



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 Monty Adams
County Executive of Franklin County
Courthouse, Room 1
Winchester, Tennessee 37398

Dear Mr. Adams:

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

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

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

Sincerely,

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

Don Waller
Director

DW/jw

Enclosure

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

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

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

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

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



Chair, County Coordinating Committee

June 27, 2000

Date

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

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



Chair, Local Government Planning Advisory Committee

6/28/00
Date



FRANKLIN COUNTY

TENNESSEE

NO. 1 SOUTH JEFFERSON STREET
COURTHOUSE ROOM 1

WINCHESTER, TENNESSEE 37398

Telephone (931) 967-2905 or (931) 967-0688

Fax (931) 962-1473

F. MONTGOMERY ADAMS, JR.
COUNTY EXECUTIVE

June 27, 2000

Local Government Planning Advisory Committee
C/O Don Waller
TN Tower Building
312 8TH Avenue North 10th Floor
Nashville, TN 37243-0405

Dear Mr. Waller:

Enclosed is the Franklin County Growth Plan and the
Certificate of Ratification for same.

Sincerely,

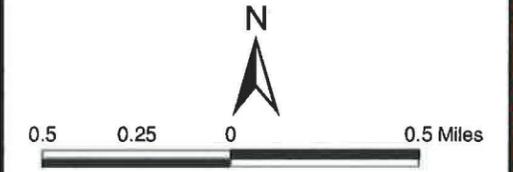
A handwritten signature in blue ink that reads 'Monty Adams'. The signature is fluid and cursive.

Monty Adams
Franklin County Executive

MA/jab
Enclosure: (2)

Amended Growth Plan Franklin County, TN

-  Cowan
-  Cowan UGB
-  Cowan Proposed UGB Expansion
-  Decherd
-  Decherd UGB
-  Decherd Proposed UGB Expansion
-  Estill Springs
-  Estill Springs UGB
-  Huntland
-  Huntland Proposed UGB
-  Monteagle
-  Tullahoma
-  Tullahoma UGB
-  Winchester
-  Winchester UGB
-  Winchester Proposed UGB Expansion
-  PGA
-  Proposed PGA Expansion
-  Rural Area



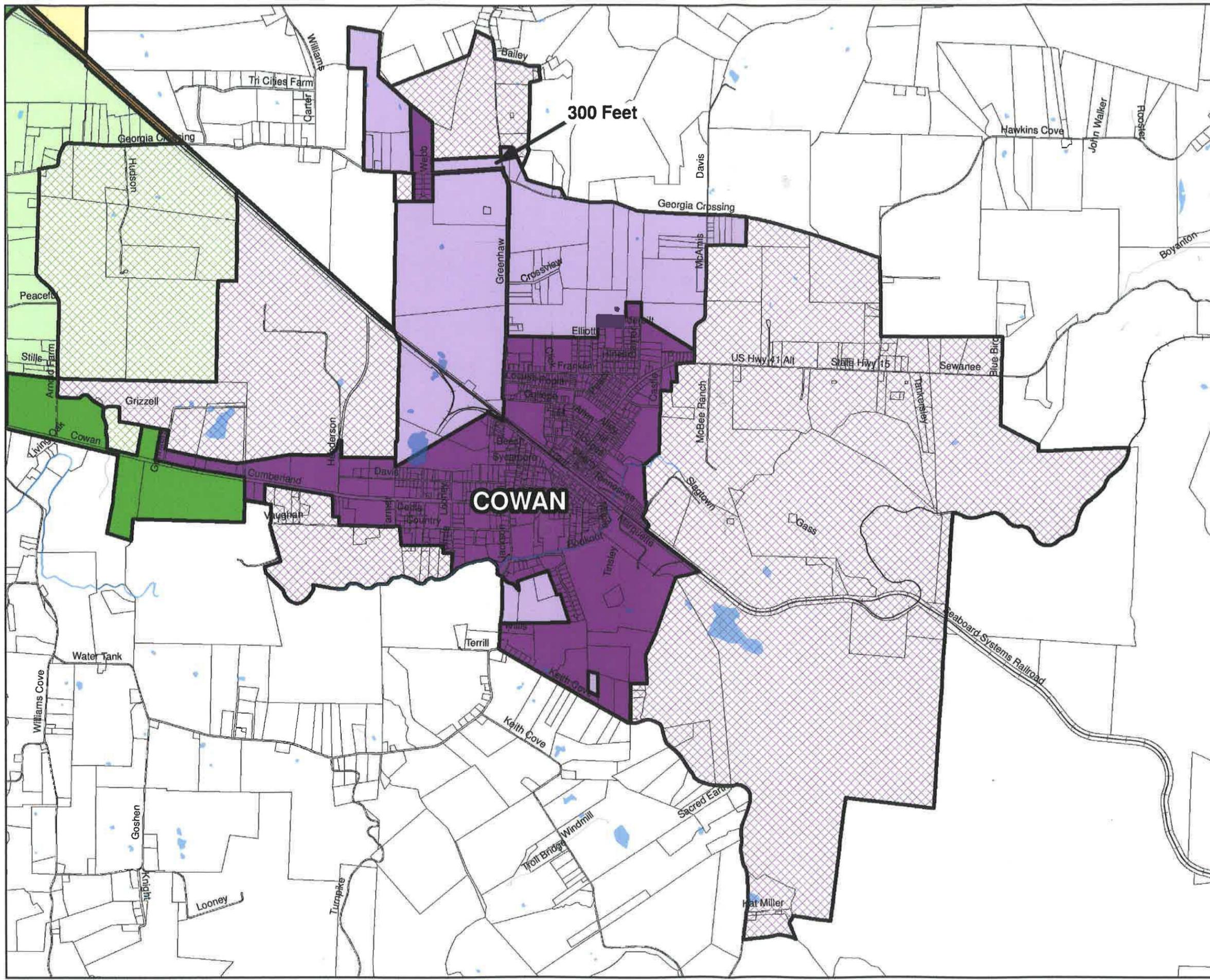
Map Prepared By:
Department of Economic and Community Development
Local Planning Assistance Office
Nashville, TN
Geographic Information Systems

This is not an engineering map.
Printed on 9/30/09.

APPROVED BY THE FRANKLIN COUNTY COORDINATING COMMITTEE FEBRUARY 11, 2009

RATIFIED BY	DATE
Cowan, TN	April 14, 2009
Decherd, TN	March 9, 2009
Estill Springs, TN	June 4, 2009
Huntland, TN	March 16, 2009
Winchester, TN	April 14, 2009
Tullahoma, TN	March 30, 2009
Monteagle, TN	April 28, 2009
Franklin County, TN	March 18, 2009

[Signature] 9-30-09
Chairman
Franklin County, Tennessee Coordinating Committee



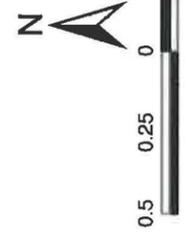
**APPROVED BY THE
FRANKLIN COUNTY COORDINATING COMMITTEE
FEBRUARY 11, 2009**

RATIFIED BY	DATE
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Decherd, TN	March 9, 2009
Estill Springs, TN	June 4, 2009
Huntland, TN	March 18, 2009
Winchester, TN	April 14, 2009
Tullahoma, TN	March 30, 2009
Monteagle, TN	April 28, 2009
Franklin County, TN	March 16, 2009

Bluka Gibson
Chair
Franklin County, Tennessee Coordinating Committee

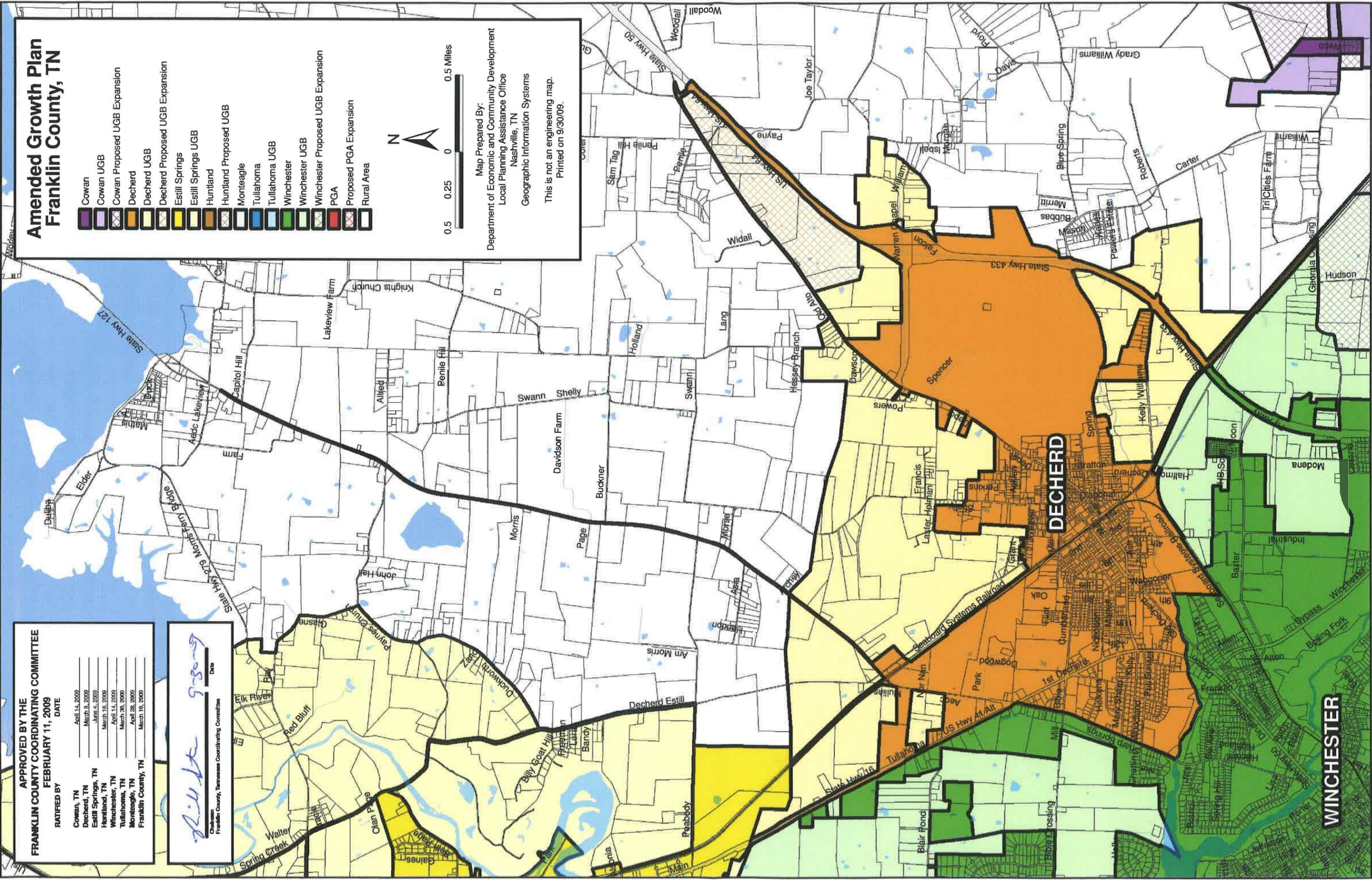
Amended Growth Plan Franklin County, TN

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-  Proposed PGA Expansion
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Map Prepared By:
Department of Economic and Community Development
Local Planning Assistance Office
Nashville, TN
Geographic Information Systems

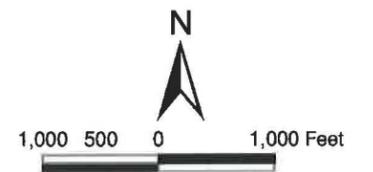
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Printed on 9/30/09.



WINCHESTER

Amended Growth Plan Franklin County, TN

-  Cowan
-  Cowan UGB
-  Cowan Proposed UGB Expansion
-  Dechard
-  Dechard UGB
-  Dechard Proposed UGB Expansion
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-  Huntland
-  Huntland Proposed UGB
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-  Winchester
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-  PGA
-  Proposed PGA Expansion
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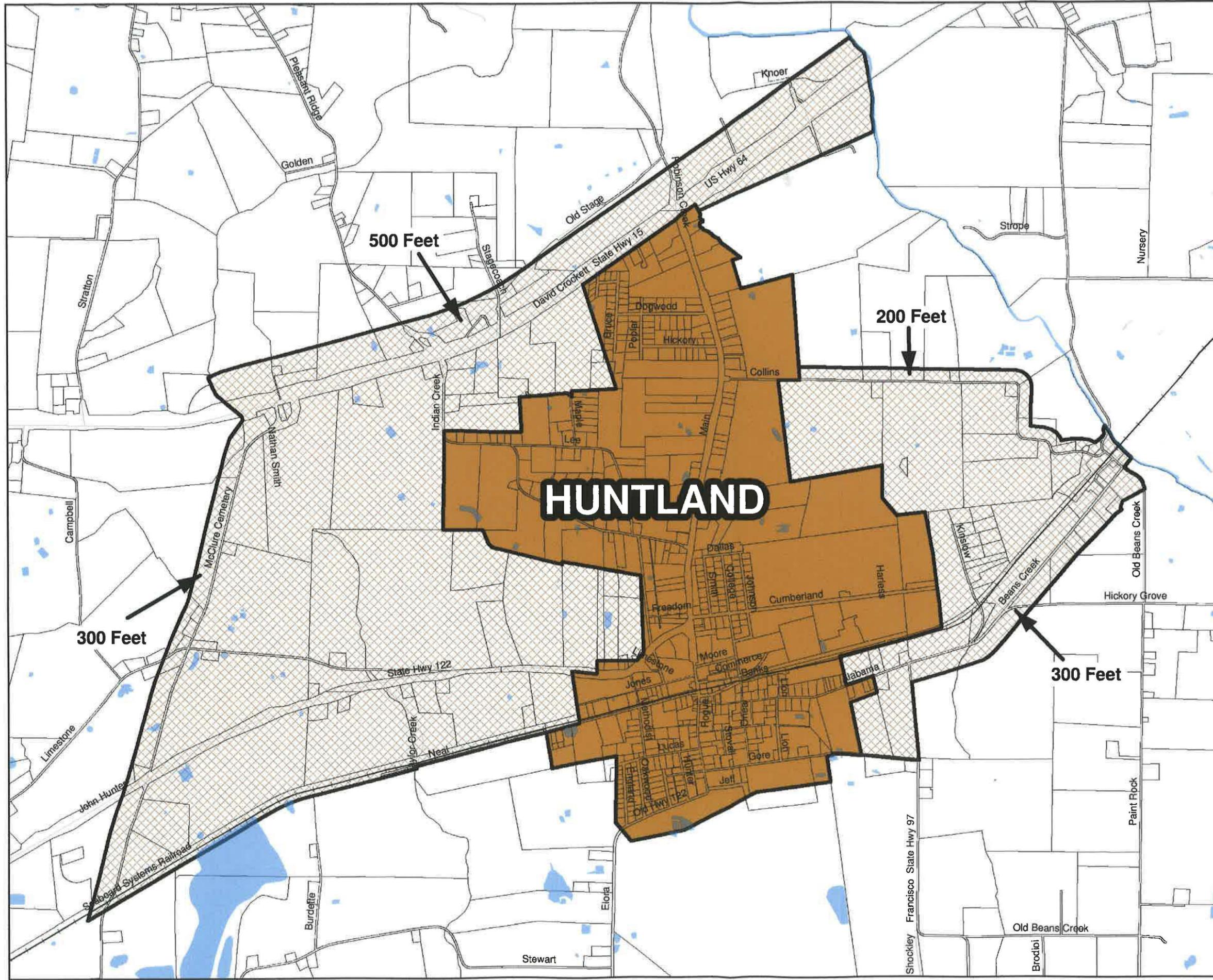
Map Prepared By:
Department of Economic and Community Development
Local Planning Assistance Office
Nashville, TN
Geographic Information Systems

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**APPROVED BY THE
FRANKLIN COUNTY COORDINATING COMMITTEE
FEBRUARY 11, 2009**

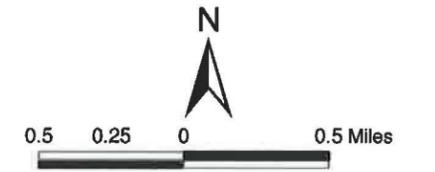
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Dechard, TN	March 9, 2009
Estill Springs, TN	June 4, 2009
Huntland, TN	March 16, 2009
Winchester, TN	April 14, 2009
Tullahoma, TN	March 30, 2009
Monteagle, TN	April 26, 2009
Franklin County, TN	March 16, 2009

R. V. [Signature] 9-30-09
Chairman
Franklin County, Tennessee Coordinating Committee



Amended Growth Plan Franklin County, TN

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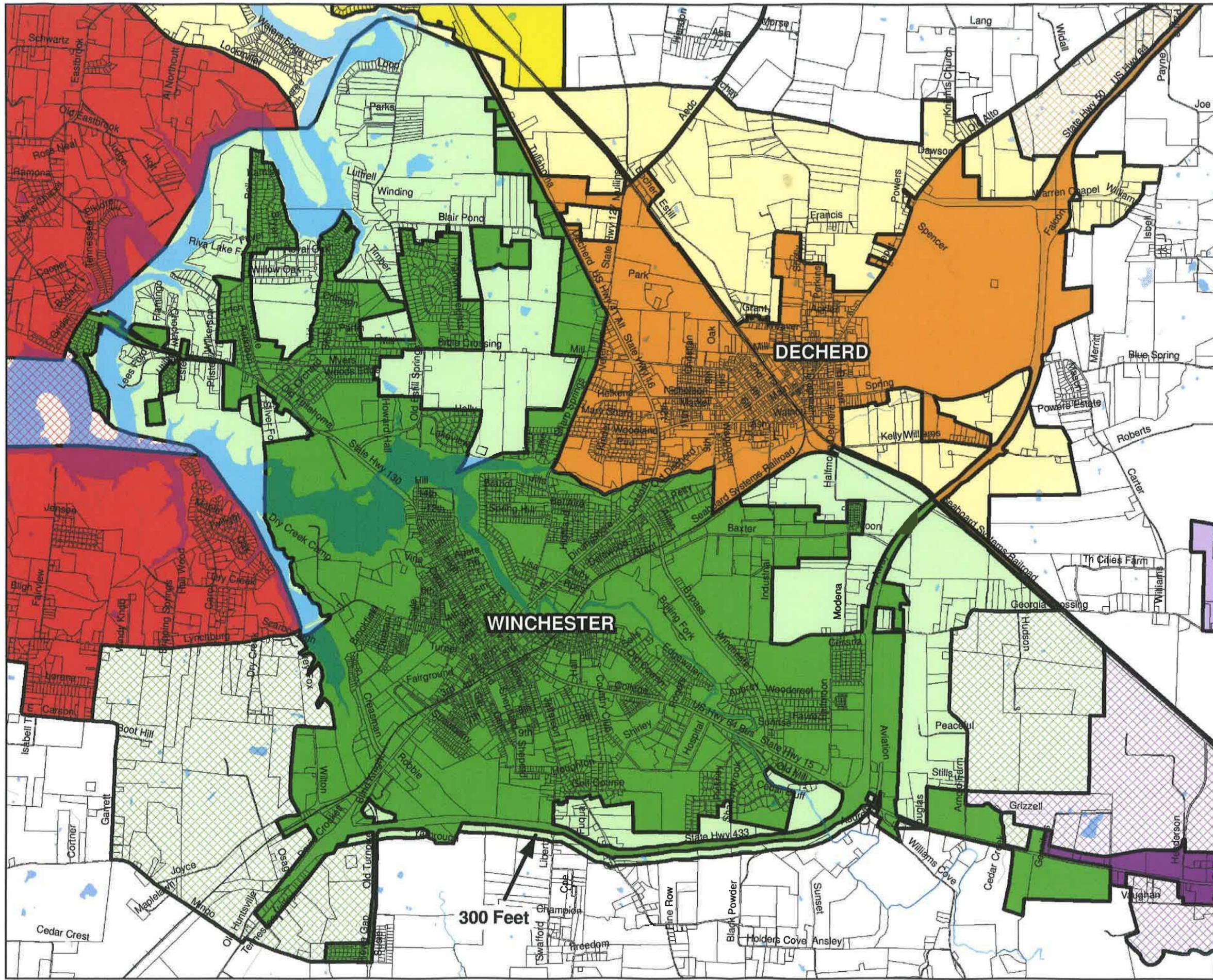
Map Prepared By:
Department of Economic and Community Development
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FRANKLIN COUNTY COORDINATING COMMITTEE
FEBRUARY 11, 2009**

RATIFIED BY	DATE
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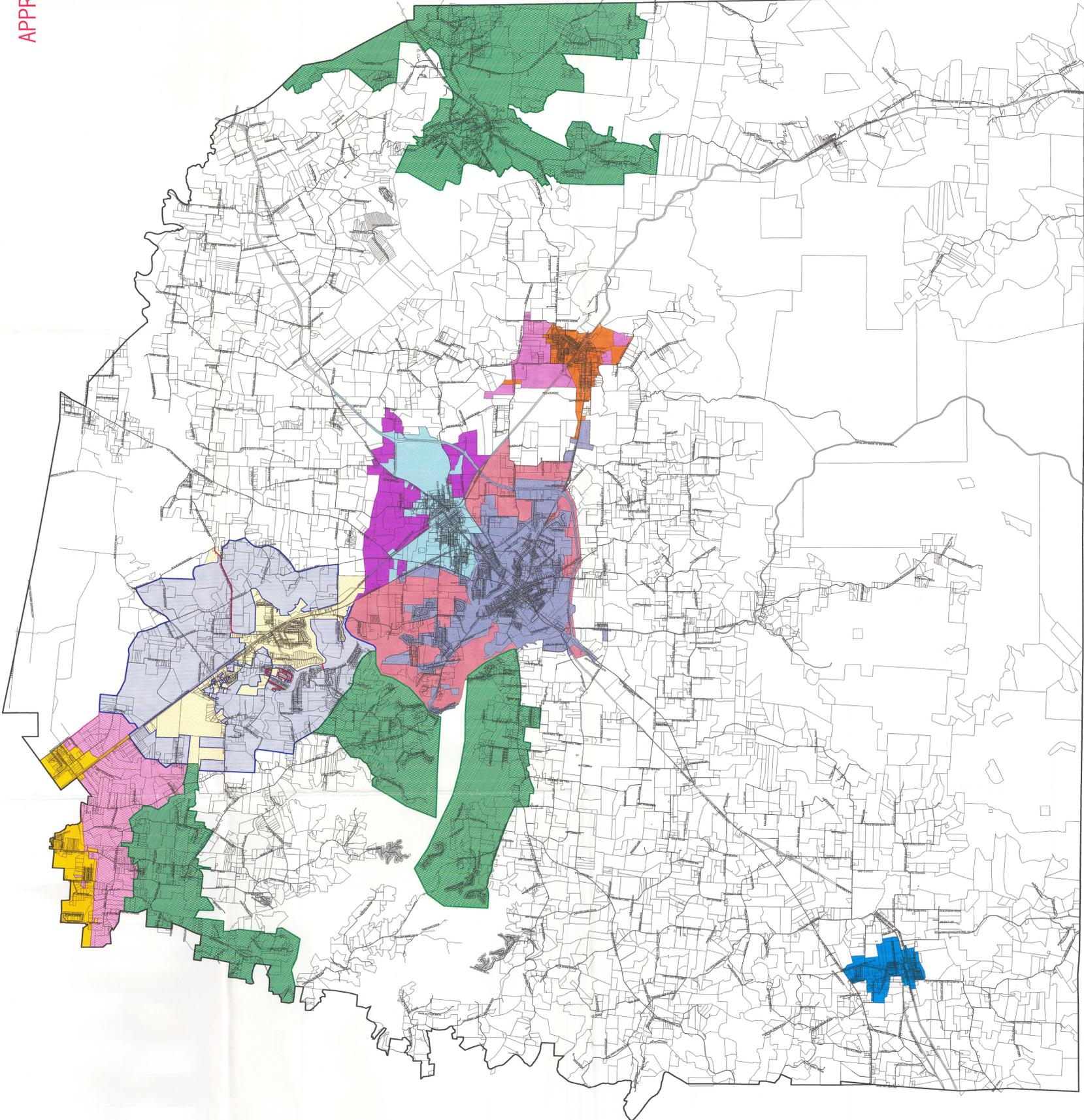
R. J. Hill 9-30-09
Chairman
Franklin County, Tennessee Coordinating Committee



300 Feet

FRANKLIN COUNTY, TENNESSEE GROWTH PLAN

APPROVED by the FRANKLIN COUNTY COORDINATING COMMITTEE
MAY 30, 2000



	Estill Springs Corporate Corridor (1 ft)
	County - Parcel
	Cowan Corporate Limits
	Decherd Corporate Limits
	Estill Springs Corporate Limits
	Huntland Corporate Limits
	Tullahoma Corporate Limits
	Winchester Corporate Limits
	Franklin County PGAs
	Cowan UGB
	Decherd UGB
	Estill Springs UGB
	Tullahoma UGB
	Winchester UGB

Ratified By	Date
Cowan, TN Board of Mayor and Councilmen	6 - 13 - 00
Decherd, TN Board of Mayor and Aldermen	6 - 12 - 00
Estill Springs, TN Board of Mayor and Aldermen	6 - 1 - 00
Huntland, TN Board of Mayor and Aldermen	6 - 19 - 00
Tullahoma, TN Board of Mayor and Aldermen	6 - 26 - 00
Winchester, TN Board of Mayor and Councilmen	6 - 6 - 00
Franklin County, TN Board of County Commissioners	6 - 12 - 00

Marty Adams
Chair, County Coordinating Committee
Date 6/27/00

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

1:63360

18 Miles



State of Tennessee
Department of Economic
and Community Development
Local Planning Assistance Office
Middle Tennessee Region



State of Tennessee
Department of Economic and Community Development
Division of Community Development
Local Planning Assistance
Wm. R. Snodgrass TN Tower, 10th Floor
312 Rosa L. Parks Ave.
Nashville, Tennessee 37243-0405
(615) 741-2121/Fax: (615) 741-0607

Dan Hawk
Administrator of Community Development

December 14, 2009

The Honorable Richard Stewart
Franklin County Mayor
No. 1 South Jefferson St.
Winchester, TN 37398

Dear Mayor Stewart:

The Local Government Planning Advisory Committee amended the Franklin County Growth Plan on November 23, 2009 as submitted by the Franklin County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory Committee will also keep a copy of your plan. We understand a copy has already been filed with your county register. Please affix the attached certified amended plan documents to that copy.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Hawk".

Dan Hawk
Administrator

DH/jw

Enclosures

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

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

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

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

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



Chair, County Coordinating Committee



Date

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

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



Chair, Local Government Planning Advisory Committee




Date

LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

Resolution

Franklin County Growth Plan Amendment

WHEREAS, the Franklin County Coordinating Committee was convened in January of 2008 to consider amendments to the Winchester, Cowan and Decherd urban growth boundaries; to create a Huntland urban growth boundary; and to amend portions of the county planned growth areas; and

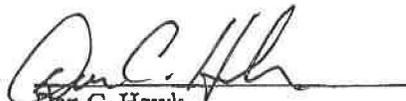
WHEREAS, the Franklin County Coordinating Committee Chair, County Mayor Richard Stewart, has submitted all required documentation specified by the Local Government Planning Advisory Committee to be compliant with Tennessee Code 6-58-107 describing and depicting the proposed amendments to the Franklin 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 Franklin County Coordinating Committee indicating ratification of the amendment by the legislative bodies of Franklin County and the cities of Cowan, Decherd, Estell Springs, Huntland, and Winchester, and

NOW, THEREFORE, BE IT RESOLVED, by the Local Government Planning Advisory Committee that the Franklin County Growth Plan Amendment request dated September 30, 2009 shall be approved and effective upon filing with the Franklin County Register of Deeds by the Mayor of Franklin County.

Adopted Nov 23, 2009


Kathryn Baldwin, Chair


Dan C. Hawk
Department of Economic and
Community Development

FRANKLIN COUNTY, TENNESSEE

RICHARD STEWART, COUNTY MAYOR

NO. 1 SOUTH JEFFERSON ST.
WINCHESTER, TN 37398

OFFICE: (931) 967-2905
FAX: (931) 962-0194
richard.stewart@franklincotn.us



September 30, 2009

Tennessee Local Government Planning Advisory Committee
c/o Mr. Dan Hawk, Community Development Administrator
Tennessee Department of Economic and Community Development
312 Eight Avenue North, 10th Floor
William Snodgrass/Tennessee Tower Building
Nashville, Tennessee 37243

RE: Franklin County, Tennessee Amended Growth Plan

Dear Mr. Hawk:

As Chairman of the County Coordinating Committee, I am submitting the Franklin County, Tennessee Amended Growth Plan for approval by the Local Government Planning Advisory Committee.

In regards to this submittal, the following is included:

1. Submittal of County Growth Plan and Certificate of Ratification
2. Amended Growth Plan Map (3 copies)
3. Maps of the areas being changed from the existing Growth Plan
 - a. Cowan, Tennessee Urban Growth Boundary Expansion
 - b. Decherd, Tennessee Urban Growth Boundary Expansion
 - c. Huntland, Tennessee Proposed Urban Growth Boundary
 - d. Winchester, Tennessee Urban Growth Boundary Expansion
 - e. Franklin County, Tennessee Planned Growth Area Expansion
4. Franklin County, Tennessee Coordinating Committee Packet
 - a. Notice of Public Hearings
 - b. County Coordinating Committee 2-11-09 Meeting Minutes Approving Amended County Growth Plan
5. Cowan, Tennessee Packet
 - a. Position Statement (Proposed Urban Growth Boundary Change)
 - b. Attestment of Public Hearings
 - c. Resolution Ratifying Amended County Growth Plan

6. Decherd, Tennessee Packet
 - a. Position Statement (Proposed Urban Growth Boundary Change)
 - b. Attestment of Public Hearings
 - c. Resolution Ratifying Amended County Growth Plan
7. Estill Springs, Tennessee Packet
 - a. Position Statement
 - b. Resolution Ratifying Amended County Growth Plan
8. Huntland, Tennessee Packet
 - a. Mayor's Letter Requesting Reconvening of County Coordinating Committee with Supporting Resolution
 - b. Position Statement (Proposed Establishment of Urban Growth Boundary)
 - c. Attestment of Public Hearings
 - d. Resolution Ratifying Amended County Growth Plan
9. Monteagle, Tennessee Packet
 - a. Resolution Ratifying Amended County Growth Plan
10. Tullahoma, Tennessee Packet
 - a. Position Statement
 - b. Resolution Ratifying Amended County Growth Plan
11. Winchester, Tennessee Packet
 - a. Position Statement (Proposed Urban Growth Boundary Change)
 - b. Attestment of Public Hearings
 - c. Resolution Ratifying Amended County Growth Plan
12. Franklin County, Tennessee Packet
 - a. Position Statement (Proposed Planned Growth Area Changes)
 - b. Attestment of Public Hearings
 - c. Resolution Ratifying Amended County Growth Plan

Your prompt attention in placing the Franklin County, Tennessee Amended Growth Plan on the October 2009 agenda of the Local Government Planning Advisory Committee meeting is very much appreciated.

Please advise at your earliest convenience, if there are any questions.

Sincerely,



Richard Stewart, Chairman
Franklin County, Tennessee
Coordinating Committee

Enclosures

4. Franklin County, Tennessee Coordinating Committee Packet

- a. Notice of Public Hearings
- b. County Coordinating Committee 2-11-09 Meeting Minutes Approving Amended County Growth Plan

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130 PUBLIC NOTICE

Systems, Inc. who is now the owner of said debt; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., having been appointed by as Substitute Trustee by instrument to be filed for record in the Register's Office of Franklin County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Everett L. Hixson, Jr., as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee

... July 31 2008 at FROM ITS CENTER-

130 PUBLIC NOTICE

ONS WEST 115.02 FEET TO A METAL PIN AT THE NORTHEAST CORNER OF LOT 13 AND THE SOUTHEAST CORNER OF THE LOT HEREIN DESCRIBED; THENCE LEAVING THE ROAD AND WITH THE NORTH LINE OF LOT 13 NORTH 85 DEGREES 44 MINUTES 27 SECONDS WEST 149.72 FEET TO A METAL PIPE (FOUND) AT THE NORTHWEST CORNER OF LOT 13 AND THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED; THENCE NORTH 02 DEGREES 48 MINUTES 56 SECONDS EAST 110.08 FEET TO A METAL PIPE

130 PUBLIC NOTICE

DEGREES 56 MINUTES 11 SECONDS EAST 149.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.39 ACRES, MORE OR LESS, AND BEING FOUND IN DEED BOOK 250, PAGE 190, IN THE REGISTER'S OFFICE OF FRANKLIN COUNTY, TENNESSEE.

130 PUBLIC NOTICE

BEING THE SAME PROPERTY CONVEYED TO MCCOY J. HILL BY DEED OF RECORD IN DEED BOOK 342, PAGE 59, REGISTER'S OFFICE OF FRANKLIN COUNTY, TENNESSEE.

130 PUBLIC NOTICE

ADDRESS: The street address of the property is believed to be 106 Bruce Street, Huntland, TN 37345. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

130 PUBLIC NOTICE

CURRENT OWNER(S): McCoy J. Hill
OTHER INTERESTED PARTIES:

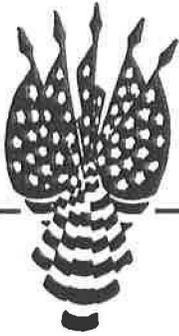
The sale of the above described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements

Notice of Public Hearing
Public Chapter 1101 - Growth Plan
In conformity with T.C.A. 6-58-104, a Public Hearing will be held by the Franklin County Coordinating Committee on Wednesday, July 30, 2008 and Wednesday, August 13, 2008 at 3:00 P.M. in the Franklin County Courthouse Basement Conference Room to receive public comment on the Proposed Franklin County Amended Growth Plan.

All persons that desire to comment on the Proposed Amended Growth Plan are urged to attend.

Richard Stewart, Mayor of Franklin County

Notice this 9th day of July, 2008



CITY OF DECHERD

Incorporated April 22, 1901

-DEDICATED TO PROGRESS-

Franklin County Public Chapter 1101 Coordinating
Committee

Minutes of the February 11, 2009 Meeting

City of
Decherd, Tennessee
1301 West Main St.
P.O. Box 488
Phone: (931) 967-5181
Fax: (931) 967-4068
Decherd, Tennessee 37324

3:00 P.M. in the Basement Conference Room

Franklin County Courthouse

Mayor
Betty Don Henshaw

Aldermen
Johnnie Etheridge
Scott Moore
Jack Powers
Jeff Stratton

City Administrator
Shawna Brockman

City Attorney
Trudy Edwards

City Judge
David Keller

Members Present: Mayor Richard Stewart (Franklin County), Mayor Terry Harrell (City of Winchester), Mayor Joe Edd Williams (City of Cowan), Mr. John Larkin (Winchester Utilities), Mr. Lee Brannon (Appointee), Mr. Glen Glasner (Appointee) Mr. C. E. Vincent (Soil Conservation District), Mayor Betty Don Henshaw (City of Decherd), Mayor Tony DeMatteo (City of Estill Springs), Jody Baltz (City of Tullahoma), Jimmy Armstrong (City of Huntland), Mrs. Judy Taylor (Franklin County Chamber of Commerce.)

Others Present: Ken Pendleton (Secretary, Huntland Planning Commission), Mark Dudley (Franklin County Planning Commission), Mrs. Jackie Axt (Estill Springs), Mr. Cliff Tapley (Huntland), Jan Tavelin (WCDT), Wayne Brown, Brenda David, Joe Baggett, Sherry Martin, Nathan Smith, and Kelly Bishop.

The meeting was called to order by County Mayor Richard Stewart. The first item of business was to approve the minutes of the September 24, 2009, meeting. A motion was made by Terry Harrell and seconded by Tony DeMatteo. The minutes were approved as written.

A letter was presented from Huntland; the town desires to be able to annex when a development arises. Mr. Ken Pendleton discussed this on behalf of the Huntland Planning Commission. Mr. Wayne Brown, a resident of the proposed growth plan area expressed his displeasure with the plan. Mr. Pendleton then read Huntland's resolution. Huntland and Estill Springs do not agree with the other members that annexation should only be by request of the property owners. Jody Baltz then questioned Huntland's resolution.

The committee then proceeded to ratify the approved plan. Mayor Tony DeMatteo of Estill Springs made the motion to ratify and Mayor Joe Edd Williams of Cowan seconded. The motion passed. It will now be sent back to each town with 120 days for them to ratify the plan.

At 4:00 P.M. a motion was made and seconded to adjourn.

Respectfully submitted,

Betty Don Henshaw
Secretary Betty Don Henshaw

Richard Stewart
Chairman Richard Stewart

9-30-09
Date

5. Cowan, Tennessee Packet

- a. Position Statement (Proposed Urban Growth Boundary Change)
- b. Attestment of Public Hearings
- c. Resolution Ratifying Amended Growth Plan

COWAN, TENNESSEE

PROPOSED URBAN GROWTH BOUNDARY CHANGE

MARCH, 2008

Recommended by the Cowan Municipal – Regional Planning Commission are changes to the existing Urban Growth Boundary that are based upon several inquiries concerning residential development opportunities in the adjoining Rural Areas that require municipal type services. In addition, a view was made toward including areas of potential tourism and industrial/manufacturing opportunities. Municipal potable water is available to most of the area. It is perceived that the municipality can provide urban type services in accord with all pertinent local and State regulations should annexation occur.

MAYOR
Joe Ed Williams

COUNCIL
Jeremy Acklen
Joyce Brown
Josephine Holman
Mark Ledbetter
Adam Nelson

**WATER/WASTEWATER
SUPERINTENDENT**
William A. Garner

July 3, 2008

*City of
Cowan*

P.O. BOX 338
COWAN, TENNESSEE 37318
Office: (931) 967-7318
Fax: (931) 967-7990
recordersherman@bellsouth.net

CITY RECORDER
Becky Sherman, CMC

CHIEF OF POLICE
Robert Reynolds

**STREET/SANITATION
SUPERINTENDENT**
Steve Wilkinson

FIRE CHIEF
Tommy Myers

BUILDING INSPECTOR
Tommy Cohenour

Franklin County Coordinating Committee
c/o Mayor Richard Stewart
No. 1 South Jefferson Street
Winchester, Tennessee 37398

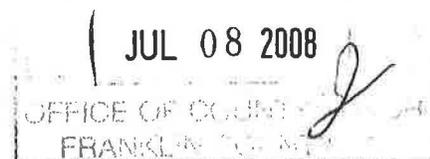
RE: Amended Urban Growth Boundary Public Hearings

Mayor Stewart:

The Cowan Municipal – Regional Planning Commission conducted public hearings on the proposed Cowan amended Urban Growth Boundary the 12th of June and the 1st of July, 2008 in accord with TCA 6-58-106. No change has been made to the proposed amended Urban Growth Boundary as previously resolved by the Coordinating Committee. Inclusion of the Cowan amended UGB in the Franklin County Amended Growth Plan is recommended.

Sincerely,


Joe Ed Williams, Mayor



RESOLUTION NUMBER R09-04-02

A Resolution Ratifying the Franklin County Amended Growth Plan as Approved by the County Coordinating Committee, February 11, 2009

WHEREAS, there is a Franklin County, Tennessee Growth Plan as approved by the Tennessee Local Government Planning Advisory Committee, June 28, 2000, and

WHEREAS, The Town of Huntland, Tennessee petitioned to amend the Franklin County Growth Plan to allow the establishment of a Huntland Urban Growth Boundary, and

WHEREAS, the Franklin County Coordinating Committee then developed a Franklin County, Tennessee Amended Growth Plan with participation in the form of amendments from the local governments of Franklin County, Cowan, Decherd, Huntland, and Winchester to change their respective growth areas, and

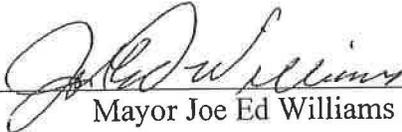
WHEREAS, the local governments of Estill Springs, Monteagle and Tullahoma chose not to participate by either not amending or establishing a growth area, and

WHEREAS, the participating local governments as well as the Coordinating Committee conducted public hearings as required by the Tennessee Code Annotated, and

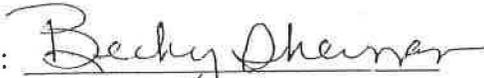
WHEREAS, the Coordinating Committee approved the Franklin County, Tennessee Amended Growth Plan at their February 11, 2009 meeting for ratification by the local governments of Franklin County.

Now, Therefore, Be It Resolved by The City Council of the City of Cowan, Tennessee that the Franklin County, Tennessee Amended Growth Plan is hereby ratified as approved by the Franklin County, Tennessee Coordinating Committee On February 11, 2009.

This 14th day of April, 2009



Mayor Joe Ed Williams

Attest: 

City Recorder

6. Decherd, Tennessee Packet

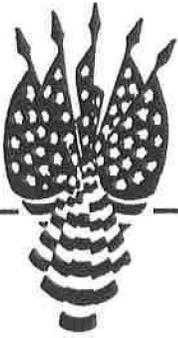
- a. Position Statement (Proposed Urban Growth Boundary Change)
- b. Attestment of Public Hearing
- c. Resolution Ratifying Amended County Growth Plan

DECHERD, TENNESSEE

PROPOSED URBAN GROWTH BOUNDARY CHANGE

MARCH, 2008

The Decherd, Tennessee Municipal – Regional Planning Commission has recommended a change to the 2001 Urban Growth Boundary that only incorporate an area that is encompassed by the existing City Limits. The area is that territory bounded by Veterans Memorial Drive (U. S. Highway 64) to the east, Gum Creek Road to the north, Old Alto Road to the west, and the city limits of Decherd to the south. Veterans Memorial Drive, Road and Old Alto Road are corridors inside the city limits of Decherd. This minimal change is in an infill action that removes this area from a Rural Area designation.



CITY OF DECHERD

Incorporated April 22, 1901
-DEDICATED TO PROGRESS-

May 29, 2008

City of
Decherd, Tennessee
1301 West Main St.
P.O. Box 488
Phone: (931) 967-5181
Fax: (931) 967-4068
Decherd, Tennessee 37324

Mayor
Betty Don Henshaw

Aldermen
Johnnie Etheridge
Scott Moore
Jack Powers
Jeff Stratton

City Administrator

City Attorney
Trudy Edwards

City Judge
David Keller

Honorable Franklin County Mayor Richard Stewart
1 South Jefferson Street
Winchester, Tennessee 37398

Honorable Mayor Stewart,

This letter is to inform you that The City of Decherd has conducted their two Public Hearings on the Purposed Amended Urban Growth Boundary for Decherd.

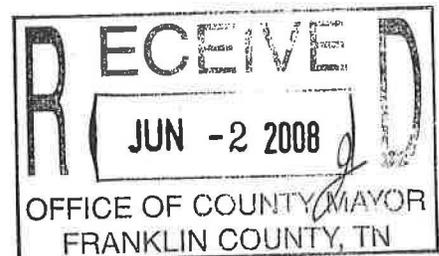
The first Public Hearing was conducted on May 8, 2008 at 6:00 P.M. at the Decherd City Council Room. No public comment was entered on the first Public Hearing.

The second Public Hearing was conducted on May 12, 2008 at 5:30 P.M. at the Decherd City Council Room. No public comment was entered on the second reading.

If you have any questions please contact me at 931-967-5181.

Sincerely,

Betty Don Henshaw
Mayor



RESOLUTION NO. R02-09

**A Resolution Ratifying The Franklin County Amended Growth Plan
As Approved By The County Coordinating Committee, February 11, 2009**

- WHEREAS**, there is a Franklin County, Tennessee Growth Plan as approved by the Tennessee Local Government Planning Advisory Committee, June 28, 2000, and
- WHEREAS**, The Town of Huntland, Tennessee petitioned to amend the Franklin County Growth Plan to allow the establishment of a Huntland Urban Growth Boundary, and
- WHEREAS**, the Franklin County Coordinating Committee then developed a Franklin County, Tennessee Amended Growth Plan with participation in the form of amendments from the local governments of Franklin County, Cowan, Decherd, Huntland, and Winchester to change their respective growth areas, and
- WHEREAS**, the local governments of Estill Springs, Monteagle and Tullahoma chose not to participate by either not amending or establishing a growth area, and
- WHEREAS**, the participating local governments as well as the Coordinating Committee conducted public hearings as required by the Tennessee Code Annotated, and
- WHEREAS**, the Coordinating Committee approved the Franklin County, Tennessee Amended Growth Plan at their February 11, 2009 meeting for ratification by the local governments of Franklin County.
- Now, Therefore, Be It Resolved By The LOCAL LEGISLATIVE BODY That The Franklin County, Tennessee Amended Growth Plan Is Hereby Ratified As Approved By The Franklin County, Tennessee Coordinating Committee On February 11, 2009.**

This 9 day of March, 2009.

Letty Ann Menshaw
Mayor

Attest: *Shawn Brockman*



7. Estill Springs, Tennessee Packet

- a. Position Statement
- b. Resolution Ratifying Amended County Growth Plan

12
2-12-08
R.S.
BB



Town of Estill Springs

~ The City Between The Lakes ~

100 Hudgins Street
PO Drawer 100
Estill Springs, TN 37330

Telephone 931-649-5188
Facsimile 931-649-5971

Mayor
A.J. DeMatteo

Vice Mayor
David Kelley

Aldermen
Lee Roy Nash
Jacqueline Axt
Earl Davis

City Recorder/Finance Officer
H. Geneva Greene

Chief of Police
David Cook

Fire Chief
Anthony Lowhorn

Public Works Supervisor
Danny Jernigan

Building Inspector
Don Cofer

City Engineer
Jimmy Highers

City Attorney
Roger J. Bean, Esq.

City Judge
Trudy Edwards, Esq.

February 11, 2008

Richard Stewart
County Mayor
Courthouse Square
Winchester, TN 37398

REF: Urban Growth Boundary

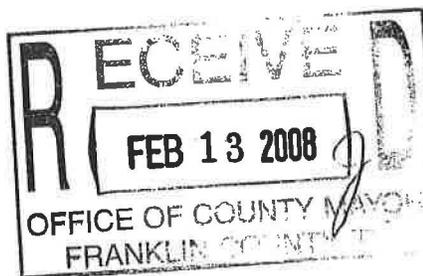
Dear Mayor Stewart,

On January 8, 2008 the Estill Springs Planning Commission recommended to the Mayor and Aldermen that the Urban Growth Boundary for the city not be changed.

On February 7, 2008 the Mayor and Aldermen voted not to amend the Urban Growth Boundary for Estill Springs, Tennessee.

Sincerely,

A.J. DeMatteo
Mayor
Town of Estill Springs



8. Huntland, Tennessee Packet

- a. Mayor's Letter Requesting Reconvening of County Coordinating Committee with Support Resolution
- b. Position Statement (Proposed Establishment of Urban Growth Boundary)
- c. Attestment of Public Hearings
- d. Resolution Ratifying Amended County Growth Plan

Stanley Turner
Mayor

Mary Jane Arnold
Vice
Mayor/Alderwoman

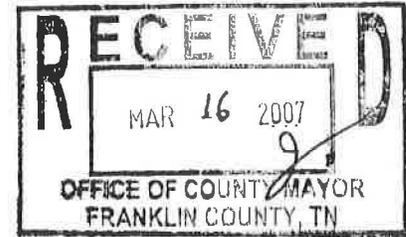
David Stewart
City Attorney

**Bean, Rhoton
& Kelley, PLLC**

Town of Huntland

*P.O. Drawer H
Huntland, Tennessee 37345*

Aldermen:
Danny Benson
Dennis Brewer
Richard Russell
Cliff Tapley



March 14, 2007

The Honorable Richard Stewart
County Mayor
Courthouse, Room 1
1 South Jefferson Street
Winchester, TN 37398

RE: Amending (Re-opening) the Adopted Franklin County Growth Plan

Dear Mayor Stewart:

The Town of Huntland, TN is respectfully requesting that you reconvene the County Coordinating Committee for the purpose of amending the Growth Plan of Franklin County, TN. The Huntland Board of Mayor and Aldermen passed Resolution 2006-11 at their December 18, 2006 meeting to re-open the process of amending the Growth Plan. When the County Growth Plan was developed and adopted in 2001, the Town of Huntland elected not to have an Urban Growth Boundary. Since that time existing and potential development activity in the immediate Huntland area, including the current upgrading of U. S. Highway 64 (Davy Crockett Highway) from a two-lane to a four-lane divided highway, have necessitated the need for the Town to revisit the establishment of an Urban Growth Boundary.

Your attention to this request is very much appreciated. Please contact me if I can be of assistance in this endeavor.

Sincerely,

A handwritten signature in black ink, appearing to be "Stanley Turner".

Stanley Turner, Mayor

Enclosure: Resolution No. 2006-11

CC: Joe Ed Williams, Mayor of Cowan, TN
Betty Don Henshaw, Mayor of Decherd, TN
Anthony DeMatteo, Mayor of Estill Springs
Terry Herrell, Mayor of Winchester
Troy Bisby, Mayor of Tullahoma, TN
Charles Rollins, Mayor of Monteagle, TN

Resolution 2006 - 11
BY
TOWN OF HUNTLAND
A RESOLUTION REGARDING THE COUNTIES
TWENTY YEAR GROWTH PLAN

WHEREAS, the State of Tennessee required all municipalities and counties to develop a Twenty Year Growth Plan; and

WHEREAS, Franklin and its municipalities completed the required Growth Plan in between 1999 and 2000; and

WHEREAS, the Town of Huntland declared its Twenty Year Growth boundary to be its present city limits; and

WHEREAS, since this Grow Plan has been in effect the State of Tennessee has initiated the process of widening Highway 64; and

WHEREAS, the Town of Huntland will be responsible for fire and police protection on the parts of Highway 64 within the City Limits; NOW

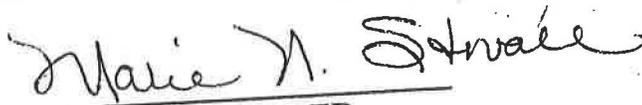
THEREFORE BE IT RESOLVED by the Board of Mayor and Aldermen, meeting in regular session on the 18th day of December, 2006, that a letter be delivered to Franklin County Mayor Richard Stewart requesting that the Counties 1101 Committee reopen the Counties Twenty Year Growth Plan.

ADOPTED this 18th Day of December 2006, the public welfare requiring it.



Mayor

ATTEST:



CITY RECORDER

HUNTLAND, TENNESSEE

PROPOSED URBAN GROWTH BOUNDARY

MARCH, 2008

The proposed Urban Growth Boundary recommended by the Huntland Municipal Planning Commission is reflective of the Community's anticipated growth for the next 25-years. It is a reasonable assumption based on existing and projected availability of municipal water; commercial and residential growth based on the absence of a centralized sanitary wastewater treatment system; and, natural limitations due to the physical features of the area in question. The recommended UGB encompasses the site of the City water treatment plant and the corridor of the newly redesigned U. S. Highway 64 from a two-lane Federal arterial roadway to a four-lane divided federal arterial road running from Interstate 24 eventually to Memphis. The primary impact on the Huntland-Franklin County area is the improved connectivity between Interstate 24 and Interstate 65 as well as the communities lying between.

A second input to developing the UGB was to recognize the possible impact of the Federal Base Closure and Realignment Commission's activity related to the Huntsville, Alabama area. The projected net result of this activity is the relocation of hundreds of military and civilian personnel along with associated contractors that necessitates a regional approach to addressing housing, transportation, educational, cultural and secondary employment needs.

Huntland is within commuting distance of the Huntsville employment center. Additionally Huntland is historically a pathway to those commuting to and from Huntsville. Observing the commuting pattern of the traveling public, it was noted that Cemetery Road is an existing bypass around Huntland linking U. S. Highway 64 to John Hunter Highway to Huntsville. This serves as a natural western boundary of the proposed UGB>

Lastly, the community desires an input on the possible commercialization along the Highway 64 corridor in the immediate vicinity of the Town. Having this corridor in the UGB provides this input.

Mary Jane Arnold
Mayor

Lealon C. Tapley
Vice
Mayor/Alderman

David L. Stewart
City Attorney

**Bean, Rhoton
& Kelley, PLLC**

Town of Huntland

*P.O. Drawer H
Huntland, Tennessee 37345*

Aldermen:

Danny C. Benson

Dennis W. Brewer

Billy R. Damron

Richard C. Russell

Franklin County Coordinating Committee
c/o Mayor Richard Stewart
No. 1 South Jefferson Street
Winchester, Tennessee 37398

RE: Urban Growth Boundary Public Hearings

Mayor Stewart:

The Huntland Municipal Planning Commission conducted two public hearings on the proposed Huntland Urban Growth Boundary on May 13 and June 10, 2008. A small change as noted was made to the proposed Urban Growth Boundary in the vicinity of the Huntland School. Inclusion of the Huntland UGB (to be re-submitted at the July 8, 2008 Coordinating Committee meeting) in the Franklin County Amended Growth Plan is recommended.

Sincerely,



Mary Jane Arnold, Mayor

Mary Jane Arnold
Mayor

Lealon C. Tapley
Vice
Mayor/Alderman

David L. Stewart
City Attorney

Bean, Rhoton
& Kelley, PLLC

Town of Huntland

*P.O. Drawer H
Huntland, Tennessee 37345*

Aldermen:
Danny C. Benson
Dennis W. Brewer
Billy R. Damron
Richard C. Russell

Honorable County Mayor
Richard Stewart
No. 1 South Jefferson St.
Winchester, TN 37398

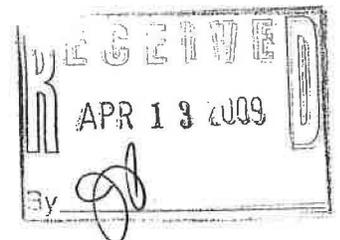
RE: Franklin County, Tennessee Amended Growth Plan

Dear Mayor Stewart,

This is a follow up letter to the Resolution 09-2, which ratified the Franklin County, Tennessee Amended Growth Plan as approved by the Franklin County Coordinating Committee, February 11, 2009, that the board of Mayor and Alderman of The Town of Huntland, Tennessee passed unanimously at our regular board meeting on March 16, 2009.

Sincerely,

Mary Jane Arnold, Mayor
Mayor, Mary Jane Arnold
Town of Huntland



RESOLUTION NO. 09-2

**A Resolution Ratifying The Franklin County Amended Growth Plan
As Approved By The County Coordinating Committee, February 11, 2009**

WHEREAS, there is a Franklin County, Tennessee Growth Plan as approved by the Tennessee Local Government Planning Advisory Committee, June 28, 2000, and

WHEREAS, The Town of Huntland, Tennessee petitioned to amend the Franklin County Growth Plan to allow the establishment of a Huntland Urban Growth Boundary, and

WHEREAS, the Franklin County Coordinating Committee then developed a Franklin County, Tennessee Amended Growth Plan with participation in the form of amendments from the local governments of Franklin County, Cowan, Decherd, Huntland, and Winchester to change their respective growth areas, and

WHEREAS, the local governments of Estill Springs, Monteagle and Tullahoma chose not to participate by either not amending or establishing a growth area, and

WHEREAS, the participating local governments as well as the Coordinating Committee conducted public hearings as required by the Tennessee Code Annotated, and

WHEREAS, the Coordinating Committee approved the Franklin County, Tennessee Amended Growth Plan at their February 11, 2009 meeting for ratification by the local governments of Franklin County.

Now, Therefore, Be It Resolved By The LOCAL LEGISLATIVE BODY That The Franklin County, Tennessee Amended Growth Plan Is Hereby Ratified As Approved By The Franklin County, Tennessee Coordinating Committee On February 11, 2009.

This 16 day of March, 2009.

Mary Jane Arnold
Mayor

Attest: Jayna E. Maxwell



9. Monteagle, Tennessee Packet

- a. Resolution Ratifying Amended County Growth Plan

RESOLUTION NO. 2009-134A

A Resolution Ratifying The Franklin County Amended Growth Plan
As Approved By The County Coordinating Committee, February 11, 2009

- WHEREAS, there is a Franklin County, Tennessee Growth Plan as approved by the Tennessee Local Government Planning Advisory Committee, June 28, 2000, and
- WHEREAS, The Town of Huntland, Tennessee petitioned to amend the Franklin County Growth Plan to allow the establishment of a Huntland Urban Growth Boundary, and
- WHEREAS, the Franklin County Coordinating Committee then developed a Franklin County, Tennessee Amended Growth Plan with participation in the form of amendments from the local governments of Franklin County, Cowan, Decherd, Huntland, and Winchester to change their respective growth areas, and
- WHEREAS, the local governments of Estill Springs, Monteagle and Tullahoma chose not to participate by either not amending or establishing a growth area, and
- WHEREAS, the participating local governments as well as the Coordinating Committee conducted public hearings as required by the Tennessee Code Annotated, and
- WHEREAS, the Coordinating Committee approved the Franklin County, Tennessee Amended Growth Plan at their February 11, 2009 meeting for ratification by the local governments of Franklin County.
- Now, Therefore, **Be It Resolved** By The LOCAL LEGISLATIVE BODY That The Franklin County, Tennessee Amended Growth Plan Is Hereby Ratified As Approved By The Franklin County, Tennessee Coordinating Committee On February 11, 2009.

This 28th day of APRIL, 2009.



Mayor, MONTEAGLE, TN.

Attest: 

10. Tullahoma, Tennessee Packet

- a. Position Statement
- b. Resolution Ratifying Amended County Growth Plan

CITY OF TULLAHOMA

P.O. Box 807
Tullahoma, TN 37388



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

April 29, 2008

Mayor Richard Stewart
Franklin County
Courthouse Square
Winchester, Tennessee 37398

RE: Franklin County Growth Plan - 2008 Revision

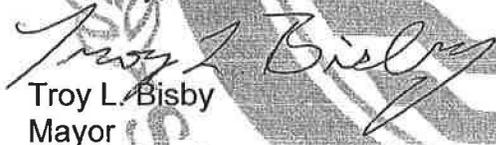
Dear Mayor Stewart,

I wish to inform you that the Tullahoma Municipal-Regional Planning Commission at its April 21, 2008 meeting voted unanimously to recommend no change to the City of Tullahoma growth boundary within Franklin County at this time.

Also my understanding is that if no change by Tullahoma is proposed, that the City will not be required to conduct any public hearings for this matter.

If you have any questions, or require additional information, please let me know.

Sincerely,


Troy L. Bisby
Mayor

c: Mr. Louis J. Baltz III, City Administrator
Mr. Dwayne Hicks, Director of Planning & Codes

RESOLUTION NO. 1420

**A RESOLUTION RATIFYING THE FRANKLIN COUNTY AMENDED GROWTH
PLAN AS APPROVED BY THE FRANKLIN COUNTY COORDINATING
COMMITTEE ON FEBRUARY 11, 2009**

WHEREAS, on the 28th day of June 2000, the Tennessee Local Government Planning Advisory Committee approved the Franklin County, Tennessee Growth Plan, and;

WHEREAS, the Town of Huntland, Tennessee petitioned to amend the Franklin County Growth Plan to allow the establishment of a Huntland Urban Growth Boundary, and;

WHEREAS, pursuant to state law the Franklin County Coordinating Committee was convened and then developed a Franklin County, Tennessee Amended Growth Plan with participation in the form of amendments from the local governments of Franklin County, Cowan, Decherd, Huntland and Winchester to change their respective growth areas, and;

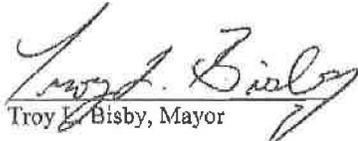
WHEREAS, the local governments of Estill Springs, Monteagle and Tullahoma chose not to participate by either not amending their existing growth boundary or by establishing a growth boundary, and;

WHEREAS, the participating local governments as well as the Coordinating Committee conducted public hearings as required by the *Tennessee Code Annotated*, and;

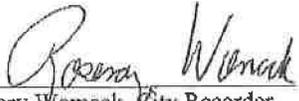
WHEREAS, the Coordinating Committee approved the Franklin County Amended Growth Plan at their February 11, 2009 meeting for ratification by the local governments of Franklin County.

NOW, THEREFORE BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Tullahoma, Tennessee, Franklin and Coffee counties, that the Franklin County, Tennessee Amended Growth Plan is hereby Ratified as Approved by the Franklin County, Tennessee Coordinating Committee on February 11, 2009 and as more particularly shown as Exhibit A to this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage, the public welfare requiring it, as enacted this 30th day of March, 2009.


Troy Bisby, Mayor

Attest:



Rosemary Womack, City Recorder

Approved as to Form:



Randall Morrison, City Attorney

11. Winchester, Tennessee Packet

- a. Position Statement (Proposed Urban Growth Boundary Change)
- b. Attestment of Public Hearings
- c. Resolution Ratifying Amended County Growth Plan

WINCHESTER, TENNESSEE

PROPOSED URBAN GROWTH BOUNDARY CHANGE

APRIL, 2008

The recommended changes submitted by the Winchester Municipal – Regional Planning Commission are premised on discussions with Department heads concerning the City's ability to deliver municipal type services to those proposed areas should annexation occur based upon development activities. Included is the general area of the proposed U. S. Highway 64, State Route 50 connector road.



Winchester Municipal-Regional Planning Commission

City of Winchester
113 First Avenue N. W.
Winchester, TN 37398
(931)962-8973
Mayor Terry Harrell

July 8, 2008

Mayor Richard Stewart
Franklin County Coordinating Committee
No. 1 South Jefferson Street
Winchester, TN 37398

Re: Winchester, TN Amended Urban Growth Boundary Public Hearings

Dear Mayor Stewart:

Public hearings were conducted by the Winchester Municipal-Regional Planning Commission on the proposed amended Winchester Urban Growth Boundary on June 16, 2008 and July 1, 2008. No public comments were received.

Sincerely,

Mayor Terry Harrell
City of Winchester

RESOLUTION NO. 803

A resolution ratifying the Franklin County Amended Growth Plan as approved by the County Coordinating Committee, February 11, 2009.

Date Adopted: 04-15-09

Minute Book: 21

WHEREAS, there is a Franklin County, Tennessee Growth Plan as approved by the Tennessee Local Government Planning Advisory Committee June 28, 2000; and

WHEREAS, the Town of Huntland, Tennessee petitioned to amend the Franklin County Growth Plan to allow the establishment of a Huntland Urban Growth Boundary; and

WHEREAS, the Franklin County Coordinating Committee then developed a Franklin County, Tennessee Amended Growth Plan with participation in the form of amendments from the local governments of Franklin County, Cowan Decherd, Huntland, and Winchester to change their respective growth areas; and

WHEREAS, the local governments of Estill Springs, Monteagle and Tullahoma chose not to participate by either not amending or establishing a growth area; and

WHEREAS, the participating local governments as well as the Coordinating Committee conducted public hearings as required by the Tennessee Code Annotated, and

WHEREAS, the Coordinating Committee approved the Franklin County, Tennessee Amended Growth Plan at their February 11, 2009 meeting for ratification by the local governments of Franklin County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MAYOR AND CITY COUNCIL OF WINCHESTER, TENNESSEE, that the Franklin County Tennessee Amended Growth Plan is hereby ratified as approved by the Franklin County, Tennessee Coordinating Committee on February 11, 2009.

ADOPTED THIS 14th DAY OF APRIL, 2009.


Terry Harrell, Mayor
City of Winchester

Attest:


Beth J. Rhoton,
City Administrator

12. Franklin County, Tennessee Packet

- a. Position Statement (Proposed Planned Growth Area Changes)
- b. Attestment of Public Hearings
- c. Resolution Ratifying Amended County Growth Plan

FRANKLIN COUNTY, TENNESSEE

PROPOSED PLANNED GROWTH AREA BOUNDARY CHANGE

MARCH, 2008

The Franklin County Regional Planning Commission recommended changes to the County's Planned Growth Area. The primary change is to link two existing PGA's abutting the UGB of Estill Springs. This is an area east of State Highway 130 (Old Tullahoma Highway). Together with the two existing PGA's, it serves as a transition area from the UGB's of Tullahoma, Estill Springs and Winchester to the designated Rural Areas. All of the recommended area for change is served by potable water from Estill Springs or the Center Grove-Winchester Springs Utility System.

Another change was an adjustment of the lines around the Lake to reflect more accurate and up-to-date base mapping. This resulted in a recommended change to connect the two existing PGA's on the north and south side of the Lake, thus creating a north-south PGA from the State Highway 50 area to the Tullahoma UGB when including the recommended Highway 130 east change.

THE FRANKLIN COUNTY REGIONAL PLANNING COMMISSION,
April 29, 2008.

The Franklin County Regional Planning Commission met in a regular session on April 29, 2008 at 6:00 PM in the Franklin County Courthouse.

The members present were Vice-Chairman Claude Henley, Secretary Sue Hill, Monte Miller, Buddy Hobba, John Woodall, Steve Dixon, A.L. Shasteen, and John Rampy. Also present were State Planner Art Brown and Planning Director/Building Commissioner Mark Dudley. A Visitors' List is attached.

Claude Henley chaired the meeting in the absence of Chairman Tom Ore. The minutes for the March 25, 2008 meeting were approved as written on a motion by Buddy Hobba, seconded by John Rampy. All aye.

Claude Henley opened the Public Hearing for reviewing the proposed amendment to the Franklin County Planned Growth Areas (PGA's) within the Franklin County Growth Plan. A discussion was held. Art Brown gave a brief description of the process. A. L. Shasteen made a motion to approve the amendment, adding PGA's, as shown on the map and as discussed in the previous meeting. John Rampy seconded the motion. All aye.

Under Old Business, Mark Dudley reintroduced Case #02-01; Plot Plan Review. Applicant: Kurt Johnson, Agent for Jim Penland and Greg Vaughn, 20th Civil District. Parcel 43.02, Franklin County, TN Property Map No. 45, located at the intersection of Highway 127 and Decherd-Estill Road. Mark Dudley offered the revised site plan showing a single building (40' x 60') with adequate parking and meeting the provisions of the Zoning Resolution. A discussion was held. Chris Vaughn, representing the owners, gave a brief description of the request. John Woodall made a motion to approve the revised site plan. Sue Hill seconded the motion. All aye.

Mark Dudley reintroduced the discussion on the proposed amendments to the Zoning Resolution regarding signage, and offered a Memo describing the TDOT regulations in brief. A discussion was held. It was decided to have a further review at a later date, in light of the TDOT restrictive regulations along TN State Routes.

Mark Dudley reintroduced the discussion on the proposed amendment to the Zoning Resolution regarding flood provisions; and offered a Memo describing six (6) additional duties placed upon the Administrator. A discussion was held. Mark Dudley stated that he could not ascertain the additional burden that the new duties required, but that he would absorb the burden and place the additional duties on the list at a future Salary and Classification Review Committee meeting. A. L. Shasteen made a motion to recommend the amendment to the

Zoning Resolution to the County Commission as submitted. Monte Miller posed further questions on the added duties. John Woodall seconded the motion. All aye.

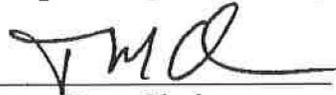
Buddy Hobba made a motion to adjourn, seconded by John Rampy. All aye.

The meeting adjourned at 6:29 PM.

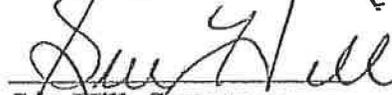
MINUTES REVIEWED AND APPROVED

5/27/08 DATE

Respectfully submitted,



Tom Ore, Chairman



Sue Hill, Secretary

THE FRANKLIN COUNTY REGIONAL PLANNING COMMISSION,
May 27, 2008.

The Franklin County Regional Planning Commission met in a regular session on May 27, 2008 at 6:00 PM in the Franklin County Courthouse.

The members present were Chairman Tom Ore, Vice-Chairman Claude Henley, Secretary Sue Hill, Monte Miller, A.L. Shasteen, John Woodall, Buddy Hobba, Mayor Richard Stewart, and Steve Dixon. Also present were State Planner Art Brown and Planning Director/Building Commissioner Mark Dudley. A Visitors' List is attached.

The minutes for the April 29, 2008 meeting were approved as written on a motion by Buddy Hobba, seconded by Sue Hill. All aye.

Tom Ore opened the Public Hearing for reviewing the proposed amendment to the Franklin County Planned Growth Areas (PGA's) within the Franklin County Growth Plan. A discussion was held. Art Brown gave a brief description of the process. Tom Ore specifically requested comments from the audience. No comments from the audience were offered. The proposed amendment stood approved and will be sent to the Franklin County Coordinating Committee.

Tom Ore presented Case No. 03-08; Site Plan Review; Applicant: Lester Ashley. Location – 4th Civil District; Parcel 35.04, Franklin County, TN Property Map Number 122, located on Donaldson Grove Road. Art Brown read the Staff Report. A discussion was held. Tom Ore posed questions on the industrial activity's location on the property. Mark Dudley confirmed that all the activity is taking place on the northern portion of the property. A. L. Shasteen made a motion to approve the Plot Plan Review, subject to the following condition:

1. The exit/entrances to the property be defined with the Franklin County Highway Superintendent to minimize open access for traffic safety.

John Woodall seconded the motion. All aye.

Tom Ore presented Case No. 04-08; Rezoning from A, Agricultural to C, Commercial; Applicant: Ray Evans. Location – 16th Civil District; Parcel 44.00, Franklin County, TN Property Map Number 106, located on Rowe Gap Road/TN Route 16. Art Brown read the Staff Report. A discussion was held. Mark Dudley gave a brief description of prior actions and activity. Monte Miller asked if all the Uses Permitted in a C, Commercial zoned district would be available if this property was rezoned. Mark Dudley stated that all the Uses Permitted and Uses Permitted on Appeal would be available. Ray Evans gave a description of his current use of the property and offered his future plans as no significant change. James Vaughan, neighboring property owner posed questions on the whole parcel being rezoned. Claude Henley made a motion to recommend the rezoning of the property to C, Commercial to the

County Commission. Sue Hill seconded the motion. All aye.

Mark Dudley stated that Case No. 05-08; Rezoning; Mike Elliott was postponed to the next meeting, at the request of the applicant.

Tom Ore presented Case No. 06-08; Preliminary/Final Subdivision Plat Review; Applicant: Heath McCullough. Location – 20th Civil District; Parcels 39.15, 39.16, 39.17, 39.18, 39.19 and 39.20; Franklin County, TN Property Map Number 57, located on Carter Road. Art Brown read the Staff Report. A discussion was held. Tom Ore questioned the applicant on the recommended conditions and Heath McCullough understood all and agreed with the conditions. Monte Miller posed questions on the location of the Area of Special Flood Hazard Area. Buddy Hobba made a motion to approve the Final Plat subject to the following conditions:

1. Show the correct parcel numbers.
2. Correct the name of the road on the plat.
3. Certificate of Ownership and Dedication be signed.
4. Certificate of Approval of Utilities be signed.
5. Certificate of Approval of Streets be signed.
6. Certificate of Approval of Subsurface Sewage Disposal System be signed with restrictions.
7. Any Drainage or Utility Easements (U.D.E.'s) be shown on the plat.

A. L. Shasteen seconded the motion. All aye.

Tom Ore presented Case No. 07-08; Rezoning from A, Agricultural to I-1, Industrial District, Special; Applicant: Tom Ore, Agent for Trax-Fax, Inc. Location – 10th Civil District; Parcels 21.00 (part) and 22.01 (part), Franklin County, TN Property Map Number 47, located on Greenhaw Road. Tom Ore stated that as the Surveyor of Record and potentially future Engineer of Record on the project, he was recusing himself, turned the Chair over to Claude Henley, and moved from the table. Art Brown read the Staff Report. Mark Dudley read the extensive Adjoining Property Owner Notices that were returned and some petition sheets with signatures. Buddy Hobba stated that as the owner of Trax-Fax, Inc. he was recusing himself and moved from the table. Monte Miller asked if any environmental assessments had been performed and mentioned runoff to Wagner Creek as a potential issue. Tom Ore stated that none had yet, but in the future environmental assessments would be documented and that TN State regulations would govern water pollution and runoff. Tom Ore restated his reasons for recusing himself from the table of the Planning Commission. Claude Henley opened the discussion to the audience:

Mark Wert, adjoining property owner – opposed to rezoning, citing noise, reduced property values, destroying way of life, nearby residents affected also, and life effects that one cannot place value on.

Rex Cowley, neighboring property owner – opposed - objected to lack of notice,

opposed, citing other potential uses, water runoff, and other permitted uses.

Mark Dudley read the Uses Permitted and Uses Permitted on Appeal within I, Industrial, Special District.

Jay Ballard, renter of adjoining property – opposed, citing loss of water to spring, damage by blasting, posed questions on eventual operator of mining operation.

Buddy Hobba read a prepared sheet (see attached).

Rex Cowley – posed questions to Buddy Hobba about living on the property (next to the quarry) and Buddy Hobba answered yes.

Clifty Clinton – opposed, citing hard rock with shallow water table, runoff/pounds per day, small acreage now but if approved would allow for future expansion toe-hold.

David Fandrich, neighboring property owner – opposed, citing water concerns, quality of life concerns, safety issues; locate the site farther off the road.

Trish Mantooth – opposed, citing cracks.

Will Rudder – opposed, citing blast effects, object to assumptions.

Terry Floyd – opposed, citing objections to traffic and potential size of operation.

Buddy Hobba stated various responses to the previous concerns; describing TN State regulations; no contract for mining has been signed but rezoning is the first step.

Mrs. (unintelligible) – complaints about notice, concerns about blasting effects.

Doug Goodman – opposed, Planning Commission should plan for the good of Franklin County; community would be destroyed; summer homes would be affected; blasting concerns.

Charles Oliver – opposed, civil war cemeteries, runoff, blasting concerns, underground water supplies.

Steve Collins – opposed, citing if you lived near you would be opposed and suggested that because the applicant and the owner were Planning Commission members that the Commission could be unfairly swayed.

Buddy Hobba posed questions to adjoining property owner Collins had consulted with potential quarry operators for his property, which Steve Collins agreed that he had, but declined in deference to neighbors.

Mark Wert – posed questions about Nissan being contacted for future seismic effect on machinery; University of the South.

Karen Kennedy – posed questions on geologic study or blast radius. Tom Ore answered no information on geology or blasting at this time, but will be assessed in the future. Karen Kennedy stated that a high pressure gas line was located within two (2) miles.

Tom Ore addressed the audience that this issue was a rezoning and other issues would be adequately addressed with the Use Permitted on Appeal with the Board of Zoning Appeals and regulations by Federal and TN State government. Mark Dudley briefly described the availability of information and the requirements of the Use Permitted on Appeal.

Ethelynn Temples – opposed citing health reasons.

Jay Ballard – posed questions on any potential conflict for John Woodall as possible future purchaser of gravel.

Mathew Hagood – posed questions on Greenhaw road potential damage and who funds

the repairs. John Woodall addressed the funding; maintenance issues of the roadway; the mining operation would have to enter into a contract for damage; and blasting effects and regulatory controls.

Reynolds Partin – posed questions on elected officials.

Will Rudder – opposed citing dust, debris, despair.

Phillip Stewart – wants to see quarry and initiated a discussion on Rogers Group.

A brief discussion was held on a past litigation of Rogers Group vs. Franklin County.

Scottie Riddle – stated that will vote no on the quarry with so many opposed.

Art Bass – representing adjoining property owner Bass posed questions on impact studies and what was the hurry about.

Vice-Chairman Claude Henley brought the discussion back to the Commission. Monte Miller stated that while TDEC had regulations, enforcement has been fairly lax in the past. A. L. Shasteen addressed the audience and stated that he resented any implication that his vote could be influenced, that he spoke for himself and controlled his own actions. He further stated that the Commission's actions were fair and straight. John Woodall addressed the audience regarding various issues; County Commission action, blasting regulations regarding noise and damage, history of the Bostick Quarry and the fairness of the Planning Commission. A further discussion was held. John Woodall made a motion to recommend the rezoning of the subject property to I-1, Industrial District, Special to the County Commission. A. L. Shasteen seconded the motion. The vote was three ayes and two nays, with the motion passing; the favorable recommendation to rezone the property will be forwarded to the County Commission.

Vice-Chairman Claude Henley turned the meeting back over to Chairman Tom Ore who called a ten (10) minute recess.

The meeting resumed with Mark Dudley introducing, under Old Business, Case No. 03-07; Preliminary/Final Subdivision Plat Review; Applicant John Goodson, Agent for Myers Point, LLC. ; Location: 18th Civil District. Parcel 5.00, Franklin County, TN Property Map No. 91, located on Gudger Road and McBee Lane. Mark Dudley offered a revised plat and a Staff Recommendation. A discussion was held. Monte Miller made a motion to approve the revised Final Plat of Meyers Point S/D subject to the following conditions:

1. The dams be labeled on the plat.
2. Certificate of accuracy be signed.
3. Certificate of ownership and dedication be signed.
4. Certificate of approval for water be signed.
5. Certificate of approval for Subsurface Sewage Disposal be signed.
6. Certificate of streets be signed.
7. That the additional R-O-W for Gudger Road and McBee Lane be deeded to Franklin County Highway Department.

It was agreed that the applicant could reduce the size of Lots 6 & 7 to exclude those portions

of each lot between the easement driveway and the lake without requiring further review at a future meeting by the Planning Commission. Buddy Hobba seconded the motion. All aye. John Goodson gave a brief description of the recent land conservation activities in Lost Cove.

Mark Dudley passed forward to the Commission a request to extend the Preliminary Plat approval for Case No. 13-07; Scott Sohr, Agent for I.S. Investments; Location: 14th Civil District. Parcel 15.00, Franklin County, TN Property Map No. 32, located on Evans Drive. And to extend the Preliminary Plat approval for Case No. 15-07; Scott Sohr, Agent for I.S. Investments; 14th and 15th Civil District. Parcel 36.00, Franklin County, TN Property Map No. 22, located on Holiday Camp Drive. A brief discussion was held. A. L. Shasteen made a motion to grant a one (1) year extension for the Preliminary Plat Approval for both Cases. John Woodall seconded the motion. All aye.

The meeting adjourned at 9:10 PM.

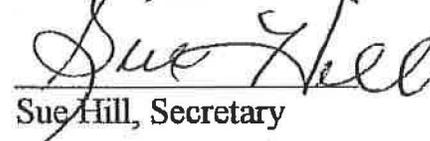
MINUTES REVIEWED AND APPROVED

6/24/08 DATE

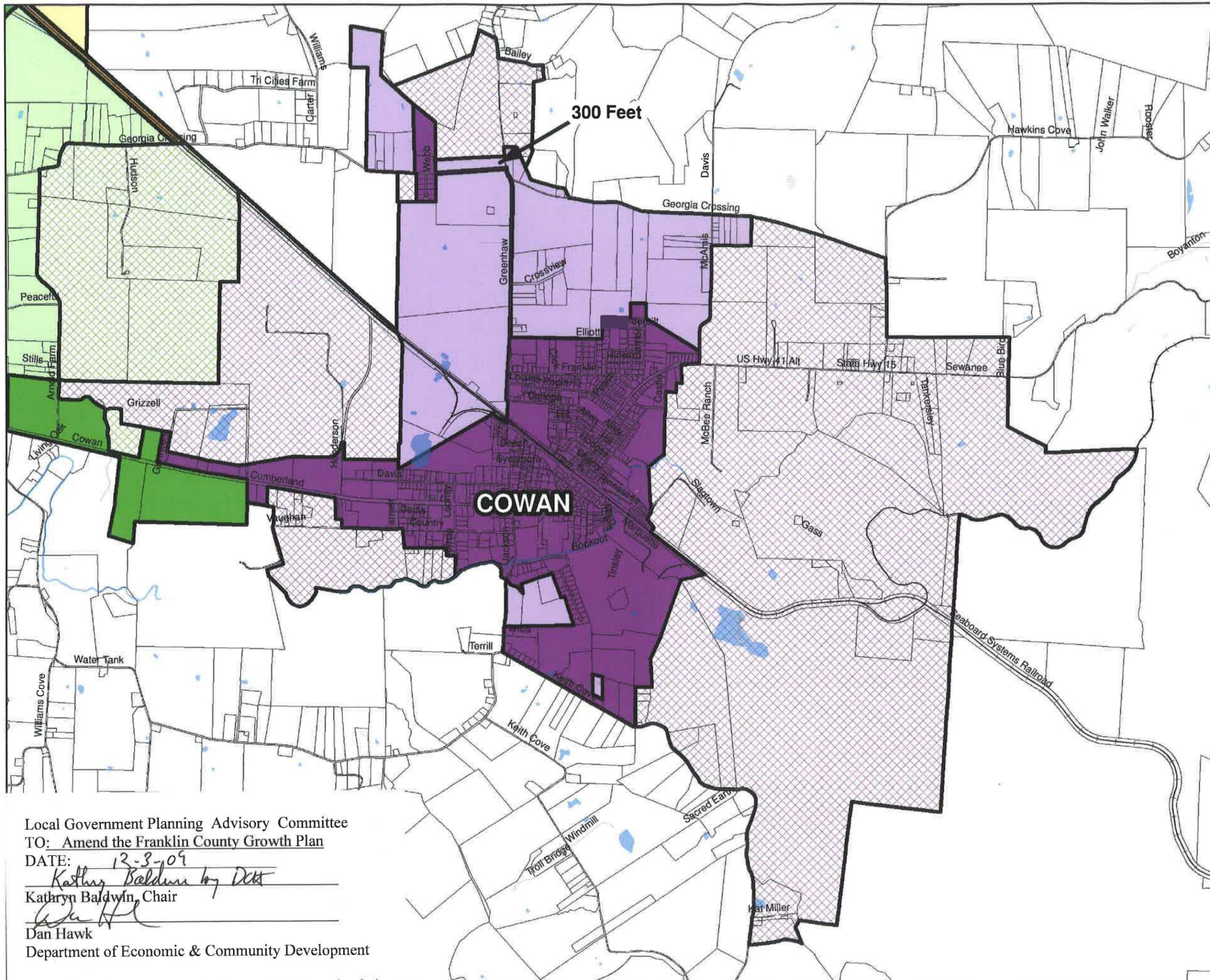
Respectfully submitted,



Tom Ore, Chairman

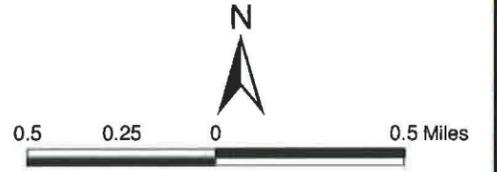


Sue Hill, Secretary



Amended Growth Plan Franklin County, TN

- Cowan
- Cowan UGB
- Cowan Proposed UGB Expansion
- Decherd
- Decherd UGB
- Decherd Proposed UGB Expansion
- Estill Springs
- Estill Springs UGB
- Estill Springs Proposed UGB Expansion
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- Huntland Proposed UGB
- Monteagle
- Tullahoma
- Tullahoma UGB
- Winchester
- Winchester UGB
- Winchester Proposed UGB Expansion
- PGA
- Proposed PGA Expansion
- Rural Area



Map Prepared By:
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 Local Planning Assistance Office
 Nashville, TN
 Geographic Information Systems

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**APPROVED BY THE
 FRANKLIN COUNTY COORDINATING COMMITTEE
 FEBRUARY 11, 2009**

RATIFIED BY	DATE
Cowan, TN	April 14, 2009
Decherd, TN	March 9, 2009
Estill Springs, TN	June 4, 2009
Huntland, TN	March 16, 2009
Winchester, TN	April 14, 2009
Tullahoma, TN	March 30, 2009
Monteagle, TN	April 28, 2009
Franklin County, TN	March 16, 2009

Kathryn Baldwin, Chair
 Date: 9-30-09

Local Government Planning Advisory Committee
 TO: Amend the Franklin County Growth Plan
 DATE: 12-3-09
 Kathryn Baldwin, Chair
 Dan Hawk
 Department of Economic & Community Development

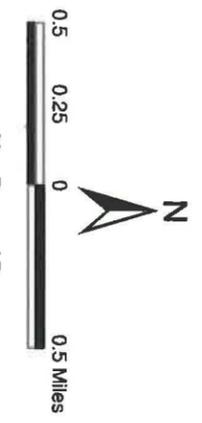
APPROVED BY THE
FRANKLIN COUNTY COORDINATING COMMITTEE
FEBRUARY 11, 2009
DATE

Cowan, TN	April 14, 2009
Decherd, TN	March 9, 2009
East Springs, TN	June 4, 2009
Huntland, TN	March 19, 2009
Winchester, TN	April 14, 2009
Tulahoma, TN	March 30, 2009
Monteagle, TN	April 28, 2009
Franklin County, TN	March 18, 2009

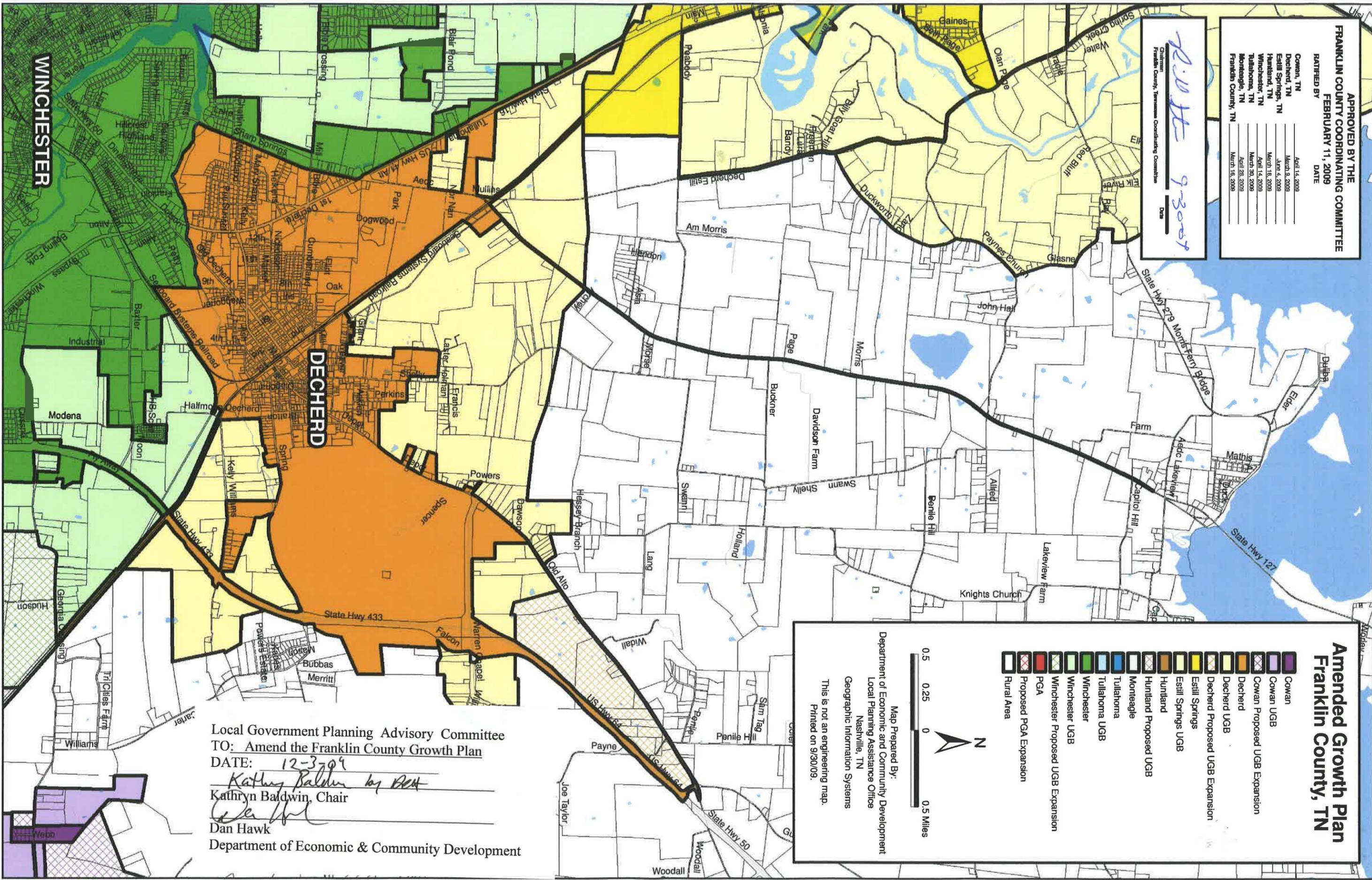
R. W. H. 9-30-09
Chairman
Franklin County, Tennessee Coordinating Committee
Date

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Franklin County, TN**

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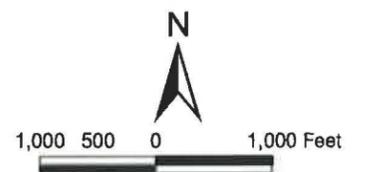
Local Government Planning Advisory Committee
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Kathryn Baldwin by Dan
Kathryn Baldwin, Chair
Dan Hawk
Dan Hawk
Department of Economic & Community Development

WINCHESTER

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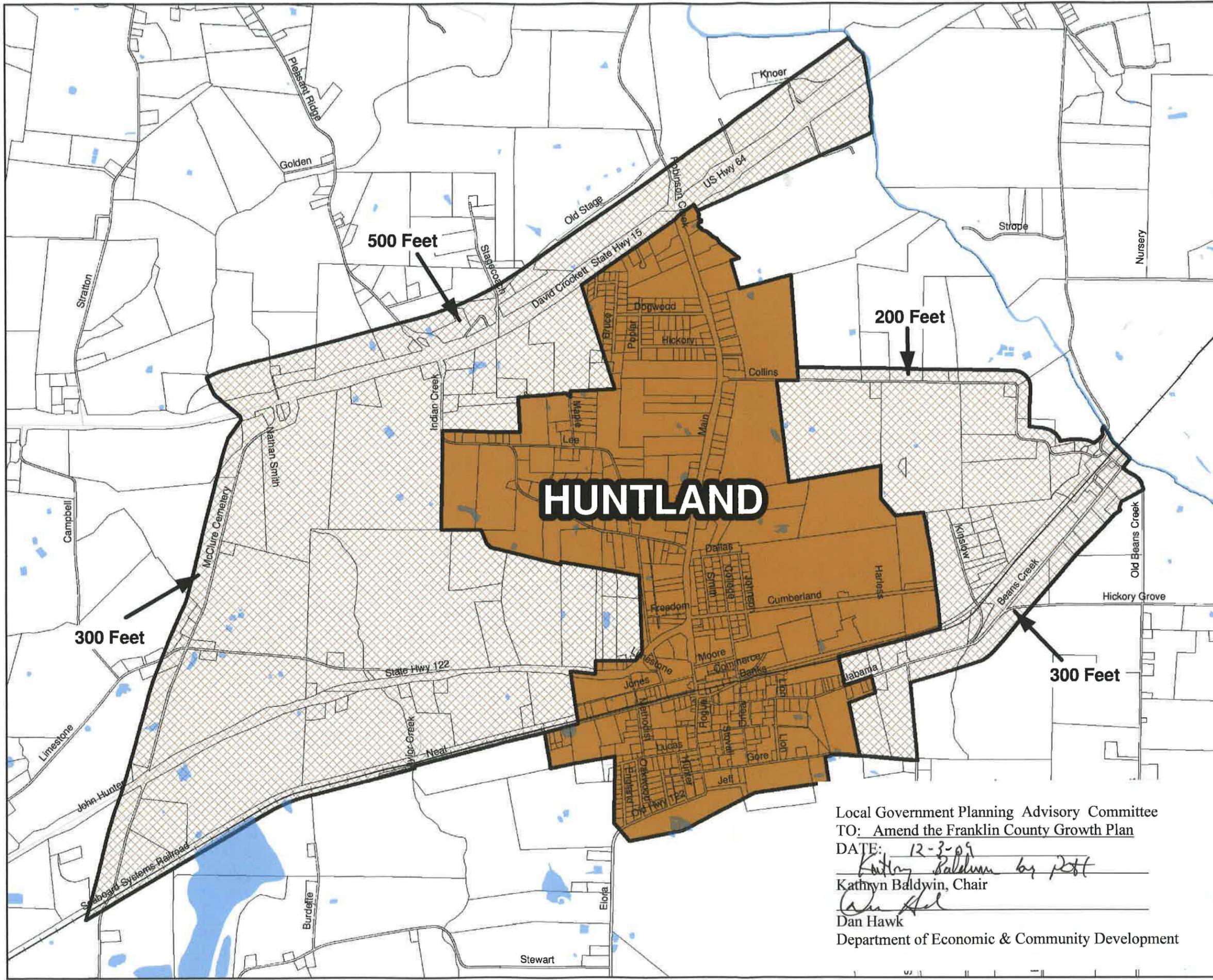
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Franklin County, TN	March 16, 2009

R. L. Steed 9-30-09
Chairman
Franklin County, Tennessee Coordinating Committee



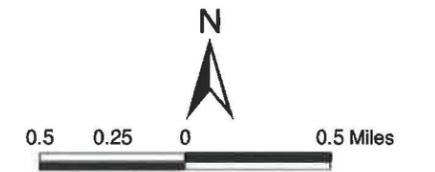
Local Government Planning Advisory Committee
TO: Amend the Franklin County Growth Plan
DATE: 12-3-09
Kathryn Baldwin
Kathryn Baldwin, Chair
Dan Hawk
Dan Hawk
Department of Economic & Community Development

Amended Growth Plan Franklin County, TN

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-  Rural Area

Local Government Planning Advisory Committee
 TO: Amend the Franklin County Growth Plan
 DATE: 12-5-09

Kathryn Baldwin
 Kathryn Baldwin, Chair
 Dan Hawk
 Department of Economic & Community Development



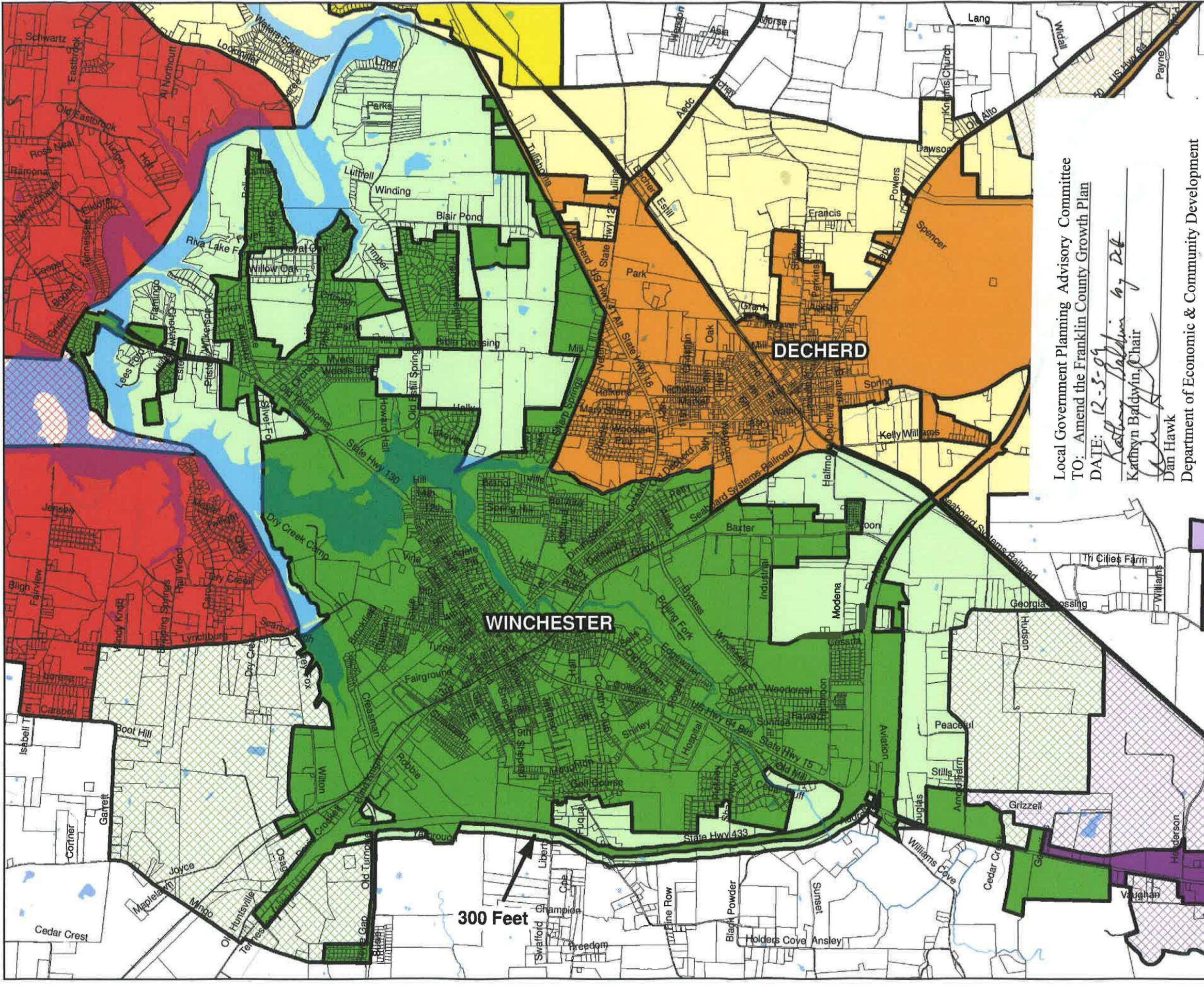
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R. J. [Signature] 9-30-09
 Chairman
 Franklin County, Tennessee Coordinating Committee



300 Feet

Amended Growth Plan Franklin County, TN

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Chairman
Franklin County, Tennessee Coordinating Committee
Date
2-11-09

Local Government Planning Advisory Committee
1000 American Lane
Franklin County Growth Plan
Adopted by Resolution 12-09-01
Chair
Department of Economic & Community Development

