Road and State Highway 22 on the east of State Highway 22. (See attached map)

**WHEREAS**, an attachment to this document illustrates the location of the proposed City of Clarksburg Planned Growth Area; and

**WHEREAS**, the Carroll County Coordinating Committee passed a resolution recommending the amendment to the City of Clarksburg Growth Plan and the amendment to the Carroll County Growth Plan on the 7<sup>th</sup> day of February, 2007.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of the Town of Huntington that this body ratifies the amended City of Clarksburg Growth Plan and the Carroll County Growth Plan described above and shown on the attached map entitled Amended City of Clarksburg Growth Plan.

**BE it FURTHER RESOLVED** by said council that, pursuant to Section 2.09 (a) of the town's charter, this resolution shall be in full force and effect on and after the date of its adoption and approval, to the welfare of the town requiring it.

**BE it FURTHER RESOLVED** by said council that pursuant to Section 2.08 of the town's charter, a summary of this resolution shall be published in the town's official newspaper within ten days of its adoption and approval, to the welfare of the town requiring it.

READ IN FULL, CONSIDERED AND ADOPTED: APRIL 24TH, 2007

APPROVED

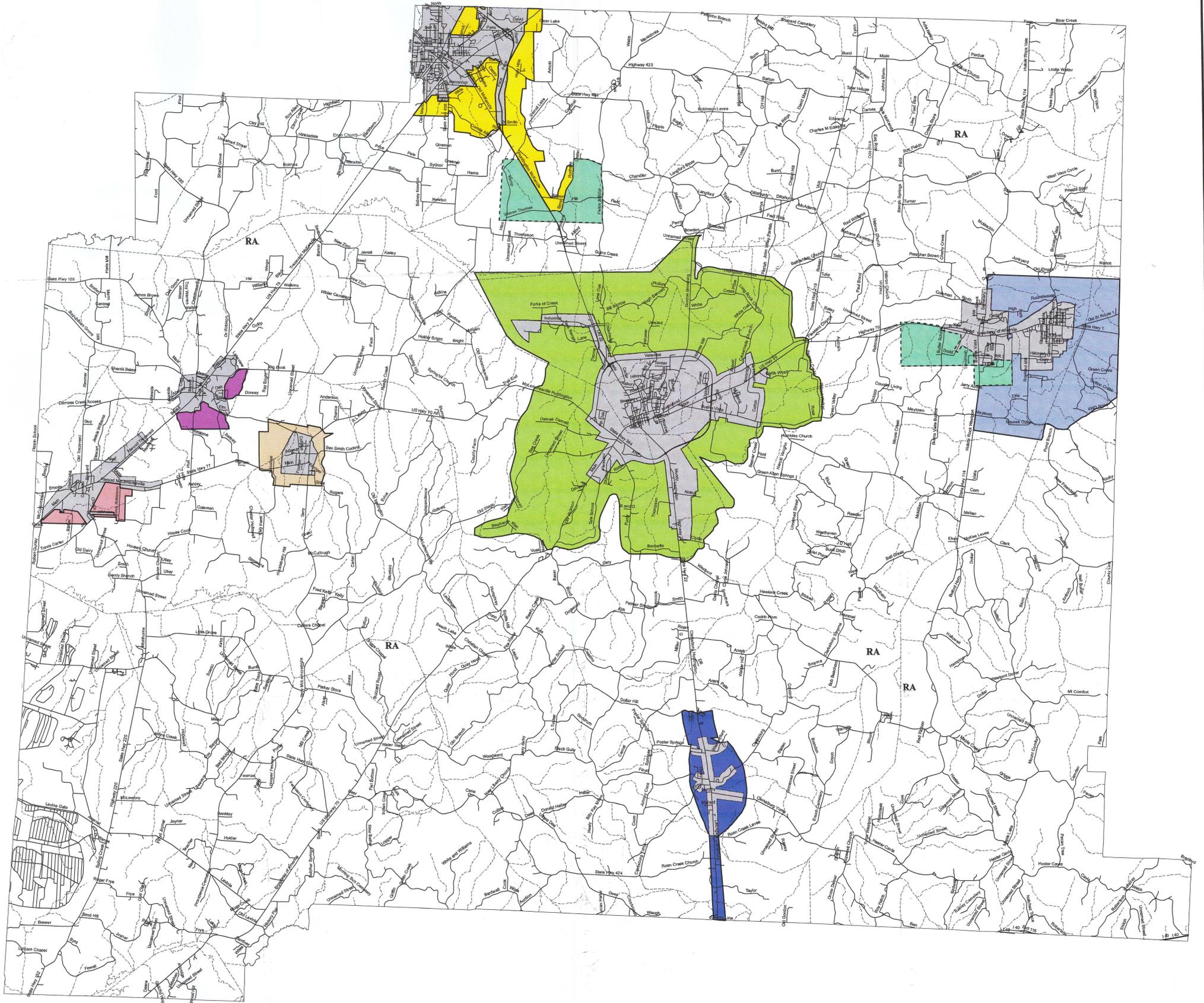
  
Dale R. Kelley  
Mayor

ATTESTED:

  
Martha B. Taylor  
Recorder

AS TO LEGAL FORM AND CONTENT:

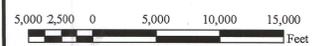
  
Robert T. Keeton  
Town Attorney



**OCTOBER 2007  
AMENDED GROWTH PLAN  
CARROLL COUNTY, TENNESSEE**

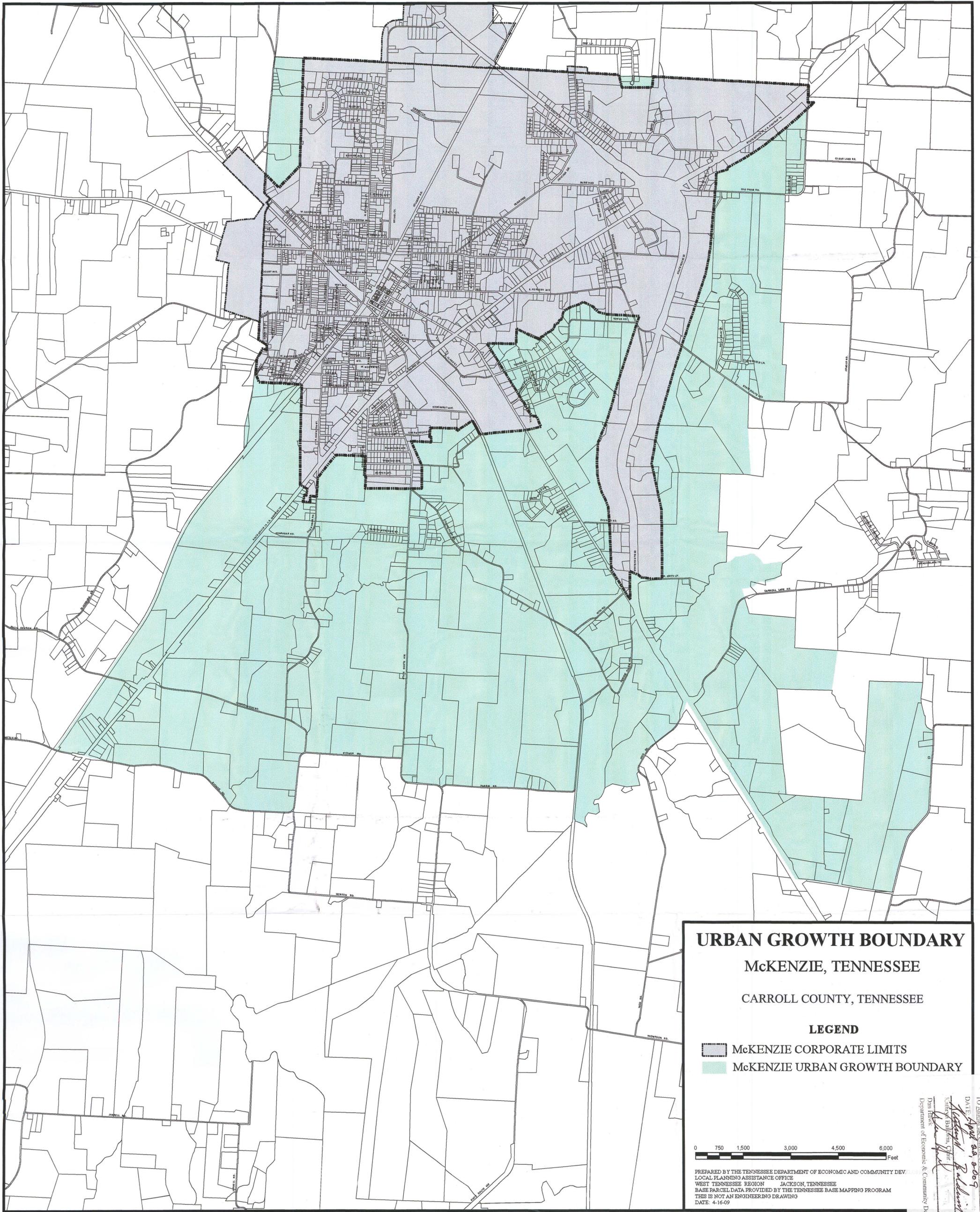
**Legend**

- CLARKSBURG
- CLARKSBURG UGB
- ATWOOD
- ATWOOD UGB
- BRUCETON
- BRUCETON UGB
- HOLLOW ROCK
- HUNTINGDON
- HUNTINGDON UGB
- MCKENZIE
- MCKENZIE UGB
- McLEMORESVILLE
- McLEMORESVILLE UGB
- TREZEVANT
- TREZEVANT UGB
- PLANNED GROWTH AREA
- RURAL AREA



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
WEST TENNESSEE REGION JACKSON, TENNESSEE  
THIS IS NOT AN ENGINEERING DRAWING  
DATE: 10/15/07





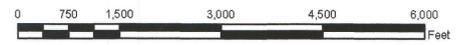
**URBAN GROWTH BOUNDARY**

**McKENZIE, TENNESSEE**

**CARROLL COUNTY, TENNESSEE**

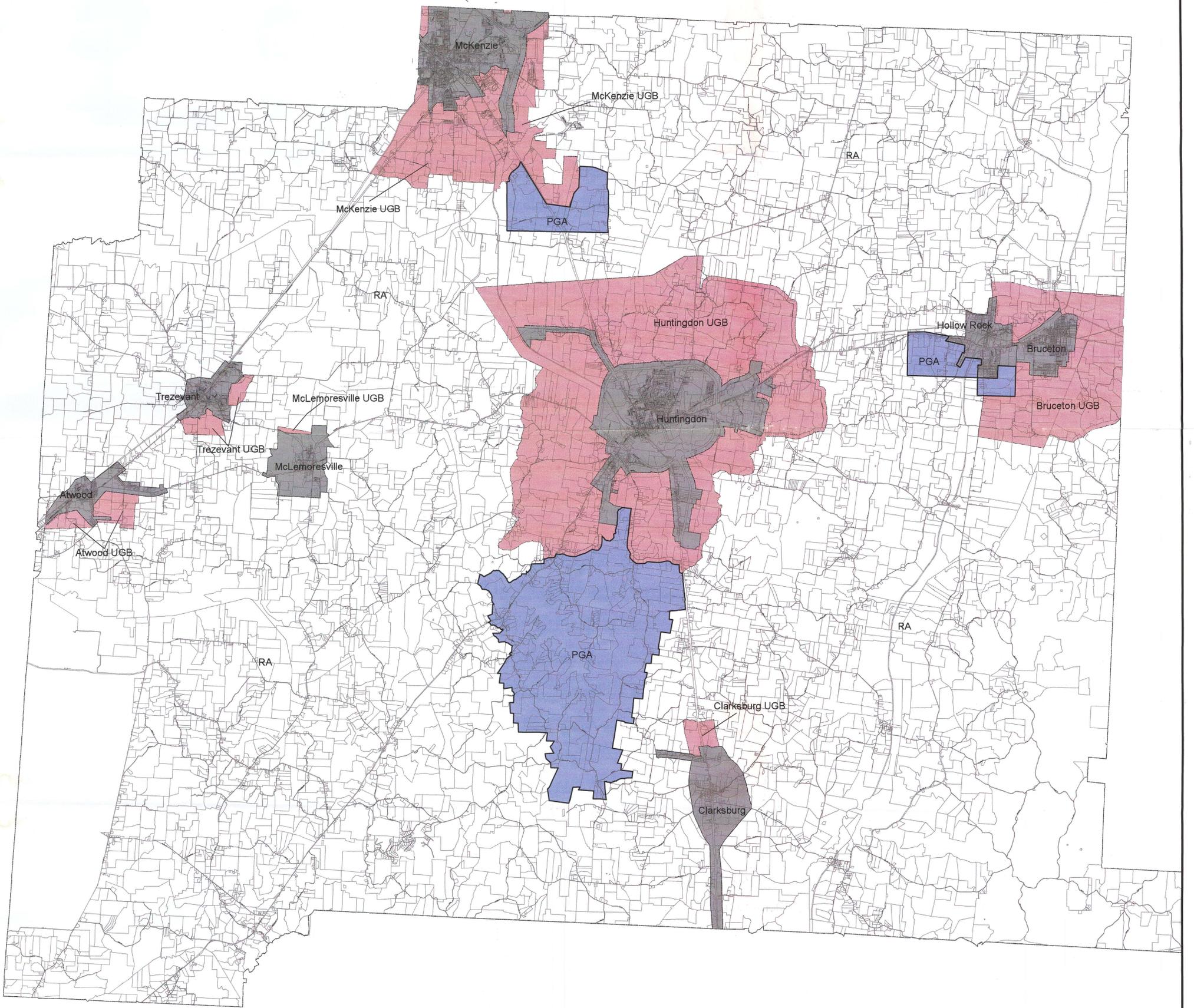
**LEGEND**

-  **McKENZIE CORPORATE LIMITS**
-  **McKENZIE URBAN GROWTH BOUNDARY**



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEV.  
 LOCAL PLANNING ASSISTANCE OFFICE  
 WEST TENNESSEE REGION JACKSON, TENNESSEE  
 BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM  
 THIS IS NOT AN ENGINEERING DRAWING  
 DATE: 4-16-09

Local Government Planning Advisory Committee  
 To Amend the Carroll County Growth Plan  
 DATE: April 29, 2009  
 Kathryn Baughman, Chair  
 Dan Frank  
 Department of Economic & Community Development



# GROWTH PLAN

## CARROLL COUNTY, TENNESSEE

### Legend

-  INCORPORATED AREA
-  PLANNED GROWTH AREA
-  URBAN GROWTH BOUNDARY
-  RURAL AREA



Local Government Planning Advisory Committee  
 TO: Amend the Carroll County Growth Plan  
 DATE: April 27, 2007  
 Kathy Robinson, Chair  
 Dan Hawk  
 Department of Economic & Community Development

PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT  
 LOCAL PLANNING ASSISTANCE OFFICE  
 WEST TENNESSEE REGION JACKSON, TENNESSEE  
 BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM  
 THIS IS NOT AN ENGINEERING DRAWING  
 DATE:



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 Kenny McBride  
Carroll County Mayor  
Suite 101  
625 High Street  
Huntingdon, Tennessee 38344

Dear Mayor McBride:

The Local Government Planning Advisory Committee at its meeting April 22, 2009 amended the Carroll County Growth Plan submitted by the Carroll 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.

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 "Dan Hawk".

Dan Hawk  
Administrator

DH/jw

Enclosure

**SUBMITTAL OF COUNTY GROWTH PLAN  
AND CERTIFICATE OF RATIFICATION**

**WHEREAS**, the Carroll County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Carroll County an amendment to the County Growth Plan dated November 7, 2007 which complies with TCA 6-58-106: and

**WHEREAS**, the Atwood, Bruceton (by default), Clarksburg, Hollow Rock (by default), Huntingdon, McClemoresville, McKenzie, and Trezvant municipal legislative bodies and the Carroll County legislative body have ratified the amendment to the Carroll County Growth Plan as required by TCA 6-58-104; and

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

**NOW, THEREFORE** the Carroll County Coordinating Committee submits to the Local Government Planning Advisory Committee the Carroll County Growth Plan dated 8-11-08 for its approval pursuant to TCA 6-58-104.

  
Chair  
Carroll County Coordinating Committee

8-11-08  
Date

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

**WHEREAS**, the Carroll County Coordinating Committee has submitted an amendment to the County Growth Plan for Carroll 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 Carroll County Growth Plan is hereby approved and becomes effective this date.

  
Chair

April 22, 09  
Date

**Kenny McBride**  
**CARROLL COUNTY MAYOR**  
CARROLL COUNTY OFFICE COMPLEX  
625 HIGH STREET, SUITE 101  
HUNTINGDON, TENNESSEE 38344  
PHONE (731) 986-1936 • FAX (731) 986-1935  
E Mail kmcbride@carroll.tn.org

March 18, 2009

To the Local Government Advisory Committee:

Pursuant to sections of 6-58-101 through 6-58-115 of the *Tennessee Code Annotated*, the Carroll County Coordinating Committee has adopted an amendment to the Carroll County Growth Plan to expand the McKenzie, Tennessee Urban Growth Boundary to allow the City of McKenzie to better control development and to allow annexation of proposed development as it occurs. The County and the municipalities in the county have ratified the plan.

Sincerely,



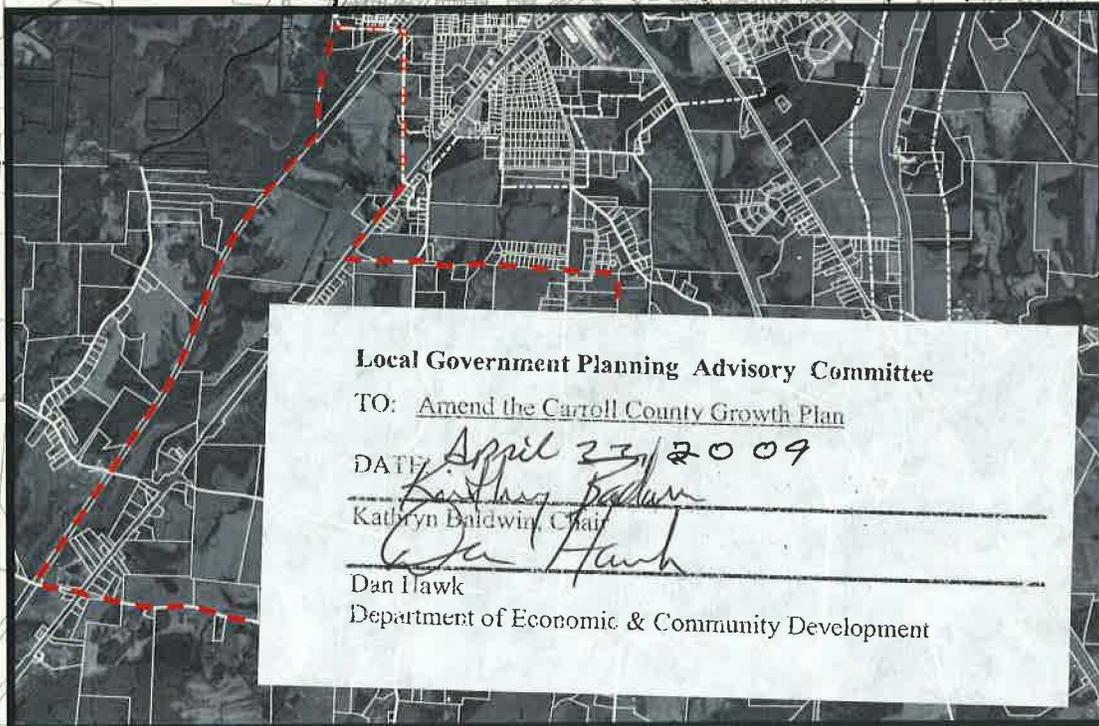
Mayor Kenny McBride  
Chairman of the Carroll County Coordinating Committee

KM/mje

# URBAN GROWTH BOUNDARY AMENDMENT

CARROLL COUNTY PORTION

McKENZIE, TENNESSEE



Local Government Planning Advisory Committee

TO: Amend the Carroll County Growth Plan

DATE: April 23, 2009

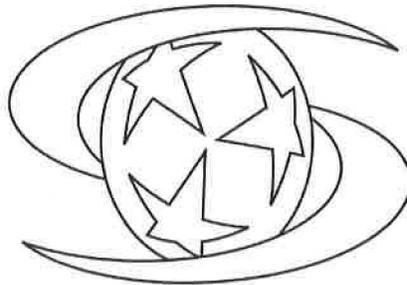
Kathryn Baldwin  
Kathryn Baldwin, Chair

Dan Hawk  
Dan Hawk

Department of Economic & Community Development

**McKENZIE URBAN GROWTH BOUNDARY  
AMENDMENT REPORT -CARROLL COUNTY  
PORTION**

**PREPARED FOR  
THE CITY OF McKENZIE, TENNESSEE**



**STATE OF TENNESSEE  
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
WEST TENNESSEE REGION  
LOWELL THOMAS BUILDING, SUITE 420  
225 MARTIN LUTHER KING DRIVE  
JACKSON, TENNESSEE 38301**

**SHELTON I. MERRELL, COMMUNITY PRINCIPAL PLANNER**

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## INTRODUCTION

The passage of Public Chapter 1101, Tennessee Code Annotated 6-58-101 through 6-58-115, on May 19, 1998 created the need for cities and counties to evaluate their potential growth during the next twenty years. Evaluation included: defining their responsibility to manage growth, ensure efficient use of land and provide appropriate public service standards. The law requires each county to prepare a growth plan that places parameters on growth within the county. These parameters are described as urban growth boundaries, planned growth areas and rural areas. County and municipal governments within the county are required to participate in the process by proposing these boundaries based on land needs and public service capabilities. The anticipated result should be a tool for efficient and effective growth within each county.

### Purpose

Tennessee Code Annotated (TCA) 6-58-106 defines the conditions that must be met in determining urban growth boundaries, planned growth areas and rural areas. As part of the process of defining these three territories, each municipality and county must prepare a report that includes: (1) population projections, (2) costs and projected costs of core infrastructure, urban services, and public facilities necessary to accommodate anticipated growth and (3) the land management requirements of future growth. The purpose of this amendment report is to provide the required information supporting the City of McKenzie's urban growth boundary proposal.

### Definitions

Commercial - Land on which retail or wholesale trades activities and or services occur. Land on which an array of private firms which provides special services are located. This category includes banks, professional offices, personal services, etc., and vacant floor space.

Density - This term is not well defined by Public Chapter 1101, but as it relates to land development, refers to the number of persons, structures, or housing units of a specified area. Highest densities would most often be found in urban areas and lower densities would be found in rural areas. The Bureau of the Census defines rural density as 1,000 or fewer persons per square mile, which equates roughly to one unit per two acres. McKenzie however has approximately 5,295 persons residing on approximately 1.5 square miles (934 - acres) resulting in a density of approximately 5.7 persons per acre.

Flooding - a general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain/Flood Hazard Area - Any land area susceptible to being inundated by water from any source. (See flooding).

Multi-family - Land on which more than one dwelling units are located. This includes public housing, duplexes and multi-family residences.

Public / Semi-Public - Land on which educational facilities and all federal, state, and governmental uses are located. Land on which museums, libraries, parks and similar uses are located.

Single-family - Land on which one dwelling unit is located. This includes all single-family and single family mobile homes.

Transportation - Land on which municipal streets, county roads, and state and federal highways are located, including rights-of-way. Also included in this category are railroad rights-of-way.

Unimproved Developable Land - Vacant unimproved land (see definition below) without natural or other constraints, which is suitable, with the necessary infrastructure, to accommodate future high-density residential, commercial, or industrial development.

Urban Growth Boundary - The City of McKenzie and contiguous territory where high-density residential, commercial, and industrial growth is expected, or where the municipality is better able than other municipalities to provide urban services.

Utilities - Land on which utility structures or uses are located.

Vacant Land - Land which either has not been developed or can not be developed. Vacant land can be into three general categories:

1. Vacant Unimproved - Land that currently lies idle or is used for agricultural or open space purposes and lacks the infrastructure necessary for development.
2. Vacant Improved - Land located along streets, which currently have adequate water and sewer infrastructure available to support development such as vacant subdivision lots.

## **METHODOLOGY**

As a prerequisite to preparing the proposed expanded urban growth boundary, a survey and analysis of the existing land use and transportation patterns and characteristics are required. An existing land use inventory was conducted and categorized using Carroll assessment information and a field survey to identify current land use and development patterns. An analysis of the land use identifies the amount of developable, available and unrestricted vacant land. Physical development restrictions have been identified and removed from the vacant land total through a review of regulatory flood plains.

An analysis of the land use and physical land restrictions identifies the available unrestricted vacant land for future development. Public services have been identified and costs associated with expansion within and outside of the City have been determined through the City's Capital Improvements Program. Population projections in 5-year increments have been determined through University of Tennessee and are used in this report.

### **EXISTING MUNICIPAL INVENTORY AND LAND USE ANALYSIS**

This land use inventory identified and analyzed the various uses by categories and the amounts of land devoted to each within the current corporate limits of McKenzie.

Table 1 depicts the various land uses in the City of McKenzie as determined by a recent land use survey completed by the Local Planning Assistance Office.

**Table1: Existing McKenzie Land Use Inventory**

City of McKenzie	2007 population:		5,295
Land Use Designations	Gross Land Acres	Constrained Land Acres	Percent of Total
Total City land area	4077.3		100%
Physically Constrained land	42.5		1.1%
-Floodplain	42.5		1.1%
-Other constraints	0		0%
Residential	933.9		22.9%
-Single family	901.5		22.1%
-Multi-family	32.4		0.7%
Commercial	205.7		5%
Industrial	135.0		3.3%
Public/Semi-public utilities	436.4		10.7%
Transportation	368.8		9%
Improved Vacant land	0		0.0%
Total developed land	2074.5		50.8%
Net Constrained Land (not in use)		42.5	-
Total vacant land	2002.8		49.1%
			100.00%

## LAND USE INVENTORY

### **Residential**

#### Single-family

Single-family comprises 901.5 acres, or 22.1 percent (22.1%) of the total acreage in the current corporate limits of McKenzie. However, single-family comprises of approximately 43.4 percent (43.4%) of the total developed land. Densities of developed residential land based on current population, is 5.7 persons per acre. The national average of persons per household is 2.7, consequently inferring that there are approximately 1,756 dwelling units in McKenzie.

The majority of single-family residential development occurring is located in areas directly adjacent to the current corporate limits of McKenzie. Demand for single-family development is projected to continue to increase as industrial expansion continues.

#### Mobile Homes

Mobile homes comprise one percent (1%) or 35 acres of the total land within the current McKenzie corporate limits. Mobile homes comprise two percent (2%) of the total developed land. A significant majority of mobile homes in McKenzie are in substandard condition. Single mobile homes are dispersed throughout McKenzie.

The McKenzie Municipal Regional Planning Commission is currently planning for areas suitable for mobile home parks in order to provide for the increasing low-moderate income population.

#### Multi-family

Multi-family comprises 32.4 acres or 0.7% percent of the total land in McKenzie. Multi-family land use occupies 1.5% percent of the total developed land.

The majority of multi-family use in McKenzie is focused toward students at Bethel College. As Bethel College expands, demand for multi-family housing is anticipated to increase.

### **Commercial**

Land uses classified under the commercial category are primarily trade and service oriented. Commercial land use occupies 205.7 acres, or approximately five percent (5%) of total land area. However, commercial use comprises ten percent (10%) of the total developed land in the City. The majority of commercial use is located downtown, State Route 22 and along State Route 76 (U.S. Route 79). The Planning Commission has

reported that the current development trends demonstrate a shift from downtown redevelopment to highway oriented development along U.S. Route 79.

### **Industrial**

Total industrial land use in McKenzie comprises 135 acres, or 3.3 percent (3.3%) of the total land area. Industry accounts for approximately 6.6 percent (6.6%) of developed land within the corporate limits.

The industrial area known as McKenzie Industrial Park is currently at full capacity although demand is continuously increasing. McKenzie has planned for expanding the industrial district located in the northern areas of the City. This portion of the City is located in Carroll County.

Despite improvements to utilities in the northern area of the City, McKenzie is not permitted to continue industrial expansion into Carroll County. Tennessee Code Annotated 6-58 requires either 100 sewer customers, or 7 percent of the total population to be within adjacent counties in order to establish areas of future growth in other counties. This portion of Tennessee Code Annotated 6-58 has significantly suppressed McKenzie's ability to continue economic development, despite water improvements to Carroll County.

### **Public / Semi-Public**

McKenzie currently has 436.4 acres dedicated to public / semi public use. Public/semi-public comprises of 10.7 percent (10.7%) of the total land. Of the developed land, public/semi-public use accounts for 21.03 percent (21.03%). Public/semi-public use consists of churches, graveyards and civic uses, such as Municipal Buildings, Bethel College, Mulberry Park, McKenzie City Park, Veteran's Memorial Park and Triangle Park.

### **Transportation**

City of McKenzie right-of-way comprises 368.8 acres, or nine percent (9%) of the total land area and 17.8 percent (17.8%) of the developed land within the current corporate limits. The existing conditions and quantity of roads is adequate for traveling throughout the City. Improvement to State Route 76 (U.S. Highway 79) has commenced to further assist traffic flow from McKenzie to Trezevant.

### **Improved Vacant Land**

McKenzie currently has approximately 0 acres of vacant land which are improved with sewer, water and road access.

### **Unimproved Vacant Land**

Total vacant land within the existing corporate limits comprises of 2002.8 acres, or 49.1 percent (49.1%). The majority of the vacant land is attributed to farmland that has not been subdivided.

## **RE-USE AND REDEVELOPMENT POTENTIAL**

The City of McKenzie is encouraging re-use and redevelopment of areas within the current corporate limits. Redevelopment initiatives include demolition of substandard housing and retail structures. The intent is to encourage developers to construct buildings without the expense of demolition. This creates additional vacant land within the corporate limits. However, it also provides an incentive to develop in areas that are already provided with municipal services.

Vacant areas not provided with all municipal services are generally active farmlands. These areas are not expected to develop during the next 5 years, however, population increases and road improvements may expedite demand for development.

Road improvement is underway for State Route 76 (U.S. Highway 79). This improvement will increase traffic flow and therefore assist in developing the majority of vacant land. With increased access to McKenzie, higher traffic volumes are anticipated from Milan and Trezevant, thus generating interest in additional commercial development. Access roads proposed to run parallel to both the eastern and western right-of-ways of the Highway 22 By-pass will induce commercial development as well.

## EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

### Inventory and Description of Public Services

#### Water

There are currently 2276 customers served by the City water department. There are approximately three (3) customers using private wells. McKenzie has 300 fire hydrants within the City and 50 fire hydrants outside of the city. Average daily use is 1.3 million gallons per day. Pumping capacity is 3.0 million gallons per day and there are not any limitations on the available source. Water Treatment capacity is 3.0 million gallons per day, and the average percent of unaccounted loss is 50%.

Total operating expensed for the water department was \$709,255.00 in June of 2007 however the projected budget for fiscal year 2007-2008 is \$751,322.00. These figures include salaries, capital expenditures, maintenance, repair and general purchases.

The City of McKenzie has a large capacity to provide customers water service. McKenzie Public Works has also indicated the ability to provide as demand warrants.

#### Sewer

The City of McKenzie currently serves 1906 customers. The sewer treatment plant type is extended aeration and activated sludge. Average daily flow is approximately 650,000 gallons per day. Total sewer capacity is 2.0 million gallons per day (MGD) with a maximum of 2.0 MGD. Sewer capacity is currently at approximately 48% percent. McKenzie has 15 pump stations. The City sewer moratorium has been lifted for five (5) of the nine (9) areas that were at one time prohibited to have additional connections.

The total sewer department expense was \$678,200.00 in June 2007. The approved budget for fiscal year 2007-2008 is \$717,050.00. These figures represent salaries, fees, and depreciation and miscellaneous expenses. McKenzie has the capability to provide sewer services to areas within and outside the corporate limits as demand warrants.

#### Electric

Carroll County Electric provides electric service to the City of McKenzie. There are not any plans to establish municipal electric systems in the City of McKenzie.

#### Gas

West Tennessee Public Utilities currently provides gas service to the City of McKenzie. McKenzie does not have plans to provide municipal gas service during the next 20 years.

## Police

McKenzie employs 15 full-time police officers, five (5) full-time dispatchers and three (3) part-time ones. There are nine (9) police cruisers currently in operation. Dispatching is housed within the McKenzie Municipal Building. Fiscal year 2007-2008 has proposed a total cost of \$ 1,051,600.00. These figures include salaries, capital expenses, training and miscellaneous costs.

## Fire

McKenzie's ISO rating is 3. There are currently four (4) full-time firefighters, and 26 volunteer firefighters. McKenzie has one (1) fire station, and assists in response inside and outside the current corporate limits. Fiscal year 2007-2008 proposed budget is \$313,700.00. This figure includes salaries, training, contracted labor and capital expenses.

## Solid Waste

McKenzie contracts with Barker Brothers for solid waste services. Cost for solid waste collection is \$11.75 per month and pick-up is weekly. McKenzie is not currently planning to provide municipal solid waste services to its residents.

## Roads and Streets

City Streets comprise approximately 368.8 acres which accounts for 9% of the total land area within the corporate limits of McKenzie. The Tennessee Department of Transportation maintains approximately 10 miles. There are four (4) miles of McKenzie streets average resurfaced annually. Street maintenance is budgeted at \$30,000.00, while the street capital budget is \$254,725.00. Fiscal year 2007-2008 budgeted funds total \$590,975.00. This department of public works employs six (6) persons and utilizes four (4) dump trucks, one (1) grader, one (1) bulldozer and one (1) backhoe.

## Street lighting

McKenzie provides streetlights to all of its residents. There are 1,250 street lights supported at an average cost per light per month of \$5.00. Monthly maintenance is provided as it is required. Fiscal year 2007-2008 budgeted funds total \$106,000.00 pertaining to street lighting.

## Parks and Recreation

There are currently four (4) parks within the current corporate limits which comprise over 100 acres of public land dedication. There are two (2) full-time and six (6) part-time / seasonal employees. McKenzie owns four (4) baseball fields, three (3) softball fields, one (1) basketball court, one (1) volleyball court and four (4) tennis courts. Other programs include flag football, youth and junior basketball, and soccer. McKenzie

maintains Mulberry Park, McKenzie City Park, Triangle Park as well maintaining the court square. Fiscal year 2007-2008 budgeted funds for parks and recreation total \$212,200.00.

**Land Use Codes and Municipal Codes**

The current City of McKenzie Zoning Ordinance and Subdivision Regulations reflect the municipality’s desire to manage and control development of city resources. By establishing an amendment to the urban growth boundary, McKenzie will also seek to manage and control outside growth outside the current corporate limits, while taking into account the impact to the wetlands, wildlife and recreational areas.

McKenzie’s existing regulations were readopted in 1995 and were based of the city’s intent to control current development and manage future development. Inner city redevelopment policies have been recently reviewed in an attempt to begin incentives for re-use and redevelopment of the dense urban areas.

**PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES**

**Projected 20-Year Growth**

University of Tennessee’s Center for Economic and Business Research has projected a population growth of 1257 persons from the 2000 count of 5,295 to 6,552 persons in the year 2025.

The following table is based on the University of Tennessee Population Projections for Tennessee Counties and Municipalities 2000-2020 and is provided to demonstrate University of Tennessee’s population projections.

**Carroll County Portion**

2000	Latest	2010	2015	2020	2025
4,963	5,247	5,599	5,916	6,189	6,434

**Henry County Portion**

2000	Latest	2010	2015	2020	2025
90	95	101	107	113	118

## Special Land Management Concerns

The City of McKenzie has not included wetlands or other fragile ecological areas in the urban growth boundary amendment in an effort to discourage growth. Other municipalities can not easily provide services to these areas, therefore it is safe to assume that wildlife and wetlands will be preserved from development outside of McKenzie. By not including such areas in the urban growth boundary, McKenzie has committed to not providing city services. By not providing city services, development is not anticipated.

## Projected Land Needs Outside Corporate Boundary

Projected population, need, and ability to provide municipal services determine land needs outside the corporate boundary. Due to the large amount of active farmlands within the City of McKenzie, much of the land within the current limits is vacant, therefore limiting the amount of land needed outside the corporate limits.

Over 50% percent of McKenzie's area within the corporate limits has potential for development. Based on current growth rates and a 24% percent increase in population, McKenzie will only develop approximately 252 additional acres of land within its corporate limits during the next 20 years, as illustrated in Table 2.

**TABLE 2: FUTURE LAND USE NEEDS**

<b>City of McKenzie</b>	2007 population	5,295
<b>Future Land Area Needs</b>	2025 population	6,552
	24% Increase	
<b>Land Use Designations</b>	<b>Existing land area: Acres</b>	<b>Projected need: Acres</b>
Residential	933.9	91
-single-family	901.5	88
-multi-family	32.4	4
Commercial	205.7	10
Industrial	135.0	11
Public/Semi-public/Utilities	436.4	19
Transportation	368.8	29
<b>Future land needed:</b>		<b>252</b>

These figures are not intended to be taken literally, but are to demonstrate a need for additional land.

## **PROPOSED URBAN GROWTH BOUNDARY AMENDMENT AREA**

McKenzie's (Carroll) County Urban Growth Boundary amendment area is composed of areas that have been studied and reviewed by the Planning Commission. The proposed boundary is able to be served by the Planning Commission. The proposed amendment area is able to be served with sewer services which are estimated to cost approximately \$870,038.00 dollars, and water provision is anticipated to cost \$590,383.00 dollars. Road maintenance is anticipated to cost \$887,040.00 dollars. The total land proposed as an Urban Growth Boundary amendment area comprises of 2773.6 acres or 4.33 square miles.

### **Amendment Area Defined**

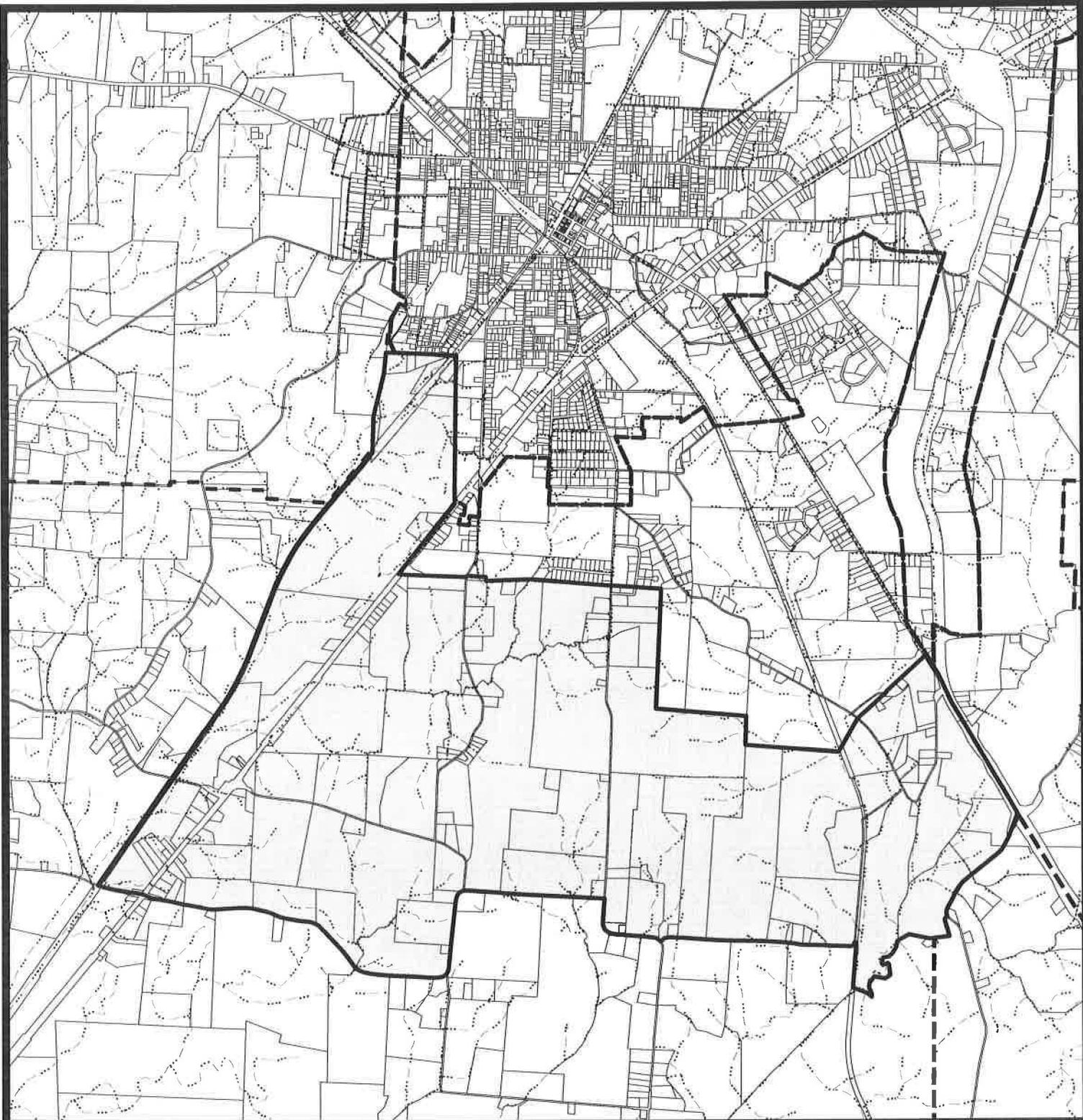
Beginning at a point, said point being the intersection of the western boundary of parcel 14.00, group "E", Carroll County tax map 12N, 2006 and the current corporate limits of McKenzie, Tennessee as of November 5, 2007; thence in a southerly direction along said corporate limits of McKenzie, Tennessee to a point in the interior of parcel 3.00, Carroll County tax map 12, 2006; thence in a easterly direction along a projected straight line to the northwestern most corner of parcel 15.00, Carroll County tax map 16, 2006; thence continuing in a easterly direction along the northern boundaries of parcels 15.00 and 16.00, Carroll County tax map 16, 2006 to the northeastern most corner of said parcel 16.00; thence continuing in a easterly direction along a projected straight line of the northern boundary of said parcel 16.00 to its intersection with a projected line, said line being 600 feet west of and parallel to the western right of way of South Hamilton Street; thence in a southerly direction along said projected line and maintaining a distance of 600 feet west of the western right of way of South Hamilton Street to its intersection with the centerline of U.S. Highway 79; thence in a southwesterly direction along the centerline of U.S. Highway 79 to its intersection with the centerline of Brashear Road; thence in a easterly direction along the centerline of Brashear Road to its intersection with the centerline of Oak Manor Road; thence in a northerly direction along the centerline of Oak Manor Road to its intersection with a westerly projected straight line of the southern boundary of parcel 36.00, Carroll County tax map 16, 2006; thence in a easterly direction along said projected straight line and continuing in a easterly direction along the southern boundaries of parcels 36.00, 37.01 and 37.00 Carroll County tax map 16, 2006 to an interior corner of said parcel 37.00; thence in a southerly and easterly direction along the southern boundaries of said parcel 37.00 to the southeastern most corner of said parcel, corner also located in the northern boundary of parcel 64.04, Carroll County tax map 16, 2006; thence in a easterly direction along the northern boundaries of parcel 64.04 and 32.00, Carroll County tax map 16, 2006 to the northeastern most corner of parcel 32.00, located in the western right of way of Big Buck Road; thence in a easterly direction along a projected line crossing said right of way to the northwestern most corner of parcel 31.04, Carroll County tax map 16, 2006; thence in a easterly direction along the northern boundaries of parcel 31.04 and 31.05, Carroll County tax map 16, 2006 to the

northeastern most corner of said parcel 31.05; thence continuing in a easterly direction along a projected straight line to the northwestern most corner of parcel 31.03, Carroll County tax map 16, 2006; thence in a easterly and then southerly direction along the northern and eastern boundaries of said parcel 31.03 to the southeastern most corner of said parcel, also located in the western boundary of parcel 38.00, Carroll County tax map 17, 2006; thence in a southerly and then easterly direction along the western and southern boundaries of said parcel 38.00 to the southeastern most corner of said parcel, also being the southwestern most corner of parcel 46.01, Carroll County tax map 17, 2006; thence in a easterly direction along the southern boundary of said parcel 46.01 to the southeastern most corner of parcel 46.01, also located in the western boundary of parcel 46.02, Carroll County tax map 17, 2006; thence in a southerly and then easterly direction along the western and southern boundaries of said parcel 46.02 to the southeastern most corner of said parcel; thence in a northeasterly direction along a projected straight line to a point in the western right of way of Connie Allen Road, said point being the intersection of the western right of way of Connie Allen Road and a southwesterly projected straight line of the northern boundary of parcel 7.01, Carroll County tax map 30, 2006; thence in a northeasterly direction along said projected straight line and continuing in a northeasterly direction along the northern boundaries of parcels 7.01, Carroll County tax map 30, 2006, 48.01, 48.00 and 49.04 Carroll County tax map 17, 2006 to a point, said point being the intersection of the northern boundary of parcel 49.04 and the southern right of way of Rich Road; thence in a northerly direction along a projected straight line to it's intersection with the centerline of Rich Road; thence in a northeasterly direction along the centerline of Rich Road to it's intersection with the centerline of State Route 124; thence in a southeasterly direction along the centerline of State Route 124 to it's intersection with the centerline of State Route 22; thence continuing in a southeasterly direction along the centerline of State Route 22 to it's intersection with the centerline of Hico Road; thence in a southwesterly direction along the centerline of Hico Road to it's intersection with a easterly projected straight line of the southern boundary of parcel 30.00, Carroll County tax map 30, 2006; thence in a southwesterly, then southerly and then westerly direction along the southern boundary of parcel 30.00 to the southwestern most corner of said parcel 30.00, also located in the eastern boundary of parcel 5.00, Carroll County tax map 30, 2006; thence in a southwesterly and then westerly direction along the eastern and southern boundaries of said parcel 5.00 to the southwestern most corner of said parcel, also located in the eastern right of way of the CSX Railroad; thence in a westerly direction along a projected straight line to it's intersection with the centerline of the CSX Railroad; thence in a northerly direction along the centerline of said railroad approximately 1000± feet to a point; thence in a westerly direction along a projected straight line, perpendicular to the centerline of the CSX Railroad right of way, to it's intersection with the centerline of Harris Road; thence in a westerly direction along the centerline of Harris Road to it's intersection with the centerline of State Route 436; thence in a westerly and then northerly direction along the centerline of State Route 436 to it's intersection with the centerline of Sydnor Road; thence in a westerly, then southerly and then westerly direction along the centerline of Sydnor Road to it's intersection with the centerline of the CSX Railroad; thence in a northeasterly direction along the centerline of the CSX Railroad to it's intersection with a southerly projected straight line of the western boundary of parcel 14.00, Carroll County tax map 16, 2006;

thence in a northerly direction along said projected straight line and continuing in a northerly direction along the western boundaries of parcel 14.00, Carroll County tax map 16, 2006 and 3.00 Carroll County tax map 12, 2006 to the northwestern most corner of parcel 3.00, also being the southwestern most corner of parcel 14.00, group "E", Carroll County tax map 12N, 2006; thence in a northerly direction along the western boundary of said parcel 14.00 to the point of beginning.

**TABLE 3: Carroll County UGB Amendment Area Calculations**

<b>PROPOSED MCKENZIE URBAN GROWTH BOUNDARY / PLANNING REGION AMENDMENT CALCULATIONS FOR CARROLL COUNTY</b>		
<b>LAND USE DESIGNATIONS</b>	<b>GROSS LAND AREA ACREAGE</b>	<b>PERCENT OF TOTAL</b>
<b>Total Acres of Proposed UGB</b>	<b>2773.6</b>	<b>100%</b>
Physically Constrained Land (Flood Plain)	0	0%
Residential	101	3.6%
-single family	76	2.7%
-mobile home	25	0.9%
Commercial	15.4	0.6%
Industrial	0	0%
Public / Semi Public	2	0.07%
Transportation	119.3	4.3%
Transportation (miles)	13.2	-
Improved Vacant Land	0	0%
<b>Total Land In Designated Uses</b>	<b>2777.3</b>	<b>100%</b>
Total Developed Land	237.7	8.60%
<b>Total Vacant Developable Land</b>	<b>2535.9</b>	<b>91.4%</b>



# PROPOSED URBAN GROWTH BOUNDARY

## McKENZIE, TENNESSEE

2008

### Legend

-  CORPORATE LIMITS
-  EXISTING URBAN GROWTH BOUNDARY
-  PROPOSED URBAN GROWTH BOUNDARY



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT  
 LOCAL PLANNING ASSISTANCE OFFICE  
 WEST TENNESSEE REGION JACKSON, TENNESSEE  
 BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM  
 THIS IS NOT AN ENGINEERING DRAWING  
 DATE:

**PROJECTED PUBLIC SERVICES ANALYSIS FOR URBAN GROWTH  
BOUNDARY AMENDMENT AREA**

Police Protection

Staff does not envision the need for any additional police officers for this area.

Fire Protection

At the present time, there is not a need for another fire station to become built to serve this area. It is currently being served by the Carroll County Volunteer Fire Department.

Water Service

A total cost of \$590,383.00 has been estimated for water upgrades to the proposed area.

Sanitary Sewer

A total cost of \$870,038.00 has been estimated for sewer line extensions to the proposed urban growth boundary amendment area.

Road and Street Construction and Repair

A total cost of \$887,040.00 has been estimated for road maintenance for the proposed amendment area.

**TABLE 4: Cost Estimate Breakdown of Proposed Amendment Area**

<b>COST OF SERVICE ESTIMATES BREAKDOWN OF PROPOSED McKENZIE UGB AREA / CARROLL COUNTY</b>						
<b>ROAD</b>	<b>BEGINNING</b>	<b>ENDING</b>	<b>LENGTH (MILES)</b>	<b>LINEAR FEET (APPROX.)</b>	<b>WATER LINE</b>	<b>SEWER LINE</b>
Highway 79	Hilltop Drive	Sydnor Road	1.9	10,032	\$104,834	\$154,493
Hilltop Drive	Highway 79	End	0.1	528	\$,518	\$8,131
Brashear Road	Highway 79	Oak Manor Rd.	0.2	1,056	\$11,035	\$16,262
Oak Manor Road	Brashear Road	Cherrywood Rd.	1.1	5,808	\$60,694	\$89,443
Cherrywood Road.	Oak Manor Rd.	Highway 79	0.8	4,224	\$44,141	\$65,050
Enon Church Road	Highway 79	RR Tracks	0.2	1,056	\$11,035	\$16,262
Winston Road	Highway 79	RR Tracks	0.2	1,056	\$11,035	\$16,262
Sydnor Road	Highway 79	Newton Road	1.3	6,864	\$71,729	\$105,706
Sydnor Road	Newton Road	Cherrywood Rd	0.3	1,584	\$16,553	\$24,394
Cherrywood Road	Sydnor Road	Oak Manor Rd.	0.2	1,056	\$11,035	\$16,262
Sydnor Road	Cherrywood Rd	Highway 436	0.5	2,640	\$27,588	\$40,656
Highway 436	Sydnor Road	Meadow Lane	1.2	6,336	\$66,211	\$97,574
Goeman Lane	Highway 436	End	0.2	1,056	\$11,035	\$16,262
Harris Road	Highway 436	RR Tracks	1.2	6,336	\$66,211	\$97,574
Harris Road	RR Tracks	Connie Allen Rd.	0.2	1,056	\$11,035	\$16,262
Harris Lane	RR Tracks	End	0.1	528	\$5,518	\$8,131
Connie Allen Road	Harris Road	Highway 22	0.5	2,640	\$27,588	\$40,656
Highway 22	Connie Allen Rd.	Hico Road	0.5	2,640	\$27,588	\$40,656
					<b>\$590,383</b>	<b>\$870,038</b>

## CONCLUSIONS

A large portion of land in the City of McKenzie is vacant. The vacant properties within the City account for 49.1% of the land in McKenzie. However, the area within Carroll County proposed for amendment would be better served by the services of the City of McKenzie due to their proximity. All future annexations within this area will be made on a logical time-frame basis based upon the ability to deliver municipal services.

