



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 James Wilhelm
County Executive of Coffee County
300 Hillsboro Rd., Box 8
Manchester, Tennessee 37355

Dear Mr. Wilhelm:

The Local Government Planning Advisory Committee at its meeting June 28 approved the Coffee County Growth Plan submitted by the Coffee County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

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

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

Sincerely,

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

Don Waller
Director

DW/jw

Enclosure

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

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

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

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

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

Johnnie W. Brown
Chair, County Coordinating Committee

June 8, 2000
Date

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

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

Jan Stover by Dkt
Chair, Local Government Planning Advisory Committee

6/28/00
Date

Mr. Don G. Waller
Local Planning Assistance Office
10th Floor
Tennessee Tower
312 8th Avenue North
Nashville, TN 37243-0405

Mr. Waller,

The Coffee County Coordinating Committee completed its work on schedule and submitted the plan to the three governing bodies in Coffee County. All three of the governing bodies have approved the plan as indicated in the enclosed "Countywide Growth Policy Plan for Coffee County, Tennessee".

At the time of approvals it was a known fact that a major development was to take place in the designated PGA 10. It was not known at the time which City would be requested to annex the area and provide services. The City of Manchester was requested to annex the area and this annexation has been completed. Manchester's detailed UGB and new City limits are shown on the enclosed Urban Growth Boundary map.

The overall Coffee County, Tennessee Growth Plan map is enclosed showing the UGB, PGA's and RA areas.

A handwritten signature in cursive script that reads "Johnnie Wayne Brown".

Johnnie Wayne Brown
Chairman, Coffee County Coordinating Committee.
301 Oakdale St.
Manchester, TN 37355

Reviewed 6/22/00

Local Government Planning Advisory Committee
County Growth Plan Checklist

Coffee County

yes

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

yes

One signed copy of the Certificate of Ratification form.

2 County Plan Documents

2 Map Reviews ~~for~~ indicating PUA #10's
Annexation into Manchester

6 labels needed
maps not signed
letter from CE

COUNTYWIDE GROWTH POLICY PLAN

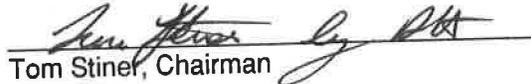
FOR

COFFEE COUNTY, TENNESSEE

Local Government Planning Advisory Committee

Date: June 28, 2000

To: Approve Coffee County Growth Plan


Tom Stiner, Chairman

Developed By:

**COFFEE COUNTY COORDINATING COMMITTEE
COFFEE COUNTY, TENNESSEE**

DECEMBER, 1999

COUNTYWIDE GROWTH POLICY PLAN

FOR

COFFEE COUNTY, TENNESSEE

Developed By:

**COFFEE COUNTY COORDINATING COMMITTEE
COFFEE COUNTY, TENNESSEE**

DECEMBER, 1999

COUNTYWIDE GROWTH POLICY PLAN FOR COFFEE COUNTY

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I. INTRODUCTION

This “Countywide Growth Policy Plan for Coffee County” (*The Plan*) has been prepared to accomplish the requirements of Public Chapter 1101 (*The Act*).

The concern of the legislature has been that, in recent years, the annexation process lacked the requirement of long range planning within the municipality or county and resulted in inhibiting the orderly and efficient delivery of urban services. This has resulted in what some refer to as urban sprawl with inadequate services available to many annexed areas.

The Act therefore encourages each county and the respective municipalities within the county to develop a countywide growth plan that should provide timely planning to guide development during the next twenty years. It is expected that *The Plan* will be updated every five to seven years to keep it viable.

The Act (1) defines the formation of a County Coordinating Committee (*The Committee*) with a prescribed membership to manage the formation of *The Plan*, (2) identifies specific duties and responsibilities of each city administration and the county administration, and (3) dictates the provision of public hearings on segments of *The Plan* as well as the complete plan to assure adequate public input to the final product.

The Act provides the following three land use classifications that are to be established within the county.

Urban Growth Boundaries (UGB) - The municipality 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.

Planned Growth Areas (PGA) - territory outside municipalities where high or moderate density commercial, industrial, or residential growth is projected.

Rural Areas (RA) - territory not in a UGB or a PGA and that is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial, or residential development.

The Act further defined specific dates by which certain plan development accomplishments must be made and identified penalties for failure to accomplish the milestones. The primary target dates are:

January 1, 2000 - *The Committee* should present a committee approved plan to the cities and county governing bodies for approval. The cities and county then have 120 days to approve or reject *The Plan*. Failure to approve or reject will serve as approval and ratification.

July 1, 2000 - The ratified plan should be approved by the Tennessee Local Government Planning Advisory Committee (LGPAC). All counties (and municipalities) whose plan is approved by the LGPAC will receive an additional five percentage points score on any evaluation formula for certain state grants and funds.

July 1, 2001 - Any county (and municipality) that does not have a LGPAC approved plan will be ineligible for certain state grants and funds. Additionally, if a countywide growth plan has not been approved by LGPAC, the Tennessee Secretary of State will appoint a dispute resolution panel, of three administrative law judges, to dictate the terms and boundaries of the countywide growth plan.

The Committee is most desirous of developing and delivering an approvable plan in a timely manner.

II. SUMMARY

The Committee has been organized in accordance with provisions of *The Act*.

The reports detailing the development of UGB's for Manchester and Tullahoma and the PGA's and resultant RA's within the county have been completed. All fundamental requirements of *The Act* have been considered and adhered to in the development of each of these reports.

This report summarizes and integrates the three reports into a countywide growth plan, which is being presented to the governing bodies of Manchester, Tullahoma, and the county for ratification.

Three areas of continued committee concern are (1) the zoning and subdivision regulation authority within the UGB's, (2) the potential for county school construction funding problems with annexation. and (3) the funding of Manchester provided services within the PGA, Coffee County Industrial Park. Each of these potential problems are deemed to be outside the scope and authority of *The Committee*.

The zoning authority concern and recommendations are presented in Section VIII, Zoning and Subdivision Regulations. The county school construction funding problem and recommendations are presented in section V11, Tax Revenue Implications. A discussion and recommendation relative to the funding of services provided by Manchester in the Coffee County Industrial Park is presented in Section III, Plan Development Process.

The Committee presents this report to the Boards of Mayor and Aldermen for Manchester and Tullahoma and the Coffee County Commission and recommends early ratification.

III. PLAN DEVELOPMENT PROCESS

The Committee was organized, in compliance with The Act, by the following appointments:

INDIVIDUAL	REPRESENTING
Austin Anderson	Soil Conservation District
Johnnie Brown	Mayor, Manchester
Jaine Colley	Tullahoma Chamber of Commerce
Marjorie Collier	Mayor, Tullahoma
Lee Duckett	Coffee County Executive
Mike England	County Executive Appointee
Ricky Milburn	Coffee County School Board
Lee Parker	Tullahoma Mayor Appointee
Tom Ward	Tullahoma Planning Commission
Carole Willis	County Planning Commission
David Young	Duck River Electric Mem. Corp.
Scott Young	Tullahoma Utility Board

The municipalities, Manchester and Tullahoma, were charged by *The Committee* to develop their respective UGB's based on the following criteria and factors.

Criteria for Defining the UGB

The UGB is to include territory:

- * Reasonably compact but large enough to accommodate twenty years growth.
- * that is contiguous to the existing municipal boundaries.
- * that is reasonably likely to experience growth over the next twenty years, based upon history, economic and population trends, and topographical characteristics.
- * where the municipality is better able than other municipalities and the county to efficiently and effectively provide urban services.
- * that reflects the municipalities duty to fully develop the area within the current boundaries, while controlling and managing growth outside those boundaries, taking into account the impact on agriculture, forests, recreation, and wildlife.

Factors to be Considered in Developing the UGB

- * develop and report population growth projections in conjunction with the University of Tennessee.
- * determine and report the costs and projected costs of core infrastructure, urban services, and public facilities necessary to fully develop the resources within the city's current boundaries, as well as the cost of expanding these into the territory proposed for inclusion within the UGB.
- * determine and report on the need for additional land suitable for high density industrial, commercial, and residential development, after taking into account areas within current municipal boundaries that can be used, reused, or redeveloped to meet such needs.

- * examine and report on agricultural areas, forests, recreation areas, and wildlife management areas under consideration for inclusion in the UGB, and on the likely long term impact of urban expansion in such areas,

The list of services, below, that were considered are as specified by *The Act*.

- * police and fire protection
- * water, electrical, and sanitary sewer services
- * road and street construction and repair
- * recreation facilities and programs
- * street lighting
- * zoning services

It should be noted that the definition of a UGB, and PGA's also, is not as clear and definitive as would be desired, and results in slightly differing definitions with each individual. Much consideration and discussion was expended in attempting to arrive at relatively common understanding and usage of the terms.

The UGB boundaries selected for both Manchester and Tullahoma created growth areas considerably larger than the committee would project as being the expected total growth. It is recognized that growth will likely occur along primary arteries and some of the arteries will be developed more fully than others. To assure that proper and adequate planning is in place to maximize the efficiency and effectiveness of planning for growth, it was decided that all potential high density growth arteries should be included in the respective UGB's.

The county was charged by *The Committee* to develop the boundaries for their PGA's based on the following criteria and factors. The parallelism between the criteria and factors for UGB's and PGA's is noteworthy, underscoring the Legislature's desire that planning for services within any growth area is one of their primary concerns.

Criteria for Defining the PGA

The PGA is to include territory:

- * that is reasonably compact[pact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty years.
- * that is not within the existing boundaries of any municipality within a UGB.
- * that is reasonably likely to experience growth over the next twenty 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.

Factors to be Considered in Developing the PGA

Before proposing a PGA the county must take the following actions:

- * develop and report population growth projections in conjunction with the University of Tennessee.
- * determine and report projected costs of providing core infrastructure, urban services, and public facilities in the area, as well as the feasibility of funding them through taxes or fees within the areas.
- * determine and report on the need for additional land suitable for high density development, after considering areas within current municipal boundaries that could be used, reused, or redeveloped to meet those needs.
- * determine and report on the likelihood that the territory will eventually incorporate or be annexed.

* examine and report on agricultural, forests, recreation, and wildlife management areas within the PGA, and the likely long term effects of expansion on these areas.

As noted earlier the definition of PGA's and UGB's was not clearly defined. For PGA's, *The Committee* looked primarily for areas where there already existed some evidence of current growth in addition to elements that should encourage future growth. Examples are Hillsboro and New Union communities with a primary artery and school to encourage future growth.

The PGA's identified in Coffee County are as listed below.

AREA NO.	LOCALE NAME
1	Busy Corner
2	New Union
3	Summitville
4	C.C Industrial Park
5	Hillsboro
6	Lakewood Park
7	Beech Grove
8	Fire Lake
9	Hawkersmith
10	Crumpton Creek

In the review of areas that should be classified as PGA's, the Coffee County Industrial Park surfaced as an area that (1) could logically be classified as a UGB, (2) classification as a UGB would be detrimental to future industrial recruitment, and (3) presents an expenditure/reimbursement problem for Manchester in that services are being provided within the area that are not being reimbursed. As a result, the Manchester Regional Planning Commission has proposed that the park be placed within Manchester's UGB and the Coffee County Planning Commission has proposed the park be placed in a PGA.

To alleviate this problem, negotiations are in progress, and approval by the parties is recommended, for Coffee County to reimburse Manchester for these expenditures and the area to be classified as a PGA. The specific plan being negotiated is as follows:

“Coffee County to pay the City of Manchester \$50,000 per year for five (5) years starting in FY 2000. After five, ten, and fifteen years the actual costs at each interval would be determined and adjustments made in the following yearly amount of payment, if necessary. The services include: First Response Fire, Mutual Aid Police, Cardboard Pickup, and Water and Sewer Service. The amount for Water and Sewer is the difference between the actual cost of supplying the service and the revenues received.” Manchester will be responsible for maintenance of existing water and sewer infrastructure. Any new infrastructure will be the responsibility of the county.

All remaining land outside the UGB’s and PGA’s is classified as RA. The criteria for RA classification is as follows.

- * land not included within a UGB or PGA.
- * that is to be preserved over the next 20 years as agricultural, forests, recreation, or wildlife management areas, or for uses other than high density development.
- * that reflects the county’s duty to manage growth and natural resources in a way that reasonably minimizes detrimental impacts to agriculture, forests, recreation, and wildlife management areas.

The Committee interpreted the “uses other than high density development” to allow random subdivision development as has occurred throughout Coffee county in the recent past. The quantity and size of such developments will be controlled by zoning procedures.

The county report was charged to include similar information of inventories and cost analyses that was required of the cities for their UGB development.

The University of Tennessee population projections that were to be the basis for growth projections for the cities and county are presented below for Coffee County.

AREA	1995	2000	2005	2010	2015	2020
Manchester	8376	8864	9275	9629	9977	10299
Tullahoma	17373	18853	20284	21308	22519	23711
Unincorporated	18080	19218	19882	20476	20997	21440
Total	43829	46935	49223	51413	53493	55450

The respective reports are presented in Appendix A for Manchester, Appendix B for Tullahoma, and Appendix C for Coffee County.

The Committee then had the task of iterating the separate reports. This iteration resulted in the final boundaries for the cities UGB's and the county PGA's. The final map showing the boundaries is presented in Figure 1, Map of Coffee County Showing UGB's, PGA's, and RA. Enlarged maps for clearer identification of the UGB boundaries for Manchester and Tullahoma are presented in Figures 2 and 3, respectively.

This integrated report will be presented to the Boards of Mayor and Aldermen for Manchester and Tullahoma and the Coffee County Commission for ratification.

The Committee hereby endorses the report and recommends its ratification by the respective governing bodies.

IV. ANNEXATION

Upon approval and implementation of *The Plan* a number of restrictions will apply to the potential annexation of territories into the city limits.

Within the city's UGB, annexation may be accomplished by ordinance or by referendum. Aggrieved property owners within, or adjacent to, a proposed annexation may challenge the action before a chancellor or circuit judge. Outside the municipals UGB, annexation may only be accomplished by (1) revising the UGB, or (2) referendum.

A primary element of any proposed annexation is the requirement on the municipality to prepare and publish a "Plan of Services" for the area being annexed. Additionally, annexation of additional territories will be prohibited if the city is in default regarding a Plan of Services for a prior annexation.

Corridor annexation, as has been utilized in the recent past will be prohibited in the future.

The Act will retard or restrict future annexations due to the cost of providing services and requisite satisfaction of all existing Plans of Services.

V. INCORPORATION

Upon adoption and implementation of *The Plan* new cities may only be incorporated within areas contained in a PGA, and must comply with a number of requirements, such as:

- * A property tax is required.
- * The county revenue from wholesale beer and the local option sales tax must be "held harmless" for a period of 15 years for the county as in the case of annexations to a municipality.
- * The new city cannot establish a new school system.
- * A complete Plan of Services must be prepared and published as with city annexations.

VI. PLAN OF SERVICES

The development of the respective reports from the cities and county for UGB, PGA, and RA determination and justification required the consideration of each of the following services.

- * Police protection
- * Fire protection

- * Water source
- * Electrical service source
- * Sanitary sewer service
- * Road and street provisions
- * Recreational facilities and programs
- * Street lighting
- * Zoning services

The considerations included are an inventory of services currently being provided within the city limits and also within the proposed UGB's and PGA's. Cost estimates were made for the provision of these services.

Future annexations and incorporation's will necessitate the city, for annexations, and county, for incorporation's, develop and adopt a detailed Plan of Services and schedule for completing the plan. No specific schedule requirements are provided by *The Act*, however, the Plan of Services must be reasonable with respect to both the scope and timing of services that are being provided. For consideration of services within PGA's the county was directed to also analyze the feasibility of funding added services through levies of additional taxes within the PGA.

Adopted plans of services will need be reviewed on a yearly basis by the appropriate governing body to determine adherence to the plans. Subsequent annexation proposals will be denied if a prior Plan of Services is in default for the provision of any planned service.

VII. TAX REVENUE IMPLICATIONS FOR ANNEXATION

The Act provides for specific handling of county revenues generated by the wholesale beer tax and the local option sales tax that is generated within the annexed areas.

“For 15 years following any annexation or new incorporation, the county is “held harmless” for the loss of wholesale beer and local option sales tax revenues that would otherwise have gone to the city under prior law. This dollar amount for any annexation tax-generating property is referred to as “annexation date revenue”. Any increases

over this amount are distributed to the annexing municipality. (Note that these provisions do not affect the distribution of the first half of the local option sales tax which continues to go to education funding.)”

Certain exceptions to the above are:

- * If the wholesale beer tax or the local option sales tax is repealed, revenue amounts from the repealed tax will end.
- * If the General Assembly changes the formula for the distribution of these taxes, thereby reducing the amounts for local governments, the annexation date revenue will be reduced proportionally.
- * A county may voluntarily waive rights to the revenue.
- * If a business closes, or relocates, thereby reducing tax revenues, the city may petition to the Department of Revenue no more than once annually for a proportional reduction.

The county may be obligated to provide added services to selected PGA's under the terms of *The Act*. In this case, the county is expected to apply different tax rates as appropriate to reflect the added services.

Another consideration is the tax revenue generated by the county to accomplish school construction projects. Much concern has been expressed by *The Committee* that the county may realize a school bond repayment problem if its tax base is eroded through annexation. While it is recognized that the annexation of property with existing development will reduce the county tax base, the primary annexations in recent years has been property for development which has markedly increased the county tax base. Additionally, since it has not been a major problem in the past and *The Act* will have the effect of reducing annexations in the future, the problem should be reduced in the future.

An equitable solutions to this potential problem was deemed to be beyond the authority of *The Committee*. However, since total revenue is not

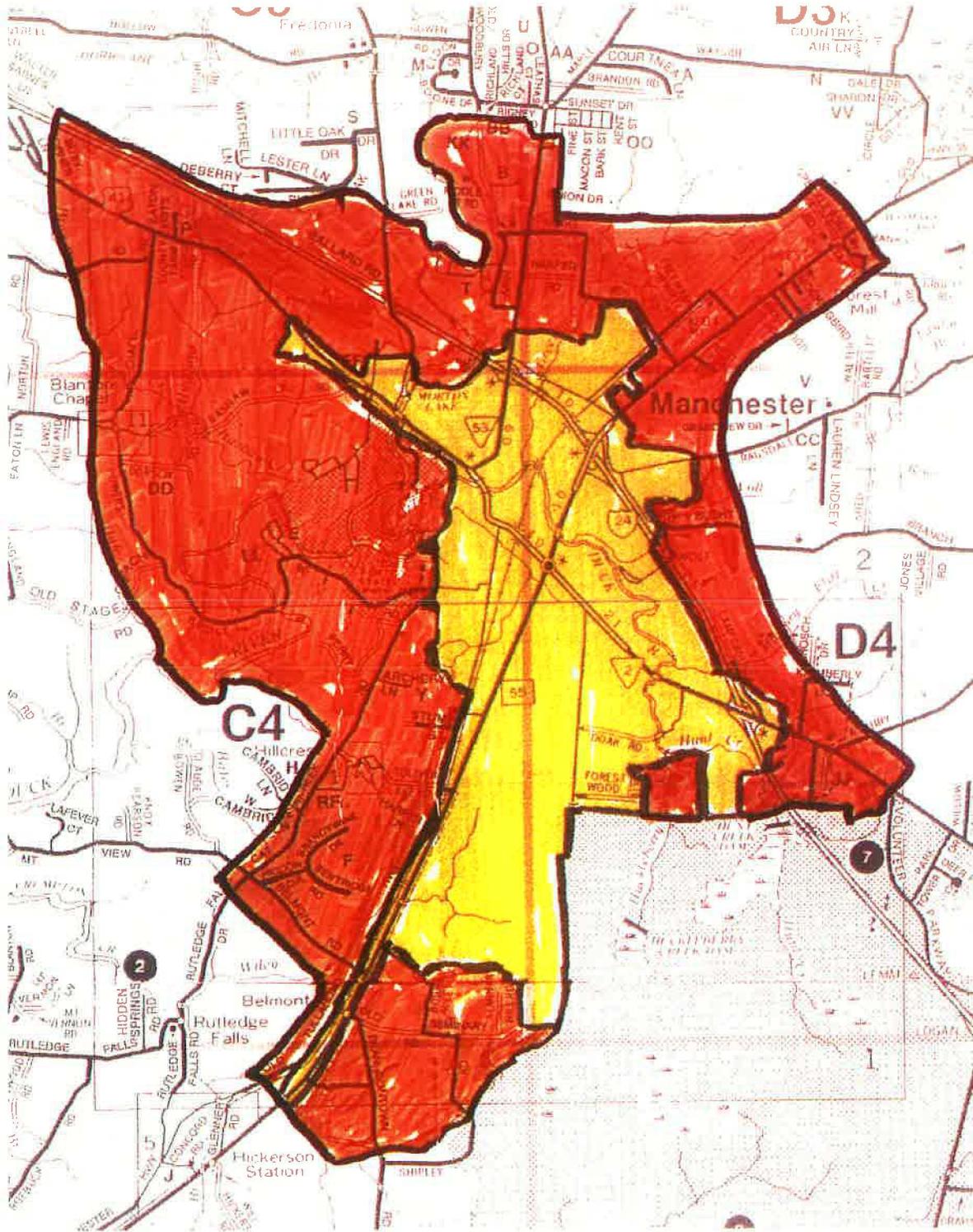
expected to be reduced and the basic problem seems to be in the handling of funds that go into the General Fund, it is recommended that modifications be made to the handling of this General Fund increase to allow funding of school bond repayments.

VIII. ZONING AND SUBDIVISION REGULATION

Currently the county has no Zoning regulations, subdivision regulations, nor the mechanisms and procedures to implement them. Both Manchester and Tullahoma have Regional Planning Commissions with Extra Territorial Zoning Authority designation from the Department of Economic and Community Development. This designation provides Manchester and Tullahoma with Zoning and Subdivision Regulation authority within their respective UGB's.

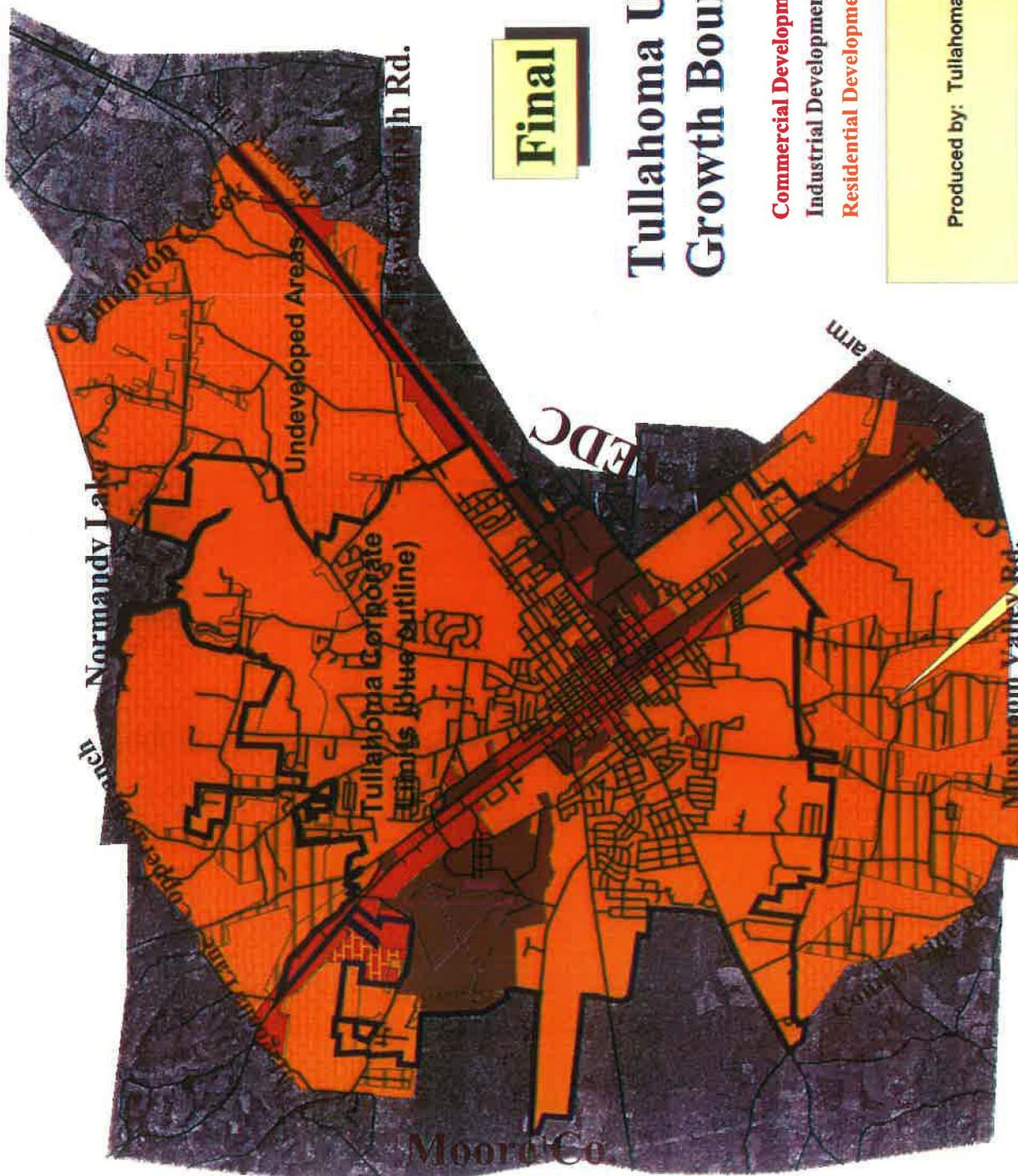
The implementation of *The Plan* under provisions of *The Act* continue this designation and authority until such time that Coffee County implements Zoning procedures for the county. At that time Zoning authority within the UGB's will revert to the county. The Act allows the Manchester and Tullahoma to seek authority from the Coffee County Commission for continued Zoning authority in their respective UGB's. *The Committee* recommends that the tools for planning and managing the growth in the UGB should reside within the municipality and certainly the Zoning authority is a tool for the planning and managing growth.

The authority for Subdivision regulation and control remains with the respective Regional Planning Commissions for their UGB's regardless of who manages the Zoning.



Yellow - Present City Limits
Orange - Urban Growth Boundary (UGB)

Figure 2: MANCHESTER UGB MAP



Final

Tullahoma Urban Growth Boundary

- Commercial Development- Red**
- Industrial Development- Brown**
- Residential Development- Gold**

Produced by: Tullahoma Planning & Codes Department

December 2, 1999

Developed Areas

Figure 3: TULLAHOMA UGB MAP

APPENDIX A

URBAN GROWTH BOUNDARY REPORT

CITY OF

MANCHESTER, TENNESSEE

PREPARED
FOR
THE CITY OF MANCHESTER, TENNESSEE

MANCHESTER CITY COMMISSION
HONORABLE COY NOBLITT, MAYOR

MANCHESTER MUNICIPAL PLANNING COMMISSION
JOHN ROBERTS, CHAIRMAN

PREPARED BY
THE STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
MIDDLE TENNESSEE REGION
NASHVILLE, TENNESSEE

SEPTEMBER, 1999

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URBAN GROWTH BOUNDARY REPORT

MANCHESTER, TENNESSEE

I. INTRODUCTION

Purpose

This report is prepared pursuant to the requirements of Section 7, (a), (2), of Public Chapter 1101, outlining a municipality's duties to review and report on the urban services and public facilities within the municipality and its proposed urban growth boundary. The legislation states:

"Before formally proposing urban growth boundaries to the coordinating committee, the municipality shall develop and report population growth projections; such projections shall be developed in conjunction with the University of Tennessee. The municipality shall also determine and report the current costs and the projected costs of core infrastructure, urban services and public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services and facilities throughout the territory under consideration for inclusion within the urban growth boundaries. The municipality shall also determine and report on the need for additional land suitable for high density, industrial, commercial and residential development, after taking into account all areas within the municipality's current boundaries that can be used, reused or redeveloped to meet such needs. The municipality shall examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the urban growth boundaries and shall examine and report on the likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas." TCA 6-58-106, (a), (2)

This report will serve to provide background information for Manchester's Urban Growth Boundary.

Methodology

This report was prepared using a variety of methods: review and study of previously prepared planning and annexation documents, interviews with local officials, and field interviews. Land uses were inventoried and analyzed using GIS Mapping System from previously gathered information from field surveys. Information on public services and facilities was gathered through a checklist completed by city officials, interviews with city officials, and field checking results. Population projections used to forecast residential growth was developed by the University of Tennessee. The average residential density was calculated by using the number of residential units and the number of acres currently in use as residential property, as determined above. That number (1.88 units per residential acre) is used as the average residential density. Also, the 1999 certified

population of 8,414 was used in conjunction with the number of residential dwelling units (3,658) to determine the average household size (2.3), and in turn to forecast the number of housing units required to accommodate the planned population. Information regarding natural development constraint features was gathered using U.S.G.S. Topographic Maps and Property Tax Maps indicating these areas. This information was then processed, using the guidelines and priorities set by Public Chapter 1101, and used to prepare the Urban Growth Boundary and accompanying report.

Definitions

The following words, terms, and phrases are hereby defined as follows and will be interpreted as such throughout this report. Terms not herein defined shall have the customary dictionary meaning assigned to them:

- (1) "Urban Growth Boundary" the municipality 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.
- (2) "Density" 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 lowest 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. Residential densities in the City of Manchester range from a low of .69 single family units per developed acre of single-family residential property to a high of 14.5 multi-family units per developed acre in use as multi-family. The gross residential density for Manchester is .48 units per developed acre.
- (3) "Improved Vacant Land" means undeveloped property with immediate access to all municipal utility services, including public sewer service.
- (4) "Unimproved Vacant Land" means undeveloped property with access to some or no municipal utility services, but without specific immediate access to public sewer service.

II. EXISTING MUNICIPAL LAND USE ANALYSIS

Land Use Inventory

Land Use Categories – The total incorporated acreage of Manchester is 6,976 acres. *Table A1*, shows the breakdown of land use types, including areas with natural constraints for development to be explained later in this section.

TABLE A1
EXISTING LAND USE BREAKDOWN

LAND USE CATEGORY	ACREAGE	PERCENT OF TOTAL	
		Developed Land	All Land
Residential	1,770	35.6	25.4
Commercial/Private Services	492	9.9	7.1
Industrial	82	1.7	1.2
Public/Semi-Public	1,583	31.8	22.7
Transportation Rights of Way	1,046	21.0	15.0
Sub-Total Developed	4,973	100	
Vacant	2,003		28.6
Total	6,976		100
Vacant Land with Physical Restrictions	813		11.6
Useable Vacant Land	1,190		17.0

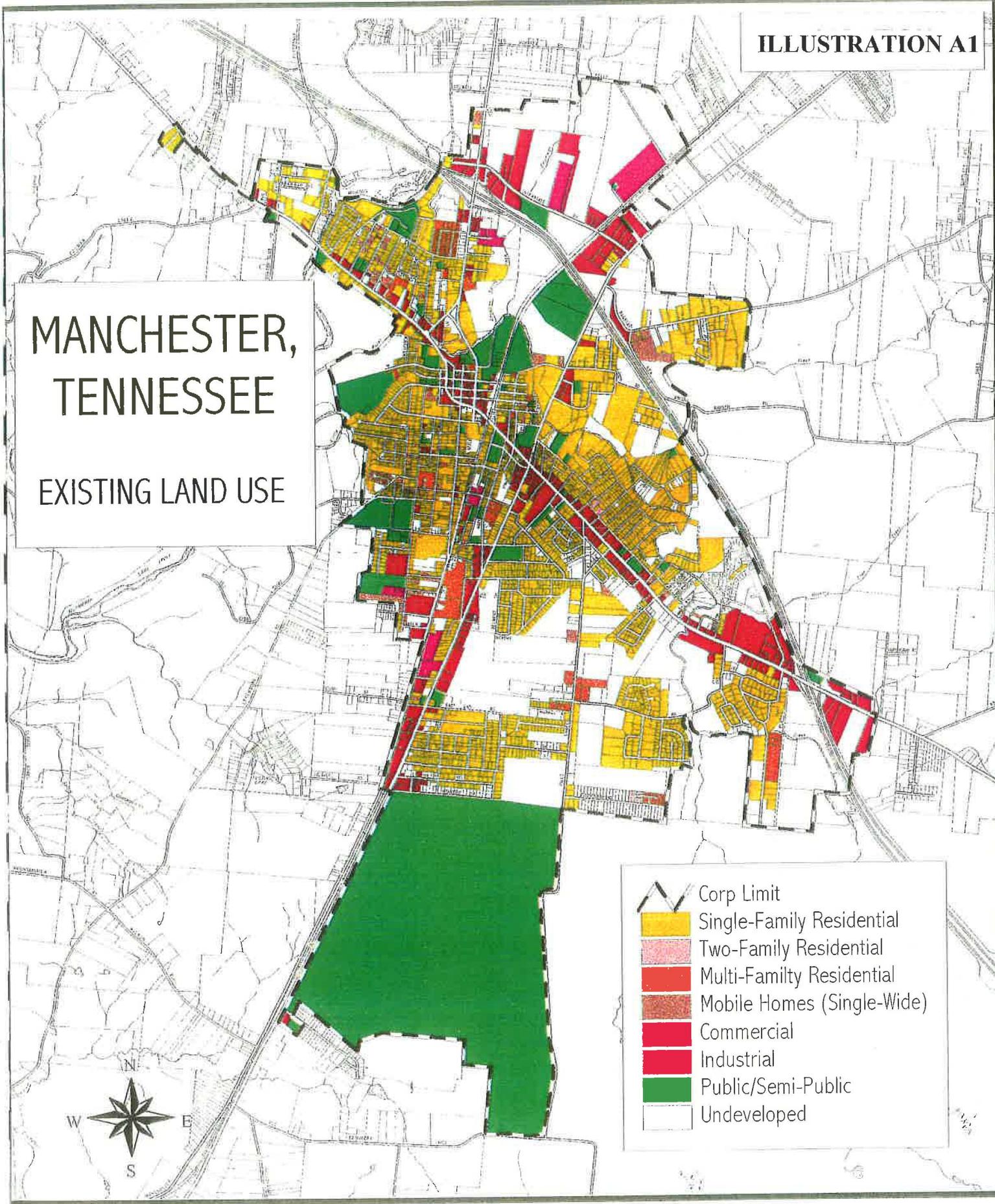
Commercial uses comprise retail and service uses. Industrial contains manufacturing, fabricating, and warehousing operations. Public/semi-public includes all municipal buildings and uses, churches and cemeteries, and schools. The transportation category includes street rights-of-way, railroads, and the airport. The vacant land category can be further divided into improved or unimproved, as defined in the previous section. *Illustration A1*, depicts existing land uses on a parcel level.

Physical Constraints – Development within the corporate limits of Manchester is affected by a variety of development constraints consisting of a large flood hazard area and wet lands that may or may not be mapped. One or more of these conditions affects a total of over 813 acres out of Manchester's total 6,976 acres. Development of these areas is completely prohibited or requires development at reduced densities from those allowed in other sections of the city. The areas classified as floodable are along the Duck River and the Little Duck River along with areas that meet the federal definition of a wet land. While development is not precluded, in these areas it will be of a much lesser density than in other areas of the city, if it occurs at all. Much of this area with development constraints will not be considered for development at any level while other areas must be considered for development at considerably reduced densities. *Illustration A2*, shows the locations and types of constraints within Manchester.

Vacant Land Development Potential Within the Corporate Boundary

Approximately 28.6 percent of the City of Manchester is presently vacant. There are approximately 2,003 vacant acres within the city. Of this, at least 813 acres can be classified as having the physical constraints present as noted earlier. Of the 1,190 acres available, a large portion of the undeveloped areas can be served by existing

MANCHESTER,
TENNESSEE
EXISTING LAND USE



- Corp Limit
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Mobile Homes (Single-Wide)
- Commercial
- Industrial
- Public/Semi-Public
- Undeveloped

public infrastructure with limited improvements. A large area of undeveloped land is isolated from access to public roads due to being surrounded by a floodplain, Interstate Highway and a railroad. Areas such as these are vacant, but not developable due to the tremendous private cost of providing access to these properties.

By subtracting out existing developed areas, and after deducting public and semi-public areas and other lands already committed to specific uses, approximately 1,190 vacant acres remain for future development. Approximately 424 acres or 35.6 percent of these useable vacant acres should be considered as future residential. Existing land use indicates that only 11.6 percent of the useable vacant land will be developed as commercial or industrial property, but recent development trends indicate that much of the future commercial growth will occur near one the cities three (3) interstate interchanges. Existing vacant land near one of these interchanges is limited with the only large vacant tracts being located in areas subject to flooding. With limited acreage available at these interchanges it is only logical that future growth will occur on lands presently outside the city limits.

III. EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

Utilities

Water Service Area – Manchester's water system serves the entire city with water and has additional 1,024 customers that are located outside the city limits. The strength of the Manchester Water System is the Duck River Utility Commission owned by Manchester and Tullahoma with its capacity to treat and pump 7.5 million gallons of water a day. Presently Manchester is using only 1.6 million gallons a day or 21 percent of its existing capacity. Manchester is currently selling 650,000 gallons a day to the Hillsville Utility District that serves the area east of the present city. The system presently has a storage capacity of 2,850,000 gallons in four (4) tanks, half of which are located outside the city. There are presently 400 fire hydrants within the present corporate limits and another 115 hydrants outside the city. *Illustration A3*, shows the present water lines and sizes of the Manchester system.

Sewer Service Area - Presently 3,250 of the city's 3,516 water customers are served by the public sewer system plus additional 96 customers outside the corporate limits. Those not on the sewer system are located either in isolated areas of the city or the Ragsdale Road area that will be sewerred within two (2) years. Manchester's wastewater treatment facility presently treats an average flow of 1.2 million gallons a day, but has the capacity to handle 10.6 million gallons a day. Ground water infiltration and surface water inflow are a continuing problem with sixty-five (65) miles of sewer lines and fourteen (14) pump stations that requires an aggressive in-house program of identification and repair. *Illustration A4*, shows the existing sanitary sewer lines in the Manchester system.

Natural Gas and Electricity - The Elk River Utility District serves Manchester and Coffee County natural gas. The Duck River Electric Utility Corporation supplies electric power to the city as well as the remainder of Coffee County, except for the City of Tullahoma. Manchester presently provides 1,240 street lights within the corporate limits at a cost \$6.93 a light per month. Additional lights cost \$365 for installation.

Emergency Services

Police Department – Manchester's Police Department consists of thirty (30) full time officers and six (6) reserve officers using 21 cruisers. All dispatching is handled through the Coffee County E-911 office. Based on a \$1,069,060 budget for the current fiscal year, the cost per square mile of service is \$106,906. Manchester presently exceeds the minimum number of officers for a city with a population of fewer than 30,000 using the International Association of Policemen recommendation of 2.1 officers for each 1,000 in population. There are presently 2.8 full-time police officers per 1,000 population, that is near the higher Federal staffing guide line of three (3) uniformed officers per 1,000 population.

Fire Department – Presently the Manchester Fire Department consists of twenty-three (23) full time fire fighters and ten (10) volunteers that man the one firehouse on Highway 41, on a twenty-four hour basis. The city currently has a Class 4, ISO rating and works continuously to improve this rating. Manchester presently is the first responder the Coffee County Industrial Park outside the corporate limits that allows the park to obtain the cities 4 ISO rating. In addition, the city maintains Mutual Aid Agreements with neighboring municipalities and volunteer fire departments. The operating budget for the current fiscal year is \$850,000.

Ambulance - Coffee County provides ambulance service to all of Coffee County from stations in Manchester and Tullahoma. Manchester provides extraction and emergency service response to Manchester, portions of the County and all of I-24, in Coffee County.

Solid Waste Management

Manchester's provides city wide solid waste collection for residential customers only that is contracted to a private hauler. Commercial customers are required to contract individually for solid waste collection. All solid waste from the city is transported to the regional landfill in Rutherford County. The cost to each customer is \$10.65 per month sanitation fee for weekly pick-up that is added to his or her utility bill. New customers can be added by signing up for the service at City Hall.

Roads and Streets

Manchester currently maintains 117.5 miles of local streets, while TDOT maintains an additional 8.2 miles of State and Federal roads within the corporate limits. The city provides mowing services as well as snow removal on all TDOT highways except for I-24. Manchester projects that the roadway surface of city streets will have a ten (10) year life and presently resurfaces twelve (12) miles of road annually. The street maintenance budget last fiscal year was approximately \$700,003.

Parks and Recreation

At the present time, Manchester maintains two (2) parks totaling seventy-five (75) acres. Presently the city has four (4) full time employees in the Recreation Department with another thirty-five (35) paid seasonal workers. The facilities that comprise the Manchester Recreation Department are: four (4) tennis courts, a outdoor pool, a 4,000 square foot community center, four (4) baseball fields, four (4) softball fields, four (4) picnic shelters, a sand volleyball court, several playgrounds with equipment and a greenway along the Little Duck River. The Recreation Department needs approximately ten (10) additional acres to meet accepted standards for a community of its size. Immediate needs of the city are an indoor pool, indoor gym and recreational facility and a soccer park. Additionally the level of service is impacted by the 14,500 residents of Coffee County (outside the City Limits of Manchester) that can be documented as using one or more of the services provided by the city.

Education

Presently, the Manchester City School District operates three (3) fully accredited schools in Grades K-9, with an average enrolment of 1,171 students. Beyond the ninth grade Manchester students attend Coffee County Schools. In addition, the School District operates a Special Education Preschool for students with special needs. At the present time, Manchester City School District is one of only thirty-two (32) systems state wide that is fully accredited.

The Manchester City School District operates with an annual budget of \$7,225,355, which includes federal, state and local revenues. Funding by the city has enabled the district to provide extended school programs and several innovative instructional programs while meeting the goals established by Tennessee State Board of Education. A major goal of the district is to provide students with the latest in classroom technology integrated into the regular instructional program.

Funding of education in Coffee County is a best a confusing situation due to the three (3) separate tax rates paid by residents, to fund public education. Manchester residents are assessed a different tax rate from citizens of the county and persons in the City of Tullahoma. The issue of funding has created a competition between the cities of Coffee County and the county over the development of new areas and what School District the students of newly developed areas will attend.

Land Use Controls and Municipal Codes

Manchester through its Municipal/Regional Planning Commission and Building Inspector enforces a Municipal Zoning Ordinance and Subdivision Regulations within the city limits and Subdivision Regulations in its Planning Region. In addition, the city relies on its consulting engineer to review utility and drainage plans for new developments. The city has adopted the latest edition of the Standard Building Code of the Southern Building Code Congress and has two (2) certified inspectors on staff.

Unimproved Vacant Land Service Provision

Much of the area not served by sewer is located in areas that were annexed into the city in previous years and isolated pockets. The city, presently, is planning to extend sewer



MANCHESTER

**URBAN GROWTH BOUNDARY
MANCHESTER, TENNESSEE**

— CITY LIMITS
- - - URBAN GROWTH BOUNDARY

Local Government Planning Advisory Committee
Date: June 28, 1966
To: Approve Coffee County Growth Plan
Tom Stone, Chairman

SCALE= 1"=1000'

State of Tennessee
Department of Economic
and Community Development
Local Planning Assistance Office
Memphis, Tennessee

to the Ragsdale Road Area; the largest area of the city presently not served. All undeveloped areas of the city with the exception of Ragsdale Road and a few isolated areas can be served by existing water and sewer lines or by projects that are presently under construction. Although, it is the goal of the city to serve every area of the city with public sewer there will always be isolated areas that are not feasible to serve until land use changes occur.

Existing Municipal Land Use/Existing Municipal Public Service Findings

Based on the analysis provided thus far, it appears that approximately 1,190 vacant acres within the corporate limits are available for potential development, with either in place or with minimal extensions of water and sewer. These properties can potentially accommodate 883 housing units, or 2,031 people, based on the present over-all city residential density and average developed lot size. With these areas fully developed, this will be adequate to accommodate approximately 65 percent of the planned population increase for Manchester, as forecasted by the University of Tennessee.

Additional vacant land will be needed by the City of Manchester to accommodate the additional residential, commercial and industrial growth that will occur by the Year 2020.

IV. PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20-Year Population Growth and Residential Land Needs

The projected population for the City of Manchester as provided by the University of Tennessee Center for Business and Economic Research indicates that the population will increase 1,885 persons from the present certified count by the Year 2020. These projections along with the percentage change for each five (5) year period are shown on **Table A2**. These projections indicate that the rate of population growth will be decreasing in each five (5) year period.

TABLE A2

POPULATION ESTIMATES AND PROJECTIONS 1995-2020

Year	Population	Net Increase	Percent Increase
1990	7,709		
Present	8,414	705	9.1 %
2000	8,864	450	5.3 %
2005	9,257	393	4.4 %
2010	9,629	372	4.0 %
2015	9,977	348	3.6 %
2020	10,299	322	3.0 %

The 2020 projected population is a 1,885 person increase over the current population of 8,414. Using the average household size of 2.3 persons per household as calculated in this report, a total of 790 new housing units will be required. Using the average residential density of .48 units per acre, 790 new housing units should require approximately 380 acres of land for residential lots only. An additional 702 acres will

also be needed for commercial, industrial, public/semi public and rights-of-way to support the increased population. However as growth along the I-24 corridor continues to increase, it is only logical that the growth being experienced by neighboring Rutherford County will move into Coffee County and Manchester.

Projected Economic/Business Growth and Commercial Land Needs

Projections of economic and business growth, especially when used to determine land use needs must be based on assumptions. The first assumption is that there is a correlation between the population of a community and the need for a specific amount of commercial/retail/services land acreage to serve that population. A second necessary assumption in Manchester's case is that Interstate 24, will continue to generate commercial and retail growth unrelated to Manchester's population base. Together, these assumptions will lend guidance to the amount of land needed to serve the local population, albeit with specific locations undetermined, and the location of land where retail services are already established to serve commuter traffic. To determine local population needs for commercial property, a constant must be obtained. In 1999, Manchester had approximately 492 acres in use for commercial purposes. The most recent certified population of Manchester (1999) is 8,814, which produces a constant of .058 acre per capita. Based on this information, and using the UT population figure for the Year 2020, Manchester will require a total of 600 acres of commercial property, or an increase of 108 acres over the current amount of land used for these purposes. All future growth is anticipated near one of the cities three (3) interstate interchanges along Highways 41, 53 and 55. A large portion of the land in the city around these interchanges is presently developed with no large tracts remaining. If present development patterns continue, much of this additional acreage will come from areas presently outside the corporate limits that will require public sewer service.

Much of the present industrial land in Manchester is located in the older industrial areas and is completely developed. The areas largest industry owns a very large tract, which is only partially developed and not available for future development. Any future industrial development will be in areas presently located outside the corporate limits.

Special Land Management Concerns: Forest, Agriculture, Wildlife Management, Recreation and Open Space

Although, Coffee County has long been considered a major agricultural county, the I-24 corridor makes it one of the most attractive areas for urban expansion. Much of the remaining farmland in Manchester is located in areas that flood and is being used as pasture land or hay fields. The fate of this remaining agricultural land seems to be the development of low-density residential development no matter whether the property is located within the city or in Coffee County. Manchester does not promote annexation of agricultural areas into the corporate limits and does not provide any type of Agricultural Zoning District. Any agricultural areas brought into the city are at the request of the property owner that plans to develop the property. A large portion of Manchester will remain as permanent open space due to the large area occupied by Arnold Engineering and Development Center.

Projected Land Needs Outside Corporate Boundary

It is apparent that in addition to the existing vacant land presently within the corporate limits additional acreage will be needed to accommodate the proposed residential and business growth projected by the University of Tennessee. The impact of the Interstate 24, on the demand for additional commercial and industrial areas create a demand that will be far greater than the demand for additional residential areas. It is beyond the city's control to forecast which properties will be developed and the timing of such development. While vacant land may exist within the city, this property may not be available for development due to private ownership and is not in the areas that are being considered that are presently being considered for development. Additional land beyond the mathematical needs shown by the projections is needed to enable the city to compete with other areas for new economic growth.

Additional Justifications for the Urban Growth Boundary

Within the proposed Urban Growth Boundary, the City of Manchester presently provides water to a large portion of the area either directly or by its sale of water to Hillsville Utility District. At the present time, half of the water storage capacity of the Manchester System is located in the Urban Growth Boundary. A decision by Coffee County to allow an out of county utility district into the county to parallel the city lines has caused tremendous hardship on the city water system. Due to lack of zoning regulations by Coffee County, Manchester feels that it is essential that they continue to administer land use controls in this area to assure that their sizeable utility investment is safeguarded.

Manchester in addition to providing sewer service to the Coffee County Industrial Park also provides sewer to residential and commercial customers in this area south of the current city limits. Another significant item to consider is that the Manchester 201 Area encompasses an area of over 77,450 acres that includes all of the proposed Urban Growth Boundary. Current and proposed widening projects of the major highways will only increase the demand for additional and more intense development that can only be served by the cities public sewer system.

The Manchester Regional Planning Commission has administered subdivision regulations for over forty (40) years in the area proposed as the Urban growth Boundary. During this time, Coffee County has chosen not to be involved in any type of zoning regulations and has left the administration of new growth to Manchester and Tullahoma. Presently, there are over twenty (20) major subdivisions in the Urban Growth Area that owe the provision of adequate roads and utilities to the Manchester Regional Planning Commission.

Projected Public Service Capability Outside Corporate Boundary

Water - Manchester provides water service to the existing city limits and a large portion of the proposed Urban Growth Boundary. The Manchester Water Department is currently planning to upgrade lines in the along Highway 41, South, as this section of road is widened. There are also plans to extend water to these areas outside the city Bowling Alley Road Area and the Toliver Lake Area in the near future. Although, Manchester serves water to a large portion of the Urban Growth Boundary there are portions served by other utilities that will

need to be acquired should they be annexed. All major lines on the Manchester System are presently six (6) inches in the entire Urban Growth Boundary some of these lines will need to be upgraded if the areas continue to grow. Estimates by the city of the cost of serving the entire Urban Growth Boundary are shown on **Table A3**.

TABLE A3

PROJECTED COST OF WATER AND SEWER

Installation/Purchase of Water Lines	\$8,000,000
Installation of Sewer Lines	\$20,000,000
Increase Sewer Plant Capacity	\$ 5,000,000
Additional Personnel Cost (per year)	\$ 500,000
Additional Vehicles and Equipment	\$ 500,000
Grounds Improvements	\$ 125,000
TOTAL	\$34,125,000

Sewer - As shown in **Table A3**, the providing sewer to the Urban Growth Boundary would require a commitment of that would be beyond the cities ability to fund at the present time. However, there are portions of the area that are presently served by sewer or are located in areas that can easily be served by existing trunk lines. The extension of sewer to the Ragsdale Road area, a project already planned will make sewer available in the northeast portion of the Growth Boundary. Almost all of the area along Highway 53, northwest of the city, is within the drainage basin of the city sewer plant. In summary due to the cost, serving the entire area with sewer is not feasible, but there are portions of the Growth Boundary that can be easily served for developments that will occur along the I-24, corridor.

Police - Manchester will need to employ a minimum of three (3) additional police officers in order to meet the recommendations of the International Association of Policemen. Proposed cost is \$45,000 per year per policeman, for a total annual cost of \$180,000, including vehicles and equipment.

Fire - The current fire service area, covered by the Manchester Fire Department includes all areas of the city, plus the Coffee County Industrial Park in the proposed Growth Boundary. Manchester will need to add two (2) additional fire halls, one additional fire trucks and sixteen (16) additional fire fighters. It is estimated that \$900,000 will be needed to fund the capital items to serve the Urban Growth Boundary. This expansion is expected to raise to raise the yearly

operational cost of the Fire Department by \$ 967,000 a year. Full expansion into the Urban Growth Boundary will have a significant impact on the cost of providing fire protection by increasing the cost per per-person from \$123.08 to \$130.00

Solid Waste Collection

The city contract for the collection of solid waste allows for additional customers and areas to be added at the present rate.

Roads and Streets

The city will provide routine maintenance on all streets within its corporate limits in accordance with current maintenance policies. At the present time, there is in excess of fifty (50) miles of road in the Urban Growth Boundary that are locally maintained and would be the responsibility of the city to maintain if brought into the city. Presently, the city budgets \$351,000 a year for road resurfacing and would need a fifty (50) percent increase to serve the area. In addition to the cost of paving, the public works department will need to double the amount of equipment required to provide existing service to the area, which is estimated to cost a minimum of 1.7 million dollars.

Parks and Recreation

Presently, Manchester needs an additional 230 acres of parkland to adequately serve the 23,000 people that use the cities facilities. Funding for expansion this large of an expansion, since only one out of every three (3) persons using the facilities contributes to the funding of the department. The amount of land needed for park expansion is not presently available within the present corporate limits and will have to come from land in the Urban Growth Boundary. Approximately \$5,000,000 will be needed during the next twenty (20) years to fund capital projects, plus an \$250,000 in operational cost to serve Urban Growth Boundary.

Education

Presently, the School District plans for additions to both elementary schools for one hundred (100) additional students and the development of a magnet school to serve the present corporate limits. The proposed magnet school would serve students in grades 10-12, which would provide a basic education and offer additional instruction with advanced technology. Any areas that are brought into the city will provide parents with the option of the city school system or the county school system for attendance by their children. It is estimated that the Manchester School District will need between 7.75 and 12 million dollars to fund capital projects in the present city and the Urban Growth boundary.

Land Use Controls and Municipal Codes

The Manchester Planning Commission presently administers Subdivision Division Regulations in the proposed Urban Growth Boundary and are capable of continuing to do so with the present staff. Additional staff may be required if the rate of growth increases beyond its present level. The additional staffing required to serve the entire Growth Boundary is estimated at around \$45,000 a year.

V. DESCRIPTION OF URBAN GROWTH BOUNDARY

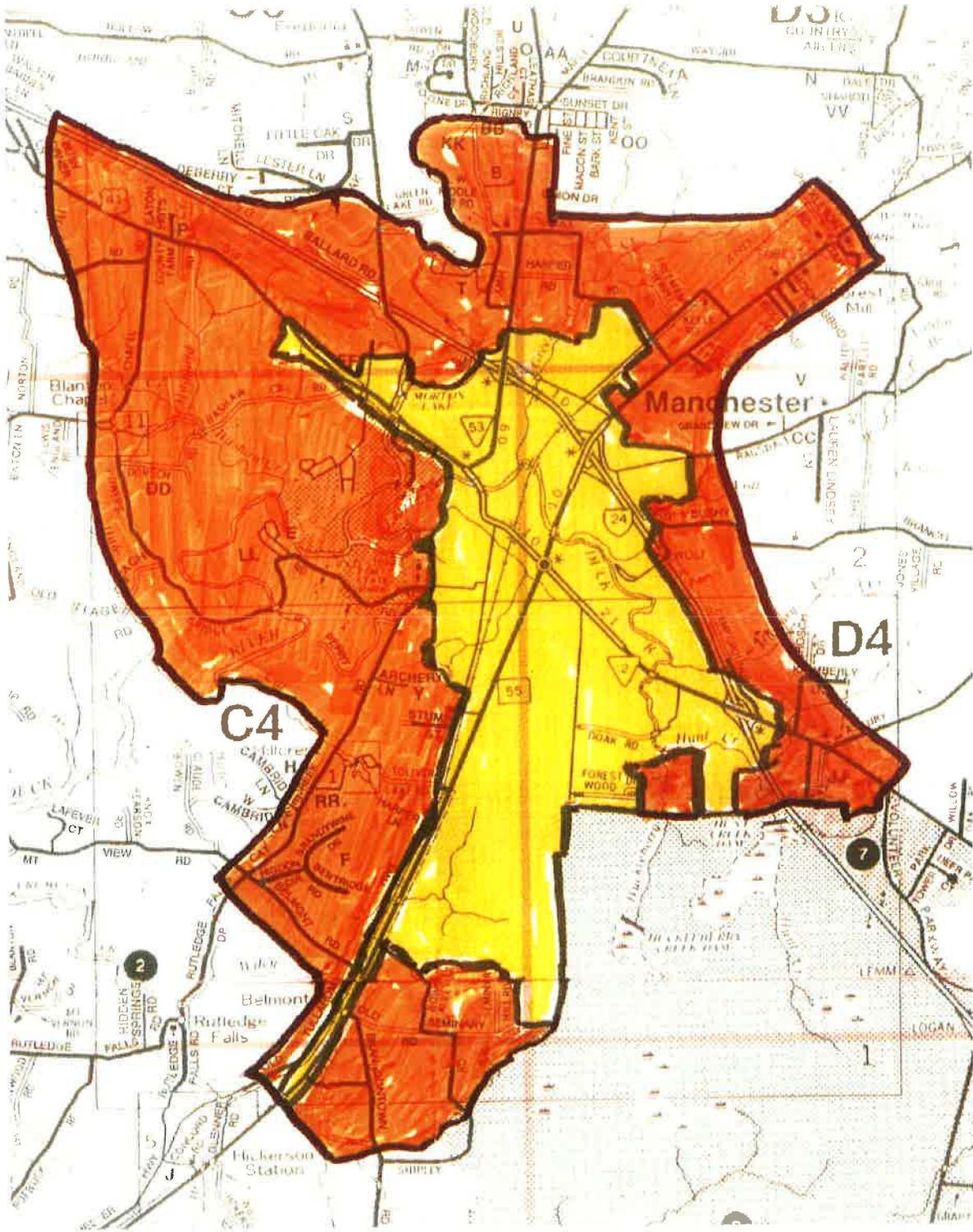
Based on the land use analysis presented in the first section of this report, Manchester has within its corporate limit land sufficient to meet a portion of the projected residential growth as published by the University of Tennessee. The lands needed to meet the demands for future commercial and industrial area will have to come from areas presently outside the corporate limits. Therefore, based on a strict land use needs assessment, Manchester will require an additional 400 acres to satisfy the projected residential growth as projected by University of Tennessee. The city feels these projections do not consider the increased commercial growth that Interstate 24 will generate. The opening of the new highway between Manchester and McMinnville has also increased the demand for additional commercial sites located along this busy arterial and the future widening of Highway 53 to Woodbury is expected to create similar demands. Much of the land needed for this growth will be in these areas located outside the corporate limits. These two (2) factors make forecasting future acreage needs speculative at best. Much of the proposed Growth Boundary is within the drainage basin of the Manchester Sewer System and is totally outside any other system in the county service area. Although, Manchester does not control the water in a portion of the area, they do provide water to the utility district that serves a large portion of the Urban Growth Boundary.

A map of the proposed Urban Growth Boundary is shown as **Illustration A5**. The Urban Growth Boundary was drawn based on area topography, potential for future development, utility service area, 201 Facilities Plan and a study of the areas that the city could reasonably expect to provide urban services to in the next twenty (20) years. This area consists of 22 square miles located largely within the area presently designated as the Manchester Planning Region. When possible natural features or parcels lines were followed when possible in developing the boundary, but portions follow an existing road maintaining a set distance off said road. At the present time there over several major subdivision and many residential and commercial structures along existing public roads. Much of the Growth boundary is considered prime for residential, commercial and industrial growth due the access and the availability of utilities. Although much of the area is considered prime for development, several areas do have excessive slopes, flood hazard areas and wet lands that affect a large portion of the area.

The Urban Growth Boundary of Manchester can be divided into five (5) basic areas almost all of which is part of the current Manchester Planning Region. These potential growth areas are described as follows: **Area (1), Northern Corridor**; this is an area that is comprised of Highway 53 (Woodbury Highway) with collector roads, that extends from I-24 to the Caney Fork Railroad south of the New Union area This area is primarily served water by the city of Manchester.. **Area (2), Northeast Corridor**, is an area that is centered on Highway 55 (McMinnville Highway) from Bushy Branch Road to the Caney Fork Railroad. The Hillsville Utility District supplies water to this area. **Area (3), Southeast Corridor**, this area along Highway 41 (Hillsboro Highway) south to the Coffee County Industrial Park. Manchester serves a portion of this area with water and sewer, while Hillsville Utility District serves water to the remainder. **Area (4), Southwest Corridor**, is an area along Highway 55 (Tullahoma Highway) south to Crumpton Creek between Cat Creek Road and Arnold Engineering and

Development Center. This entire area is within the service area of the Manchester Water System although not all of the area is served with public water. **Area (5), Western Corridor**, this is the largest area with the Growth Boundary that follows Highway 41, North (Murfreesboro Highway) to south of Busy Corner and extends from I-24, south to the Duck River. The City of Manchester serves water to this area which includes the community of Blantons Chapel and the Old Stone Fork State Park.

Manchester proposes an Urban Growth Boundary that is many times more than what will be needed for the future population increases and an increased commercial base. It is not possible to project or control what property will be available for development due to private ownership of property and an ever-changing market. This large area is being requested and needed larger to allow Manchester the ability to control growth along its boundaries by ensuring that adequate utilities and infrastructure be provided in the proposed Urban Growth Boundary. At the present time, no zoning is present in these areas so development is at a density the soils would allow for septic tanks. When these systems fail these areas will look to Manchester to extend sewer, so it is important that Manchester be responsible for controlling growth in these areas.

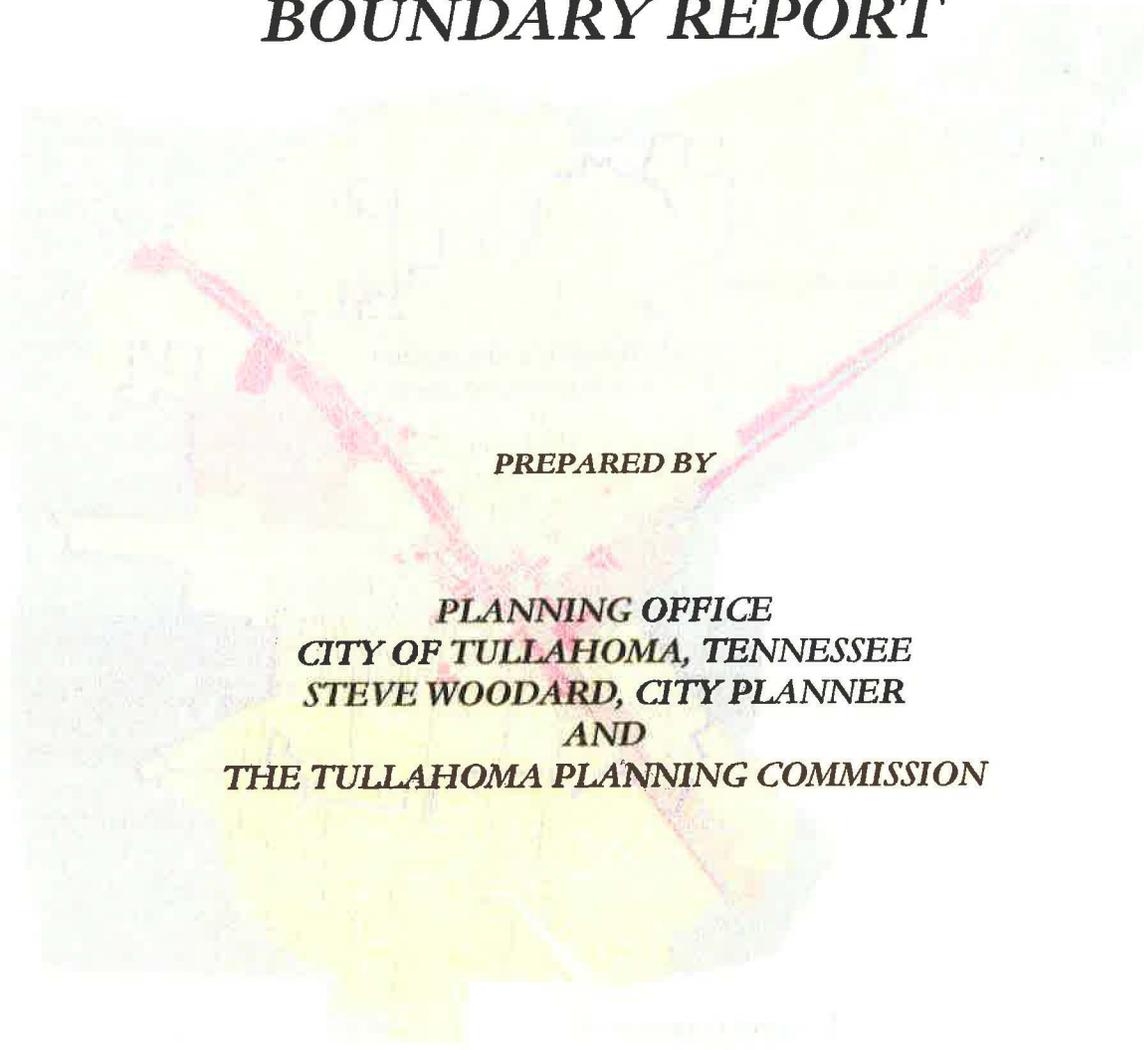


Yellow - Present City Limits
Orange - Urban Growth Boundary (UGB)

APPENDIX B

CITY OF TULLAHOMA, TENNESSEE

**PRELIMINARY URBAN GROWTH
BOUNDARY REPORT**



PREPARED BY

**PLANNING OFFICE
CITY OF TULLAHOMA, TENNESSEE
STEVE WOODARD, CITY PLANNER
AND
THE TULLAHOMA PLANNING COMMISSION**

Original June 15, 1999
Final October 28, 1999



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URBAN GROWTH REPORT

CITY OF TULLAHOMA, TENNESSEE

I. INTRODUCTION

A. PURPOSE

This plan and accompanying maps have been prepared for the purpose of meeting the statutory requirements of Chapter 1101, Public Acts 1998, to establish an Urban Growth Boundary. In preparing this document, planning was made with the overall purpose of guiding and accomplishing coordinated, balanced and harmonious development in accordance with the present and future needs of Tullahoma.

This document and the intrinsic planning process involved are intended to promote the health, safety, and general welfare of Tullahoma and its environs, as well as the efficient, and economical operation of the city. The planning of future growth and development should include, among other things, provision for transportation and utility infrastructure, for traffic management, public safety, pollution control, convenient access to commercial resources, and efficient allocation of industrial use areas. The promotion of good civic design and the sound arrangement of resources and services will contribute to these planning goals. And finally, in keeping with the spirit of Public Chapter 1101, the promotion of adequate provision of public utilities and other public services, has been considered.

In developing its Urban Growth Boundary, the City of Tullahoma was guided by land use and population projections data to define an appropriate growth boundary area that:

- * was reasonably compact but large enough to accommodate 20 years of growth:
- * was contiguous to the current municipal boundaries:
- * was reasonably likely to experience growth over the next 20 years, based upon history, economic and population trends and topographical characteristics:
- * found the City of Tullahoma better able than other municipalities to efficiently and effectively provide services:
- * reflects the City of Tullahoma's duty to manage growth both within its corporate boundaries and within the Urban Growth Boundary, taking in to account the impact on population, agriculture, forests, recreation, and wildlife.

B. DEFINITIONS

Included in this report are a number of terms that have been used in the collection and analysis of data to meet the requirements of Section 7, Public Chapter 1101. For the purposes of this report, these terms have been defined as follows:

Urban Growth Boundary- The City of Tullahoma 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.

Commercial- Land on which retail or wholesale trade activities and or services occur. Land on which an array of private firms providing special services is located. This category includes banks, professional offices, personal services, etc. as well as vacant floor space. (Zoning categories C and O)

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

Floodplain/Flood Hazard Area- Any land area susceptible to inundation by water from any source.

Improved Vacant Land- Land in which the infrastructure (i.e. water, sewer and electric) is available and the property has no structures.

Industrial- Land on which industrial operations are permissible with the exclusion of commercial and residential uses. (Zoning category I)

Public/Semi-Public- Land on which educational, federal, state, local and other governmental uses are located. This land includes, but is not limited to uses such as where museums, libraries, parks, cemeteries and similar uses are located.

Residential- Land on which one or more dwellings are located. This includes all single-family and multi-family residences, mobile homes, and public housing. (Zoning cat. R)

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

Undevelopable Land- Land currently deemed to be unable to be developed as a result of topographical considerations, such as floodplains, etc.

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

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

Wetlands- Lands which have hydric soils and a dominance (50 or more) of obligate hydrophytes (vascular plants growing wholly or partly in water). They includes the following generic types: fresh water meadows, shallow fresh water marshes, scrub swamps with semipermanent water regimes, wooded swamps, and bogs.

C. METHODOLOGY

As a prerequisite to preparing the Urban Growth Boundary, a survey of the existing land use and transportation patterns and characteristics was completed. Data from existing analyses were then integrated with information pertaining to natural factors affecting development, the population, economic factors, transportation facilities and municipal public services data in determining which areas in the municipality could use, be reused or be redeveloped to meet future land use needs.

The Urban Growth Boundary was then defined by an evaluation of the projected population increases, existing development patterns, projected development patterns, current boundaries, topographical factors and restrictive boundaries (government land and county lines).

An evaluation of services provided within the municipality of Tullahoma was made assuring that all service categories identified in Section 18(b)(2) of Public Law 1101 have been considered.

An inventory of land uses within the Urban Growth Boundary was made to define the baseline of land usage before considerations of growth were overlaid.

Cost and revenue projections were made for providing services, parallel to existing services, for the prescribed 20 year growth period. Costs and revenues for the 20 year period are also compared to current costs and revenues.

Analyses were made to evaluate the apparent credibility of the estimates.

II. EXISTING LAND USES AND SERVICES

A. EXISTING MUNICIPAL LAND USE

Before a municipality can determine its future land use requirement, it is necessary that an inventory and analysis of existing land uses be completed. This land use inventory identifies and analyzes the various uses by categories and the amount of land devoted to each.

Table B1 depicts the various land uses in the City of Tullahoma as determined by a recent land use survey completed by Mr. Steve Woodard, Tullahoma Planning Director. This survey was prepared in compliance with Section 7 of Public Chapter 1101. The acreage is provided for both the type usage and the zoning category.

Table B1 EXISTING LAND USE INVENTORY

USAGE	ZONING	USAGE
Total acreage within City:-----	16,640	16,640
Residential acreage:----	10,880	3,458
Commercial acreage ---	3,200	1,064
Industrial acreage:-----	2,560	798
Public Use acreage:-----		700
Agricultural acreage:---		4,160
Wildlife Management acreage:-		360
Undeveloped acreage:---		4,100
Undevelopable acreage.-		2,000

The distribution of "Undeveloped acreage" may be further identified as follows:

Residential acreage 3500
Commercial acreage 280
Industrial acreage 320

Given Tullahoma's location on a relatively flat area of the highland ridge, flood hazard areas do exist within the city. A total of 1280 acres are designated as flood areas within the corporate limits. Of these 1280 acres, 800 acres are developed with residential, public or transportation uses. For the purposes of this land use analysis, those properties currently within flood hazard areas are considered unsuitable for future development.

Residential- Like most communities of comparable size and situation, residential use is by far the most predominant land use phenomenon within Tullahoma. Residential uses account for sixty-five percent (65%) of all land currently in use. Of the 10,880 acres of lands in residential uses, 800 acres are located within flood hazard areas. The use of land for residential purposes is primarily in the northern portion of the city with more sparse use in the other portions of the city.

Commercial- With 3,200 acres of commercial land within the city, Tullahoma is comparable to other cities in the middle Tennessee region of similar population and geographic size. The primary location of commercial usage is along highways 41-A and 55, in addition to the downtown area. Commercial land usage makes up approximately nineteen percent (19%) of all land uses in the city. It should be noted that Tullahoma has developed greater commercial activity than comparable cities in the recent past; therefore, future commercial growth may or may not replicate the recent past.

Industrial- Industrial land use comprises only fifteen percent (15%) of the total developed land in the city. The 2,560 acres of industrial use are primarily in the southern section, around the airport, and some along Atlantic St. It should be noted that the major industrial activity is at A.E.D.C., headquartered some 10 miles from town but with contiguous property to the City. Tullahoma has not kept pace with industrial development in the area, therefore, additional acreage should be considered for industrial development to balance this deficiency in the future.

Public- Tullahoma's parks, hospital, schools, churches, cemeteries and other institutional uses make up approximately 700 acres. This is four percent (4%) of total land use within the city. Fire stations, police stations, as well as other government uses are also included in this category. These uses are scattered throughout the community and are in no discernible pattern when viewed on the Land Use Map, except insofar as required for convenient and emergency service delivery.

Utilities- Ninety (90) acres used by public utilities can be found inside Tullahoma's corporate limits. Utilities make up only one hundredth of a percent (.01) of Tullahoma's total developed land. This land use category contains utility sites such as electrical substations, telephone switching stations, and facilities for the provision of municipal sewer and water services, such as lift and pumping stations as well as reservoirs.

Transportation System- Tullahoma's location on the highland ridge is served by U. S. Highway 41-A in north-south orientation and Highway 55 in the east-west directions. Railroad service is available in the north-south direction. City streets, state routes, and highways total 2,600 acres, which is sixteen percent (16%) of the total developed land. This number is typical of cities of this size.

Improved Vacant Land- Tullahoma has a minimal number of vacant improved land. The shortage is uniform across the city. No portion of Tullahoma has an over abundance of improved vacant land.

Unimproved Vacant Land- All told, there are approximately 4,100 acres of land, which are not in a flood plain area, are vacant, and are ready for development. These areas are not currently provided with the full spectrum of municipal services, however. In order for high or medium density residential development to occur, the developer must bear the cost of extending municipal services to the particular area. Unimproved vacant land accounts for approximately twenty-five percent (25%) of all land in the city.

B. MUNICIPAL PUBLIC SERVICES

In the process of identifying an Urban Growth Boundary, Section 7 of Public Law 1101 requires the City of Tullahoma to prepare an inventory and analysis of services provided within the municipality. **Table B2** summarizes the services provided within Tullahoma and the percentage of the city that is covered by the particular service. A more detailed description of the more important services follows **Table B2**.

Table B2 PUBLIC SERVICES PROVIDED:

(Services provided and % coverage)

Service	<u>Service Provided</u>	<u>%Coverage</u>
Police protection	Yes	100
Fire protection	Yes	100
Water Services	Yes	100
Electrical services	Yes	100
Sanitary sewer services	Yes	85
Solid Waste collection	Yes	100
Road and street maintenance	Yes	100
Recreational facilities and prog.	Yes	100
Street lighting	Yes	80
Zoning services	Yes	100
Educational facilities and services	Yes	100
Senior citizens services	Yes	100

The City of Tullahoma currently provides a full range of municipal services, including electricity, water, and sewer. In addition to these capital intensive services, fire and police protection, as well as each of the listed services in **Table B2, are provided.** Natural gas is provided by an independent public utility, Elk River Public Utility District.

Electricity- Electricity is provided by the city owned Tullahoma Utilities Board. Power is provided to TUB by TVA through two substations with a rated capacity of 75 MVA (Million Volt Amps). Service is available to all areas of the city.

Water- The City, through TUB, provides water service to an area encompassing the entire city and portions of Coffee county. TUB redistributes water obtained from the Duck River Utilities Commission. For purposes of fire protection, 908 fire hydrants are located throughout Tullahoma with 23 fire hydrants outside of the municipal boundary. TUB has 7,502 customers within the city and 865 outside the city. The storage capacity of the TUB system is four (4) million gallons. Currently water lines are available for tap throughout the city. Any residential, commercial, or industrial development involving the construction of new streets will necessitate the provision of water services at the expense of the developer.

Sewer services- Sewer service is provided to 6,619 municipal customers and to two non-municipal customers. With an average daily flow rate of two (2) million gallons per day, the system operates a total of thirty (30) pumping/lift stations and 20 miles of pressurized sewer lines and 100 miles of gravity sewer lines . TUB has recently undergone an extensive reconditioning of the city's sewer system. TUB has extended sewer service to most sections of the city. Any new developments shall have sewer service, and any related pumping devices as required.

Natural Gas- Natural gas is provided to most areas of the city by the Elk River Public Utility District. Natural gas is provided to 4,918 customers in the City. Of these 4,176 are residential customers, 726 are commercial customers, and 16 are industrial customers.

Police- The City of Tullahoma employs thirty five (35) sworn officers. Eight (8) patrol cruisers are currently in service along with two (2) additional vehicles. The Tullahoma Police Department responds through in-house dispatching as well as dispatching from the Coffee County Emergency 911 service. The Police Department operates from a single facility, which is sufficient to serve the current population. Based on the ideal officer/citizen ratio recommended by the United States Department of Justice of 2.5 officers per 1000 citizens, Tullahoma could justify forty three (43) officers. According to this standard, Tullahoma is operating below the standard.

Fire Protection- With an ISO rating of four (4), the City of Tullahoma's Fire Department does an outstanding job of providing fire protection for it's citizens. The department is staffed by thirty (31) full-time firemen and two (2) staff personnel, operating two fire stations. Emergency assistance is also available from the Arnold Center through a joint agreement and emergency aid agreements are in place with neighboring municipalities and fire agencies. The International City Managers Association recommends cities staff 2.16 fire fighters per 1000 population. Tullahoma falls slightly under this recommendation.

Solid Waste- Solid waste collection is provided to Tullahoma citizens through tax revenues, however, a service fee is charged business and industrial customers. Tullahoma is a member of the Interlocal Solid Waste Authority. Current average solid waste collected averages 1,277 tons per month. Tullahoma has a commitment to reduce its solid waste to 957 tons per month by 2005. Tullahoma is well on its way to meeting this goal. The Tullahoma Sanitation Department has 18 full time employees and 6 part-time employees.

Roads and Streets- The City of Tullahoma maintains a total of 300 miles of streets within its corporate limits. The department currently has thirteen (13) people on staff. Streets within new developments will be provided at the expense of the developer. New or improved connector streets will be required to link the growth elements in the UGB.

Parks and Recreation- Tullahoma maintains an extensive array of parks and recreation complexes covering sports for a broad range of ages, including baseball, soccer, softball, basketball, tennis, senior citizen activities, walking trails, etc. A listing of the recreation complexes follows: D.W. Wilson Recreation Complex, C.D. Stamps Community Center, Waggoner Park, Cascade Park, Frazier McEwen Park, Rock Creek Greenway, Jefferson Street Park, Imagination Station, Miniature Golf, East Middle School Soccer Field, Rock Creek Soccer Complex and the Johnson Lane Recreation Area (under development) The recreation department maintains eleven (11) full time employees and fifty-five (55) seasonal employees.

Park standards for communities are recommended by various authorities such as Bureau of Outdoor Recreation, the National Recreation Association, and the Urban land Institute. Based on these sources the City of Tullahoma exceeds normal standards for community recreation.

III. PROJECTED GROWTH NEEDS

A. POPULATION

The population projections through the year 2020 were prepared by the University of Tennessee- Knoxville's Center for Business and Economic Research. Their projections for the City of Tullahoma is 25.8 percent or a growth from 18,853 for the year 2000 to 23,711 for the year 2020. Evaluations of Tullahoma's past growth indicates this may be on the high side, however, planning should be for a somewhat greater growth than may be experienced to assure adequate provisions are made for the growth.

B. ASSUMPTIONS AND BASIS FOR PROJECTIONS

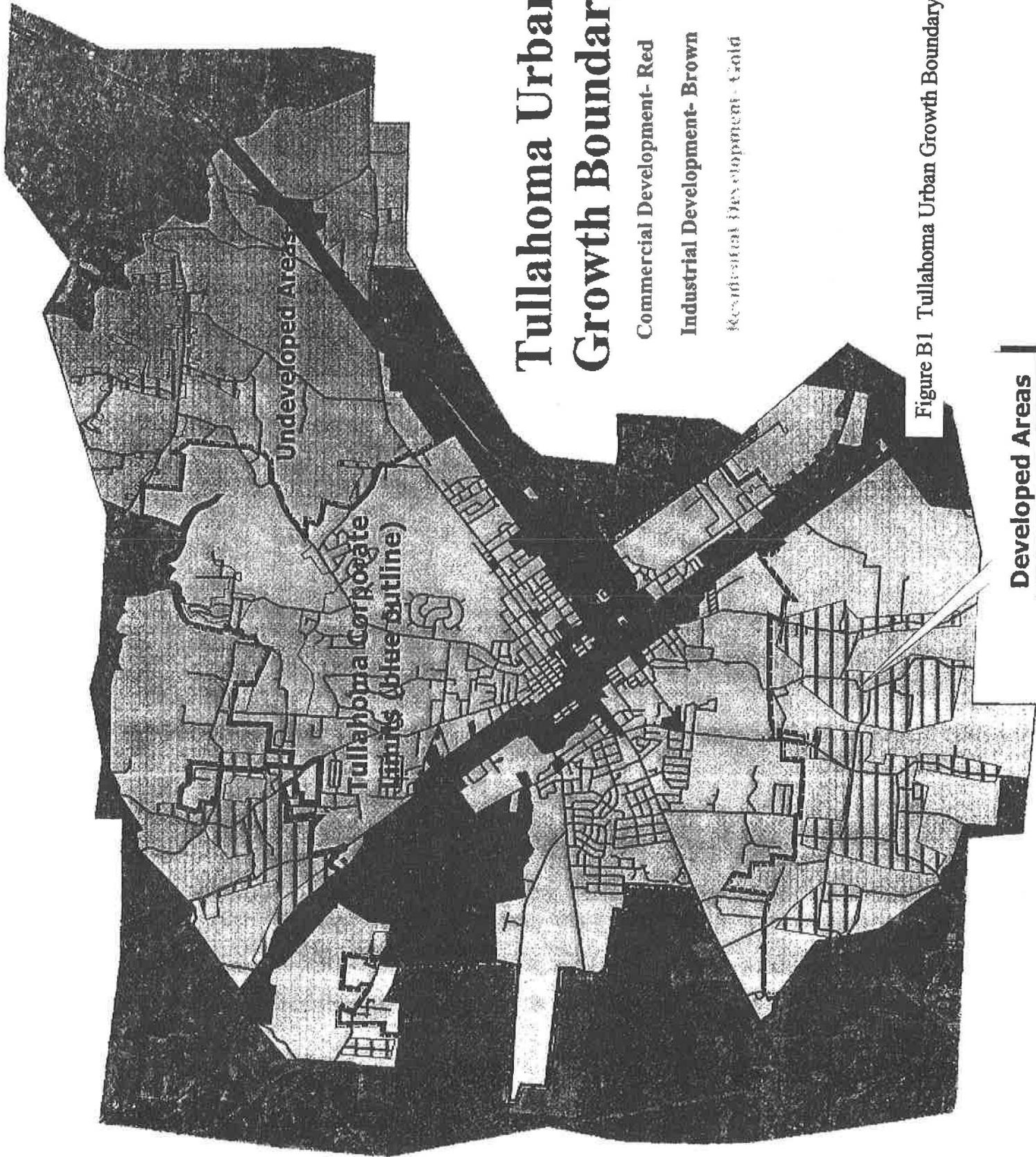
The following assumptions have been used to guide the development of the City of Tullahoma's projected Urban Growth Boundaries and provisions for services to those areas.

Table B3 UGB CURRENT ACREAGE USE DISTRIBUTION

USE	ACREAGE
Residential-----	800
Commercial-----	100
Industrial-----	100
Public Use acreage-----	1,280
Agricultural acreage-----	5,120
Wildlife acreage-----	1,280
Undeveloped acreage-----	2,640
Undevelopable acreage-----	840
Total UGB acreage -----	12,160

D. COST OF SERVICES

Estimates of the cost of services for providing the array of services for the current period are based on the current (FY1998-1999) budget for operating the city. The cost of providing services at the 20-year period are based on individual department estimates and utilization of a constant dollars per population factor for the remaining departments. These cost comparisons are presented in **Table B4, Cost of Services.**



Tullahoma Urban Growth Boundary

Commercial Development- Red

Industrial Development- Brown

Residential Development- Gold

Figure B1 Tullahoma Urban Growth Boundary

Developed Areas

Table B4 COST OF SERVICES

	CURRENT COSTS		EXPANSION COSTS	
	BUDGET		BUDGET	
	\$ 1,000	\$/person	\$ 1,000	\$/Person
Police Protection:	1,730	(98.86)	3,170	(144.09)
Fire Protection:	1,330	(76.00)	2,610	(118.64)
Water services:**				
Electrical services:**				
Sanitary sewer svcs:**	718	(41.42)	911	(41.42)
Solid Waste Coll:	980	(56.00)	1,232	(56.00)
Road and Street C & M:	1,174	(67.09)	1,944	(88.36)
Recreational Fac.& Prog.	935	(53.43)	1,175	(53.43)
Street Lighting:				
Educational Fac. & svcs:***	6,685	(382.00)	8,404	(382.00)
Municipal services:	430	(24.57)	536	(24.57)
Admin & Others:	2,180	(124.57)	2,740	(124.57)
Total costs:	\$ 16,162	(\$ 923.94)	\$ 22,722	(\$ 1,033.08)

* Based on 1999 population of 17,500, 2019 population of 22,000.

** Funded by receipts.

*** Tax receipts direct to Education Board.

E. REVENUE PROJECTIONS

The current revenues are based on the projected budget for fiscal year 1998-1999. Table B5 presents the current revenues along with the projected revenues for the 20th year. Also shown in Table B5 is the basis for the projected revenues, based either on the property value escalations or an escalation based on the increase in population since revenue streams are based on the population level. Property value escalation's are based on Tullahoma history as to the increase in tax revenues as presented in Table B6,

Table B5 PROJECTED REVENUES (\$1,000)

	CURRENT	PROJECTED	BASIS FOR PROJECTION
Property Taxes:	5,370	8,055	Property Tax Est. (below)
Tax Equivalent:	436	654	“ “ “ “
Sales Tax:	4,923	6,154	25 % Population
Other Taxes:	837	1,046	“ “
License & Permits:	110	138	“ “
Intergovernmental rev.:	2,038	2,975	“ “
Sewer Svcs Income: *			
Total Yearly Income	\$ 16,831	\$ 21,997	
(\$/Person)	(961.77)	(999.86)**	

* Income managed by respective Boards. In each case the respective management has declared that they will have no problem funding the growth requirements.

** This represents a 3% deficiency in revenue to cover projected costs which is well within the estimating accuracy of income and costs.

Table B6 PROPERTY TAXES ESTIMATION: (\$1,000)

	1989	1998	% Change
Estimated actual value	\$400,425	643,430	60.7
Assessed value:	\$120,127	192,720	60.4
Tax Rate:	\$2.10	\$2.61	24.2
Taxes:	\$2,523	5,035	99.6
Population Change:	16,188	17,357	7.2
Cost of Living Index:	113.6 (87)	160.5 (97)	40.0
True Estimated value increase:	400,425 x 1.400 / 643,430 = 14.8 % Increase		
	(Excluding inflation)		

Therefore:

* 7.2 % increase in population yielded 14.8 % in Property value @ constant dollar. This would provide a 14.8 % increases in Property Taxes at a constant tax rate. This reflects the increase in housing costs, above the cost increase from inflation.

1. Future land area projections are derived from existing population ratios (persons per acre) with the assumption existing densities are at optimum levels under the category indicated.
2. Barring recessions and economic downturns, the rate of residential, commercial, and industrial growth will progress at a uniform rate during the 20-year period.
3. Planned growth developments will continue to grow at the pace that has been experienced in the most recent past (ten-year) period.
4. In-fill and land reuse developments will be encouraged to make efficient use of infrastructure and services.
5. The City of Tullahoma will continue to provide services at its current level unless policy decisions are made to either increase or decrease those levels.
6. Sewer line extension policies and capital budgeting will be used to encourage the location and timing of new development.
7. Zoning and subdivision regulations will be used to manage growth areas thereby making the provision of services in those areas more efficient.
8. Boundaries were drawn based on expected development along major arteries with neighboring areas included for uniformity and recognizing some uncertainty as to the exact location of future development.

C. PROJECTED LAND USE NEEDS

The projected Urban Growth Boundary for Tullahoma is presented in **Figure B1**, which also depicts the current corporate limits and primary zoning areas within the area. Also shown is a number of developed areas outside the corporate limits and within the Urban Growth Boundary.

An inventory of current land uses within the Urban Growth Boundary, but outside of the corporate limits is presented (**Table B3**) as a baseline before the considerations of growth were overlaid.

- * Assuming constant dollar should imply constant tax rate and constant services. Further assuming this 14.8 % increase from 7.2 % population increase would imply that the projected 25 % growth would yield a 51.1 % increase in property values and taxes at the 20 year period.
- * Infrastructure Costs- Infrastructure costs are included in operating costs as the yearly funding to accomplish the infrastructure additions each year, either as a direct expense or bond payment, as required.

IV. SUMMARY AND CONCLUSIONS

The results of this survey and evaluation for the development of an appropriate Urban Growth Boundary for the City of Tullahoma may be summarized as follows:

1. The Urban Growth Boundary developed is somewhat larger than would be expected initially. This is primarily due to the type growth that has occurred and expected to continue; the growth being primarily along specific arteries that are somewhat restricted due to topographical considerations.
2. The inherent uncertainty of growth patterns dictates that the UGB area be somewhat larger than may be expected to assure the planning mechanism and process is in place to cover the actual growth that will occur in the future.
3. Cost of services in the future appear to be containable. The largest uncertainty involves both the school system expansion needs and electric utilities, in large part due to the required integration of multiple systems.
4. The adequate planning for growth in the boundary area dictates that the zoning and subdivision requirements and control be under the auspices of the Tullahoma Planning Commission with a required recommendation on specific actions within the boundary from the Coffee County Planning Commission.
5. The financial and tax implications dictate that the local municipal and county governments form and earnestly support a strong Joint Economic and Community Development Board, as directed and encouraged by Public Chapter 1101.

CORRECTED 12-21-99

APPENDIX C

GROWTH PLAN

COFFEE COUNTY, TENNESSEE

PREPARED
FOR
COFFEE COUNTY, TENNESSEE

HONORABLE JAMES R. WILHELM, COUNTY EXECUTIVE

COFFEE COUNTY PLANNING COMMISSION
CAROLE WILLIS, CHAIRMAN

PREPARED BY
THE STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
MIDDLE TENNESSEE REGION
NASHVILLE, TENNESSEE

DECEMBER, 1999

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A GROWTH PLAN FOR UNINCORPORATED PORTIONS COFFEE COUNTY, TENNESSEE

I. INTRODUCTION

Through **Public Chapter 1101**, of 1998, (the Act) the Tennessee General Assembly provided the structures and processes for local governments to cooperatively manage growth within each of the State's ninety-five counties. This law provides that each municipality is to develop an "Urban Growth Boundary" (UGB) and to devise a plan for the UGB. The UGB established for each municipality is to identify a region that contains the corporate limits of the municipality and contiguous unincorporated area where urban growth may occur. The county government is charged with the responsibility of developing a plan for all portions of the county that lie beyond the Urban Growth Boundaries of the municipalities. The territory located beyond the Urban Growth Boundaries is to be classified as "Planned Growth Areas" or "Rural Areas". This document is intended to fulfill that requirement.

The Act provides the following definitions for the three use classification that are to be established within the county:

Urban Growth Boundaries, (UGB) – the municipality 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.

Planned Growth Areas, (PGA) – territory outside municipalities where high or moderate density commercial, industrial, and residential growth is projected.

Rural Areas, (RA) – territory not in UGB or PGA and that is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial, or residential development.

Additionally, the Act provides the following criteria for defining a "Planned Growth Area" (PGA) or a "Rural Area" (RA):

Criteria for Defining a Planned Growth Area

As defined in the Act, the "Planned Growth Area" is to include territory:

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

Criteria for Defining Rural Areas

As defined in the Act, a "Rural Area" is to contain territory:

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

Over the course of several months, the Coffee County Planning Commission has been involved in considering this issue. After much consideration, the Planning Commission has determined that the designation of Rural Areas and Planned Growth Areas is a major concern in establishing future growth patterns within the county and that land values will be directly impacted as a result of such designations. Further, the Planning Commission has concluded that it is virtually impossible to effectively differentiate between these categories and thereby achieve the stated purposes of the Act absent some form of land use controls. To this end, it is proposed that a comprehensive zoning plan be developed that will encompass the entire county beyond the municipal boundaries of Manchester and Tullahoma.

II. POPULATION PROJECTIONS

One of the requirements 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 Coffee County and the municipalities within it are as follows:

CURRENT AND PROJECTED POPULATION COFFEE COUNTY

	1990	1995	2000	2005	2010	2015	2020
Manchester	7,709	8,376	8,864	9,257	9,629	9,977	10,299
Tullahoma	15,758	17,373	18,853	20,084	21,308	22,519	23,711
Unincorporated	17,008	18,080	19,218	19,882	20,476	20,997	21,440
Total	40,475	43,829	46,935	49,223	51,413	53,493	55,450
All incorporated	23,467	25,749	27,717	29,341	30,937	32,496	34,010
Unincorporated	17,008	18,080	19,218	19,882	20,476	20,997	21,440
Unincorporated, as % of total	42.0	41.3	40.9	40.4	39.8	39.3	38.7

The principal focus of this report 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 2020. It can, however, be said that these figures represent population increase within the county as a whole and that in the Year 2020, some portion of this total projected increase will reside within portions of Coffee County located beyond the boundaries of incorporations.

The following is a summary of population increases projected for "unincorporated" portions of Coffee County. A total increase of 3,360 persons is projected by the Year 2020. This represents a slightly smaller proportion of total county population in 2020 (38.7 % as opposed to 42%) than was the case in 1990.

A SUMMARY OF POPULATION INCREASES PROJECTED FOR UNINCORPORATED PORTIONS OF COFFEE COUNTY

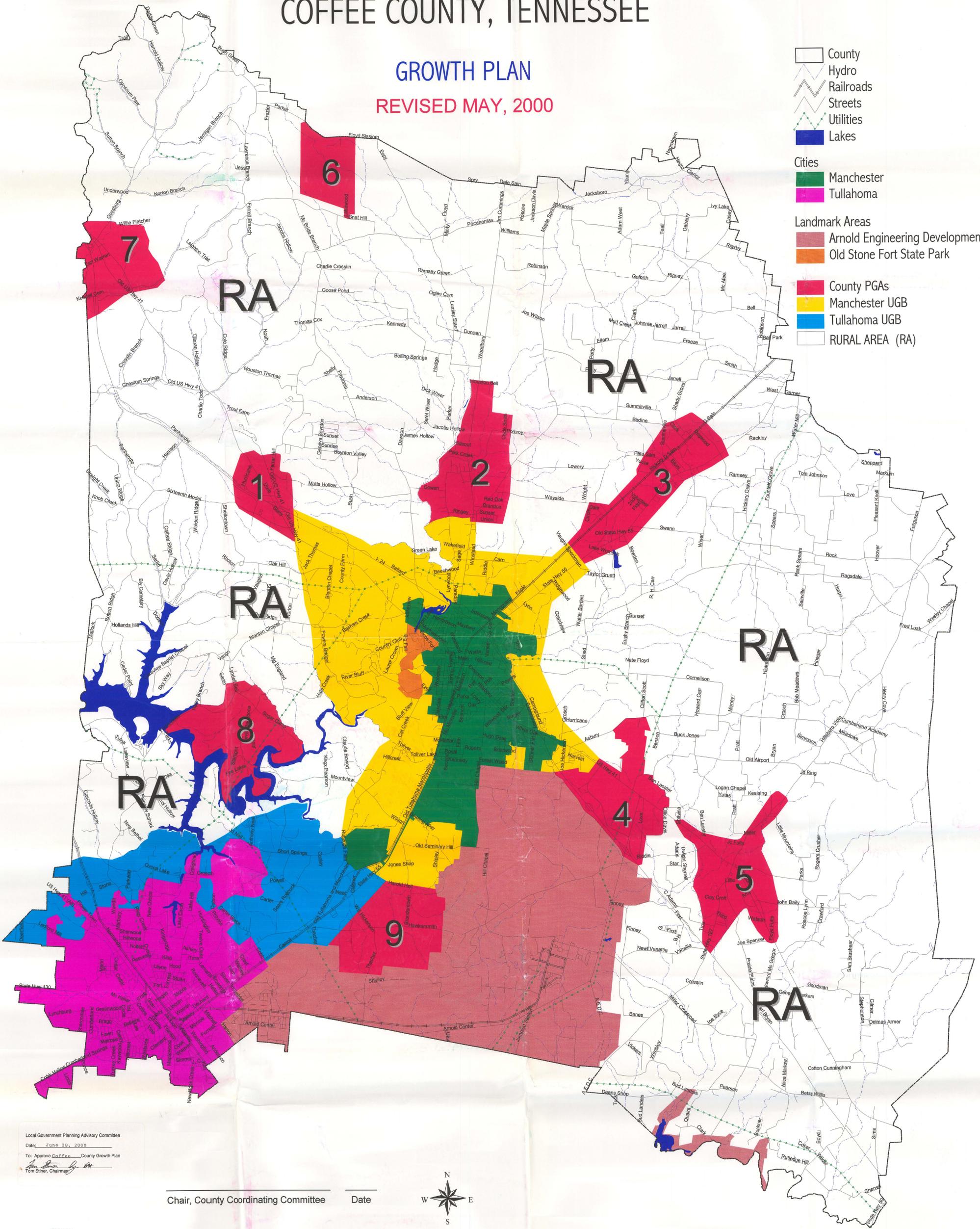
1990	1995	2000	2005	2010	2015	2020
17,008	18,080	19,218	19,882	20,476	20,997	21,440
Net Increase Beyond 1995						
		1,138	1,802	2,396	2,917	3,360

COFFEE COUNTY, TENNESSEE

GROWTH PLAN

REVISED MAY, 2000

- County
- Hydro
- Railroads
- Streets
- Utilities
- Lakes
- Cities**
- Manchester
- Tullahoma
- Landmark Areas**
- Arnold Engineering Development
- Old Stone Fort State Park
- County PGAs
- Manchester UGB
- Tullahoma UGB
- RURAL AREA (RA)



Local Government Planning Advisory Committee
 Date: June 28, 2000
 To: Approve Coffee County Growth Plan
 Tom Stiner, Chairman

Chair, County Coordinating Committee Date



III. ANALYSIS OF LAND USE

Within the unincorporated portion of Coffee County, a broad selection of land use activities can be found. For purposes of analysis, these activities can be grouped into seven functional categories. The areas are depicted in a highly generalized manner on **Map C1**.

1. Suburban Residential
2. Industrial Areas
3. Interchange Service Areas
4. Cross Roads Communities
5. Agricultural Lands
6. Constrained Lands
7. Publicly Held Lands

SUBURBAN RESIDENTIAL

A major focus of the Act is upon management of so-called "suburban sprawl". This term refers to a condition seen in virtually every major metropolitan area of the country wherein suburban development invades the rural landscape enveloping the land and permanently altering the local culture. Within Coffee County, the issue of managing suburban growth appears to be a significant concern. This matter is particularly at issue as it relates to preservation of agricultural lands and the rural lifestyle.

Within Coffee County, suburban residential development has principally occurred along major transportation routes and along the fringes of the two municipalities. To date, the great majority of this growth consists of suburban residential development situated on large tracts with frontage along existing roads or on small lots within small-scale subdivisions. In the past few years, the pace of this activity as well as the volume has begun to significantly rise. Moreover, the nature of the market being served has changed. While many of the purchasers are still focused on the local market for employment an increasing proportion commute to work in the Nashville-Murfreesboro area. Managing this form of land use is perhaps the single most significant challenge before any unit of local government.

INDUSTRIAL AREAS

Coffee County is somewhat unique in that much of the county's major industry is located outside the municipalities and is likely to remain in this condition due to interlocal agreements relative to taxation. At the time of this writing, a second major industrial park is being planned and it is anticipated that this facility will be located and remain within the unincorporated portion of the county. Thus, protection of the industrial land base is now and will remain a significant element of land use policy within Coffee County.

INTERCHANGE SERVICE AREAS

Managing the use of land in and around the county's Interstate interchanges is a matter of particular significance to the realization of commercial potential. A total of six interchanges exist within the county. Three of the six are within the Manchester and one is situated on property owned by the Federal Government. The remaining two interchanges are at present within predominantly rural areas and offer the potential for commercial development. At both these interchanges the matter of urban services remains an unresolved issue. However, it is clear that achieving the full economic potential afforded by these facilities will require full urban services. Thus, a significant land use issue within the county's future is establishing means and mechanisms for realizing the potential afforded at the two sparsely developed interchanges that are subject to control by the county.

CROSS ROADS COMMUNITIES

Coffee County, as is the case with virtually all the rural counties in the state, contains a number of small crossroads service centers that meet a variety of needs for the surrounding population. Over the years, some of these areas have expanded and their role has changed to become a focus for limited suburban growth. The following areas, although widely varying in size and services offered, are considered as cross-road communities:

- Beech Grove
- Hillsboro
- New Union
- Pocahontas
- Shady Grove

Some of these areas have experienced growth while others have declined. Some have become significant providers of commercial goods and services while others offer only a very limited line of such items. However, all these areas have to some degree assumed the historical role of providing some level of services to the nearby resident population. Due to this historic role, these areas are expected to serve as focal points for future development within the county.

AGRICULTURAL LANDS

Agriculture has long been a significant element within the economy of Coffee County. A major reason for the success of agriculture in the county is the large base of quality agricultural lands. It is apparent that continued success will require protection of these lands for agricultural use. These are simple statements and taken at face value they appear thoroughly rational. However, the matter of protecting these agricultural lands is perhaps the single most difficult and complex land use issue that faces the county.

Two facts are at the root of this dilemma. First, is the fact that land best suited for agricultural use is also the most inviting for urban usage. That is to say, flat to rolling fertile lands are easily and comparatively cheaply converted from fields of crops to fields of houses. Secondly, there is the matter of the differential in the value of land used for agriculture versus the value when utilized for urban purposes. The pressure exerted by increasing urban population and economic activity is more than sufficient to produce a continuing demand for conversion of agricultural lands to urban purposes. The lure of

this gain coupled with the continuing marginal economic condition associated with traditional agricultural enterprise is equally sufficient to cause farmers to respond to that demand with a continuing supply of land suitable for urban expansion. The result of this conversion process is "urban sprawl".

This process is alive and active in Coffee County today. Moreover, it appears that the county lies along a major growth corridor that links Metropolitan Nashville, Chattanooga, Huntsville Alabama and the Arnold Engineering Development Center. Thus, there is no countervailing force present within the marketplace, other than the will of the county's people, to prevent Coffee County from becoming just another in the expanding list of places lost to the undifferentiated expanse known as "suburban America".

CONSTRAINED LANDS

The term "constrained land" is intended to include a variety of conditions that significantly limit the use of land for purposes other than woodland, pastures or other "natural" open land activities. Included in this group are areas subject to flood, wetlands, karst areas and land with steep slopes. Areas that lay along the Duck River and the Normandy Reservoir in the southwest quadrant of the county are examples of constrained lands. It should be noted, however, that large areas located throughout Coffee County meet the criteria to be classified as wetland.

PUBLICLY HELD LANDS

Coffee County contains a total land area of 428.9 square miles (274,500 acres). An examination of the tax rolls indicates that various Federal and State Government agencies own and/or controls the use of 29,675 acres within the county. The National Ecological Society, a private trust, holds an additional 1093 acres that is protected from development. Combined these lands account for a total of 30,768 acres (or 11.2 percent) of the county's total land area.

Much of this land, (particularly that located within Arnold Engineering Development Center), serves a recreation or wildlife preservation purpose in addition to other functions. In addition to these multi-use areas, certain other areas are set aside expressly to preserve and protect them for environmental reasons. The following is a listing of major properties that are included within this grouping:

PROPERTY	ACRES
Arnold Engineering Development Center	22,624
TVA Normandy Lake	3,200
TWRA (Maple Springs Road)	122
TWRA (Hickerson Road – Gum Swamp)	131
State of Tennessee (Stone Fort Park)	923
TWRA (New Hope/Charles Road)	1452
State of Tennessee (Warren Road)	530
State of Tennessee (Qualls Road)	108
State of Tennessee (Old Airport Road)	211
May Prairie	139
State of Tennessee (Correctional Facility)	212
National Ecological Society	1093
Other	23
Total	30,768

IV. ANALYSIS OF PUBLIC SERVICES

This portion of the analysis is intended to provide a brief summary of the public services currently being provided by the county. The emphasis of this analysis is on significant operational characteristics and cost of the various services.

UTILITIES

At present Coffee County provides no utility services. Where such services are available they are provided either by one of the municipalities or by a public or quasi-public utility. The following is a brief summation of the major utilities and growth-related issues associated with each of the various services.

Water Service

Water service is provided by the four organizations listed below. **Maps C2 & C3**, indicate the service areas for the Hillsville and West Warren Utility Districts.

1. The City of Manchester
2. The City of Tullahoma
3. The Hillsville Utility District
4. The West Warren Utility District

Sewer Service

The Cities of Manchester and Tullahoma are the only providers of sewer service in the county.

Electric Service

The Duck River Electric Membership Cooperative provides electric service within the Manchester and much of the unincorporated portions of Coffee County. The Tullahoma Utilities Board provides electric service within that city. The Caney Fork Electric Utility provides service in the northeaster portion of the county.

Natural Gas

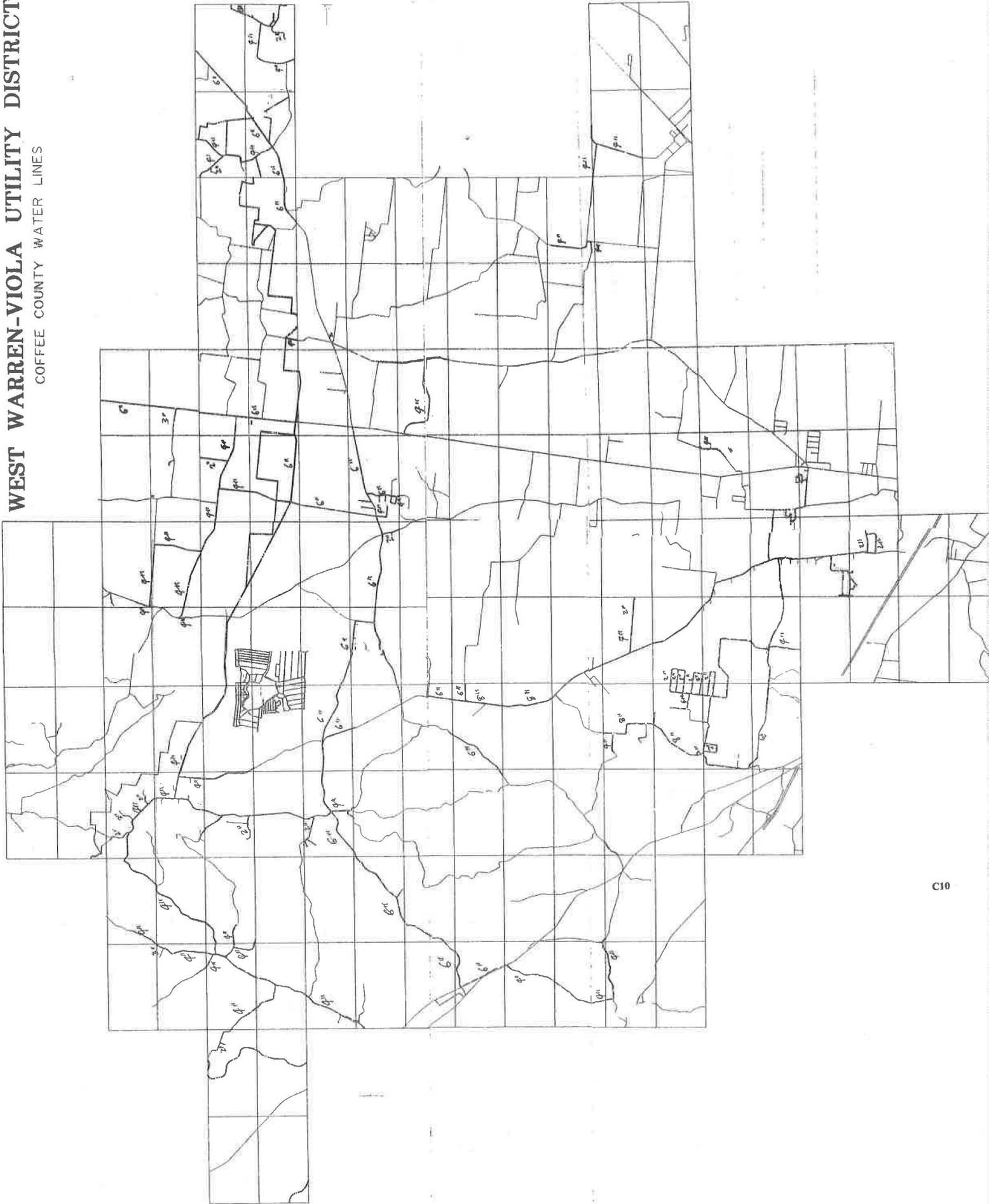
The Elk River Public Utility District provides natural gas service. This agency provides this service to businesses and individuals residing in Manchester and Tullahoma. Additionally, this agency is franchised to provide this service within all unincorporated portions of Coffee County.

EMERGENCY SERVICES

Fire Protection

Within the portion of Coffee that lies outside the corporate limits of Manchester and Tullahoma fire protection is provided by five volunteer fire departments. The following table provides information as to names and locations of these facilities.

AP C
WEST WARREN-VIOLA UTILITY DISTRICT
COFFEE COUNTY WATER LINES



Fire Department	Principal Location	Sub-Station Location
1. North Coffee	Highway 41 North	None
2. New Union	In New Union Community	Lakewood Park Area
3. Summitville	In Summitville Community	Forest Mills
4. Hillsboro	In Hillsboro Community	Asbury Road Area
5. Hickerson Station	On Old Highway 41, Between Manchester and Tullahoma	Jones Elementary School Area

Each station is equipped with a pumper truck, a water tanker and at least one attack truck. The personnel serving as firemen are all volunteers. All these agencies provide automatic mutual aid to one another. Additionally, these operations are supported by the fire departments within Manchester and Tullahoma.

Ambulance Service

The Coffee County government provides emergency ambulance service to all persons within Coffee County. This service is provided from two stations, one within the Manchester and the second within the Tullahoma.

Rescue and Extrication

The Coffee County Rescue Squad provides rescue services to all persons within the county. The fire departments within the cities of Tullahoma and Manchester provide accident victim extrication to all portions of the county.

Police Services

The Coffee County Sheriff provides the following policing services:

1. Process serving to all incorporated and unincorporated areas within the entire county.
2. Operation of county jail designed to house 128 prisoners.
3. Court security for all courts operating within the county.
4. Patrol services throughout the unincorporated portions of Coffee County.

The budget for the Sheriff's Office stood at 1.8 million dollars for the past fiscal year.

WASTE MANAGEMENT

Coffee County provides solid waste collection and disposal for residents of the county who live outside Manchester and Tullahoma. Ten convenience centers situated throughout the county serve as collection points for this operation. The waste is hauled to Rutherford County for disposal. During the past fiscal year the budget for this operation stood at \$841,653. It is important to understand that this service is provided for the portion of the county population that is located beyond the incorporated cities and that these residents pay a differential property tax for this service. Waste disposal services are provided within the cities of Manchester and Tullahoma by municipal authorities.

EDUCATION

Residents of Coffee County are served by three public school systems. The cities of Tullahoma and Manchester each operate a school system, as does Coffee County. Tullahoma public schools and the Coffee County system each serve the full spectrum of primary and secondary education. The schools in Manchester serve Grades K through Nine. Beyond the ninth grade these children attend Coffee County High School.

From the perspective of funding this situation creates a very confusing picture. Within Coffee County individuals pay differing county tax rates depending on where they may live. Persons living in Tullahoma pay the lowest county tax in that no portion of their taxes are used to provide education. Persons living in Manchester pay more county taxes than those persons living in Tullahoma do because their children attend Coffee County high schools. Individuals living within the unincorporated portions of the county pay the highest county tax rate because their children attend county schools throughout the primary and secondary levels.

This situation creates a problem relative to the matter of urban growth due to the potential for revenue losses to the county school system that can result from annexation of county residents and ratable property by the cities. As a result of this potential revenue problem the Planning Commission has recommended a specific policy for review of tax implications. This policy is presented at the conclusion of this report.

ROAD CONSTRUCTION AND MAINTENANCE

At the present time the cost of asphalt paving typically averages roughly forty to fifty thousand dollars per mile. The unincorporated portions of Coffee County contain approximately 650 miles of roads. If it is assumed that the average effective life of the paving on these roads is ten years and that the county had a cycle of maintenance such that each road was paved in that time period a total of 65 miles would need to be paved each year. At current prices this would require a budget of roughly 2.6 to 3.2 million dollars per year. The total budget for the highway department during Fiscal Year 1998 was 1.7 million.

PLANNING AND ZONING

Planning and zoning functions are accomplished within Coffee County by three separate governmental agencies that function more or less independently. The cities of Tullahoma and Manchester each have a planning commission, as does Coffee County. Within the incorporated cities both planning and zoning functions are accomplished by the respective planning commissions.

Within the unincorporated portions of the county the issue is somewhat more complex. As the matter presently stands, both the Cities of Manchester and Tullahoma exercise control over the subdivisions of property that take place within the "Planning Regions" that surround each city. The Coffee County Planning Commission exercises similar authority within all portions of the county beyond the bounds of these "Planning Regions". However, there is no zoning within any portion of the unincorporated territory of the county.

V. DESIGNATION OF RURAL AND PLANNED GROWTH AREAS

GENERAL

During the past several months the Coffee County Planning Commission has struggled with the issue of establishing a means of achieving a clear distinction between "rural areas" and "planned growth areas" as defined within the Act. The Commission has determined that such a distinction can best be accomplished by developing and implementing an effective program of land use controls within the county. These controls are intended to preserve and protect agricultural areas while simultaneously establishing a mechanism to support orderly suburban expansion. **Map C4, presents:** recommendations for Planned Growth Areas and Rural Areas within the county.

DESIGNATION OF PLANNED GROWTH AREAS

The Planning Commission believes that the term "Planned Growth Areas" is intended to encompass a broad array of land uses and activities including agricultural activities, residential, commercial and industrial uses.

The County has designated a total of ten (10) "Planned Growth Areas". These areas, listed below, are presented geographically on **Map C4, at the conclusion of this text.**

AREA	LOCALE NAME
1	Busy Corner
2	New Union
3	Summittville/Forest Mills
4	C. C. Industrial Park (PGA)
5	Hillsboro
6	Lakewood Park
7	Beech Grove
8	Fire Lake
9	Hawkersmith
10	Crumpton Creek

The Planning Commission understands that the county has a clear obligation under the Act to develop and implement a growth management policy. To achieve this purpose it is proposed that a zoning resolution will be developed that will apply to all portions of the County beyond the boundaries of the two municipalities. The various zoning districts contained within the resolution will provide specific definition relative to the uses and intensities of development to be permitted within each district. Moreover, the intensity of development permitted will be directly linked to the availability of public infrastructure. It is felt that a program of this type will provide specification and long term direction to the county's "Planned Growth Areas" and thereby establish a pattern of land use that best reflects the combined impact of land capability, land economics and the desires of residents and landowners.

DESIGNATION OF RURAL AREAS

It is the opinion of the Planning Commission that the wording "rural areas" is to include two land use groupings. The first category is "intended to include portions of the county that are specifically intended to be preserved over the next twenty years as, forest, recreation or wildlife management areas". To that end, the term "Rural Areas" will be interpreted to be lands strictly protected from development. Included within this category are the following:

Government Lands,
Nature Preserves,
Major Wetland Areas,
Parklands, and
Wildlife Management Areas

The second category includes all other portions of the county that are not included within either "Urban Growth Boundaries" or designated "Planned Growth Areas".

VI. FUTURE PUBLIC SERVICES AND INFRASTRUCTURE

UTILITIES

An understanding of the relationship of utilities to urban growth potential is imperative to creation of sound growth policy. To state the matter plainly, utilities are the facilitator of urban growth. This is particularly true with regard to water and sewer service.

In the State of Tennessee, there are two principal sources of water and sewer services: municipalities and utility districts. These groups seek to provide low cost service and frequently compete with one another on the basis of price of service. There are, however, significant differences in the operation of these two groups. In general, it can be said that municipally owned and operated water and sewer services are dedicated to providing these services with an eye toward ultimate inclusion of these customers within the municipality. In that municipalities are concerned with the impact of their utility policy upon the quality and cost of their total public service package they have an inherent interest in sound planning of their extensions. This is frequently not the case, however, with utility districts. Frequently, utility districts are created as providers of limited services such as water and/or sewer service. With these agencies the focus is frequently upon maximization of a customer base at a minimum cost. Moreover, these entities frequently undertake to provide these limited services with no view of the implication of these activities upon broader public infrastructure issues. If Coffee County is to avoid a condition wherein it has encouraged the very policies that threaten the future of its cities while simultaneously encouraging loss of farmland to urban sprawl it must seek to assure to carefully link infrastructure decisions to land use policy. This can best be achieved to the mutual advantage and protection of all the county's residents by policies that require urban services in order to create urban development.

EMERGENCY SERVICES

The provision of emergency services is a particularly difficult matter within a predominantly rural setting such as that which characterizes Coffee County. Two issues are of particular concern. The first of these is the factor of physical distance. It is apparent that response time within a rural setting simply can not be on a par with that found within most municipalities. Thus, slower emergency responses are probably a fact of life for those persons who choose to live in a rural environment. The second factor is particularly significant with regard to fire protection. Within rural environments having an adequate source of water to fight a fire is frequently a significant problem. This problem becomes particularly acute when spotty urban development is permitted without the requirement of adequate water lines, water sources and line pressure. This condition, unlike the matter of distance, is by no means inevitable and may be avoided by simply pursuing sound developmental policies.

EDUCATION

Although issues involving education are well beyond the scope of this analysis, the element of funding for education is a matter of concern due to the unique situation of school funding within the county. That is to say, the fact that the county has three public school systems and a system of differential property tax rates depending on where within the county one may live is an issue of some concern relative to an urban growth

policy. In particular, this issue is of concern to those persons who reside within the unincorporated portions of the county. For these persons the concern is a possible decline in the rural tax base that may come about as a result of annexation policies undertaken by cities located within the county. This matter is of such concern that the county feels that some effort must be made to address the issue as one integral element of the overall growth management plan. In this regard, a specific recommendation will be presented at the conclusion of this report.

ROADS

Over the course of the past several years, the Coffee County Regional Planning Commission and the office of the County Road Superintendent have been involved in developing and implementing policies and procedures aimed at avoiding public acceptance of substandard roads. Currently the county has in place Subdivision Regulations containing construction standards that are adequate to assure quality construction. However, the inspection and acceptance procedures must be carefully and continuously pursued if quality roads are to be assured.

VII. SPECIFIC ISSUES REQUIRING JOINT AGREEMENT

In order to implement the recommendations contained within this report the Planning Commission believes two actions are necessary. These are detailed in the following paragraphs.

TAXATION ISSUES

Issues concerning possible revenue losses that may negatively impact upon the county's school system were discussed previously in this report. In light of these implications it is felt that some form of intergovernmental agreement is required that will assure appropriate review of these potential impacts.

LAND USE CONTROLS

The zoning will provide a means for implementing the distinction between "rural" areas and "planned growth areas". The proposed zoning will include all portions of the county beyond the corporate limits of Manchester and Tullahoma. This means that portions of the "Urban Growth Boundaries" of these cities will be subject to zoning regulations developed by the county. In order to achieve continuity between the zoning developed by the county and the plans prepared by the cities it is necessary that a coordinating process be established. In this regard, it is proposed that zoning for these areas will be instituted based upon recommendations developed by a joint committee comprised of both city and county representatives. Moreover, the basis for establishing appropriate zoning districts will be the land use plans adopted for these areas by the respective cities.

COFFEE COUNTY, TENNESSEE PROPOSED GROWTH PLAN

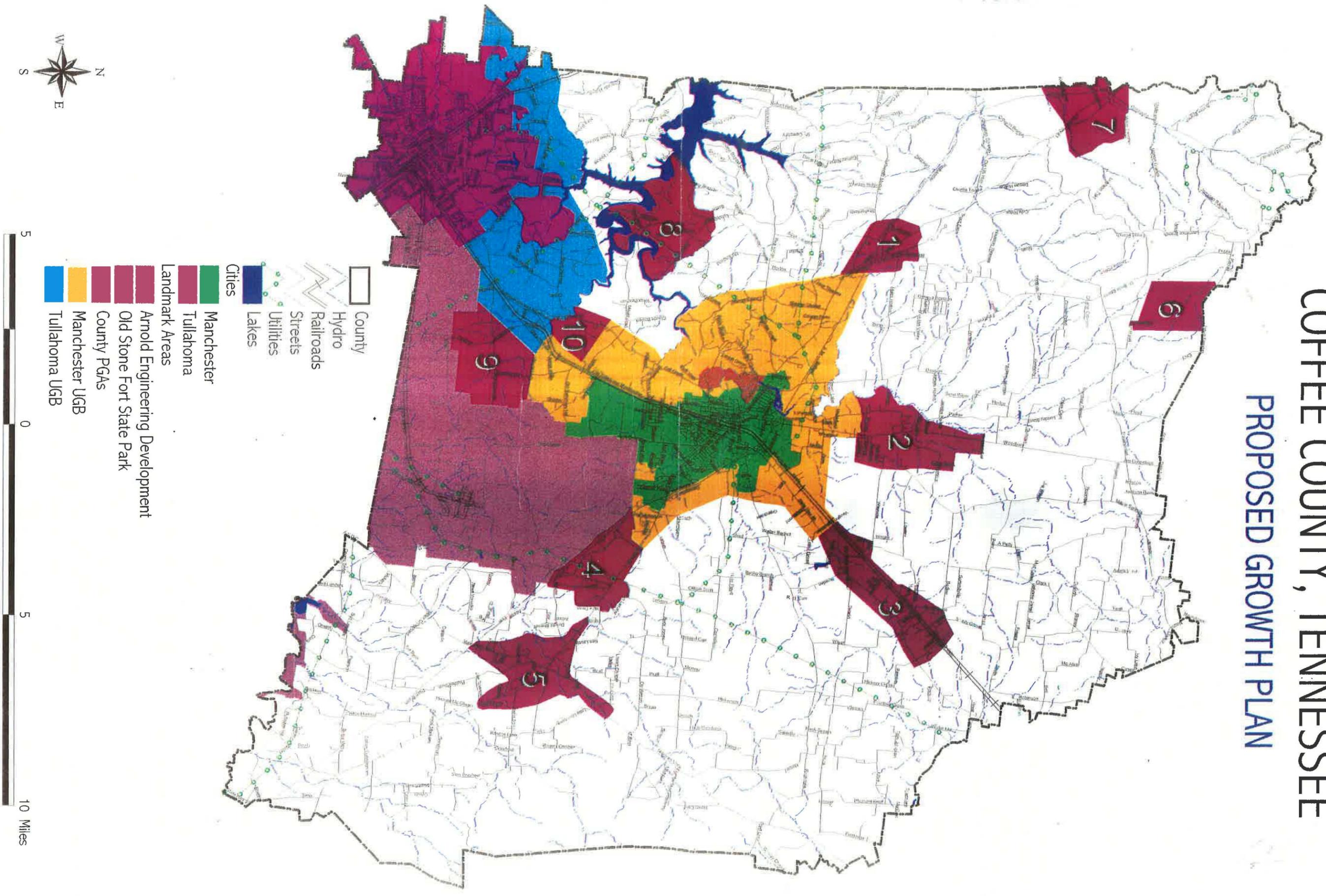
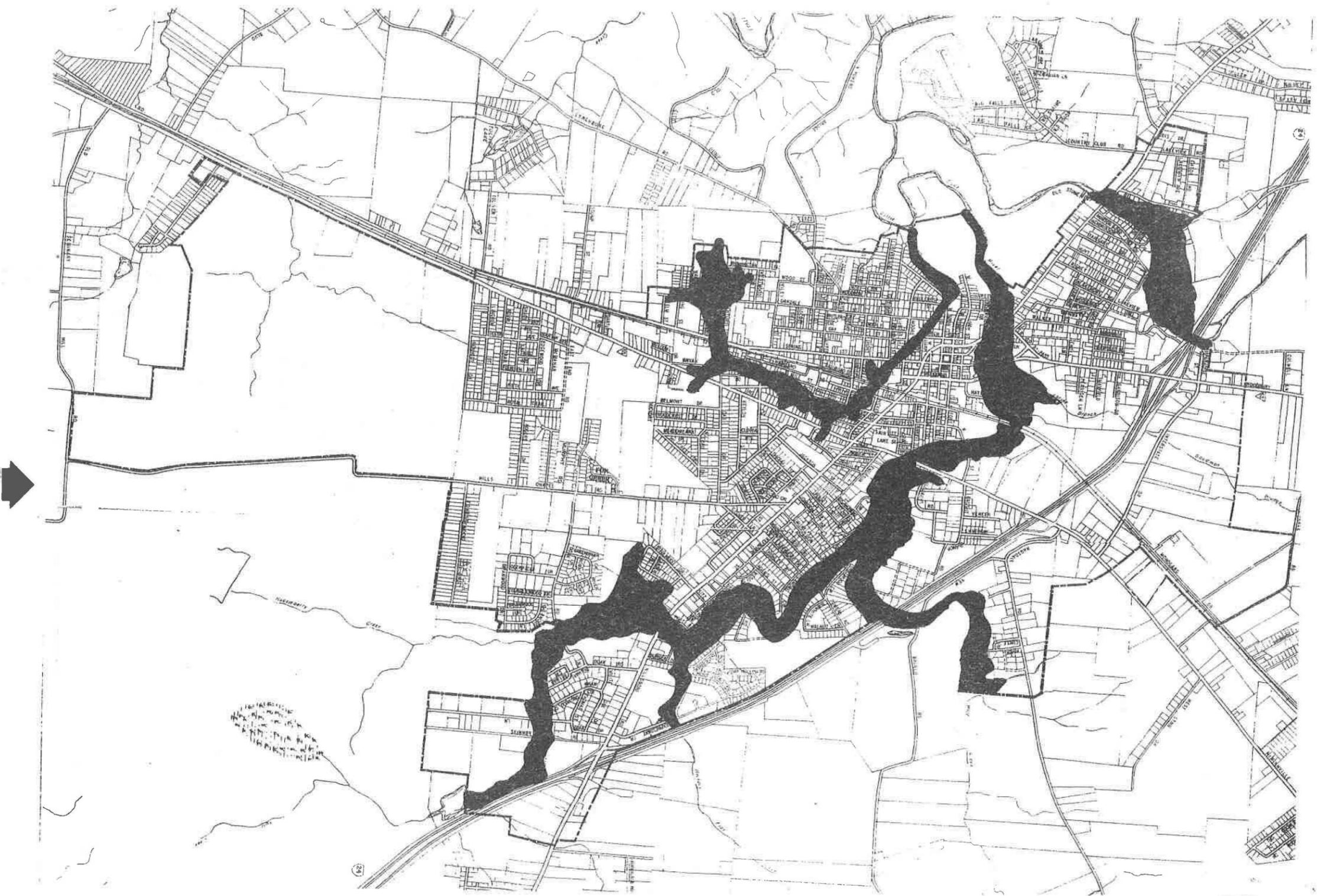


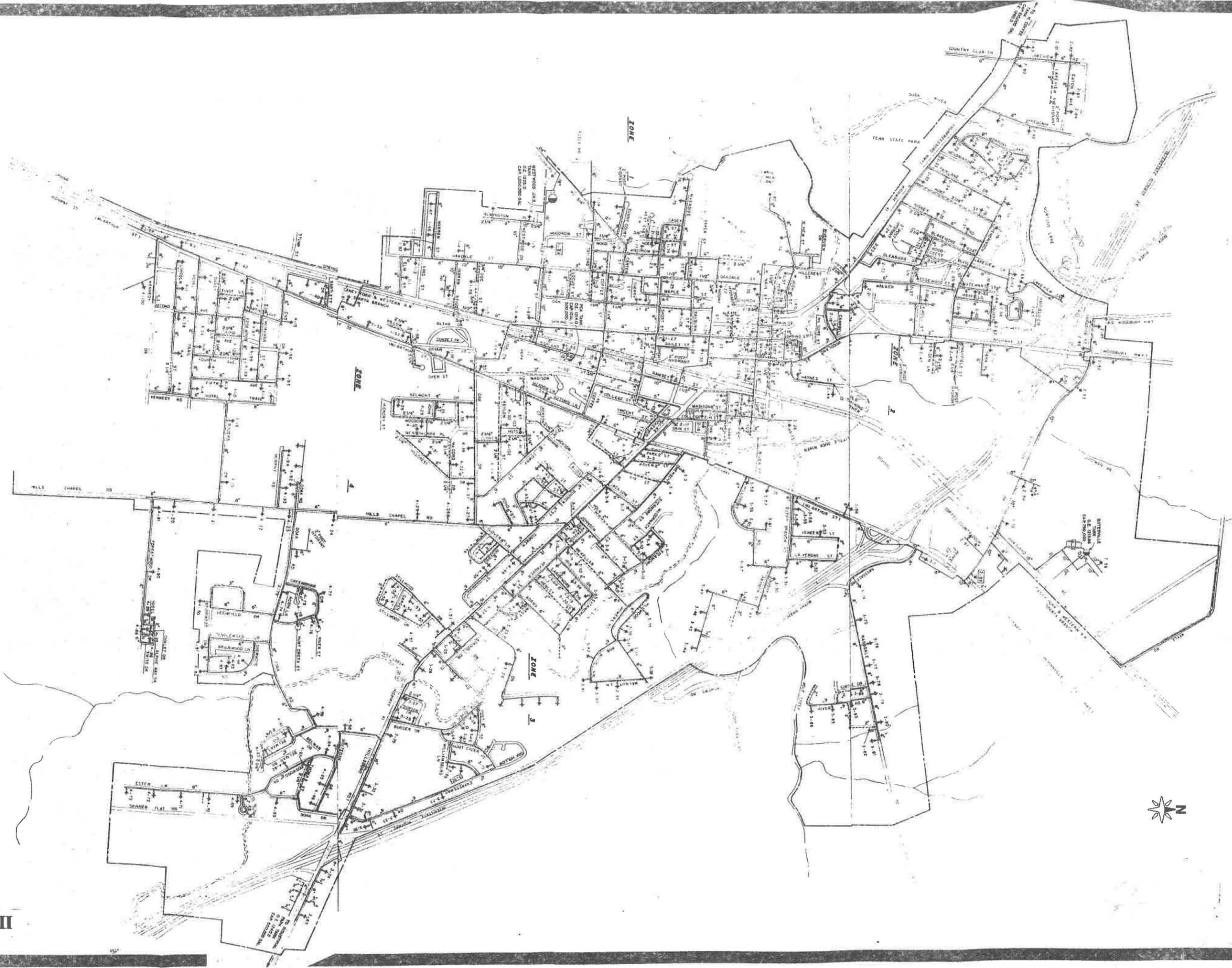
Figure 1: MAP OF COFFEE COUNTY SHOWING UGB'S, PGA'S, & RA'S



NATURAL FACTORS AFFECTING
DEVELOPMENT
MANCHESTER, TENNESSEE

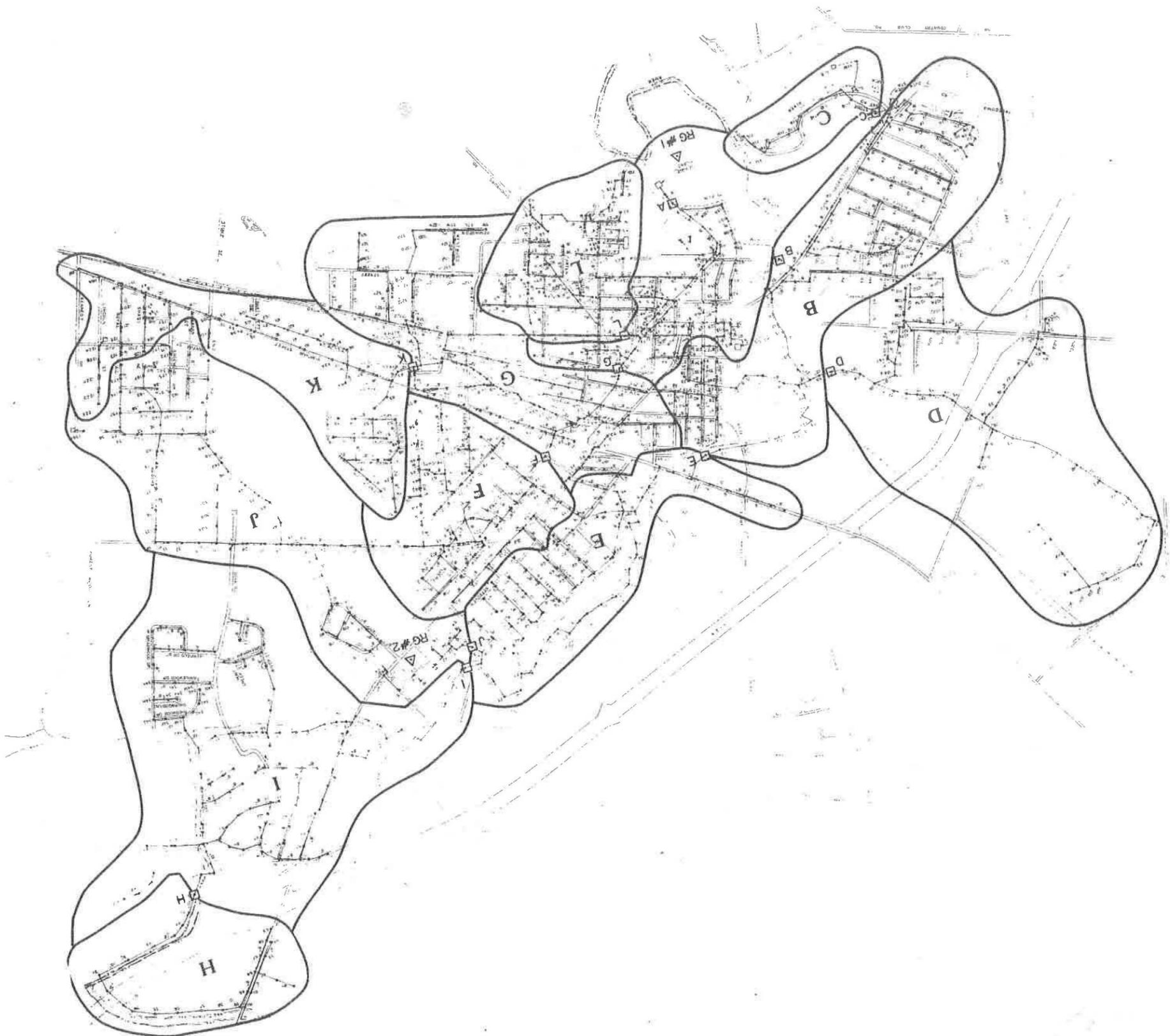
FLOODABLE AREAS





**EXISTING WATER SYSTEM
MANCHESTER, TENNESSEE**

ILLUSTRATION A3



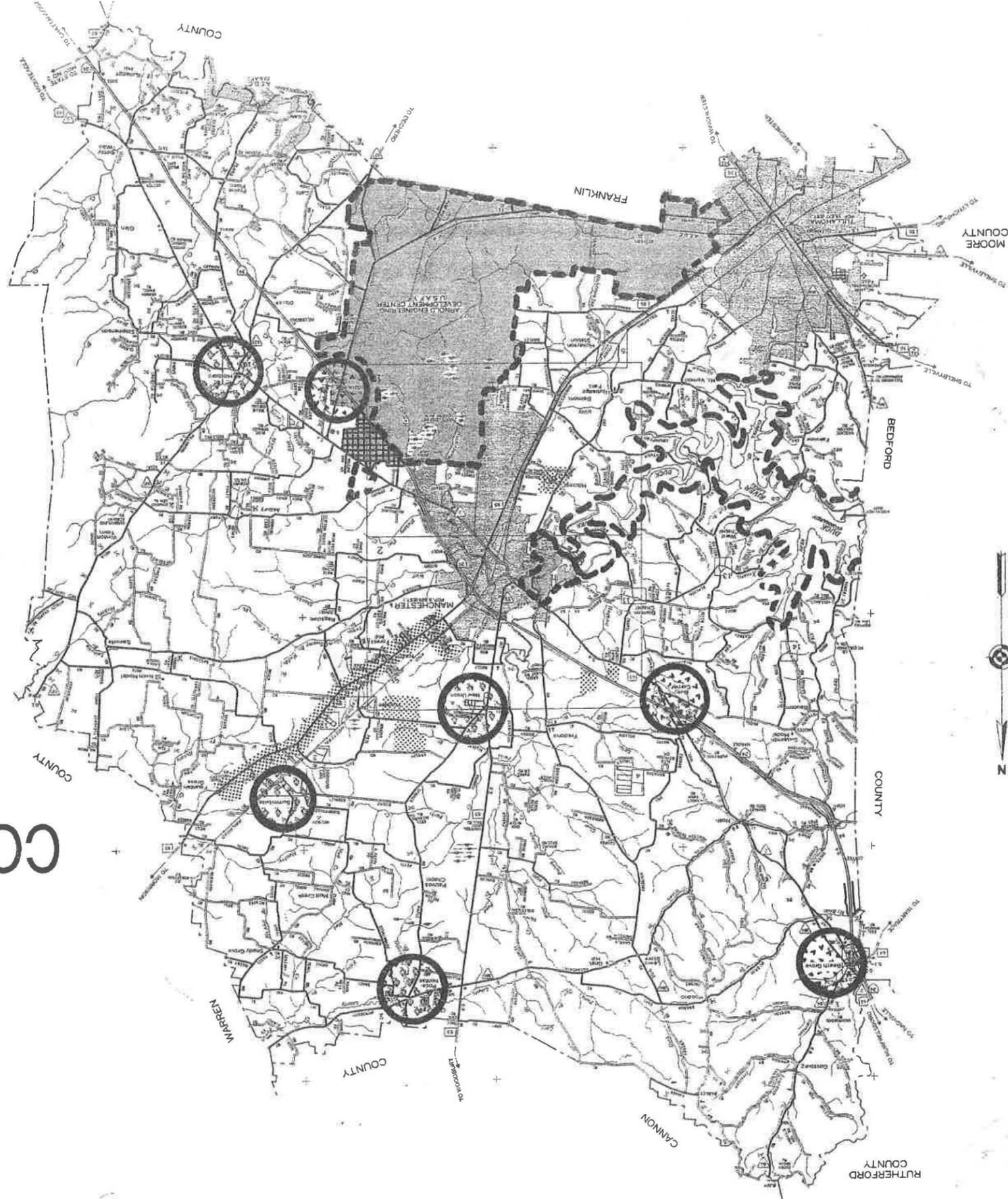
EXISTING SEWER SYSTEM MANCHESTER, TENNESSEE

LEGEND

-  Rain Gauge
-  Key Manhole

DEVELOPMENT PATTERNS WITHIN COFFEE COUNTY, TENNESSEE

- Suburban Residential
- Industrial Areas
- Interchange Service Areas
- Cross Roads Communities
- Constrained And Publicly Held Lands

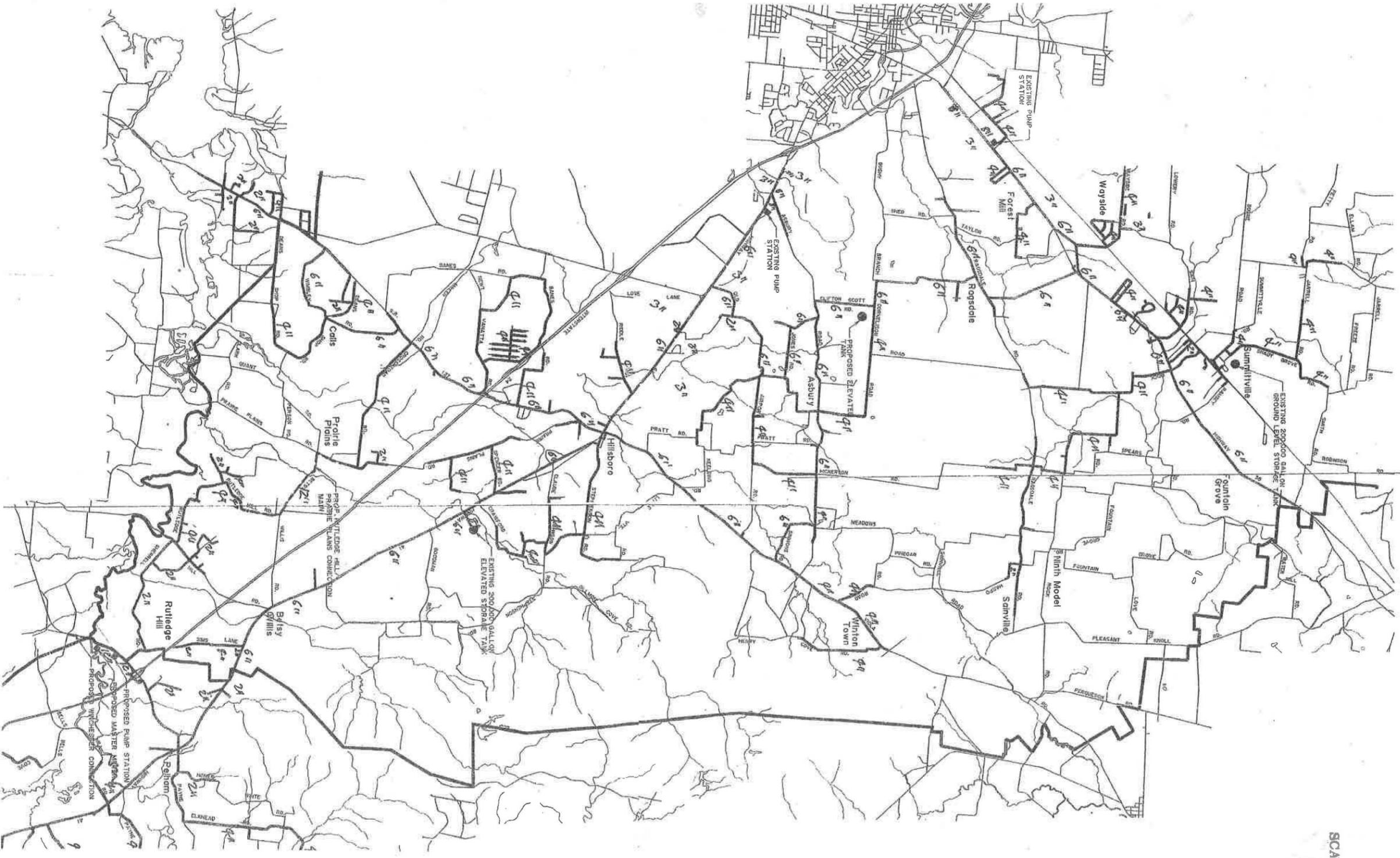


MAP C1: DEVELOPMENT PATTERNS

HILLSVILLE UTILITY DISTRICT

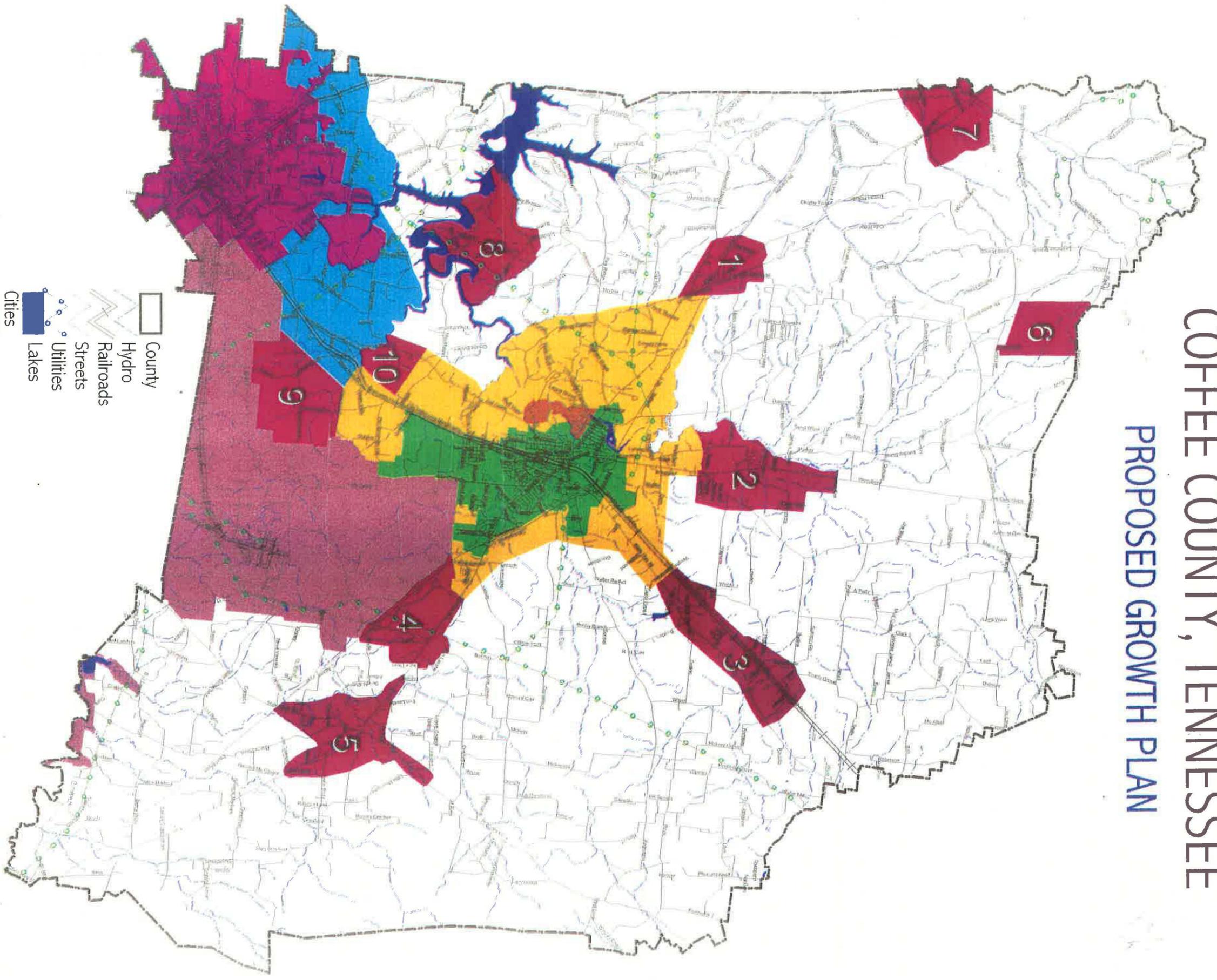
COFFEY-GRUNDY-FRANKLIN COUNTIES, TENNESSEE

SCA

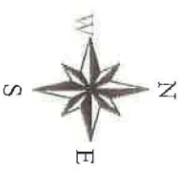


MAP C2: HILLSVILLE UTILITY DISTRICT

COFFEE COUNTY, TENNESSEE PROPOSED GROWTH PLAN



- County
- Hydro
- Railroads
- Streets
- Utilities
- Lakes
- Cities
 - Manchester
 - Tullahoma
- Landmark Areas
 - Arnold Engineering Development
 - Old Stone Fort State Park
 - County PGAs
 - Manchester UGB
 - Tullahoma UGB





State of Tennessee
Department of Economic and Community Development

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

July 28, 2005

The Honorable Ray Johnson
Coffee County Mayor
1329 McArthur St., Suite 1
Manchester, Tennessee 37355

Dear Mayor Johnson:

The Local Government Planning Advisory Committee at its meeting July 27th amended the Coffee County Growth Plan submitted by the Coffee 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 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 C. Hawk".

Dan C. Hawk
Director

DH/jw

Enclosure

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

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

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

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

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

Austin Anderson
Chair, County Coordinating Committee

7-19-05
Date

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

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

Kathryn C. Baldwin
Chair, County Coordinating Committee

July 27, 2005
Date

coffgpamd

Coffee County 2004 Growth Plan Amendment Report

The information presented in this report is a summation of changes that were made by the County Coordinating Committee in amending the Coffee County Growth Plan as adopted in 2000. In addition to this narrative, a map indicating the new plan with these changes is provided.

PGA #1 – In order to recognize the growth of three large residential developments, the Easterly line was extended to Fredonia road and as far north as the minor tributary of the Duck River. This extension allowed the inclusion of all phases of Fredonia Village, Boynton Valley and Hunter's Landing along with Hunter's Landing West. These developments are more aligned with the growth area type than of the rural area developments. They follow the boundary lines of our long-range land use plans more appropriately as PGA densities currently exist within these developments.

PGA#2 – In order to recognize the rezoning that has taken place west of the Old Woodbury Highway, this westerly line was adjusted to meet the UGB of Manchester at I-24 and the extension of PGA#1 along Fredonia road. Water pressure reports also indicated the presence of adequate fire flow along Maple Springs road, which is the northeasterly portion of the PGA with three future residential developments to be encompassed by this change.

PGA#3 – No Changes were required from the Growth Plan approved in 2000.

PGA#4/Manchester UGB – the City of Manchester owns a large tract of ground within the current #4 PGA that has been moved along with adjacent properties into the Manchester UGB. This is in accordance with environmental statutes, which mandate sewer services be provided, for possible industrial developments within the municipality's long-range target for the future location of manufacturing activities. It lies less than 3000 feet from the Interstate Industrial Park with the PGA and thus coincides with the plans of the county manufacturing locations.

PGA#5 – No Changes were required from the Growth Plan approved in 2000.

PGA#6 – This area is largely serviced by an out of county utility district (water) entering Coffee County from the NE border of Warren County. This utility placed significant infrastructure around PGA#6 providing MFF and large service lines. The PGA boundary line changes recognize this addition and include those parcels directly affected. This expansion will allow a positive resource to be taken advantage of within developments of PGA densities.

PGA#7 - No Changes were required from the Growth Plan approved in 2000.

PGA#8 – Extensive road work and water line improvements have occurred around this area with hopes of encouraging growth to take advantage of the surrounding lakefront properties. The boundary lines were extended to take in these improvements and served to join the UGB of both Manchester and Tullahoma respectively. The natural boundary of Crumptions Creek serves as the adjoining line between PGA#8 and the Tullahoma UGB. With infrastructure in place, future developments will go a long way toward population adjustment within school size planning and thoroughfare management.

PGA#9 – The only change here was to correct a large parcel reconnection where the Coffee County Joint Industrial Park site is located. This small NW triangular piece was transferred from the Tullahoma UGB into PGA#9 with the balance of the industrial park property.

Tullahoma UGB – The Tullahoma UGB was extended to include all parcels physically serviced by the Tullahoma Utility Board. This is the largest change in the Growth Plan speaking on an acreage basis. It includes the area South of Normandy Lake and Crumptions Creek, West of (AEDC) Arnold Air Force Base property, East of the county line and North of the municipal city limits boundary line.

June 14, 2005

The Coffee County Legislative Body met in a regular scheduled meeting June 14, 2005 at the Coffee County Administrative Plaza at 7:00 p.m. Sheriff Graves proclaimed the meeting open for business.

There were 18 members present with Bryan, Alford and Russ being absent. The Invocation was given by Rittenberry and the Pledge to the Flag was led by Hines.

Mayor Johnson amended the agenda by adding 8g new positions on combined Industrial Board and deleting 9a, resolution 2005-12 Coffee County Government EMA & 9b resolution 2005-13 EMA National Incident Management System (NIMS). Also, under 10a resolution 2005-16 delete part of the title (Engineering Design for New Jail). Motion made by Hogan and seconded by Frisby to approve the agenda as amended.

Motion made by Berry and seconded by Hogan the minutes of the previous meeting were approved by voice vote.

Motion made by Mansfield and seconded by Cline for the adoption of Resolution 2005-15 in honor and recognition of Mary Furlong (deceased) for her devotion and dedication to the citizens of Coffee County, Tennessee. Motion was approved by voice vote. Bricken suggested dedicating a room at the library or something similar as a permanent remembrance of Mrs. Furlong. A request was made for Mayor Johnson to check into this endeavor. Frisby suggested the New Health Dept. in Tullahoma.

Berry announced Commissioner Russ is ill and Mayor Johnson wished him well.

Motion made by Rittenberry and seconded by Duckett the following notaries were approved by voice vote: Judith M. Allen, Martha R. Barton, Patricia Bryan, A. Joseph Butaud, Jr., Connie L. Carter, Annice Clemons, Cathy Grady Conley, Eleise M. Cox, Kimberly D. Crouch, Paula Lee Finney, John Kenneth Full, Shelley J. Garrett, Sandra M. Jones, Terry W. Jones, Kandi Sue Karrell, Elizabeth S. McKenzie, Brent Parsley, Terri A. Russ, Sam Sawyer, Cathey Simons and Emma L. Terry.

Mayor Johnson is searching for a Parliamentarian to replace Mrs. Furlong.

Mayor Johnson nominated Robert Jenkins for reappointment to the Sanitation Board Motion made by Morton and seconded by Duckett. Motion was approved by voice vote.

Mayor Johnson nominated Claus Thormaehlen to replace Duckett on the water wastewater committee. Motion made by Bricken and seconded by Stewart to accept this nomination. Upon roll call the motion passed 11-7. Yes votes: Thomas, Fann, Rittenberry, Morton, Harris, Bell, Hogan, Bradford, Berry, Stewart and Bricken. No votes: Cline, Northcutt, Frisby, Duckett, Kelly, Hines and Mansfield.

Mayor Johnson nominated Rennie Bell for reappointment to the Water Wastewater Committee. Motion made by Bradford and seconded by Harris. Motion was approved by voice vote.

Motion made by Berry and seconded by Stewart to appoint John Berry to the County Records Committee. Motion was approved by voice vote.

Appointments to the Library Board were postponed until the next meeting.

Motion made by Frisby and seconded by Cline to appoint Mary Niederhauser and Brent Parsley to the consolidated Industrial Board. Motion was approved by voice vote.

Motion made by Duckett and seconded by Harris to appoint Bill Johnson and Ben Spaulding to the consolidated Industrial Board. Motion was approved by voice vote.

Motion made by Hines and seconded by Berry to reappoint Jasper Smith and Jeff Fishman to the consolidated Industrial Board. Motion was approved by voice vote.

Sybol Latremore, Director of Budgets and Accounts gave the budget directors report. At the end of May 102% revenue for the 2005-06 budgets has been collected and expenditures are at 92%. Mrs. Latremore reported that the person involved in the collision with the EMA vehicle was insured, and funds will be recovered from that. Mrs. Latremore reported that Bonnaroo contributed \$45,000. The Sheriff's Department will get \$36,000 and the jail \$9,000.00. Also, she stated \$30,000.00 has been budgeted for the new drug court.

Fann asked Mrs. Latremore about GASB-34. She said her office is still working on having the state mandated (GASB-34) implemented.

Dan Brigman, Director of Schools presented the general purpose school fund budget amendments. The amendments require no additional appropriation. Motion made by Morton and seconded by Rittenberry to approve school budget amendments. Motion was approved by voice vote.

Fann commended Mr. Brigman, Director of Schools on the surplus auction his department had. The auction brought in about \$7,000.00.

The 9 following budget amendments were presented by Sybol Latremore, Director of Budgets and Accounts: 101-2005-10 (fund 101 General fund), 101-2005-11 (fund 101 General fund), 116-2005-3 (fund 116), 119-2005-2 (44120 Lease/Rentals fund 119 Industrial/Economic Development), 120-2005-1 (fund 120 Local Purpose -I24 Industrial Park), 128-2005-2 (fund 128 commissary), 131-2005-4 (fund 131 highway), 151-2005-1 (fund 151 general debt service), 152-2005-1 (fund 152 rural debt service). Motion made by Hines and seconded by Hogan to approve all 9 budget amendments. Upon roll call the motion was approved unanimously.

Zoning Administrator Kip Green presented the New Growth Plan map of Coffee County, with revised urban growth boundaries and planned growth areas under the "1101" plan that was mandated by the state. Green stated the map has been approved by the Planning Commission. Motion made by Duckett and seconded by Berry to approve the map. Motion was approved by voice vote.

Glen Norfleet, Chairman of the Planning Advisory Committee gave a report of their progress. The committee was charged to study, revise and simplify the current planning code. The committee studied and identified issues in three general areas including issues of substance, presentation issues and interface issues. Motion made by Hines and seconded by Kelly to accept the report given by the Planning Code Advisory Committee to continue by the reconstituting committee to keep working and making changes to fold into the completed document made available to the public. Upon roll call motion failed 7-11. Yes votes: Thomas, Kelly, Hines, Bradford, Mansfield, Berry and Bricken. No votes: Cline, Northcutt, Frisby, Fann, Rittenberry, Morton, Duckett, Harris, Bell, Hogan and Stewart. Motion made by Fann and seconded by Bricken to accept the changes as is that the committee presented. After discussion that this is basically the same motion as Hines, it was decided that a motion to bring back up by the prevailing side would have to occur. Motion made by Fann and seconded by Bricken to bring Hines motion back up. Upon roll call the motion failed for lack of 2/3 vote with a 10-8 vote. Yes votes: Northcutt, Thomas, Fann, Rittenberry, Hines, Bradford, Mansfield, Berry, Stewart and Bricken. No votes: Cline, Frisby, Morton, Duckett, Harris, Bell, Hogan and Kelly. After a 10 minute break was taken, a motion made by Kelly and seconded by Hines to recommend this document with one exception (S4B) concerning the definition of "minor home occupation" and this is to be referred back to the committee to work out the rewriting of this document. Mansfield offered a friendly amendment and seconded by Fann to appoint Mr. Kelly to this committee that is to rewrite the zoning. The friendly amendment was accepted by Kelly and Hines and upon roll call the motion was approved 15-3. Yes votes: Northcutt, Thomas, Frisby, Fann, Rittenberry, Harris, Bell, Hogan, Kelly, Hines, Bradford, Mansfield, Berry, Stewart and Bricken - No votes: Cline, Morton and Duckett. Hines and Mayor Johnson thanked the ones that served on this committee and commended them for their work. Hines asked Roxanne to put the Planning Advisory Committee on the weekly committee report.

An update on Morris Lane was given by Mayor Johnson. The Rural Road and Bridge Committee ask Atty. Hazard to contact the District Attorney General about legal action to have this area cleaned up. Residents are complaining junk cars are blocking the right-of-way.

The EMS Policy & Procedure Manual and the sale of the Rock Crusher were postponed until the next meeting.

Motion made by Frisby and seconded by Thomas for the adoption of Resolution 2005-16 of the governing body of Coffee County, Tennessee, authorizing the issuance, sale, and payment of interest-bearing notes for the purpose of funding jail doors. Upon roll call the motion was approved unanimously.

Motion made by Duckett and seconded by Bricken for the adoption of Resolution 2005-17 authorizing submission of an application for a litter and trash collection grant from the Tennessee Department of Transportation and authorizing the acceptance of said grant. Motion was approved by voice vote.

Motion made by Berry and seconded by Stewart for the adoption of Resolution 2005-18 to adopt a continuing budget and tax rate for the fiscal year beginning July 1, 2005, and to authorize the issuance of tax anticipation notes for the County of Coffee. Upon roll call the motion was approved unanimously.

Fann commended the Sheriff and his deputies for their hard work and outstanding job during the Bonnaroo music festival. Fann also commended Gene Taylor for the cooking and meals he provided.

Bradford invited everyone to the Communication Center open house to be held June 22, 2005 from 3:00 - 5:00.

There being no further business the meeting adjourned.

After the meeting adjourned, the commission met to discuss a settlement with the Air Force concerning reimbursement for cleanup of the county landfill. A confidentiality agreement had been made regarding the negotiations for the settlement.

Respectfully submitted this the 14th day of June, 2005.



Teresa H. McFadden, County Clerk

RESOLUTION NO. 2004 - 03

WHEREAS, through Chapter 1101 of the Public Acts of 1998, the Tennessee General Assembly provided the structures and processes for local governments to cooperatively manage growth within each of the ninety-five counties in the State of Tennessee,

AND WHEREAS, the Coffee County Coordinating Committee, in pursuance of the requirements of such Act, developed a Growth Plan for Coffee County and presented the same to the Coffee County Board of Commissioners and the Boards of Mayor and Aldermen of the Cities of Manchester and Tullahoma, Tennessee, for adoption,

AND WHEREAS, the Board of Mayor and Aldermen of the City of Manchester, Tennessee adopted that Growth Plan on May 2, 2000,

AND WHEREAS, Tennessee Code Annotated § 6-58-104 (d) (1) provides:

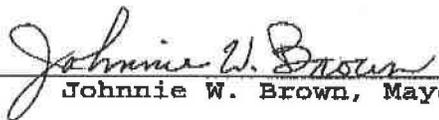
After the local government planning advisory committee has adopted a growth plan, the plan shall stay in effect for not less than three (3) years absent a showing of extraordinary circumstances. After the expiration of the three year period, a municipality or county may propose an amendment to the growth plan by filing notice with the county executive and the mayor of each municipality of the county.

AND WHEREAS, the Cities of Manchester and Tullahoma, Tennessee and Coffee County, Tennessee petitioned to reconvene or re-establish the Coffee County Coordinating Committee pursuant to the provisions of Tennessee Code Annotated § 6-58-104 (d) (1) to hear the requests

for proposed amendments to the Growth Plan of Coffee County, Tennessee, as contained in the "Proposal for Extension of Each Urban Growth Boundary" which is attached to this Resolution and incorporated herein as if copied verbatim, and which specifically includes that property taxed as Map 84, Parcels 15.00 and 15.01 by the Coffee County Assessor of Property, and which the Committee considered and recommended be adopted as its Amended Growth Plan,

WHEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that the Amended Growth Plan, as adopted by the Coffee County Coordinating Committee, be, and it is hereby, adopted by the City of Manchester, Tennessee.

RESOLVED this the 2nd day of March, 2004 by a vote of 6 to 0.


Johnnie W. Brown, Mayor


Mark Allen, Finance Director

**A PROPOSAL FOR EXTENSION OF EACH URBAN GROWTH BOUNDRY
MANCHESTER AND TULLAHOMA**

It is proposed that the following list of properties be included within the Urban Growth Boundary areas of each respective municipality as indicated:

Manchester Urban Growth Boundary extension:

Map – 84 Parcel – 15, 15.01

Tullahoma Urban Growth Boundary extension:

88- All Parcels South of Normandy Lake-

1.02, 1.03, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 2, 3, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 4, 5, 6, 7, 8, 8.01, 8.02, 8.03, 8.04, 8.05, 12, 12.01, 12.02, 16, 16.01, 16.02, 17, 17.01, 19

90- All Parcels-

2, 2.01, 3, 3.01, 3.02, 4, 5, 6, 6.01, 7, 7.01, 7.02, 7.03, 7.04, 7.05, 8

91 – All Parcels –

1, 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 2, 2.01, 3, 3.01, 3.02, 4, 4.01, 5, 6, 7, 7.01, 8, 9, 9.01, 9.02, 10, 11, 12, 12.01, 12.02, 13, 14, 15, 15.01, 16.00, 17, 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 18, 18.01, 18.02, 19, 19.01, 19.02, 20.01, 22, 22.02, 22.02, 22.03, 22.04, 23, 24, 24.01, 25, 26, 26.01, 26.02, 26.03, 27, 28, 28.02, 29, 30, 31, 32, 33, 33.01, 33.02, 33.03, 33.04, 33.05, 33.06, 34, 34.01, 34.02, 34.03, 34.04, 34.05, 34.06, 34.07, 34.08, 35, 36, 36.01, 37, 37.01, 38, 38.01, 38.02, 38.03, 38.04, 38.05, 38.06, 38.07, 38.08, 38.09, 38.10, 38.11, 38.12, 38.13, 39, 40.01, 40.02, 40.03

92- All Parcels South of Normandy Lake-

19.01, 19.02, 20, 21, 21.01, 22, 23, 23.01, 24, 25, 25.01, 26, 26.03, 26.04, 26.05, 26.06, 26.07, 26.08, 26.10, 26.11, 26.12, 26.13, 27, 28, 28.01, 28.02, 29, 29.01, 30, 30.01, 30.02, 30.03, 30.04, 31, 31.01, 32, 32.01, 33, 34, 34.01, 34.02, 35, 36.01, 37

**A PROPOSAL FOR EXTENSION OF CERTAIN PLANNED GROWTH AREAS
COFFEE COUNTY, TENNESSEE**

It is proposed that the following list of properties be included within the Planned Growth Areas of Coffee County as indicated:

RESOLUTION NO. 1196

A RESOLUTION ACCEPTING THE REVISED COFFEE COUNTY GROWTH PLAN

WHEREAS, the Coffee County Coordinating Committee has developed certain revisions and amended the Coffee County Growth Plan such plan having been originally approved by the City of Tullahoma on February 14, 2000, and approved by the Local Government Planning Advisory Committee (LGPAC) on June 28, 2000, and

WHEREAS, this amended plan is now presented to this body for acceptance and ratification following conduct of public hearings required by law.

NOW THEREFORE, BE IT RESOLVED that the Board of Mayor and Aldermen of the City of Tullahoma, Tennessee, does hereby accept and ratify the amended Growth Plan, a copy of said plan set forth in Exhibit "A".

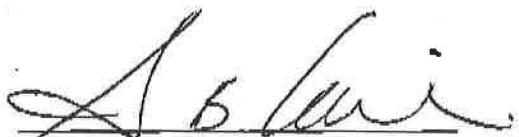
BE IT FURTHER RESOLVED by the Board of Mayor and Aldermen of the City of Tullahoma that this resolution shall be in full force and effect from and after its passage, the public welfare requiring it.

Enacted this 26 day of July, 2004.

CITY OF TULLAHOMA, TENNESSEE


STEPHEN T. COPE, MAYOR

ATTEST:


CITY RECORDER

Coffee County Land Use Administration

1335 MCARTHUR STREET
MANCHESTER, TENNESSEE 37355

Phone 723-4841 Fax 723-3046

Attn: Kip L. Green

The Public hearings concerning revisions to the growth plan for Coffee County were held on the following dates:

October 28, 2003

November 25, 2003

December 23, 2003

These hearings were conducting by the Planning Commission and were held in Conference Room 1 at the Coffee County Administrative Plaza.



Ray Johnson, Coffee County Mayor
(Coffee County Planning Commission)

The Coordinating Committee meet on the following dates at the same location.

February 13, 2004

February 19, 2004



Austin Anderson, Coordinating Committee



OFFICE OF THE MAYOR
Manchester, Tennessee 37355

3-STAR COMMUNITY



Award Recipient for Economic Preparedness

Johnnie W. Brown
Mayor

City of Manchester
200 W. Fort Street

January 11, 2005

Mr. Kip Green, Land Use Administrator
1335 McArthur Street
Manchester, TN 37355

Dear Mr. Green:

Public hearings were held on October 20, 2003 and November 17, 2003 at the Manchester Planning Commission in regard to the revision of the urban growth boundary of Coffee County. There was no opposition against this.

If I can be of any further assistance to you, please contact me at (931) 728-4652.

Sincerely,

Johnnie W. Brown
Mayor

JB: jm

THE MANCHESTER PLANNING COMMISSION MEETING
October 20, 2003
MINUTES

Chairman John Roberts called the meeting to order at 6:36 P. M.

MEMBERS PRESENT: Mayor Johnnie Brown, Kenneth Poff, Chairman John Roberts, Vice Chairman Randy Buckner, Secretary Linda Bryan, Jim Hollandsworth, and Bill Nickels.

NON-MEMBERS PRESENT: City Engr. Scot St. John, Codes Dept. O.P. Guess III and Mike Bretz.

APPROVAL OF PRECEDING MONTH'S MINUTES: Linda Bryan made a motion to approve the minutes as submitted. Kenneth Poff seconded the motion. The motion was approved unanimously.

BUSINESS:

PUBLIC HEARING: CITY OF MANCHESTER (URBAN GROWTH BOUNDARY): Request approval to revise the Urban Growth Boundary area. No opposition against this line item.

CAPSTONE DEV. GROUP: Request site plan approval for Rivendell Apartments, off Expressway Dr., R-4 zone.

Motion by Randy Buckner, seconded by Bill Nickels, approved unanimously pending the following items listed below. Concerns of adjacent property owners were privacy fence, access road into River Chase subdivision, government subsidizing (tenant shall be required to pay half of total rent). Please reference items 1-3 for comprised agreements and items 4-6 for the site plan punch list items.

1. Developer to get with concerned adjacent property owners to work out some type of year round buffer.
2. Developer agreed there would be no access road into River Chase subdivision.
3. Developer to leave existing tree line for part of the buffer.
4. The revised detention basin calculations show the outlet structure overflow elevation 87.40'. The detail on Sheet C4.1 shows the elevations at 87.20'. Revise the plans to reflect the revised design.
5. The public utility easements for the water and sewer lines were added to the construction plans. The easement documents need to be prepared, signed, and recorded at the register of deeds office.
6. A storm water detention easement agreement needs to be submitted and recorded. The City has a standard document for this easement, and it can be provided to owner as an electronic file or hard copy.

THE MANCHESTER PLANNING COMMISSION MEETING
November 17, 2003

MINUTES

Chairman John Roberts called the meeting to order at 6:37 P. M.

MEMBERS PRESENT: Mayor Johnnie Brown, Chairman John Roberts, Jim Hollandsworth, and Bill Nickels

MEMBERS UNABLE TO ATTEND: Vice Chairman Randy Buckner, Secretary Linda Bryan-(Kenneth Poff previously notified the Mayor of his decision to resign; therefore, he was not present.)

NON-MEMBERS PRESENT: City Engr. Scot St. John, Codes Dept. O.P. Guess III and Noblene Bell.

Due to Linda Bryan's absence, Jim Hollandsworth was appointed secretary for this meeting.

APPROVAL OF PRECEDING MONTH'S MINUTES: Jim Hollandsworth made a motion to approve the minutes as submitted. Bill Nickels seconded the motion. The motion was approved unanimously.

BUSINESS:

PUBLIC HEARING: CITY OF MANCHESTER (URBAN GROWTH BOUNDARY): Request approval to revise the Urban Growth Boundary area. No opposition against this line item.

Motion by Mayor Brown, seconded by Bill Nickels, approved unanimously. Scot St. John shall submit a letter to the county's coordinating committee stating the planning commission recommended approval.

TENNESSEE FARMERS: Request site plan approval for a claims office at the corner of Woodbury Hwy. and Hendrixson Dr., C-2 zone.

Motion by Jim Hollandsworth, seconded by Bill Nickels, approved unanimously contingent upon the (15) punch list items as follows:

1. Show property line bearings/distances. Indicate parcel size, map/parcel number, and current zoning.
2. List adjacent property owner names and zoning.
3. Indicate location of proposed construction entrance and provide note or detail on pad requirements.
4. Show minimum building setback lines.
5. Show landscaped buffer strip adjacent to residential property. Call out landscaping requirements. Show position of fences or screening.
6. Show proposed utilities for the site.

CITY OF TULLAHOMA

P.O. Box 807
Tullahoma, TN 37388



Phone 931/455-2648
Fax 931/455-0038

January 19, 2005

Mr. Kip Green, Land Use Administrator
1335 McArthur Street
Manchester, TN 37355

Dear Mr. Green:

Public hearings were held on November 17, 2003 and December 15, 2003 at the Tullahoma Planning Commission in regard to the revision of the Urban Growth Boundary of Coffee County. There was no opposition at either hearing.

If I can be any further assistance to you, please contact me at (931) 455-2648.

Sincerely,

A handwritten signature in blue ink that reads "Stephen T. Cope". The signature is written in a cursive style.

Stephen T. Cope
Mayor

SC:jaa
Attachment

MEMORANDUM

To: The Tullahoma Planning Commission
From: Steve Woodard, Director of Planning & Codes
Subject: Public Hearings and Formal Meeting
Date: December 12, 2003

NOTICE OF PUBLIC HEARINGS

The Tullahoma Municipal Planning Commission shall conduct a Formal Meeting on Monday, December 15, 2003 beginning at 4:00 p.m. at the Tullahoma Municipal Building located at 201 West Grundy Street. The Planning Commission shall conduct the following public hearings beginning at 4:00 p.m.:

- ◆ Application for Use Permitted on Review at 1310 Cedar Lane, Apt #701 Brandywine Apts, to permit a Christian music production business (Dovetone Music). The zoning classification is R-3, High Density Residential. (Applicant: Timothy McDonald)
(ITEM WITHDRAWN)
- ◆ Review of the Tullahoma Urban Growth Boundary, changes to the Northern Boundary, second reading.

Planning Commission may act upon these items during the formal meeting.

MEMORANDUM

4pm

To: The Tullahoma Planning Commission
From: Steve Woodard, Director of Planning & Codes
Subject: Public Hearings and Formal Meeting
Date: November 13, 2003

NOTICE OF PUBLIC HEARINGS

The Tullahoma Municipal Planning Commission shall conduct a Formal Meeting on Monday, November 17, 2003 beginning at 4:00 p.m. at the Tullahoma Municipal Building located at 201 West Grundy Street. The Planning Commission shall conduct the following public hearings beginning at 5:00 p.m.:

Planning Commission

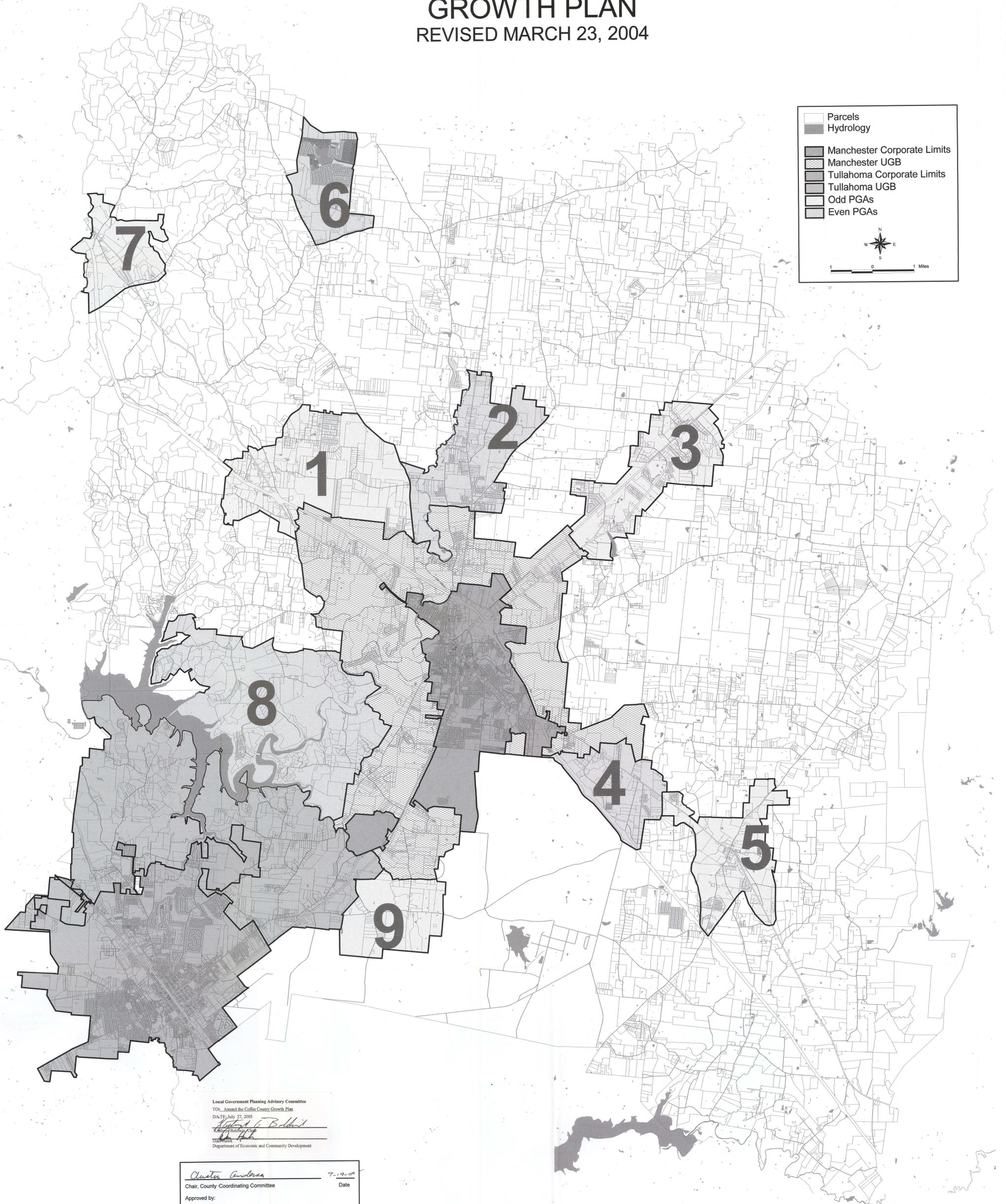
- ◆ ✓ Request for Use Permitted on Review at 346 Parkway Road to allow a small herd of show cattle on 9.2 acres at 346 Parkway Rd (Bedsyde Manor Farm). This business will be selling of two or three animals a year at remote locations (sanctioned sales, regional cattle shows etc.) There will be no increase traffic and no signage on the property. This will be a sole proprietor business (Bedsyde Manor Farm). (applicant: Charles Padget).
- ◆ ✓ Application for Final Plat Approval for The Plantation Division, a minor division. The property is located on the north side of David Allen Dr, east of Woods Rd. (Coffee Co. Tax Map 106, Parcel 9.00-portion of). Subdividing a 8.2 acre tract into 2 lots (tract #1-5.59, tract #2-2.61). The zoning classification for this area is R-1, Low Density Residential. (Applicant: Lonnie Clouse)
- ◆ ✓ Application for Final Plat Approval for Finney Division, a minor division. Property is located on the north side of Robertson St., approx. 205 feet west of Robertson St.. (Coffee Co. Tax Map 124G, Group C, Parcel 012.00). Subdividing .94 acre tract into 2 lots tract #1-.70, tract #2-.24 to be combined with Finney Property.) The zoning classification for this area is R-2, Medium Density Residential District. (Applicant: David Watson)
- ◆ ✓ Request for a Variance at the 500 Block of South Anderson St. (a 15'ft. Variance) to reduce the 35' ft front setback to 20"ft. (Coffee Co. Tax Map 124N, Parcels 11 and 11.01). (Applicant: Lionel Barbeau).
- ◆ ✓ Request for a Variance at 207 S. Polk St (~~a 15'ft. Variance~~) to reduce the 35' ft front setback to 20"ft. This variance will more closely match the neighbors buildings, which are set on the property line with a 0' ft setback. (Applicant: Harold McMurtry).
- ◆ ✓ Revision to the Tullahoma Urban Growth Boundry -North Section, according to Coffee County Growth Plan.

The Planning Commission may act upon these items during the formal meeting.

COFFEE COUNTY, TENNESSEE

GROWTH PLAN

REVISED MARCH 23, 2004



Local Government Planning Advisory Committee
TO: Amend the Coffee County Growth Plan
DATE: July 27, 2005
[Signature]
Chair, Local Government Planning Advisory Committee
Department of Economic and Community Development

[Signature] 7-19-05
Chair, County Coordinating Committee Date
Approved by: _____
Chair, Local Government Planning Advisory Committee Date