



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 Brock Hill  
County Executive of Cumberland County  
2 North Main Street - Suite 203 Courthouse  
Crossville, Tennessee 38555

Dear Mr. Hill:

The Local Government Planning Advisory Committee at its meeting June 28 approved the Cumberland County Growth Plan submitted by the Cumberland 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 Walker".

Don Walker  
Director

DW/jw

Enclosure

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

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

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

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

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

  
Chair, County Coordinating Committee

6.12.00  
Date

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

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

  
Chair, Local Government Planning Advisory Committee

6/28/00  
Date



State of Tennessee  
Department of Economic and Community Development

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

October 27, 2000

The Honorable Brock Hill  
County Executive of Cumberland County  
2 North Main Street - Suite 203 Courthouse  
Crossville, Tennessee 38555

Dear Mr. Hill:

The Local Government Planning Advisory Committee at its October 25 meeting corrected the mapping (drafting) error made on the Cumberland County Growth Plan submitted by the Cumberland County Coordinating Committee in May 2000. Enclosed is one copy of the corrected map.

Since this corrected copy supercedes the original, you need to file this corrected copy with your county register. The Local Government Planning Advisory Committee will also keep a copy.

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

Sincerely,

Don Waller  
Director

DW/jw

Enclosure



State of Tennessee  
Department of Economic and Community Development

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

October 27, 2000

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2 North Main Street - Suite 203 Courthouse  
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Since this corrected copy supercedes the original, you need to file this corrected copy with your county register. The Local Government Planning Advisory Committee will also keep a copy.

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

Sincerely,

Don Waller  
Director

DW/jw

Enclosure

# CUMBERLAND COUNTY, TENNESSEE

TWO NORTH MAIN, SUITE 203  
CROSSVILLE, TENNESSEE 38555

TEL: (931) 484-6165

FAX: (931) 484-5374

E-MAIL: COEXEC@CITLINK.NET

BROCK HILL  
COUNTY EXECUTIVE

September 13, 2000

Don Waller, Director  
Tennessee Department of Economic & Community Development  
Local Planning Assistance Office  
Wm. R. Snodgrass Tennessee Tower, 10<sup>th</sup> Floor  
312 Eighth Avenue  
Nashville, Tennessee 37243-0405

RE: Public Chapter 1101 Urban Growth Boundary  
City of Crossville, Tennessee

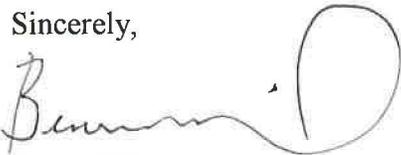
Dear Mr. Waller,

Following extensive discussions by Cumberland County, the City of Crossville, Pleasant Hill and Crab Orchard concerning Urban Growth Boundaries, a growth plan was agreed upon and submitted to the State of Tennessee in May, 2000.

Inadvertently, during the drawing of the boundary map by the Local Planning Office in Cookeville, changes were not made that were agreed upon and approved by the county, City of Crossville and the Coordinating Committee. It is my understanding that the City of Crossville and Local Planning Office will provide the corrected version of the map.

Your assistance in correcting this mapping error is appreciated.

Sincerely,



Brock Hill  
County Executive

BH/slh

**RECEIVED**

SEP 15 2000

LOCAL  
PLANNING ASSISTANCE  
OFFICE

# CITY OF CROSSVILLE

99 MUNICIPAL AVE.

CROSSVILLE, TENNESSEE 38555-4451

TEL (931) 456-5680

FAX (931) 484-7713

OFFICE OF THE  
CITY CLERK

September 12, 2000

Don Waller, Director  
Tennessee Dept. of Economic and Community Development  
Local Planning Assistance Office  
Wm. R. Snodgrass TN Tower, 10<sup>th</sup> Floor  
312 Eighth Avenue North  
Nashville, TN 37243-0405

**RECEIVED**

**SEP 15 2000**

**LOCAL  
PLANNING ASSISTANCE  
OFFICE**

RE: Public Chapter 1101 Urban Growth Boundary  
City of Crossville

Dear Mr. Waller:

The City of Crossville and its Regional Planning Commission spent many months developing an Urban Growth Boundary for the City of Crossville. All required public hearings were held. In addition, a meeting was held by the City Council on April 11 with property owners and residents of the Peavine Road area. Following this meeting, the property owners were asked to re-consider their individual position on whether or not their property should be in the Urban Growth Boundary. I, personally, was asked to attend an additional informal meeting with some of the property owners in the area to answer their questions. After hearing from the property owners, the Urban Growth Boundary in that area was redrawn to specifically adhere to their wishes and was approved by City Council on May 4 for submittal to the Coordinating Committee. (See attached copies of minutes and maps of the area in dispute.)

The map submitted to the Coordinating Committee on May 8, and approved by them on that date, reflected the wishes of the City of Crossville. Apparently, when the map was re-drawn by the Local Planning Office in Cookeville to submit to the State Local Government Planning Advisory Committee, these changes were not made and the map did not reflect the wishes or votes of either the City of Crossville or the Coordinating Committee.

It is my position as City Clerk that the error is simply a mapping error and should be corrected by a re-filing of the correct map with the Register of Deeds and the State. I believe that to do otherwise would subject the City Council to a feeling of betrayal by the property owners in the area and unnecessary bad publicity. The error was not intentionally made and, clearly, the submitted map did not reflect the wishes of the City of Crossville, Cumberland County, or the Coordinating Committee.

Your assistance in correcting this mapping error as simply and calmly as possible will be greatly appreciated. If I can provide further information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sally Oglesby". The signature is written in a cursive style with a large initial 'S'.

Sally Oglesby  
City Clerk

**Department of Economic  
and Community Development  
Local Planning Assistance Office**

for Upper Cumberland Region

621 E. 15th Street, Suite C  
Cookeville, Tennessee 38501-1820  
931-528-1577 Fax 931-526-5230



**TENNESSEE**

**MEMORANDUM**

**TO:** Don Waller  
**FROM:** Kay Detwiler, Principal Planner *KD*  
**DATE:** September 12, 2000  
**SUBJECT:** Error in mapping Crossville's UGB boundary along Peavine Rd.

The error in the one section of Crossville's UGB boundary is purely a "drawing/drafting" error, and it occurred when the final Peavine Rd. boundary area from the city's map was transferred from Crossville to this office to be put onto the Countywide Growth Planning Map.

Crossville's UGB study maps and final map were "parcel specific" on a 1 inch=2000 ft. scale and were generated from their GIS dept. Cumberland County's growth planning map was not parcel specific, and boundaries for PGAs and UGB were generally drawn at this office on a 1 inch=1 mile scale. When the city's boundary was drawn on the county map, the specific boundary in one area (along Peavine Rd.) was not drawn correctly by this Office.

When the city held their public hearings, there was no community participation and no opposition. It was not until the County and Coordinating Committee held public hearings in April that the opposition appeared concerning Crossville's proposed UGB area and the county's proposed PGA along Peavine Rd., northeast of Crossville. Approximately three-fourths of the hundred or so in attendance wanted to be in a Rural Area; however, there was one-fourth in support of being in either the UGB or the PGA. The Coordinating Committee directed the city to come up with a solution. To resolve all opinions, the City Council in late April finally polled each property owner in the disputed area and finally drew the line based on who wanted in or out of the UGB.

Although the differences in the two boundaries appear to be minor or "no big deal" to someone who did not participate in the process, it is significant to those who did participate, namely the City Council, the Coordinating Committee and the citizens living in that neighborhood. Because the boundary in that particular area was a consensus and involved both the public and the City Council, it is vitally important to correct the mapping error. The public input process was followed in great detail, and the city's own map was the final agreement and consensus of the city, the citizens and the county.

The city's final consensus UGB map was approved by City Council on May 4. This same map showing the city's UGB was presented to the Coordinating Committee on May 8 and approved to be a part of the Countywide Growth Plan. On May 9 the City Council ratified the Countywide Growth Plan. The city's detailed UGB map was also presented to the County Commission on May 15 and ratified by that body.

At this point it is difficult to determine how the mistake happened, but as the city's planner for past 16 years, I will take responsibility. The transmission of the boundary was first done via e-mail of ArcView files from Crossville's GIS dept. to our office. After the map was ratified by the county commission, it (map) was to have been sent to our office, but wasn't. However, I should have obtained a hard copy of the area in question and checked the map we were producing. At the time, I must have assumed the ArcView e-mail transmission was accurate, and I did not review the countywide growth plan map prior to it being taken to the Chairman of the Coordinating Committee for signing and again did not review it prior to it being submitted to LGPAC. Now I have learned that the e-mail transmission was incomplete – that not all the ArcView files got here. The final drawing of the map here and taking the map to the Chairman to sign occurred while I was out-of-town on vacation. [About that same time I also encountered personal problems that interfered with my usual clear thinking and performance of responsibilities.]

If Crossville had prepared the Countywide Map at their office, it would have been correct. It is very clear to me that the City of Crossville took the Urban Growth Planning process seriously as well as the public input process. It is clear that the city's final map came out of the Coordinating Committee's public hearing process, and that it was the consensus of Cumberland County.

It is vitally important that the mapping mistake be corrected for the community. The previously state-approved and recorded countywide growth map does not reflect the entire community's decisions. Please allow this mistake to be resolved as simply as possible.

[You may forward this explanation to LGPAC, or I am willing to explain it to them personally, if necessary.]

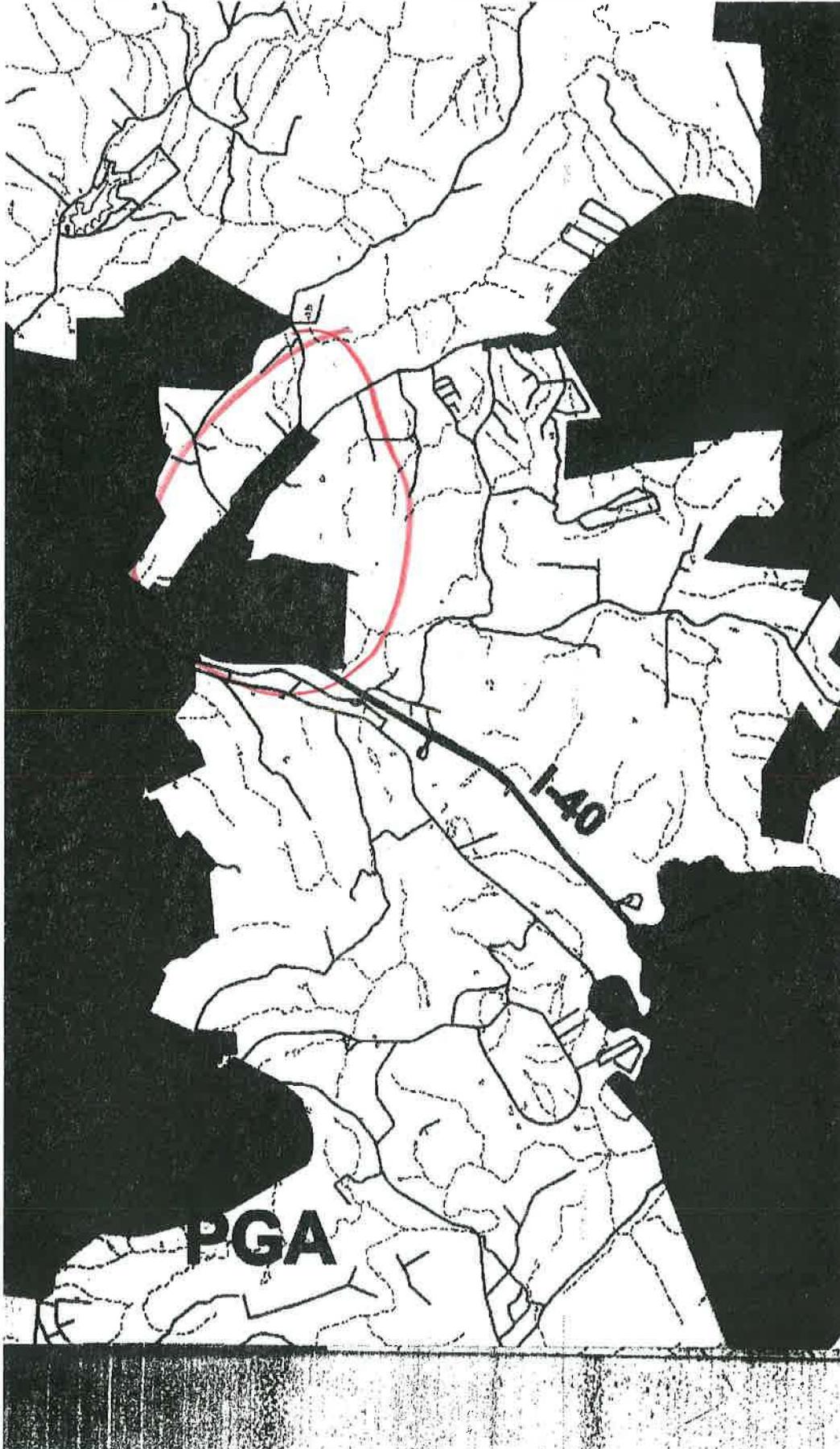
ATTACHMENTS (incorrect boundary and correct boundary)

May 9 e-mail

Coord. Comm 5/8  
4:30 PM



Dated  
5-5



Revised 6/22/00

Local Government Planning Advisory Committee  
County Growth Plan Checklist

Cumberland 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 labels

2 county maps signed

Ready to sign

## **REGULAR MEETING: APRIL 11, 2000**

- sewer crossing at the box culvert at the Obed River
- finish tying in the water lines at Interstate Drive
- installation of all water service lines
- pressure testing of a majority of the water lines
- sewer taps switched over to the new lines
- chlorination of water lines

Mr. Begley stated his belief that it would be two months before substantial or final completion of the project. Dr. Miller reported that he had not had any contact with Mr. Tackett. A letter was sent, by certified mail, that no further pay requests would be honored until he met with the Council. Mr. Begley indicated that Cyclone is eligible to make a pay request, but has not submitted one. The City Manager was instructed to contact Mr. Tackett and set a date for a meeting with the Council.

### **ITEM #9 – MATTERS RELATIVE TO DROUGHT CONTINGENCY PLAN**

City Manager Miller presented an ordinance outlining a contingency plan for the distribution of water in the community in times of drought or water shortages. He strongly recommended adoption of the emergency plan. Councilman Wyatt inquired as to how the utility districts would be included in the plan. Dr. Miller explained that they are trying to tie this into the new contract as well as through earlier actions taken by the Council.

A motion was made by Councilman Hill, seconded by Councilman Kerley, that the ordinance adopting a drought contingency plan be passed on first reading. Roll call votes: Ayes-(5)Graham, Hill, Kerley, Turner, Wyatt; Noes(0). Motion carried.

### **ITEM #10 – MATTERS RELATIVE TO SEWER FOR CHESTNUT HILL WINERY**

City Manager Miller reported that the engineering design plans have been sent to the State for their approval. As soon as that approval has been received, the extension will be made. Councilman Wyatt stated that he expected sewer to be extended during the next thirty-day period.

### **ITEM #11 – MATTERS RELATIVE TO URBAN GROWTH BOUNDARY**

Mayor Graham explained a compromise proposed by the Cumberland County Coordinating Committee for the Peavine Road area. The west side would be 500 feet parallel to Peavine Road and extend to Peavine Firetower Road. Mike Allen, representing some of the property owners in the area, presented a petition signed by many of the property owners asking to be removed from the Urban Growth Area. Toni McCarty, a property owner, expressed her desire to remain in the Urban Growth Area. Following comments from several others in the area and further explanations by the Council on the purpose of the Urban Growth Area, the Council requested that the property owners re-consider their position and call either the City Clerk or the City Engineer within the next two weeks with their final request. The Council will review the requests and make the final decision on the boundary.

(At 7:28 p.m. the meeting was recessed. It was reconvened at 7:40 p.m.)

### **ITEM #12 – MATTERS RELATIVE TO SOLID WASTE CHARGES**

Dr. Miller presented correspondence from Cumberland Waste Disposal regarding new tipping fees for commercial garbage being imposed by the Cumberland County Landfill. With this change, tipping fees are applied to any garbage picked up at any location other than a single family dwelling (i.e. apartments, duplexes, condominiums, etc.). This charge will impact the current budget by approximately \$2800 per month. CWD also proposes taking over billing and the solid waste program for the City. City Attorney Laney Colvard advised the Council that they

**SPECIAL CALLED MEETING: MAY 4, 2000**

A motion was made by Councilman Wyatt, seconded by Councilman Hill, that an application be made through the Department of Justice for the funding of a narcotics detective. Roll call votes: Ayes-(4)Graham, Hill, Kerley, Wyatt; Noes-(0); Absent-(1)Turner. Motion carried.

**ITEM #5 – MATTERS RELATIVE TO ENGINEERING FOR CROSSVILLE CERAMICS TIIP APPLICATION**

An invoice was received from LD&A in the amount of \$5,000 for preparing a preliminary engineering report for the Crossville Ceramics TIIP grant application. Authorization for payment for this report was requested.

A motion was made by Councilman Wyatt, seconded by Councilman Kerley, that the City Manager be authorized to pay the LD&A invoice for the preliminary engineering report for Crossville Ceramics TIIP grant application. Roll call votes: Ayes-(4)Graham, Hill, Kerley, Wyatt; Noes-(0); Absent-(1)Turner. Motion carried.

**ITEM #6 – MATTERS RELATIVE TO LD&A ENGINEERING AMENDMENT #6**

Agreement Amendment No. 6 was received from LD&A to cover various engineering services for the Lake Holiday Treatment plant upgrade, water and sewer lines for Delbar Products, EDA project, Pine Ridge Business Park, funding applications, negotiations, and other related services. Questions were raised about the meaning of "services during construction" for the Delbar and EDA projects. City Clerk Sally Oglesby was asked to clarify these items and bring the matter back before the Council at the regular meeting in May. In addition, several references to authorization being under the direction of the Mayor were requested to be deleted. Council agreed that these matters should come under the City Manager.

**ITEM #7 – MATTERS RELATIVE TO URBAN GROWTH BOUNDARY**

City Clerk Sally Oglesby provided a map of the proposed urban growth boundary on Peavine Road for review and acceptance by the Council. The new boundary incorporates the wishes of all the property owners who called in during the two-week period. Those who didn't call in were considered to be neutral on the subject and a decision on their properties were made in a manner that best fit with the other requests.

A motion was made by Councilman Wyatt, seconded by Councilman Kerley, that the proposed urban growth boundary on Peavine Road be submitted to the Steering Committee for their approval and inclusion in the county-wide plan. Roll call votes: Ayes-(4)Graham, Hill, Kerley, Wyatt; Noes-(0); Absent-(1)Turner. Motion carried.

With no further business, the meeting was adjourned at 9:50 a.m.

**REGULAR MEETING: MAY 9, 2000**

costs and overruns on the project. Withdrawals from the account will require signatures from both the City and DCI. The current status of the construction project is:

- all the steel in the Palace building has been sandblasted and painted
- the roof has been installed
- the rear wall has been torn down and is going back up
- the stage expansion is underway
- the masonry repair both inside and outside is being done
- the foundation of the addition is installed
- the plumbing rough-in for the addition has started
- the slab floor in the addition will be started later in the week

So far, there have been no major surprises in the re-construction. There will be minor extra costs for additional excavation required and the second story flooring which was beyond repair. Because of the nature of the project, no other surprises are expected. Consequently, the contingency fund should be adequate for the project and allow for the construction of the "green room".

Plans are underway for the grand opening and other activities which is expected to take place in October.

**ITEM #7 – RESOLUTION ADOPTING THE COUNTYWIDE GROWTH PLAN**

A motion was made by Councilman Wyatt, seconded by Councilman Kerley, that the resolution adopting the countywide growth plan be adopted. Roll call votes: Ayes-(4)Graham, Hill, Kerley, Wyatt; Noes-(0); Absent-(1)Turner. Motion carried.

**ITEM #8 – MATTERS RELATIVE TO SPEED LIMITS**

Donald Brookhart requested that the Council look at the speed limits inside the City limits. It was his opinion that the speed limits on (1)one and two-way streets be changed to 20 MPH, (2)streets with marked turn lanes be increased to 40 MPH; (3)4-lane streets be changed to 40 MPH. The Council took his suggestions under advisement.

(At 6:30 p.m. the regular meeting was recessed and the Beer Board convened.)

**BEER BOARD**

**Mr. Zip Inc. of Tennessee**

An application was received for a convenience market to be located on the southwest quadrant of E. First Street and Peavine Road. Police Chief David Beaty recommended approval.

A motion was made by Councilman Wyatt, seconded by Councilman Kerley, that an off-premise beer license be approved for Mr. Zip, Inc. of Tennessee to be located at 2528 E. 1<sup>st</sup> St. Roll call votes: Ayes-(4)Graham, Hill, Kerley, Wyatt; Noes-(0); Absent-(1)Turner. Motion carried.

(At 6:34 p.m. the Beer Board was adjourned and the regular meeting reconvened.)

**ITEM #9 – MATTERS RELATIVE TO GENESIS ROAD UTILITY RELOCATION PROJECT**

A letter was received from ece Services recommending that additional liquidated damages of \$1,000 per day be assessed to Cyclone, Inc. after May 15 for not meeting the final completion deadline. At this point they have approximately 200' of sewer lines left to be installed and testing of the water lines. Tim Begley stated that he felt they would reach substantial completion by the end of the month. A new foreman is on the project and they are

Growth Policy Coordinating Committee  
May 8, 2000  
4:30 p.m.

The Cumberland County Growth Policy Coordinating Committee met on May 8, 2000 at 4:30 p.m. Those members present were Dr. Jack E. Miller, Bobby Randolph, Rob Harrison, Darrell Darling, Brock Hill, Frank Bohannon and Chairman Kim Chamberlin.

Chairman Chamberlin called the meeting to order at 5:00 p.m.

The purpose of this meeting was to re-ratify the Growth Boundary Plan for Cumberland County.

A motion was made by Dr. Jack Miller and seconded by Rob Harrison to approve the amended Growth Boundary Plan of the City of Crossville as most recently amended. This plan is to be added to the overall County Growth Plan. Motion carried unanimously on voice vote.

A second motion was made by Brock Hill, County Executive, and seconded by Dr. Jack E. Miller, City Manager City of Crossville, to approve the overall County Growth Plan as submitted with the City of Crossville's revision. Motion carried on voice vote.

Meeting adjourned at 5:05 p.m.



AREA IN DISPUTE  
AS FILED WITH  
STATE



WALTON RD

FOX CT

OLD PEAVINE CT

OWER RD

PEAVINE RD

TURNER LAKE CT

PEAVINE RD

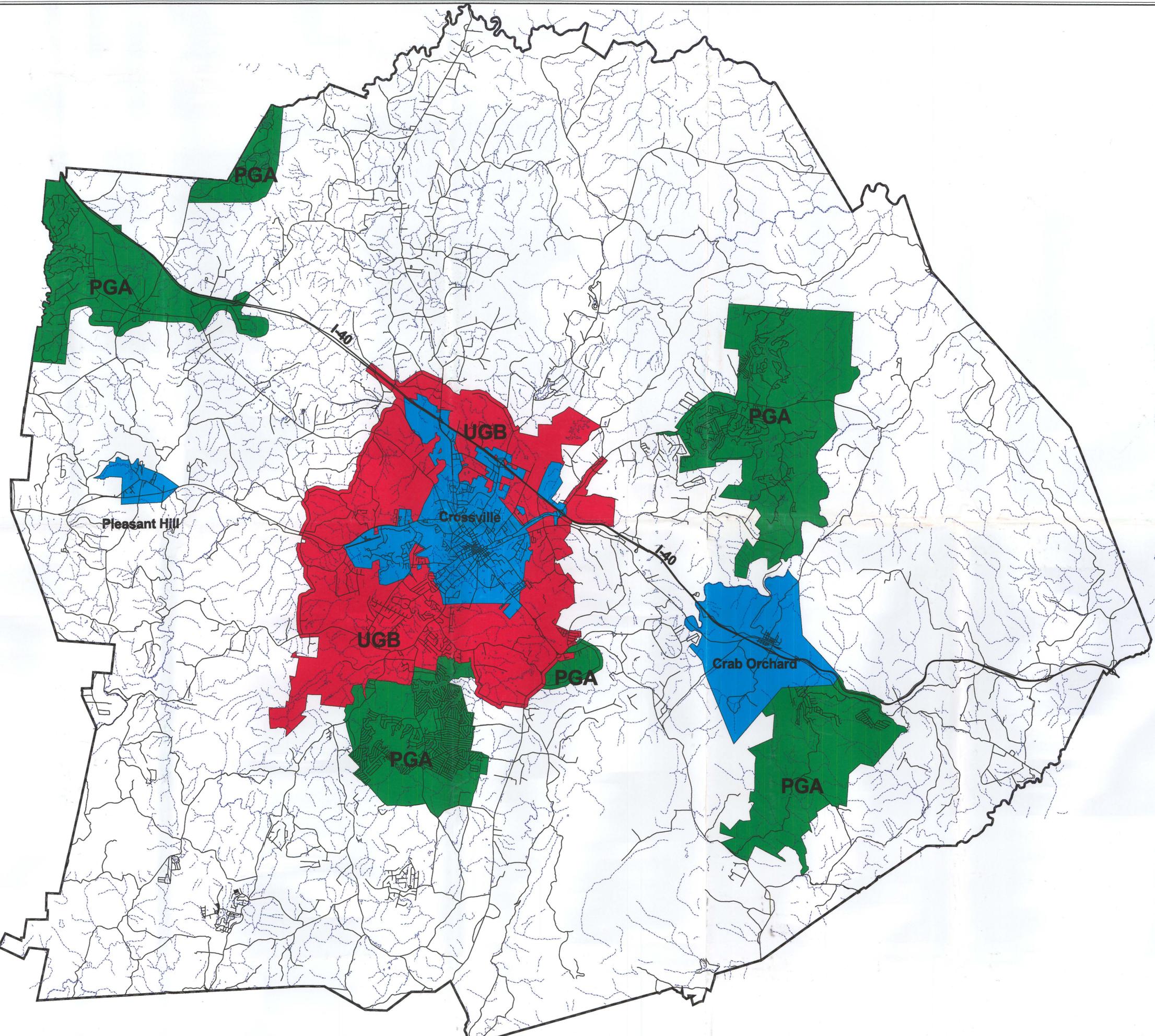
ALBERT FRYE RD

AREA IN DISPUTE  
AS APPROVED BY CITY,  
COUNTY, AND COORDINATING  
COMMITTEE

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



5280 0 5280 10560 15840 Feet



Approved by the Cumberland County  
Coordinating Committee:

This is to certify that this is the  
Public Chapter 1101 Growth Plan  
For Cumberland County, Tennessee

*K. Paul Doolittle*  
Coordinating Committee Chairman:

6.12.00  
Date:

Local Government Planning Advisory Committee

Date: June 28, 2000

To: Approve Cumberland County Growth Plan

*Tom Stiner*  
Tom Stiner, Chairman

**LEGEND**

- Creeks
- Cumberland County 1101 Areas
  - CITY UGA
  - CUMBCO PGA
  - CUMBCO RURAL AREA
  - EXISTING CITY
- Cumberland County Line

**Corrected  
Public Chapter 1101  
Growth Plan  
CUMBERLAND COUNTY  
TENNESSEE**



5280 0 5280 10560 15840 Feet

Local Government Planning Advisory Committee  
Date: October 25, 2000  
Correct  
To: Approve Cumberland County Growth Plan  
*Tom Siner*  
Tom Siner, Chairman  
*Don Waller*  
Don Waller, Dept. of Economic & Community Development

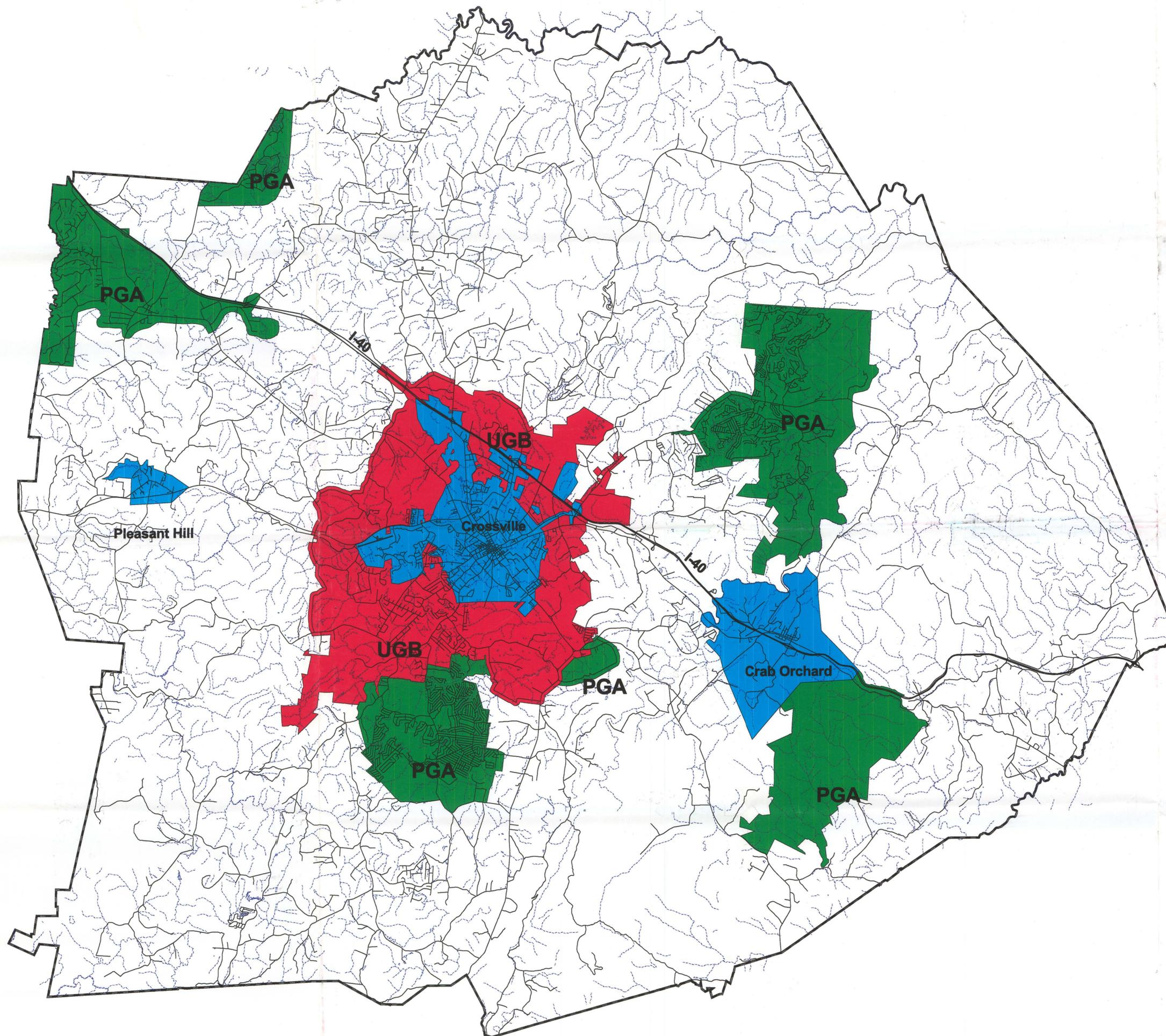
**Approved by the Cumberland County  
Coordinating Committee:**

**This is to certify that this is the  
Public Chapter 1101 Growth Plan  
For Cumberland County, Tennessee**

*K. Allgood*

Coordinating Committee Chairman:

10/3/00  
Date:



**LEGEND**

- Creeks
- Cumberland County 1101 Areas**
- CITY UGA
- CUMCO PGA
- CUMCO RURAL AREA
- EXISTING CITY
- Cumberland County Line

**Corrected  
Public Chapter 1101  
Growth Plan  
CUMBERLAND COUNTY  
TENNESSEE**



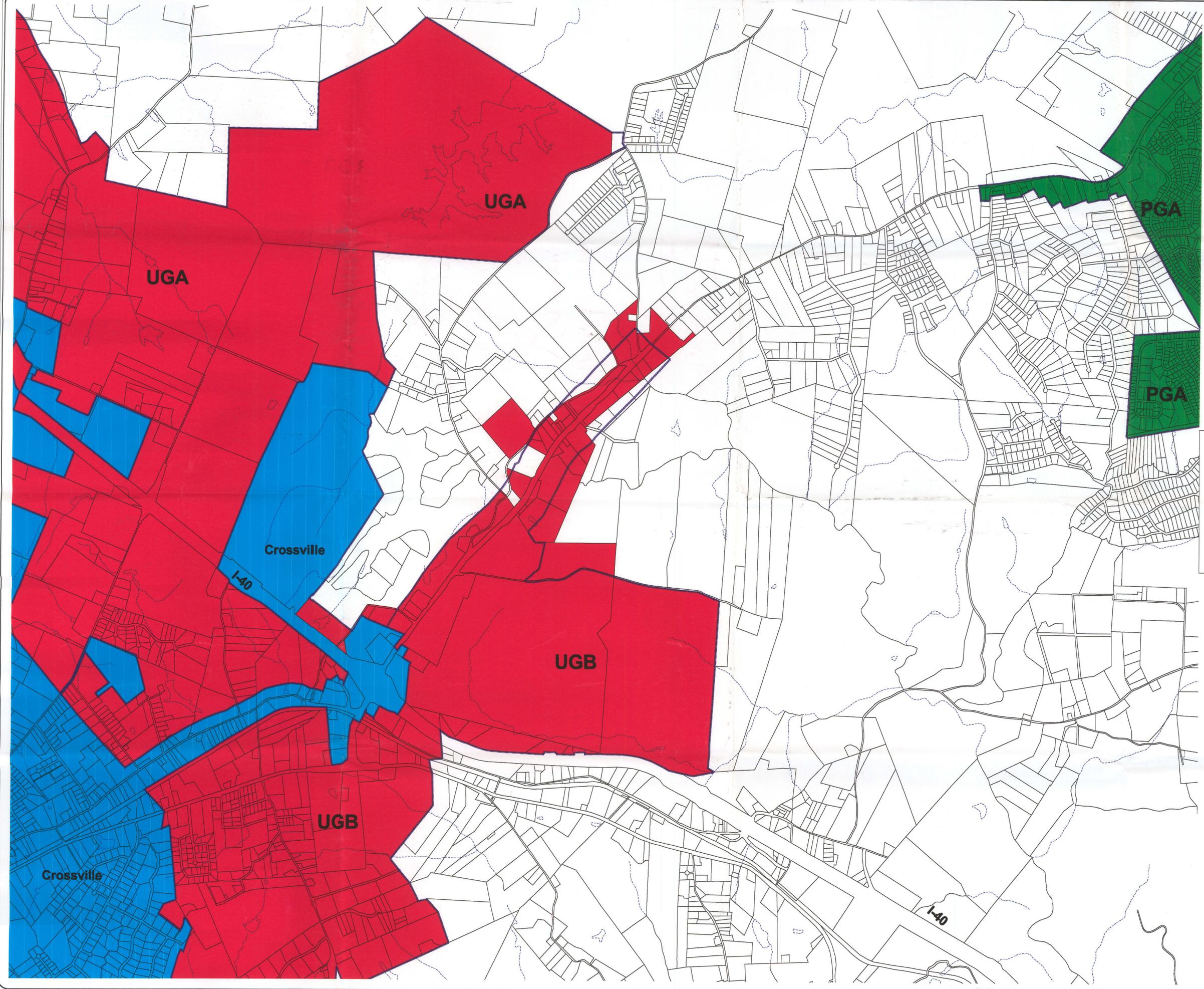
Local Government Planning Advisory Committee  
 Date: October 25, 2000  
 Correct  
 To: Approve Cumberland County Growth Plan  
*Tom Stiner*  
 Tom Stiner, Chairman  
*David Waller*  
 Dept. of Economic & Community Dev.

**Approved by the Cumberland County  
Coordinating Committee:**  
 This is to certify that this is the  
 Public Chapter 1101 Growth Plan  
 For Cumberland County, Tennessee

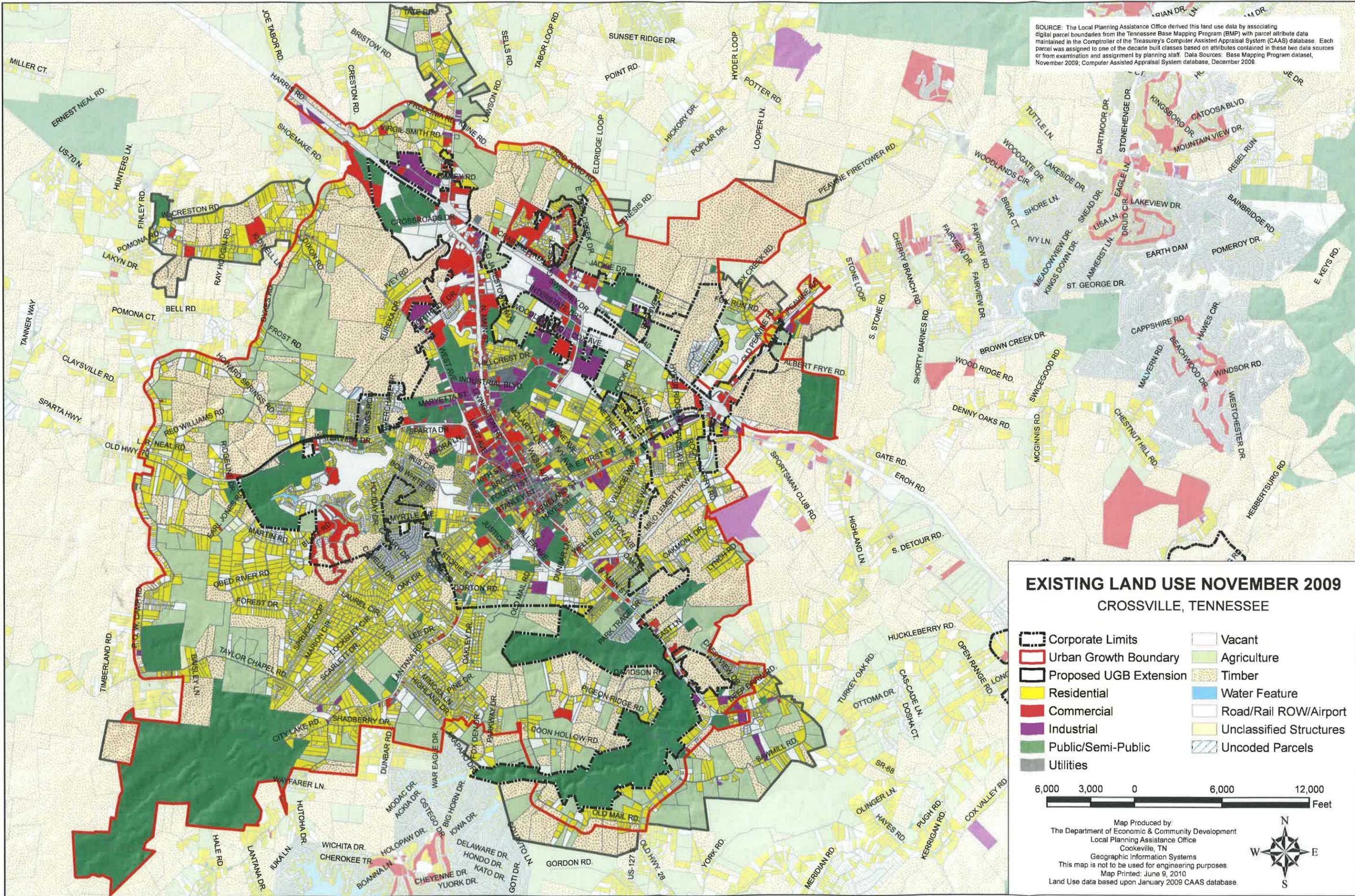
*K. All Child* 10/3/00  
 Coordinating Committee Chairman: Date:

**LEGEND**

- EXISTING 1101 BOUNDARY
- CORRECTED 1101 AREAS**
- CITY UGB
- CUMBERLAND COUNTY PGA
- RURAL AREA
- EXISTING CITY
- Creeks



SOURCE: The Local Planning Assistance Office derived this land use data by associating digital parcel boundaries from the Tennessee Base Mapping Program (BMP) with parcel attribute data maintained in the Comptroller of the Treasury's Computer Assisted Appraisal System (CAAS) database. Each parcel was assigned to one of the decade built classes based on attributes contained in these two data sources or from examination and assignment by planning staff. Data Sources: Base Mapping Program dataset, November 2008; Computer Assisted Appraisal System database, December 2008.



**EXISTING LAND USE NOVEMBER 2009**  
**CROSSVILLE, TENNESSEE**

- |                        |                         |
|------------------------|-------------------------|
| Corporate Limits       | Vacant                  |
| Urban Growth Boundary  | Agriculture             |
| Proposed UGB Extension | Timber                  |
| Residential            | Water Feature           |
| Commercial             | Road/Rail ROW/Airport   |
| Industrial             | Unclassified Structures |
| Public/Semi-Public     | Uncoded Parcels         |
| Utilities              |                         |



Map Produced by  
 The Department of Economic & Community Development  
 Local Planning Assistance Office  
 Cookeville, TN  
 Geographic Information Systems  
 This map is not to be used for engineering purposes.  
 Map Printed: June 9, 2010  
 Land Use data based upon January 2009 CAAS database.



**Illustration 1**

SOURCE: The slope grid was derived from a U.S. Geological Survey digital elevation model for Cumberland County. The flood data was obtained from the Digital Flood Insurance Rate map Dataset for Cumberland County provided by the U.S. Federal Emergency Management Agency.

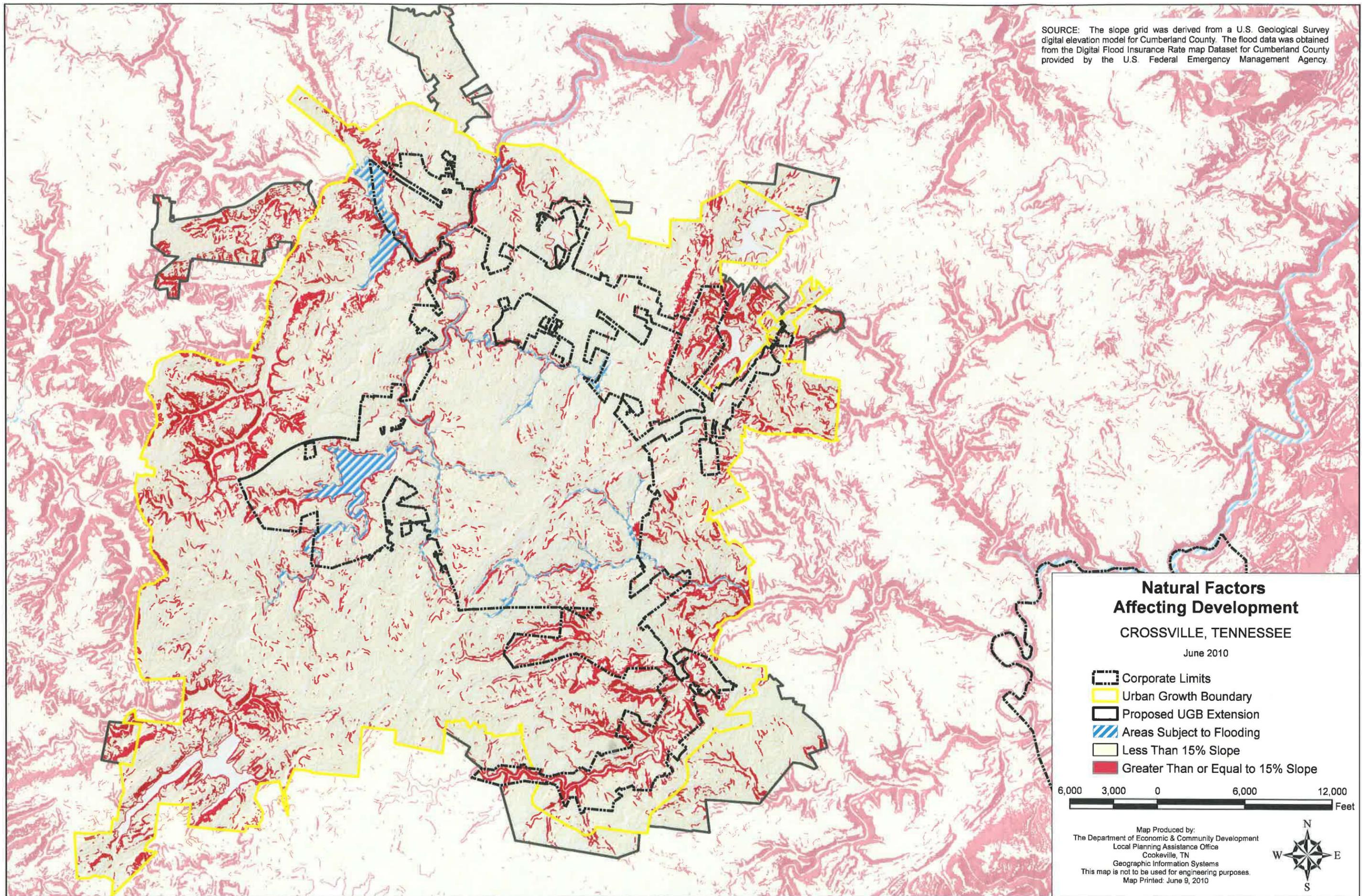
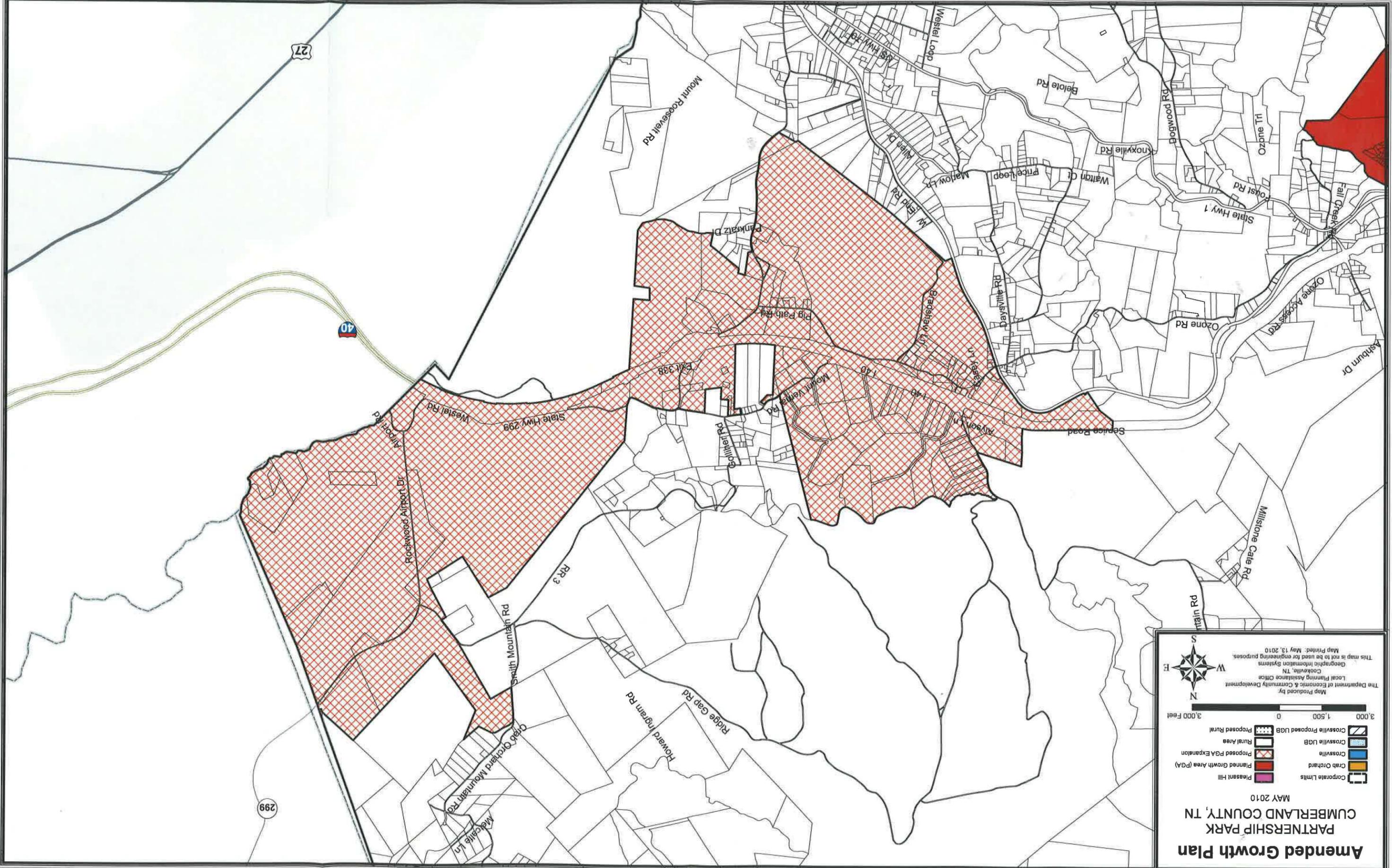


Illustration 2



**Amended Growth Plan**  
**PARTNERSHIP PARK**  
**CUMBERLAND COUNTY, TN**  
 MAY 2010

	Corporate Limits		Crab Orchard
	Crossville		Planned Growth Area (PGA)
	Crossville UGB		Crossville Proposed UGB
	Rural Area		Rural Proposed

Map Produced by:  
 The Department of Economic & Community Development  
 Local Planning Assistance Office  
 Cookeville, TN

Geographic Information Systems  
 This map is not to be used for engineering purposes.  
 Map Printed: May 13, 2010

Scale: 0, 1,500, 3,000 Feet

North Arrow

299

27

40



# Amended Growth Plan

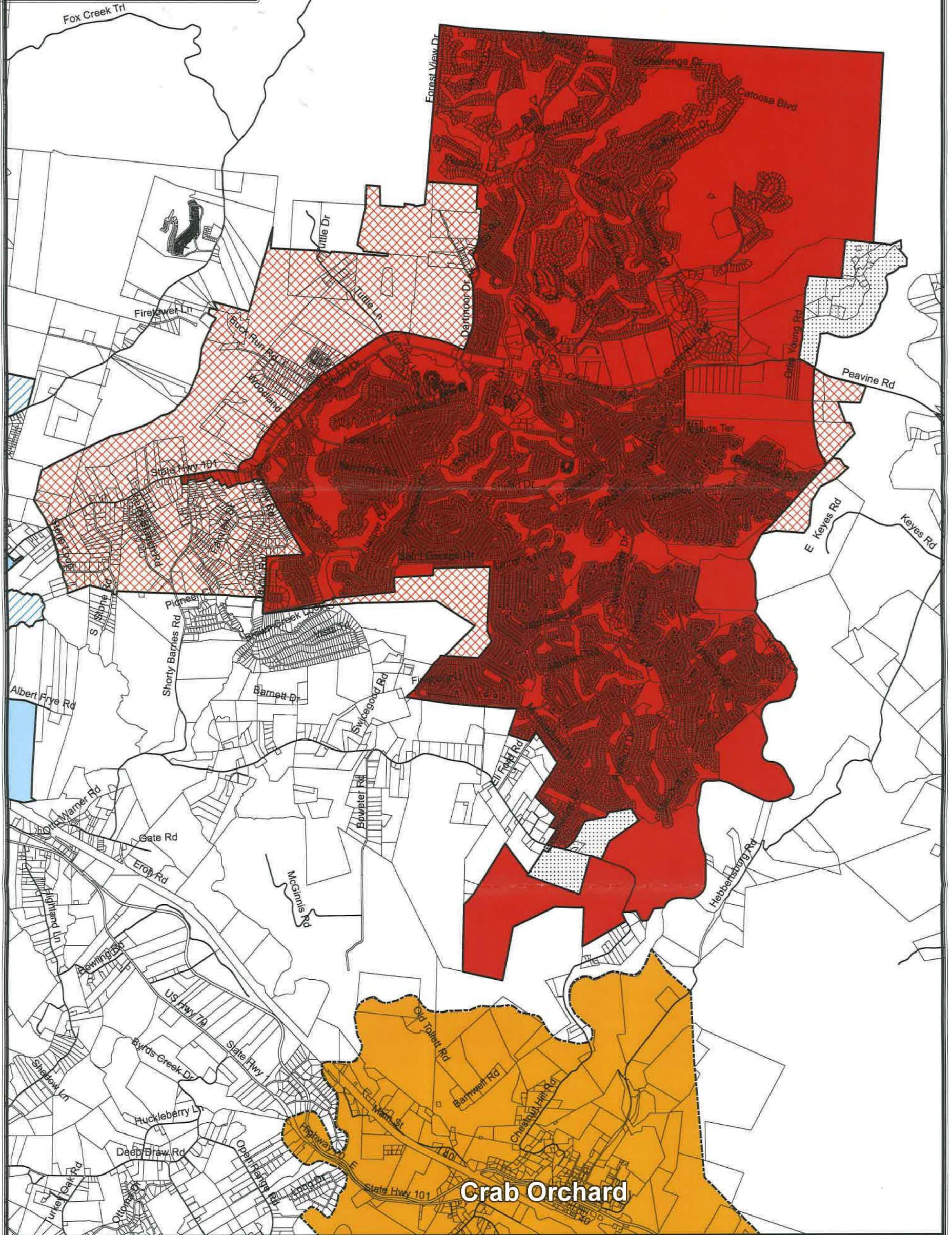
FAIRFIELD GLADE COMMUNITY  
CUMBERLAND COUNTY, TN

MAY 2010

- |   |   |
|---|---|
|  Corporate Limits        |  Pleasant Hill             |
|  Crab Orchard            |  Planned Growth Area (PGA) |
|  Crossville              |  Proposed PGA Expansion    |
|  Crossville UGB          |  Rural Area                |
|  Crossville Proposed UGB |  Proposed Rural            |

4,000 2,000 0 4,000 Feet

Map Produced by:  
The Department of Economic & Community Development  
Local Planning Assistance Office  
Cookeville, TN  
Geographic Information Systems  
This map is not to be used for engineering purposes.  
Map Printed: May 13, 2010



Crab Orchard

# Amended Growth Plan

## CUMBERLAND COUNTY, TN

MAY 2010

- |                         |                           |
|-------------------------|---------------------------|
| Corporate Limits        | Pleasant Hill             |
| Crab Orchard            | Planned Growth Area (PGA) |
| Crossville              | Proposed PGA Expansion    |
| Crossville UGB          | Rural Area                |
| Crossville Proposed UGB | Proposed Rural            |



Map Produced by:  
The Department of Economic & Community Development  
Local Planning Assistance Office  
Cookeville, TN  
Geographic Information Systems  
This map is not to be used for engineering purposes.  
Map Printed: May 13, 2010

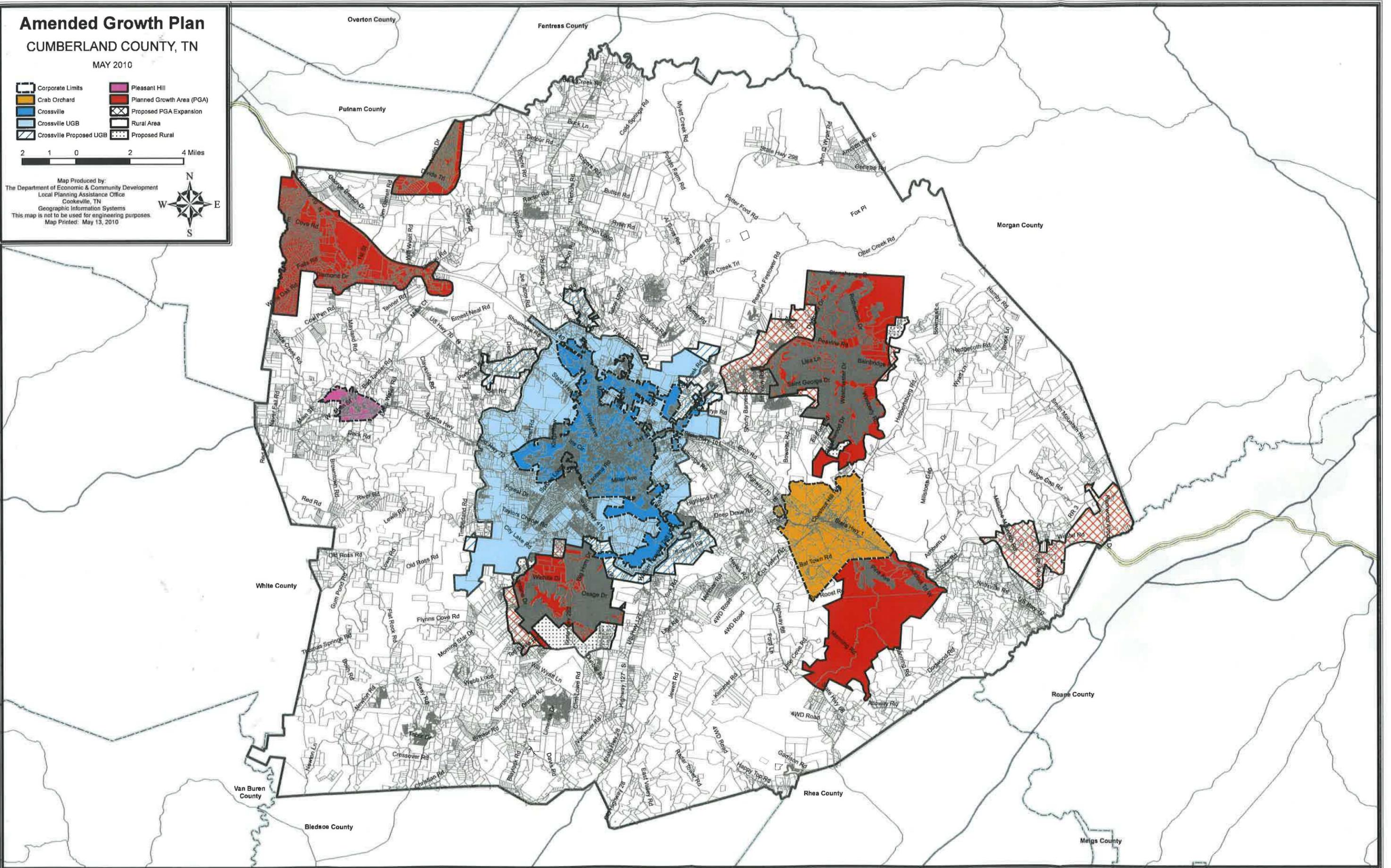


ILLUSTRATION 1



State of Tennessee  
Department of Economic and Community Development

Local Planning Assistance Office  
William Snodgrass/Tennessee Tower Building-10<sup>th</sup> Floor  
312 Rosa L. Parks Avenue  
Nashville, Tennessee 37243-0405  
615-741-2211

August 18, 2010

The Honorable Brock Hill  
Cumberland County Mayor  
Two North Main, Suite 203  
Crossville, TN 38555

Dear Mayor Hill:

The Local Government Planning Advisory Committee approved the amended Growth Plan for Cumberland County submitted by the Cumberland County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee's Resolution of Approval, effective August 18, 2010.

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

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

Sincerely,

Dan Hawk  
Director

DH/jw

Enclosures

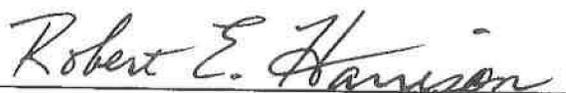
**SUBMITTAL OF COUNTY GROWTH PLAN  
AND  
CERTIFICATE OF RATIFICATION**

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

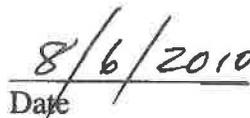
**WHEREAS**, the county and municipal legislative bodies have ratified the amendment to the Cumberland County Growth Plan as required by TCA 6-58-104; and

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

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



Chair  
County Coordinating Committee

  
Date

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

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



  
Date

LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

Resolution

Cumberland County Growth Plan Amendment

WHEREAS. the Cumberland County Coordinating Committee convened on February 16, 2010 to consider amendments to the Cumberland County Growth Plan including amendment to the Crossville Urban Growth Boundary; and

WHEREAS. the Cumberland County Mayor, Brock Hill, has submitted all required documentation specified by the Local Government Planning Advisory Committee to be compliant with Tennessee Code 6-58-107 describing and depicting the proposed amendments to the Cumberland County Growth Plan; and

WHEREAS, documents certifying compliance with Tennessee Code 6-58-104 for adoption and amendment of the county growth plan have been submitted by the Cumberland County Coordinating Committee indicating ratification of the amendments by the legislative bodies of Cumberland County and the City of Crossville; and

NOW, THEREFORE, BE IT RESOLVED by the Local Government Planning Advisory Committee that the Cumberland County Growth Plan Amendment request dated July 28, 2010 shall be approved and effective upon filing with the Cumberland County Register of Deeds by the Mayor of Cumberland Smith County

Adopted: 8/18/10

  
\_\_\_\_\_  
Dan C. Hawk  
Department of Economic and  
Community Development



State of Tennessee  
Department of Economic and Community Development

Local Planning Assistance Office  
William Snodgrass/Tennessee Tower Building-10<sup>th</sup> Floor  
312 Rosa L. Parks Avenue  
Nashville, Tennessee 37243-0405  
615-741-2211

August 18, 2010

The Honorable Brock Hill  
Cumberland County Mayor  
Two North Main, Suite 203  
Crossville, TN 38555

Dear Mayor Hill:

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

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

Sincerely,

Dan Hawk  
Director

DH/jw

Enclosures

LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

Resolution

Cumberland County Growth Plan Amendment

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WHEREAS. the Cumberland County Mayor, Brock Hill, has submitted all required documentation specified by the Local Government Planning Advisory Committee to be compliant with Tennessee Code 6-58-107 describing and depicting the proposed amendments to the Cumberland County Growth Plan; and

WHEREAS, documents certifying compliance with Tennessee Code 6-58-104 for adoption and amendment of the county growth plan have been submitted by the Cumberland County Coordinating Committee indicating ratification of the amendments by the legislative bodies of Cumberland County and the City of Crossville; and

NOW, THEREFORE, BE IT RESOLVED by the Local Government Planning Advisory Committee that the Cumberland County Growth Plan Amendment request dated July 28, 2010 shall be approved and effective upon filing with the Cumberland County Register of Deeds by the Mayor of Cumberland Smith County

Adopted: 8/18/10

  
\_\_\_\_\_  
Dan C. Hawk  
Department of Economic and  
Community Development

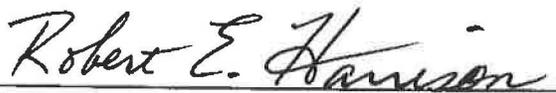
**SUBMITTAL OF COUNTY GROWTH PLAN  
AND  
CERTIFICATE OF RATIFICATION**

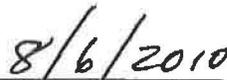
**WHEREAS**, the Cumberland County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Cumberland County an amendment to the County Growth Plan, dated June 28, 2000, which complies with TCA 6-58-106; and

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

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

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

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

  
\_\_\_\_\_  
Date

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

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

  
\_\_\_\_\_

  
\_\_\_\_\_  
Date

# CUMBERLAND COUNTY, TENNESSEE

TWO NORTH MAIN, SUITE 203  
CROSSVILLE, TENNESSEE 38555

BROCK HILL  
COUNTY MAYOR

TEL: (931) 484-6165  
FAX: (931) 484-5374

CMAYOR@CUMBERLANDCOUNTYTN.GOV

---

July 28, 2010

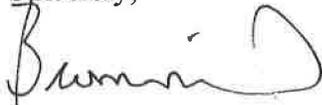
Mr. Dan Hawk  
State Director  
Local Planning Office  
12 Rosa L. Parks Ave., 10<sup>th</sup> Floor  
Nashville, TN 37243

Dear Mr. Hawk,

I would like to request that the Local Government Planning Advisory Committee take action on the amendments to the Cumberland County Planned Growth Areas, as approved by the Cumberland County Coordinating Committee on February 16, 2010.

Thank you for your attention to this matter.

Sincerely,



Brock Hill  
County Mayor

# CITY OF CROSSVILLE

99 MUNICIPAL AVE.

CROSSVILLE, TENNESSEE 38555~4477

TEL (931) 484~5701

FAX (931) 484~7713

OFFICE OF THE  
MAYOR

July 28, 2010

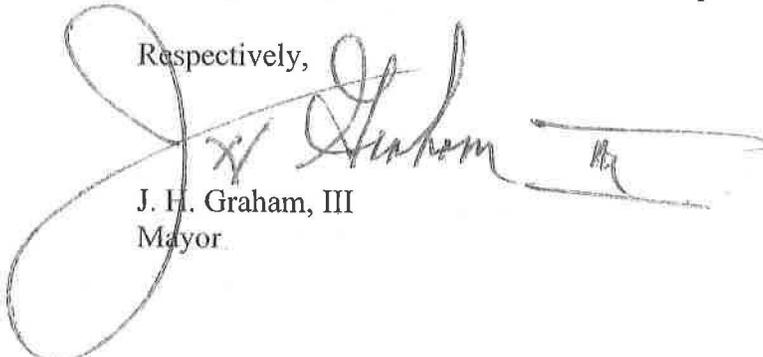
Dan Hawk  
State Director  
Local Planning Assistance Office  
12 Rosa L. Parks Ave., 10th Floor  
Nashville, TN 37243

Dear Mr. Hawk,

As I understand that the Local Government Planning Advisory Committee (LGPAC) was unable to meet quorum requirements at their July meeting, we are concerned about the matter being delayed until October. We would like to request that consideration be given for allowing LGPAC to take action via mail ballot on the amendments to the Cumberland County Growth Plan, including amendments to the City of Crossville Urban Growth Boundary, approved by the Cumberland County Coordinating Committee on February 16, 2010.

Thank you for your consideration of this request.

Respectively,



J. H. Graham, III  
Mayor

# CITY OF CROSSVILLE

99 MUNICIPAL AVE.

CROSSVILLE, TENNESSEE 38555-4477

TEL (931) 484-5701

FAX (931) 484-7713

OFFICE OF THE  
MAYOR

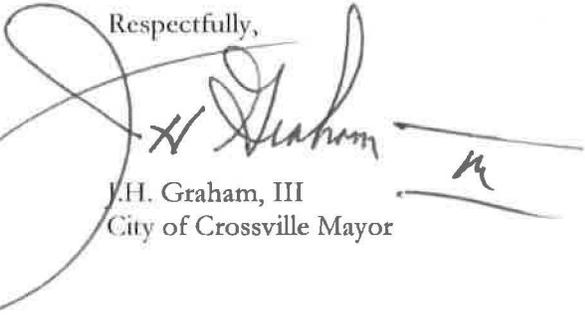
Mr. Dan Hawk  
State Director  
Local Planning Assistance Office  
12 Rosa L. Parks Ave., 10<sup>th</sup> Floor  
Nashville, TN 37243

Dear Mr. Hawk,

I would like to request that the Local Government Planning Advisory Committee take action on the amendments to the Cumberland County Growth Plan, with amendment to the Crossville Urban Growth Boundary. These amendments were approved by the Cumberland County Coordinating Committee on February 16, 2010.

Thank you for your attention to this matter.

Respectfully,

  
J.H. Graham, III  
City of Crossville Mayor

**ATTACHMENT THIRTEEN:**

**GROWTH PLAN CERTIFICATION**

Public Chapter 1101 has two requirements that affect eligibility of cities, counties and non-profit agencies for various state and federal grant programs. These are County Growth Plans and the formation of Joint Economic and Community Development Boards. However, these requirements are waived for counties having a metropolitan form of government.

Cities and non-profit agencies must contact the County Mayor of the county in which the project is located for this certification.

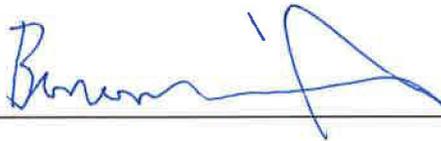
**GROWTH PLAN CERTIFICATION**

I certify that Cumberland County has an approved Growth Plan that meets the Requirements of Public Chapter 1101.

I further certify that Cumberland County has a Joint Economic and Community Development Board that meets the requirements of Public Chapter 1101.

**CERTIFIED BY:**

Signature: \_\_\_\_\_



Typed Name: Brock Hill

Title: County Mayor for Cumberland County, Tennessee.

Date: 2-25-2010

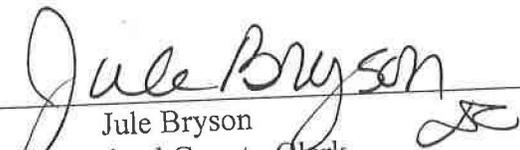
**Jule Bryson**  
Cumberland County Clerk

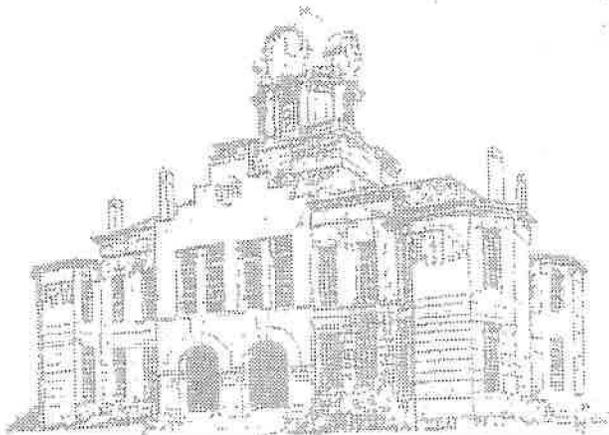
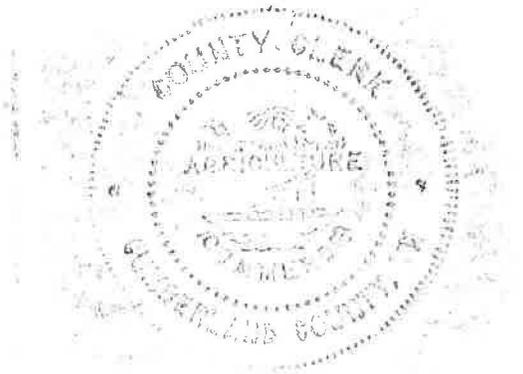
2 North Main Street, Suite 206 • Crossville, TN 38555 • (931) 484-6442 • Fax (931) 484-6440

STATE OF TENNESSEE, CUMBERLAND COUNTY

I, Jule Bryson, County Clerk of Cumberland County, Tennessee, do hereby certify that resolution 1209-9, ratifying the PC 1101 Growth Plan for Cumberland County, Tennessee, as presented by the Cumberland County Coordinating Committee, which appears in Quarterly Minutes Book Number 47, is a full, true, and perfect copy of same as appears on record now on file in my office.

Witness my hand and official seal at office in Crossville, Tennessee, this 17th day of February 2010.

  
Jule Bryson  
Cumberland County Clerk



RESOLUTION NO. 1209-9

**A RESOLUTION RATIFYING THE PC 1101 GROWTH PLAN FOR  
CUMBERLAND COUNTY TENNESSEE AS PRESENTED BY THE  
CUMBERLAND COUNTY COORDINATING COMMITTEE**

**WHEREAS**, the Cumberland County Public Chapter 1101 Coordinating Committee has developed growth plans for Cumberland County, the City of Crossville, the City of Crab Orchard, and the Town of Pleasant Hill; and

**WHEREAS**, the plans have been combined into a county-wide plan as shown on the map titled Public Chapter 1101 Growth Plan Cumberland County, Tennessee and signed by the Cumberland County Coordinating Committee Chairman, the boundaries of which have been agreed upon by Cumberland County, the City of Crossville, the City of Crab Orchard, and the Town of Pleasant Hill; and

**WHEREAS**, the individual plans and the combined plan have been reviewed by the public in hearings held on November 23rd, 2009 at 4:00 PM and December 10th, 2009 at 4:00 PM.

**NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY COMMISSION THAT** the Combined Growth Plan for Cumberland County has been reviewed and accepted and is hereby ratified.

Adopted this the 21<sup>st</sup> day of December, 2009.

SPONSOR:

  
\_\_\_\_\_  
County Commissioner

APPROVED:

+

~

A RESOLUTION TO SUPPORT THE ADJUSTMENT OF THE CROSSVILLE PLANNING REGION FOR THE CITY OF CROSSVILLE, TENNESSEE

WHEREAS Crossville and the surrounding area in Cumberland County, Tennessee is socially and economically interrelated and constitutes a larger community for which unified planning is desirable; and,

WHEREAS, the Local Government Planning Advisory Committee has the authority to establish planning regions consisting of a municipality and the surrounding area and to create a regional planning commission for this area, pursuant to Tennessee Code Annotated Sections 13-3-101 through 13-3-105; and,

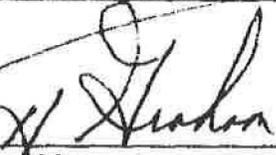
WHEREAS, the Crossville Regional Planning Commission has recommended that the Crossville Planning Region be adjusted;

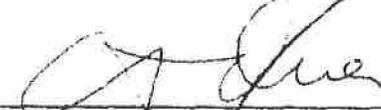
WHEREAS, the Cumberland County Coordinating Committee has recommended that the Crossville Urban Growth Boundary be established pursuant to Tennessee Code Annotated Section 6-58-104; and,

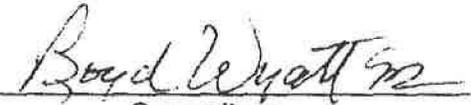
WHEREAS, the existing Crossville Regional Planning Commission desires to be designated as the Regional Planning Commission for the area shown on the attached map, which is contiguous with the aforementioned Urban Growth Boundary Crossville Regional Planning Region pursuant to Tennessee Code Annotated Section 13-3-102; and,

NOW, THEREFORE, BE IT RESOLVED, that the Crossville's amended Planning Region be granted by the Local Government Planning Advisory Committee and Tennessee Code Annotated with the accompanying authority granted to such a Regional Planning Commission.

ADOPTED, this 7<sup>th</sup> day of MARCH, 2010.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Councilman

  
\_\_\_\_\_  
Councilman

  
\_\_\_\_\_  
Councilman

  
\_\_\_\_\_  
Councilman

ATTEST:

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

County Planned Growth Committee on May 4, 2009, for the purpose of considering certain requested changes to the original County Growth Plan; and

**WHEREAS**, the committee met at various times to consider the requested changes to the Urban Growth Districts and the Planned Growth Areas, and held the required public hearings with regard to the requested changes, and

**WHEREAS**, the committee has prepared and approved a total of nine maps depicting the various changes and submitted those maps to the Town of Pleasant Hill, among others, for approval pursuant to T.C.A. Section 6-58-104(a)(4),

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Pleasant Hill, Tennessee, that the proposed changes represented by the following maps as approved and recommended by the Cumberland County Planned Growth Committee as of February 23, 2010, and attached hereto as Exhibits numbered:

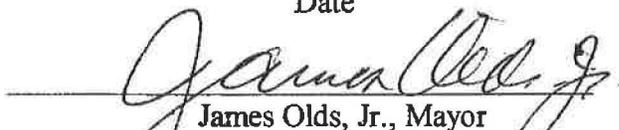
1. Cumberland County Planned growth Overview
2. City of Crossville UGB at Baker's Road
3. City of Crossville UGB at the Homesteads
4. City of Crossville UGB at North Cumberland
5. City of Crossville UGB at Peavine Road
6. City of Crossville UGB at South Cumberland
7. Partnership Park PGA Overview
8. Fairfield Glade PGA Overview
9. Lake Tansi PGA Overview

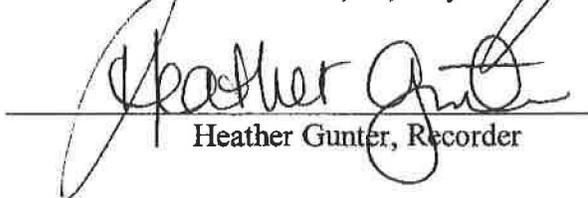
be and hereby are approved pursuant to State Law.

Copy of this Resolution shall be delivered to the Cumberland County Planned Growth Committee.

This resolution shall take effect immediately upon its passage, the public welfare requiring it.

Approved March 9, 2010  
Date

  
James Olds, Jr., Mayor

  
Heather Gunter, Recorder

**CUMBERLAND COUNTY TENNESSEE AS PRESENTED BY THE  
CUMBERLAND COUNTY COORDINATING COMMITTEE**

**WHEREAS**, the Cumberland County Public Chapter 1101 Coordinating Committee has developed growth plans for Cumberland County, the City of Crossville, the City of Crab Orchard, and the Town of Pleasant Hill; and

**WHEREAS**, the plans have been combined into a county-wide plan as shown on the map titled Public Chapter 1101 Growth Plan Cumberland County, Tennessee and signed by the Cumberland County Coordinating Committee Chairman, the boundaries of which have been agreed upon by Cumberland County, the City of Crossville, the City of Crab Orchard, and the Town of Pleasant Hill; and

**WHEREAS**, the individual plans and the combined plan have been reviewed by the public in hearings held on November 23rd, 2009 at 4:00 PM and December 10th, 2009 at 4:00 PM.

**NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY COMMISSION THAT** the Combined Growth Plan for Cumberland County has been reviewed and accepted and is hereby ratified.

Adopted this the 16th day of February 2010.

SPONSOR:

  
\_\_\_\_\_  
County Commissioner

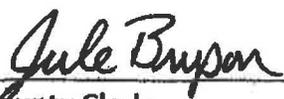
APPROVED:

  
\_\_\_\_\_  
County Mayor

APPROVED:

  
\_\_\_\_\_  
Commission Chairman

ATTEST:

  
\_\_\_\_\_  
County Clerk

On motion of Commissioner Lynn Tollett, second by Commissioner Nancy Hyder, moved to adopt resolution 1209-9.

The motion to ratify the PC1101 Growth Plan for Cumberland County, Tennessee, carried by a voice vote from the Commission present with Commissioners Collier and

## **RESOLUTION 04-06-10**

**WHEREAS**, the Growth, Policy, Annexation and Incorporation Committee for Cumberland County, originally in 2000, was duly reconstituted and reconvened as the Cumberland County Planned Growth Committee on May 4, 2009, for the purpose of considering certain requested changes to the original County Growth Plan; and

**WHEREAS**, the committee met at various times to consider the requested changes to the Urban Growth Districts and the Planned Growth Areas, and held the required public hearings with regard to the requested changes; and

**WHEREAS**, the committee has prepared and approved a total of nine maps depicting the various changes and submitted those maps to the City of Crab Orchard, among others, for approval pursuant to T.C.A. Section 6-5B-104(a)(4),

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Crab Orchard, Tennessee, that the proposed changes represented by the following maps as approved and recommended by the Cumberland County Planned Growth Committee as of February 23, 2010, and attached hereto as Exhibits numbered:

1. Cumberland County Planned Growth Overview
2. City of Crossville UGB at Baker's Road
3. City of Crossville UGB at the Homesteads
4. City of Crossville UGB at North Cumberland
5. City of Crossville UGB at Peavine Road
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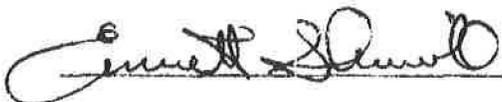
Be and hereby are approved pursuant to State Law.

Copy of this Resolution shall be delivered to the Cumberland County Planned Growth Committee.

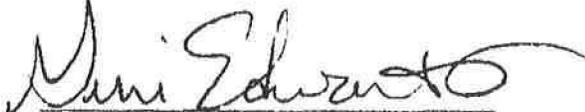
This resolution shall take effect immediately upon its passage, the public welfare requiring it.

Approved 4-6-10

Date:



Mayor



City Recorder

# RESOLUTION 2010-01

**WHEREAS**, the Growth, Policy, Annexation and Incorporation Committee for Cumberland County, originally convened in 2000, was duly reconstituted and reconvened as the Cumberland County Planned Growth Committee on May 4, 2009, for the purpose of considering certain requested changes to the original County Growth Plan; and

**WHEREAS**, the committee met at various times to consider the requested changes to the Urban Growth Districts and the Planned Growth Areas, and held the required public hearings with regard to the requested changes, and

**WHEREAS**, the committee has prepared and approved a total of nine maps depicting the various changes and submitted those maps to the Town of Pleasant Hill, among others, for approval pursuant to T.C.A. Section 6-58-104(a)(4),

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Pleasant Hill, Tennessee, that the proposed changes represented by the following maps as approved and recommended by the Cumberland County Planned Growth Committee as of February 23, 2010, and attached hereto as Exhibits numbered:

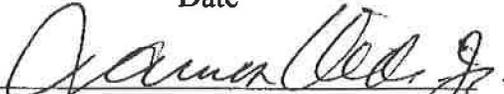
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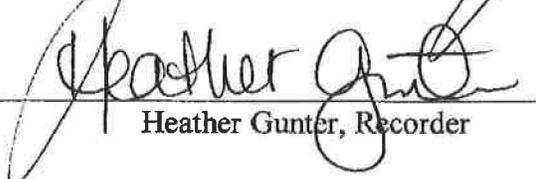
be and hereby are approved pursuant to State Law.

Copy of this Resolution shall be delivered to the Cumberland County Planned Growth Committee.

This resolution shall take effect immediately upon its passage, the public welfare requiring it.

Approved March 9, 2010  
Date

  
James Olds, Jr., Mayor

  
Heather Gunter, Recorder

# CITY OF CROSSVILLE

99 MUNICIPAL AVE.

CROSSVILLE, TENNESSEE 38555-4477

TEL (931) 484-5701

FAX (931) 484-7713

OFFICE OF THE  
MAYOR

July 28, 2010

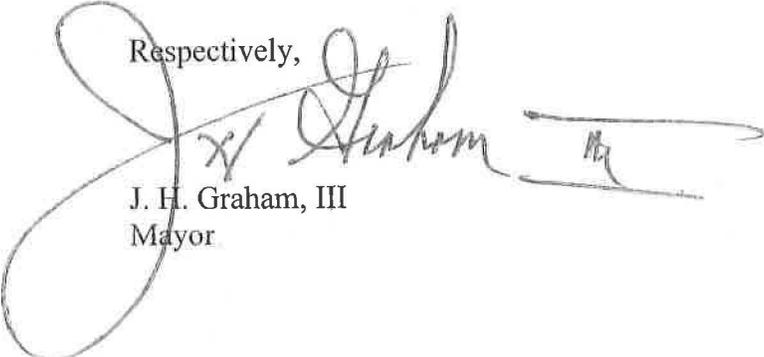
Dan Hawk  
State Director  
Local Planning Assistance Office  
12 Rosa L. Parks Ave., 10th Floor  
Nashville, TN 37243

Dear Mr. Hawk,

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Thank you for your consideration of this request.

Respectively,

  
J. H. Graham, III  
Mayor

**MAIL BALLOT**

I vote as follows on the County Growth Plan listed below:

For: \_\_\_\_\_

Against: \_\_\_\_\_

To approve, as authorized by Tennessee Code 6-58-104, amendments to:

**The Cumberland County Growth Plan dated February 16, 2010 as requested by Cumberland County Mayor, Brock Hill, on July 28, 2010.**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

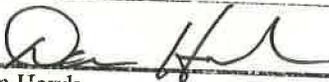
REPORT OF AMENDMENTS  
TO THE  
CROSSVILLE, TENNESSEE  
GROWTH PLAN

AS ESTABLISHED BY  
PUBLIC CHAPTER 1101  
OF THE  
TENNESSEE LEGISLATURE

Local Government Planning Advisory Committee

TO: Amend the Cumberland County Growth Plan

DATE: 8/18/10



Dan Hawk

Department of Economic & Community Development

REPORT OF AMENDMENTS  
TO THE  
CROSSVILLE, TENNESSEE  
GROWTH PLAN

AS ESTABLISHED BY  
PUBLIC CHAPTER 1101  
OF THE  
TENNESSEE LEGISLATURE

PREPARED FOR  
CITY OF CROSSVILLE, TENNESSEE

CROSSVILLE CITY COMMISSION  
HONORABLE J. H. GRAHAM, MAYOR  
CROSSVILLE REGIONAL PLANNING COMMISSION  
DAVE BURGESS, CHAIRMAN

PREPARED BY  
THE STATE OF TENNESSEE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
UPPER CUMBERLAND REGION  
COOKEVILLE, TENNESSEE

APRIL, 2010

10,433 persons. No new demographical information was available to calculate residential density as no new dwelling unit information was available with the special census taken. Information regarding natural development constraint features was gathered through existing studies field reviews. 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.

## EXISTING MUNICIPAL LAND USE ANALYSIS

### Land Use Inventory

**Land Use Categories** – The total incorporated acreage of Crossville is 13,160.47 acres. Table 1 shows the breakdown of land use types, including areas with natural constraints for development to be explained later in this section. Illustration 1 is a graphic representation of the same information.

**TABLE 1**  
**Existing Land Use**  
**Crossville, Tennessee**  
**Incorporated Area**

Classification	Parcels	Acres	Percent of Land Area
Residential	3,109	2,521.20	19.2%
Commercial	574	1,099.7	19.9%
Industrial	183	727.2	5.5%
Public/Semi-Public	394	3,295.1	13.5%
Utilities	13	37.7	0.3%
Vacant	1,646	2,554.60	19.4%
Agriculture	20	424.2	3.2%
Timber Forest	36	1,665.59	8.9%
Water	1	11.3	0.1%
Transportation	139	1,313.90	10.0%
Unclassified	14	10.1	0.1%
<b>Total</b>	<b>6,129</b>	<b>13,160.47</b>	<b>100.00%</b>

Source: Base Mapping Program dataset, November 2009, Computer Assisted Appraisal System database, December 2009

**Physical Constraints** – Development within the corporate limits of Crossville is affected by a variety of development constraints. Federally designated floodplains influence development decisions, densities, and required infrastructure. Slope and poor soils can also be a factor. One or more of these conditions affects a total of approximately 2,090 acres within the corporate limits of Crossville. Development of such properties will require remedial measures or additional infrastructure, such as public sewers being required where soils are poor for septic tanks. As the presence of public sewer would remove most development constraints tied

specifically to soil conditions, these areas also are minimal because most of Crossville has access to sewer. Floodplain areas are those depicted on Flood Insurance Rate Maps and have a zoning overlay regarding floodplain development. The “slope” designation is for areas exceeding 15% slope. While development is not precluded, it will necessarily be less dense in these areas than in areas with no such constraints, if it occurs at all. As such, lands with development constraints will not be considered for development at the same level as the remaining areas of the City. Future calculations of moderate or high-density land needs will not include these areas. Illustration 2 shows the locations and types of constraints within Crossville.

### **Vacant Land Development Potential within the Corporate Boundary**

Approximately 19 percent of the City of Crossville is vacant, consisting of over 1,646 acres. Approximately 99 percent of the City of Crossville has access to all public services and are therefore improved vacant lands. These lands are scattered throughout the City with no particular concentration of large vacant tracts.

## **EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS**

### **Existing Municipal Public Service Analysis**

#### **Utilities:**

*Water:* The City of Crossville is the main source of drinking water in Cumberland County. The City currently has 11,796 direct customers. Of those 6,905 customers reside outside the current City limits. In addition to its direct customer base it also sells water to two water utility districts at an average of 18,254,583 gallons per month to the South Cumberland Utility District and 2,941,300 gallons to the Grandview Utility District. There is a small percentage of the City that is serviced water by the Crab Orchard Utility District. The reason for this is based on the fact of the City annexing into a defined Utility District that was not the City of Crossville’s.

*Sewer:* Currently 99% of the City of Crossville has access to the public sewer system. Current flow capacity of the waste water treatment plant is approximately 7.5 million gallons per day. It currently averages approximately 3million gallons of flow per day. There is an expansion project under way currently with an estimated completion date of April 2011 that will increase the maximum daily flow capacity to approximately 15 million gallons.

#### **Protective Services:**

*Police Department:* The Crossville Police Department currently has 43 full time employees including 28 patrolmen and other ranked officers. This gives Crossville an average patrolman presence of 4 – 6 cars on the road at all times.

*Fire Department:* The City of Crossville currently has an ISO rating of a 4 and is served by 26 fulltime firefighters and 10 volunteers. In addition to fighting fires the City’s Fire Department responds to EMS (First Responder/ Non-Transport) / Search and Rescue (Water, Trench, Steep

## PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

### Projected 20-Year Population Growth and Residential Land Needs

The University of Tennessee’s Center for Business and Economic Research has published population projections for Crossville through the year 2030. The projections, along with the percentage change for each intervening step, are presented in Table 2. The City of Crossville did conduct a special census in 2003-2004 showing 9,603 persons and another in 2005-2006 showing 10,433 persons. The projections show a 79.1% increase from the 2000 U.S. Census population by the year 2030.

**TABLE 2  
POPULATION PROJECTIONS THROUGH 2030**

2000	Percent Change	2008	Percent Change	2015	Percent Change	2020	Percent Change	2025	Percent Change	2030	Total Change
8,981	16.2%	10,433	23.4%	12,875	9.1%	14,049	6.5%	14,967	6.4%	15,925	77.3%

Source: U.S. Census, 2000, Center for Business and Economic Research, the University of Tennessee Population Projections, 2010-2030

The 2030 projected population of 15,925 persons is a 6,944 person increase over the 2000 U.S. Census population of 8,981 persons. Using the average household size of 2.1 persons per household as calculated in this report, a total of 3,307 new housing units may be required. Using the average residential density of 1.69 units per acre, 3,307 new housing units should require approximately 5,589 acres of land. Given the total amount of vacant land available in Crossville, additional land is required for potential residential activities that exceed the existing vacant land that is already within the corporate boundaries.

### 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. It is assumed 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. This assumption will lend guidance to the amount of land needed to serve the local population, albeit with specific locations undetermined. To determine local population needs for commercial property, a constant must be obtained. In 2008, Crossville had approximately 1,099.7 acres in use for commercial enterprises. A special census for the City of Crossville showed 10,433, which produces a constant of 0.11 acre per capita. Based on this information, and using the UT population figure for 2030, Crossville will require approximately 764 additional acres of commercial property to accommodate an increased population. Given the total amount of vacant land available in Crossville, additional land is required for potential commercial activity beyond what is already within the corporate boundaries.

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

Crossville is fortunate to be located in an area of special scenic beauty. Cumberland Mountain State Park serves the residents, along with numerous golf courses located within and near the city.

### **Projected Land Needs Outside Corporate Boundary**

It is apparent from the previous analysis that there exists within the current corporate limits and the current defined Urban Growth Boundary sufficient land to accommodate projected residential and business growth, according to the population projections from the University of Tennessee. However, the City of Crossville is poised to become a service hub and will need expansion. There is also sufficient land to accommodate expansion of the municipality's existing industries. Therefore, any additional land needs would be precipitated by growth unanticipated by the population projections. Projections cannot be taken as literal, as many factors influence growth that cannot be taken into account through pure mathematical analysis. Therefore, while vacant land within the corporate limits and Urban Growth Boundary can support the projected natural population increase, other factors, such as migration for existing job opportunities, or the announcement of a large industry locating within the community, can substantially change land use needs. The requested Urban Growth Boundary is very large and contains mostly residential and vacant land uses, and Crossville is poised for future growth.

### **Projected Public Service Capability outside Corporate Boundaries**

Currently projects are underway to extend a sewer line north along Highway 127. Highway 127 is a State Highway that will be widened, and the City of Crossville anticipates growth in this area. The sewer line will serve North Cumberland Elementary School, and will provide the opportunity for more dense development. Also, a water line extension project west along Highway 70 is underway. This project will provide a larger water capacity to developments in the western edge of Cumberland County and also to areas in Putnam County. Plans are to reverse the existing six-inch water line into a sewer line to extend sewer service into this area. The City of Crossville is poised to continue public service capacity outside the corporate boundaries into areas proposed to be included in the Urban Growth Boundary expansion.

## **DESCRIPTION OF URBAN GROWTH BOUNDARY**

Crossville is considered the economic hub of Cumberland County and based on the land use analysis presented in the first section of this report; Crossville will need additional lands to meet future population growth as reported by the University of Tennessee. This includes lands to provide the commercial and service uses associated with residential growth. However, the 1101 legislation does not tie the need for an urban growth boundary to strict land use calculations, but rather the UGB is also to be composed of areas where a municipality is better able than others to provide municipal services, especially where high density residential, commercial, and industrial

growth is expected. Therefore, Crossville has chosen to view this planning process as one that outlines the farthest extent of their projected public service facilities rather than simply outlining areas for annexation. Land use statistics for the current Urban Growth Boundary can be seen in Table 3. This information is also shown on Illustration 1.

**TABLE 3**

**Existing Land Use  
Crossville, Tennessee  
Current Urban Growth Boundary**

Classification	Parcels	Acres	Percent of Land Area
Residential	3,116	5,480.2	21.8%
Commercial	63	442	1.8%
Industrial	43	142.4	0.6%
Public/Semi-Public	81	3,074	12.2%
Utilities	10	16.5	0.1%
Vacant	1,627	2,305.7	9.2%
Agriculture	128	5,096	20.3%
Timber Forest	168	7,516.1	29.9%
Water	0	0	0.0%
Transportation	75	1,052.4	4.2%
Unclassified	39	39.8	0.2%
<b>Total</b>	<b>5,350</b>	<b>25,165.10</b>	<b>100.00%</b>

Illustration 3 is a map of the proposed Urban Growth Boundary and is attached to this report, along with a breakdown of existing land uses included in Table 4. The entire UGB proposal totals approximately 3,429 acres. Of those acres, approximately 467 acres are vacant along with 2,717 classified as timber, forest and agriculture.

Crossville proposes an Urban Growth Boundary as a response to projected population increases and a dwindling land supply. As stated earlier, Crossville is a hub for urban services due to recreational, commercial and industrial opportunities that the City provides. Crossville’s desire for land use planning and management will work to balance the interests of long-time residents who may desire to keep the rural atmosphere of their area, while at the same time, Crossville will encourage mixed-use, high-density growth in appropriate locations to handle any influx of recreational and commercial development. While the Urban Growth Boundary does not prescribe Crossville’s future corporate limits, it certainly provides Crossville with the ability to incorporate areas and ensure that development does not out-pace the ability to properly provide services.

**TABLE 4**  
**Existing Land Use**  
**Crossville, Tennessee**  
**Proposed Urban Growth Boundary Extension**

Classification	Parcels	Acres	Percent of Land Area
Residential	334	1,050.00	22.5%
Commercial	10	78.9	1.7%
Industrial	11	45.6	1.0%
Public/Semi-Public	12	65.7	1.4%
Utilities	0	0	0.0%
Vacant	117	466.5	10.0%
Agriculture	38	1,076.10	23.1%
Timber Forest	33	1,640.74	47.9%
Water	2	0	0.0%
Transportation	6	70.6	2.1%
Unclassified	2	1.3	0.0%
<b>Total</b>	<b>290</b>	<b>3,428.55</b>	<b>100.00%</b>

Source: Base Mapping Program dataset, November 2009, Computer Assisted Appraisal System database, December 2009



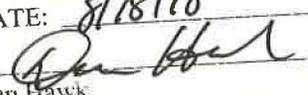
**REPORT OF AMENDMENTS  
TO THE  
CUMBERLAND COUNTY, TENNESSEE  
GROWTH PLAN**

**AS ESTABLISHED BY  
PUBLIC CHAPTER 1101  
OF THE  
TENNESSEE STATE LEGISLATURE**

Local Government Planning Advisory Committee

TO: Amend the Cumberland County Growth Plan

DATE: 8/18/10

  
Dan Hawk

Department of Economic & Community Development

**MAY 2010**

**REPORT OF AMENDMENTS  
TO THE CUMBERLAND COUNTY, TENNESSEE  
GROWTH PLAN**

**BACKGROUND OF REPORT**

Public Chapter 1101 was adopted in 1998 by the Tennessee State Legislature. This legislation mandates that each county and its municipality or municipalities cooperatively develop a County-Wide 20 Year Growth Plan, with the county identifying planned growth areas, and the municipalities identifying its urban growth boundaries. Public chapter 1101 stipulates that county planned growth areas have the following characteristics:

Planned Growth Area:

- Reasonably compact yet sufficiently large to accommodate residential and non-residential growth projected to occur during the next twenty years;
- An area projected as the likely site of moderate or high density residential commercial, industrial, and/or residential growth over the next twenty years based on suitable natural factors;
- Not within the existing corporate limits of any municipality;
- Not within the urban growth boundary of any municipality;
- Reflects the county's responsibility to manage natural resources and control urban growth, taking into account the impact to agricultural lands, forests, recreational areas, and wildlife management areas;
- Utilizes population projections prepared by the Center of Business and Economic Research, College of Business Administration, University of Tennessee.

After several months of study, the Cumberland County Planned Growth Committee submitted to the Local Government Planning Advisory Committee (LGPAC) in May 2000, a growth plan showing county planned growth areas and the urban growth boundaries of the county's municipalities. The growth plan was approved by LGPAC on June 28<sup>th</sup>. After approval, an error was found in the urban growth boundary of Crossville which required the submission of a corrected map to LGPAC in September. This correction was approved by the committee on October 25<sup>th</sup> of 2000.

**PURPOSE OF REPORT**

Since the approval of the Cumberland County Growth Plan in early 2000, officials of Cumberland County have recognized in the last few years the need for amendments to the county's planned growth areas. On May 4, 2009, the Cumberland County Planned Growth Committee was duly reconstituted and convened for the purpose of considering these needed amendments, as well as needed changes recognized by city officials in the urban growth boundary of Crossville. Local officials for the municipalities of Crab

Orchard and Pleasant Hill had determined that changes were not needed in the urban growth boundaries of their respective communities.

This report provides maps and relevant information for the justification of the proposed amendments to the planned growth areas (PGAs) of Cumberland County. These amendments consist of changes in the boundaries of two of the county's PGAs, known as the Fairfield Glade and Lake Tansi Areas; and the establishment of a new PGA known as the Partnership Park Area. These are presented on Illustration 1. There are no proposed changes in the county's other two planned PGAs, both at the county's northeastern corner. A review of the proposed changes in the two PGAs and the new PGA is as follows:

### **Fairfield Glade Planned Growth Area**

Within the northeastern part of Cumberland County, the Fairfield Glade Planned Growth Area (PGA) is several miles to the northeast of the county seat of Crossville (see Illustration 2). It is centered on the resort/retirement community of Fairfield Glade, one of the larger unincorporated communities in the state of Tennessee. The area of the community itself is about 22.3 square miles or 14,272 acres and has a 2000 Census population of 4,885 persons. This represents an average of 219 persons per square mile. The community features eleven recreationally-used lakes, five 18-hole golf courses, and many other amenities characteristic of these types of communities. It is managed by a property owners' association that enforces architectural standards for homes, maintenance of the roads and streets, operation of the community's sewage treatment facility, and the development and maintenance of all recreational facilities.

The topographic setting of the Fairfield Glade PGA is that of an undulating tableland characteristic of the Cumberland Plateau, a major physiographic province in east-central Tennessee. Relatively large areas of the tableland are of low relief and conducive to wide-spread development. Drainage is primarily within the Obey River System, an east-flowing stream to the north of the Fairfield Glade Area that is a tributary of Emory River and a part of the Tennessee River Basin.

A review of the Cumberland County Land Use and Transportation Policy Plan 2009-2029 for land use development in the county's PGAs shows that development in the Fairfield Glade PGA to consist mostly of residential homes characteristic of a resort/retirement community. Commercial development in the area is mostly limited to major roads and streets and is supportive of the Fairfield Glade community. Industrial development is almost non-existent in the area or very small-scale in operation.

Proposed expansion of the Fairfield Glade PGA includes two areas totaling 5.4 square miles or 3,450 acres. These include a larger area to the west of the community in the vicinity of Peavine Road (State Highway 101) and its connector roads, and a much smaller area on the east side of the community and just south of Peavine Road. After several months of study, it was determined by the Cumberland County Planned Growth Committee that these proposed areas are experiencing significant development, mostly of

a residential nature. Since this development would be served primarily by private infrastructure operated by the Fairfield Glade community, it was the finding of the committee that these areas should be included in the Fairfield Glade Planned Growth Area.

Two relatively small areas of the Fairfield Glade PGA, after study by the planned growth committee, were removed from its established area. One area is on the northeast side of the PGA, and to the north of Peavine Road, while the other area is near the PGA's southern tip. It was determined by the committee that these were low-density residential areas that were not considered by the local property owners to be part of the Fairfield Glade community. Neither area is likely to have changes in land ownership or to see any type of new development in the foreseeable future.

### **Lake Tansi Planned Growth Area**

Lake Tansi is a few miles to the southwest of Crossville and within the central area of Cumberland County (see Illustration 3). This unincorporated, resort/retirement community has an area of 9.5 square miles, or 6,080 acres, and a 2000 Census population count of 2,621 persons. This represents an average of 276 persons per square mile. Lake Tansi is built around a 550-acre lake of the same name, the largest reservoir in Tennessee on the Cumberland Plateau. Smaller reservoirs that are also part of the community include Geronimo, Hiawatha, and Mohawk lakes. The community has numerous recreational facilities that include marinas, community centers, and an 18-hole golf course. Lake Tansi is governed by a property owners' association that regulates its recreational as well as architectural standards for other types of community development.

The Lake Tansi PGA has a topographic setting on the Cumberland Plateau tableland of broad areas of nearly level terrain. The slope of the land in most places is low or almost level, and favors almost all types of land use development. Drainage is primarily by small streams that either flow into the Caney Fork River of the Cumberland River Basin or into Daddys Creek of the Tennessee River drainage.

Like Fairfield Glade, the Lake Tansi PGA consists mostly of residential land use type development with some commercial development. Almost all of the existing homes within the PGA are a part of the Lake Tansi community. The commercial businesses in the area are oriented toward providing goods and services to the resort community or to the local residents in nearby subdivisions or planned unit developments. Industrial development in the PGA is almost non-existent or of small-scale operation.

Proposed expansion of the Lake Tansi PGA consists of two areas that have a total acreage of 1.6 square miles or 1,013 acres. The larger is area adjacent to the western boundary of the established growth area and east of Vandever Road, and the other, a block-shaped area on the north-central border of the growth area and a part of the Crossville Urban Growth Boundary (UGB). Both proposed expansion areas are almost entirely residential with the vacant tracts in the area mostly likely to develop as residential land uses in the near future. Although both areas are near Crossville, it was the

findings of the county's planned growth committee that existing or future development could be better served by the infrastructure services of the Lake Tansi community.

After study by the county's planned growth committee, two areas were removed from the Lake Tansi PGA. One relatively large area is to the south of the PGA. Although there has been some residential development in the form of subdivisions, most of the larger tracts of land in the area are vacant and not likely to be developed in the near future. The blocked area on the north-central border of the PGA, and a part of the Crossville UGB, has developed mostly as a residential area. In a study of this area, Crossville representatives on the planned growth committee were agreeable to having this area removed from the city's UGB. It was the consensus of the committee members and city officials that the infrastructure services of the Lake Tansi community could be better serve the area.

### **Partnership Park Planned Growth Area**

The Partnership Park Area is to the north and south of Interstate 40 on the east-central edge of Cumberland County (see Illustration 4). This proposed planned growth area consists of approximately 7.1 square miles, or 4,560 acres, in Cumberland County. A few hundred acres of adjacent area of the proposed growth area are at the southern tip of Morgan County, and on the southwestern side of Roane County.

The topography of the proposed Partnership PGA, like Cumberland County's other two PGAs, is on the tableland of the Cumberland Plateau. Although streams have cut several sizable valleys and gorges in the tableland, most of it has an undulating surface of low to moderate slope. Drainage of the area is by several streams that flow east into Morgan and Roane Counties, either into streams draining into the Tennessee River, or into Clinch River, a major tributary of the Tennessee.

Much of the proposed growth area is comprised of relatively large tracts of agricultural and forest land, and a scattering of small tracts of residential areas along county roads and highways. A very limited number of commercial establishments and small-scale industries are in the area. Most of them are situated along the major roads in the area, and in the vicinity of the Westel and Airport Road Interchanges at Interstate 40.

The proposed establishment of the Partnership Park PGA is for the future development of an industrial park, known as the Plateau Partnership Park. This park, a joint venture of Cumberland, Morgan, and Roane Counties, is to be built on a large tract of land situated in the Cumberland County area of the PGA. Public infrastructure for the park will be provided by the three counties, their municipalities, or their utility districts. Electrical services will be provided by Rockwood Electric Utility, while natural gas will be provided by Rockwood Water and Gas. Water for the industrial park will be provided by the Crab Orchard Utility District in Cumberland County. Sewer services for the park are to be provided by the Roane County Wastewater Treatment Plant.

Access to the industrial park site will be by Interstate 40, the major east-west route running through Tennessee. Other nearby highways providing access to the park include U.S. Highway 70 and State Highway 290. Airport service for the park site would be provided from nearby Rockwood Municipal Airport on the Morgan-Cumberland County line, and from the Crossville Municipal Airport, several miles to the west on Highway 70 in Crossville.

## **CONCLUSION**

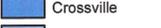
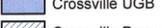
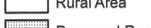
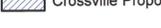
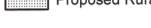
In May 2009, the Cumberland County Planned Growth Committee was reconvened for the purpose of considering the above proposed amendments to the county's PGAs. These amendments, being presented to the Local Government Planning Advisory Committee, were based on a year of intense study by the planned growth committee and county officials. Local citizenry, through several announced public hearings, were invited to participate in the study process, especially if they lived on or owned property in the proposed areas. After study, the planned growth committee ratified the amendments to the PGAs by passage of Resolution 2010-01 in March 2010. As required by the provisions of Public Chapter 1101 of the Tennessee State Legislature, these amendments were ratified by the county's board of county commissioners and the local legislative bodies of county's municipalities of Crossville, Crab Orchard, and Pleasant Hill. Copies of the ratification forms are attached to this report.



# Amended Growth Plan

## CUMBERLAND COUNTY, TN

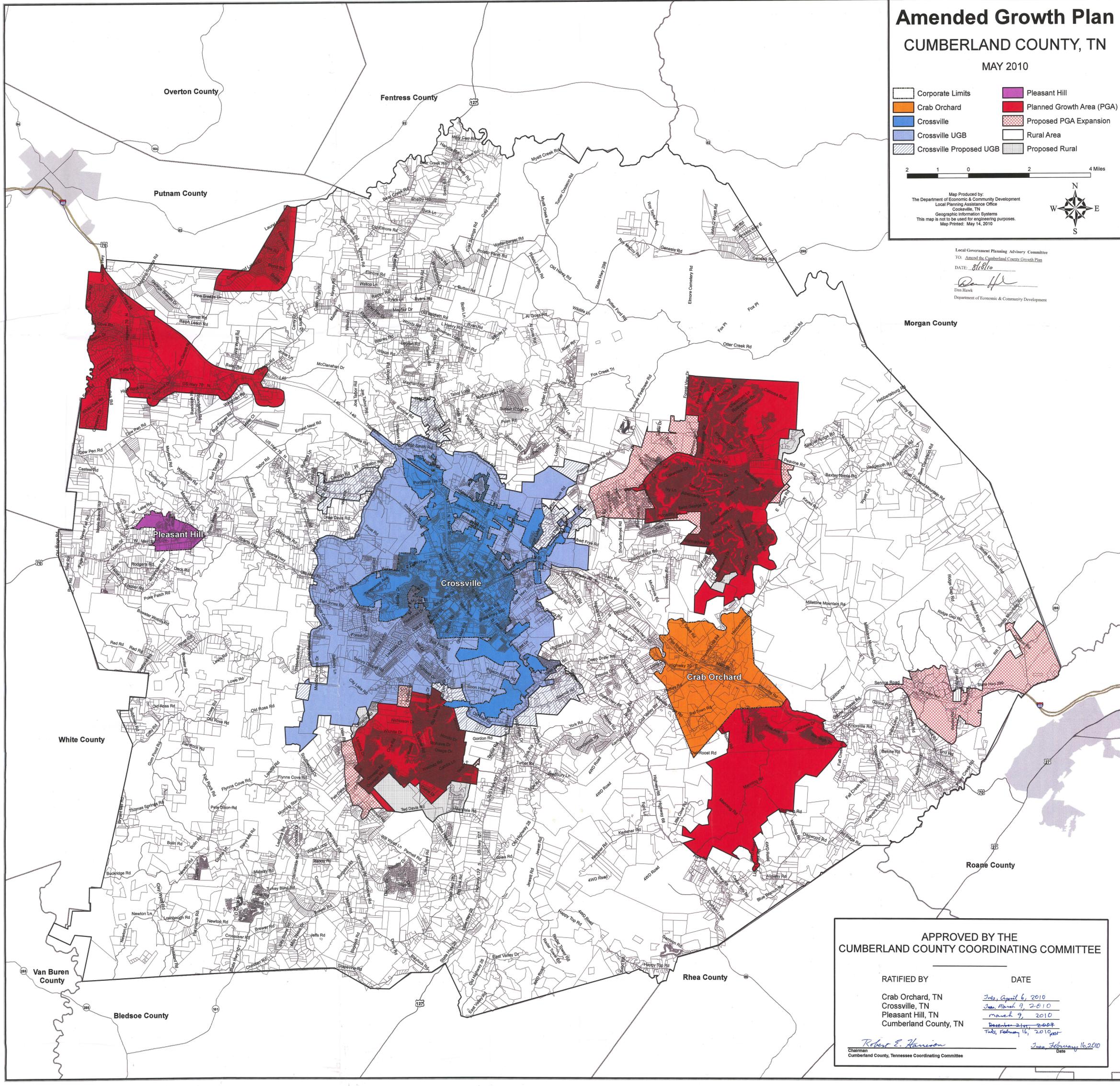
MAY 2010

- |   |   |
|---|---|
|  Corporate Limits        |  Pleasant Hill             |
|  Crab Orchard            |  Planned Growth Area (PGA) |
|  Crossville              |  Proposed PGA Expansion    |
|  Crossville UGB          |  Rural Area                |
|  Crossville Proposed UGB |  Proposed Rural            |



Map Produced by:  
The Department of Economic & Community Development  
Local Planning Assistance Office  
Cookeville, TN  
Geographic Information Systems  
This map is not to be used for engineering purposes.  
Map Printed: May 14, 2010

Local Government Planning Advisory Committee  
To: Amend the Cumberland County Growth Plan  
DATE: 8/18/10  
  
Dan Hawk  
Department of Economic & Community Development



### APPROVED BY THE CUMBERLAND COUNTY COORDINATING COMMITTEE

RATIFIED BY	DATE
Crab Orchard, TN	<u>July, April 6, 2010</u>
Crossville, TN	<u>Jan. March 9, 2010</u>
Pleasant Hill, TN	<u>March 9, 2010</u>
Cumberland County, TN	<u>December 21st, 2009</u>
	<u>Tue, February 16, 2010</u>

  
Chairman  
Cumberland County, Tennessee Coordinating Committee  
Date: Jan. February 16, 2010

# Amended Growth Plan

CUMBERLAND COUNTY, TN

MAY 2010

- |   |   |
|---|---|
|  Corporate Limits        |  Pleasant Hill             |
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|  Crossville Proposed UGB |  Proposed Rural            |

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The Department of Economic & Community Development  
Local Planning Assistance Office  
Cookeville, TN  
Geographic Information Systems  
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Map Printed: May 13, 2010



APPROVED BY THE  
CUMBERLAND COUNTY COORDINATING COMMITTEE

RATIFIED BY

DATE

Crab Orchard, TN  
Crossville, TN  
Pleasant Hill, TN  
Cumberland County, TN

*Tues, April 6, 2010*  
*Tues March 9, 2010*  
*March 9, 2010*  
*December 21, 2009*  
*February 16, 2010*  
*February 16, 2010*

*Robert F. Harrison*  
Chairman  
Cumberland County, Tennessee Coordinating Committee

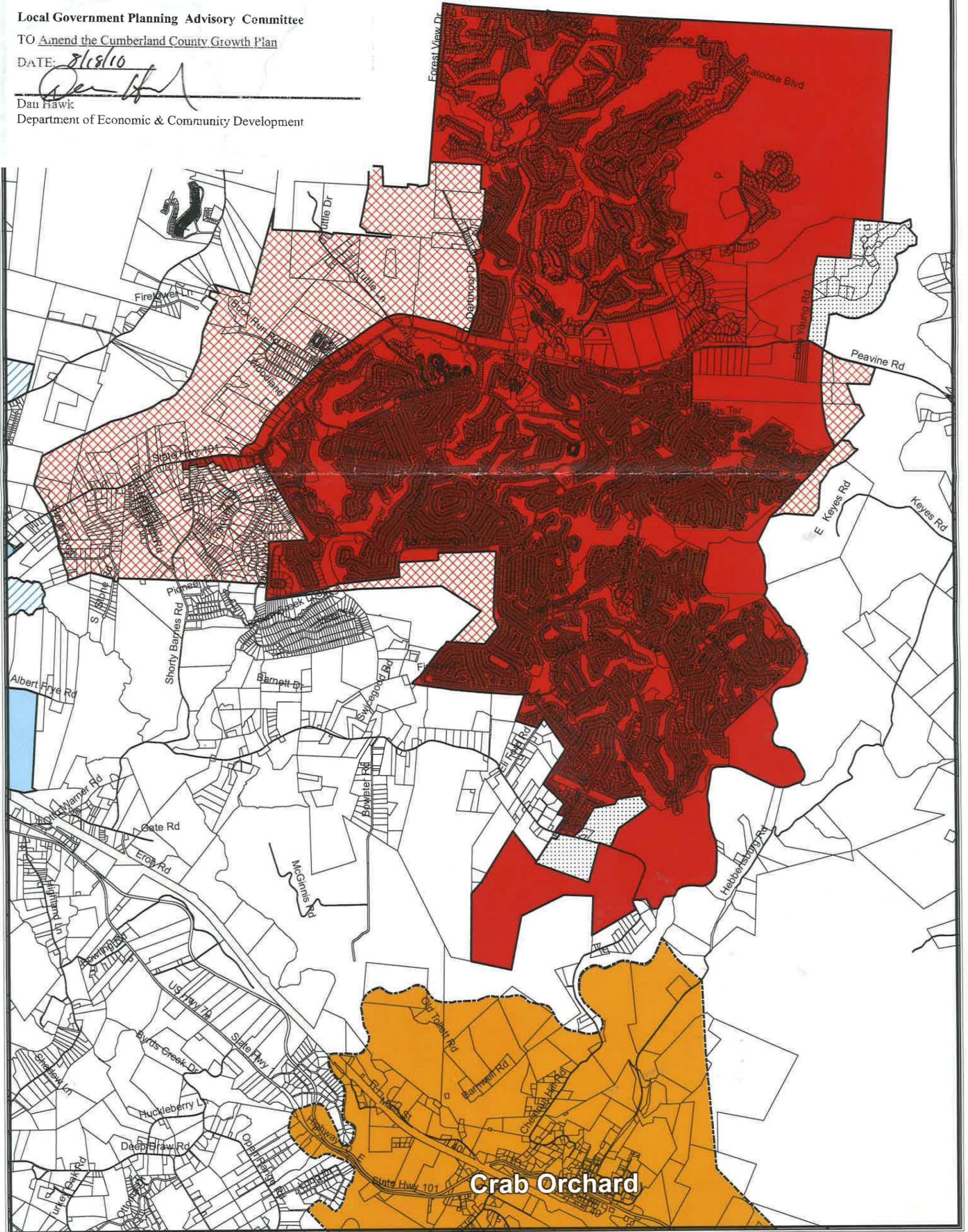
## Local Government Planning Advisory Committee

TO Amend the Cumberland County Growth Plan

DATE: *8/18/10*

*Dan Hawk*  
Dan Hawk

Department of Economic & Community Development



# Amended Growth Plan

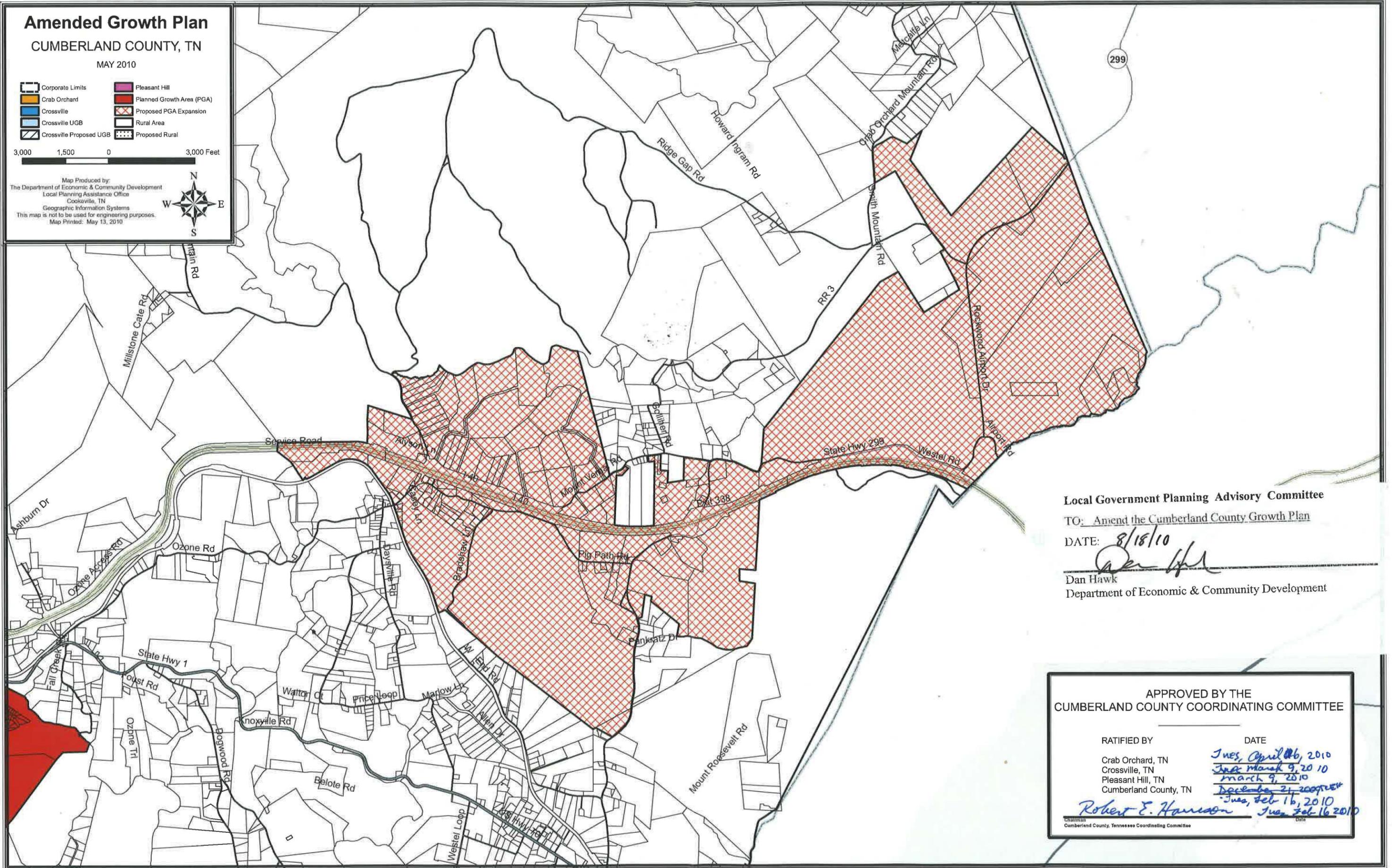
CUMBERLAND COUNTY, TN

MAY 2010

-  Corporate Limits
-  Crab Orchard
-  Crossville
-  Crossville UGB
-  Crossville Proposed UGB
-  Pleasant Hill
-  Planned Growth Area (PGA)
-  Proposed PGA Expansion
-  Rural Area
-  Proposed Rural

3,000 1,500 0 3,000 Feet

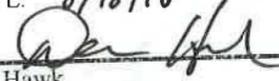
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The Department of Economic & Community Development  
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Map Printed: May 13, 2010



Local Government Planning Advisory Committee

TO: Amend the Cumberland County Growth Plan

DATE: 8/18/10

  
Dan Hawk  
Department of Economic & Community Development

APPROVED BY THE  
CUMBERLAND COUNTY COORDINATING COMMITTEE

RATIFIED BY	DATE
Crab Orchard, TN	<i>Jnes, April 06, 2010</i>
Crossville, TN	<i>Jnes March 9, 2010</i>
Pleasant Hill, TN	<i>March 9, 2010</i>
Cumberland County, TN	<i>December 21, 2009</i>
<i>Robert E. Harrison</i>	<i>Jnes, Feb 16, 2010</i>
<small>Chairman</small>	<small>Date</small>

Cumberland County, Tennessee Coordinating Committee

# Amended Growth Plan

CUMBERLAND COUNTY, TN

MAY 2010

-  Corporate Limits
-  Crab Orchard
-  Crossville
-  Crossville UGB
-  Crossville Proposed UGB
-  Pleasant Hill
-  Planned Growth Area (PGA)
-  Proposed PGA Expansion
-  Rural Area
-  Proposed Rural

4,000 2,000 0 4,000 Feet

Map Produced by:  
The Department of Economic & Community Development  
Local Planning Assistance Office  
Cookeville, TN  
Geographic Information Systems  
This map is not to be used for engineering purposes.  
Map Printed: May 13, 2010



## Crossville

Local Government Planning Advisory Committee  
TO: Amend the Cumberland County Growth Plan

DATE: 8/16/10

*Dan Hawk*  
Dan Hawk  
Department of Economic & Community Development

APPROVED BY THE  
CUMBERLAND COUNTY COORDINATING COMMITTEE

RATIFIED BY

DATE

Crab Orchard, TN  
Crossville, TN  
Pleasant Hill, TN  
Cumberland County, TN

*Tues, April 6, 2010*

*Tues March 9, 2010*

*March 9, 2010*

*December 21, 2009*

*February 16, 2010*

*Feb. 16, 2010*

*Robert E. Harrison*  
Chairman  
Cumberland County, Tennessee Coordinating Committee

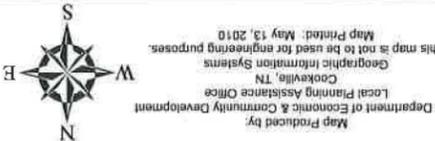
Date

# Amended Growth Plan CROSSVILLE, TENNESSEE

MAY 2010

-  Corporate Limits
-  Pleasant Hill
-  Crab Orchard
-  Planned Growth Area (PGA)
-  Crossville PG&A Expansion
-  Crossville UGB
-  Rural Area
-  Crossville Proposed UGB
-  Proposed Rural

4,000  
2,000  
0  
4,000 Feet



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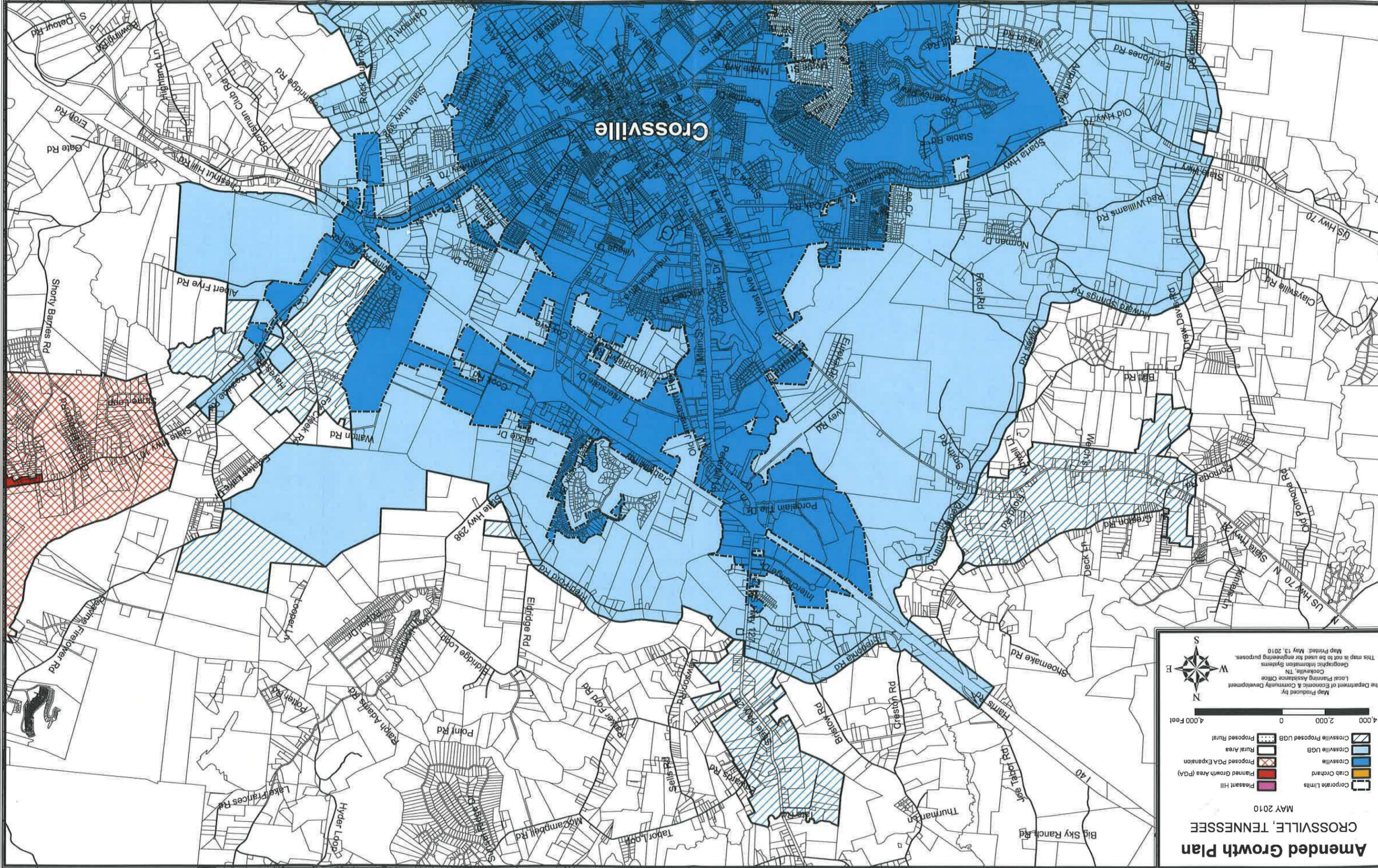


Illustration 3

# Amended Growth Plan CROSSVILLE, TENNESSEE

MAY 2010

- Corporate Limits
- Crab Orchard
- Planned Growth Area (PGA)
- Crossville
- Crossville UGB
- Crossville Proposed UGB
- Proposed Rural
- Rural Area
- Proposed PGA Expansion
- Pleasant Hill

4,000  
2,000  
0  
4,000 Feet



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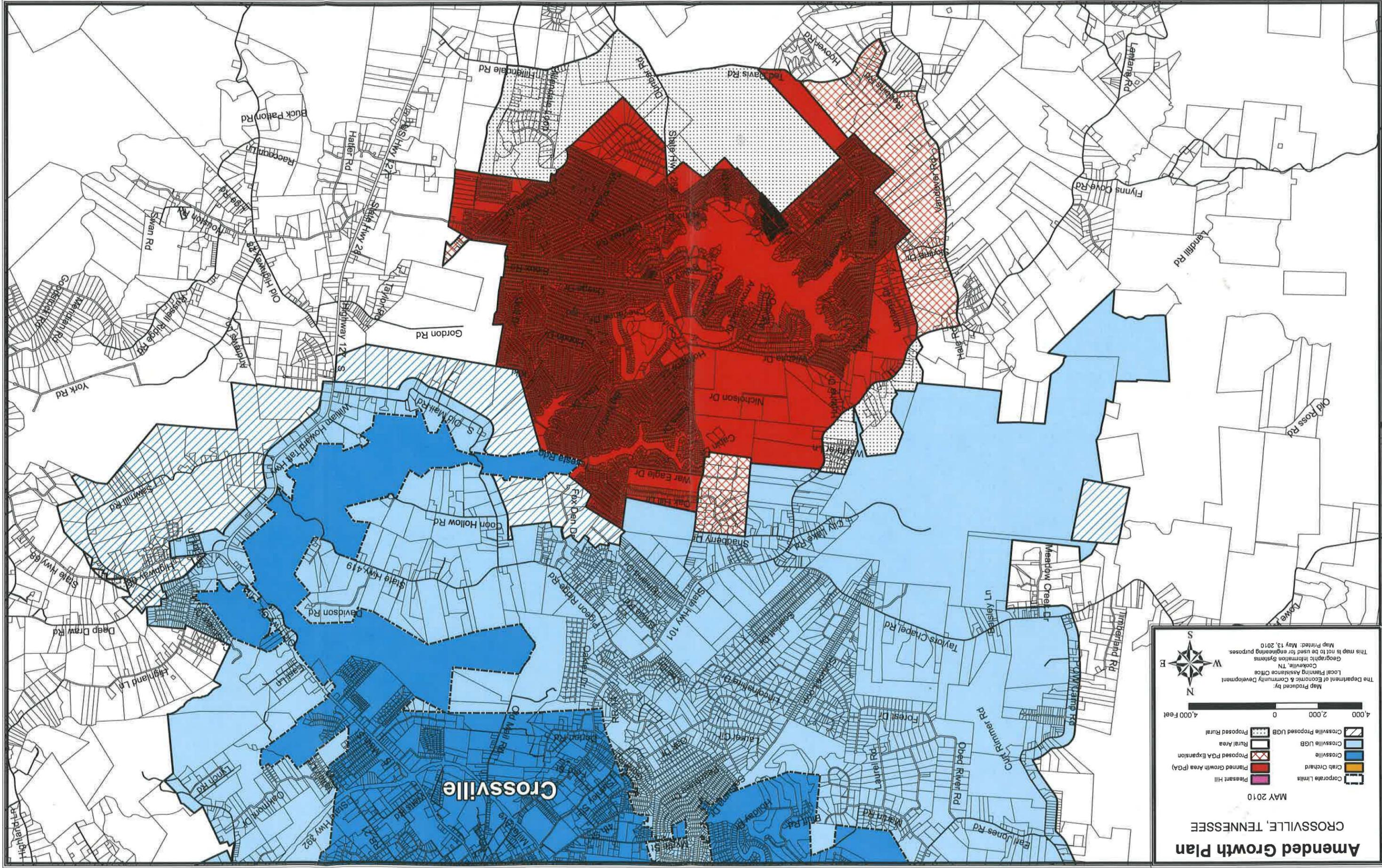


Illustration 4