

**Department of Economic
and Community Development**



TENNESSEE

Local Planning Assistance Office

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

May 4, 2000

The Honorable Wayne Odle
County Executive of Decatur County
P.O. Box 488
Decaturville, Tennessee 38329

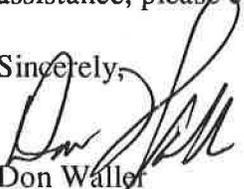
Dear Mr. Odle:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Decatur County Growth Plan submitted by the Decatur County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

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

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

Sincerely,



Don Waller
Director

DW/jw

Enclosure

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

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

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

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

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



Chair, County Coordinating Committee

2-29-2000
Date

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

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



Chair, Local Government Planning Advisory Committee

4-26-2000
Date

Local Government Planning Advisory Committee
County Growth Plan Checklist

Decatur 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.

Ready For Approval

6 maps 6 labels needed



State of Tennessee
Department of Economic and Community Development

Local Planning Assistance Office

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

October 18, 2004

Kenneth Broadway, County Mayor
P.O. Box 488
Decaturville, TN 38329

Dear Mayor Broadway:

I have received the Decatur County Growth Plan Amendment submitted by the Decatur County Coordinating Committee Chairman David Bourghs. Your growth plan amendment has been placed on the agenda for the October 27, 2004 meeting of the Local Government Planning Advisory Committee. The meeting is scheduled for 12:30 p.m. and will be held in the Commissioner's Conference Room on the 11th Floor of the William Snodgrass/Tennessee Tower, 312 Eight Avenue North, Nashville.

I have reviewed the plan and will recommend approval to the Committee although one complication exists. We currently have two vacancies on the seven member Committee and only four can attend on October 27. If for some reason one or more of those four are unable to attend, then your plan will be moved to the next meeting scheduled for January 26, 2005.

Please contact me at (615) 741-2211, or David Pechin in Jackson at (731) 423-5650, if you have any questions.

Sincerely,

Dan C. Hawk, AICP
Director of Planning Local Assistance

Copy: Mayor Tim D. Boaz Mayor Don Buckingham Mayor Timothy E. Grace
City of Parsons City of Scotts Hill City of Decaturville
P.O. Box 128 85 Highway 114 South P.O. Box 159
Parsons, TN 38363 Scotts Hill, TN 38374 Decaturville, TN 38329

Assistant Commissioner Joe Barker
ECD Community Development Division
312 Eight Avenue North, 10th Floor
Nashville, TN 37243

David Pechin, Regional Director
Local Planning Assistance Office
302A Lowell Thomas State Office Bldg.
Jackson, TN 38301

DECATUR COUNTY, TENNESSEE

**PUBLIC CHAPTER 1101
GROWTH PLAN**

**RECOMMENDED BY:
DECATUR COUNTY COORDINATING
COMMITTEE**

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Decatur County Growth Plan

Tom Stiner
Tom Stiner, Chairman

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COORDINATING COMMITTEE REPORT

I. INTRODUCTION

Purpose

This plan and accompanying maps have been prepared for the purpose of meeting the statutory requirements of Chapter 1101, Public Acts 1998, to establish a growth plan for Decatur County. This act requires each county to identify three basic areas: rural areas, urban growth boundaries, and planned growth areas.

Definitions

They are defined as follows:

Urban Growth Boundaries (UGB) –the municipality and contiguous territory where high density residential, commercial, and industrial growth is expected, or where the municipality is better able than other municipalities to provide urban services.

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

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

II. COORDINATING COMMITTEE RECOMMENDATION

Urban Growth Boundaries

The Decatur County Coordinating Committee recommends the acceptance of the urban growth boundaries as presented by Parsons, Decaturville, and Scotts Hill.

Planned Growth Areas

The Decatur County Coordinating Committee does not recommend any planned growth areas at this time for the following reasons:

- A. No Zoning in Decatur County- Since there is no zoning, building regulations, or sub-division regulations outside the municipalities, it is the opinion of the Decatur County Coordinating Committee that Planned Growth Areas would be irrelevant.
- B. Legal Requirements- There are fairly strict criteria in establishing a PGA which includes an Existing Land Use Inventory and Analysis Including Land Capability and an Urban Public Services Inventory and Analysis
- C. Rural areas already allow for low to medium density development, which should cover any development currently existing in Decatur County

III. Conclusion

The Decatur County Coordinating Committee held two public hearings with no citizens attending. Additionally, there were no planned growth areas proposed by the county executive or county legislative body. Therefore, it is the recommendation of the Decatur County Coordinating Committee to accept the proposed urban growth boundaries from Decaturville, Parsons, and Scotts Hill and designate the rest of the county as a rural area.

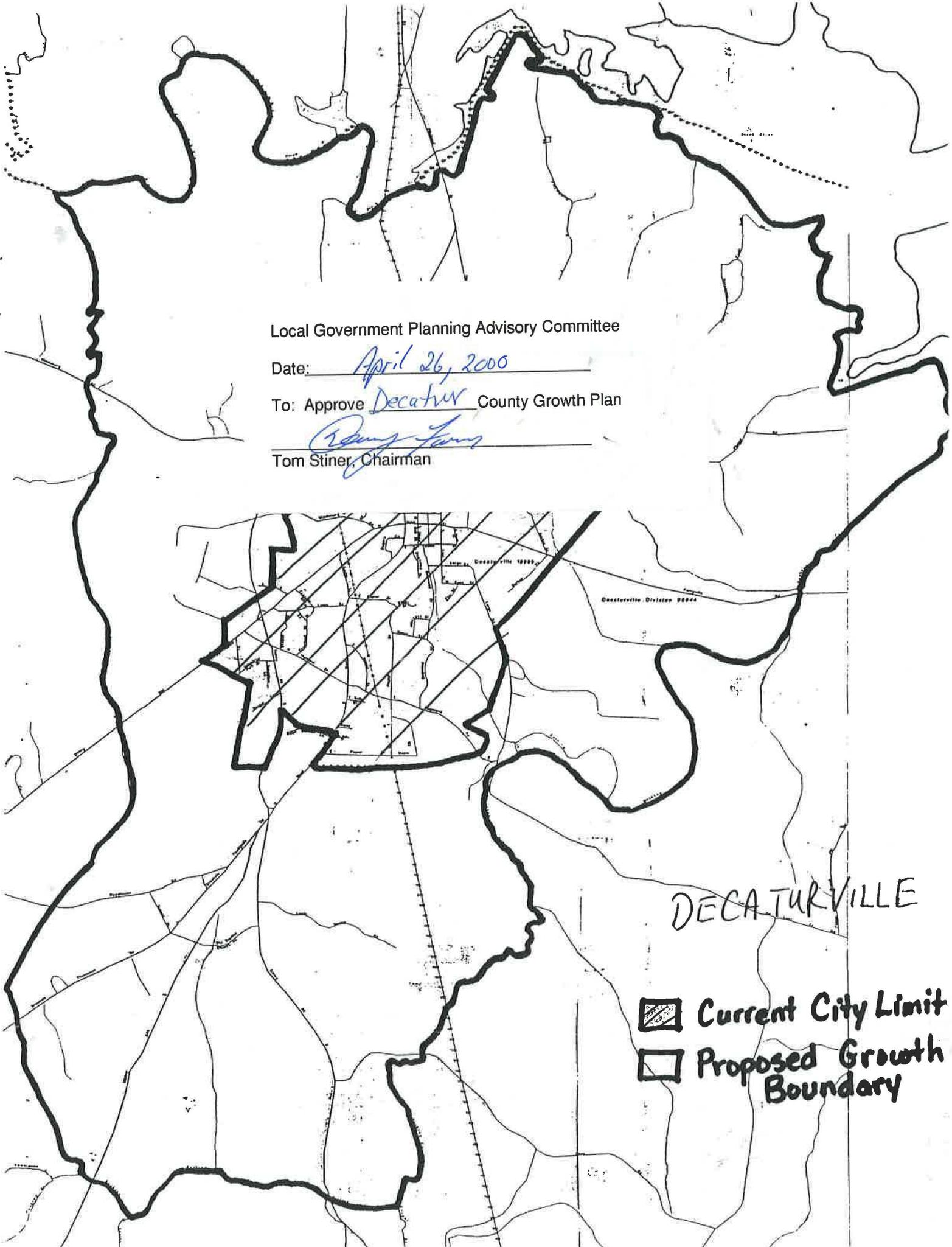
(Note): This growth plan may be amended 3 years after approval, barring extraordinary circumstances.

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Decatur County Growth Plan

Tom Stiner
Tom Stiner, Chairman



DECATURVILLE

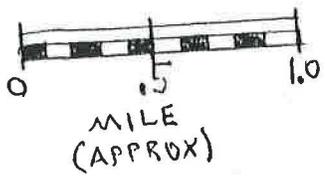
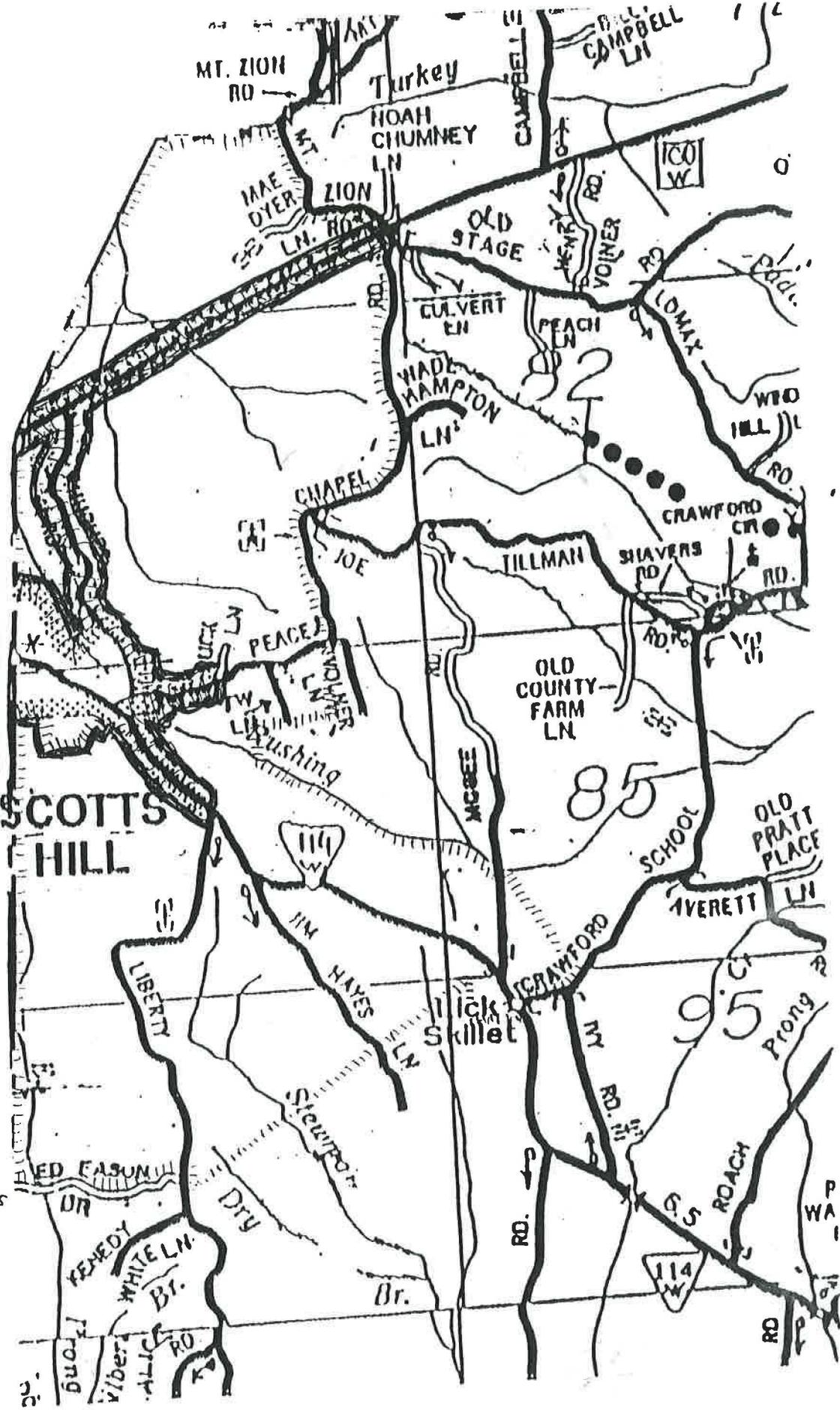
-  Current City Limit
-  Proposed Growth Boundary

Local Government Planning Advisory Committee

Date: Apr. 26, 2000

To: Approve Deerfoot County Growth Plan

Tom Stiner
Tom Stiner, Chairman

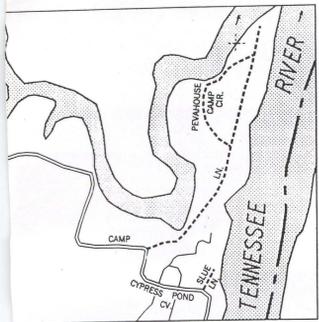


6-1999

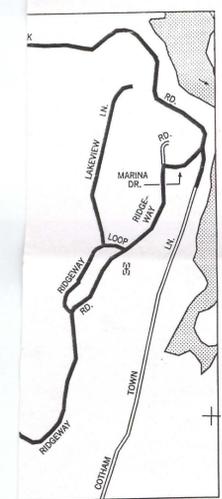
CITY LIMITS

(UGB)

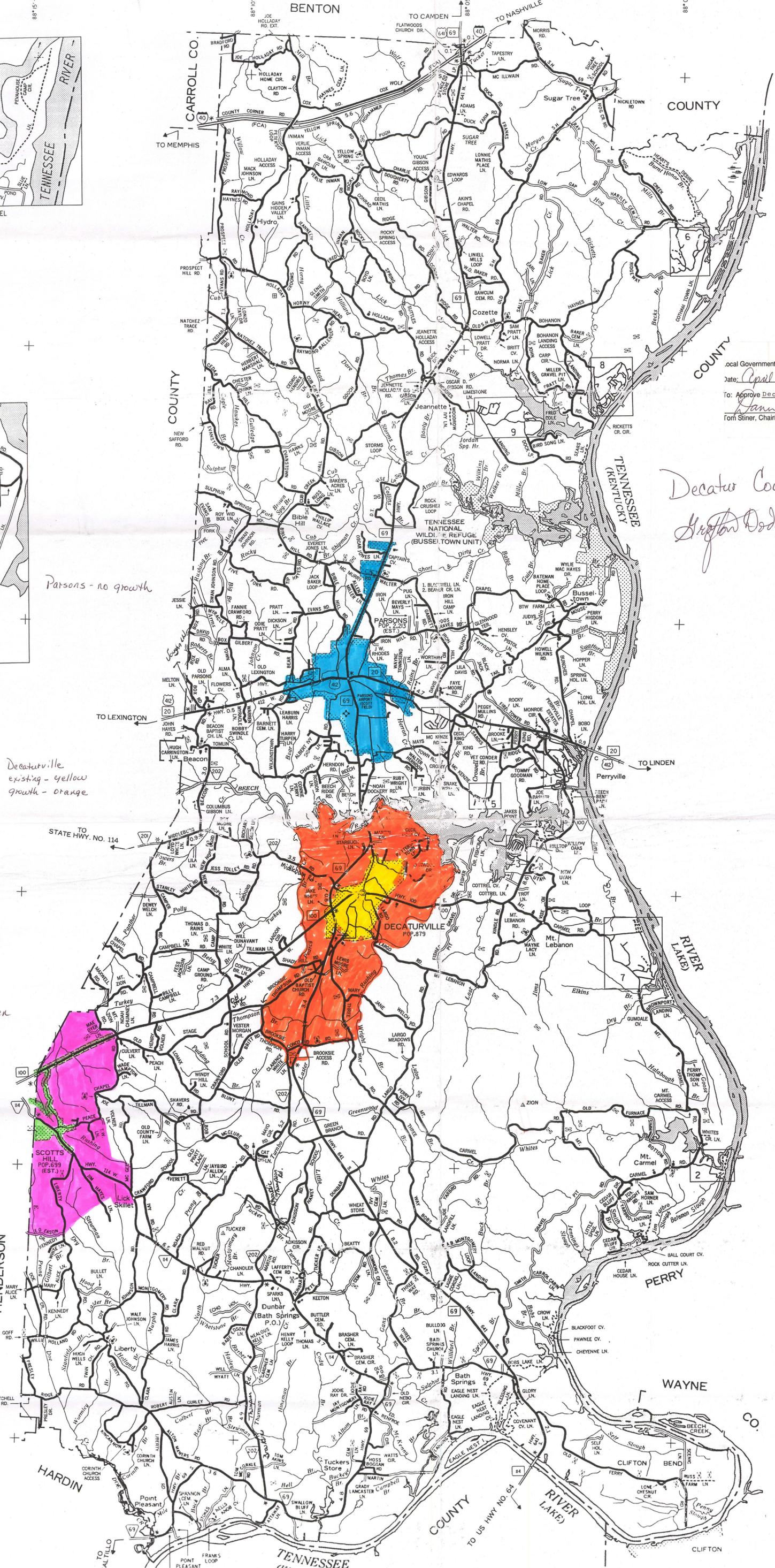
Decatur County, TN



EAST OF MT. CARMEL
2



SUGAR TREE
6



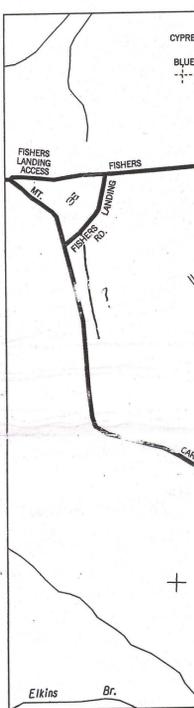
Parsons - no growth

Decaturville
existing - yellow
growth - orange

Scotts Hill
existing - green
growth - pink

Local Government Planning Advisory Committee
Date: April 26, 2000
To: Approve Decatur County Growth Plan
Danny C. Form
Form Stiner, Chairman

Decatur County, TN
Stephen Dodd



Elkins Br.

POPULATION OF DECATUR COUNTY
10,472 (1990 CENSUS)



State of Tennessee
Department of Economic and Community Development

Local Planning Assistance Office

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

November 1, 2004

The Honorable Kenneth Broadway
Decatur County Mayor
P.O. Box 488
Decaturville, TN 38329

Dear Mayor Broadway:

The Local Government Planning Advisory Committee at its meeting October 27th amended the Decatur County Growth Plan submitted by the Decatur County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Hawk".

Dan Hawk
Director

DH/jw

Enclosures: 2

Copy: Mayor Tim D. Boaz
City of Parsons
P.O. Box 128
Parsons, TN 38363

Mayor Don Buckingham
City of Scoots Hill
85 Highway – 114 South
Scotts Hill, TN 38374

Mayor Timothy E. Grace
City of Decaturville
P.O. Box 159
Decaturville, TN 38329

Assistant Commissioner Joe Barker
ECD Community Development Division
312 Eighth Avenue North, 10th Floor
Nashville, TN 37243

David Pechin, Regional Director
Local Planning Assistance Office
302A Lowell Thomas State Office Bldg..
Jackson, TN 38301

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

WHEREAS, the Decatur County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Decatur County an amendment to the County Growth Plan dated 9/30/04 which complies with TCA 6-58-106; and

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

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

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


Chair
Decatur County Coordinating Committee

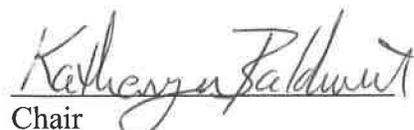
9/30/04
Date

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

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


Chair

10-27-04
Date



Decatur County, Tennessee

Kenneth Broadway
County Mayor

Debra Livingston
Administrative Assistant

October 7, 2004

To the Local Government Planning Advisory Committee:

The following letter lists the reasons for amending the Decatur County Growth Plan.

There is an interest in industrial sites outside of the City of Parsons Cooperate Limits and/or Urban Growth Boundary and the Planned Growth Area. Furthermore, The City of Parsons is the only municipality equipped to provide urban type services to areas within the proposed Urban Growth Boundary. In addition, the City of Parsons and the proposed UGB area is inundated with soils that prohibit small lot development on individual septic systems. Finally, many landowners adjacent to the city have requested municipal services be extended to their area. Annexation of these areas is needed to justify the expense of extending these utilities.

The reasons for the adoption of a Planned Growth Area for Decatur County include the following factors. Using the standard of what a "reasonable and prudent person" would "identify [as] the likely site of high or moderate density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns" and the existence of the Interstate interchange, this location is a primary area in Decatur County for adoption as a Planned Growth Area.

From an economic standpoint, the Planned Growth Area of Decatur County is the location of national chain and other assorted businesses that rely on large traffic counts. Interstate 40 is indeed the County's "window to the world" experiencing both positive and potential growth.

Based on other factors such as the existence of the North Utility District and the planned development of the Benton-Decatur County Special Sewer district, Decatur County has ample reason to adopt this Planned Growth Area. Public water permits greater possibility for density of development in rural areas when reviewed in conjunction with septic tank needs. Public water and sewer afford the ability for an even more concentrated density of development.

There is pressure for increased development because of the planned sewer system. The Interstate; the proposed Benton-Decatur Special sewer system; as well as the existing and potential economic development in this area are the deciding factors that were used to select this Planned Growth Area.

Sincerely,


Chair
Decatur County Coordinating Committee

CITY OF PARSONS, TENNESSEE
URBAN GROWTH BOUNDARY REPORT

INTRODUCTION

Purpose

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

Definitions

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

Land Use - The technique of identifying and categorizing the purpose for which land is being used. In this report, land use will include residential use of varying densities, commercial uses, public and semi-public uses such as schools, parks and churches, land allocated to transportation facilities, land identified as having physical restrictions on development, improved vacant land, and unimproved vacant land.

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

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

Population Projection - The technique of forecasting population counts into the future. For the purposes of this report, University of Tennessee population projections have been prepared and Parsons will use these counts in conjunction with more specific local information to determine future growth needs.

Public Services - Police and fire protection; water, electrical and sewer services; road and street construction and repair; recreation facilities and programs; street lighting; and planning, zoning, and building inspection services.

Rural Area - All territory in a county that is not in a municipality, a municipal urban growth boundary, or a planned growth area in the county.

Urban Growth Boundary - A line that encompasses territory reserved for municipal growth that must meet the requirements of TCA 6-58-106.

Planned Growth Area - Territory identified in the county outside of municipal urban growth boundaries that must meet the requirements of TCA 6-58-106.

Floodplain/Flood Hazard Area – Any land area susceptible to inundation by water from any source (see flooding).

Public/Semi-Public - Land on whom educational, federal, state and governmental uses are located. Land where museums, libraries, parks, and similar uses are located. This also includes cemeteries.

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

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

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

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

Vacant Land – Land which either has not been developed or can not be developed. Vacant land can be divided into two general categories:

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

Methodology

As a prerequisite to preparing the urban growth boundary, a survey and analysis of the existing land use and transportation patterns and characteristics was completed. Data from existing analyses were then integrated with information pertaining to natural factors affecting development, the population, economic factors, transportation facilities, and municipal public services data in determining which areas in the municipality could be used, reused or redeveloped to meet future land use needs. The same methodology was then used in defining an urban growth boundary with an area best suited to meet the additional land and public facilities needs over a twenty-year planning period. An analysis of the land use and physical land restrictions identified the available unrestricted vacant land for future development. Public services have been identified, and the cost projections associated with the expansion both inside and outside of the city have been determined. The University of Tennessee has provided population projections through the year 2020 and that data was utilized in this report.

EXISTING MUNICIPAL LAND USE ANALYSIS

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

To facilitate the above process, an Existing Land Use Inventory (Table 1) was developed as a spreadsheet method of displaying and incorporating all existing land use and population. The table was devised to use the existing land use and population data, to calculate future projections of land use need for each land use category. The Existing Land Use Inventory (Table 1), and the Existing Land Use Distribution depict the various land uses in the City of Parsons as determined by updates to the recent land use survey completed by the Local Planning Assistance Office.

EXISTING LAND USE DISTRIBUTION

Land Use Inventory

Land with Physical Constraints - Flood Plain

A total of 119 acres of the total land area is designated as flood hazard area within the corporate limits of Parsons. Of these 119 acres, 52 acres are developed with residential, or transportation uses.

Areas subject to periodic flooding are located primarily along the western edge of the city along Bear Creek and Buckner Branch (Flood Insurance Rate Map June 1976). Both creeks flow diagonally in a southwesterly direction encompassing thirty-four (34) acres of residential property. A small residential area east of the city along Highway 412 is also constrained by the Flood Hazard Area. And finally there is seventeen (17) acres of commercially zoned property situated in the flood plain. The remaining city acreage is relatively free of Flood Hazard Areas. For the purposes of this study areas designated as flood hazard areas are considered undevelopable property and omitted from the land use analysis.

Residential

Residential uses account for over twenty percent (20%) of all land currently in use. Of the 485 acres in residential uses, seven (7%) are located within flood hazard areas. Residential areas are located throughout the city with concentrations surrounding the CBD and in subdivisions northwest and southeast of the city.

Single-family –Single-family residential comprises the largest portion of all residential uses. There are currently 416 acres of single-family usage within the corporate limits, which is eighteen percent (18%) of the total developed land.

**Table 1
Existing Land Use Inventory**

CITY OF PARSONS	2020 Projected Population: 2,369 2000 Population 2,232	
	Gross Land Area, (Acres)	Percent of Total
Land Use Designations		
Total Land Area – City	2,355	100.0%
Physically Constrained Land	119	5.1%
Total Floodplain	119	
Developed flood plain	77	
Other constraints		
Residential	485	16.5%
Single Family	416	14.1%
Multi-Family	64	3.0 %
Mobile Home	5	0.2%
Commercial	267	10.2%
Industrial	198	7.6%
Public/Semi-public/Utilities	123	4.7%
Transportation	289	12.3%
Improved Vacant Land	600	25.5%
Total Committed Land	1,279	54.0%
Total land in use	1,236	52.5%
Total Developable Land	1,076	45.7%
Total Developable Vacant Land	1,000	42.0%

Multi-family – The City of Parsons contains approximately sixty-four (64) acres of multi-family residential uses. This represents approximately three percent (2.7%) of the total developed land. Apartments are located primarily in the northern part of the city; however, other multi-family dwellings are equally distributed throughout the city.

Mobile Homes

The City of Parsons contains five (5) acres of land in use for mobile homes. This comprises less than one percent (1%) of the total developed land in the City of Parsons. Mobile homes are scattered throughout the city, with concentrations being located in mobile home parks.

Commercial

Parsons is the primary commercial area in Decatur County. Commercial land use comprises 267 acres or approximately ten percent (10%) of all land uses in the city. There are seventeen (17) acres of commercial use located in an identified flood hazard area. Most of the commercial acreage is dispersed along Highway 412 and US 69 with light concentrations in the Central Business District (CBD).

Industrial

Industrial land comprises less than ten percent (8.4%) of the total developed land area within the city. The 198 acres of industrial land use is located primarily in the 52-acre industrial park located along Highway 69, and in the southwest portion of the city near the airport. The City of Parsons provides all Municipal services to all industrially developed land.

Public/Semi-Public

Parsons' parks, schools, churches, cemeteries and other institutional uses make up approximately one hundred twenty three (123) acres. This is approximately five (4.7%) of total land in use within the city. Public land uses are located primarily in or adjacent to the CBD.

Utilities

Land used for public utilities can only be estimated at 40 acres due to the current projects that require land acquisition. This land use category includes all sites and facilities necessary for the provision of municipal services.

Transportation System

The City of Parsons' is centrally located in Decatur County at the intersection of US Highway 69 and State Route 412. US Highway 69, which has the right-of-way capability to be improved to a 4-lane road, serves as a major arterial of the city and a major thoroughfare for access to Interstate 40. State Route 412, which is currently under construction to become a four-lane highway, serves as a major east west arterial for the city. Old Camden Road, Bible Hill Road, Old Decaturville Road and Tomlin Chapel Road are designated as collector streets feeding into the city. The City of Parsons lies north of a dismantled railroad, which will serve as the route of the proposed raw water line. City streets, state routes, and highways total 377 acres, which is over ten percent (10%) of the total developed land.

The proposed Henderson/Decatur County Regional Airport will be accessed by Highway 412, which is currently being improved to a 4-lane highway. The city existing airport, located in the southwest section of the city, is expected to remain in operation until the late 2000's.

Improved Vacant Land

There are approximately five hundred (500) acres of improved vacant land dispersed throughout the city. Some vacant lots are in the outer edge subdivisions and in CBD, however, larger areas of vacant land can be found along the outer edges of the city. A considerable amount of improved vacant land lies in the industrial park.

Unimproved Vacant Land

There are approximately 1,119 acres of land, which are not inside the floodplain area, and are vacant and ready to develop. These areas are currently not provided with the full spectrum of municipal services. Unimproved vacant land accounts for approximately 47% of all land within the corporate limits of the City of Parsons. The most significant concentrations of unimproved vacant land surround the City of Parsons.

Analysis of Vacant Land Potential

The high percentage of developable vacant land within Parsons is due to property owners' reluctance to develop agricultural uses, and the community-wide desire to maintain a rural atmosphere. The amount of vacant land available for development is sufficient for the projected growth. With a high percentage of vacant land suitable for development, the City of Parsons is faced with the challenge of allocating future land uses to those vacant spaces that are most suitable. The most logical use for vacant land within the corporate limits of the city is to develop improved vacant land first when possible, and then proceed with the development of unimproved lands. In areas most suitable for residential development, there are a number of vacant parcels existing to accommodate some of the projected growth through the year 2020. Likewise, significant vacant lands are available to accommodate expected growth in commercial and industrial uses. Vacant land should also be able to accommodate most of the natural increases in demand for public land uses, such as additional parks and community facilities.

The most significant concentrations of vacant land lies in the fringe areas of the city. The most likely land use for the vacant land area situated in this area will be residential. The area situated around the industrial park could allow the city to expand their industrial park.

Findings

The City of Parsons currently has less than 500 acres of vacant unrestricted land available for urban development densities. Approximately 119 vacant acres are restricted for development by regulatory flood plain. An estimated 1,000 acres are vacant for urban type residential or commercial development. Therefore, the existing vacant acreage in the City of Parsons can accommodate the population growths projected by the University of Tennessee.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

In the process of identifying an urban growth boundary, Section 7 of Public Chapter 1101 requires that the City of Parsons prepare an inventory and analysis of services currently provided within the municipality. The city is currently engaged in multiple infrastructure improvement projects, therefore cost projections were not provided.

The City of Parsons recognizes the current inadequacy of the infrastructure within the corporate limits and therefore has focused on the ability to improve these conditions. The city plans to implement a facility plan that will limit the expansion of the current system to areas within the defined urban growth boundary.

Utility Services – Parsons Utility Department

The City of Parsons currently offers a full range of municipal services, including natural gas, water, sewer, and solid waste collection. The city has initiated projects for improving and extending the water system, wastewater disposal, and streets and roads.

Electricity

Electricity is provided to Parsons by the Lexington Electric System.

Water Service Area

The City of Parsons provides water service to an extensive area encompassing the entire city, and a significant portion of Decatur County. A rapid sand filtration plant located south of the city treats the current water source from Beech River. The facility serves over 2,500 municipal and non-municipal customers demanding an average of over 800,000 GPD. These customers include 161 commercial business and 9 industrial business. The recent renovation and upgrades of the treatment plant, as well as the proposed raw water line are two measures the city anticipated to improve the adequacy of the water service. In addition, a simultaneous project of replacing all copper water lines and upgrading to 6-inch lines is ongoing as well.

The capacity of the treatment plant is 1,728,000 million gallons per day. The storage capacity of the Parsons Utility Department's water service is 1,000,000 gallons. The City of Parsons currently has two water towers in use.

Water lines are available for tap throughout the entire city. In addition to those lines in the corporate limits, the Utility Department has extended water service to other municipalities and rural areas of Decatur County. However, some of the system does not have lines of at least six-inches (6-inches) in diameter, which is the minimum for fire protection. Any residential, commercial, or industrial developments involving the construction of new streets will necessitate the provision of water service at the expense of the developer. A six percent (6%) population increase has been projected to occur over the next twenty years. Based on the information provided by the community, the current level of water service should be sufficient to serve the current corporate limits with the increases in population density forecasted through the year 2020.

Sewer Service Area

Sewer service is limited to approximately 800 municipal residences. The department is currently preparing for a solid wastewater disposal improvement project to extend these services to target areas throughout the city. The current plant is operating at 50% capacity, which will allow the extension to targets areas such as Bledsoe Subdivision and the Wilkinston Street area. The system operates a total of eight (8) pumping/lift stations, and one (1) lagoon capable of treating 900,000 gallons of sewerage a day.

The Utility Department has extended sewer service to a majority of the areas inside the corporate limits. Only a few isolated areas are not presently using the sewer system and the city is currently working on a project to extend this service. Some isolated homes are on older lots and presently have individual septic systems; however, once their system becomes inadequate they will be required to connect into the City Sewer System. Any new developments shall have sewer service lines and any related pumping devices provided at the expense of the developer.

Natural Gas Service Area

The City of Parsons provides county wide natural gas service to 3,375 customers on a system of six-inch high-pressure lines supplied with natural gas from the Tennessee Gas Pipeline Company. The City of Parsons is the sole natural gas provider in the area and capable of providing service to accommodate the projected 2020 population. County and natural gas service is available for hook-up throughout the entire county.

Public Safety

Police Protection

The City of Parsons employs seven (7) full-time police officers. Five (5) cruisers are currently in operation for the department. The Parsons Police Department responds to dispatching provided by the Decatur County Emergency 911 service. The Police Department operates from one facility, which is sufficient to serve the current population.

According to the International City Managers Association standard, the City of Parsons provides an acceptable level of police protection, and will be prepared to expand the department size to accommodate the expected growth in population by the year 2020.

Fire Protection

With an ISO rating of 6, the City of Parson's Volunteer Fire Department is operating at an acceptable level. A volunteer force of twenty (20) firefighters operating from one (1) fire station located within the corporate limits. Fire hydrants are located throughout the city and required in all future developments. The response area includes the entire City of Parsons. Response time to all areas of the city is less than six (6) minutes and Parsons exceeds the generally accepted standard for firefighter staffing. The city utilizes one- 500 GPM Pumper, one (1) 1,000 GPM Pumper, and one (1) new 1,300-gallon tanker. In addition, a mutual aid agreement has been established to access a 2,500-gallon tanker and the City of Parsons now has mobile command truck access. Based on the current

population projections, current levels of fire protection staffing should be adequate to serve the anticipated growth within the next twenty years.

Solid Waste

Weekly solid waste collection is provided by the city at a cost of \$4.00/month per residential customer. The fee for commercial and industrial customers ranges from ten dollars to one hundred dollars per month. The city is currently under contract to utilize the Decatur County facility at no cost to the city.

Roads and Streets

The City of Parsons is responsible for 35.08 miles or 255.05 acres of streets within its corporate limits. The city contains approximately nine (9) miles of State or U.S. designated highways, which are maintained by the Tennessee Department of Transportation. Although the street system is under constant repair and maintenance, the city is concentrating on the installation of culverts and drainage ditch improvements.

Parks and Recreation

The City of Parsons currently has one seven- (7) acres park comprised of two (2) pavilions and a picnic area. The park has undergone recent renovations such as new playground equipment, a paved walking trail and resurfaced tennis courts. The park system is in the preliminary stages of expansion to include other forms of recreation and programs.

Findings

Upon completion of the numerous proposals to expand and improve urban services, facilities, and infrastructure, the City of Parsons will serve most of the residents of Parsons and those residents living in areas adjacent to its corporate boundary. In the past the availability of public services has been inadequate; however, the city is taking the appropriate steps to provide adequate services within the corporate limits and adjacent areas.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

20-Year Population Projections

The population projections through the year 2020 were reported by the University of Tennessee-Knoxville's Center for Business and Economic Research. Section 7 of Public Chapter 1101 requires a City to forecast projected land needed in conjunction with the University of Tennessee's population projections. Over a period of twenty years, the population of Parsons is projected to increase by six (6) percent, growing from 2,232 to 2,369 residents. This is a total increase of 135 residents. Table 2 depicts by category, both the existing land use, and the projected land use by acreage needed, which was derived from the projected six percent (6%) increase of the population over the next 20 years.

Table 2
Future Projected Land Needs

City of Parsons Future Land Area Needs	2002 Population - 2,232 2020 Population - 2,369	
	6% increase	
Land Use Designations	Existing Land Area (Acres)	Projected Needs (Acres)
Residential	388	24
Single family	382	20
Multi-family	216	3
Mobile home	4	0
Commercial	240	15
Industrial	178	11
Public/Semi-public/Utilities	151	9
Transportation	289	18
Future Land Needed:		76 acres

Justification of Urban Growth Boundary Proposal

Based solely on the projected land need table, the City of Parsons cannot justify additional land outside its corporate limits. Table 2 depicts a future land need of only 76 acres over the next twenty years. Table 1 shows that approximately 1,000 acres are currently developable within the corporate limits. This data seems to indicate that no additional land would be needed over the twenty-year planning period. However, there are factors that the existing land use survey could not address; such as the willingness of property owners to develop, or sale their land. Also, the availability of property for development will continue to have some uncontrollable market restraints, such as the high cost of development in topographically constrained areas. Therefore, the City of Parsons has not based their UGB proposal solely upon population projections, or existing developable land as determined by the land use survey, but rather has taken a comprehensive approach in the development of its proposed Urban Growth Boundary. The following two factors were considered in conjunction with the University of Tennessee population projections while, developing their proposed Urban Growth Boundary.

1. The City of Parsons is the only municipality equipped to provide urban type services to areas within the proposed Urban Growth Boundary.

City of Parsons provides gas and water to most of the proposed Urban Growth Boundary area. Landowners adjacent to the city have requested municipal services be extended to their area.

2. The City of Parsons and the proposed UGB area is inundated with poor soils for septic systems.

The soils in Decatur County prohibit small lot development on individual septic systems and as areas in and around the city continue to develop with increased density, the availability of sewer will curtail sprawl and provide adequate protection for future citizens against failing septic systems. Access to a public sewer system may become a necessity for future development in the fringe areas of the City of Parsons.

Special Land Management Concerns: Forest, Agriculture, and Wildlife Management

Residential, commercial, and industrial growth continues at a moderate rate in and around Parsons. Some of the land is currently forested and will likely remain forested throughout the twenty-year planning period. Agricultural areas exist throughout the proposed urban growth boundary, with many farms lying fallow or used as pasture. No formal wildlife management areas exist inside the area proposed for the urban growth boundary.

COST PROJECTIONS FOR CITY AND UGB INFRASTRUCTURE

Community Facilities / Municipal Infrastructure

The City of Parsons is expanding and upgrading city services to acceptable levels for the existing population. Furthermore, municipal utilities are provided to many areas of the County. With the projected growth in population through 2020, the current infrastructure will be upgraded as the need arises to accommodate the projected increase in population. This is based upon the assumption that the Subdivision Regulations and other methods of land use control, such as a moratorium on all new lines outside the Urban Growth Boundary, are utilized to lessen the impact on public facilities. Also, it is assumed that the current density within the developed land area of the corporate limits is held to be constant over the twenty year planning period.

Municipal Infrastructure/Cost Projections

The City of Parsons has initiated multiple projects for improvements of infrastructure. A large portion of the cost has been offset by grants; therefore cost projections for the extension of municipal services were not provided by the city. As development occurs in vacant areas of the city, developers will be required to install improvements such as roads, sewer, water, and gas extensions. The city will continue expansion of the Police and Fire Departments to accommodate the needs of an increasing population.

CONCLUSION

Tennessee Public Chapter 1101 states that municipalities should fully utilize the land currently inside their corporate limits before annexing additional land. Furthermore, the law makes it clear that urban services should not be extended into undeveloped areas until those areas currently inside the corporate limits are provided with the full array of municipal services.

In proposing the UGB, The Planning Region, which is currently contiguous with the City's Corporate Limits were expanded to the following areas:

The City of Parsons sought to develop its report in compliance with Section 7 of Public Chapter 1101. The City did not propose its Urban Growth Boundary based on population projections alone, or the potential developable land available as depicted by the land use survey. Rather, the City has introduced the rationale it considered while developing its UGB proposal as already noted in this report. The proper development of the proposed Urban Growth Boundary will enhance the City of Parsons' ability to continue providing its residents and the surrounding environs, with adequate and effective services during the next 20 years. The establishment of the proposed UGB will allow the city to control future development levels so that water service, and fire protection are not overburdened. The City of Parsons can also influence the location and timing of future development through its sewer extension policies. Proper public service management will allow these areas to develop more efficiently with the benefit of police protection, street maintenance, drainage control, and other municipal services that will be provided by the city, as development occurs, and in accordance with current policy.

A map of the proposed Urban Growth Boundary is shown attached herewith. The Urban Growth Boundary Map was drawn based on topographic features, public rights-of-way, and property lines that surround the city.

RESOLUTION NO. 7-13-2004

A RESOLUTION TO RATIFY THE AMENDED COMPREHENSIVE GROWTH PLAN FOR DECATUR COUNTY SUBMITTED BY THE COORDINATING COMMITTEE OF DECATUR COUNTY.

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 58, TOWN OF DECATURVILLE RATIFIED A COMPREHENSIVE GROWTH PLAN ON DECEMBER 14, 1999, FOR THE CITY, AND;

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 58, ALSO PROVIDES FOR AMENDING THE COMPREHENSIVE GROWTH PLAN, AND;

WHEREAS, UNDER TENNESSEE CODE ANNOTATED 6-58-104(A), IT IS THE DUTY OF THE COORDINATING COMMITTEE IN EACH COUNTY TO DEVELOP AND/OR AMEND A COMPREHENSIVE GROWTH PLAN AND SUBMIT IT FOR RATIFICATION OR REJECTION BY THE COUNTY LEGISLATIVE BODY AND BY THE GOVERNING BODY OF EACH MUNICIPALITY WITHIN THE COUNTY, AND;

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE BODY OF THE TOWN OF DECATURVILLE OF DECATUR COUNTY, MEETING IN REGULAR SESSION AT DECATURVILLE, TENNESSEE, THAT THE COMPREHENSIVE GROWTH PLAN SUBMITTED FOR DECATUR COUNTY BY THE COORDINATING COMMITTEE IS HEREBY RATIFIED. A COPY OF THE PLAN IS ATTACHED TO THIS RESOLUTION (OR ON FILE AT A PLACE DESIGNATED IN THE RESOLUTION.)

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL TAKE EFFECT UPON PASSAGE, AND THAT IMMEDIATELY AFTER ITS PASSAGE AND APPROVAL, A COPY SHALL BE SPREAD UPON THE MINUTES OF THIS MEETING, AND SHALL BE MAILED OR OTHERWISE DELIVERED BY THE CITY RECORDER TO THE CHAIRPERSON OF THE DECATUR COUNTY COORDINATING COMMITTEE. (COPY OF MAP ENCLOSED.)

ADOPTED THIS 13 DAY OF JULY IN THE YEAR OF 2004 .



MAYOR

ATTEST:

[Signature]

CITY RECORDER

RESOLUTION No. 07-12-04-01**RESOLUTION BY THE CITY OF PARSONS RATIFYING
THE PROPOSED AMENDED DECATUR COUNTY GROWTH PLAN**

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

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

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

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

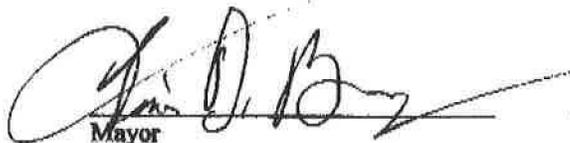
WHEREAS, the City of Parsons Mayor and Board of Aldermen held two public hearings on March 3, 2003 at 6:30 PM and on March 10, 2003 at 6:30 PM; and,

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

WHEREAS, the Decatur County Coordinating Committee has approved the amended Decatur County Growth plan.

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Decatur County Growth Plan as shown on the attached maps entitled Proposed Urban Growth Boundary Map, Parsons Tennessee (Dated February 25, 2003) and (July 12, 2004).


Mayor

July 12, 2004
Date

ATTEST


City Recorder

July 12, 2004
Date

DECATUR COUNTY PLANNED GROWTH AREA 2004

Beginning at a point, said point being the intersection of the centerline of Cox Road and Decatur County and Benton County line on Decatur County Tax Map 6 as updated 3-03; thence, in a southwesterly direction along the centerline of Cox Road to a point, said point being the intersection of said centerline and the north right-of-way of Interstate 40; thence, continuing along a projected line in a southerly direction to its intersection with the centerline of Interstate 40; thence, in a southwesterly direction along said centerline to a point, said point being the intersection of said Interstate 40 centerline and a northerly projected line of the east property line of Parcel 18.02 on Decatur County Tax Map 6 as updated 3-03 ; thence, in a southerly direction along said projected line and continuing in a southerly direction along the eastern property line of Parcel 18.02 to a point, said point being the southern corner shared by said Parcel 18.02 and Parcel 18.01 on Decatur County Tax Map 6 and shown on Decatur County Tax Map 11 as updated 3-03; thence, in an easterly direction along the southern property line of Parcel 18.01 to the southeasternmost corner of said Parcel 18.01, point also located in the northern property line of Parcel 11.00, Decatur County Tax Map 11, as updated 3-03; thence continuing in an easterly direction along the northern property line of Parcel 11.00 on Decatur County Tax Map 11 as updated 3-03 to a point, said point being the northeasternmost corner of said Parcel 11.00; thence in a southwesterly direction along the meanders of the eastern property line of said Parcel 11.00 to its intersection with the northern right of way of Pugh Road; thence in southerly direction along a projected line to its intersection with the centerline of Pugh Road thence, in an easterly and then northeasterly direction along the centerline of Pugh Road to a point, said point, being the intersection of said line and the west right-of-way of New 69 Hwy; thence, continuing in an easterly direction along a projected line crossing New 69 Hwy to a point, said point being the intersection of the east right-of-way of New 69 Hwy and the centerline of (Duck Farm Road); thence, continuing in an easterly and then northeasterly direction along the centerline of (Duck Farm Road) to its intersection with the centerline of Duck Road; thence in a northerly, then northwesterly and then northerly direction along the centerline of Duck Road to its intersection with the centerline of McIllwain Road; thence in a easterly direction along the centerline of McIllwain Road to a point, said point being the intersection of the centerline of McIllwain Road and a southerly projected line of the eastern property line of Parcel 1.00, Decatur County Tax Map 5, as updated 3-03; thence in a northerly direction along said projected line and continuing in a northerly direction along the eastern property lines of Parcels 1.00 and 2.00, Decatur County Tax Map 5, as updated 3-03 to the northeasternmost corner of said Parcel 2.00; thence in a westerly and then northwesterly direction along the northern property line of said Parcel 2.00 to the northernmost corner of said Parcel 2.00, point also located in the Benton County and Decatur County boundary line; thence in a southwesterly, then northerly and then westerly direction along the common county boundary line to the point of beginning.

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

WHEREAS, the Decatur County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Decatur County an amendment to the County Growth Plan dated 9/30/04 which complies with TCA 6-58-106; and

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

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

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


Chair
Decatur County Coordinating Committee

9/30/04
Date

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

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

Chair

Date

RESOLUTION NO. 6-28-04 J
A RESOLUTION TO RATIFY THE AMENDED COMPREHENSIVE GROWTH
PLAN FOR DECATUR COUNTY SUBMITTED BY THE COORDINATING
COMMITTEE OF DECATUR COUNTY

WHEREAS, pursuant to *Tennessee Code Annotated*, Title 6, Chapter 58, Decatur County ratified a comprehensive growth plan February 28, 2000, for the county, and;

WHEREAS, *Tennessee Code Annotated*, Title 6, Chapter 58, also provides for amending the comprehensive growth plan, and;

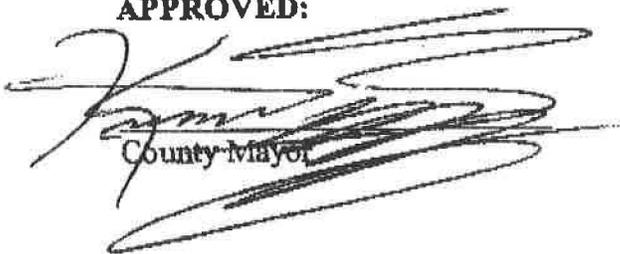
WHEREAS, under *Tennessee Code Annotated* 6-58-104(a), it is the duty of the coordinating committee in each county to develop and/or amend a comprehensive growth plan and submit it for ratification or rejection by the county legislative body and by the governing body of each municipality within the county, and;

WHEREAS, the coordinating committee in Decatur County has submitted an amended comprehensive growth plan for ratification by the Board of County Commissioners of Decatur County, and;

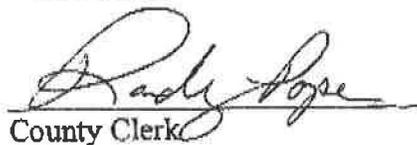
NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Decatur County, Tennessee, assembled in regular session this 28th day of June, 2004, that the amended comprehensive growth plan submitted for Decatur County by the coordinating committee is hereby ratified. (Copy of map plan attached to this resolution)

ADOPTED this 28th day of June, 2004

APPROVED:


County Mayor

ATTEST:


County Clerk

Resolution No. 03-2004

*A Resolution to Ratify the Amended Comprehensive Growth Plan for Decatur County
Submitted by the Coordinating Committee of Decatur County*

*Whereas, pursuant to Tennessee Code Annotated, Title 6, Chapter 58, Decatur County
ratified a comprehensive growth plan February 28, 2000, for the county, and;*

*Whereas, Tennessee Code Annotated, Title 6, Chapter 58, also provides for amending the
comprehensive growth plan, and;*

*Whereas, under Tennessee Code Annotated 6-58-104(a), it is the duty of the
coordinating committee in each county to develop and/or amend a
comprehensive growth plan and submit it for ratification or rejection by the
county legislative body and by the governing body of each municipality within
the county, and;*

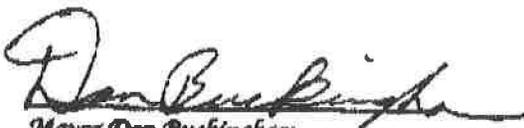
*Whereas, the coordinating committee in Decatur County has submitted an amended
comprehensive growth plan for ratification by the Board of Mayor and
Aldermen of the Town of Scotts Hill, Tennessee and;*

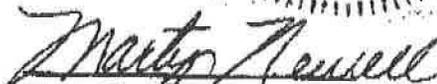
*Now, Therefore, Be It Resolved, by the Board of Mayor and Aldermen of the Town of Scotts Hill,
Tennessee, assembled in regular session this 6th day of September, 2004, that the amended
comprehensive growth plan submitted for Decatur County by the coordinating committee
is hereby ratified.*

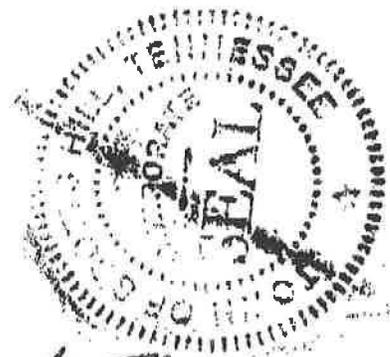
Adopted this 6th day of September, 2004

Approved:

Attest:


Mayor Don Buckingham
Town of Scotts Hill


Marty Newell
City Recorder



DECATUR COUNTY, TENNESSEE

PLANNED GROWTH AREA REPORT

INTRODUCTION

Purpose

This plan and accompanying maps have been prepared for the purpose of meeting the statutory requirements of Tennessee Code Annotated 6-58-101 through 6-58-118 as adopted by Chapter 1101, Public Acts 1998, to establish planned growth areas and rural areas. In preparing this document, existing land use analysis, population projections, and locally-discussed factors were used for the purpose of evaluating present and future needs for a proposed Planned Growth Area.

In developing its Planned Growth Area, and in conjunction with land use and community facilities data, the Planned Growth Area of Decatur County was guided by the following criteria:

Tennessee Code Annotated 6-58-106 states the following for planned growth areas (PGA's) and rural areas (RA's).

(b) (1) Each planned growth area of a county shall: (A) Identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years;

(B) Identify territory that is not within the existing boundaries of any municipality;

(C) Identify territory that a reasonable and prudent person would project as the likely site of high or moderate density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics; (if available, professional planning, engineering and/or economic studies may also be considered);

(D) Identify territory that is not contained within urban growth boundaries; and

(E) Reflect the county's duty to manage natural resources and to manage and control urban growth, taking into account the impact to agricultural lands, forests, recreational areas and wildlife management areas.

(2) Before formally proposing any planned growth area to the coordinating committee, the county shall develop and report population growth projections; such projections shall be developed in conjunction with the University of Tennessee. The county shall also determine and report the projected costs of providing urban type core infrastructure, urban services and public facilities throughout the territory under consideration for inclusion within the planned growth area as well as the feasibility of recouping such costs by imposition of fees or taxes within the planned growth area. The county shall also determine and report on the need for additional land suitable for high density industrial,

commercial and residential development after taking into account all areas within the current boundaries of municipalities that can be used, reused or redeveloped to meet such needs. The county shall also determine and report on the likelihood that the territory under consideration for inclusion within the planned growth area will eventually incorporate as a new municipality or be annexed. The county shall also examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the planned growth area and shall examine and report on the likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas.

(3) Before a county legislative body may propose planned growth areas to the coordinating committee, the county shall conduct at least two (2) public hearings. Notice of the time, place and purpose of the public hearing shall be published in a newspaper of general circulation in the county not less than fifteen (15) days before the hearing.

(c) (1) Each rural area shall:

(A) Identify territory that is not within urban growth boundaries;

(B) Identify territory that is not within a planned growth area;

(C) Identify territory that, over the next twenty (20) years, is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial or residential development; and

(D) Reflect the county's duty to manage growth and natural resources in a manner which reasonably minimizes detrimental impact to agricultural lands, forests, recreational areas and wildlife management areas. (2) Before a county legislative body may propose rural areas to the coordinating committee, the county shall conduct at least two (2) public hearings. Notice of the time, place and purpose of the public hearing shall be published in a newspaper of general circulation in the county not less than fifteen (15) days before the hearing.

The plans from the county and/or municipalities will be submitted to the Coordinating Committee for the development of a Comprehensive Growth Plan, which requires ratification by each city's and the county legislative body.

Definitions

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

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

Urban Growth Boundary - The cities of Decatur County and contiguous territory where high-density residential, commercial, and industrial growth

is expected, or where the municipality is better able than other municipalities to provide urban services.

Rural Areas - territories that are not within urban growth boundaries (UGBs) or within a planned growth area (PGAs)

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

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

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

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

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

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

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

Methodology and Assumptions

As a prerequisite to preparing this Planned Growth Area Report a survey and analysis of the existing land uses of the proposed Planned Growth Area was completed. As required under Tennessee Code Annotated 6-58-106, the existing land uses in the proposed Planned Growth Area in Decatur County have been identified using Property Assessor's data followed by a field survey. Single-family residential dwellings located on large tracts such as farms were included in residential calculations, while an estimation of the remainder of the tract was included in the vacant land totals. Data from existing analyses were then integrated with information pertaining to natural factors affecting development, the population, economic factors, transportation facilities and urban-type public services data in determining if area of the County could adopted as a Planned

Growth Area following its recommendation by the Planning Commission. Discussions with the Planning Commission and objectives outlined by this group during the past several months have been included in this document.

Assumptions

1. Population based on projections will be the primary factor in determining land used for development.
2. Existing land use percentages are an indicator of future needs.
3. Planned developments will proceed and will impact population growth and the demand for urban-type services.
4. The County and utility providers will continue to provide services at their current level unless policy decisions are made to increase those levels.

EXISTING PLANNED GROWTH AREA LAND USE ANALYSIS

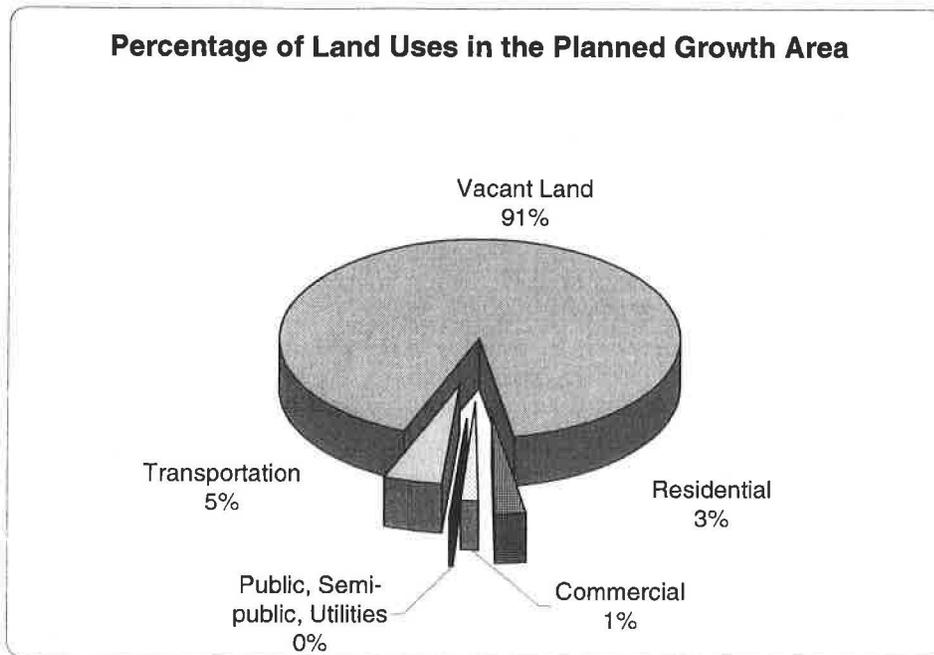
Introduction and Physical Constraints

The Planned Growth Area of Decatur County has a total land area of 1751 acres. Of course, Decatur County has flood hazard areas as identified by the a current Federal Emergency Management Agency Federal Insurance Rate Maps (FIRM); however, the proposed Planned Growth Area of Decatur County does not contain any area of land in federally-identified flood hazard areas (see Community-Panel Number 470041 0001 C, Map Revised January 7, 2000). Soils in the proposed Planned Growth Areas are composed of two associations according to Plate 2 in the 1974 *General Plan for Decatur County*. These associations are Dulac-Savannah and Cuthbert-Bodine-Talbott. Dulac – Savannah soils generally severe limitations for residences with septic tanks. (1974 Plan, pg. 15). Cuthbert-Bodine-Talbott also have severe limitations for residences with septic tanks (pg. 17)

EXISTING LAND USE CALCULATIONS TABLE 1

Planned Growth Area of Decatur County:		
Land Use Designations	Gross land area, Ac	Percent of Total
Total PGA land area	1751.45	100%
Physically Constrained land	0	0%
Floodplain	0	0%
other constraints	0	0%
Residential	45	2.57%
Single family	34.30	1.96%
Mobile Homes	10.70	0.61%
Commercial	23.92	1.37%
Public/Semi-public/Utilities	4.10	0.23%
Transportation	82.92	4.73%
U.S Highway	18.94	1.08%
Interstate	50.62	2.89%
Country Road	13.36	0.76%
Vacant land	1595.51	91.1%
Total developed land	155.94	8.9%
Total vacant developable land	1595.51	91.1%

CHART 1



Residential Land Use

The Planned Growth Area has 45 acres dedicated to residential development. The largest percentage of residential acreage is devoted to single-family houses (See Table 1). A total of 1.96% or 34.30 acres of the total Planned Growth Area acreage is occupied by single-family homes. This is the second largest category developed land. Concentrations of single family houses are located along Spence Store Road and at the intersection of Pugh Road and State Route 69.

A second category of residential land uses includes mobile homes. Mobile homes account for 10.70 acres of the proposed Planned Growth Area and approximately one-third (1/3) of the residential uses in the Planned Growth Area.

Commercial Land Use

Concentrations of commercial activities are located along the interchange of Interstate 40 and State Route 69. The total acreage devoted to commercial activities in the Planned Growth is 1.37% (See Chart 1). These commercial uses are related to through traffic on Interstate 40. These establishments include truck stops, motels, convenience stops, and clubs. There is a Dairy Queen franchise and Apple Annie's restaurant. The Days Inn company owns property near the interchange as well.

Public/Semi-Public Land Use

These land uses include County School Board property, churches, and cemeteries. The Department of Transportation owns a tract on Hohammer Road. Spence Church and Cemetery as well as property owned by the Board of Education are located on Spence Store Road.

Transportation

Highways and County Roads make up five percent (5%) of the proposed Planned Growth Area (See Chart 1). This is the largest category of developed land in the Planned Growth Area of Decatur County. Interstate 40 accounts for 50.62 acres of the PGA, while US Highways account for 18.49 acres of the proposed PGA.

Vacant Land

The amount of vacant land in the proposed Planned Growth Area is the largest category of land as a percentage. Fifteen hundred ninety-five (1,595) acres of the Planned Growth Area is vacant or used for agricultural purposes.

Findings

The Planned Growth Area of Decatur County has a total of 1751.45 acres. Due to the large rights-of-way associated with the Interstate 40 and State Highway 69, this is the largest category of developed land, while vacant/agricultural land is the most significant part of the Planned Growth Area. Residential development is the second largest category of developed land use in the Planned Growth Area of Decatur County. The *General Plan for Decatur County* prepared in 1974 depicted the land use as a mixture of commercial, industrial, and residential (Plate 10). During current discussions pertaining to a proposed zoning plan, the area has been identified as a potential commercial area.

PROJECTED NEEDS FOR LAND BASED ON 20-YEAR POPULATION GROWTH

This section of the report has been prepared for the purpose of meeting the statutory requirements of Tennessee Code Annotated 6-58-101 through 6-58-118 as adopted by Chapter 1101, Public Acts 1998, to establish planned growth areas. In preparing this document, UT population data is identified as a specified source of data. More recent data is now available through the release of the US Census information. Tennessee Code Annotated 6-58-106 states the following for planned growth areas and rural areas.

- (b) (1) Each planned growth area of a county shall:
 - (A) Identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years;
 - (B) Identify territory that is not within the existing boundaries of any municipality;
 - (C) Identify territory that a reasonable and prudent person would project as the likely site of high or moderate density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics; (if available, professional planning, engineering and/or economic studies may also be considered);
 - (D) Identify territory that is not contained within urban growth boundaries; and
 - (E) Reflect the county's duty to manage natural resources and to manage and control urban growth, taking into account the impact to agricultural lands, forests, recreational areas and wildlife management areas.
- (2) **Before formally proposing any planned growth area to the coordinating committee, the county shall develop and report population growth projections; such projections shall be developed in conjunction with the University of Tennessee.** The county shall also determine and report the projected costs of providing urban type core infrastructure, urban services and public facilities throughout the territory under consideration for inclusion within the planned growth area as well as the feasibility of recouping such costs by imposition of fees or taxes within the planned growth area.

Projected Population Figures

The Center for Business and Economic Research at the University of Tennessee has prepared a compilation of "Population Projections for Tennessee Counties and Municipalities" (March 1999). Decatur County had a population of 10,460 for the year 1990. The projected population figure for the year 2020 is 10,948. The figure represents an increase of 488 people over the intervening decades.

Since the initial Decatur County Growth Plan was prepared, the US Census figures for Decatur County have been release, which allow for more current information. This information is also more area specific. The population for Decatur County according to the 2000 US Census was 11,731, which represents a 12% increase for the previous decade. The Census Block Group #2, Census Tract 9550, Decatur County, Tennessee

has the same dimensions in 1990 and 2000 (See illustrations). This Block Group includes the northeast portion of the County. The 1990 population for this area was 697, while the figure for 2000 was 976. Using these census figures, this Census Block Group grew by 279 people or approximately 40% from 1990 to 2000, which is almost four times more than the County as a whole.

Projected Land Needs for Residential, Commercial, and Industrial Development

Using the 2000 US Census figures, the average persons for household for Decatur County was 2.34 persons. Using the population projections from UT and assuming that the population increases would result in establishment new households only, the population increase would result in a need for 208 lots. At the county level of detail, these population figures do not provide much directly relevant information. Vacant developable land is available in the Planned Growth Area although development of residential areas would not be restricted to the Planned Growth Area.

Concentrations of commercial development are located around the I-40 interchange inside the proposed Planned Growth Area. Most of the closest industrial development to the proposed PGA has occurred near Highway 69 in or near Parsons.

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

Decatur County is located along the Tennessee River and is fortunate to have several recreational areas associated with wildlife management. The proposed Planned Growth Area is not located along the River but is located along the interstate interchange and Highway 69. The proposed Planned Growth Area does not have an federally-identified 100-year floodplain areas according to Flood Insurance Rate Map 470041 0001 C as revised January 7, 2000.

Aside from the County's floodplain management, which does not effect the Planned Growth area, there are currently no zoning controls to protect this area; however, the Planning Commission has adopted Subdivision Regulations and has proposed a Zoning Resolution for the entire County. There are no anticipated adverse impact on agriculture, forests, or wildlife habitat inside the proposed Planned Growth Area due to such a designation.

Findings

A simple analysis of the proposed Planned Growth Area shows that the area is growing faster than the entire County. Although development is not restricted to the Planned Growth, the simple review of US Census Block Group data from 1990 to 2000 shows what a resident could surmise that the area near the Interstate has the potential for growth over the next 20 years.

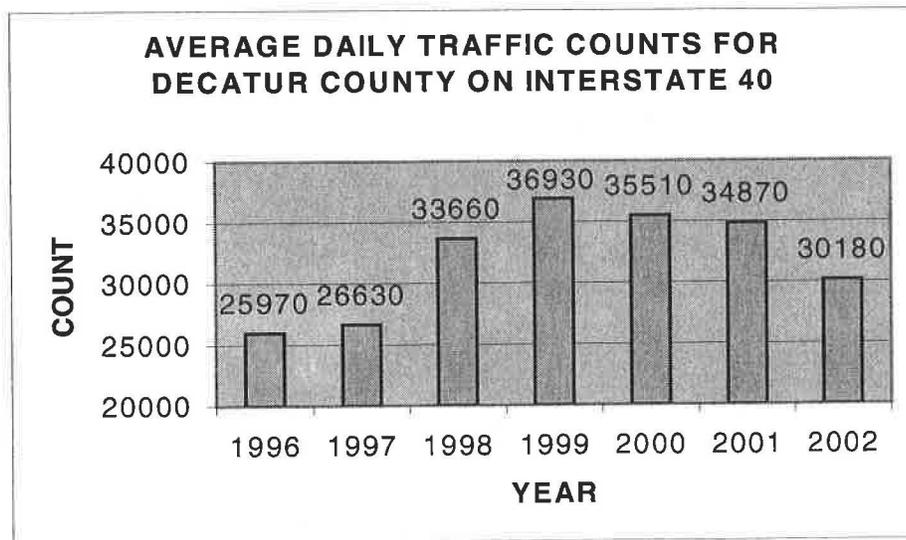
TRANSPORTATION ANALYSIS

A county's transportation system is a vital service function, which is essential to its growth and development. Decatur County is no exception. The transportation system forms the framework upon which a community is built, and adequate traffic circulation is a requirement to economic activity and general community development.

Interstate 40, Highway 69, and the local roads make up the largest percentage of land uses inside the proposed Planned Growth Area. Within the proposed Planned Growth Area, the Interstate accounts for 50.62 acres. US highways contain 18.94 acres of right-of-way, while County roads account for approximately 13.36 acres in this area.

Average Daily Traffic (ADT) counts compiled by the Tennessee Department of Transportation will be used to analysis the trend for traffic counts along Interstate 40 from 1996 through 2002. Figures for State Highway 69 will be depicted from 1996 through 1999. The following charts illustrate that the interstate traffic counts of between 25,000 to 37,000 trips a day have and will attract franchises and other commercial development to this Planned Growth area beyond just the local traffic on Highway 69. For a comparison, a table is provided depicts traffic counts on the other major external thoroughfare, US Highway 412. This table verifies how much difference that there is between the traffic counts are on an Interstate 40 versus US Highway 412.

TABLE 2



Local traffic estimates on Highway 69 in the PGA area show that between 3600 and 5700 trips were generated from 1996 to 1999. The traffic counts for this location were not available in subsequent ADT publications published by the Department of Transportation.

TABLE 3

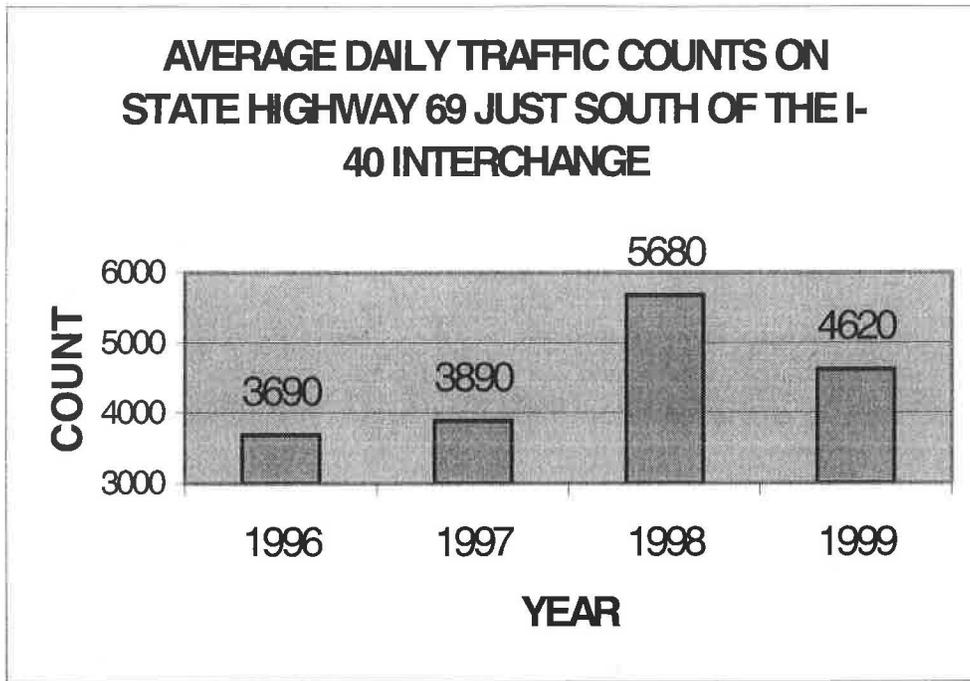
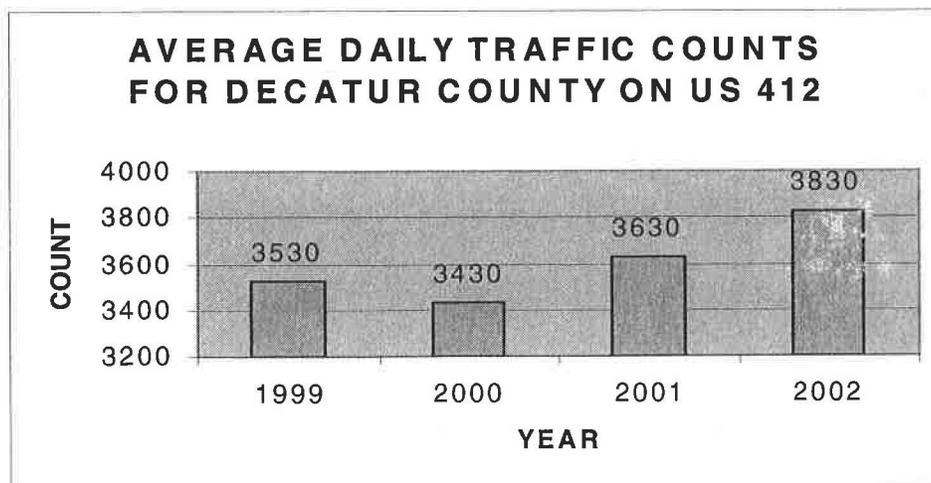


TABLE 4



Findings

As expected, a review of the traffic counts through the Proposed Planned Growth Area reveal that Interstate State 40 is in fact Decatur County's "window to the world". Any reasonable and prudent person could expect this Planned Growth Area "as the likely site of high or moderate density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience [and] economic trends. . . ."

EXISTING URBAN-TYPE PUBLIC SERVICES ANALYSIS AND PROJECTED PUBLIC SERVICES ANALYSIS FOR THE PLANNED GROWTH AREA

Introduction

Another element to be included in the Planned Growth Area proposal is a report, which estimates

the projected costs of providing urban type core infrastructure, urban services and public facilities throughout the territory under consideration for inclusion within the planned growth area as well as the feasibility of recouping such costs by imposition of fees or taxes within the planned growth area. . . . Tennessee Code Annotated 6-58-106 B(2)

These services include the following

- Law Enforcement;
- Fire Protection;
- Water Service;
- Electrical Service;
- Sanitary Sewer;
- Solid Waste Collection;
- Road and Street Construction and Repair;
- Recreational Facilities/Libraries/Parks;
- Planning and Zoning

Law Enforcement

Decatur County employs nine (9) full-time sheriff's deputies and two (2) part-time employees. Five (5) full-time jailers are employed by the County, as well. Eleven (11) cruisers are used each day out of a total of 14 vehicles. E-911 services are provided by Decatur County.

The national average of 2.7 number of officers per 1000 population according to the FBI statistics web page (Chapter 6, Table 71, page 325). Deduction of the municipal population for the US Census total shows that Decatur County (7458) would need 20 officers to meet the national average for the unincorporated areas. The costs of law enforcement will not be increased because the obligation to provide this service will still be the responsibility of the County Sheriff whether in a Planned Growth Area or in a Rural Area.

Fire Protection

The Planned Growth Area is served by two (2) stations currently. The Decatur County Volunteer Fire Departments have a total of one hundred twenty (120) firefighters. Thirty (30) of these firefighters are assigned to the departments serving the proposed Planned Growth Area. The ISO rating for Decatur County is 9.

Water Service

The North Utility District provides public water to this portion of the County. There are 1,160 customers. The water source is the Tennessee River. The pump capacity allows for 450 gallons per minute.

The system has a pumping capacity of 750,000 gallons per day. The water system storage capacity is 400,000 gallons. There are eight (8) fire hydrants.

Sanitary Sewer

A public sewer system is being planned for this area around the 126 interchange of Interstate 40 under the name Benton-Decatur County Interchange 126 Sewer System. A half-million dollar (\$500,000) grant was awarded for this project under the Community Development Block Grant project in 2002. The proposed system will be a gravity flow sewer system with an associated system of pump stations and a proposed treatment plant. The effluent will be released from the treatment plant into the Tennessee River. The total cost of the project is \$1,200,000.

Solid Waste Collection

Solid waste collection is not performed by the County other than one convenience center. A private company does provide solid waste collection for the residents of Decatur County.

Road and Street Construction and Repair

There is a total of eight (8) miles of county roads in the Planned Growth area. Highway expenses comprised eight percent (8%) of the total budget according to the *Comprehensive Economic Development Strategy, August 2002, Prepared by the Southwest Tennessee Development District* (pg. 80). As with Law Enforcement, the maintenance of road will remain a responsibility of Decatur County, regardless of the designation in a Planned Growth Area. The presence of existing road infrastructure is the fundamental reason why this area has been selected.

Gas System

Gas service in Decatur County is provided by the City of Parsons.

Recreational Facilities/Libraries/Parks:

There is a total of three (3) parks in Decatur County. The annual budget is \$152,800. Two (2) employees are full-time. There are also two (2) part-time employees. Decatur County sponsors softball, baseball, soccer, and swimming. The County's recreational facilities include two (2) picnic areas, three (3) pavilions, one arena, and one swimming pool.

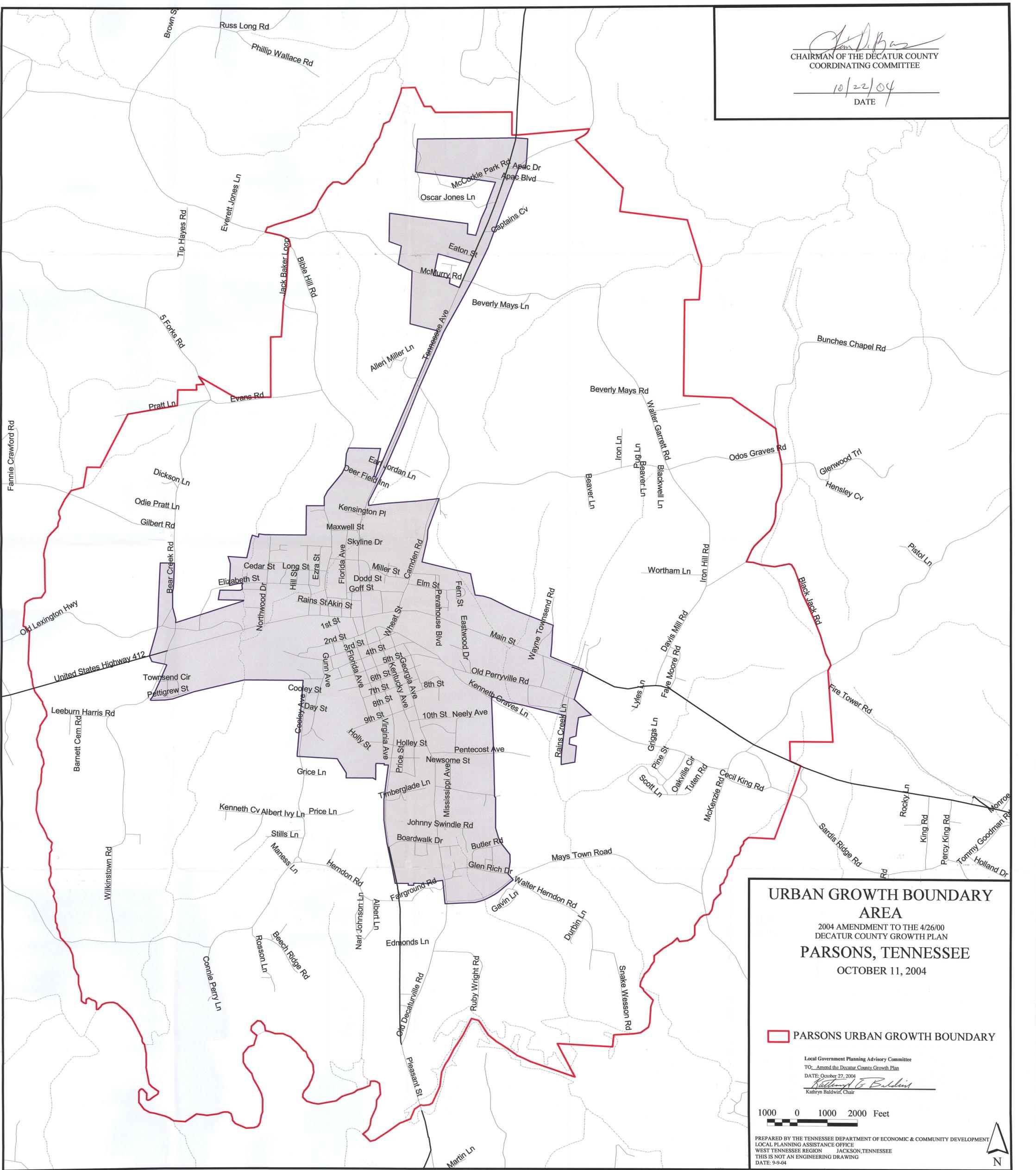
The County has a public library with an annual budget of \$47,276. There is one librarian. The book collection numbers 18, 516 volumes with a audio collection of 163 CDs, tapes, and records.

Planning and Zoning

As of the preparation of this report, the Decatur County Regional Planning Commission has adopted Subdivision Regulations and has recommended a Zoning Resolution for County Commission consideration. The Building Commissioner is a part-time position. Floodplain zoning was adopted by the County in January 2000. Adult-oriented establishments are presently regulated by Decatur County as well.

Jim D. Bass
CHAIRMAN OF THE DECATUR COUNTY
COORDINATING COMMITTEE

10/22/04
DATE



**URBAN GROWTH BOUNDARY
AREA**
2004 AMENDMENT TO THE 4/26/00
DECATUR COUNTY GROWTH PLAN
PARSONS, TENNESSEE
OCTOBER 11, 2004

 PARSONS URBAN GROWTH BOUNDARY

Local Government Planning Advisory Committee
TO: Amend the Decatur County Growth Plan
DATE: October 27, 2004
Kathryn Baldwin
Kathryn Baldwin, Chair



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
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LIKELIHOOD OF INCORPORATION OR ANNEXATION FOR THE PLANNED GROWTH AREA

Another element to be included in the Planned Growth Area proposal is a report on the potential for incorporation according to the following:

(2) ... The county shall also determine and report on the likelihood that the territory under consideration for inclusion within the planned growth area will eventually incorporate as a new municipality or be annexed. . . .Tennessee Code Annotated 6-58-106 B(2)

During discussions with the Planning Commission concerning the development of a proposed PGA, this issue was not raised as a reason for suggesting this area. Due to its being required in the citation above, the staff planner will provide some analysis. Under the current Tennessee Code Annotated 6-1-201(a)(1), no area may incorporate that contains “not fewer than one thousand five hundred (1500) persons, who are actually residents of the territory. . . .” Given this population threshold and other requirements of Tennessee Code Annotated for incorporation, there is little chance that the area would grow large enough in the next 20 years to incorporate given the fact that the census tract, which is nearly the entire northeast part of the County would have to nearly double to meet this requirement.

The question of annexation would be part of deliberation by the Coordinating Committee following review of any report submitted by a municipality about proposed Urban Growth Boundaries.

EVALUATION OF THE PROPOSED PLANNED GROWTH AREA OF DECATUR COUNTY

This information is based on Planning Commission and the County Administration discussions about a Planned Growth Area. These discussions involved the existence of the Interchange 126 on Interstate 40. The proposed development of a joint public sewer system for this interchange was another factor discussed during meetings. The existing commercial development area was also a factor mentioned in local discussions.

Using the reasonable and prudent standard established in the law and a layman’s sense of planning, the interchange area is an obvious Planned Growth Area.

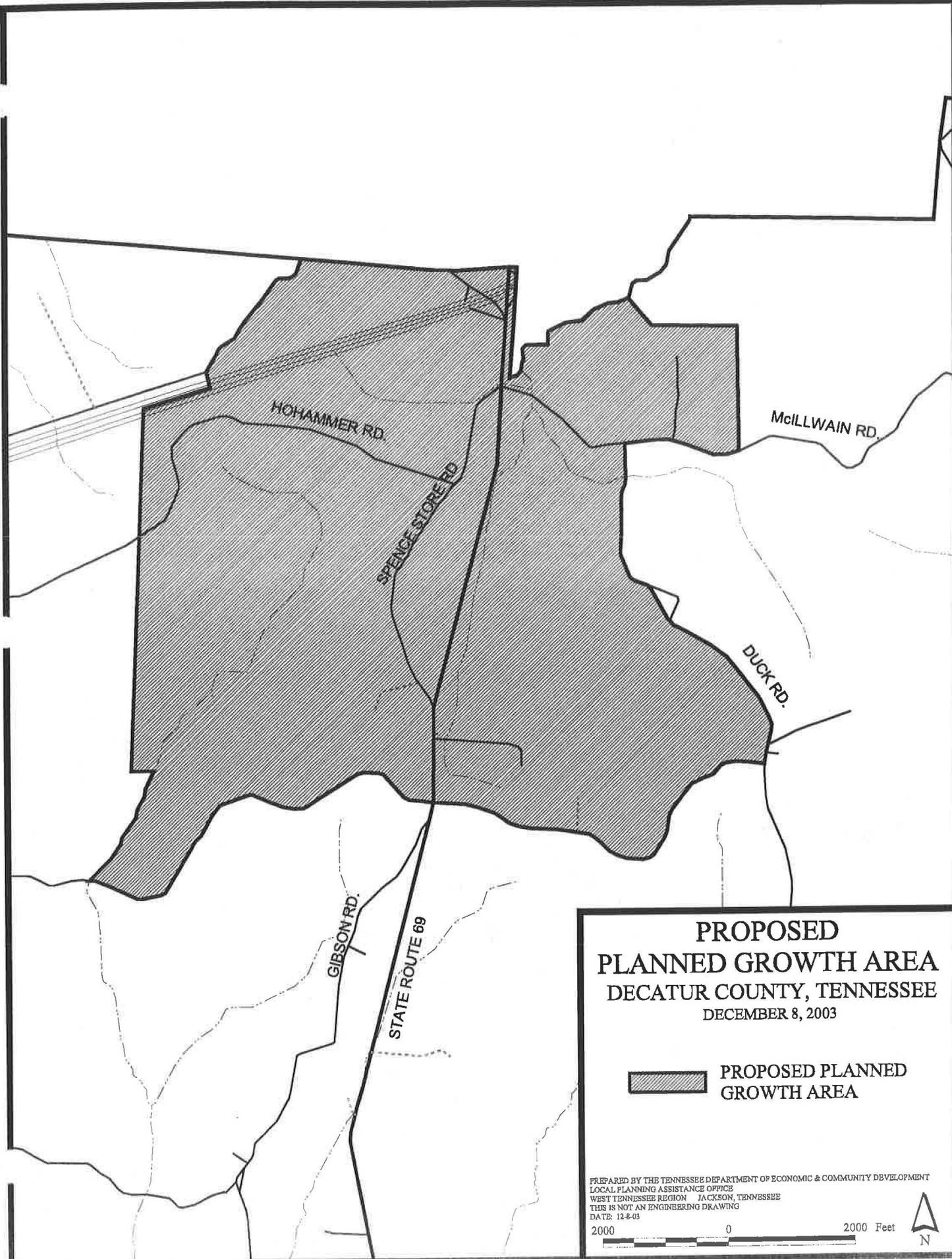
CONCLUSION

Based strictly on the idea of incorporation of this area over the next twenty years, this area is not the ideal Planned Growth area due to existing population of the Proposed Planned Growth Area and UT population projections for the entire County. Using the standard of what a “reasonable and prudent person” would “identify [as] the likely site of high or moderate density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns” and the existence of the Interstate interchange, this location is the primary area in Decatur County for consideration as a Planned Growth Area.

From an economic standpoint, the Planned Growth Area of Decatur County is the location of national chain and other assorted businesses that rely on large traffic counts. Interstate 40 is indeed the County’s “window to the world” experiencing both the positive and potential aspects of growth.

Based on other factors such as the existence of the North Utility district and the planned development of the Benton-Decatur County Special Sewer district, Decatur County has ample reason to propose this Planned Growth Area. Public water permits greater possibility for density of development in rural areas when reviewed in conjunction with septic tank needs. Public water and sewer afford the ability for an even more concentrated density of development.

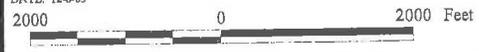
The Interstate; the proposed Benton-Decatur Special sewer system; as well as the existing and potential economic development in this area are the deciding factors that were used to select this proposed Planned Growth Area.

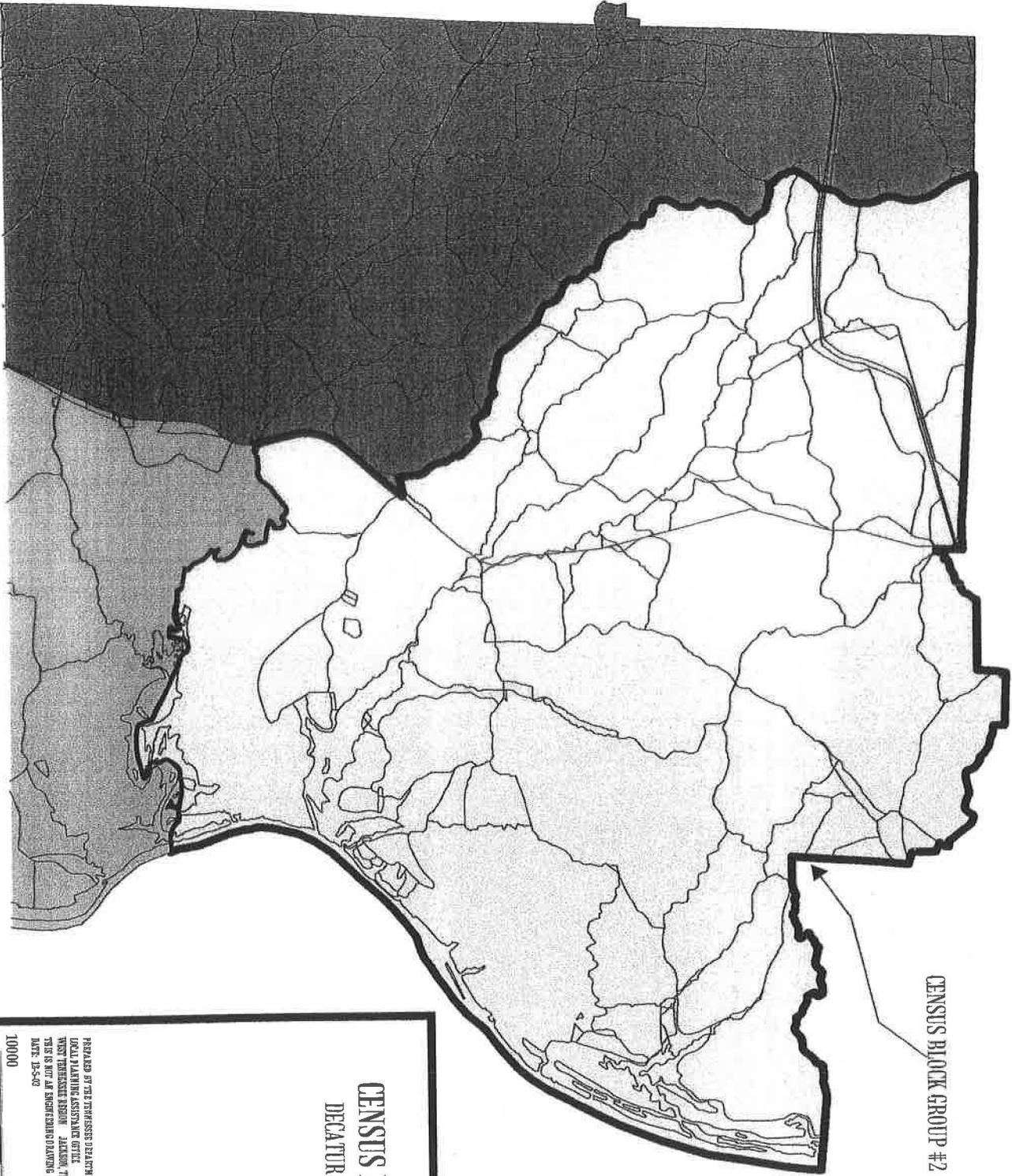


**PROPOSED
PLANNED GROWTH AREA
DECATUR COUNTY, TENNESSEE
DECEMBER 8, 2003**

 **PROPOSED PLANNED
GROWTH AREA**

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LOCAL PLANNING ASSISTANCE OFFICE
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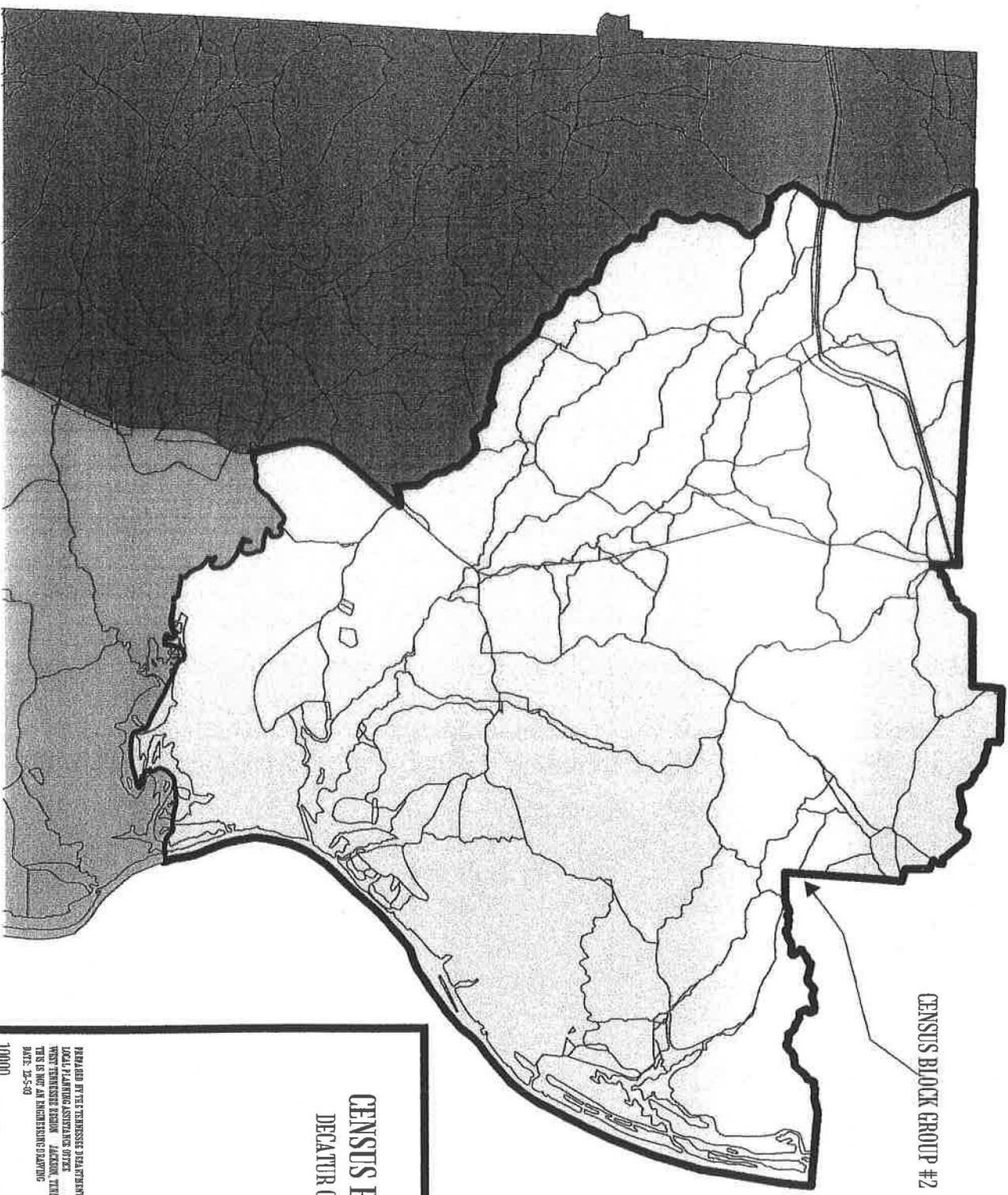
CENSUS BLOCK GROUP #2

2000
CENSUS BLOCK GROUP #2
DECATUR COUNTY, TENNESSEE

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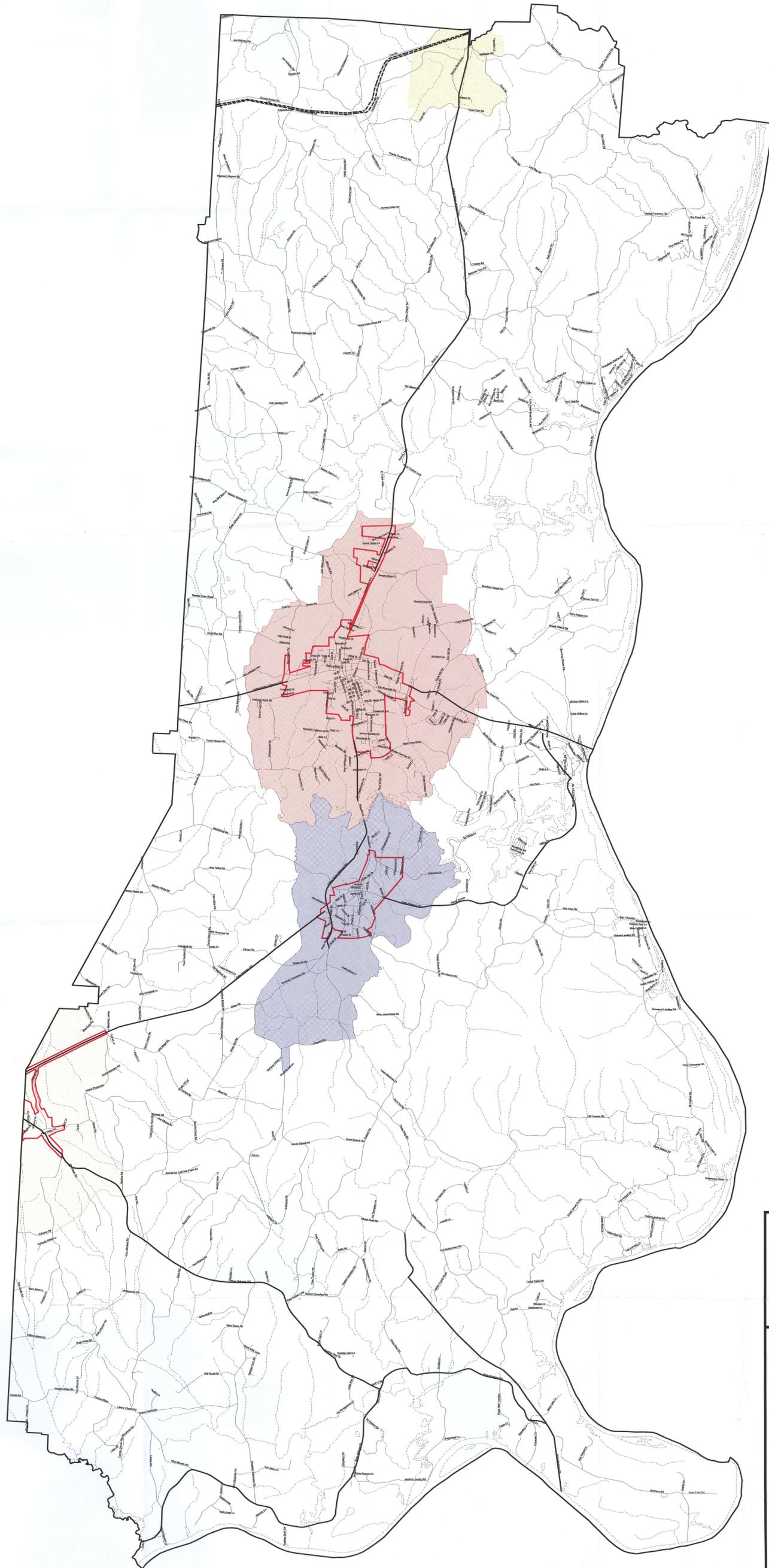


CENSUS BLOCK GROUP #2

1990
CENSUS BLOCK GROUP #2
 DECATUR COUNTY, TENNESSEE

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[Signature]
 CHAIRMAN OF THE DECATUR COUNTY
 COORDINATING COMMITTEE

10/22/04
 DATE

GROWTH PLAN

2004 AMENDMENT TO THE 4/26/00
 DECATUR COUNTY GROWTH PLAN

DECATUR COUNTY, TENNESSEE

OCTOBER 11, 2004

- PLANNED GROWTH AREA
- SCOTTS HILL URBAN GROWTH BOUNDARY
- DECATURVILLE URBAN GROWTH AREA
- PARSONS URBAN GROWTH AREA

Local Government Planning Advisory Committee
 TO: Amend the Decatur County Growth Plan
 DATE: October 27, 2004
[Signature]
 Kathryn Baldwin, Chair



BENTON COUNTY

INTERSTATE 40

Cox Rd

Tapestry Ln

McIlwain Rd

Spence Store Loop

Duck Rd

Adams Ln

Duck Farm Rd

Pugh Rd

Charlie Dougherty Rd


CHAIRMAN OF THE DECATUR COUNTY
COORDINATING COMMITTEE

10/22/04
DATE

PLANNED GROWTH AREA

2004 AMENDMENT TO THE 4/26/00
DECATUR COUNTY GROWTH PLAN

DECATUR COUNTY, TENNESSEE

OCTOBER 11, 2004

 PLANNED GROWTH AREA

Local Government Planning Advisory Committee

TO: Amend the Decatur County Growth Plan

DATE: October 27, 2004


Kathryn Baldwin, Chair

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