



DO NOT PUBLISH

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, the undersigned, JEAN PHILLIPS PURKEY, a single person, have this day bargained and sold, and by these presents do hereby bargain, sell, grant, transfer and convey unto DON BUNCH, his heirs and assigns, the following described real estate, situated in the Second Civil District of Hamblen County, Tennessee, and being more particularly described as follows:

PARCEL ONE: BEGINNING at an iron pin, said iron pin is situate 197 feet east of the intersection of New Spout Springs Road and Farm Road, and corner to W. E. Purkey; thence South 73 deg. 00' East for a distance of 265 feet to a stake; thence South 63 deg. 15' East 356.4 feet to a redwood; thence South 77 deg. 00' East for a distance of 240.9 feet to a stake; thence North 63 deg. 00' East for a distance of 363 feet to a rock, corner to Gray; thence with the Helms line North 24 deg. 10' West for a distance of 998.25 feet to two white oak trees; thence South 48 deg. 45' West for a distance of 356.4 feet to a stake in the fence row; thence South 84 deg. 45' West for a distance of 358.05 feet to a double walnut tree on the eastern edge of Farm Road; thence with the eastern edge of Farm Road the following calls and distances: South 18 deg. 15' West 165 feet, South 31 deg. 30' West for a distance of 99 feet, South 50 deg. 45' West for a distance of 132.4 feet to an iron pin, corner to W. E. Purkey; thence with the Purkey line the following calls and distances: South 58 deg. 40' East for a distance of 144 feet, South 26 deg. 15' West for a distance of 94 feet to an iron pin and the point of BEGINNING, containing 16.16 acres, more or less, according to a survey prepared by W. H. Brittain, Surveyor, dated August 25, 1967.

THERE IS EXCEPTED AND NOT HEREIN CONVEYED 0.1 acre, more or less, conveyed by George S. Purkey et ux to TVA of record in the Register's Office for Hamblen County, Tennessee in Warranty Deed Book 65, Page 212.

BEING the same real estate conveyed to Wilbur E. Purkey and wife, Jean Phillips Purkey, by warranty deed from Jennie Fort Purkey dated August 30, 1967, and of record in the Register's Office for Hamblen County, Tennessee in

ASSESSOR OF PROPERTY  
*Don F. Foutch, Jr.*  
DISTRICT MAP GR 64

This Instrument Prepared By:

William O. Foutch, Jr.

BK W450 PG 318

830 West First North Street, Morristown, Tennessee 37814

out; and that I will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

This the 18<sup>th</sup> day of February, 1998.

Jean Phillips Purkey  
JEAN PHILLIPS PURKEY

STATE OF TENNESSEE

COUNTY OF HAMBLEN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainer, JEAN PHILLIPS PURKEY, a single person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained and expressed

WITNESS my hand and official seal at office in said County this 18<sup>th</sup> day of February, 1998.



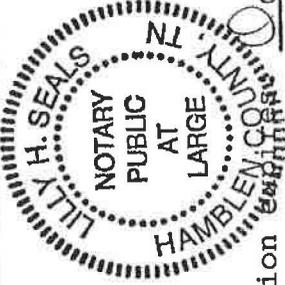
Royal B. L. Phillips  
NOTARY PUBLIC

My commission expires: January 29, 2000

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, which ever is greater, is \$180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jean Phillips Purkey  
AFFIANT

SWORN to and Subscribed before me this the 18<sup>th</sup> day of February, 1998.



Lillian H. Seals  
NOTARY PUBLIC

My commission expires Oct. 27, 2001.

The name and address of the property owner is: Don Bunch

305 Terminal Drive  
Monroeville TN 37814

Tax Information:  
Map 16  
Group

Parcel 064.00  
State of Tennessee, County of HAMBLEN  
Received for record the 18 day of  
FEBRUARY 1998 at 2:50 PM. (RECR 19570)  
Recorded in official records

Book W450 Page 318-320

Notebook 2 Page 415  
State Tax \$ 666.00 Clerks Fee \$ 1.00,  
Recording \$ 12.00, Total \$ 679.00,  
Register of Deeds JIM CLANSON  
Deputy Register SHELLEY GREEN

BK W450 PG 320

PARCEL TWO: BEGINNING at an iron pin, the south-west corner of the George S. Purkey tract, and being the beginning corner of said tract at the intersection of Spout Springs Road and the Fort Road; thence running with the original line South 73 deg. East 197 feet to an iron pin on the south edge of the Old Spout Springs Road and being in the line of Coy McGlamery; thence running by a line this day established and with other lands of the said George S. Purkey up the hill North 26 deg. 15' East 94 feet to an iron pin on the hillside below the George S. Purkey residence; thence North 68 deg. 40' West 144 feet to an iron pin in the original line on the east side of the said Fort Road; thence with said original line and the east edge of the Fort Road South 50-1/4 deg. West 125 feet to the place of BEGINNING, containing 0.4 of an acre, more or less, as shown on a survey prepared by A. J. Davis, Surveyor, dated December, 1950. This is the same description used in prior deed.

BEING the same real estate conveyed to Wilbur E. Purkey and wife, Jean Phillips Purkey, by warranty deed from George S. Purkey and wife, Jennie Fort Purkey, dated December 22, 1950, and of record in said Register's Office in Warranty Deed Book 85, Page 330.

The said Wilbur E. Purkey died October 17, 1985. At the time of his death, he was married to the grantor herein, they were never divorced, she was not criminally implicated in his death, and she acquired title to said real estate as the surviving tenant by the entirety.

This conveyance, made pursuant to an agreement for a like-kind exchange under Section 1031 of the Internal Revenue Code, as amended, is a direct conveyance in order to avoid duplication in recording and filing fees.

TO HAVE AND TO HOLD unto the said DON BUNCH, his heirs and assigns, the above described real estate, together with all the hereditaments and appurtenances thereunto belonging as an estate in fee simple forever.

AND I DO COVENANT with the said DON BUNCH, his heirs and assigns, that I am lawfully seized and possessed of the subject real estate; that I have a good and lawful right to sell and convey the same; that the same is unencumbered, except as herein set

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That for the considerations hereinafter recited, we, the undersigned, **HOWARD T. BROCK** and **HELEN C. BROCK**, Trustees of the Brock Charitable Remainder Trust dated February 17, 1998, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey a 3,808/10,000ths interest unto **DON BUNCH**, and to his heirs and assigns, in fee simple forever, in and to the following described real estate:

**SITUATE** in the Second Civil District of Hamblen County, Tennessee and being more particularly described as follows:

**BEGINNING** at a post set in the southeastern margin of the right of way of Boatman's Ridge Road corner with Coffman (Deed Book 340, page 709); thence with the line of Coffman the following calls and distances: North 54 deg. 51 min. 2 sec. East 430.07 feet to a point; North 54 deg. 43 min. 57 sec. East 622.74 feet to an old iron pin; North 64 deg. 41 min. 17 sec. East 377.50 feet to a post; North 67 deg. 20 min. 7 sec. East 386.17 feet to a post; South 61 deg. 49 min. 13 sec. East 652.22 feet to an old iron pin; North 39 deg. 20 min. 1 sec. East 584.06 feet to a point; North 36 deg. 26 min. 00 sec. East 110 feet to a point; North 37 deg. 10 min. 00 sec. East 1,770 feet to an old iron pin; North 34 deg. 12 min. 47 sec. West 321.01 feet to an old iron pin; North 56 deg. 19 min. 7 sec. East 102.16 feet to a post; North 10 deg. 53 min. 3 sec. East 61.06 feet to an old iron pin; North 82 deg. 16 min. 2 sec. West 73.51 feet to a post; and North 15 deg. 24 min. 21 sec. East 86.81 feet to TVA marker 34-33 corner with the lands of TVA; thence with the line of TVA North 16 deg. 20 min. 11 sec. East 297 feet to a new iron pin set in the 1075 contour line of Cherokee Lake; thence with the 1075 contour line as it meanders northwardly and then eastwardly and then southerly 6,225 feet, more or less, to a point in the centerline of a drain at the 1075 contour line (following are chord calls and distances from point to point along said 1075 contour line: North 10 deg. 34 min. 9 sec. East 473.77 feet; North 56 deg. 9 min. 39 sec. East 814.49 feet; South 50 deg. 17 min. 10 sec. East 537.26 feet; South 2 deg. 25 min. 24 sec. West 536.13 feet; South 10 deg. 33 min. 13 sec. West 643.01 feet; South 12 deg. 36 min. 45 sec. West 751.52 feet; South 4 deg. 50 min. 15 sec. West 675.35 feet; and South 19 deg. 6 min. 52 sec. West 1,472.81 feet); thence from said point in the centerline of a drain at the 1075 contour line South 24 deg. 36 min. 5 sec. West 58.62 feet to a point; thence South 72 deg. 18 min. 43 sec. East 64 feet to a TVA marker corner with Helms (Deed Book 368, page 282 and Deed Book 339, page 274); thence with the line of Helms South 31 deg. 3 min. 55 sec. West 752.46 feet to a post; thence still with the line of Helms South 48 deg. 11 min. 3 sec. West 686.89 feet to an old iron pin corner with Purkey (Deed Book 150, page 62 and Deed Book 155, page 441); thence with the line of Purkey South 47 deg. 54 min. 20 sec. West 348.56 feet to a post; South 84 deg. 13 min. 00 sec. West 358.05 feet to a new iron pin set in the eastern edge of a road; thence with the eastern edge of said road South 17 deg. 43 min. 00 sec. West 165 feet; South 30 deg. 58 min. 00 sec. West 99 feet; South 50 deg. 13 min. 00 sec. West 132.4 feet; and South 55 deg. 26 min. 54 sec. West 136.46 feet to an iron pin at the

ASSASSOR OF PROPERTY  
2 MAR 16  
DIST

**THIS INSTRUMENT PREPARED BY:**  
Bacon, Jesse & Perkins, Attorneys  
1135 West Third North Street  
Morristown, Tennessee 37814

Preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. mt

1

intersection of said road and Spout Springs Road; thence with the northern margin of the right of way of Spout Springs Road and with the arc of a curve to the left having a radius of 2,789.17 feet an arc length of 524.86 feet (I 10 deg. 46 min. 54 sec.) and a chord bearing North 80 deg. 5 min. 24 sec. West 524.09 feet westwardly to a new iron pin corner with Carter (Deed Book 225, page 368 and Deed Book 311, page 756); thence with the line of Carter the following five calls and distances: North 54 deg. 3 min. 10 sec. West 462.63 feet to an old iron pin; North 65 deg. 1 min. 46 sec. West 256.45 feet to a 36-inch locust; North 47 deg. 57 min. 19 sec. West 518.52 feet to a set stone; North 31 deg. 35 min. 48 sec. West 556.08 feet to a set stone; and North 49 deg. 53 min. 8 sec. West 609.73 feet to a new iron pin set in the southeastern margin of the right of way of Boatman's Ridge Road; thence with the southeastern margin of the right of way of Boatman's Ridge Road and with the following three calls and distances: North 42 deg. 16 min. 20 sec. East 52.45 feet; North 33 deg. 43 min. 00 sec. East 72.73 feet; and North 28 deg. 40 min. 30 sec. East 144.19 feet to the point of BEGINNING, and containing 274.76 acres, more or less, according to survey of William H. Shockley, RLS, Tennessee No. 973, Shockley Land Surveying, 2125 Lawson Road, Morristown, Tennessee 37814, dated August 21, 1997. The foregoing property is Tax Map and Parcel 16/48 in the records of the Tax Assessor's Office for Hamblen County, Tennessee.

BEING the same real estate conveyed to Howard T. Brock and Helen C. Brock by deed of Howard T. Brock and wife, Helen C. Brock to create tenancies in common dated November 14, 1994 and of record in the Register's Office for Hamblen County, Tennessee in Deed Book 419, page 140, 200 acres, more or less, and being a part of the same real estate quitclaimed from Margaret N. Brock to Howard T. Brock September 26, 1980 at Deed Book 310, page 312 in said Register's Office, 72 acres, more or less. See Quitclaim Deed to the undersigned at Deed Book 450, page 343.

THIS CONVEYANCE is made subject to the covenants, reservations and restrictions of record in the Register's Office for Hamblen County, Tennessee in Deed Book 85, page 41; any easements for telephones, utilities and drainage; the reservation of one-half interest in mineral rights by predecessors in title John T. Fort, Jane B. Fort and American National Bank and Trust Company of Chattanooga, Trustee of the Will of Martha Thompson Fort; and rights of way for roads.

There is further herein conveyed all of grantors' right, title and interest in and to an Oil and Gas Lease as may be applicable to the above described property recorded in said Register's Office in Deed Book 296, page 628, assigned to Amoco Production Company at Deed Book 305, page 658, and this conveyance is made subject to the terms thereof.

This conveyance, made pursuant to an agreement for a like-kind exchange under Section 1031 of the Internal Revenue Code, as amended, is a direct conveyance in order to avoid duplication in recording and filing fees.

THIS INSTRUMENT PREPARED BY:

Bacon, Jesse & Perkins, Attorneys  
1135 West Third North Street  
Morristown, Tennessee 37814

2

Preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. mt

TO HAVE AND TO HOLD unto the said DON BUNCH, a 3,808/10,000ths interest, and unto his heirs and assigns, in fee simple forever, the above described real estate, together with the improvements thereon, and the hereditaments and appurtenances thereunto appertaining.

AND WE HEREBY COVENANT with the said DON BUNCH, and with his heirs and assigns, that we are lawfully seized and possessed of said real estate, that we have a good and valid right to sell and convey the same; that said real estate is free from all encumbrances, except for the lien of the current taxes which shall be prorated between the parties as of the date of this instrument, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The consideration for this sale and conveyance is a good and sufficient consideration, the receipt of which is hereby acknowledged.

This the 17 day of February, 1998.

### BROCK CHARITABLE REMAINDER TRUST

dated February 17, 1998

BY: Howard T. Brock  
HOWARD T. BROCK, TRUSTEE

BY: Helen C. Brock  
HELEN C. BROCK, TRUSTEE

### STATE OF TENNESSEE COUNTY OF HAMBLEN

Personally appeared before me, a Notary Public in and for the state and county aforesaid, HOWARD T. BROCK and HELEN C. BROCK, Trustees of the Brock Charitable Remainder Trust dated February 17, 1998, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, being authorized so to do.

WITNESS my hand and official seal at office in said county, this 17 day of February, 1998.

Lori A. Shown  
NOTARY PUBLIC

My commission expires: 3/24/98

Don Bunch 305 Terminal Drive  
NAME AND ADDRESS OF PROPERTY OWNERS(S)

Same  
NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF TAXES

161481A  
TAX PARCEL IDENTIFICATION NO.

### THIS INSTRUMENT PREPARED BY:

Bacon, Jesse & Perkins, Attorneys  
1135 West Third North Street  
Morristown, Tennessee 37814

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Preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. mt

I hereby swear or affirm that the actual or true value of this transfer, whichever is greater is \$600,020.47.

Paul G. Shaw  
Affiant

Subscribed and sworn to before me this 17th day of February, 1998.

Paul G. Shaw  
NOTARY PUBLIC  
My commission expires: 3/24/98



State of Tennessee, County of HAMILTON  
Received for record the 19 day of  
FEBRUARY 1998 at 3:55 PM. (RECORDED 18636)  
Recorded in official records

Book #450 Page 349-352

Notebook 2 Page 416

State Tax \$ 2220.08 Clerks Fee \$ 1.00,

Recording \$ 16.00, Total \$ 2237.08,

Register of Deeds JIM CLAWSON

Deputy Register SHELLEY GREEN

THIS INSTRUMENT PREPARED BY:  
Bacon, Jesse & Perkins, Attorneys  
1135 West Third North Street  
Morristown, Tennessee 37814

Preparer makes no representations as to  
title or survey. Failure to promptly  
record this instrument may  
seriously impair your rights. mt

4



State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

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

January 31, 2001

The Honorable David Purkey  
County Executive of Hamblen County  
511 West Second North Street  
Morristown, Tennessee 37814

Dear Mr. Purkey:

The Local Government Planning Advisory Committee at its meeting January 24 approved the Hamblen County Growth Plan submitted by the Hamblen 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 \_\_\_\_\_ County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of \_\_\_\_\_ County a Growth Plan which complies with TCA 6-58-106; and

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

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

Now Therefore, the \_\_\_\_\_ County Coordinating Committee submits to the Local Government Planning Advisory Committee the \_\_\_\_\_ 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 Hamblen County Coordinating Committee has submitted a County Growth Plan for Hamblen 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 Hamblen County Growth Plan is hereby approved and becomes effective this date.

  
\_\_\_\_\_  
Chair, Local Government Planning Advisory Committee

1-24-01  
Date



**State of Tennessee**  
**Department of State**  
Administrative Procedures Division  
312 Eighth Avenue North  
8<sup>th</sup> Floor, William R. Snodgrass Tower  
Nashville, Tennessee 37243  
Phone: (615) 741-7008 Fax: (615) 741-4472

### MEMORANDUM

To: Tom Stiner, Chairman  
Local Government Planning Advisory Committee

From: Charles C. Sullivan II, Director   
Administrative Procedures Division

Date: December 8, 2000

Subj.: Hamblen County Comprehensive Growth Plan  
Dispute Resolution Process  
Docket No. 46.00-010388J

The City of Morristown City Council declared an impasse with Hamblen County on June 6, 2000, with respect to the adoption of an urban growth plan for the county. In accordance with T.C.A., §6-58-104(b)(1)&(2), the City of Morristown notified the Secretary of State of the impasse and requested that he refer the matter to the Administrative Procedures Division for resolution in accordance with the statute. At the request of the parties, I assigned a three-judge panel to resolve the matter.

By letter of November 29, 2000, Hamblen County notified this office that the county and the City of Morristown had reached a settlement of their dispute and that their respective legislative bodies had approved the Hamblen County Comprehensive Growth Plan. With the parties' resolution of the impasse, I am forwarding the comprehensive growth plan to your committee for its consideration. This office will remove the matter from our active case list.

Thank you for consideration of this plan.

#### Attachment

cc: David W. Purkey (w/o attachment)  
Keith Jackson (w/o attachment)  
John Hicks (w/o attachment)

# HAMBLEN COUNTY

Government

DAVID W. PURKEY  
COUNTY EXECUTIVE



"The People's House"

November <sup>29</sup>~~30~~, 2000

RECEIVED

NOV 30 2000

LOCAL  
PLANNING ASSISTANCE  
OFFICE

VIA: FEDERAL EXPRESS

Mr. Don Waller  
Local Government Planning Advisory Committee  
Department of Economic and Community Development  
William R. Snodgrass Tower  
312 Eighth Avenue North, 10<sup>th</sup> Floor  
Nashville, TN 37243-0405

RE: HAMBLEN COUNTY COMPREHENSIVE GROWTH PLAN

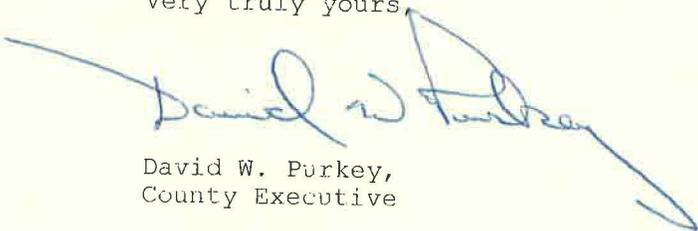
Dear Sirs:

This letter is for the purpose of notifying you that Hamblen County and the City of Morristown, by and through their respective legislative bodies, have approved the Hamblen County Comprehensive Growth Plan. Enclosed herewith please find a copy of the Settlement Agreement entered into between Hamblen County and the City of Morristown along with two (2) copies of the approved Comprehensive Growth Plan Map indicating the existing City of Morristown city limits, the Morristown Urban Growth Boundary, the County's Planned Growth Area and the County's described Rural Areas. This Settlement Agreement was approved by the Hamblen County Board of Commissioners at its regularly scheduled meeting on November 20, 2000 and by the Morristown City Council at its regularly scheduled meeting on November 21, 2000.

Pursuant to Tennessee Code Annotated § 6-58-107, we are submitting the enclosed Hamblen County Comprehensive Growth Plan to the Local Government Planning Advisory Committee of the Department of Economic and Community Development for its approval. Would you please accept the enclosed as the Hamblen County Comprehensive Growth Plan.

If you have any questions concerning any of the matters contained herein, please do not hesitate to contact me.

Very truly yours,

  
David W. Purkey,  
County Executive

Enclosure

cc: Keith Jackson, City Administrator  
Richard C. Jessee, Esq.

I:\Hamblen County\Letter\DeptEconomicCounty-CityGrowthPlan 11-30-00.wpd

**RESOLUTION NO. 43-00, BEING A RESOLUTION  
ACCEPTING THE HAMBLEN COUNTY COORDINATING  
COMMITTEE'S RECOMMENDED GROWTH PLAN, AS  
REVISED, THE SETTLEMENT OF OTHER ISSUES EXISTING  
BETWEEN THE CITY AND COUNTY, AND AUTHORIZING  
THE MAYOR TO EXECUTE THE SETTLEMENT  
AGREEMENT ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE**

**WHEREAS**, the Hamblen County Coordinating Committee adopted on December 15, 1999 a recommended growth plan proposed to it by Hamblen County, and on January 5, 2000, recommended that plan to the Morristown City Council; and,

**WHEREAS**, the recommended growth plan was deemed by the City Council to be inadequate and inconsistent with requirements of law; and

**WHEREAS**, the City Council by Resolution of January 18, 2000 objected to and rejected the growth plan, as submitted, and submitted a revised growth plan to the Coordinating Committee for its reconsideration; and

**WHEREAS**, thereafter, extensive negotiations ensued among the leaders of the respective governing bodies, the City Administrator and the County Executive, the purpose of which was to resolve differences with respect to the growth plan and related issues; and

**WHEREAS**, as a result of those negotiations a compromise plan was adopted by and recommended to the governing bodies by the Coordinating Committee in May, 2000, which plan was supported by the Mayor, City Administrator and County Executive; and

**WHEREAS**, the City Council unanimously accepted the compromise growth plan in its regular meeting on May 16, 2000; and

**WHEREAS**, the County Governing Body rejected the compromise growth plan by vote of eight to six in its regular meeting on May 18, 2000; and

**WHEREAS**, the City Council by Resolution dated June 6, 2000 pursuant to the provisions of T.C.A. § 6-58-104(b)(1) declared an impasse

with respect to adopting a growth plan and requested the Secretary of State to appoint a dispute resolution panel in accordance with T.C.A. § 6-58-104(b)(2); and

**WHEREAS**, the parties have continued to negotiate a resolution of various issues existing between them including those issues related to adopting a growth plan, issues arising out of that pending litigation styled *Hamblen County, Tennessee v. City of Morristown*, being Hamblen Chancery Action No. 2000-287, and issues related to the use of certain cover clay owned by the City and located in the City's East Tennessee Progress Center, and reached a tentative agreement with respect to all such issues, subject to approval of the respective governing bodies, a copy of such agreement being attached hereto as Exhibit "I"; and

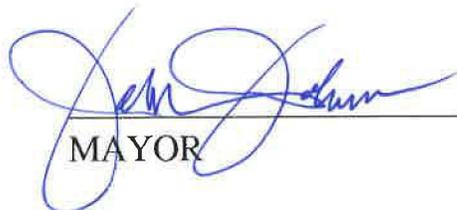
**WHEREAS**, the County Governing Body at its meeting on November 20, 2000 by majority vote approved the terms of the tentative agreement.

**NOW, THEREFORE**, Be It Resolved by the City Council for the City of Morristown, Tennessee that the City hereby approves and adopts the terms of the agreement (Exhibit "I" hereto), and authorizes and directs the Mayor and City Administrator to execute same;

**FURTHER RESOLVED**, that consistent with the agreement, the City hereby adopts the growth plan it approved in regular session on May 16, 2000, as modified thereafter by the parties and approved by the County Governing Body, which growth plan consists of the map, being Exhibit "A" to the agreement and the terms of the settlement agreement relating to the growth plan;

**FURTHER RESOLVED**, that the City Administrator forward an executed copy of the agreement along with a certified copy of this resolution to the office of County Executive and the appropriate officials of the State of Tennessee having jurisdiction over growth plan approvals.

Passed in regular session of City Council this 21st day of November, 2000.

  
MAYOR

ATTEST:

R. Keith Jackson  
Interim City Administrator

## **EXHIBIT I TO RESOLUTION NO. 43-00**

### **SETTLEMENT AGREEMENT**

This agreement is made as of this 21st day of November, 2000 by and between Hamblen County, Tennessee and the City of Morristown, Tennessee.

#### **I. PREMISES**

**WHEREAS**, the Hamblen County Coordinating Committee adopted on December 15, 1999 a recommended growth plan proposed to it by Hamblen County, and on January 5, 2000, recommended that plan to the Morristown City Council; and,

**WHEREAS**, the recommended growth plan, as presented by the Coordinating Committee Chairman, Hon. A. Quillen Eiseman, was deemed by the City Council to be inadequate and inconsistent with requirements of law; and

**WHEREAS**, the City Council by Resolution of January 18, 2000 objected to and rejected the growth plan, as submitted, and submitted a revised growth plan to the Coordinating Committee for its reconsideration; and

**WHEREAS**, thereafter, extensive negotiations ensued among the leaders of the respective governing bodies, the City Administrator and the County Executive, the purpose of which was to resolve differences with respect to the growth plan and related issues; and

**WHEREAS**, as a result of those negotiations a compromise plan was adopted by and recommended to the governing bodies by the Coordinating Committee in May, 2000, which plan was supported by the Mayor, City Administrator and County Executive; and

**WHEREAS**, the City Council unanimously accepted the compromise growth plan in its regular meeting on May 16, 2000; and

**WHEREAS**, the County Governing Body rejected the compromise growth plan by vote of eight to six in its regular meeting on May 18, 2000; and

and desirable, City shall give County a minimum of six months advance written notice of City's intent to extend its sewer collection system from its existing terminus in that area to the Exit 12 interchange, including the estimated cost of such extension as determined from its study;

(b) County shall have the option, but not the obligation, to participate with City in the cost of constructing and installing such sanitary sewer extension in an amount not to exceed one-third of the total cost. The term cost shall include engineering, land acquisition, materials, labor, legal expenses and all other costs reasonably related to the project. County shall within three months of receipt of such notice give City its written notice of its election to participate and to what extent it will participate. Failure of County to timely give such notice shall be deemed an election not to participate.

(c) In the event County elects to participate, the City and County shall share the second half of situs based taxes generated within the Exit 12 circumference pro-rata in accordance with the respective percentage investment actually made by each for a period of fifteen years from and after the date the growth plan is approved by the state of Tennessee. It is understood that estimates of costs and actual costs may vary substantially and the division of revenues contemplated herein shall be based on the actual costs rather than the estimated costs of the project. In the event that County fails to recoup its principal investment in the project on or before the fifteenth anniversary of state approval of the growth plan, then City shall within sixty days of written notice of such deficiency, reimburse County an amount equal to the difference in the County's principal investment and the amount of situs based tax revenues County has received as of the date of notice. County shall establish a sinking fund or other similar fund to retire any debt it incurs with respect to participating in the project and shall apply all situs based tax revenues received by virtue of the project toward retirement of the debt until same is paid in full.

(d) County agrees to exert its best efforts to obtain grant funds or other favorable financing for itself and City with respect to constructing this project, and City agrees to cooperate with County in securing grant funds or other favorable financing.

(e) It is agreed that within the County's Planned Growth Areas, the City will not require annexation in order to facilitate

sewer service for residential properties and/or residential developments. The County Public Utility Board, which shall include the City Administrator or his designee, shall be responsible to provide the capital cost of collection lines, rights of way, and infrastructure and shall set fees for the payment of such, as necessary. The end-user shall be responsible to the City for the payment of sewer tap-on and connection fees and applicable monthly sewer service fees for maintenance, transportation, and treatment. Collection of fees and distribution thereof shall be in accordance with mutual agreement between the City and County. Once the State and City approve the sewer line infrastructure, the City will assume responsibility for the maintenance of the sewer infrastructure. The City in return shall have full authority to enforce its applicable city codes, including the establishment and collection of end user and other applicable fees, ability to inspect sewer infrastructure and the right to approve and/or deny specific sewer tap-on requests.

(f) The sewer service area, which extends five miles beyond the current city limits, is the City's responsibility. The City will provide sewer service in accordance with current city policy to those areas within the five mile radius in accordance with the following parameters.

(i) The City will be responsible for sewer service to all areas within the City's designated Urban Growth Boundary on its own schedule and in accordance with law.

(ii) The City shall facilitate sewer service outside the City's Urban Growth Boundary and within the County's Planned Growth Area, to service existing and/or proposed residential development in accordance with (e) above.

(iii) The City, at its discretion, may provide sewer service beyond the City's Urban Growth Boundary for commercial and/or industrial development.

(iv) The City may extend sewer into the County designated Rural Area for health and/or environmental reasons or in special cases agreed upon by the City and County.

(v) The City of Morristown will be the sewer treatment provider for any sewer developed in Hamblen County unless otherwise mutually agreed upon by the City and County.

**B. EXIT 8 LITIGATION** (*Hamblen County, Tennessee v. City of Morristown*, being Hamblen Chancery Action No. 2000-287)

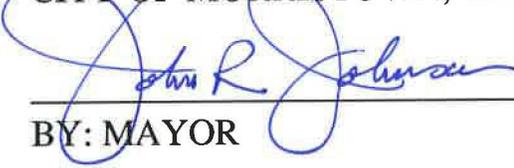
1. Upon execution of this agreement by the parties, County agrees to dismiss its action against the City with full prejudice. City agrees to pay to County the sum of One Hundred Thousand Dollars (\$100,000.00) within thirty days from the date of execution of this agreement.

2. County hereby consents to City reannexing any of the properties which were previously annexed based upon contiguity to the city limits established by the Highway 25E annexation (City Ordinance # 2659).

**C. ETPC COVER MATERIAL**

For a term of five years commencing from the date hereof City agrees that cover clay available for use from the four designated borrow sites at ETPC may be used by the Hamblen County-Morristown Solid Waste System (Board) at no charge to the Board. City will negotiate an agreement with Board with respect to excavation schedules and plans, cost reimbursement for engineering services and other related matters.

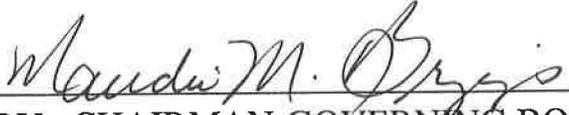
CITY OF MORRISTOWN, TENNESSEE

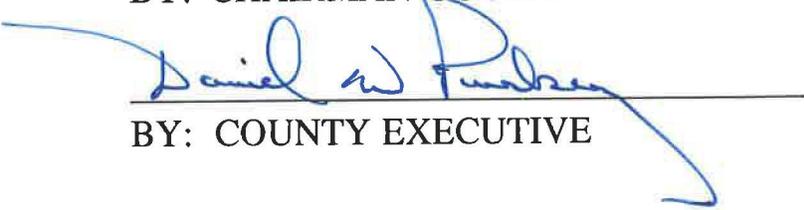
  
BY: MAYOR

ATTEST:

  
City Administrator

HAMBLEN COUNTY, TENNESSEE

  
BY: CHAIRMAN-GOVERNING BODY

  
BY: COUNTY EXECUTIVE

BE IT REMEMBERED that the Legislative Body Session for Hamblen County, Tennessee met at its regular monthly meeting on November 19, 2000 at 5:00 p.m. in the Hamblen County Courthouse with the Honorable Maudie Briggs presiding.

The Legislative Body Session was opened by Sheriff Otto Purkey.

Invocation was given by Doyle Fullington.

The pledge of allegiance was led by Eldridge Bryant.

Upon roll call the following members were present:

- |                  |                  |
|------------------|------------------|
| Larry Baker      | Herbert Harville |
| Maudie Briggs    | Bud Jones        |
| Eldridge Bryant  | Willie Osborne   |
| Guy Collins      | Bobby Reinhardt  |
| Lyle Doty        | Tony Sizemore    |
| Doyle Fullington | Joe Spoone       |
| Donald Gray      | Frank Parker     |

STATE OF TENNESSEE, COUNTY OF HAMBLLEN  
 I, Linda Wilder, County Clerk, certify that  
 the foregoing is a true and correct copy of  
 original minutes as presented  
 filed in my office  
 This 28 day of November, 2000  
 Linda Wilder, County Clerk  
 County Clerk

**APPROVAL OF MINUTES**

Motion by Frank Parker, seconded by Tony Sizemore that the minutes of the previous meeting be approved.

Voting for: all      Voting against: none

**BILLS**

Motion by Larry Baker, seconded by Eldridge Bryant that all of the following bills be approved and paid.

Voting for: all      Voting against: none

**BILLS RECOMMENDED FOR PAYMENT - NOVEMBER, 20, 2000**

**GENERAL FUND**

Acme Printing	HC	195.00
Adrian Hale Pest Control	HD	19.00
	CH	59.00
	JC	38.00
	Mall	25.00
Add Rite Business	HD	1,201.18
Advance Mailing Systems	HC	184.00
	CRC	65.00
American Red Cross	HC	50.00
As Is	RD	39.00
Bill Parker's Carpet Service	CH	360.00
Bradley's Pro Hardware	EC	21.27
	CNC	96.35
Business Information Systems	CNC	351.92
	RD	10,495.00
Capps, Cantwell, Capps	HC	6,073.91
Citizen Tribune	PC	72.76
	CNC	39.65
	HD	21.60
	CRC	23.12
Concepts in Communications	HC	1,013.82
	CH	603.46
Concrete Materials	Ch	368.00
Crescent Car Wash	CH	65.00
Crescent Center Drugs	HD	10.98
Custom Printing	HC	1,100.00
Cumberland Glass	JC	294.21
	CRC	64.36
David Britton, Appraisals	REAPP	2,650.00
Dept. of Economic Devlp.	PC	2,500.00
Evans Office Supply	A	265.02
	CM	282.00
	RD	103.98
	EC	78.95
	HD	217.55
	JUV	177.32
	CE	97.59
	CH	99.18
	CRC	283.15
	CNC	243.02

	T	18.60
	REAPP	254.00
	WP	36.41
Eyecare Associates	HC	40.00
Federal Express	CE	12.22
Janitza Fernandez	HC	36.00
Food City	HC	88.63
	THF	179.95
Green Thumb, Inc.	HC	400.00
Graybar	CNC	644.87
Hart Information	RD	264.42
Home Lumber Company	CH	96.78
Institutional Distributors	THF	144.67
Innovative Connections	HC	10,000.00
	PC	224.00
	GS	962.50
Inner Space Systems, Inc.	RD	1,080.00
Ikon Office Solutions	MALL	436.53
Mary Dyer Harrison	HC	100.00
Hiram H. Jones Associates	HC	4,350.00
Kelsan	CH	4,716.91
John Kinser, MD	CC	840.00
Joe R. Fry	CNC	64.00
	CE	87.00
Lexis Publishing	CM	126.32
	RD	22.03
Logon Computer	HC	400.00
	RD	135.00
McQuiddy Printing	EC	323.72
Micro Vote Corp.	EC	140.00
Morristown Ford	REAPP	823.86
Office Max	RD	734.10
	PC	208.66
	T	197.93
	CE	12.57
	DV	282.77
Office Depot	EC	3.90
	CNC	90.90
Otis Elevator	CH	308.73
Pet Dairy	THF	35.28
Quality Products	CH	69.53
Ramsey's Farm Market	CH	7.90
R. Chatfield Co.	CRC	418.00
Rental Uniform	JC	53.60

	CH	142.80
Shred It	HD	35.00
Simplex	JC	1,655.60
Sayles Enterprises	HC	12.50
Rogersville Office Supply	HD	924.00
Schwaab, Inc.	RD	33.70
Commercial One	HC	379.99
Melissa Thomas	HC	17.32
Town & Country Lock & Key	CH	78.00
	JC	6.50
UPS	CNC	9.31
Valley Instant Printing	JUV	57.50
Ward Printing	CRC	385.00
	PC	18.50
Walmart	HD	171.71
	DV	60.63
	MALL	19.88
	CH	5.82
	HC	179.81
	CNC	29.82
Wimberly, Lawson & Seale	CE	155.00
Youth Emergency Shelter		<u>1,178.40</u>
<b>TOTAL</b>		<b>64,977.43</b>

BILLS RECOMMENDED FOR PAYMENT - NOVEMBER 20, 2000

SHERIFF'S DEPARTMENT

Acme Printing	270.00
AB Transmission	145.95
Al's Auto Repair	1,308.30
Susan Akins	6.00
Admin. Office of the Court	180.00
Bill Waddell Plumbing	920.00
Bradley's Pro Hardware	16.65
Business Information Systems	187.50
Coca Cola	694.20
Concepts in Communications	300.34
Crescent Center Car Wash	1,530.94
Craig's Firearm Supply	1,806.95
Doctor's Hospital Pharmacy	985.27
Dr. Steve Doka, DDS	280.00
Marsha Douthat	2,916.66
East Ridge Uniforms	973.50
Evans Office Supply	192.46
Ellison Sanitary Supply	637.90
Filmart	241.00
Flowers Baking Company	704.83
Free Service Tire	921.70
Galls, Inc.	79.96
Grinnel Fire Protection	250.00
Hale Brothers	7,640.15
Hamblen Radiology	92.00
Institutional Distributors	6,491.52
Jimmy's Auto Parts	171.83
K Chemicals	56.00
Kay Uniforms	267.25
Katon Restaurant	34.00
Laughlin Memorial	128.30
Livesay Grafix	771.54
M & S Sales	429.90
Marlin Mfg.	459.30
Metro Communication	239.20
Sam Jarnigan/Mitchell-Hodge	50.00
Minnis Drug	19.50
Morris Blvd. Towing	362.90
Morristown Athletic Supply	170.60
Morristown Hamblen Hospital	1,159.00
Muffler & Auto Center	40.00
Office Max	198.94

Paper Supply Company	198.76
Pet Dairy	860.13
Roden	167.69
Tricor	1,375.00
Town & Country Lock & Key	1.50
V & V Mfg.	56.35
Ward Printing	77.00
Walmart	1,113.77
Wallace Hardware	<u>36.14</u>

**TOTAL** **38,218.38**

**BILLS RECOMMENDED FOR PAYMENT - NOVEMBER 20, 2000**

**GARBAGE**

BP Oil	2,400.69
Bradley's Pro Hdwe.	53.44
CMI Equipment	2,033.16
Fleetpride	348.79
Jimmy's Auto Parts	397.35
Holston Gases	20.40
Kenworth	365.06
Masterman's	250.63
Porter's Tire	64.00
Recycling & Co.	6,890.00
Rogers Petroleum	739.55
SmithKline Beechum	517.50
Tractor Supply	79.99
Unifirst	713.70
Walmart	111.18

**Total** **14,985.44**

**CHEROKEE PARK**

Alpha Outdoor Power	2.70
Citizen Tribune	17.14
Hamblen Farmers Coop	41.22
Lowe's	256.40
NAPA Auto Parts	32.20

**Total** **349.66**

**CHAIRMAN'S RECOMMENDED COMMITTEE STRUCTURE**

Motion by Frank Parker, seconded by Lyle Doty to confirm the Chairman's recommended committee structure.

Voting for: all                  Voting against: none

**APPROVAL OF BONDS**

Motion by Joe Spoone, seconded by Guy Collins that the bonds of the Chairman of the County Commission and Deputy County Coroner be approved.

Voting for: all                  Voting against: none

STATE OF TENNESSEE  
COUNTY OF HAMBLEN  
OFFICIAL STATUTORY BOND  
FOR  
COUNTY PUBLIC OFFICIALS  
OFFICE OF DEPUTY COUNTY CORONER

KNOW ALL MEN BY THESE PRESENTS:

That James A. Gregg of Morristown (City or Town), County of Hamblen Tennessee, as Principal, and United States Fidelity and Guaranty Co.

as Surety, are held and firmly bound unto THE STATE OF TENNESSEE in the full amount of Two Thousand Five Hundred and no/100 Dollars (\$ 2,500.00) lawful money of the United States of America for the full and prompt payment whereof we bind ourselves, our representatives, successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

WHEREAS, The said Principal was duly XX elected XX appointed to the office of Deputy County Coroner of and for Hamblen County for the (1) year term beginning on the 10th day of September, ~~XX~~ 2000 and ending on the 10th day of September, ~~XX~~ 2000

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said James A. Gregg, Principal, shall:

1. Faithfully perform the duties of the office of Deputy County Coroner of Hamblen County during his term of office or his continuance therein; and
2. Pay over to the persons authorized by law to receive them, all monies, properties, or things of value that may come into his hands during his term of office or his continuance therein without fraud or delay, and shall faithfully and safely keep all records required of him in his official capacity, and at the expiration of his term, or in case of his resignation or removal from office, shall turn over to his successor all records and property which have come into his hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS our hands and seals this 27th day of October, ~~XX~~ 2000

WITNESS - ATTEST:

Karen Rich

PRINCIPAL

[Signature]

SURETY:

United States Fidelity & Guaranty Co.

by:

Marilyn Jean Spoon

Marilyn Jean Spoon

Attorney in Fact

COUNTERSIGNED BY:

Jay B. Meigs

Tennessee Resident Agent

(Attach evidence of authority, to execute bond)

ACKNOWLEDGMENT OF PRINCIPAL

STATE OF TENNESSEE

COUNTY OF Hamblen

Before me, a Notary Public, of the State and County aforesaid, personally appeared James A. Gregg with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond, and he acknowledged to me that he executed the same.

WITNESS my hand and seal this 13 day of November, ~~XX~~ 2000

My Commission Expires:

January 26, ~~XX~~ 2000

Carmen Share Briggs

Notary Public

ACKNOWLEDGMENT OF SURETY

STATE OF TENNESSEE

COUNTY OF HAMBLEN

Before me, a Notary Public, of the State and County aforesaid, personally appeared Marilyn Jean Spoon with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond on behalf of United States Fidelity & Guaranty Company, the within named Surety, a corporation duly licensed to do business in the State of Tennessee, and that he as such individual being authorized so to do, executed the foregoing bond, by signing the name of the corporation by himself as such individual.

Witness my hand and seal this 27th day of October, ~~XX~~ 2000

My Commission Expires:

May 12, 2001

Debra M. Hunkley

Notary Public

STATE OF TENNESSEE  
COUNTY OF HAMBLÉN  
OFFICIAL STATUTORY BOND  
FOR  
COUNTY PUBLIC OFFICIALS  
OFFICE OF CHAIRMAN OF HAMBLÉN COUNTY COURT

KNOW ALL MEN BY THESE PRESENTS:

That Maudie M. Briggs of Morristown (City or Town), County of Hamblen, Tennessee, as Principal, and United States Fidelity and Guaranty Company

as Surety, are held and firmly bound unto THE STATE OF TENNESSEE in the full amount of Fifty Thousand and no/100 Dollars (\$50,000.) lawful money of the United States of America for the full and prompt payment whereof we bind ourselves, our representatives, successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

WHEREAS, The said Principal was duly X elected appointed to the office of Chairman of Hamblen County Court of and for Hamblen County for the (One) year term beginning on the 21st day of September, 19 2000 and ending on the 20th day of September, 19 2000

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said Maudie M. Briggs, Principal, shall:

- 1. Faithfully perform the duties of the office of County Court of Hamblen County during his term of office or his continuance therein; and
- 2. Pay over to the persons authorized by law to receive them, all monies, properties, or things of value that may come into his hands during his term of office or his continuance therein without fraud or delay, and shall faithfully and safely keep all records required of him in his official capacity, and at the expiration of his term, or in case of his resignation or removal from office, shall turn over to his successor all records and property which have come into his hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS our hands and seals this 10th day of November, 19 2000

WITNESS — ATTEST:

PRINCIPAL:

Maudie M. Briggs

SURETY:

United States Fidelity & Guaranty Co.

by:

Marilyn Jean Spoon  
Marilyn Jean Spoon

Attorney in Fact

(Attach evidence of authority to execute bond)

COUNTERSIGNED BY:

Jay B. Mcigan  
Tennessee Resident Agent

ACKNOWLEDGMENT OF PRINCIPAL

STATE OF TENNESSEE  
COUNTY OF Hamblen

Before me, a Notary Public, of the State and County aforesaid, personally appeared Maudie Briggs with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond, and he acknowledged to me that he executed the same.

WITNESS my hand and seal this 19 day of November, 19 2000

My Commission Expires:

January 26, 19 2002

Carmen Davis Brigg  
Notary Public

ACKNOWLEDGMENT OF SURETY

STATE OF TENNESSEE  
COUNTY OF HAMBLÉN

Before me, a Notary Public, of the State and County aforesaid, personally appeared Marilyn Jean Spoon with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond on behalf of United States Fidelity and Guaranty Company; the within named Surety, a corporation duly licensed to do business in the State of Tennessee, and that he as such individual being authorized so to do, executed the foregoing bond, by signing the name of the corporation by himself as such individual.

Witness my hand and seal this 10th day of November, 19 2000

My Commission Expires:

May 12, 19 2001

Debra M. Witt  
Notary Public

**NOTARIES AND BONDSMEN**

Motion by Tony Sizemore, seconded by Guy Collins that the following notaries and their bondsmen be approved.

Voting for: all

Voting against: none

**CERTIFICATE OF ELECTION OF NOTARIES PUBLIC**

As Clerk of the County of Hamblen, Tennessee,

I HEREBY CERTIFY TO THE SECRETARY OF STATE THAT THE FOLLOWING WERE ELECTED TO THE OFFICE OF NOTARY PUBLIC DURING THE November, 2000 MEETING OF THE GOVERNING BODY:

NAME (PRINT OR TYPE)	HOME ADDRESS AND PHONE (INCLUDE ZIP AND AREA CODES)	BUSINESS ADDRESS AND PHONE (INCLUDE ZIP AND AREA CODES)
1 Jacquelyn J. Boler Strate Ins. Group, Inc.	5685 Chestnut Oak Drive Morristown, TN 37814 423-586-6010	1619 E. Andrew Johnson Hwy. Morristown, TN 37814 423-581-1930
2 Amy Standifer Eversole Strate Ins. Group	5780 Catawba Lane Morristown, TN 37814 423-587-5530	
3 Gayle Baldwin St. Paul Fire and Marine Ins. Co.	1554 Boardwalk Circle Morristown, TN 37814 423-587-4991	2329 East Morris Blvd. Morristown, TN 37813 423-585-4536
4 Loretta L. McLain Erie Insurance Co.	2830 Alpha Valley Home Rd. Morristown, TN 37813 No phone	2302 W. Andrew Johnson Hwy. Morristown, TN 37814 423-587-2360
5 Marikay C. Stepp Masengill-McCrary-Gregg Ins. Co.	1064 State St. White Pine, TN 37890 865-674-2227	435 Second St. Newport, TN 37821 423-625-2218
6 Wilma J. Knight Harold D. Mills William Lunsford	2145 Eagle Trail Morristown, TN 37813 423-586-8053	400 W. Main St. #204 Morristown, TN 37814 423-581-3516
7 Sue Osborne Jonathan Perry Laura Perry	650 Grassy Valley Rd. Whitesburg, TN 37891 423-235-2041	503 N. Jackson St. Morristown, TN 37814 423-587-1022
8 Anisa F. Croxdale Western Surety Co.	1170 Mt. Vista Dr. Russellville, TN 37860 423-581-0983	5496 W. Andrew Johnson Hwy. Morristown, TN 37814 423-587-2506
9 John T. McDonald State Farm	302 Yorkshire Court Jefferson City, TN 37760 865-397-6297	505 West Hwy. 25-70 Dandridge, TN 37725 423-581-3100
10 Brandi L. Stalsworth Universal Underwriters	Route 3, Box 675 Rutledge, TN 37861 423-828-5056	5496 W. Andrew Johnson Hwy. Morristown, TN 37814 423-586-2506
11 Dessa A. Sexton United States Fidelity and Guarantee Co.	2712 Lanter Dr. Morristown, TN 37814 423-586-5922	341 Hamblen Ave. Suite 100 Morristown, TN 37813 423-586-5307
12 Marvin Lynn Campbell Karen Bell Kelly A. Campbell	586 Rouse Rd. Morristown, TN 37813 423-586-3819	101 W. Summer St. Greeneville, TN 37743 423-638-2264
13 Rhonda E. Holt Kelley Hinsley Teri K. Knauf	887 Berry Rd. Bulls Gap, TN 37711 423-235-7982	400 E. Economy Rd. Suite 7 Morristown, TN 37815 423-587-1131
14 Sherry H. Price Strate Agency	3475 Spring Creek Dr. Morristown, TN 37814 423-586-1307	729 W. First North St. PO Box 1398 523-581-3131 Morristown, TN 37814
15		
16		
17		
18		

Linda Wilder / m.s.

SIGNATURE

(SEAL)

CLERK OF THE COUNTY OF Hamblen, TENNESSEE

Oct. 24, 2000

DATE

## **BEER BOARD**

Motion by Bud Jones, seconded by Larry Baker to approve a beer permit for Mike Harrell, Big A Market, 1504 Alpha Valley Road, Morristown.

Voting for: all EXCEPT Eldridge Bryant, Doyle Fullington, and Herbert Harville who voted NO.

## **RESOLUTION- ACCOMMODATING UTILITIES WITHIN HAMBLLEN COUNTY RIGHT-OF-WAY**

Motion by Larry Baker, seconded by Herbert Harville to table any action on a resolution to establish regulations for accommodating utilities within Hamblen County Right-of-way and to refer this to the Public Service committee.

Voting for: all                      Voting against: none

## **RESOLUTION-ADULT-ORIENTED ESTABLISHMENTS**

Motion by Herbert Harville, seconded by Larry Baker to approve the following resolution.

Voting for: all                      Voting against: none

**RESOLUTION OF THE HAMBLEN COUNTY LEGISLATIVE BODY  
AUTHORIZING HAMBLEN COUNTY TO ADOPT  
THE "ADULT-ORIENTED ESTABLISHMENT REGISTRATION ACT OF 1998"  
SET OUT IN TENNESSEE CODE ANNOTATED §§ 7-51-1101 *ET SEQ.*  
RELATIVE TO THE REGISTRATION OF ADULT-ORIENTED ENTERTAINMENT  
IN HAMBLEN COUNTY**

**WHEREAS**, adult-oriented entertainment establishments have a deteriorating effect on property values, create higher crime rates in the area, create traffic congestion and depress nearby residential neighborhood conditions in any community; and

**WHEREAS**, Tennessee Code Annotated §§ 7-51-1101 *et seq.* allow counties to regulate such businesses to some degree and require licenses to operate "adult-oriented establishments" as defined therein if said statutes are adopted by the county legislative body; and

**WHEREAS**, Tennessee Code Annotated § 7-51-1120 provides that the "Adult-Oriented Establishment Registration Act of 1998" shall become effective in any county upon a two-thirds (2/3) majority vote of the county legislative body; and

**WHEREAS**, the Hamblen County Legislative Body desires to adopt the "Adult-Oriented Establishment Registration Act of 1998" as set out in Tennessee Code Annotated §§ 7-51-1101 *et seq.* relative to the registration, licensing and regulation of adult-oriented establishments;

**NOW, THEREFORE, BE IT RESOLVED** by the Hamblen County Legislative Body as follows:

The Hamblen County Legislative Body hereby adopts the "Adult-Oriented Establishment Registration Act of 1998" as set out in Tennessee Code Annotated §§ 7-51-1101 *et seq.* with regard to the registration, licensing and regulation of adult-oriented establishments.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect from and after its passage.

**DULY PASSED AND APPROVED** this 20<sup>th</sup> day of November, 2000,

HAMBLEN COUNTY LEGISLATIVE BODY

By: \_\_\_\_\_  
Chairman

Attest:



*Linda Wilber*  
\_\_\_\_\_  
Hamblen County Court Clerk

Approved: *Daniel W. Anderson*  
\_\_\_\_\_  
County Executive

Guy Collins goes on record as objecting to leaving Potter Road open.

**ENERGY LOAN PROGRAM**

Motion by Bobby Reinhardt, seconded by Larry Baker to implement the process of obtaining a 3% loan with Stones River Electric Corp. to remove and replace the lighting and fixtures at the courthouse, courthouse annex, Justice Center and health department.

Voting for: all EXCEPT Guy Collins who passed.

RESOLUTION NUMBER \_\_\_\_\_

**Regarding Participation In The Local Government Energy Efficiency Loan Program  
administered by  
The Tennessee Department of Economic and Community Development**

WHEREAS, the Tennessee Department of Economic and Community Development (ECD) administers an Energy Efficiency Loan Program for Local Government Facilities: and,

WHEREAS, Hamblen County Government wants to participate in the loan program in order to improve facility energy efficiency and reduce energy costs.

NOW, THEREFORE, BE IT RSOLVED, by the Hamblen County Government of Hamblen Tennessee, that:

Section 1. Hamblen County Government is submitting an Energy Efficiency Loan Program application to ECD for each of the following facilities:

- (a) Hamblen County Courthouse  
Hamblen County Courthouse – Annex  
Hamblen County Health Department  
Hamblen County Justice Center

Section 2. For each of the facilities approved by ECD for financing, Hamblen County Government will fully participate in the Energy Efficiency Loan Program and will follow all applicable program rules and guidelines. Full program participation by the Hamblen County Government will include the following.

- a) Hamblen County Government will borrow the approved loan amount from the ECD Energy Efficiency Loan program in the Energy Efficiency Loan program within six (6) months of the date of loan approval; and,
- b) Hamblen County Government will provide the approval project/s within one year of the date of the loan approval; and,
- c) Hamblen County Government will provide ECD with a final work completion report when the approved project is implemented.

Section 3. To help determine the level of energy savings produced by the energy efficiency project Hamblen County Government will send copies of monthly facility energy bill to ECD during the term of the loan for project evaluation purposes.

Section 4. Hamblen County Government will properly operate and maintain the loan financed energy efficiency equipment in order to maximize facility energy savings.

Section 5. Hamblen County Government will send this resolution to ECD, Energy Division, 320 Sixth Avenue North, Nashville, Tennessee 37243-0405, as an accompanying document to the application for loan program funds.

Approved this 20 day of Nov., 2000

Approved: David W. Parker  
County Executive

Attest: Linda Wilder  
County Clerk



## **REAL ESTATE TRANSFER TAX LEGISLATION**

Motion by Bobby Reinhardt, seconded by Eldridge Bryant to pass a resolution supporting legislation authorizing counties to levy a real estate transfer tax.

### Voting for

Maudie Briggs  
Eldridge Bryant  
Lyle Doty  
Doyle Fullington  
Donald Gray  
Herbert Harville  
Bud Jones  
Bobby Reinhardt  
Tony Sizemore  
Frank Parker

### Voting against

Larry Baker  
Guy Collins  
Joe Spooone

### Passing

Willie Osborne

RESOLUTION NO.     

TO URGE THE GENERAL ASSEMBLY TO ENACT  
LEGISLATION TO AUTHORIZE A LOCAL-OPTION  
REALTY TRANSFER TAX.

WHEREAS, many counties in the State of Tennessee are struggling to find sufficient revenue sources in order to meet the growing demands of their citizens for services which are vital and fundamental to the health, welfare, and safety of the residents of this state, to provide improvements to infrastructure required by population and economic growth, and to meet state mandates such as those required by the Basic Education Program; and,

WHEREAS, meeting the demands for capital improvements required by the standards and mandates of the Basic Education Program has been especially burdensome on the financial resources of county governments for that last few years, with a record amount of debt being incurred for school construction and renovation; and

WHEREAS, county governments are limited by state law regarding the forms of taxation and revenue generation which the county is authorized to use, leaving many counties overly dependant on the property tax as a primary source of revenue; and

WHEREAS, proposed legislation to authorize counties to levy a local option transfer tax would provide a desperately needed additional revenue source for counties by authorizing county legislative bodies to levy, by a resolution adopted by a 2/3 vote at two consecutive regular meetings, a tax on the privilege of recording instruments that transfer interests in real property in the office of the register of deeds in the same manner and amount as the state transfer tax; and

WHEREAS, this proposed legislation would be permissive and would not levy a tax, but merely authorize counties to levy a transfer tax if the county legislative body finds it is in the best interest of the county to do so;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Hamblen County, meeting in regular session on this 20th day of November, 2000, that the Tennessee General Assembly is strongly urged to pass the proposed local option transfer tax legislation, in order to provide needed fiscal relief to county governments.

BE IT FURTHER RESOLVED, that the county clerk shall mail certified copies of this resolution to the members of the Tennessee General Assembly representing the people of Hamblen County.

Adopted this 20th day of November, 2000.



APPROVED: David W. [Signature]  
County Executive

ATTEST: Finda Wilder  
County Clerk

Frank Parker excuses himself from the meeting at this time.

### **CHEROKEE PARK MANAGER APPOINTMENT**

Motion by Herbert Harville, seconded by Guy Collins to accept the county executive's recommendation to appoint Frank Parker as manager of Cherokee Park.

Voting for: all                      Voting against: none

### **SALARY FOR CHEROKEE PARK MANAGER**

Motion by Herbert Harville, seconded by Eldridge Bryant that the salary for the Cherokee Park manager be set at \$26,000.

Voting for: all                      Voting against: none

### **CHEROKEE PARK ASSISTANT MANAGER**

Motion by Joe Spoons, seconded by Larry Baker to appoint Paul King as assistant manager of Cherokee Park at a salary of \$23,500.

Voting for: all                      Voting against: none

### **CITY/COUNTY NEGOTIATIONS**

Motion by Bud Jones, seconded by Willie Osborne to accept the settlement with the City of Morristown as presented by Madam Chairman Maudie Briggs and county attorney Rusty Cantwell.

Voting for	Voting against	Passing
Larry Baker	Herbert Harville	Guy Collins
Maudie Briggs	Bobby Reinhardt	Donald Gray
Eldridge Bryant		Joe Spoons
Lyle Doty		
Doyle Fullington		
Bud Jones		
Willie Osborne		
Tony Sizemore		

**THEREUPON, MEETING ADJOURNED.**

**RESOLUTION NO. 43-00, BEING A RESOLUTION  
ACCEPTING THE HAMBLÉN COUNTY COORDINATING  
COMMITTEE'S RECOMMENDED GROWTH PLAN, AS  
REVISED, THE SETTLEMENT OF OTHER ISSUES EXISTING  
BETWEEN THE CITY AND COUNTY, AND AUTHORIZING  
THE MAYOR TO EXECUTE THE SETTLEMENT  
AGREEMENT ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE**

**WHEREAS**, the Hamblen County Coordinating Committee adopted on December 15, 1999 a recommended growth plan proposed to it by Hamblen County, and on January 5, 2000, recommended that plan to the Morristown City Council; and,

**WHEREAS**, the recommended growth plan was deemed by the City Council to be inadequate and inconsistent with requirements of law; and

**WHEREAS**, the City Council by Resolution of January 18, 2000 objected to and rejected the growth plan, as submitted, and submitted a revised growth plan to the Coordinating Committee for its reconsideration; and

**WHEREAS**, thereafter, extensive negotiations ensued among the leaders of the respective governing bodies, the City Administrator and the County Executive, the purpose of which was to resolve differences with respect to the growth plan and related issues; and

**WHEREAS**, as a result of those negotiations a compromise plan was adopted by and recommended to the governing bodies by the Coordinating Committee in May, 2000, which plan was supported by the Mayor, City Administrator and County Executive; and

**WHEREAS**, the City Council unanimously accepted the compromise growth plan in its regular meeting on May 16, 2000; and

**WHEREAS**, the County Governing Body rejected the compromise growth plan by vote of eight to six in its regular meeting on May 18, 2000; and

**WHEREAS**, the City Council by Resolution dated June 6, 2000 pursuant to the provisions of T.C.A. § 6-58-104(b)(1) declared an impasse

with respect to adopting a growth plan and requested the Secretary of State to appoint a dispute resolution panel in accordance with T.C.A. § 6-58-104(b)(2); and

**WHEREAS**, the parties have continued to negotiate a resolution of various issues existing between them including those issues related to adopting a growth plan, issues arising out of that pending litigation styled *Hamblen County, Tennessee v. City of Morristown*, being Hamblen Chancery Action No. 2000-287, and issues related to the use of certain cover clay owned by the City and located in the City's East Tennessee Progress Center, and reached a tentative agreement with respect to all such issues, subject to approval of the respective governing bodies, a copy of such agreement being attached hereto as Exhibit "I"; and

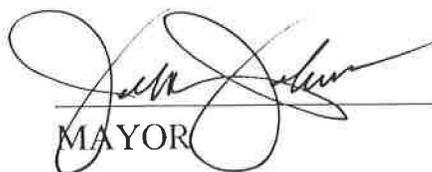
**WHEREAS**, the County Governing Body at its meeting on November 20, 2000 by majority vote approved the terms of the tentative agreement.

**NOW, THEREFORE**, Be It Resolved by the City Council for the City of Morristown, Tennessee that the City hereby approves and adopts the terms of the agreement (Exhibit "I" hereto), and authorizes and directs the Mayor and City Administrator to execute same;

**FURTHER RESOLVED**, that consistent with the agreement, the City hereby adopts the growth plan it approved in regular session on May 16, 2000, as modified thereafter by the parties and approved by the County Governing Body, which growth plan consists of the map, being Exhibit "A" to the agreement and the terms of the settlement agreement relating to the growth plan;

**FURTHER RESOLVED**, that the City Administrator forward an executed copy of the agreement along with a certified copy of this resolution to the office of County Executive and the appropriate officials of the State of Tennessee having jurisdiction over growth plan approvals.

Passed in regular session of City Council this 21st day of November, 2000.

  
MAYOR

## **EXHIBIT I TO RESOLUTION NO. 43-00**

### **SETTLEMENT AGREEMENT**

This agreement is made as of this 21st day of November, 2000 by and between Hamblen County, Tennessee and the City of Morristown, Tennessee.

#### **I. PREMISES**

**WHEREAS**, the Hamblen County Coordinating Committee adopted on December 15, 1999 a recommended growth plan proposed to it by Hamblen County, and on January 5, 2000, recommended that plan to the Morristown City Council; and,

**WHEREAS**, the recommended growth plan, as presented by the Coordinating Committee Chairman, Hon. A. Quillen Eiseman, was deemed by the City Council to be inadequate and inconsistent with requirements of law; and

**WHEREAS**, the City Council by Resolution of January 18, 2000 objected to and rejected the growth plan, as submitted, and submitted a revised growth plan to the Coordinating Committee for its reconsideration; and

**WHEREAS**, thereafter, extensive negotiations ensued among the leaders of the respective governing bodies, the City Administrator and the County Executive, the purpose of which was to resolve differences with respect to the growth plan and related issues; and

**WHEREAS**, as a result of those negotiations a compromise plan was adopted by and recommended to the governing bodies by the Coordinating Committee in May, 2000, which plan was supported by the Mayor, City Administrator and County Executive; and

**WHEREAS**, the City Council unanimously accepted the compromise growth plan in its regular meeting on May 16, 2000; and

**WHEREAS**, the County Governing Body rejected the compromise growth plan by vote of eight to six in its regular meeting on May 18, 2000; and

and desirable, City shall give County a minimum of six months advance written notice of City's intent to extend its sewer collection system from its existing terminus in that area to the Exit 12 interchange, including the estimated cost of such extension as determined from its study;

(b) County shall have the option, but not the obligation, to participate with City in the cost of constructing and installing such sanitary sewer extension in an amount not to exceed one-third of the total cost. The term cost shall include engineering, land acquisition, materials, labor, legal expenses and all other costs reasonably related to the project. County shall within three months of receipt of such notice give City its written notice of its election to participate and to what extent it will participate. Failure of County to timely give such notice shall be deemed an election not to participate.

(c) In the event County elects to participate, the City and County shall share the second half of situs based taxes generated within the Exit 12 circumference pro-rata in accordance with the respective percentage investment actually made by each for a period of fifteen years from and after the date the growth plan is approved by the state of Tennessee. It is understood that estimates of costs and actual costs may vary substantially and the division of revenues contemplated herein shall be based on the actual costs rather than the estimated costs of the project. In the event that County fails to recoup its principal investment in the project on or before the fifteenth anniversary of state approval of the growth plan, then City shall within sixty days of written notice of such deficiency, reimburse County an amount equal to the difference in the County's principal investment and the amount of situs based tax revenues County has received as of the date of notice. County shall establish a sinking fund or other similar fund to retire any debt it incurs with respect to participating in the project and shall apply all situs based tax revenues received by virtue of the project toward retirement of the debt until same is paid in full.

(d) County agrees to exert its best efforts to obtain grant funds or other favorable financing for itself and City with respect to constructing this project, and City agrees to cooperate with County in securing grant funds or other favorable financing.

(e) It is agreed that within the County's Planned Growth Areas, the City will not require annexation in order to facilitate

sewer service for residential properties and/or residential developments. The County Public Utility Board, which shall include the City Administrator or his designee, shall be responsible to provide the capital cost of collection lines, rights of way, and infrastructure and shall set fees for the payment of such, as necessary. The end-user shall be responsible to the City for the payment of sewer tap-on and connection fees and applicable monthly sewer service fees for maintenance, transportation, and treatment. Collection of fees and distribution thereof shall be in accordance with mutual agreement between the City and County. Once the State and City approve the sewer line infrastructure, the City will assume responsibility for the maintenance of the sewer infrastructure. The City in return shall have full authority to enforce its applicable city codes, including the establishment and collection of end user and other applicable fees, ability to inspect sewer infrastructure and the right to approve and/or deny specific sewer tap-on requests.

(f) The sewer service area, which extends five miles beyond the current city limits, is the City's responsibility. The City will provide sewer service in accordance with current city policy to those areas within the five mile radius in accordance with the following parameters.

(i) The City will be responsible for sewer service to all areas within the City's designated Urban Growth Boundary on its own schedule and in accordance with law.

(ii) The City shall facilitate sewer service outside the City's Urban Growth Boundary and within the County's Planned Growth Area, to service existing and/or proposed residential development in accordance with (e) above.

(iii) The City, at its discretion, may provide sewer service beyond the City's Urban Growth Boundary for commercial and/or industrial development.

(iv) The City may extend sewer into the County designated Rural Area for health and/or environmental reasons or in special cases agreed upon by the City and County.

(v) The City of Morristown will be the sewer treatment provider for any sewer developed in Hamblen County unless otherwise mutually agreed upon by the City and County.

**B. EXIT 8 LITIGATION** (*Hamblen County, Tennessee v. City of Morristown*, being Hamblen Chancery Action No. 2000-287)

1. Upon execution of this agreement by the parties, County agrees to dismiss its action against the City with full prejudice. City agrees to pay to County the sum of One Hundred Thousand Dollars (\$100,000.00) within thirty days from the date of execution of this agreement.

2. County hereby consents to City reannexing any of the properties which were previously annexed based upon contiguity to the city limits established by the Highway 25E annexation (City Ordinance # 2659).

**C. ETPC COVER MATERIAL**

For a term of five years commencing from the date hereof City agrees that cover clay available for use from the four designated borrow sites at ETPC may be used by the Hamblen County-Morristown Solid Waste System (Board) at no charge to the Board. City will negotiate an agreement with Board with respect to excavation schedules and plans, cost reimbursement for engineering services and other related matters.

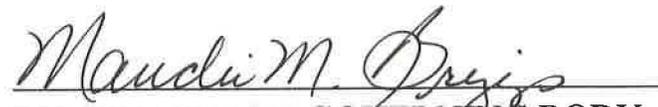
CITY OF MORRISTOWN, TENNESSEE

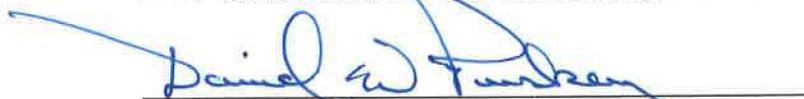
  
\_\_\_\_\_  
BY: MAYOR

ATTEST:

  
\_\_\_\_\_  
City Administrator

HAMBLLEN COUNTY, TENNESSEE

  
\_\_\_\_\_  
BY: CHAIRMAN GOVERNING BODY

  
\_\_\_\_\_  
BY: COUNTY EXECUTIVE

BE IT REMEMBERED that the Legislative Body Session for Hamblen County, Tennessee met at its regular monthly meeting on November 19, 2000 at 5:00 p.m. in the Hamblen County Courthouse with the Honorable Maudie Briggs presiding.

The Legislative Body Session was opened by Sheriff Otto Purkey.

Invocation was given by Doyle Fullington.

The pledge of allegiance was led by Eldridge Bryant.

Upon roll call the following members were present:

Larry Baker	Herbert Harville
Maudie Briggs	Bud Jones
Eldridge Bryant	Willie Osborne
Guy Collins	Bobby Reinhardt
Lyle Doty	Tony Sizemore
Doyle Fullington	Joe Spoone
Donald Gray	Frank Parker

STATE OF TENNESSEE, COUNTY OF HAMBLLEN  
I, Linda Winder, County Clerk, certify that  
the foregoing is a true and perfect copy of  
original minutes as presented to me.  
Filed in my office  
This 20th day of November, 2000  
Linda Winder  
County Clerk

### APPROVAL OF MINUTES

Motion by Frank Parker, seconded by Tony Sizemore that the minutes of the previous meeting be approved.

Voting for: all      Voting against: none

### BILLS

Motion by Larry Baker, seconded by Eldridge Bryant that all of the following bills be approved and paid.

Voting for: all      Voting against: none

BILLS RECOMMENDED FOR PAYMENT - NOVEMBER, 20, 2000

**GENERAL FUND**

Acme Printing	HC	195.00
Adrian Hale Pest Control	HD	19.00
	CH	59.00
	JC	38.00
	Mall	25.00
Add Rite Business	HD	1,201.18
Advance Mailing Systems	HC	184.00
	CRC	65.00
American Red Cross	HC	50.00
As Is	RD	39.00
Bill Parker's Carpet Service	CH	360.00
Bradley's Pro Hardware	EC	21.27
	CNC	96.35
Business Information Systems	CNC	351.92
	RD	10,495.00
Capps, Cantwell, Capps	HC	6,073.91
Citizen Tribune	PC	72.76
	CNC	39.65
	HD	21.60
	CRC	23.12
Concepts in Communications	HC	1,013.82
	CH	603.46
Concrete Materials	Ch	368.00
Crescent Car Wash	CH	65.00
Crescent Center Drugs	HD	10.98
Custom Printing	HC	1,100.00
Cumberland Glass	JC	294.21
	CRC	64.36
David Britton, Appraisals	REAPP	2,650.00
Dept. of Economic Devlp.	PC	2,500.00
Evans Office Supply	A	265.02
	CM	282.00
	RD	103.98
	EC	78.95
	HD	217.55
	JUV	177.32
	CE	97.59
	CH	99.18
	CRC	283.15
	CNC	243.02

	T	18.60
	REAPP	254.00
	WP	36.41
Eyecare Associates	HC	40.00
Federal Express	CE	12.22
Janitza Fernandez	HC	36.00
Food City	HC	88.63
	THF	179.95
Green Thumb, Inc.	HC	400.00
Graybar	CNC	644.87
Hart Information	RD	264.42
Home Lumber Company	CH	96.78
Institutional Distributors	THF	144.67
Innovative Connections	HC	10,000.00
	PC	224.00
	GS	962.50
Inner Space Systems, Inc.	RD	1,080.00
Ikon Office Solutions	MALL	436.53
Mary Dyer Harrison	HC	100.00
Hiram H. Jones Associates	HC	4,350.00
Kelsan	CH	4,716.91
John Kinser, MD	CC	840.00
Joe R. Fry	CNC	64.00
	CE	87.00
Lexis Publishing	CM	126.32
	RD	22.03
Logon Computer	HC	400.00
	RD	135.00
McQuiddy Printing	EC	323.72
Micro Vote Corp.	EC	140.00
Morristown Ford	REAPP	823.86
Office Max	RD	734.10
	PC	208.66
	T	197.93
	CE	12.57
	DV	282.77
Office Depot	EC	3.90
	CNC	90.90
Otis Elevator	CH	308.73
Pet Dairy	THF	35.28
Quality Products	CH	69.53
Ramsey's Farm Market	CH	7.90
R. Chatfield Co.	CRC	418.00
Rental Uniform	JC	53.60

	CH	142.80
Shred It	HD	35.00
Simplex	JC	1,655.60
Sayles Enterprises	HC	12.50
Rogersville Office Supply	HD	924.00
Schwaab, Inc.	RD	33.70
Commercial One	HC	379.99
Melissa Thomas	HC	17.32
Town & Country Lock & Key	CH	78.00
	JC	6.50
UPS	CNC	9.31
Valley Instant Printing	JUV	57.50
Ward Printing	CRC	385.00
	PC	18.50
Walmart	HD	171.71
	DV	60.63
	MALL	19.88
	CH	5.82
	HC	179.81
	CNC	29.82
Wimberly, Lawson & Seale	CE	155.00
Youth Emergency Shelter		<u>1,178.40</u>
<b>TOTAL</b>		<b>64,977.43</b>

BILLS RECOMMENDED FOR PAYMENT - NOVEMBER 20, 2000

**SHERIFF'S DEPARTMENT**

Acme Printing	270.00
AB Transmission	145.95
Al's Auto Repair	1,308.30
Susan Akins	6.00
Admin. Office of the Court	180.00
Bill Waddell Plumbing	920.00
Bradley's Pro Hardware	16.65
Business Information Systems	187.50
Coca Cola	694.20
Concepts in Communications	300.34
Crescent Center Car Wash	1,530.94
Craig's Firearm Supply	1,806.95
Doctor's Hospital Pharmacy	985.27
Dr. Steve Doka, DDS	280.00
Marsha Douthat	2,916.66
East Ridge Uniforms	973.50
Evans Office Supply	192.46
Ellison Sanitary Supply	637.90
Filmart	241.00
Flowers Baking Company	704.83
Free Service Tire	921.70
Galls, Inc.	79.96
Grinnel Fire Protection	250.00
Hale Brothers	7,640.15
Hamblen Radiology	92.00
Institutional Distributors	6,491.52
Jimmy's Auto Parts	171.83
K Chemicals	56.00
Kay Uniforms	267.25
Katon Restaurant	34.00
Laughlin Memorial	128.30
Livesay Grafix	771.54
M & S Sales	429.90
Marlin Mfg.	459.30
Metro Communication	239.20
Sam Jarnigan/Mitchell-Hodge	50.00
Minnis Drug	19.50
Morris Blvd. Towing	362.90
Morristown Athletic Supply	170.60
Morristown Hamblen Hospital	1,159.00
Muffler & Auto Center	40.00
Office Max	198.94

Paper Supply Company	198.76
Pet Dairy	860.13
Roden	167.69
Tricor	1,375.00
Town & Country Lock & Key	1.50
V & V Mfg.	56.35
Ward Printing	77.00
Walmart	1,113.77
Wallace Hardware	<u>36.14</u>

<b>TOTAL</b>	<b>38,218.38</b>
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**BILLS RECOMMENDED FOR PAYMENT - NOVEMBER 20, 2000**

**GARBAGE**

BP Oil	2,400.69
Bradley's Pro Hdwe.	53.44
CMI Equipment	2,033.16
Fleetpride	348.79
Jimmy's Auto Parts	397.35
Holston Gases	20.40
Kenworth	365.06
Masterman's	250.63
Porter's Tire	64.00
Recycling & Co.	6,890.00
Rogers Petroleum	739.55
SmithKline Beechum	517.50
Tractor Supply	79.99
Unifirst	713.70
Walmart	111.18
	<hr/>
<b>Total</b>	<b>14,985.44</b>

**CHEROKEE PARK**

Alpha Outdoor Power	2.70
Citizen Tribune	17.14
Hamblen Farmers Coop	41.22
Lowe's	256.40
NAPA Auto Parts	32.20
	<hr/>
<b>Total</b>	<b>349.66</b>

**CHAIRMAN'S RECOMMENDED COMMITTEE STRUCTURE**

Motion by Frank Parker, seconded by Lyle Doty to confirm the Chairman's recommended committee structure.

Voting for: all                  Voting against: none

**APPROVAL OF BONDS**

Motion by Joe Spoons, seconded by Guy Collins that the bonds of the Chairman of the County Commission and Deputy County Coroner be approved.

Voting for: all                  Voting against: none

STATE OF TENNESSEE  
COUNTY OF HAMLEN  
OFFICIAL STATUTORY BOND  
FOR  
COUNTY PUBLIC OFFICIALS  
OFFICE OF DEPUTY COUNTY CORONER

KNOW ALL MEN BY THESE PRESENTS:

That James A. Gregg of Morristown (City or Town), County of Hamblen Tennessee, as Principal, and United States Fidelity and Guaranty Co.

as Surety, are held and firmly bound unto THE STATE OF TENNESSEE in the full amount of Two Thousand Five Hundred and no/100 Dollars (\$ 2,500.00) lawful money of the United States of America for the full and prompt payment whereof we bind ourselves, our representatives, successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

WHEREAS, The said Principal was duly XX elected XX appointed to the office of Deputy County Coroner of and for Hamblen County for the (1) year term beginning on the 10th day of September ~~xx2000~~ and ending on the 10th day of September, ~~xx~~ 2000

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said James A. Gregg, Principal, shall:

1. Faithfully perform the duties of the office of Deputy County Coroner of Hamblen County during his term of office or his continuance therein; and
2. Pay over to the persons authorized by law to receive them, all monies, properties, or things of value that may come into his hands during his term of office or his continuance therein without fraud or delay, and shall faithfully and safely keep all records required of him in his official capacity, and at the expiration of his term, or in case of his resignation or removal from office, shall turn over to his successor all records and property which have come into his hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS our hands and seals this 27th day of October, ~~xx~~ 2000

WITNESS - ATTEST:

Karen Rich

PRINCIPAL

[Signature]

SURETY:

United States Fidelity & Guaranty Co.

by:

Marilyn Jean Spoon  
Marilyn Jean Spoon  
Attorney in Fact

(Attach evidence of authority to execute bond)

COUNTERSIGNED BY:

Faye B. Morgan  
Tennessee Resident Agent

ACKNOWLEDGMENT OF PRINCIPAL

STATE OF TENNESSEE

COUNTY OF Hamblen

Before me, a Notary Public, of the State and County aforesaid, personally appeared James A Gregg with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond, and he acknowledged to me that he executed the same.

WITNESS my hand and seal this 13 day of November, ~~xx~~ 2000

My Commission Expires:

January 26, ~~xx~~ 2000

Carmen Shaver Shug  
Notary Public

ACKNOWLEDGMENT OF SURETY

STATE OF TENNESSEE

COUNTY OF HAMLEN

Before me, a Notary Public, of the State and County aforesaid, personally appeared Marilyn Jean Spoon with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond on behalf of United States Fidelity & Guaranty Company, the within named Surety, a corporation duly licensed to do business in the State of Tennessee, and that he as such individual being authorized so to do, executed the foregoing bond, by signing the name of the corporation by himself as such individual.

Witness my hand and seal this 27th day of October, ~~xx~~ 2000

My Commission Expires:

May 12, 2001

Debra M. Hunter  
Notary Public

STATE OF TENNESSEE  
COUNTY OF HAMBLEN  
OFFICIAL STATUTORY BOND  
FOR  
COUNTY PUBLIC OFFICIALS  
OFFICE OF CHAIRMAN OF HAMBLEN COUNTY COURT

KNOW ALL MEN BY THESE PRESENTS:

That Maudie M. Briggs of Morristown (City or Town), County of Hamblen Tennessee, as Principal, and United States Fidelity and Guaranty Company

as Surety, are held and firmly bound unto THE STATE OF TENNESSEE in the full amount of Fifty Thousand and no/100-----Dollars (\$50,000) lawful money of the United States of America for the full and prompt payment whereof we bind ourselves, our representatives, successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

WHEREAS, The said Principal was duly X elected appointed to the office of Chairman of Hamblen County Court of and for Hamblen County for the (One) year term beginning on the 21st day of September, 192000 and ending on the 20th day of September, 192000

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said Maudie M. Briggs, Principal, shall:

Chairman of Hamblen

1. Faithfully perform the duties of the office of County Court of Hamblen County during his term of office or his continuance therein; and
2. Pay over to the persons authorized by law to receive them, all monies, properties, or things of value that may come into his hands during his term of office or his continuance therein without fraud or delay, and shall faithfully and safely keep all records required of him in his official capacity, and at the expiration of his term, or in case of his resignation or removal from office, shall turn over to his successor all records and property which have come into his hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS our hands and seals this 10th day of November, 192000

WITNESS -- ATTEST:

PRINCIPAL:  
Maudie M. Briggs

SURETY:  
United States Fidelity & Guaranty Co.

by: Marilyn Jean Spoon  
Marilyn Jean Spoon  
Attorney in Fact

COUNTERSIGNED BY:

Roy B. Meigs  
Tennessee Resident Agent

(Attach evidence of authority to execute bond)

ACKNOWLEDGMENT OF PRINCIPAL

STATE OF TENNESSEE  
COUNTY OF Hamblen

Before me, a Notary Public, of the State and County aforesaid, personally appeared Maudie Briggs with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the foregoing bond, and he acknowledged to me that he executed the same.

WITNESS my hand and seal this 19 day of November, 192000

My Commission Expires:

January 26, 192002

Carmen Shari Berg  
Notary Public

ACKNOWLEDGMENT OF SURETY

STATE OF TENNESSEE  
COUNTY OF HAMBLEN

Before me, a Notary Public, of the State and County aforesaid, personally appeared Marilyn Jean Spoon with whom I am personally acquainted and, who, upon oath, acknowledged himself to be the individual who executed the foregoing bond on behalf of United States Fidelity and Guaranty Company; the within named Surety, a corporation duly licensed to do business in the State of Tennessee, and that he as such individual being authorized so to do, executed the foregoing bond, by signing the name of the corporation by himself as such individual.

Witness my hand and seal this 10th day of November, 192000

My Commission Expires:

May 12, 192001

Dale M. Witt  
Notary Public

Form Prescribed by the Comptroller of the Treasury, State of Tennessee

Form Approved by the Attorney General, State of Tennessee

**NOTARIES AND BONDSMEN**

Motion by Tony Sizemore, seconded by Guy Collins that the following notaries and their bondsmen be approved.

Voting for: all

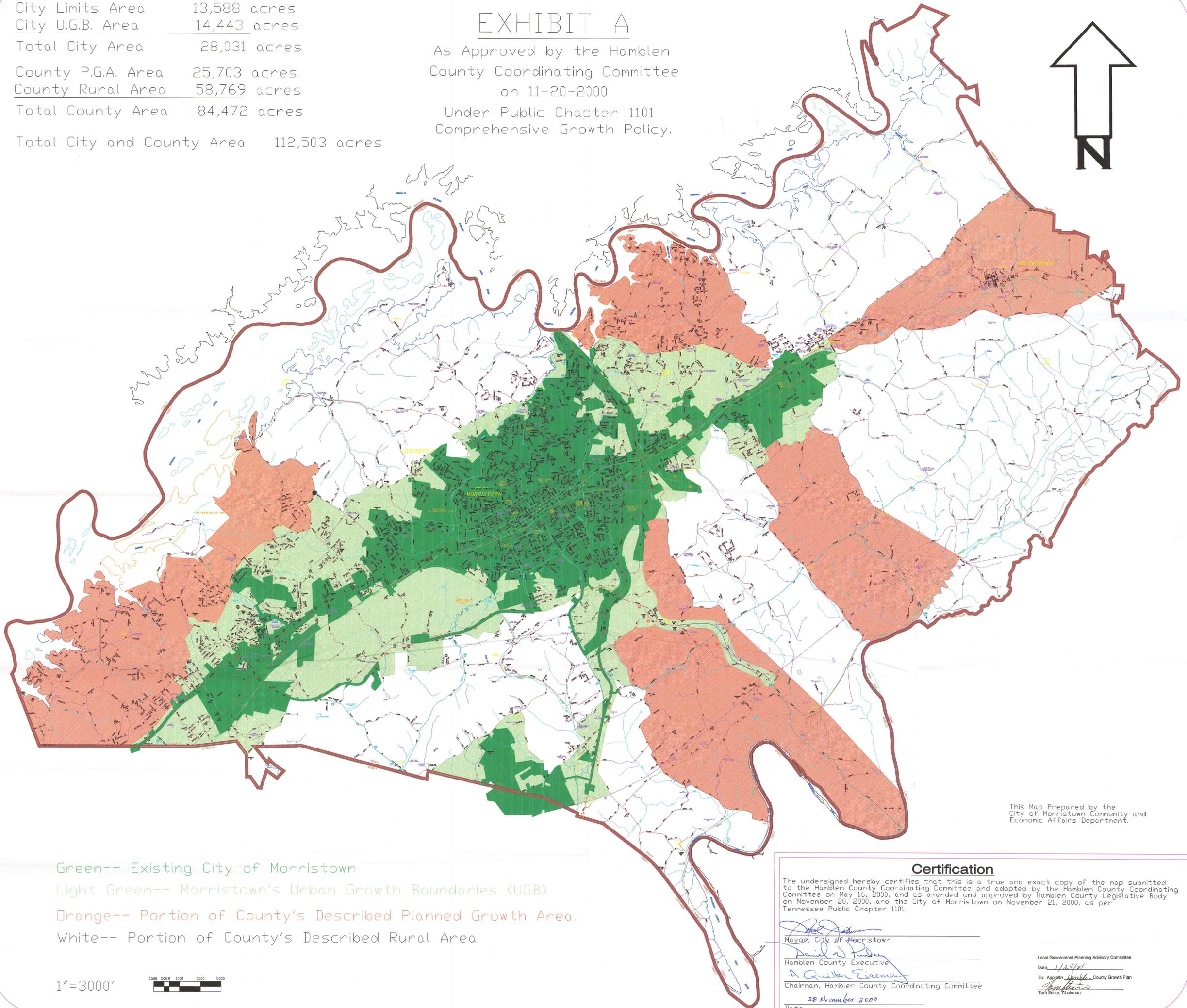
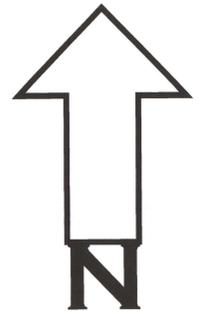
Voting against: none

City Limits Area	13,588 acres
City U.G.B. Area	14,443 acres
Total City Area	28,031 acres
County P.G.A. Area	25,703 acres
County Rural Area	58,769 acres
Total County Area	84,472 acres
Total City and County Area	112,503 acres

## EXHIBIT A

As Approved by the Hamblen  
County Coordinating Committee  
on 11-20-2000

Under Public Chapter 1101  
Comprehensive Growth Policy.



This Map Prepared by the  
City of Morristown Community and  
Economic Affairs Department.

- Green-- Existing City of Morristown
- Light Green-- Morristown's Urban Growth Boundaries (UGB)
- Orange-- Portion of County's Described Planned Growth Area.
- White-- Portion of County's Described Rural Area

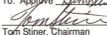
1"=3000'



### Certification

The undersigned hereby certifies that this is a true and exact copy of the map submitted to the Hamblen County Coordinating Committee and adopted by the Hamblen County Coordinating Committee on May 16, 2000, and as amended and approved by Hamblen County Legislative Body on November 20, 2000, and the City of Morristown on November 21, 2000, as per Tennessee Public Chapter 1101.

  
 Mayor, City of Morristown  
  
 Hamblen County Executive  
  
 Chairman, Hamblen County Coordinating Committee  
 Date: 28 November 2000

Local Government Planning Advisory Committee  
 Date: 1/24/01  
 To: Approve Hamblen County Growth Plan  
  
 Tori Sanner, Chairman

**CERTIFICATE OF ELECTION OF NOTARIES PUBLIC**

As Clerk of the County of Hamblen, Tennessee,

I HEREBY CERTIFY TO THE SECRETARY OF STATE THAT THE FOLLOWING WERE ELECTED TO THE OFFICE OF NOTARY PUBLIC DURING THE November, 2000 MEETING OF THE GOVERNING BODY:

NAME (PRINT OR TYPE)	HOME ADDRESS AND PHONE (INCLUDE ZIP AND AREA CODES)	BUSINESS ADDRESS AND PHONE (INCLUDE ZIP AND AREA CODES)
1 Jacquelyn J. Boler Strate Ins. Group, Inc.	5685 Chestnut Oak Drive Morristown, TN 37814 423-586-6010	1619 E. Andrew Johnson Hwy. Morristown, TN 37814 423-581-1930
2 Amy Standifer Eversole Strate Ins. Group	5780 Catawba Lane Morristown, TN 37814 423-587-5530	
3 Gayle Baldwin St. Paul Fire and Marine Ins. Co.	1554 Boardwalk Circle Morristown, TN 37814 423-587-4991	2329 East Morris Blvd. Morristown, TN 37813 423-585-4536
4 Loretta L. McLain Erie Insurance Co.	2830 Alpha Valley Home Rd. Morristown, TN 37813 No phone	2302 W. Andrew Johnson Hwy. Morristown, TN 37814 423-587-2360
5 Marikay C. Stepp Masengill-McCrary-Gregg Ins. Co.	1064 State St. White Pine, TN 37890 865-674-2227	435 Second St. Newport, TN 37821 423-625-2218
6 Wilma J. Knight Harold D. Mills William Lunsford	2145 Eagle Trail Morristown, TN 37813 423-586-8053	400 W. Main St. #204 Morristown, TN 37814 423-581-3516
7 Sue Osborne Jonathan Perry Laura Perry	650 Grassy Valley Rd. Whitesburg, TN 37891 423-235-2041	503 N. Jackson St. Morristown, TN 37814 423-587-1022
8 Anisa F. Croxdale Western Surety Co.	1170 Mt. Vista Dr. Russellville, TN 37860 423-581-0983	5496 W. Andrew Johnson Hwy. Morristown, TN 37814 423-587-2506
9 John T. McDonald State Farm	302 Yorkshire Court Jefferson City, TN 37760 865-397-6297	505 West Hwy. 25-70 Dandridge, TN 37725 423-581-3100
10 Brandi L. Stalworth Universal Underwriters	Route 3, Box 675 Rutledge, TN 37861 423-828-5056	5496 W. Andrew Johnson Hwy. Morristown, TN 37814 423-586-2506
11 Dessa A. Sexton United States Fidelity and Guarantee Co.	2712 Lanter Dr. Morristown, TN 37814 423-586-5922	341 Hamblen Ave. Suite 100 Morristown, TN 37813 423-586-5307
12 Marvin Lynn Campbell Karen Bell Kelly A. Campbell	586 Rouse Rd. Morristown, TN 37813 423-586-3819	101 W. Summer St. Greeneville, TN 37743 423-638-2264
13 Rhonda E. Holt Kelley Hinsley Teri K. Knauf	887 Berry Rd. Bulls Gap, TN 37711 423-235-7982	400 E. Economy Rd. Suite 7 Morristown, TN 37815 423-587-1131
14 Sherry H. Price Strate Agency	3475 Spring Creek Dr. Morristown, TN 37814 423-586-1307	729 W. First North St. PO Box 1398 523-581-3131 Morristown, TN 37814
15		
16		
17		
18		

Linda Wilder/m.s.

SIGNATURE

CLERK OF THE COUNTY OF Hamblen, TENNESSEE

Oct. 24, 2000

DATE

(SEAL)

**BEER BOARD**

Motion by Bud Jones, seconded by Larry Baker to approve a beer permit for Mike Harrell, Big A Market, 1504 Alpha Valley Road, Morristown.

Voting for: all EXCEPT Eldridge Bryant, Doyle Fullington, and Herbert Harville who voted NO.

**RESOLUTION- ACCOMMODATING UTILITIES WITHIN HAMBLEN COUNTY RIGHT-OF-WAY**

Motion by Larry Baker, seconded by Herbert Harville to table any action on a resolution to establish regulations for accommodating utilities within Hamblen County Right-of-way and to refer this to the Public Service committee.

Voting for: all                      Voting against: none

**RESOLUTION-ADULT-ORIENTED ESTABLISHMENTS**

Motion by Herbert Harville, seconded by Larry Baker to approve the following resolution.

Voting for: all                      Voting against: none

**RESOLUTION OF THE HAMBLLEN COUNTY LEGISLATIVE BODY  
AUTHORIZING HAMBLLEN COUNTY TO ADOPT  
THE "ADULT-ORIENTED ESTABLISHMENT REGISTRATION ACT OF 1998"  
SET OUT IN TENNESSEE CODE ANNOTATED §§ 7-51-1101 ET SEQ.  
RELATIVE TO THE REGISTRATION OF ADULT-ORIENTED ENTERTAINMENT  
IN HAMBLLEN COUNTY**

**WHEREAS**, adult-oriented entertainment establishments have a deteriorating effect on property values, create higher crime rates in the area, create traffic congestion and depress nearby residential neighborhood conditions in any community; and

**WHEREAS**, Tennessee Code Annotated §§ 7-51-1101 et seq. allow counties to regulate such businesses to some degree and require licenses to operate "adult-oriented establishments" as defined therein if said statutes are adopted by the county legislative body; and

**WHEREAS**, Tennessee Code Annotated § 7-51-1120 provides that the "Adult-Oriented Establishment Registration Act of 1998" shall become effective in any county upon a two-thirds (2/3) majority vote of the county legislative body; and

**WHEREAS**, the Hamblen County Legislative Body desires to adopt the "Adult-Oriented Establishment Registration Act of 1998" as set out in Tennessee Code Annotated §§ 7-51-1101 et seq. relative to the registration, licensing and regulation of adult-oriented establishments;

**NOW, THEREFORE, BE IT RESOLVED** by the Hamblen County Legislative Body as follows:

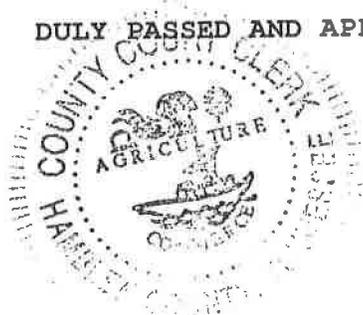
The Hamblen County Legislative Body hereby adopts the "Adult-Oriented Establishment Registration Act of 1998" as set out in Tennessee Code Annotated §§ 7-51-1101 et seq. with regard to the registration, licensing and regulation of adult-oriented establishments.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect from and after its passage.

**DULY PASSED AND APPROVED** this 20<sup>th</sup> day of November, 2000,

HAMBLLEN COUNTY LEGISLATIVE BODY

Attest:



By: \_\_\_\_\_  
Chairman

Linda Wilder  
Hamblen County Court Clerk

Approved: David W. Anderson  
County Executive

Guy Collins goes on record as objecting to leaving Potter Road open.

**ENERGY LOAN PROGRAM**

Motion by Bobby Reinhardt, seconded by Larry Baker to implement the process of obtaining a 3% loan with Stones River Electric Corp. to remove and replace the lighting and fixtures at the courthouse, courthouse annex, Justice Center and health department.

Voting for: all EXCEPT Guy Collins who passed.

RESOLUTION NUMBER \_\_\_\_\_

**Regarding Participation In The Local Government Energy Efficiency Loan Program  
administered by  
The Tennessee Department of Economic and Community Development**

WHEREAS, the Tennessee Department of Economic and Community Development (ECD) administers an Energy Efficiency Loan Program for Local Government Facilities: and,

WHEREAS, Hamblen County Government wants to participate in the loan program in order to improve facility energy efficiency and reduce energy costs.

NOW, THEREFORE, BE IT RSOLVED, by the Hamblen County Government of Hamblen Tennessee, that:

Section 1. Hamblen County Government is submitting an Energy Efficiency Loan Program application to ECD for each of the following facilities:

- (a) Hamblen County Courthouse  
Hamblen County Courthouse – Annex  
Hamblen County Health Department  
Hamblen County Justice Center

Section 2. For each of the facilities approved by ECD for financing, Hamblen County Government will fully participate in the Energy Efficiency Loan Program and will follow all applicable program rules and guidelines. Full program participation by the Hamblen County Government will include the following.

- a) Hamblen County Government will borrow the approved loan amount from the ECD Energy Efficiency Loan program in the Energy Efficiency Loan program within six (6) months of the date of loan approval; and,
- b) Hamblen County Government will provide the approval project/s within one year of the date of the loan approval; and,
- c) Hamblen County Government will provide ECD with a final work completion report when the approved project is implemented.

Section 3. To help determine the level of energy savings produced by the energy efficiency project Hamblen County Government will send copies of monthly facility energy bill to ECD during the term of the loan for project evaluation purposes.

Section 4. Hamblen County Government will properly operate and maintain the loan financed energy efficiency equipment in order to maximize facility energy savings.

Section 5. Hamblen County Government will send this resolution to ECD, Energy Division, 320 Sixth Avenue North, Nashville, Tennessee 37243-0405, as an accompanying document to the application for loan program funds.

Approved this 20 day of Nov., 2000

Approved: Daniel W. Pendergast Attest: Linda Wilder  
County Executive County Clerk



## REAL ESTATE TRANSFER TAX LEGISLATION

Motion by Bobby Reinhardt, seconded by Eldridge Bryant to pass a resolution supporting legislation authorizing counties to levy a real estate transfer tax.

Voting for

Maudie Briggs  
Eldridge Bryant  
Lyle Doty  
Doyle Fullington  
Donald Gray  
Herbert Harville  
Bud Jones  
Bobby Reinhardt  
Tony Sizemore  
Frank Parker

Voting against

Larry Baker  
Guy Collins  
Joe Spoone

Passing

Willie Osborne

RESOLUTION NO. \_\_

TO URGE THE GENERAL ASSEMBLY TO ENACT  
LEGISLATION TO AUTHORIZE A LOCAL-OPTION  
REALTY TRANSFER TAX.

WHEREAS, many counties in the State of Tennessee are struggling to find sufficient revenue sources in order to meet the growing demands of their citizens for services which are vital and fundamental to the health, welfare, and safety of the residents of this state, to provide improvements to infrastructure required by population and economic growth, and to meet state mandates such as those required by the Basic Education Program; and,

WHEREAS, meeting the demands for capital improvements required by the standards and mandates of the Basic Education Program has been especially burdensome on the financial resources of county governments for that last few years, with a record amount of debt being incurred for school construction and renovation; and

WHEREAS, county governments are limited by state law regarding the forms of taxation and revenue generation which the county is authorized to use, leaving many counties overly dependant on the property tax as a primary source of revenue; and

WHEREAS, proposed legislation to authorize counties to levy a local option transfer tax would provide a desperately needed additional revenue source for counties by authorizing county legislative bodies to levy, by a resolution adopted by a 2/3 vote at two consecutive regular meetings, a tax on the privilege of recording instruments that transfer interests in real property in the office of the register of deeds in the same manner and amount as the state transfer tax; and

WHEREAS, this proposed legislation would be permissive and would not levy a tax, but merely authorize counties to levy a transfer tax if the county legislative body finds it is in the best interest of the county to do so;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Hamblen County, meeting in regular session on this 20th day of November, 2000, that the Tennessee General Assembly is strongly urged to pass the proposed local option transfer tax legislation, in order to provide needed fiscal relief to county governments.

BE IT FURTHER RESOLVED, that the county clerk shall mail certified copies of this resolution to the members of the Tennessee General Assembly representing the people of Hamblen County.

Adopted this 20th day of November, 2000.

APPROVED: David W. Anderson

County Executive

ATTEST: Rinda Wilder

County Clerk



Frank Parker excuses himself from the meeting at this time.

**CHEROKEE PARK MANAGER APPOINTMENT**

Motion by Herbert Harville, seconded by Guy Collins to accept the county executive's recommendation to appoint Frank Parker as manager of Cherokee Park.

Voting for: all                      Voting against: none

**SALARY FOR CHEROKEE PARK MANAGER**

Motion by Herbert Harville, seconded by Eldridge Bryant that the salary for the Cherokee Park manager be set at \$26,000.

Voting for: all                      Voting against: none

**CHEROKEE PARK ASSISTANT MANAGER**

Motion by Joe Spoone, seconded by Larry Baker to appoint Paul King as assistant manager of Cherokee Park at a salary of \$23,500.

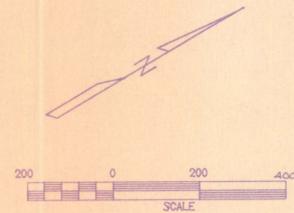
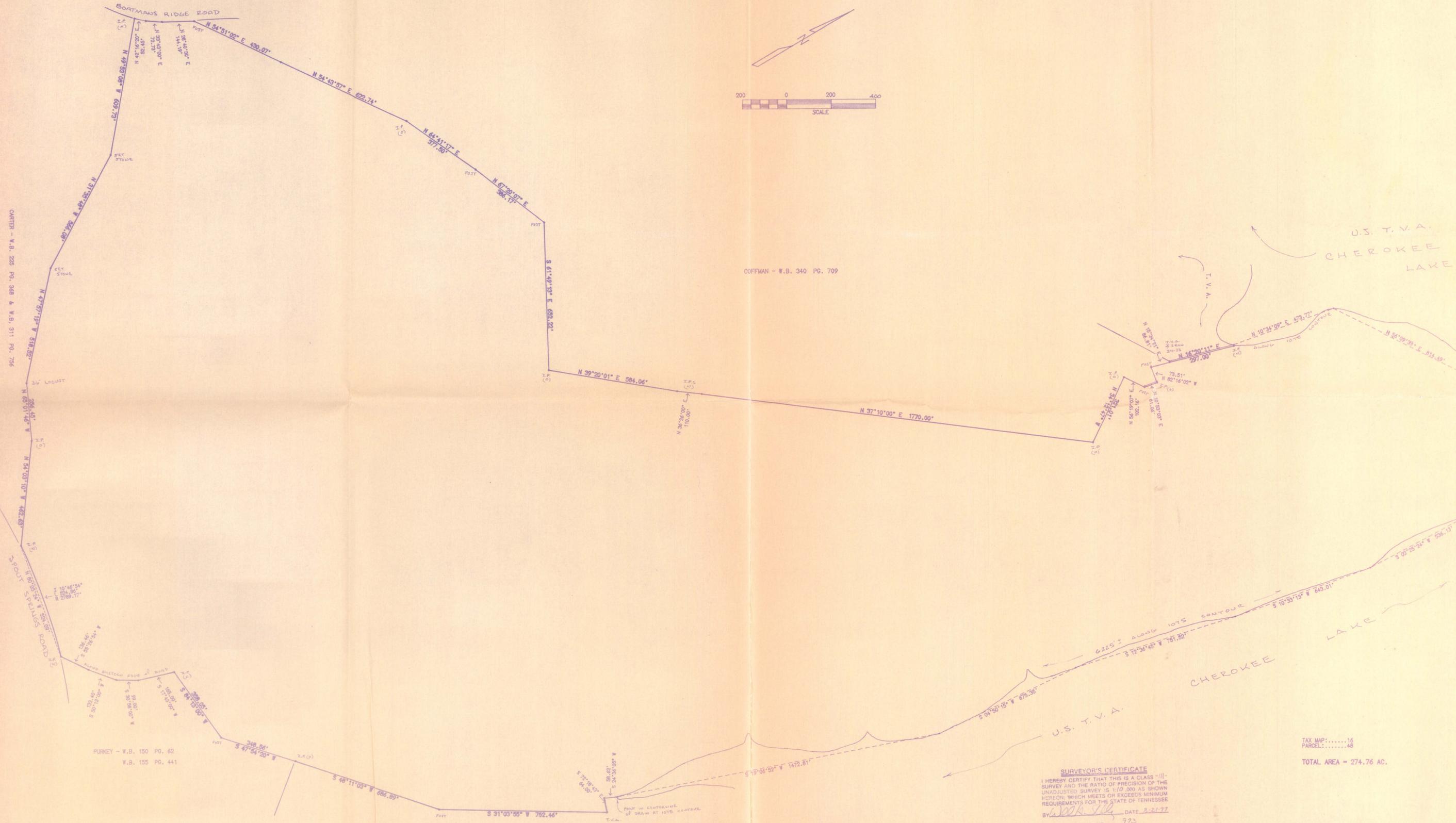
Voting for: all                      Voting against: none

**CITY/COUNTY NEGOTIATIONS**

Motion by Bud Jones, seconded by Willie Osborne to accept the settlement with the City of Morristown as presented by Madam Chairman Maudie Briggs and county attorney Rusty Cantwell.

Voting for	Voting against	Passing
Larry Baker	Herbert Harville	Guy Collins
Maudie Briggs	Bobby Reinhardt	Donald Gray
Eldridge Bryant		Joe Spoone
Lyle Doty		
Doyle Fullington		
Bud Jones		
Willie Osborne		
Tony Sizemore		

**THEREUPON, MEETING ADJOURNED.**



CARTER - W.B. 228 PG. 308 & W.B. 311 PG. 756

COFFMAN - W.B. 340 PG. 709

U.S. T.V.A. CHEROKEE LAKE

PURNEY - W.B. 150 PG. 62  
W.B. 155 PG. 441

HEMS - W.B. 368 PG. 282 & 339 PG. 274

TAX MAP: .....16  
PARCEL: .....48  
TOTAL AREA = 274.76 AC.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS IS A CLASS "III" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:12,000 AS SHOWN HEREON, WHICH MEETS OR EXCEEDS MINIMUM REQUIREMENTS FOR THE STATE OF TENNESSEE  
BY: *William H. Shockley* DATE: 2-21-97  
TENN. LIC. NO. 923



SHOCKLEY LAND SURVEYING  
WILLIAM H. SHOCKLEY  
REGISTERED LAND SURVEYOR  
2125 LAWSON ROAD  
MORRISTOWN, TN 37814  
(423) 581-2031

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the information shown hereon is correct to the best of our knowledge  
BY: *Don Bunch Investment*  
Tenn. Registered Land Surveyor No. 923

<b>DON BUNCH INVESTMENT</b>	
HOWARD T. BROCK PROPERTY	
SCALE: 1" = 200'	APPROVED BY:
DATE: 06/21/97	
SECOND CIVIL DISTRICT	HAMLEN
OWNER: HOWARD T. BROCK W.B. 419 PG. 140	





State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

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

August 2, 2004

The Honorable David M. Purkey  
Hamblen County Mayor  
511 W. 2<sup>nd</sup> North Street  
Morristown, Tennessee 37814

Dear Mayor Purkey:

The Local Government Planning Advisory Committee at its meeting July 28<sup>th</sup> amended the Hamblen County Growth Plan submitted by the Hamblen 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,

Dan Hawk  
Director

DH/jw

Enclosure

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

**WHEREAS**, the Hamblen County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Hamblen County an amendment to the County Growth Plan dated January 24, 2001 which complies with TCA 6-58-106; and

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

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

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

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

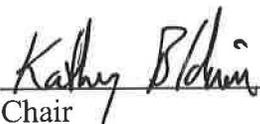
7/13/04  
\_\_\_\_\_  
Date

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

**WHEREAS**, the Hamblen County Coordinating Committee has submitted an amendment to the County Growth Plan for Hamblen County and its municipalities, and

**WHEREAS**, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104,

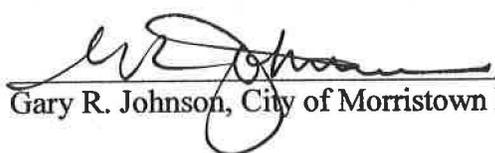
**NOW THEREFORE BE IT RESOLVED** by the Local Government Planning Advisory Committee that the Hamblen County Growth Plan is hereby approved and becomes effective this date.

  
\_\_\_\_\_  
Chair

7-28-04  
\_\_\_\_\_  
Date

## Amended 20-Year Growth Plan Ratification

I, Gary R. Johnson, City of Morristown Mayor, certify that the Attached 20-Year Growth Plan Amendment was ratified on June 29, 2004 by the City of Morristown's elected governing body. Prior to this ratification the City of Morristown held two public hearings as required by Public Chapter 1101.

  
Gary R. Johnson, City of Morristown Mayor

7/1/2004  
Date

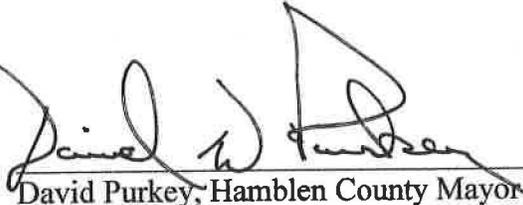
Sworn to and subscribed before me this 1<sup>st</sup> Day of July 2004

My Commission expires 4/26/05

Signature



I, David Purkey, Hamblen County Mayor, certify that the Attached 20-Year Growth Plan Amendment was ratified on June 24, 2004 by the Hamblen County's elected governing body. Prior to this ratification Hamblen County held two public hearings as required by Public Chapter 1101.

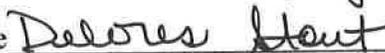
  
David Purkey, Hamblen County Mayor

7/2/04  
Date

Sworn to and subscribed before me this 2nd Day of July 2004

My Commission expires 1-3-06

Signature



# ***GROWTH PLAN COORDINATING COMMITTEE***

June 29, 2004

Tennessee Department of Economic and Community Development  
Attn: Local Government Planning Advisory Committee  
312 Eight Avenue North, Tenth Floor  
Nashville, TN 37243

To: Members  
Local Government Planning Advisory Committee  
State of Tennessee

Ladies and Gentlemen:

On January 24, 2001, the State of Tennessee Local Government Planning Advisory Committee approved the 20-year Growth Plan for Morristown and Hamblen County. This established the joint effort at that time between the governing bodies of the City and County in the planning process for development and preservation of land in our community. Once established, the law stipulated that the plan should remain in place for a minimum of three years "absent a showing of extraordinary circumstances". After the end of the three year period, the city or county may propose amendments to the plan.

Recently, representatives of both the City and County became aware of a proposed amendment to the Morristown and Hamblen County adopted plan that included certain property owned by Mr. Don Bunch located off Spout Springs Road, adjoining Cherokee Lake. Mr. Bunch proposes to convert land presently located in the County's defined Rural Area to accommodate a gated-community, residential development. Shortly thereafter, the Growth Plan Coordinating Committee, consisting of representatives of County and City government; municipal and non-municipal utilities; as well as representatives of educational, agricultural, business and homeowner interests was reconvened. I was elected to chair that committee.

(More)

The Growth Plan Coordinating Committee met on several occasions in recent weeks to hear proposals and concerns toward amending the plan. Several proposed amendments were discussed among the committee members and, after much deliberation, the Committee recommended an amendment including the Bunch property and the Spout Springs roadway. (See attached Map)

Public Hearings were held by the City of Morristown on June 8, 2004 and on June 16, 2004. Hamblen County hosted two public hearings on June 15, 2004. The Growth Plan Coordinating Committee then held two additional public hearings on June 17, 2004. All of the public hearings were advertised accordingly and were open to the public.

On June 24, 2004 the Hamblen County Commission ratified the Amended Growth Plan. The City of Morristown completed ratification on June 29, 2004. Thus, these ratifications completed the process on the local level.

The Hamblen County-Morristown Growth Plan Coordinating Committee is respectfully requesting your expedient approval of the Amended 20-Year Growth Plan ratified by both the City of Morristown and Hamblen County. If you have any questions, feel free to contact me at 586-6382.

Sincerely,

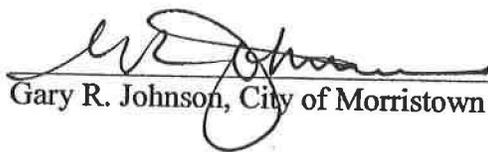


C. Thomas Robinson  
Chairman  
Growth Plan Coordinating Committee  
Hamblen County-Morristown

CTR/jb

## Amended 20-Year Growth Plan Ratification

I, Gary R. Johnson, City of Morristown Mayor, certify that the Attached 20-Year Growth Plan Amendment was ratified on June 29, 2004 by the City of Morristown's elected governing body. Prior to this ratification the City of Morristown held two public hearings as required by Public Chapter 1101.

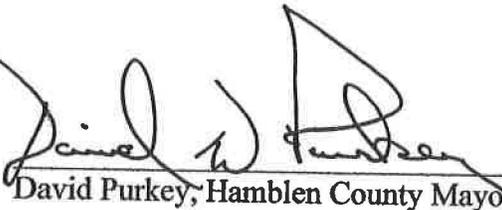
  
Gary R. Johnson, City of Morristown Mayor

7/1/2004  
Date

Sworn to and subscribed before me this 1<sup>st</sup> Day of July 2004

My Commission expires 4/26/05 Signature Jellee Spradling

I, David Purkey, Hamblen County Mayor, certify that the Attached 20-Year Growth Plan Amendment was ratified on June 24, 2004 by the Hamblen County's elected governing body. Prior to this ratification Hamblen County held two public hearings as required by Public Chapter 1101.

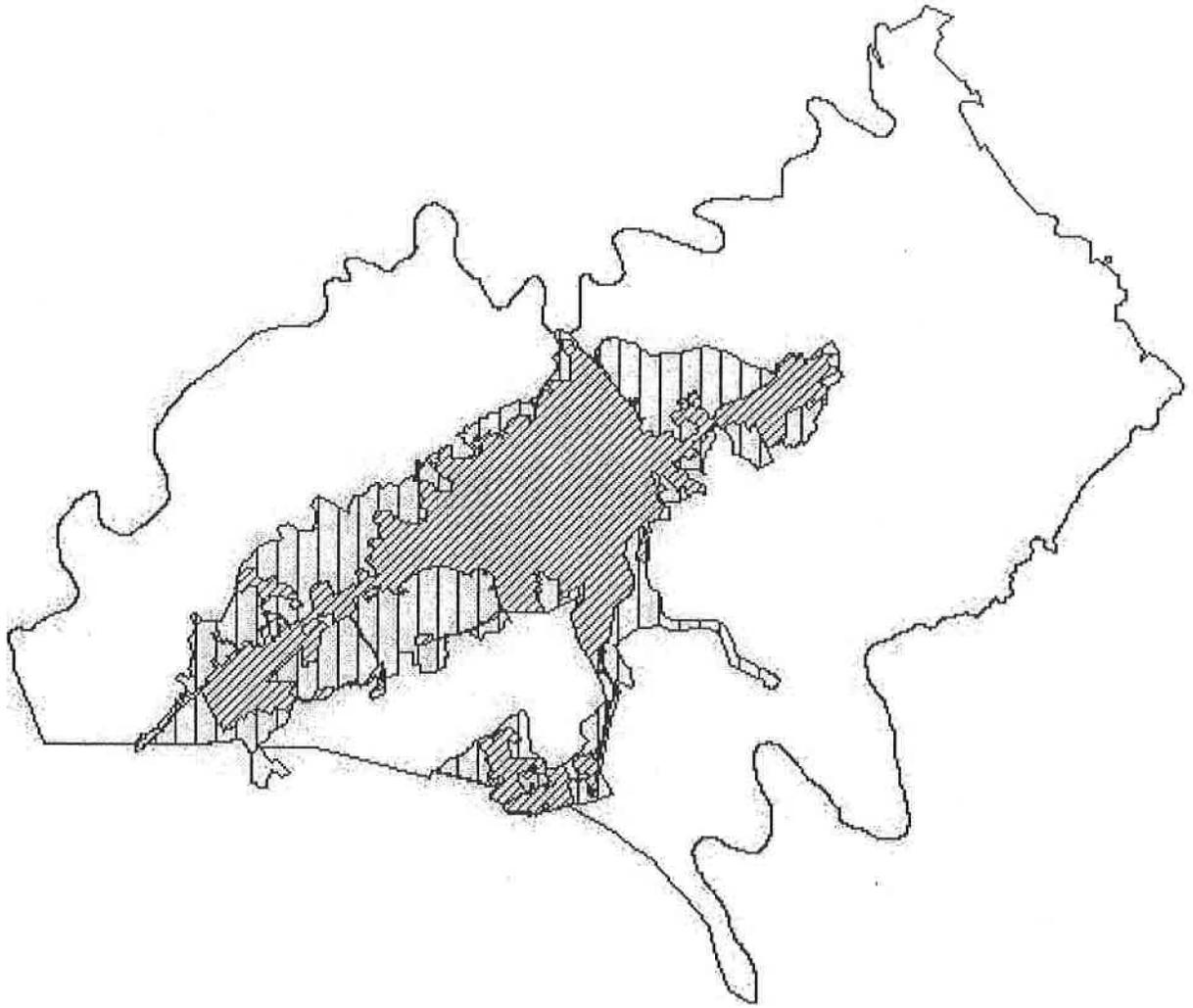
  
David Purkey, Hamblen County Mayor

7/2/04  
Date

Sworn to and subscribed before me this 2nd Day of July 2004

My Commission expires 1-3-06 Signature Delores Hunt

Public Chapter 1101  
Tennessee Growth Plan Development



City of Morristown - Hamblen County

Local Government Planning Advisory Committee

Date: July 28, 2004

To: Amend Hamblen County Growth Plan

Kathryn G. Baldwin  
Kathryn Baldwin, Chair

**Public Chapter 1101  
Tennessee Growth Plan Development  
City of Morristown – Hamblen County**

Public Chapter 1101 of 1998 provided a growth policy law that is both comprehensive statewide and fundamentally tailored to each local government. The General Assembly provided the processes by which local governments can determine their own future cooperatively, but did not impose a single statewide solution. Public Chapter 1101 provided flexibility to County and Municipalities to tailor their growth plans to work within the unique character of their area. The State of Tennessee Local Government Planning Advisory Committee approved the first-ever 20-year Growth Plan for Hamblen County and the City of Morristown.

One of the defining features of Public Chapter 1101 is the required citizen involvement. A Coordinating Committee, which includes both County and City government representatives, municipal and non-municipal utilities and representatives of education, agriculture, business and homeowner interests, is charged with developing the county's growth plan. Before cities and counties can recommend growth plan elements to the Coordinating Committee they must hold at least two public hearings. However, the Coordinating Committee must also hold two public hearings before the adoption of a Growth Plan. The governing bodies of the City of Morristown and Hamblen County must then ratify the Plan.

The Growth Plan could not be amended for three (3) years in order to protect the character and ideals desired by Public Chapter 1101. Hamblen County and the City of Morristown originally adopted a 20-year Growth Plan in November 2000 and the state originally approved this plan in January 2001. Recently requests to amend the 20-year Growth Plan have required the Hamblen County Coordinating Committee to evaluate the current plan.

**History of Public Chapter 1101**

Development of Public Chapter 1101

As a result from a several reports and a court decision that found two Public Chapter's involving annexations and municipalities were found unconstitutional, Lieutenant Governor John S. Wilder, Speaker of the Senate, and House Speaker Jimmy Naifeh established an Ad Hoc Study Committee on Annexation. This committee pursued a solution that sought to meet the public service demands of commercial and residential growth, while maintaining the character of Tennessee's rural areas.

The Ad Hoc Study Committee developed a growth policy that addressed the needs for a comprehensive statewide growth policy, annexations, incorporations, plans of services, situs tax revenues, and other matters. After the House and Senate passed similar versions of the Ad Hoc Study Committee's recommended plan, a Conference Committee resolved differences between the Senate and House of Representatives. The Senate and

House approved the Conference Committee's report, and Governor Sundquist signed the bill into law on May 19, 1998.

#### Implementation within the City of Morristown and Hamblen County

In order to meet the requirements of the law, Hamblen County and the City of Morristown formed the Hamblen County Coordinating Committee. On December 15, 1999, the Coordinating Committee adopted a recommended growth plan proposed to it by Hamblen County. On January 5, 2000, that plan was recommended for adoption to the Morristown City Council. The City Council for the City of Morristown objected and rejected the growth plan recommended by the Coordinating Committee and included nine (9) specific objections to that proposed plan.

On March 10, 2000, County Executive, David Purkey, proposed a solution to the division between the City of Morristown and Hamblen County over the growth plan. On May 16, 2000, the Hamblen County Coordinating Committee adopted a Growth Plan. After minor revisions and agreements between the City of Morristown and Hamblen County, the Hamblen County Commission approved a growth plan on November 20, 2000. This plan was consequently approved by the City Council representing the City of Morristown on November 21, 2000.

The approved document then went to the Local Government Planning Advisory Committee for the state of Tennessee. The state approved and recorded the document on January 24, 2001. Since that time, the city and county have followed the approved Growth Plan and the rules outlined in Public Chapter 1101 concerning annexations.

However, the required waiting period for amendments of three (3) years has lapsed. On March 29, 2004, Quantum Environmental & Engineering Services, L.L.C. submitted a request to the Coordinating Committee requested an amendment of the Urban Growth Boundary to include Westover Subdivision on the Morristown Urban Growth Boundary. The Hamblen County Coordinating Committee met on April 23, 2004. After discussion, the committee unanimously approved to amend the Urban Growth Boundary to include Westover Subdivision.

In amending the Growth Plan, it became necessary to provide accurate and current data to the Growth Plan. These changes included using information from the 2000 Decennial Census that accurately estimated the population at 24,965 instead of previously estimated 26,677. This also required an amendment in the projected population. For example, the City of Morristown's 2020 population was projected at 31,877 in the original document and now has been amended to project a 2020 population of 27,301 people within the city. This change included revised estimates of the budgets, which amended the general fund projection in 2005 from \$177,740 to \$171,266. These amendments although minor, are found throughout the amended document.

## Summary of Public Chapter 1101

Public Chapter 1101 of 1998 contains the recent change to state law concerning annexation and growth. It has many purposes, the most relevant to this Commission being the development of an urban growth boundary (UGB) for the City of Morristown.

Chapter 1101 outlines the process that communities are to follow in developing the urban growth boundary. Prior to presenting a UGB to the coordinating committee, each community is to have completed the following:

- 1) Population estimated developed in conjunction with the University of Tennessee. In preparing the original plan, The City of Morristown chose to provide differing population figures than those provided by the University of Tennessee. It is felt that the City calculated population projections more accurately reflect the historical growth trend since 1870.
- 2) The current and projected costs of core infrastructure, urban services, and public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services and facilities throughout the territory under consideration for inclusion within the UGB.
- 3) The need for additional land suitable for high-density, industrial, commercial, and residential development, after taking into account all areas in the municipality's current boundaries that can be used, reused or redeveloped to meet such needs.
- 4) An examination of agriculture lands, forests, recreational areas, and wildlife management areas within the territory under consideration for inclusion within the UGB.
- 5) The likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas, and wildlife management areas.

The following report provides a Morristown population analysis, urban public services inventory and analysis, environmental and cultural land use constraints narrative including forest, recreational, wildlife and agricultural lands and finally the identification of territory for the City of Morristown Urban Growth Boundary.

## Population Analysis

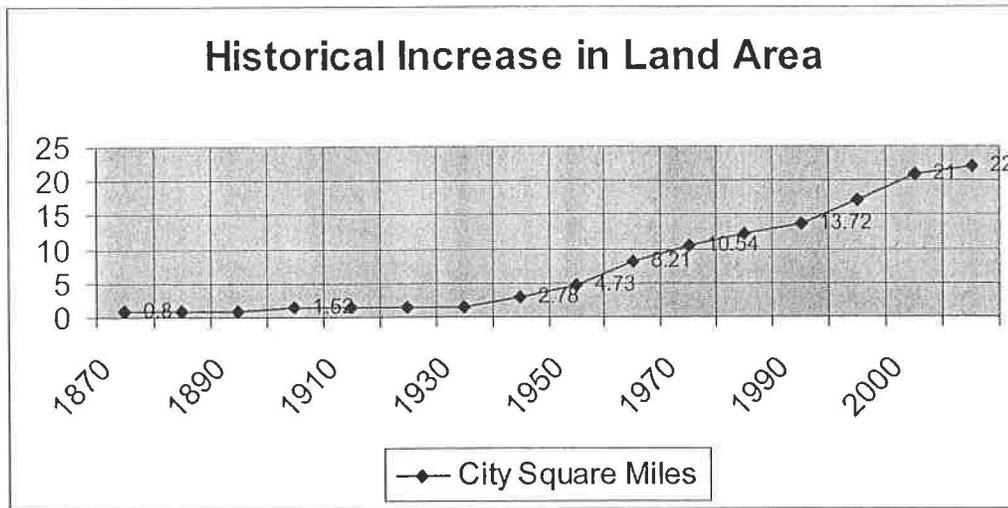
### Population Trends

Population trends help to identify how the City of Morristown and Hamblen County have grown and developed in the past. In order to accurately evaluate future population dynamics, historical demographic changes since 1870 provide a basis from which future population assessments can be more accurately determined.

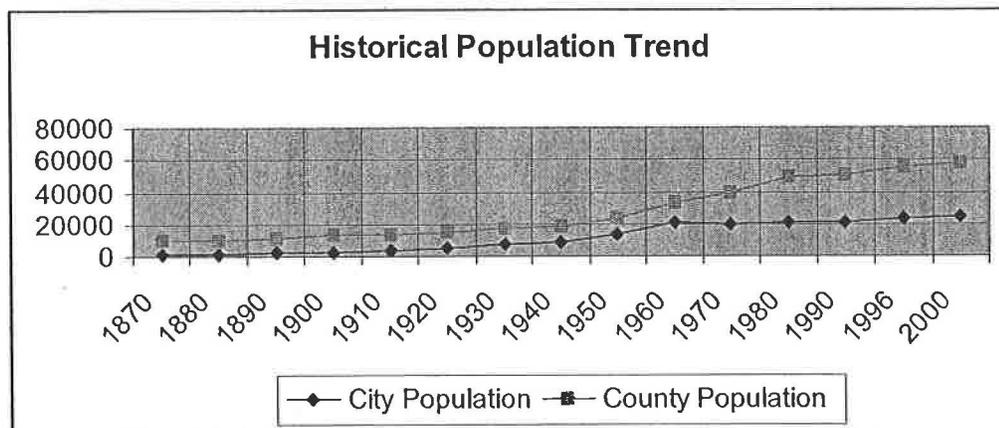
In 1855, a charter for corporation was granted to the City of Morristown by the court of Grainger County. The population at that time was 500 people. It was not until 1870 that Hamblen County began to take shape as a significant population center. It was formed from parts of Grainger, Hawkins, and Jefferson Counties. A census count was not taken until 1880 when the population of Hamblen County was 10,187.

When studying the 144 years of growth since incorporation of the City of Morristown, the last thirty years remain significant, both in terms of newly acquired incorporated properties and population growth associated with the new City limits expansion. Immigration into the City as a center of employment and economic activity has also aided in increasing the population of the City of Morristown. The following table represents a historical review of the corporate limit growth as compared to associated population increases.

Year	City Square Miles	City Persons Per Sq. Mile	City Population	County Population	City% of Co. Population
1870	0.8	1188	950	9500	10.0%
1880	0.8	1563	1250	10187	12.3%
1890	0.8	2513	2010	11500	17.5%
1900	1.52	2007	3050	13000	23.5%
1910	1.52	2714	4125	13950	30.0%
1920	1.52	3355	5100	15000	34.0%
1930	1.52	4806	7305	16616	44.4%
1940	2.78	2896	8050	18611	43.3%
1950	4.73	2752	13019	23976	54.3%
1960	8.21	2590	21267	33092	64.3%
1970	10.54	1911	20138	38969	52.0%
1980	12.14	1765	21422	49300	43.4%
1990	13.72	1559	21385	50480	42.4%
1996	17.02	1345	22899	55000	42.0%
2000	22	1135	24965	58128	42.9%



In 1855, the City of Morristown included an area of approximately 0.8 square miles. These boundaries were not extended significantly until the mid to late 1950's at which time the city totaled 4.73 square miles. Since 1958, the City has annexed property on an annual basis. From 1855 to 1968 (113 years) the City grew geographically approximately 8.8 square miles, for a total of 9.6 square miles. During the 36 years between 1968 to 2004 the City has grown to approximately 22 square miles. According to these numbers, the City of Morristown has more than doubled in land area over the past 36 years.



#### Population Projections

In order to fully assess future land use considerations and impacts based on projected population growth, it is important to have population data that accurately

reflects local population trends. It is for this reason that the City of Morristown will not utilize the University of Tennessee provided population projections. It is felt that these population figures are not representative of local historical population trends and while the numbers collectively may accurately represent overall state projections, the data provided underestimates and does not reflect significant local events that have and will continue to produce population levels beyond current University of Tennessee projections.

Since the adoption of the original County Growth Plan, the city has obtained new information from the 2000 Decennial Census. The following projections include both the University of Tennessee and the Census 2000 Population projections that more accurately reflect the population trend line for future population numbers.

### City of Morristown and Hamblen County Population Projections

#### University of Tennessee Provided Population Projections

Year	Hamblen County	% Increase	Morristown	% Increase
2000	54,495		22,565	
2005	55,490	1.83%	22,977	1.83%
2010	56,163	1.21%	23,256	1.21%
2015	56,674	0.91%	23,468	0.91%
2020	57,069	0.70%	23,631	0.70%
Total 20 Year Increase	2,574	4.65%	1,066	4.65%

#### 2000 Census Population Projections

Year	Hamblen County	% Increase	Morristown	% Increase
2000	58,128		24,965	
2005	60,728	4.47%	25,153	0.75%
2010	63,761	4.99%	25,869	2.84%
2015	66,795	4.75%	26,585	2.76%
2020	69,829	4.54%	27,301	2.69%
Total 20 Year Increase	11,701	20.12%	2,336	9.35%

## Urban Public Services Inventory and Analysis

The following proposes the current costs and projected costs for urban services and infrastructure required to accommodate the full potential of complete development "build-out" within the municipality and throughout the territory under consideration for inclusion within the City of Morristown's described Urban Growth Boundary.

As part of the original plan adopted in 2001, individual departments within the City of Morristown were evaluated to identify service delivery expenditures for the current city limits and associated population numbers. For this proposed amendment, the same format was used with the newly obtained population estimates. Also, expenditures per department were projected in five-year increments over the next twenty years (see City of Morristown Population Projections for year 2000, 2005, 2010, 2020). A per capita method was utilized in order to estimate expense per resident starting with a base budgetary year in 2000. A 10% rate of inflation (2% annually) was added to the five year per capita expenditure figure.

The formula for calculation is as follows:

*The year 2000 departmental budget divided by the projected population figure multiplied times a 2% annual rate of inflation equals the General and /or Capital Fund requirement for the projected population year.*

Example: Mayor and City Council General Fund Budget year 2005 Year 200 General Fund / Capital budget (154,708) divided by year 2000 projected population (24,965) equals \$6.19 per person; The year 2000 base per capita figures for each department will be utilized to project budget requirements in future years. Budget projections for the year 2005 = 25,153 (2005 projected population) x \$6.19 = 155,697 x 10% (2% annual rate of inflation) = 15,569 + 155,697 = 171,266 (2005 General Fund/Capital Outlay projection)

### Mayor and City Council Expenditure

The Mayor and City Council, the legislative and policy-making body of the City, is composed of seven citizens elected to serve for a term of four years until their successors are elected and qualified. The Mayor is the presiding officer at official meetings and represents the City at all functions. The Mayor can vote on all issues.

The responsibilities of the Mayor and City Council include the enactment of the ordinances, resolutions and policies; adopting the City Administrator, City Attorney, and citizens to the various boards and commissions; establishing policies and measures to promote the general health, welfare and safety of the citizens of Morristown.

### Base Year 2,000 – Population 24,965

2000 General Fund/Capital Outlay Budget \$154,708/24,965 = \$6.19 per capita

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153  
2005 General Fund/Capital Outlay projected budget = \$171,266

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$176,141

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$181,017

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$185,892

**City Administration Expenditure**

City Administration services includes all administrative support within the City with staff including the City Administrator, Assistant City Administrator, and Departments including Revenue, Finance, Purchasing and Warehouse, Computer Operations, Personnel and Training, Legal Services, Employee Safety, Elections and Annual Audit.

Base Year 2000 – Population 24,965

2000 General Fund/ Capital Outlay Budget  $\$1,344,197/24,965 = \$53.84$

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153  
2005 General Fund/Capital Outlay projected budget = \$1,489,660

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,532,064

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,574,469

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,616,873

**City Planning, Engineering, and Building Inspections Expenditure**

The Departments of Planning and Engineering provide general city planning and engineering support and development including technical assistance to the Planning Commission, Board of Review and City Council. Engineering is responsible for sanitary sewer, storm sewer, and street programming and design. Building Inspections and Zoning Code enforcement also fall under Planning and Engineering Departments.

Base year 2000 – Population 24,965

2000 General Fund / Capital Outlay Budget  $\$807.818/24,965 = \$32.35$  per capita

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153

2005 General Fund/Capital Outlay projected budget = \$ 895,0698

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$ 920,548

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$ 946,026

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$ 971,505

**Public Safety Expenditure**

**Police Department:** The Police component of City government services includes general police supervision, patrol and traffic, criminal investigation, central communications, vice, and animal control. There are currently 82 police officers and staff provided by the City. City Hall is currently the central administrative facility for the Police Department.

**Fire Department:** The fire component of City government services includes general fire supervision, fire prevention and inspection, provide and maintain fire station service centers (currently 5 with another in the preliminary process), maintain ISO level three (3), general firefighting abilities with a full-time operational fire crew including emergency medical response personnel and training. There are currently 75 firemen and staff provided by the City.

**Civil Service:** Includes a three member Board responsible for testing, interviewing screening and recommending police and fire candidates.

Base Year 2000 – Population 24,965

2000 General Fund/ Capital Outlay Budget  $\$7,597,904/24,965 = \$304.34$

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153

2005 General Fund/Capital Outlay projected budget = \$8,420,570

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$8,660,268

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$8,899,965

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$9,139,664

**Public Works Expenditure**

The Department of Public Works consists of five operating divisions including Buildings and Grounds; Equipment Shop; Sanitation Collection; Street Construction, Maintenance and Cleaning; and Sewer Maintenances. Other Public Works functions include infrastructure repairs and maintenance, streetlights and signs, brush and snow removal, storm drainage, sidewalks, street cleaning, traffic signals, health inspection and welfare.

Base Year 2000 – Population 24,965  
2000 General Fund/ Capital Outlay Budget \$1,344,197/24,965 = \$53.84

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153  
2005 General Fund/Capital Outlay projected budget = \$1,489,660

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,532,064

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,574,469

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,616,873

**Parks and Recreation Expenditure**

The Parks and Recreation Department includes a nine (9) member commission for planning, coordinating and general administration of the Parks and Recreation Program. Other parks and recreation departmental components include programming, facilities management and design and park maintenance.

Base Year 2000 – Population 24,965  
2000 General Fund/ Capital Outlay Budget \$1,352,677/24,965 = \$54.18 per capita

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153  
2005 General Fund/Capital Outlay projected budget = \$ 1,499,067

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,541,740

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,582,072

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,627,084

### Sewer Utility Expenditure

The sewer component of City provided services includes sewer collection, treatment and systems maintenance. The City sewer system currently provides service to over 95% of the area within the City. The City recently upgraded the sewer plant treatment facility and is prepared to service all newly annexed areas within the proposed Urban Growth Boundary.

Base Year 2000 – Population 24,965  
2000 General Fund/ Capital Outlay Budget  $\$2,857,148/24,965 = \$114.45$

### Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153  
2005 General Fund/Capital Outlay projected budget = \$2,907,546

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$3,256,777

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$3,346,918

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$3,437,058

### Water Utility Expenditure

The Morristown Water System provides requires water utility services including water treatment, conveyance, and maintenance of water line infrastructure within a water distribution system. Within the described Urban Growth Boundary, there are three other water utility districts including Russellville-Whitesburg, Witt and Alpha Talbot Utility Districts.

In those parts of the Urban Growth Area presently served by a utility district and/or districts, the incumbent utility district must be able to provide required services. In the event they are not able to provide required services, the utility district must agree to serve the area with required services within 180 days at no cost to the property owner. Future budget projections, as noted below, account for the Morristown Water System providing service in newly annexed areas.

Base Year 2000 – Population 24,965  
2000 General Fund/ Capital Outlay Budget  $\$4,700,000/24,965 = \$188.26$

### Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153  
2005 General Fund/Capital Outlay projected budget = \$5,208,833

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$5,357,106

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$5,505,381

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$5,653,654

#### Electric Utility Expenditure

The Morristown Utility System provides electrical service to City customers and includes the acquisition of electrical power from the Tennessee Valley Authority, distribution to area customers and maintenance of the distribution infrastructure. It is anticipated that as newly annexed areas come into the City, the Morristown Utility System will provide electrical service to these areas.

Base Year 2000 – Population 24,965  
2000 General Fund/ Capital Outlay Budget  $\$47,285,778/24,965 = \$1894.08$

#### Future Budget Projections (see methodology above)

Year 2005 projected population = 25,153  
2005 General Fund/Capital Outlay projected budget = \$52,405,973

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$53,897,750

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$55,389,527

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$56,881,305

## LAND CAPABILITY ANALYSIS

This section consists of an inventory of land resources. Land use, environmental constraints and sanitary sewer availability has been mapped. The purpose of this inventory is to identify the location and extent of vacant land available for development over the next twenty years.

### Existing Land Use

Existing land use within the proposed Urban Growth Boundary is as follows:

	Area in City Area Outside City:	
	Acres	Acres
Commercial	1,662.41	577.95
Industrial	1,411.55	133.64
Agriculture	605.2	4,543.41
Vacant	2,823.35	12,764.67
Multi-Family	490.40	58.84
Residential	4,457.58	7,034.34
Mobile Home Park	128.39	254.92
Public/Semi Public	1,724.51	1,125.26

### Environmental Constraints

Between 25 to 30 percent of the county is still vacant or in agriculture use. Lands with extreme topographic relief (25% or greater slope) are located on approximately 2.15% (851 acres) of the study area. These areas generally do not lend themselves to urbanization because of problems with drainage, erosion, water pollution, stream sedimentation and aesthetics.

Other severe environmental constraints include karst topography (sinkhole systems), which are contained on 11.1% (4,415 acres) of the study area, hydric soils (wetlands) and regulatory floodways, which cannot be developed under local and federal regulations. These features are located on .047% (18.6 acres) of the study area.

Karst topography is a wide spread condition in East Tennessee. Karst terrain is underlain with limestone and dolomite formations, which are subject to the formation of sinkholes, underground caverns and unreliable surface drainage. With the exception of areas with sinkhole problems, these areas may be available for selective development. Site-specific analysis is required before utilization of such sites.

### Least Constrained Land

By eliminating areas with environmental constraints and developed areas within the study are, we may identify least constrained lands. These may include karst terrains that must be evaluated carefully in the development process.

### Sanitary Sewer

When sanitary sewer service is made available to rural areas, the possibility of urban or suburban development is introduced. The City of Morristown is presently the only provider of sanitary sewer within Hamblen County. The provision of sewer service outside the corporate limits, but within the Growth Area Boundary, is presently possible by city ordinance. Other providers of sewer service have been discouraged from entering the area. The determination of sewer service exterior areas may require judicial interpretation of existing public law.

### Lands Worthy of Special Consideration

Public Chapter 1101 of 1998, requires cities and counties to evaluate the impact of their proposed growth strategies on:

- Agricultural lands
- Forests
- Recreational Areas
- Wildlife Management Areas

### Agricultural, Recreational and Wildlife Management Areas

Panther Creek State Park, the largest area currently set aside for wildlife management purposes, is a 1,900-acre State Park and is located within the county outside the study area.

The City of Morristown owns and operates 25 parks and recreational areas containing a total of 228.35 acres, seven additional private recreational facilities within the city limits make up an additional 176.2 acres. City owned facilities range in size from the 132.64-acre Frank Lorino Regional Park to several tot-lots of approximately 0.16 acres. The two largest private recreational facilities are an eighteen and nine hole golf course, which are 120 and 45 acres respectively. The majority of the facilities are programmed for organized recreational activities, however, passive recreational opportunities are presently being planned and developed.

The county maintains approximately 178 acres of recreational facilities within the study area this is located within Cherokee Park a 178 acre public park and wildlife management area. This facility contains a marina, picnic area, camping grounds and an outdoor amphitheater. A new 100 acre eighteen hole private golf course is located near the airport.

Within the study area approximately 60 percent of the recreational and wildlife management land is located within the City limits. This is controlled by public agencies for 56 percent of the land and 44 percent by private owners. There is approximately 40 percent of the recreational and wildlife management land located within Hamblen County, with 64 percent public and 36 percent in private ownership.

Parcels on which agricultural practices were dormant or land that was involved in "Soil Bank or Land Banking", were classified as vacant land. The distinction between dormant agricultural and vacant land was possible using a field survey

technique. It is estimated that somewhere between 10 to 20 percent of the vacant land is dormant agricultural or has been agricultural within the past five years.

Recent trends in the U.S. Census show the number of farms and agricultural acreage within Hamblen County have steadily decreased over the past twenty years. For the most part, farming in Hamblen County is steadily decreasing as a full-time occupation and has reverted to a part-time, secondary occupation with one or both household members maintaining other full time jobs. Much of the larger scale farm operations are located in the southeast and southwest sections of the study area. These have received limited developmental pressure because soil and drainage conditions make the utilization of septic systems very difficult. Until public sewer service is extended to these areas, suburban development pressures will remain small.

Forestland within the study area is generally located on slopes, which are too steep to conduct agricultural activity and develop as suburban subdivisions. They also are located on karsts topography, which also serves to discourage agricultural and residential development. Approximately 20 percent of the vacant land within the study area is covered with forest of some type. These include mature hardwood forest, pine forest and cedar groves (associated with limestone exposures). Approximately 18.6 percent of the forest cover is located outside the City limits of Morristown. The study area outside the City contains approximately 81 percent of the forest cover or 2,461 acres.

Agricultural zoning within Hamblen County may be misleading because it allows such uses as single-family residential development, multi-family residential development, mobile home and limited office and commercial locations.

IDENTIFICATION OF TERRITORY  
FOR  
URBAN GROWTH BOUNDARY

The data and analysis derived from the Population Analysis, Urban Public Services Inventory and Analysis and the Land Capability Analysis were used to research and identify the City of Morristown Urban Growth Boundary (UGB).

The data set above was utilized to identify territory that addressed the following:

1. Area that is reasonably compact yet sufficiently large to accommodate residential and non-residential growth projected to occur within twenty (1/ ) years,
1. An area that is contiguous to the existing municipal corporate boundary,
2. Whereby a reasonable person, based on historical experience, economic trends, and topographical characteristics, would project as the likely site of higher density growth over the next twenty years,
3. The municipality is better able and prepared to provide efficient and effective urban services, and
4. The UGB reflects the municipality's duty to facilitate full development of resources inside the municipality, manage and control urban expansion outside the municipality while taking into account the impact to agricultural lands, forests, recreational areas, and wildlife management areas.

Given the above, the area described as the Morristown Urban Growth Boundary (see UGB Map) identifies an area that reflects the following findings of fact:

1. Provides for an area that allows for projected population numbers that are consistent with historical annexation growth (increasing land mass 22% every ten years, an average since 176/ ),
1. Considers environmental constraints that consume approximately 14% of the Urban Growth Boundary (i.e. steep slopes, forests topography, water and flood hazard areas),
2. Identifies agricultural areas, both in production and vacant, understanding that agricultural as an industry in the County is declining and in a logical transition, a percentage of agricultural lands will change uses,
3. The City as a municipality is in the best position to provide additional services beyond the current demand for services. This includes sewer service whereby the City is the primary provider in the County and is fiscally willing and able to take on the responsibility to extend sewer service beyond its current corporate limits,
4. The City is also in the best position in the County both from an infrastructure and financial vantage point to provide the most efficient and effective service (i.e. economy of scale, cost quality of product and service to existing and new customers),
5. The proposed Urban Growth Boundary follows historical growth patterns, particularly along major roadway networks. The growth of the industrial sector within Morristown and Hamblen County has created the City limits as currently

drawn. It is from this pattern of development that the UGB has been proposed to accommodate and support Morristown and Hamblen County as the employment center of a six county region.



Revised For

**The Hamblen County County Commissioners**

Joe Spoone, Chairman  
Larry D. Baker  
Maudie Briggs  
Linda Noe  
Guy H. Collins  
Ricky Bruce  
Doyle Fullington  
Donald Gray  
Tom Lowe  
Edwin Osborne  
Dennis Alvis  
Bobby Reinhardt  
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**The Hamblen County Planning Commission**

Charles Anderson, Chairman  
Lorine Stone, Vice Chairman  
Joe Spoone, Secretary  
Herbert Harville  
Gaston Cline  
Thomas Shipley  
Tony Sizemore

Prepared by

State of Tennessee  
Department of Economic and Community Development  
Local Planning Assistance Office  
Upper East Tennessee Region  
Johnson City, Tennessee

October 1999  
Revised June 2004

Prepared for

**THE HAMBLEN COUNTY COUNTY COMMISSIONERS**

Herbert Harville, Chairman

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Eldridge Bryant

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Tony Sizemore

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James H. Johnson, Chairman

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Joe Spooone, Secretary

Lyle Doty

Gaston Cline

Lorine Stone

Charles Anderson

Prepared by

State of Tennessee

Department of Economic and Community Development

Local Planning Assistance Office

Upper East Tennessee Region

Johnson City, Tennessee

October 1999

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# A GROWTH PLAN FOR UNINCORPORATED PORTIONS

## HAMBLEEN COUNTY, TENNESSEE

### INTRODUCTION

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

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

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

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

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

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

#### Criteria for Defining a Planned Growth Area

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

That is reasonably compact yet sufficiently large to accommodate residential and non residential growth projected to occur over the next twenty years and that reflects the county's duty to manage natural resources and to manage and control urban growth, taking into account the impact on agriculture, forests, recreational and wildlife.

**Criteria for Defining Rural Areas**

As defined in the act, a "Rural Area" is to contain territory.

That is not within an Urban Growth Boundary or a Planned Growth area;

That is to be preserved over the next twenty years as agricultural, forest, recreation or wildlife management areas, or for uses other than high density development, and

That reflects the county's duty to manage natural resources in a way that reasonably minimizes detrimental impact to agriculture, forests, recreation and wildlife management areas.

Over the course of several months the Hamblen County Planning Commission has been involved in considering this issue. After much consideration, the Planning Commission has determined that the designation of Rural Areas and Planned Growth areas is a major concern in establishing future growth patterns within the county and that land values will be directly impacted as a result of such designations. Further, the planning commission has concluded that it is virtually impossible to effectively differentiate between these categories and thereby achieve the stated purposes of the Act absent some form of land use controls.

**II. POPULATION PROJECTIONS**

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

Table I

**CURRENT AND PROJECTED POPULATION**

**HAMBLEN COUNTY**

	<b>2000</b>	<b>2010</b>	<b>2020</b>
<b>County</b>	54,495	56,163	57,059
<b>Morristown</b>	22,565	23,256	23,631
<b>Unincorporated</b>	31,930	32,907	33,438

**A SUMMARY OF POPULATION INCREASES PROJECTED FOR  
UNINCORPORATED PORTIONS OF HAMBLLEN COUNTY**

1990	1995	2000	2005	2010	2015	2020
29,296	NA	31,930	32,513	32,907	33,206	33,438

Net increases beyond 1990

		2,634	583	394	299	232
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**A SUMMARY OF POPULATION INCREASES PROJECTED FOR  
UNINCORPORATED PORTIONS OF HAMBLLEN COUNTY**

The following is a summary of population increase projected for “unincorporated” portions of Hamblen County. A total increase of 1,508 persons is projected by the year 2020. This represents a slightly more proportion of total county population in 2020 than was the case in 2000.

**III ANALYSIS OF LAND USE**

Within the unincorporated portion of Hamblen County a broad selection of land use activities can be found. For purposes of analysis these activities can be grouped into seven functional categories.

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

## **SUBURBAN RESIDENTIAL**

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

Within Hamblen County suburban residential development has principally occurred along major transportation routes and on the fringes of Morristown. To date, the great majority of this growth consists of suburban residential development situated on large tracts with frontage along existing roads or on smaller lots within large scale subdivisions. Over the past few years the pace of this activity as well as the volume has begun to significantly rise. Moreover, the nature of the market being served has changed. While many of the purchasers are still focused on the local market for employment an increasing proportion work in Knox, Greene and Sevier counties and live in Hamblen County. Also Hamblen County has evolved into a very attractive retirement county. Managing this form of land use is perhaps the single most significant challenge before any unit of local government.

## **INDUSTRIAL AREAS**

Most of the industrial development in Hamblen County is located in Morristown. There is, however substantial industrial development in the unincorporated areas of the county and considerable potential for further development.

## **INTERCHANGE SERVICE AREAS**

Managing the use of land in and around the county's Interstate 81 interchanges is a matter of particular significance to the realization of commercial potential. A total of three interchanges exist within the county. One of the three is located within the City of Morristown. Two interchanges are located within the proposed planned growth areas. At these interchanges outside Morristown the matter of urban service remains an unresolved issue. However it is clear that achieving the full economic potential afforded by these facilities will require full urban services. Thus, a significant land use issue within the county's future is establishing means and mechanisms for realizing the potential afforded at the two sparsely developed interchanges that are subject to control by the county. The county commission has established a committee to determine the feasibility for the county to develop a Utility System to provide these services.

## **CROSS ROADS COMMUNITIES**

Hamblen County, as is the case with virtually all the rural counties in the state, contains a number of small crossroads service centers that meet a variety of needs for the

surrounding population. Over the years some of these areas have expanded and their role has changed to become a focus for limited suburban growth. The following areas, although widely varying in size and services offered, are considered as cross roads communities.

Alpha	Jaybird	Rolling Hills
Alpha Heights	Lakemoore	Russellview
Barton Springs	Lakeview	Silver City
Cain Mill	Marguerite	Springvale
Cheeks Crossroads	Needmore	Sulphur Spring
Fernwood	Pineville	Sunset Hill
Hales Crossroads	Ridgeview	Susong
Havley Springs	Roe	Tigertown
Hillcrest	Roe Junction	Union Heights
Whitesburg		
Witt		

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

### AGRICULTURAL LANDS

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

Two facts are at the root of this dilemma. First, is the fact that land best suited for agricultural use is also the most inviting for urban usage. That is to say, flat to rolling fertile lands are easily and comparatively cheaply converted from fields of crops to fields of houses. Secondly, there is the matter of the differential in the value of land used for agriculture versus the value when utilized for urban purposes. The pressure exerted by increasing urban population and economic activity is more than sufficient to produce a continuing demand for conversion of agricultural lands to urban purposes. The lure of this gain coupled with the continuing marginal economic condition associated with traditional agricultural enterprise is equally sufficient to cause farmers to respond to that demand with a continuing supply of land suitable for urban expansion. The result of this conversion process is "urban sprawl".

This process is alive and active in Hamblen County today. Moreover, it appears that the county lies along a major growth corridor that links it with Jefferson, Cocke, Knox, Sevier and Greene counties. Thus, there is no countervailing force present within the marketplace, other than the will of the county's people to prevent Hamblen County from becoming just another in the expanding list of places lost to the undifferentiated expanse known as "suburban America".

### CONSTRAINED LANDS

The term "constrained land" is intended to include a variety of conditions that significantly limit the use of land for purposes other than woodland, pastures or other "natural" open land activities. Included in this group are areas subject to flood, wetlands, karst areas and land with steep slopes. Areas that lay along the Nolichucky River are an example of constrained lands. It should be noted, also, that some areas located throughout Hamblen County meet the criteria to be classified as wetland. A map indicating constraints to development is provided at the end of this study.

### PUBLICLY HELD LANDS

Hamblen County contains a total land area of 175.78 square miles. Publicly held lands in Hamblen County include two TVA lakes and Panther Creek State Park. Much of this land, serves a recreation or wildlife preservation purpose in addition to other functions. In addition to these multi-use areas, certain other areas are set aside expressly to preserve and protect them for environmental reasons.

## IV. ANALYSIS OF PUBLIC SERVICES

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

### UTILITIES

At present Hamblen County provides no utility services.

### WATER SERVICE

Following is a list of water providers in Hamblen County:

Morristown Water System  
Alpha Talbott Utility District  
Russellville-Whitesburg Utility District  
Witt Utility District

## MORRISTOWN WATER SYSTEM

441 W. Main Street, Morristown, Tennessee 37814  
Phone (423) 586-4121

Name: Morristown Water System

Address 4412 W. Main Street, Morristown, Tennessee 37814

Filtration Number (423) 586-1451

Sources of Raw Water Cherokee Lake in the Holston River and Havelly Springs

Superintendent Bob Garret

Morristown Water System serves approximately 10,500 customers. This plant is a grade four filtration system that contains two sources of raw water. Ninety five percent of the water is taken from Cherokee Lake. The water is pumped to the plant, which is a sedimentation/filtration system, where it is put through a series of processes. These processes include adding fluoride and phosphate, sending water through a granular activate carbon filter, and chlorination process then sent to various storage tanks throughout the city. These tanks hold 10.2 million gallons of water. The plant has a 15 million gallon per day capacity, with processing at 9.4 million gallons per day. This plant distributes water to all utility districts in Hamblen County.

**SEWER SERVICE**

The City of Morristown is the only provider of sewer service in the county.

**MORRISTOWN WASTE WATER TREATMENT PLANT**

Name Morristown Waste Water Treatment Plant

Treatment Plant 7.5 Million Gallons a Day\80%  
With Capacity

Phone Number (423) 586-5427

Address 1722 Tyler Road, Morristown, Tennessee 37814

**ELECTRIC SERVICE**

Following is a list of Electric Systems in Hamblen County:

Electric Systems

Morristown Power Systems  
Holston Electric Cooperative  
Appalachian Electric Cooperative

Name           Morristown Power systems  
Address        441 W. Main, Morristown Tennessee

Phone Number   (423) 586-4121  
Business Office   (423) 586-4121

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Name           Holston Electric Cooperative  
Address        6585 E. Andrew Johnson Highway, Russellville, Tennessee

Phone Number   (423) 581-2066  
Business Office   none given

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Name           Appalachian Electric Cooperative  
Address        1109 Hill Drive New Market

Phone Number   (423) 475-2032  
Business Office   none given

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## NATURAL GAS

Following is a list of Natural Gas providers in the county.

United Cities Gas  
321 Hamblen Avenue  
Morristown, Tennessee  
Phone: (423) 585-5252

## EMERGENCY SERVICES

### Fire Protection

Morristown Hamblen Fire Department

East Volunteer Fire Department

West Volunteer Fire Department

North Volunteer Fire Department

South Hamblen Fire Department

Fire Department	East Hamblen Volunteer Fire Department
Phone Number	(423) 581-4591
Address	295 Luther Proffitt Road, Morristown, Tennessee
Number of Personnel	41 members
Kinds of Trucks	2 Pumper Trucks 1 Tanker 1 Brush Truck

Fire Department	North Hamblen Volunteer Fire Department
Phone Number	(423) 586-9435
Address	787 Noes Chapel Road, Morristown, Tennessee
Number of Personnel	12 Active Members
Kinds of Trucks	2 Pumper 1 Tanker 1 Brush Truck

Fire Department	South Hamblen Volunteer Fire Department
Phone Number	(423) 581-9447
Address	4686 S. Davy Crockett Parkway, Morristown, Tennessee
Number of Personnel	15 active members
Kinds of Trucks	1 Tanker

Fire Department	West Hamblen Volunteer Fire Department
Phone Number	(423) 581-2003
Address	6301 W. Andrew Johnson Highway, Morristown
Number of Personnel	26 Members
Kinds of Trucks	2 Class A Pumper 1 Class A Tanker 1 Brush Truck

### EMERGENCY MEDICAL/RESCUE/TRANSPORTATION SERVICE

#### Morristown Rescue Squad

Name	Morristown Rescue Squad
Address	420 North Jackson Street, Morristown, Tennessee 37814
Phone	(423) 586-1313

Number of Squad Members 50

Ambulance Employees 21

Transportation Equipment	6 Ambulances 1 Convalescent Van 2 Suburbans 1 Jeep 3 Rescue Crash Trucks 5 Boats 1 Jet Skis
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1 Disaster Trailer

Rescue Squad – Extensive Equipment

1 Crash Truck

#### CENTRAL DISPATCH 911

This service is provided county-wide from a facility on Allison Street.

## MORRISTOWN-HAMBLÉN POLICE DEPARTMENT

County Sheriff        Otto Purkey  
County - #of  
Personnel            75-80 officers  
  
State Patrol         4 – that work Hamblen County  
  
City - # of Personnel 70 Officers  
Address             100 W 1<sup>st</sup> North Street Morristown, Tennessee  
Phone                (423) 585-2710

### OTHER SERVICES

#### WASTE MANAGEMENT

Solid Waste Collection and Disposal

Morristown Solid Waste Authority

Name                Morristown Solid Waste Authority  
Address             3849 Sublett Road, Morristown, Tennessee 37813  
Phone Number     (423) 581-8784  
Capacity            3 x 5 Baleage x 2 ½ ft. high  
Weight of each Bale 18-2200 lbs.  
Dir. Of Solid Waste  
Operations         Ron Brady

### EDUCATION

#### HAMBLÉN COUNTY SCHOOLS

Alpha Elementary  
Alpha Primary  
East Ridge Middle School  
Fairview – Marguerite  
Hillcrest Elementary  
John Hay Elementary  
Lincoln Heights Middle  
Lincoln Heights Elementary  
Manley Elementary  
Meadowview Middle

Morristown High School East  
Morristown High School West  
Russellville Elementary  
Union Heights Elementary  
West Elementary  
West View Middle School  
Whitesburg Elementary  
Witt Elementary School Name

School Name Alpha Elementary School  
Address 5620 Old U. S. Highway 11E Morristown, Tennessee  
37814  
Phone Number (423) 586-3332  
Grades 3-5  
Enrollment 357  
No. of Acres 30 (shared with primary)  
Recommended Acres 14

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School Name Alpha Primary School  
Address 5620 Old U. S. Highway 11 E, Morristown, TN 37814  
Phone Number (423) 581-3441  
Grades K-2  
Enrollment 380  
No. of Acres 30 (shared with elementary)  
Recommended Acres 9

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School Name East Ridge Middle School  
Address 5273 E. Andrew Johnson Highway. Russellville, TN 37860  
Phone Number (423) 581-3041  
Grades 6-9  
Enrollment 670  
No. of Acres 19.97  
Recommended  
Acres 26

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School Name Fairview- Marguerite Elementary School  
Address 2125 Fairview Road, Morristown, TN 37814  
Phone Number (423) 586-4098  
Grades K-5  
Enrollment 439  
No. of Acres 10.7

Recommended Acres 15

---

School Name Hillcrest Elementary School  
Address 407 South Liberty Hill Road, Morristown, TN  
Phone Number (423) 586-7472  
Grades K-5  
Enrollment 433  
No. of Acres 11.5  
Recommended Acres 15

---

School Name John Hay Elementary School  
Address 501 Brittain Court, Morristown, TN 37814  
Phone Number (423) 586-1080  
Grades K-5  
Enrollment 263  
No. Of Acres 13  
Recommended Acres 15

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School Name Lincoln Heights Elementary School  
Address 215 Lincoln Avenue, Morristown, Tn 37813  
Phone Number (423) 581-3200  
Grades 6-8  
Enrollment 385  
No. of Acres 30.51  
Recommended Acres 26

---

School Name Lincoln Heights Middle School  
Address 215 Lincoln Avenue, Morristown, TN 37813  
Phone number (423) 581-3200  
Grades 6-9  
Enrollment 385  
No. of Acres 30.512  
Recommended Acres 26

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School Name Manley Elementary School  
Address 551 West Economy Road, Morristown, TN 37814  
Phone Number (423) 586-7400  
Grades K-5  
Enrollment 494  
No. of Acres 25  
Recommended Acres 15

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School Name Meadowview Middle School  
Address 1623 Meadowview Lane, Morristown, TN 37814  
Phone Number (423) 581-6360  
Grades 6-8  
Enrollment 414  
No. of Acres 30  
Recommended Acres 26

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School Name Morristown Hamblen High School East  
Address One Hurricane Lane, Morristown, TN 37813  
Phone Number (423) 586-2543  
Grades 9-12  
Enrollment 1336  
No. Of Acres 12.35  
Recommended Acres 62

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School Name Morristown Hamblen High School West  
Address 1023 Sulfer Springs Road, Morristown, TN 37813  
Phone Number (423) 581-1600  
Grades 9-12  
Enrollment 1125  
No. of Acres 32.8  
Recommended Acres 51

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School Name Russellville Elementary School  
Address 5655 Old Russellville Pike, Russellville, Tn 37860  
Phone Number (423) 581-6560  
Grades K-5  
Enrollment 495  
No. of Acres 13.37  
Recommended Acres 15

---

School Name Union Heights Elementary School  
Address 3366 Enka Highway, Morristown, TN 37813  
Phone Number (423) 586-1502  
Grades K-5  
Enrollment 31  
No. of Acres 11.5  
Recommended Acres 15

---

School Name West Elementary School  
Address 235 West Converse Street, Morristown, TN 37814  
Phone Number (423) 586-1263  
Grades K-5  
Enrollment 416  
No. of Acres 11.5  
Recommended Acres 15

---

School Name West View Middle School  
Address 555 Economy Road, Morristown, Tennessee 37814  
Phone Number (423) 581-2407  
Grades 6-8  
Enrollment 660  
No. of Acres 25  
Recommended Acres 26

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School Name Whitesburg Elementary School  
Address 7859 E. Andrew Johnson Highway, Whitesburg, TN 37891  
Phone Number (423) 235-2547  
Grades K-5  
Enrollment 218  
No. of Acres 8.2  
Recommended Acres 15

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School Name Witt Elementary School  
Address 4650 S. Davy Crockett Parkway, Morristown, TN 37813  
Phone Number (423) 586-2862  
Grades K-5  
Enrollment 196  
No. of Acres 10.7  
Recommended Acres 15

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Name of School	Capacity	Expand Site	Expand Building	Remodel
<b>Elementary Schools</b>				
Alpha Elementary	324	Not possi	Not easy	Moderate
Alpha Primary	324	Not possi	Not easy	Moderate
Fairview Marguerite	360	Not Easy	Not easy	Moderate
Hillcrest	432	Not possi	Not easy	Moderate
John Hay	252	Not easy	Easy	Moderate
Lincoln Heights	450	Not easy	Not easy	Moderate
Manley	414	Not Feasible	Not feasible	Moderate
Russellville	414	Not feasible	Not feasible	Major
Union Heights	306	Easy	Easy	Major
West	396	Not feasible	Not easy	Major
Whitesburg	216	Not Feasible	Not easy	Major
Witt	234	Not feasible	Easy	Moderate
<b>Middle Schools</b>				
East Ridge	600	Easy	Easy	Major
Lincoln Heights	450	Not easy	Easy	Major
Meadowview	450	Not easy	Easy	Moderate
West View	600	Not feasible	Not feasible	Major
<b>High Schools</b>				
Morristown-Hamblen East High	1276	Not easy	Not feasible	Minor
Morristown-Hamblen West High	1078	Not feasible	Not feasible	Minor

**Life Expectancy  
Ranking of Schools**

**Rank**

1. Excellent -- long range -- 30 years plus

Alpha Elementary  
Alpha Primary  
John hay Elementary  
Lincoln Heights Elementary  
Manley Elementary  
East Ridge Middle  
Lincoln Heights Middle  
Meadwoview Middle  
West View Middle

## ROAD CONSTRUCTION AND MAINTENANCE

The unincorporated portions of Hamblen County contain approximately 400.70 miles of county road. The budget for the highway department during fiscal year 1999-2000 is \$2,100,000.

The county road department proposes to upgrade a total of 7 miles of road during this fiscal year. Five miles of road will be upgraded at a cost of \$200,000 from state shared revenues. Two miles of road will be upgraded using local funds at a cost of \$80,000.

Road Superintendent – Barry Poole

### PLANNING

Planning functions are accomplished within Hamblen County by two separate governmental agencies that function more or less independently. The City of Morristown has a planning commission as does Hamblen County.

Zoning and subdivision regulations are enforced within all parts of Hamblen County including the City of Morristown.

## V. DESIGNATION OF RURAL AND PLANNED GROWTH AREAS

### GENERAL

During the past several months the Hamblen County Planning Commission has struggled with the issue of establishing a means of achieving a clear distinction between “rural areas” and “planned growth areas” as defined within the Act. The commission has determined that such a distinction can best be accomplished by implementing an effective program of land use controls within the county. These controls are intended to preserve and protect agricultural areas while simultaneously establishing a mechanism to support orderly suburban expansion.

### DESIGNATION OF RURAL AREAS

It is the opinion of the Planning Commission that the wording “rural areas” is to be taken quite literally. In the language of the Act, rural areas are “intended to include portions of the county that are specifically intended to be preserved over the next twenty years as forest, recreation or wildlife management areas”. To that end, the term “Rural Areas” will be interpreted to be lands strictly protected from development. Included within this category are the following:

Morristown-Hamblen High School West

II. Very good – long range – 20 years

Russellville Elementary  
Union Heights Elementary  
Fairview Elementary

III. Good-medium range- 10 years plus

Hillcrest Elementary  
West Elementary

IV. Fair-short range – 5 years plus

Whitesburg Elementary  
Witt Elementary  
Morristown-Hamblen High School East

V. None – Due to building conditions

Whitesburg and Witt are placed in Category IV due to size of school and the excessive cost to add to and operate on an equal basis with other elementary schools.

Morristown- Hamblen High School East is in Category IV due to a shortage of land, limited potential for adequate land, and the old part of the structure that has the potential for excessive maintenance, and traffic safety hazard.

Government lands;  
Nature Preserves;  
Major wetland areas;  
Parklands, and  
Wildlife Management areas

## **DESIGNATION OF PLANNED GROWTH AREAS**

The Planning Commission believes that the term "Planned Growth areas" is intended to encompass a broad array of land uses and activities including agricultural activities, residential, commercial and industrial uses. The proposed Planned Growth areas are shown on a map enclosed at the end of this report.

The planning commission understands that the county has a clear obligation under the Act to develop and implement a growth management policy. To achieve this purpose it is proposed that more effective land use controls will be developed that will apply to all portions of the county beyond the boundaries of Morristown. The intensity of development permitted will be directly linked to the availability of public infrastructure. It is felt that a program of this type will provide specification and long term direction to the county's "Planned Growth Areas" and thereby establish a pattern of land use that best reflects the combined impact of land capability, land economics and the desires of residents and landowners. The areas designated as Planned Growth Areas are quiet extensive and the County Commission should be aware that the 1101 Growth Plan provides for an understanding that the county will be responsible in providing urban type services to all or parts of these areas in the future. This would require agreements with the City of Morristown for the provision of water and sewer services or the establishment by the county of a utility district to provide these services. In addition other services may have to be expanded extensively.

The Local Planning Office realizes that the population projections provided by the University of Tennessee do not necessarily reflect large Planned Growth Areas for the county nor large urban growth areas for Morristown. However, both governing bodies feel their growth areas more accurately reflect present and projected growth patterns.

## **VI. FUTURE PUBLIC SERVICES AND INFRASTRUCTURE**

### **UTILITIES**

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

In the State of Tennessee there are two principal sources of water and sewer serviced; municipalities and utility districts. Both these groups seek to provide low cost service and frequently compete with one another on the basis of price of service. There are, however, significant differences in the operation of these two groups. In general, it can be said that municipally owned and operated water and sewer services are dedicated to providing these services with an eye toward ultimate inclusion of these customers within the municipality. In that municipalities are concerned with the impact of their utility policy upon the quality and cost of their total public service package they have an inherent interest in sound planning of their extensions. This is frequently not the case,

however, with utility districts. Frequently, utility districts are created as providers of limited services such as water and/or sewer service. With these agencies the focus is frequently upon maximization of a customer base at a minimum cost. Moreover, these entities frequently undertake to provide these limited services with no view of the implication of these activities upon broader public infrastructure issues.

If Hamblen County is to avoid a condition wherein it has encouraged the very policies that threaten the future of its cities while simultaneously encouraging loss of farmland to urban sprawl it must seek to assure to carefully link infrastructure decision to land use policy. This can best be achieved to the mutual advantage and protection of all the county's residents by policies that require urban services in order to create urban development.

### **EMERGENCY SERVICES**

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

### **ROADS**

Over the course of the past several years the Hamblen County Regional Planning Commission and the office of the County Road Superintendent have been involved in developing and implementing policies and procedures aimed at avoiding public acceptance of substandard roads. Currently the county has in place subdivision regulations containing construction standards. However, the inspection and acceptance procedures must be carefully and continuously pursued if quality roads are to be assured. An adequate road system is extremely important if the proposed growth areas are to be developed properly.

### **Recreation**

This land use category includes approximately 412 acres of land in public and semi public uses such as church properties, schools, government lands, cemeteries, recreation areas and open spaces.

### **Land with Physical Limitations**

Topography, flood plain and karst geology impose limitations on approximately 760 acres of land within the area. Physical limitations in all planned growth areas are shown on a map at the end of this study.

### **Vacant Unrestricted**

Approximately 2,560 acres of unrestricted land in Area III is vacant of residential, commercial, recreational, industrial, right-of-way, or institutional uses.

### **Area IV**

#### **Residential**

There are 480 residential units located in this area. This use comprises 192 acres out of a total of 4,382.00 acres of land in Area IV. Approximately 1,200 people reside in this area.

#### **Commercial**

Commercial use comprises a small portion of total land use in these areas. Less than 40 acres are utilized for commercial purposes.

#### **Industrial**

There are a number of small industrial uses located throughout this area. This use comprises approximately 28 acres of the total land use.

#### **Recreation**

This land use category includes approximately 110 acres of land in public and semi public uses such as church properties, schools, government lands, cemeteries, recreation areas and open spaces.

### **Land With Physical Limitations**

Topography, flood plain and karst geology impose limitations on approximately 1,100 acres of land within the area. Physical limitations in all planned growth areas are shown on a map at the end of this study.

### **Vacant Unrestricted**

Approximately 2,819 acres of unrestricted land in Area IV is vacant of residential, commercial, recreational, industrial, right-of-way or institutional uses.

### **Area V**

#### **Residential**

There are 561 residential units located in this area. This use comprises 363 acres out of a total of 7,482,10 acres of land in Area V. Approximately 1,402 people reside in this area.

#### **Commercial**

Commercial use comprises a small portion of total land use in these areas. Less than 50 acres are utilized for commercial purposes.

#### **Industrial**

There are a number of large industrial uses located throughout this area. This use comprises approximately 565 acres of the total land use.

#### **Recreation**

This land use category includes approximately 508 acres of land in public and semi public uses such as church properties, schools, government lands, cemeteries, recreation areas and open spaces.

### **Land With Physical Limitations**

Topography, flood plain and karst geology impose limitations on approximately 1,280 acres of land within the area. Physical limitations in all planned growth areas are shown on a map at the end of this study.

### **Vacant Unrestricted**

Approximately 4,320 acres of unrestricted land in Area V is vacant of residential, commercial, recreational, industrial, right-of-way or institutional uses.

Summary

There is a total of 28,161.64 acres of land in that portion of the county designated as Planned Growth Areas. These areas contain 7,162 acres of land developed for residential commercial and industrial use. Another 5,079 acres of land are in the category designated as constrained lands. Rights of way for existing roads contain approximately 1,285 acres. There are approximately 15, 445 acres of vacant unrestricted land in these areas.

### **Recreation**

This land use category includes approximately 412 acres of land in public and semi public uses such as church properties, schools, government lands, cemeteries, recreation areas and open spaces.

### **Land with Physical Limitations**

Topography, flood plain and karst geology impose limitations on approximately 760 acres of land within the area. Physical limitations in all planned growth areas are shown on a map at the end of this study.

### **Vacant Unrestricted**

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## **Area IV**

### **Residential**

There are 480 residential units located in this area. This use comprises 192 acres out of a total of 4,382.00 acres of land in Area IV. Approximately 1,200 people reside in this area.

### **Commercial**

Commercial use comprises a small portion of total land use in these areas. Less than 40 acres are utilized for commercial purposes.

### **Industrial**

There are a number of small industrial uses located throughout this area. This use comprises approximately 28 acres of the total land use.

### **Recreation**

This land use category includes approximately 110 acres of land in public and semi public uses such as church properties, schools, government lands, cemeteries, recreation areas and open spaces.

### **Land With Physical Limitations**

Topography, flood plain and karst geology impose limitations on approximately 1,100 acres of land within the area. Physical limitations in all planned growth areas are shown on a map at the end of this study.

### **Vacant Unrestricted**

Approximately 2,819 acres of unrestricted land in Area IV is vacant of residential, commercial, recreational, industrial, right-of-way or institutional uses.

### **Area V**

#### **Residential**

There are 561 residential units located in this area. This use comprises 363 acres out of a total of 7,482,10 acres of land in Area V. Approximately 1,402 people reside in this area.

#### **Commercial**

Commercial use comprises a small portion of total land use in these areas. Less than 50 acres are utilized for commercial purposes.

#### **Industrial**

There are a number of large industrial uses located throughout this area. This use comprises approximately 565 acres of the total land use.

#### **Recreation**

This land use category includes approximately 508 acres of land in public and semi public uses such as church properties, schools, government lands, cemeteries, recreation areas and open spaces.

### **Land With Physical Limitations**

Topography, flood plain and karst geology impose limitations on approximately 1,280 acres of land within the area. Physical limitations in all planned growth areas are shown on a map at the end of this study.

### **Vacant Unrestricted**

Approximately 4,320 acres of unrestricted land in Area V is vacant of residential, commercial, recreational, industrial, right-of-way or institutional uses.

2005

3

**Summary**

There is a total of 28,161.64 acres of land in that portion of the county designated as Planned Growth Areas. These areas contain 7,162 acres of land developed for residential commercial and industrial use. Another 5,079 acres of land are in the category designated as constrained lands. Rights of way for existing roads contain approximately 1,285 acres. There are approximately 15, 445 acres of vacant unrestricted land in these areas.

**Hamblen County**  
**Urban Public Services Inventory and Analysis**  
**For County Designated Planned Growth Areas**

The following identifies the current cost and projected costs for urban services and infrastructure required to accommodate the full potential of complete development within Hamblen County's designated Planned Growth Areas.

Individual departments within the Hamblen County General Fund budget were evaluated to identify service delivery expenditures for the current County area and associated population numbers. Also, expenditures per department were projected in five-year increments over the next twenty years (see both University of Tennessee and Morristown population projections for year 2000, 2005, 2010, 2015, 2120). A per capita method was utilized in order to estimate expense per resident starting with a base budgetary year in 2000. A 2% rate of inflation was added annually to the per capita expenditure figure.

**General Administration**

Base Year 2000: University of Tennessee calculated County population - 54,495  
 City of Morristown calculated County population - 58,585

2000 County General Fund Budget  $\$850,098/54,495 = \$15.60$  per capita  
 $\$850,098/58,585 = \$14.50$  per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	<u>University of Tennessee Population #'s</u>	<u>Projected Budget</u>	<u>City of Morristown Population #'s</u>	<u>Projected Budget</u>
2005	55,490	\$882,957	61,723	\$ 912,883
2010	56,163	\$893,666	64,861	\$ 959,294
2015	56,674	\$901,797	68,000	\$1,005,720
2020	57,069	\$908,082	71,139	\$1,052,146

**Finance**

Base Year 2000: University of Tennessee calculated County population - 54,495  
 City of Morristown calculated County population - 58,585

2000 County General Fund Budget  $\$442,402/54,495 = \$8.12$  per capita  
 $\$442,402/58,585 = \$7.60$  per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	University of Tennessee <u>Population #'s</u>	Projected <u>Budget</u>	City of Morristown <u>Population #'s</u>	Projected <u>Budget</u>
2005	55,490	\$459,590	61,723	\$478,477
2010	56,163	\$465,164	64,861	\$502,802
2015	56,674	\$469,397	68,000	\$527,136
2020	57,069	\$472,668	71,139	\$551,470

### Administration of Justice

Base Year 2000: University of Tennessee calculated County population - 54,495  
City of Morristown calculated County population - 58,585

2000 County General Fund Budget \$589,305/54,495 = \$10.80 per capita  
\$589,305/58,585 = \$10.00 per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	University of Tennessee <u>Population #'s</u>	Projected <u>Budget</u>	City of Morristown <u>Population #'s</u>	Projected <u>Budget</u>
2005	55,490	\$611,278	61,723	\$629,593
2010	56,163	\$618,629	64,861	\$661,582
2015	56,674	\$624,321	68,000	\$693,600
2020	57,069	\$628,672	71,139	\$725,618

### Public Safety

Base Year 2000: University of Tennessee calculated County population - 54,495  
City of Morristown calculated County population - 58,585

2000 County General Fund Budget \$2,865,109 /54,495 = \$52.60 per capita  
\$2,865,109 /58,585 = \$49.00 per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	University of Tennessee <u>Population #'s</u>	Projected <u>Budget</u>	City of Morristown <u>Population #'s</u>	Projected <u>Budget</u>
2005	55,490	\$2,977,149	61,723	\$3,085,061
2010	56,163	\$3,013,257	64,861	\$3,241,753
2015	56,674	\$3,040,673	68,000	\$3,398,640
2020	57,069	\$3,061,866	71,139	\$3,555,527

### Public Health and Welfare

Base Year 2000: University of Tennessee calculated County population - 54,495  
City of Morristown calculated County population - 58,585

2000 County General Fund Budget  $\$641,821/54,495 = \$11.78$  per capita  
 $\$641,821/58,585 = \$11.00$  per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	<u>University of Tennessee Population #'s</u>	<u>Projected Budget</u>	<u>City of Morristown Population #'s</u>	<u>Projected Budget</u>
2005	55,490	\$666,746	61,723	\$692,555
2010	56,163	\$674,832	64,861	\$727,740
2015	56,674	\$680,972	68,000	\$762,960
2020	57,069	\$685,718	71,139	\$798,180

### Social, Cultural and Recreational

Base Year 2000: University of Tennessee calculated County population - 54,495  
City of Morristown calculated County population - 58,585

2000 County General Fund Budget  $\$625,203/54,495 = \$11.50$  per capita  
 $\$625,203/58,585 = \$10.70$  per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	<u>University of Tennessee Population #'s</u>	<u>Projected Budget</u>	<u>City of Morristown Population #'s</u>	<u>Projected Budget</u>
2005	55,490	\$650,898	61,723	\$673,667
2010	56,163	\$658,792	64,861	\$707,893
2015	56,674	\$664,786	68,000	\$742,152
2020	57,069	\$669,419	71,139	\$776,411

### Agricultural and Natural Resources

Base Year 2000: University of Tennessee calculated County population - 54,495  
City of Morristown calculated County population - 58,585

2000 County General Fund Budget  $\$124,747/54,495 = \$2.30$  per capita  
 $\$124,747/58,585 = \$2.10$  per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	<u>University of Tennessee Population #'s</u>	<u>Projected Budget</u>	<u>City of Morristown Population #'s</u>	<u>Projected Budget</u>
2005	55,490	\$130,180	61,723	\$132,211
2010	56,163	\$131,758	64,861	\$138,952
2015	56,674	\$132,957	68,000	\$145,656
2020	57,069	\$133,884	71,139	\$152,380

**Other General Government**

Base Year 2000: University of Tennessee calculated County population - 54,495  
 City of Morristown calculated County population - 58,585

2000 County General Fund Budget \$926,500/54,495 = \$17.00 per capita  
 \$926,500/58,585 = \$15.80 per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	<u>University of Tennessee Population #'s</u>	<u>Projected Budget</u>	<u>City of Morristown Population #'s</u>	<u>Projected Budget</u>
2005	55,490	\$962,197	61,723	\$ 994,728
2010	56,163	\$973,866	64,861	\$1,045,300
2015	56,674	\$982,727	68,000	\$1,095,888
2020	57,069	\$989,576	71,139	\$1,146,476

GRAINGER CO  
HAMBLEN COUNTY

47  
12.98 ACc

47.01  
1.02 AC

46  
5 AC  
ACc

PARCEL

48  
279 AC

4  
AC  
AC

62  
365 ACc

65  
72 ACc

62.01

PARCEL

64  
16.1 ACc

SEE 1"=100'  
MAP 16M

60.04  
2.37 AC

75  
48 ACc

HILL TRAIL DRIVE

60  
9.87 AC

72.02

88  
3.4 ACc

67

Tax Map 16

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	University of Tennessee <u>Population #'s</u>	Projected <u>Budget</u>	City of Morristown <u>Population #'s</u>	Projected <u>Budget</u>
2005	55,490	\$130,180	61,723	\$132,211
2010	56,163	\$131,758	64,861	\$138,952
2015	56,674	\$132,957	68,000	\$145,656
2020	57,069	\$133,884	71,139	\$152,380

**Other General Government**

Base Year 2000: University of Tennessee calculated County population - 54,495  
 City of Morristown calculated County population - 58,585

2000 County General Fund Budget \$926,500/54,495 = \$17.00 per capita  
 \$926,500/58,585 = \$15.80 per capita

The per capita figure is then multiplied times the projected pop. # to obtain projected budget.

<u>Year</u>	University of Tennessee <u>Population #'s</u>	Projected <u>Budget</u>	City of Morristown <u>Population #'s</u>	Projected <u>Budget</u>
2005	55,490	\$962,197	61,723	\$ 994,728
2010	56,163	\$973,866	64,861	\$1,045,300
2015	56,674	\$982,727	68,000	\$1,095,888
2020	57,069	\$989,576	71,139	\$1,146,476



PROPERTY ADDRESS: \_\_\_\_\_  
 OWNERSHIP AND MAILING ADDRESS: \_\_\_\_\_

3 JUNCH DON  
 105 TERMINAL DR  
 MORRISTOWN, TN 37814  
 JSA

SUBDIV. 1 BK PG BLOCK LOT TRACT  
 SUBDIV. 2 BK PG BLOCK LOT TRACT

ADDITIONAL DESCRIPTION: PRORATION DATE 8-1-04.  
 DIMENSIONS: \_\_\_\_\_

TAX YEAR 2004  
 COUNTY OF HAMILLEN  
 MAP 016 GROUP 016 PARCEL PI SI 000  
 CITY SSD1  
 SSD2  
 TOTAL LAND UNITS 274.76  
 DEED ACRES 274.76  
 CALC ACRES 0.00  
 Page 2 of 2

AND DATA # TYPE	DIMENSIONS	SOIL CLASS	ED	TABLE	FLD	LOC	TSPO	SIZE	DEPTH	ACCESS	UNITS	COND	LAND MARKET UNIT PRICE	ADJUNCT UNIT PRICE	MARKET LAND VALUE	USE COND	LAND USE UNIT PRICE	LAND USE VALUE BLOCK
1 54 PASTURE	0 X 0	P			100	100	100	100	100	B	110.50	100	1,700.00	1,700.00	187,850	0	0.00	0
2 54 PASTURE	0 X 0	A			100	100	100	100	100	B	58.00	100	2,400.00	2,400.00	139,200	0	0.00	0
3 62 WOODLAND 2	0 X 0	P			100	100	100	100	100	B	106.78	100	1,000.00	1,000.00	106,780	0	0.00	0
4 04 IMP SITE	0 X 0				24	100	100	100	100		0.50	100	18,240.00	18,240.00	9,120	0	0.00	0
LAND VALUE FACTOR											1.00000	MARKET VALUE		441,930	USE VALUE	0		

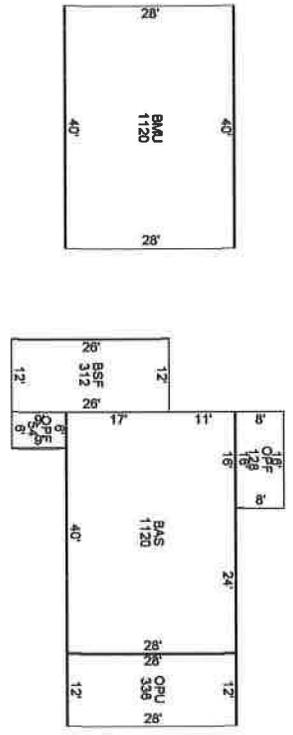
SALE DATA	OWNER	DATE	PRICE	ADJ PRICE	BOOK	PAGE	WT	NET	AF
JUNCH DON	02/17/1998	600,020	600,020	450	349	1	WD	E	
ROCK HOWARD & HELEN TRUST	02/17/1998	975,664	975,664	450	346	1	WD	E	
ROCK HOWARD & HELEN	02/17/1998	0	0	450	343				
ROCK HOWARD T & HELEN C	11/14/1994	0	0	419	140				

NOTES  
 REC-ERT G.B. 2-24-94: OFF G.B FOR '98: BEING SUBDIVIDED. OLD HSE (MAJ IMP) DELETED FOR '00.  
 TTO MS WILSON TENANT FARM HOUSE BURNED 1986. 58% PRORATION 8-1-04.

STATE OF TENNESSEE REAL ESTATE APPRAISAL CARD	SUBDIV. 1	BK	PG	BLOCK	LOT	TRACT	TAX YEAR 2004	016	016	064.00	000
	SUBDV. 2	BK	PG	BLOCK	LOT	TRACT	COUNTY OF HAMBLEN	MAP	GROUP	CONTROL MAP	PARCEL PI SA
	ADDITIONAL DESCRIPTION						CITY			UPDATED	09/01/2000
	DIMENSIONS						SSD1			PRINTED	07/13/2004
							SSD2				
							TOTAL LAND UNITS			Page 1 of 2	
							DEED ACRES				
							CALC ACRES				

PROV. TYPE	01 Single Family	FLOOR FINISH	11 Carpet Combination
OBSERV. 1	0	INTER. FINISH	07 Drywall
3T FLR HGT	1.00	PAINT/DECOR	03 Average
FOUNDATION	02 Continuous Footing	HEAT & AC	08 Heat & Cooling Pkg
DOOR SYSTEM	04 Wood W/ Sub Floor	ROOMS	0
TERIOR WALL	12 Brick/Wood	PART. FACTOR	1.00
ERTY WALL	00 None	BEDROOMS	0
CTOR	1.00 None	PLUMBING	6
RUCT. FRAME	00 None	BATH TILE	00 None
OF FRAMING	02 Gable/Hip	ELECTRICAL	03 Average
OF COVER/DECK	03 Composition Shingle	SHAPE	01 Rectangular Design
IBUILDWORK	03 Average	QUALITY	01 Average

**BUILDING SKETCH (BUILDING # 1)**



<b>APPRaised VALUES</b>	IMPROVEMENTS	69,000
	LAND	62,200
	TOTAL APPRAISAL	121,200
	USE VALUE APR	0
	ASSESSMENT	30,300
	ASSESSED @	25%
	APPROACH	MARKET 1
<b>OVERRIDES</b>	LAND IMPROVEMENTS REASON	0
<b>PRORATION</b>	DATE	TYPE % DAMAGE FACTOR
<b>GREENBELT APPLICATION</b>	NUMBER	YEAR REVIEW NEEDED
<b>PARCEL DATA</b>	DISTRICT	02
	MKT AREA	Y02
	NH TREND	0
	ROAD TYPE	3
	ROAD NO.	
	PLAN REG	
	WARD	
	CONGR DIST	00
	TORP	1
	CONST CD	1
	# IMP	1
	# MH	0
	INTEREST	
	OTHER	
	TRASH	2
	MISC	0
<b>UTILITIES</b>	WATER	3
	SEWER	3
	ELECTRICITY	1
	GAS SOURCE	0
	GAS TYPE	

AREA	% OF BASE RATE	ADJ	AREA	SQ. FEET	AREA REPLACEMENT COST NEW
3AS	100	62.56	62.56	1,120	69,867
3SF	80	62.56	42.06	312	13,120
3PF	30	62.56	18.77	182	2,870
3MU	20	62.56	10.51	1,120	11,771
3PU	16	62.56	7.88	336	2,648
TOTAL AREAS			1,699	1,950	BASE: 1,120
ADJ. BASE RATE					REPLACEMENT COST NEW: 89,276
ENTR. SRC	0	0	0	0	89,276
	0	0	0	0	53,586
	0	0	0	0	08/18/2000
	0	0	0	0	09

EXTRA FEATURES DATA	QTY	UNIT PRICE	ACT. YR	EFF. YR	ANNUAL DEPR. RATE	% GOOD	DEPR. VALUE	EXTRA FEATURE APR DATE	ADJ. UNIT PRICE	MARKET VALUE	USE COND	LAND USE	LAND USE VALUE
1 SHED	12X8	0.00	8	1900	1900	0.00	100.00	0	08/18/2000	53,416	11.91	11.91	0
2 AT SHED	10X15	3.32	150	1963	1963	2.00	10.00	60			0	0.00	0
3 IMP SHED	48X30	4.40	1,440	1967	1967	2.00	14.00	887			0	0.00	0
4 IMP SHED	32X19	4.40	608	1968	1968	2.00	16.00	428			0	0.00	0
5 SHED	10X10	5.39	100	1962	1962	2.00	10.00	54			0	0.00	0
6 IMP SHED	30X14	4.34	420	1963	1963	2.00	10.00	203			0	0.00	0
7 P BARN	50X48	8.42	2,400	1966	1966	2.00	12.00	2,426			0	0.00	0
8 WD DECK	12X28	6.08	336	1989	1989	3.00	67.00	1,369			0	0.00	0

LAND USE CODE(S)	ZONING	PERMIT NUMBER	PERMIT DATE
11.91			

LAND VALUE FACTOR	MARKET VALUE	USE VALUE
1.000000	62,241	0

COPYRIGHT TYPE: TU PAKM

026 SPOUT SPRINGS RD

PROPERTY ADDRESS  
OWNERSHIP AND MAILING ADDRESS

JUNCH DON

105 TERMINAL DR  
MORRISTOWN, TN 37814  
JSA

STATE OF TENNESSEE REAL ESTATE APPRAISAL CARD

SUBDIV. 1	BK	PG	BLOCK	LOT	TRACT
	BK	PG	BLOCK	LOT	TRACT
	BK	PG	BLOCK	LOT	TRACT

TAX YEAR 2004	016	MAP	GROUP	CONTROL	MAP	PARCEL	PI	SI	000
COUNTY OF HAMBLETON									
CITY									
SSD1									
SSD2									
TOTAL LAND UNITS	16.46								
DEED ACRES	0.00								
CALC ACRES	16.10								

NOTES

COND HS #2 RD FRPL & UTBLD DELETED FOR '90.; REC-CERT G.B. 3-30-94. NAME CHG FOR '97; WILBUR IS DECEASED.; OFF GB FOR '98; BEING SUBDIVIDED. OLD HSE DELETED FOR '01.

OWNER	DATE	PRICE	ADJ PRICE	BOOK	PAGE	WT	INST	APR
JUNCH DON	02/18/1998	180,000	180,000	450	318	1	WD	M
JRKEY WILBUR & JEAN	08/30/1967	0	0	155	441			
	01/01/1966	0	0	130	62			
	01/01/1000	0	0	85	330			

**Yellow indicates current City Limit Boundary**  
**Green indicates current Urban Growth Boundary**  
**White indicates current County Rural Area**

**Red dots indicate beginning and ending points.**

**Beginning at the City Limit boundary, also Urban Growth boundary at the intersection of Shields Ferry Rd and Britt Ln, traveling along Shields Ferry Rd, turning onto Spout Springs Rd to the first corner of Parcel 064, “former Wilbur Purkey Property” is 1.14 mile.**

**Beginning at the City Limit boundary, also Urban Growth boundary at the intersection of Shields Ferry Rd and Britt Ln, traveling along Shields Ferry Rd, turning onto Spout Springs Rd to the first corner of Parcel 048, “former Howard Brock Property” is 1.19 mile.**

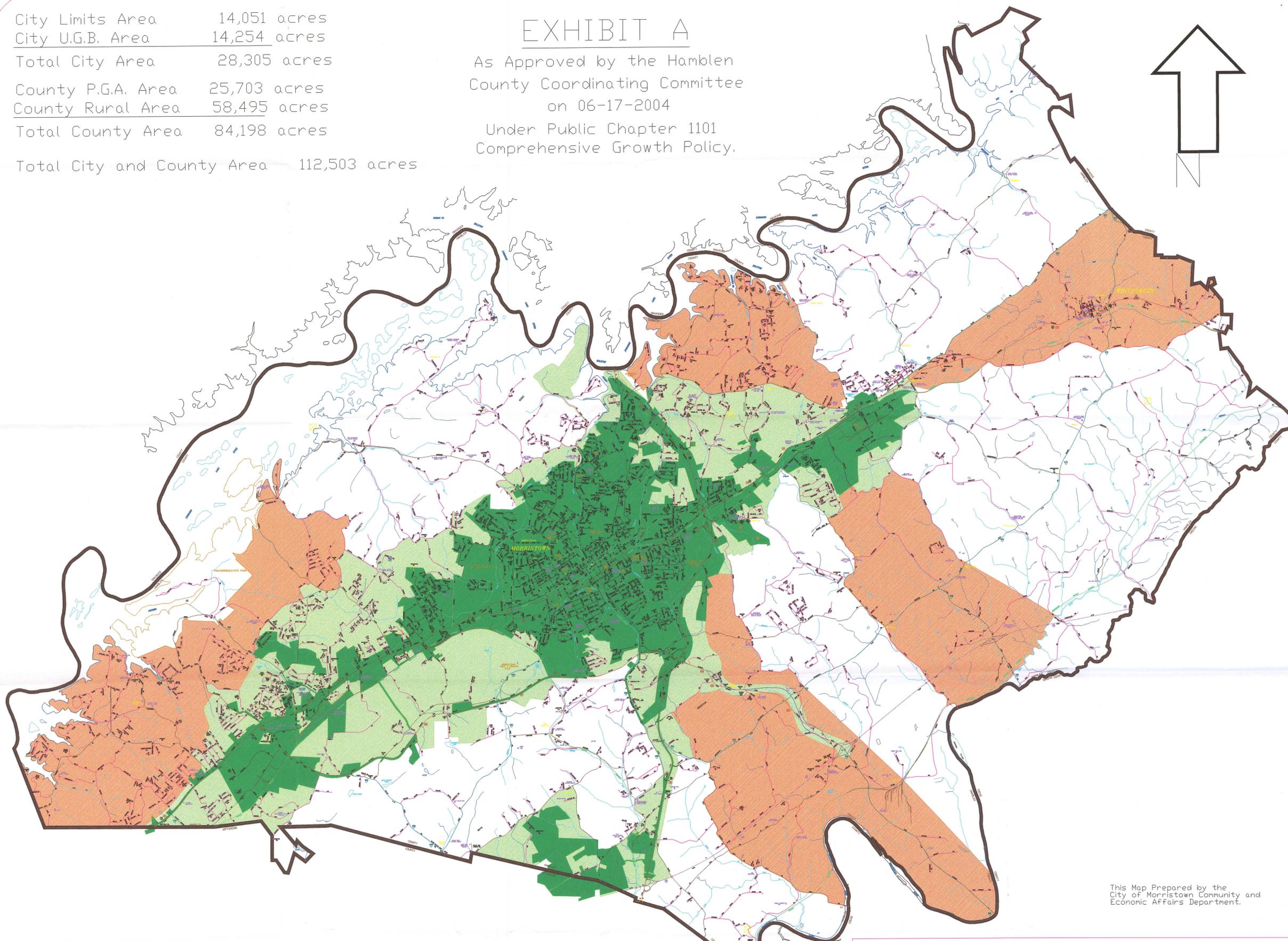
**Beginning at the Urban Growth boundary at the intersection of Noes Chapel Rd and Boatmans Mountain Rd, traveling along Boatmans Mountain Rd, turning onto Boatmans Ridge Rd to the first corner of Parcel 048, “former Howard Brock Property” is 1.82 mile.**

City Limits Area 14,051 acres  
 City U.G.B. Area 14,254 acres  
 Total City Area 28,305 acres  
 County P.G.A. Area 25,703 acres  
 County Rural Area 58,495 acres  
 Total County Area 84,198 acres  
 Total City and County Area 112,503 acres

# EXHIBIT A

As Approved by the Hamblen  
 County Coordinating Committee  
 on 06-17-2004

Under Public Chapter 1101  
 Comprehensive Growth Policy.



This Map Prepared by the City of Morristown Community and Economic Affairs Department.

Green-- Existing City of Morristown  
 Light Green-- Morristown's Urban Growth Boundaries (UGB)  
 Orange-- Portion of County's Described Planned Growth Area.  
 White-- Portion of County's Described Rural Area

1"=3000'



### Certification

The undersigned hereby certifies that this is a true and exact copy of the map submitted to the Hamblen County Coordinating Committee and adopted by the Hamblen County Coordinating Committee on June 17, 2004, and as amended and approved by Hamblen County Legislative Body on June 24, 2004, and the City of Morristown on June 29, 2004, as per Tennessee Public Chapter 1101.

Mayor, City of Morristown

Hamblen County Executive

Chairman, Hamblen County Coordinating Committee

Date 6-29-2004

Local Government Planning Advisory Committee

Date: July 29, 2004

To: Amend Hamblen County Growth Plan

Kathryn Baldwin, Chair



State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

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

July 28, 2005

The Honorable David M. Purkey  
Hamblen County Mayor  
511 W. 2<sup>nd</sup> North Street  
Morristown, Tennessee 37814

Dear Mayor Purkey:

The Local Government Planning Advisory Committee at its meeting July 27<sup>th</sup> amended the Hamblen County Growth Plan submitted by the Hamblen 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 cursive script that reads "Dan Hawk".

Dan Hawk  
Director

DH/jw

Enclosure

# ***GROWTH PLAN COORDINATING COMMITTEE***

June 27, 2005

Mr. Dan Hawk, Director  
Local Planning Office  
Tennessee Department of Economic & Community Development  
312 8<sup>th</sup> Ave. North, 10<sup>th</sup> Floor  
William Snodgrass Bldg  
Nashville, TN 37243

Dear Mr. Hawk:

As Chairman of the Morristown-Hamblen County Coordinating Committee it is my pleasure to present to you a proposed amendment to our local Growth Plan. Both the municipal and county legislative bodies have ratified the proposal. It is our desire that you accept this request from Morristown and Hamblen County to consider for approval by the Local Government Planning Advisory Committee.

The Morristown-Hamblen County Coordinating Committee held two public hearings on June 10, 2005 prior to forwarding the proposed amendments to our local governmental legislative bodies. Public notice in the local newspaper was provided over fifteen (15) days in advance of our public hearings.

Prior to establishing our recommendation, both governing bodies held two public hearings. The city held public hearings on May 10<sup>th</sup> and 17<sup>th</sup> 2005 to receive input on the recommended Urban Growth Boundary and the county held public hearings on May 2<sup>nd</sup> and 19<sup>th</sup> for the Planned Growth Areas and Rural Areas. Likewise, public notice of those meetings was also advertised at least fifteen (15) days in advance.

This past week, both the City and County ratified the amendments to the Growth Plan as recommended by the Coordinating Committee.

I am enclosing certification from the City and County Mayors as well as a copy of the amended growth plan and map. Additionally, a digital copy of the amended map boundary is enclosed for your convenience.

(more)

**Growth Plan Coordinating Committee**  
**June 27, 2005**  
**Page 2**

If you need additional information or have any questions please feel free to contact me at (423) 586-6382, or Mr. Jim Crumley, City Administrator of Morristown (423-581-0100) and/or Hamblen County Mayor David Purkey (423-585-2745).

I appreciate the assistance that you and your staff have provided the Coordinating Committee during this process.

Sincerely,

A handwritten signature in cursive script that reads "C. Thomas Robinson".

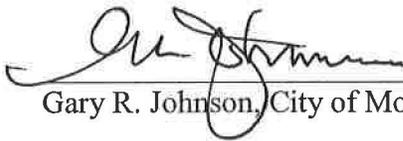
C. Thomas Robinson, Chairman  
Morristown-Hamblen County  
Growth Plan Coordinating Committee

CTR/jb

Cc: Mr. Stan Harrison (complete packet included)  
Mr. Jim Crumley (cover letter only)  
Mr. David Purkey (cover letter only)

# Amended 20-Year Growth Plan Ratification

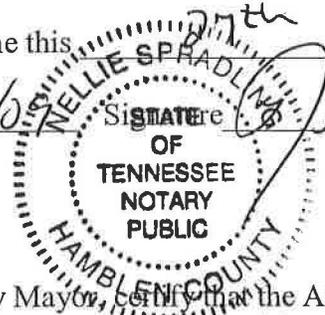
I, Gary R. Johnson, City of Morristown Mayor, certify that the Attached 20-Year Growth Plan Amendment was ratified on June 21, 2005 by the City of Morristown's elected governing body. Prior to this ratification the City of Morristown held two public hearings as required by Public Chapter 1101.

  
\_\_\_\_\_  
Gary R. Johnson, City of Morristown Mayor

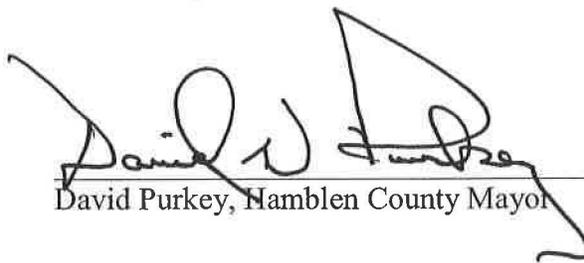
6/27/05  
\_\_\_\_\_  
Date

Sworn to and subscribed before me this 27<sup>th</sup> Day of June 2005

My Commission expires 4/1/09 Signature Nellie Spradling



I, David Purkey, Hamblen County Mayor, certify that the Attached 20-Year Growth Plan Amendment was ratified on June 23, 2005 by the Hamblen County's elected governing body. Prior to this ratification Hamblen County held two public hearings as required by Public Chapter 1101.

  
\_\_\_\_\_  
David Purkey, Hamblen County Mayor

6/27/05  
\_\_\_\_\_  
Date

Sworn to and subscribed before me this 27<sup>th</sup> Day of June 2005

My Commission expires 4/1/09 Signature Nellie Spradling



## Minutes

### Hamblen County-Morristown 20-Year Growth Plan Coordinating Committee Meeting

Friday October 8, 2004

**Committee Members in Attendance:** Chairman Thom Robinson, Chamber of Commerce; Herbert Harville, County Commission; Jim Crumley, City of Morristown; Larry Baker, County Commission; Lyle Doty, County Commission; Bill Thompson, Morristown City Council; Gene Jolley, Lakeway Container; Bobby Anderson, Russellville-Whitesburg Utility Department; Bill Swann, Morristown Utility Systems; Hugh Clement, Hamblen County Department of Education; Peggy Howell, Hamblen County Soil Conservation District.

**Others in Attendance:** Bryan Fowler, City of Morristown; Alan Hartman, City of Morristown; Paul Meador, WMTN/WMXK; Stan Harrison, TECD; Melissa Peagler, City of Morristown; David Purkey, County Mayor; Frank Cantwell Jr., County Attorney; Sonja Ricker, Hamblen County Govt.; Tina Whitaker, County Planner; Don Bunch, Developer; Yvonne Collins, City of Morristown Intern.

**Citizens Present:** Mabel Smith; Daphine Davis; Jon Pless; Donna Coffman Pless; William Wood; Robert Ricker; Marilyn Ricker; Juanita Chaney Gregg; James Gregg.

#### **Call to Order**

Thom Robinson opened the meeting at 12:00.

Mr. Robinson stated that we have a quorum present, so we can conduct official business. He asked if the minutes from the previous meeting were accepted. Melissa Peagler stated that there was a correction on the last page of the minutes with Connie McDowell statement, it was recorded on Sulpher Springs Road and should read Spout Springs Road.

Bobby Anderson accepted the minutes and Larry Baker seconded the motion. The minutes were accepted.

#### **Public Hearing**

Stan Harrison from the State of Tennessee Local Planning Office, representing the State Local Government Planning Advisory Commission (LGPAC) said that they had concerns over the actions of the committee. He felt like there are too many amendments being made by the committee and they are submitting them too soon to LGPAC. According to Mr. Harrison this committee should be looking at the amendments comprehensively instead of one at a time. The City and County officials should review

them and then present a comprehensive package before the committee to be accepted or not.

Mr. Harrison also stated that LGPAC is looking more closely at the documents that are put before them and are becoming more serious about the documentation stating the circumstances that stipulate the need for amendments to County's Growth Plans.

Mr. Baker asked what would the route of the request be. Mr. Harrison stated that the City and County should be reviewing the requests, restudying them, and looking at land that is available. Then they should be submitted to the committee, if both governments feel there is a need for a change. The procedure that this committee is currently using is not what the law (PC 1101) intended. Mr. Harrison also stated that this committee is not following procedure according to the law governing it.

Mr. Crumley stated the City asks citizens to head requests to this committee and then we have dealt with them on a property-to-property basis.

Mr. Thompson stated that we only have one city and that most of the Urban Growth Boundaries (UGB) in other places have more than one city in them.

Mr. Cantwell stated that the statute was very vague about what the process actually is.

Mr. Harrison stated the citizens should go to the proper person for assistance; not the committee.

Mr. Crumley stated that he doesn't feel that the procedure was broken, the citizens come to them and ask to be included in the UGB, and then those are brought before the committee.

Mr. Harrison said that the LGPAC would rather only see one amendment to cover anticipated growth needs over a duration of time, than for more proposed amendments to be submitted every few months. Also by law you can't meet all the time the way it has been done.

Mr. Robinson stated that the committee had already discussed only meeting every six months for official meetings and meeting quarterly for informational meetings.

Mr. Harville asked what would Mr. Harrison recommend for them to do.

Mr. Harrison stated that they needed to look at requests comprehensively.

Mr. Swann stated that the state may be taking a closer look at the process, and that the city needs to ask the County Mayor if this is a legitimate way to do this.

Mr. Harrison stated that the body should be called together to look at requests and then dissolved until the next time.

Mr. Anderson asked if there was someone who contacts homeowners around the people being annexed to see if they wanted annexed also.

Mr. Crumley stated that unless the citizen asked then they are not contacted. The requests on the agenda today were from people that came to the city with the request to be included in the UGB.

Mr. Robinson thanked Mr. Harrison for his input and also said that he felt the committee was already moving in the direction of repairing procedural problems. He made the suggestion that the city putting in a request to have Mayor Purkey call a new meeting of the group and the county representatives look at the requests in the meantime.

**New Business**

1. Mr. Robinson asked Mr. Hartman for the calendar he has prepared showing the meetings scheduled. It was presented in a hand-out form and briefly discussed.

2. Mr. Robinson stated that ours is a small county but a growing one. We need to discuss these nine areas that are on the agenda today.

Mr. Harville stated that the county needs to meet and decide what to do before we come before this committee.

Mr. Anderson stated that the county needs to meet as a group and discuss these nine requests and then present their decision before the committee. Does the city feel safe to recommend these nine for annexation?

Mr. Crumley stated that the city does feel safe to recommend them. These people have made genuine requests to be included in the UBG, we didn't prompt them to come forward. We will do whatever you want to do.

Mr. Baker stated that it was overwhelming to find out that this many wanted to come into the city, and they would like a day or two to discuss this.

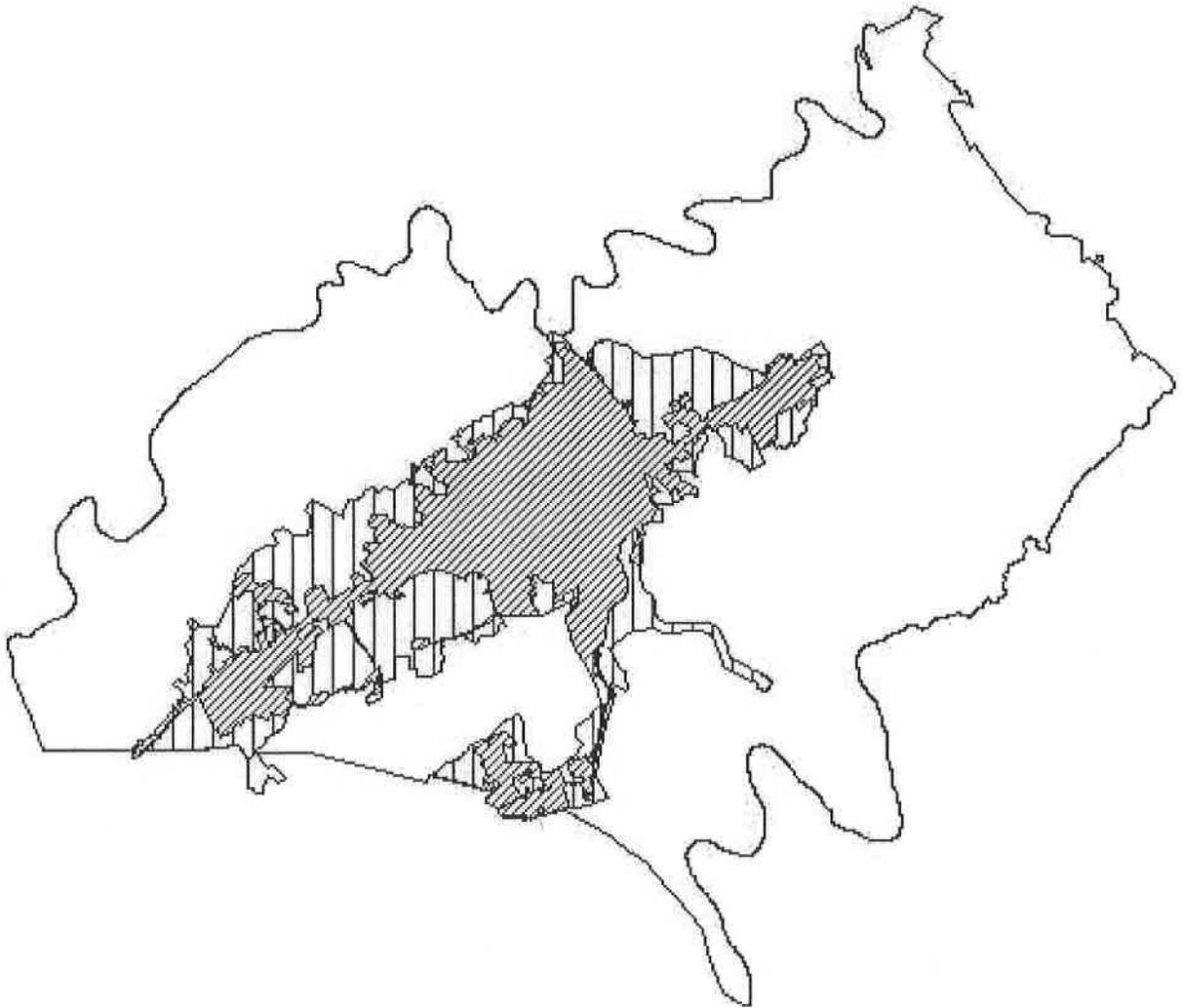
Mr. Robinson stated that we have a presentation of the plans ready to be presented today. Can we go ahead with the presentation since it is ready to be shown?

A member stated that yes they could.

Mr. Robinson turned it over to the planners for their presentation.

Melissa Peagler showed the presentation of the nine items on the agenda in a power point presentation on screen.

# Public Chapter 1101 Tennessee Growth Plan Development



City of Morristown - Hamblen County

JUN 23 2005

## **History of Public Chapter 1101**

As a result from a several reports and a court decision that found two Public Chapter's involving annexations and municipalities were found unconstitutional, Lieutenant Governor John S. Wilder, Speaker of the Senate, and House Speaker Jimmy Naifeh established an Ad Hoc Study Committee on Annexation. This committee pursued a solution that sought to meet the public service demands of commercial and residential growth, while maintaining the character of Tennessee's rural areas.

The Ad Hoc Study Committee developed a growth policy that addressed the needs for a comprehensive statewide growth policy, annexations, incorporations, plans of services, situs tax revenues, and other matters. After the House and Senate passed similar versions of the Ad Hoc Study Committee's recommended plan, a Conference Committee resolved differences between the Senate and House of Representatives. The Senate and House approved the Conference Committee's report, and Governor Sundquist signed the bill into law on May 19, 1998.

## **Growth Plan Development in Morristown – Hamblen County**

### 1999

In order to meet the requirements of the law, Hamblen County and the City of Morristown formed the Hamblen County Coordinating Committee. On December 15, 1999, the Coordinating Committee adopted a recommended growth plan proposed to it by Hamblen County. On January 5, 2000, that plan was recommended for adoption to the Morristown City Council. The City Council for the City of Morristown objected and rejected the growth plan recommended by the Coordinating Committee and included nine (9) specific objections to that proposed plan.

### 2000

On March 10, 2000, County Executive, David Purkey, proposed a solution to the division between the City of Morristown and Hamblen County over the growth plan. On May 16, 2000, the Hamblen County Coordinating Committee adopted a Growth Plan. After minor revisions and agreements between the City of Morristown and Hamblen County, the Hamblen County Commission approved a growth plan on November 20, 2000. This plan was consequently approved by the City Council representing the City of Morristown on November 21, 2000.

### 2001-2003

The approved document then went to the Local Government Planning Advisory Committee for the state of Tennessee. The state approved and recorded the document on January 24, 2001.

One of the defining features of Public Chapter 1101 is the required citizen involvement. A Coordinating Committee, which includes both County and City government representatives, municipal and non-municipal utilities and representatives of education, agriculture, business and homeowner interests, is charged with developing the county's growth plan. Before cities and counties can recommend growth plan elements to the Coordinating Committee they must hold at least two public hearings. However, the Coordinating Committee must also hold two public hearings before the adoption of a Growth Plan. The governing bodies of the City of Morristown and Hamblen County must then ratify the Plan.

The Growth Plan could not be amended for three (3) years in order to protect the character and integrity of Public Chapter 1101. Since then, requests to amend the 20-year Growth Plan have prompted local leaders to evaluate the original plan.

#### 2004

In 2004 Morristown and Hamblen County officials submitted a request to LGPAC to amend the 20-year Growth Plan. The request derived from a developer who desired to have his property annexed into the City Limits. LGPAC approved the request on July 28, 2004.

Requests from citizens and developers to be included in the Morristown Urban Growth Boundary continued to flow to local leaders. Such requests were usually formed by the need for urban services which, for the most part, include the need for connectivity to the Morristown sewer services. The Coordinating Committee began to meet again to discuss a number of properties for inclusion into the Morristown Urban Growth Boundary in the latter months of 2004.

These meetings caused concern among the staff of the Tennessee Local Planning Assistance Office. Trepidation for procedure under the enabling legislation of PC 1101 was expressed from state officials. The Coordinating Committee was directed to be very mindful of the legislation as it directs the long range planning and growth plan approval process.

#### 2005

The Committee was officially reorganized in February 2005 by direction of County Mayor, David Purkey following a request from City of Morristown Mayor, Gary Johnson. The newly assembled Coordinating Committee officially began discussions to consider amendments to the Countywide Growth Plan. Recognizing that the intent of PC 1101 was to encourage long range planning as key to the overall plan development, there was also realization among the committee members that politics play a vital role in the Growth Plan approval process. Therefore, a number of immediate petitions to include specific parcels were reviewed by the Committee to determine if a consensus could be met.

In accordance with the requirements of PC 1101 both the City and County held public hearings at the planning commission and the legislative body levels. The City and County prepared recommendations to the Coordinating Committee in May 2005. On June 10, 2005 the Morristown-Hamblen County Coordinating Committee held two Public Hearings to amend the adopted Growth Plan and forwarded a recommendation to the City and County legislative bodies for ratification.

### **Requirements of Public Chapter 1101**

PC 1101 outlines the process that communities are to follow in developing the urban growth boundary. Prior to presenting a UGB to the coordinating committee, each community is to have completed the following:

- 1) Population estimated developed in conjunction with the University of Tennessee. In preparing the original plan, The City of Morristown chose to provide differing population figures than those provided by the University of Tennessee. It is felt that the City calculated population projections more accurately reflect the historical growth trend since 1870.
- 2) The current and projected costs of core infrastructure, urban services, and public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services and facilities throughout the territory under consideration for inclusion within the UGB.
- 3) The need for additional land suitable for high-density, industrial, commercial, and residential development, after taking into account all areas in the municipality's current boundaries that can be used, reused or redeveloped to meet such needs.
- 4) An examination of agriculture lands, forests, recreational areas, and wildlife management areas within the territory under consideration for inclusion within the UGB.
- 5) The likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas, and wildlife management areas.

The following report provides a Morristown population analysis, urban public services inventory and analysis, environmental and cultural land use constraints narrative including forest, recreational, wildlife and agricultural lands and finally the identification of territory for the City of Morristown UGB. There was no amendment proposal from Hamblen County officials to amend the boundaries of the Planned Growth Areas or Rural Areas of the County other than that which is affected by the enlarged UGB.

## Population Analysis

### Population Trends

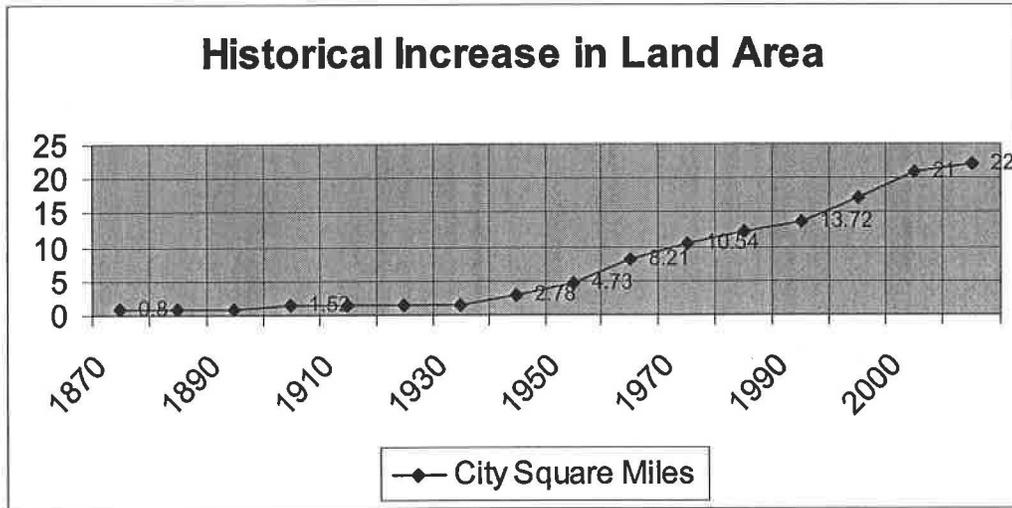
Population trends help to identify how the City of Morristown and Hamblen County have grown and developed in the past. In order to accurately evaluate future population dynamics, historical demographic changes since 1870 provide a basis from which future population assessments can be more accurately determined.

In 1855, a charter for corporation was granted to the City of Morristown by the court of Grainger County. The population at that time was 500 people. It was not until 1870 that Hamblen County began to take shape as a significant population center. It was formed from parts of Grainger, Hawkins, and Jefferson Counties. A census count was not taken until 1880 when the population of Hamblen County was 10,187.

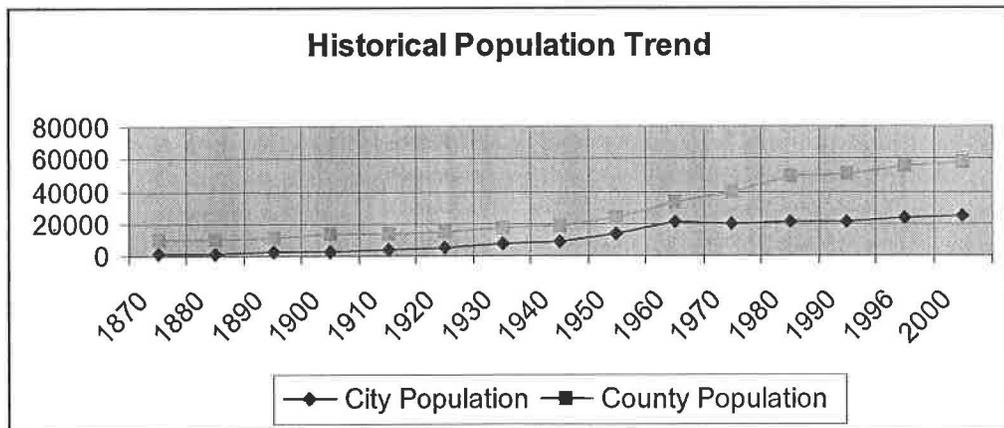
When studying the 150 years of growth since incorporation of the City of Morristown, the last thirty years remain significant, both in terms of newly acquired incorporated properties and population growth associated with the new City limits expansion. Immigration into the City as a center of employment and economic activity has also aided in increasing the population of the City of Morristown. The following table represents a historical review of the corporate limit growth as compared to associated population increases.

Year	City Square Miles	City Persons Per Sq. Mile	City Population	County Population	City% of Co. Population
1870	0.8	1188	950	9500	10.0%
1880	0.8	1563	1250	10187	12.3%
1890	0.8	2513	2010	11500	17.5%
1900	1.52	2007	3050	13000	23.5%
1910	1.52	2714	4125	13950	30.0%
1920	1.52	3355	5100	15000	34.0%
1930	1.52	4806	7305	16616	44.4%
1940	2.78	2896	8050	18611	43.3%
1950	4.73	2752	13019	23976	54.3%
1960	8.21	2590	21267	33092	64.3%
1970	10.54	1911	20138	38969	52.0%
1980	12.14	1765	21422	49300	43.4%
1990	13.72	1559	21385	50480	42.4%
1996	17.02	1345	22899	55000	42.0%
2000	22	1135	24965	58128	42.9%
2005	22.54	1128	25431	*60728	41.8%

\* 2005 Population Projection for 2005 from 2000 U.S. Census Data.



In 1855, the City of Morristown included an area of approximately 0.8 square miles. These boundaries were not extended significantly until the mid to late 1950's at which time the city totaled 4.73 square miles. Since 1958, the City has annexed property on an annual basis. From 1855 to 1968 (113 years) the City grew geographically approximately 8.8 square miles, for a total of 9.6 square miles. During the 36 years between 1968 to 2005 the City has grown to approximately 22.54 square miles-. According to these numbers, the City of Morristown has more than doubled in land area over the past 36 years.



#### Population Projections

In order to fully assess future land use considerations and impacts based on projected population growth, it is important to have population data that accurately reflects local population trends. It is for this reason that the City of Morristown will not utilize the University of Tennessee provided population projections. It is felt that these population figures are not representative of local historical population trends and while the numbers collectively may accurately represent overall state projections, the data provided underestimates and does not reflect significant local events that have and will continue to produce population levels beyond current University of Tennessee projections.

Since the adoption of the original County Growth Plan, the city has obtained new information from the 2000 Decennial Census. The following projections include both the University of Tennessee and the Census 2000 Population projections that more accurately reflect the population trend line for future population numbers.

### City of Morristown and Hamblen County Population Projections

#### University of Tennessee Provided Population Projections

Year	Hamblen County	% Increase	Morristown	% Increase
2000	54,495		22,565	
2005	55,490	1.83%	22,977	1.83%
2010	56,163	1.21%	23,256	1.21%
2015	56,674	0.91%	23,468	0.91%
2020	57,069	0.70%	23,631	0.70%
Total 20 Year Increase	2,574	4.65%	1,066	4.65%

#### 2000 Census Population Projections

Year	Hamblen County	% Increase	Morristown	% Increase
2000	58,128		24,965	
2005	60,728	4.47%	*25,431	2.00%
2010	63,761	4.99%	25,869	2.84%
2015	66,795	4.75%	26,585	2.76%
2020	69,829	4.54%	27,301	2.69%
2025	72,762	4.20%	28,420	3.00%
Total 25 Year Increase	14,634	22.95%	3,455	12.35%

\* Special Census conducted by the City of Morristown in May 2005. However, actual number not certified by State of Tennessee at the preparation time of this report.

## Urban Public Services Inventory and Analysis

The following proposes the current costs and projected costs for urban services and infrastructure required to accommodate the full potential of complete development “build-out” within the municipality and throughout the territory under consideration for inclusion within the City of Morristown’s described Urban Growth Boundary.

As part of the original plan adopted in 2001, individual departments within the City of Morristown were evaluated to identify service delivery expenditures for the current city limits and associated population numbers. For this proposed amendment, the same format was used with the newly obtained population estimates. Also, expenditures per department were projected in five-year increments over the next twenty years (see City of Morristown Population Projections for year 2000, 2005, 2010, 2020). A per capita method was utilized in order to estimate expense per resident starting with a base budgetary year in 2000. A 10% rate of inflation (2% annually) was added to the five year per capita expenditure figure.

The formula for calculation is as follows:

*The year 2000 departmental budget divided by the projected population figure multiplied times a 2% annual rate of inflation equals the General and /or Capital Fund requirement for the projected population year.*

Example: Mayor and City Council General Fund Budget year 2005 Year 200 General Fund / Capital budget (154,708) divided by year 2000 projected population (24,965) equals \$6.20 per person; The year 2000 base per capita figures for each department will be utilized to project budget requirements in future years. Budget projections for the year 2005 = 25,431 (2005 population based upon Special Census conducted by the City in 2005) x \$6.20 = 157,672 x 10% (2% annual rate of inflation) = 15,767 + 157,672 = \$173,439 (2005 General Fund/Capital Outlay projection)

### Mayor and City Council Expenditure

The Mayor and City Council, the legislative and policy-making body of the City, is composed of seven citizens elected to serve for a term of four years until their successors are elected and qualified. The Mayor is the presiding officer at official meetings and represents the City at all functions. The Mayor can vote on all issues.

The responsibilities of the Mayor and City Council include the enactment of the ordinances, resolutions and policies; adopting the City Administrator, City Attorney, and citizens to the various boards and commissions; establishing policies and measures to promote the general health, welfare and safety of the citizens of Morristown.

### Base Year 2,000 – Population 24,965

2000 General Fund/Capital Outlay Budget \$154,708/24,965 = \$6.20 per capita

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay projected budget = \$173,439

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$176,427

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$181,310

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$186,193

Year 2025 projected population = 28,420 (based upon 3% 5-yr.pop.growth)  
2025 General Fund/ Capital Outlay projected budget = \$193,824

**City Administration Expenditure**

City Administration services includes all administrative support within the City with staff including the City Administrator, Assistant City Administrator, and Departments including Revenue, Finance, Purchasing and Warehouse, Computer Operations, Personnel and Training, Legal Services, Employee Safety, Elections and Annual Audit.

Base Year 2000 – Population 24,965  
2000 General Fund/ Capital Outlay Budget \$1,344,197/24,965 = \$53.84

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay projected budget = \$1,506,126

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,532,066

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,574,470

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,616,874

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,683,146

### **City Planning, Engineering, and Building Inspections Expenditure**

The Departments of Planning and Engineering provide general city planning and engineering support and development including technical assistance to the Planning Commission, Board of Review and City Council. Engineering is responsible for sanitary sewer, storm sewer, and street programming and design. Building Inspections and Zoning Code enforcement also fall under Planning and Engineering Departments.

Base year 2000 – Population 24,965

2000 General Fund / Capital Outlay Budget  $\$807.818/24,965 = \$32.35$  per capita

### **Future Budget Projections (see methodology above)**

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay projected budget = \$ 904,962

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$ 920,548

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$ 946,027

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$ 971,506

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$1,011,326

### **Public Safety Expenditure**

**Police Department:** The Police component of City government services includes general police supervision, patrol and traffic, criminal investigation, central communications, vice, and animal control. There are currently 82 police officers and staff provided by the City. City Hall is currently the central administrative facility for the Police Department.

**Fire Department:** The fire component of City government services includes general fire supervision, fire prevention and inspection, provide and maintain fire station service centers (currently 5 with another in the preliminary process), maintain ISO level three (3), general firefighting abilities with a full-time operational fire crew including emergency medical response personnel and training. There are currently 75 firemen and staff provided by the City.

**Civil Service:** Includes a three member Board responsible for testing, interviewing screening and recommending police and fire candidates.

Base Year 2000 – Population 24,965

2000 General Fund/ Capital Outlay Budget  $\$7,597,904/24,965 = \$304.34$

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay projected budget = \$8,513,638

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$8,660,269

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$8,899,967

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$9,139,665

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$9,514,277

**Public Works Expenditure**

The Department of Public Works consists of five operating divisions including Buildings and Grounds; Equipment Shop; Sanitation Collection; Street Construction, Maintenance and Cleaning; and Sewer Maintenances. Other Public Works functions include infrastructure repairs and maintenance, streetlights and signs, brush and snow removal, storm drainage, sidewalks, street cleaning, traffic signals, health inspection and welfare.

Base Year 2000 – Population 24,965

2000 General Fund/ Capital Outlay Budget  $\$1,344,197/24,965 = \$53.84$

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay projected budget = \$1,506,126

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$1,532,066

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$1,574,470

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$1,616,874

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$1,683,146

**Parks and Recreation Expenditure**

The Parks and Recreation Department includes a nine (9) member commission for planning, coordinating and general administration of the Parks and Recreation Program. Other parks and recreation departmental components include programming, facilities management and design and park maintenance.

Base Year 2000 – Population 24,965

2000 General Fund/ Capital Outlay Budget \$1,352,677/24,965 = \$54.18 per capita

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay projected budget = \$ 1,515,637

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$1,541,741

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$1,584,413

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget =\$1,627,085

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$1,693,775

**Sewer Utility Expenditure**

The sewer component of City provided services includes sewer collection, treatment and systems maintenance. The City sewer system currently provides service to over 95% of the area within the City. The City recently upgraded the sewer plant treatment facility and is prepared to service all newly annexed areas within the proposed Urban Growth Boundary.

Base Year 2000 – Population 24,965

2000 General Fund/ Capital Outlay Budget \$2,857,148/24,965 = \$114.45

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay projected budget = \$3,201,636

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$3,256,778

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$3,346,919

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$3,437,059

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$3,577,936

### **Water Utility Expenditure**

The Morristown Water System provides requires water utility services including water treatment, conveyance, and maintenance of water line infrastructure within a water distribution system. Within the described Urban Growth Boundary, there are three other water utility districts including Russellville-Whitesburg, Witt and Alpha Talbot Utility Districts.

In those parts of the Urban Growth Area presently served by a utility district and/or districts, the incumbent utility district must be able to provide required services. In the event they are not able to provide required services, the utility district must agree to serve the area with required services within 180 days at no cost to the property owner. Future budget projections, as noted below, account for the Morristown Water System providing service in newly annexed areas.

Base Year 2000 – Population 24,965

2000 General Fund/ Capital Outlay Budget \$4,700,000/24,965 = \$188.26

### **Future Budget Projections (see methodology above)**

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay projected budget = \$5,266,404

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$5,357,108

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$5,505,381

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$5,653,655

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$5,885,384

**Electric Utility Expenditure**

The Morristown Utility System provides electrical service to City customers and includes the acquisition of electrical power from the Tennessee Valley Authority, distribution to area customers and maintenance of the distribution infrastructure. It is anticipated that as newly annexed areas come into the City, the Morristown Utility System will provide electrical service to these areas.

**Base Year 2000 – Population 24,965**

2000 General Fund/ Capital Outlay Budget  $\$47,285,778/24,965 = \$1894.08$

**Future Budget Projections (see methodology above)**

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay projected budget = \$52,985,183

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$53,897,751

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$55,389,528

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$56,881,306

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$59,212,729

## LAND CAPABILITY ANALYSIS

This section consists of an inventory of land resources. Land use, environmental constraints and sanitary sewer availability has been mapped. The purpose of this inventory is to identify the location and extent of vacant land available for development over the next twenty years.

### Existing Land Use

Existing land use within the proposed Urban Growth Boundary is as follows:

	Area in City Acres	Area Outside City: Acres
Commercial	1,662.41	577.95
Industrial	1,411.55	133.64
Agriculture	605.2	4,543.41
Vacant	2,823.35	12,764.67
Multi-Family	490.40	58.84
Residential	4,457.58	7,034.34
Mobile Home Park	128.39	254.92
Public/Semi Public	1,724.51	1,125.26

### Environmental Constraints

Between 25 to 30 percent of the county is still vacant or in agriculture use. Lands with extreme topographic relief (25% or greater slope) are located on approximately 2.15% (851 acres) of the study area. These areas generally do not lend themselves to urbanization because of problems with drainage, erosion, water pollution, stream sedimentation and aesthetics.

Other severe environmental constraints include karst topography (sinkhole systems), which are contained on 11.1% (4,415 acres) of the study area, hydric soils (wetlands) and regulatory floodways, which cannot be developed under local and federal regulations. These features are located on .047% (18.6 acres) of the study area.

Karst topography is a wide spread condition in East Tennessee. Karst terrain is underlain with limestone and dolomite formations, which are subject to the formation of sinkholes, underground caverns and unreliable surface drainage. With the exception of areas with sinkhole problems, these areas may be available for selective development. Site-specific analysis is required before utilization of such sites.

### Least Constrained Land

By eliminating areas with environmental constraints and developed areas within the study are, we may identify least constrained lands. These may include karst terrains that must be evaluated carefully in the development process.

### **Sanitary Sewer**

When sanitary sewer service is made available to rural areas, the possibility of urban or suburban development is introduced. The City of Morristown is presently the only provider of sanitary sewer within Hamblen County. The provision of sewer service outside the corporate limits, but within the Growth Area Boundary, is presently possible by city ordinance. Other providers of sewer service have been discouraged from entering the area. The determination of sewer service exterior areas may require judicial interpretation of existing public law.

### **Lands Worthy of Special Consideration**

Public Chapter 1101 of 1998, requires cities and counties to evaluate the impact of their proposed growth strategies on:

- Agricultural lands
- Forests
- Recreational Areas
- Wildlife Management Areas

### **Agricultural, Recreational and Wildlife Management Areas**

Panther Creek State Park, the largest area currently set aside for wildlife management purposes, is a 1,900-acre State Park and is located within the county outside the study area.

The City of Morristown owns and operates 25 parks and recreational areas containing a total of 228.35 acres, seven additional private recreational facilities within the city limits make up an additional 176.2 acres. City owned facilities range in size from the 132.64-acre Frank Lorino Regional Park to several tot-lots of approximately 0.16 acres. The two largest private recreational facilities are an eighteen and nine hole golf course, which are 120 and 45 acres respectively. The majority of the facilities are programmed for organized recreational activities, however, passive recreational opportunities are presently being planned and developed.

The county maintains approximately 178 acres of recreational facilities within the study area this is located within Cherokee Park a 178 acre public park and wildlife management area. This facility contains a marina, picnic area, camping grounds and an outdoor amphitheater. A new 100 acre eighteen hole private golf course is located near the airport.

Within the study area approximately 60 percent of the recreational and wildlife management land is located within the City limits. This is controlled by public agencies for 56 percent of the land and 44 percent by private owners. There is approximately 40 percent of the recreational and wildlife management land located within Hamblen County, with 64 percent public and 36 percent in private ownership.

Parcels on which agricultural practices were dormant or land that was involved in "Soil Bank or Land Banking", were classified as vacant land. The distinction between dormant agricultural and vacant land was possible using a field survey

technique. It is estimated that somewhere between 10 to 20 percent of the vacant land is dormant agricultural or has been agricultural within the past five years.

Recent trends in the U.S. Census show the number of farms and agricultural acreage within Hamblen County have steadily decreased over the past twenty years. For the most part, farming in Hamblen County is steadily decreasing as a full-time occupation and has reverted to a part-time, secondary occupation with one or both household members maintaining other full time jobs. Much of the larger scale farm operations are located in the southeast and southwest sections of the study area. These have received limited developmental pressure because soil and drainage conditions make the utilization of septic systems very difficult. Until public sewer service is extended to these areas, suburban development pressures will remain small.

Forestland within the study area is generally located on slopes, which are too steep to conduct agricultural activity and develop as suburban subdivisions. They also are located on karsts topography, which also serves to discourage agricultural and residential development. Approximately 20 percent of the vacant land within the study area is covered with forest of some type. These include mature hardwood forest, pine forest and cedar groves (associated with limestone exposures). Approximately 18.6 percent of the forest cover is located outside the City limits of Morristown. The study area outside the City contains approximately 81 percent of the forest cover or 2,461 acres.

Agricultural zoning within Hamblen County may be misleading because it allows such uses as single-family residential development, multi-family residential development, mobile home and limited office and commercial locations.

## IDENTIFICATION OF TERRITORY FOR URBAN GROWTH BOUNDARY

The data and analysis derived from the Population Analysis, Urban Public Services Inventory and Analysis and the Land Capability Analysis were used to research and identify the City of Morristown Urban Growth Boundary (UGB).

The data set above was utilized to identify territory that addressed the following:

1. Area that is reasonably compact yet sufficiently large to accommodate residential and non-residential growth projected to occur within twenty (20) years,
2. An area that is contiguous to the existing municipal corporate boundary,
3. Whereby a reasonable person, based on historical experience, economic trends, and topographical characteristics, would project as the likely site of higher density growth over the next twenty years,
4. The municipality is better able and prepared to provide efficient and effective urban services, and
5. The UGB reflects the municipality's duty to facilitate full development of resources inside the municipality, manage and control urban expansion outside the municipality while taking into account the impact to agricultural lands, forests, recreational areas, and wildlife management areas.

Given the above, the area described as the Morristown Urban Growth Boundary (see UGB Map) identifies an area that reflects the following "findings of fact":

1. Provides for an area that allows for projected population numbers that are consistent with historical annexation growth (increasing land mass 33% every ten years, an average since 1870),
2. Considers environmental constraints that consume approximately 25% of the Urban Growth Boundary (i.e. steep slopes, karsts topography, water and flood hazard areas),
3. Identifies agricultural areas, both in production and vacant, understanding that agricultural as an industry in the County is declining and in a logical transition, a percentage of agricultural lands will change uses,
4. The City as a municipality is in the best position to provide additional services beyond the current demand for services. This includes sewer service whereby the City is the primary provider in the County and is fiscally willing and able to take on the responsibility to extend sewer service beyond its current corporate limits,
5. The City is also in the best position in the County both from an infrastructure and financial vantage point to provide the most efficient and effective service (i.e. economy of scale, cost quality of product and service to existing and new customers),
6. The proposed Urban Growth Boundary follows historical growth patterns, particularly along major roadway networks. The growth of the industrial sector within Morristown and Hamblen County has created the City limits as currently

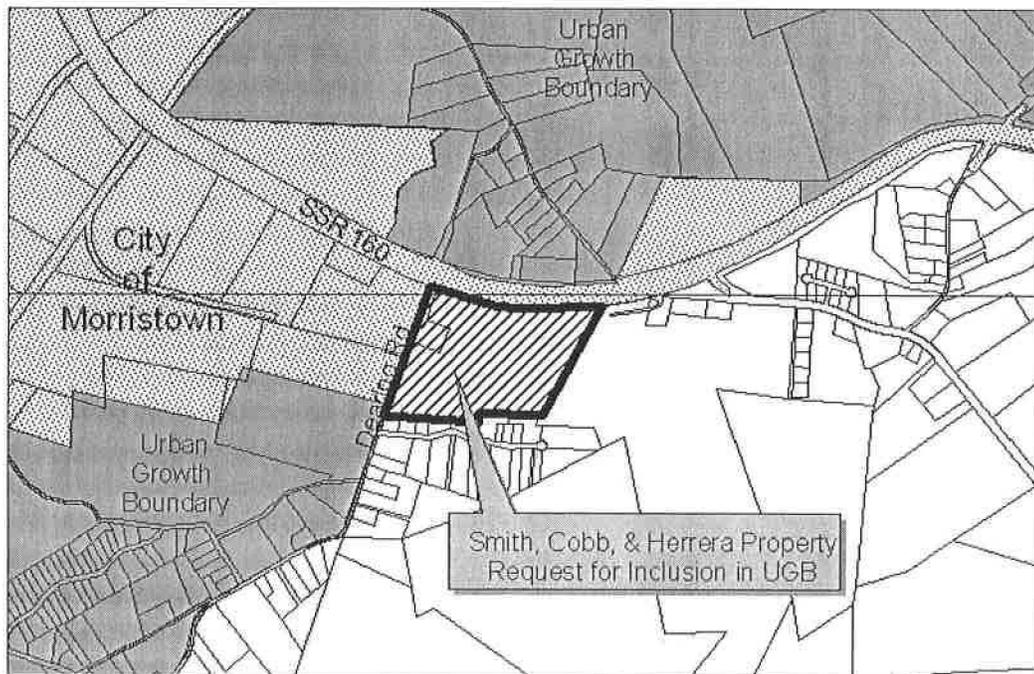
drawn. It is from this pattern of development that the UGB has been proposed to accommodate and support Morristown and Hamblen County as the employment center of a six county region.

**Areas included in the 2005 Growth Plan**

Since the adoption of the first Growth Plan, several distinct areas originally outside of the Urban Growth Boundary have become viable properties to be included in the Urban Growth Boundary. These are as follows:

1. Dearing Road Area

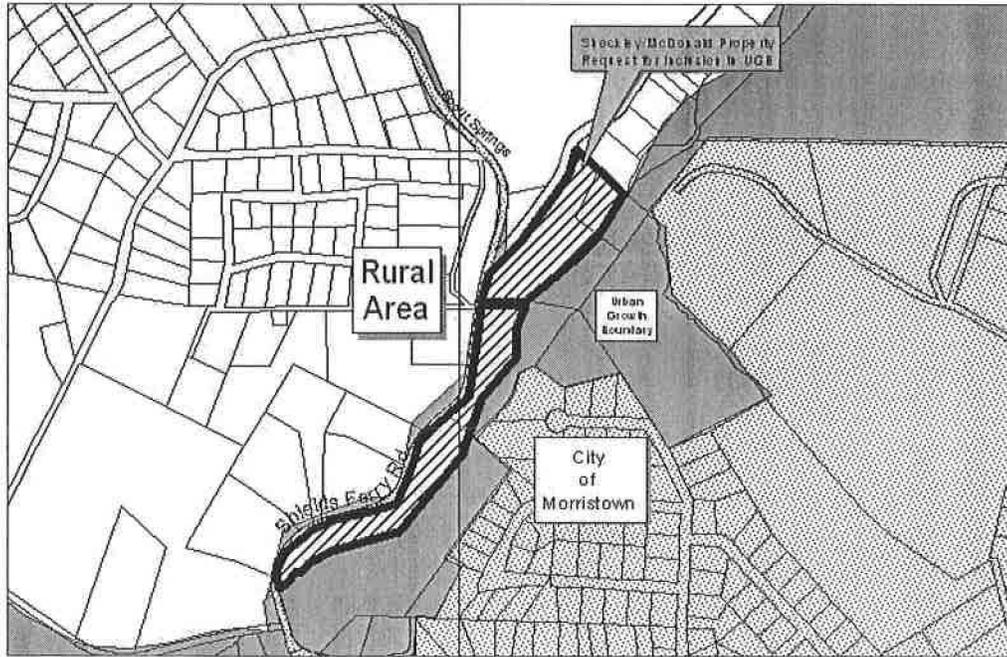
Located across from one of the newest park additions and adjacent to State Route 160, this property owner has recently requested inclusion within the City of Morristown in order to obtain city services. The property is the site a proposed mixed-use development that will include small retail establishments and various density residential structures.



Owner	Address	Parcel ID	Deed Book/Page	Acreage
South Ridge Development	Dearing Road	Map 55 Parcel 70.00	1101/794	40
C.B. & Grace Dyke	5105 Dearing Road	Map 55 Parcel 70.01	888/123	1.5

2. McDonald / Shockley Boundary Clean-up

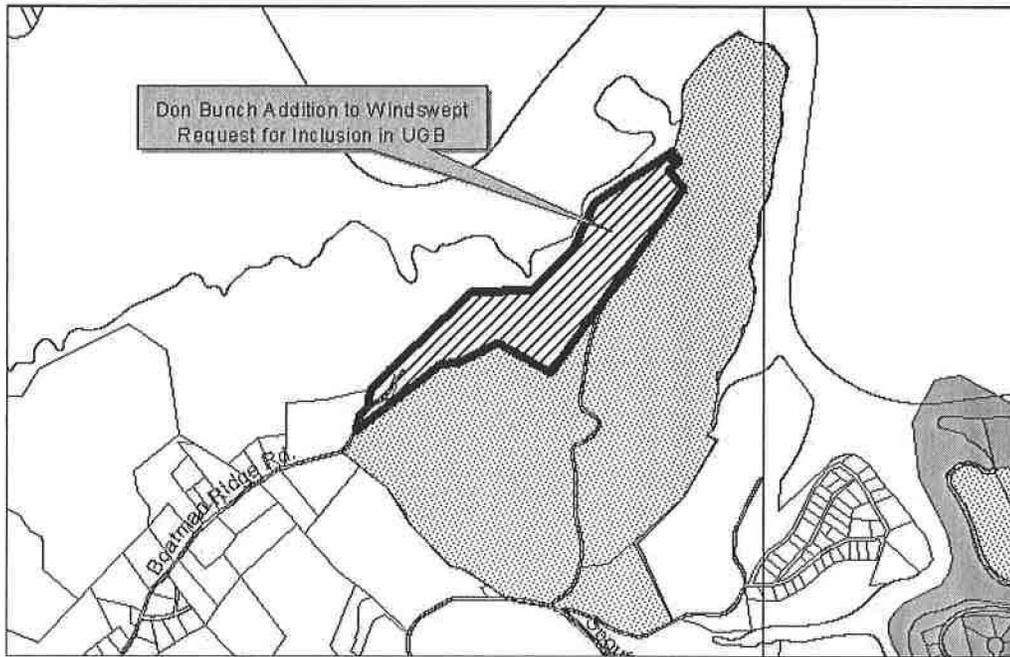
During the first growth plan process, the urban growth boundary line followed meandering creeks in some instances. These properties are divided by one of these creeks and in essence the Urban Growth Boundary Line. This has made development and regulation of these properties extremely difficult. Due to this difficulty, the property owners have requested the inclusion of their property in the Urban Growth Boundary.



Owner	Address	Parcel ID	Deed Book/Page	Acreage
James Dyle	Shields Ferry	Map 24 Parcel 156.03	816/95	10.69
Doug Smith	Shields Ferry	Map 24 Parcel 1.00	716/659	15.4
John McDonald & William Shockley	2654 Shields Ferry Road	Map 25 Parcel 2.01	854/66	6.20
Helen Whitehead	2660 Shields Ferry Road	Map 25 Parcel 4.00	693/148	1.0

3. Windswept Property

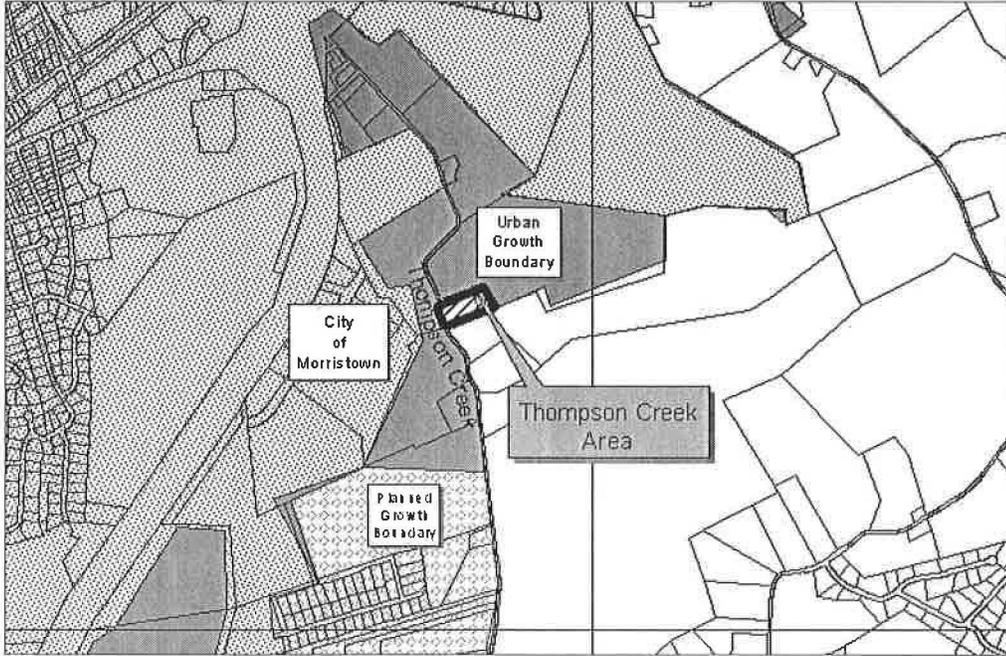
A recent amendment to the growth plan included property adjacent to this particular property that is currently being developed as a gated community. The necessity of city services and amenities, prompted the request of the first area. During the development process, the developer acquired this additional property and has requested the inclusion of this additional 57 acres to the Urban Growth Boundary.



Owner	Address	Parcel ID	Deed Book/Page	Acreage
Lake Developers II,	2255 Boatmans Ridge Road	Map 16 Parcel 47.00	1112/760	53

4. Thompson Creek Road (Drinnon Property)

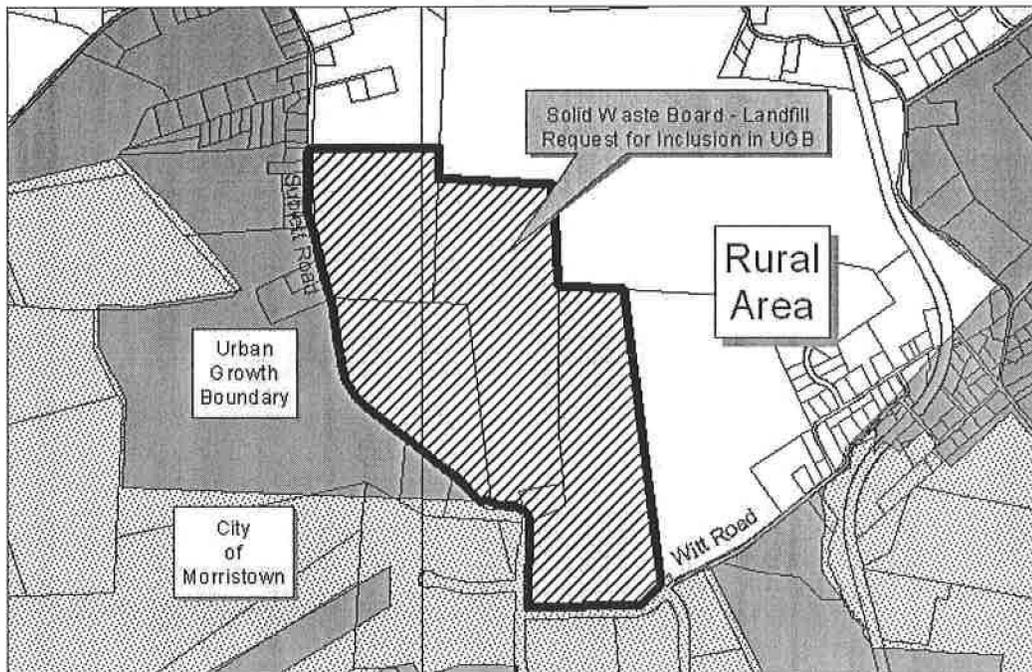
With the city's recent commercial development located along US25E (Davy Crocket Parkway), other land surrounding the retail development has requested annexation with a pending major commercial / retail development. In the review process, it was discovered that one parcel was located outside the Urban Growth Boundary. This parcel has requested inclusion.



Owner	Address	Parcel ID	Deed Book/Page	Acreage
Harold and Wonette Drinnon	855 Thompson Creek Road	Map 34 Parcel 22.02	379/253	2.02

5. The Hamblen County Landfill

With the inaction of Public Chapter 1101, new rules which govern annexation and city services began to play a major role within the local communities. The sewer use rate of sanitary sewer services outside the city limits costs twice the amount paid than if located inside the city limits. The city and county Landfill is located not only outside the city limits but outside the Urban Growth Boundary. The Solid Waste Board has requested inclusion in the Urban Growth Boundary due to the 50% decrease they could experience in their sewer fees.



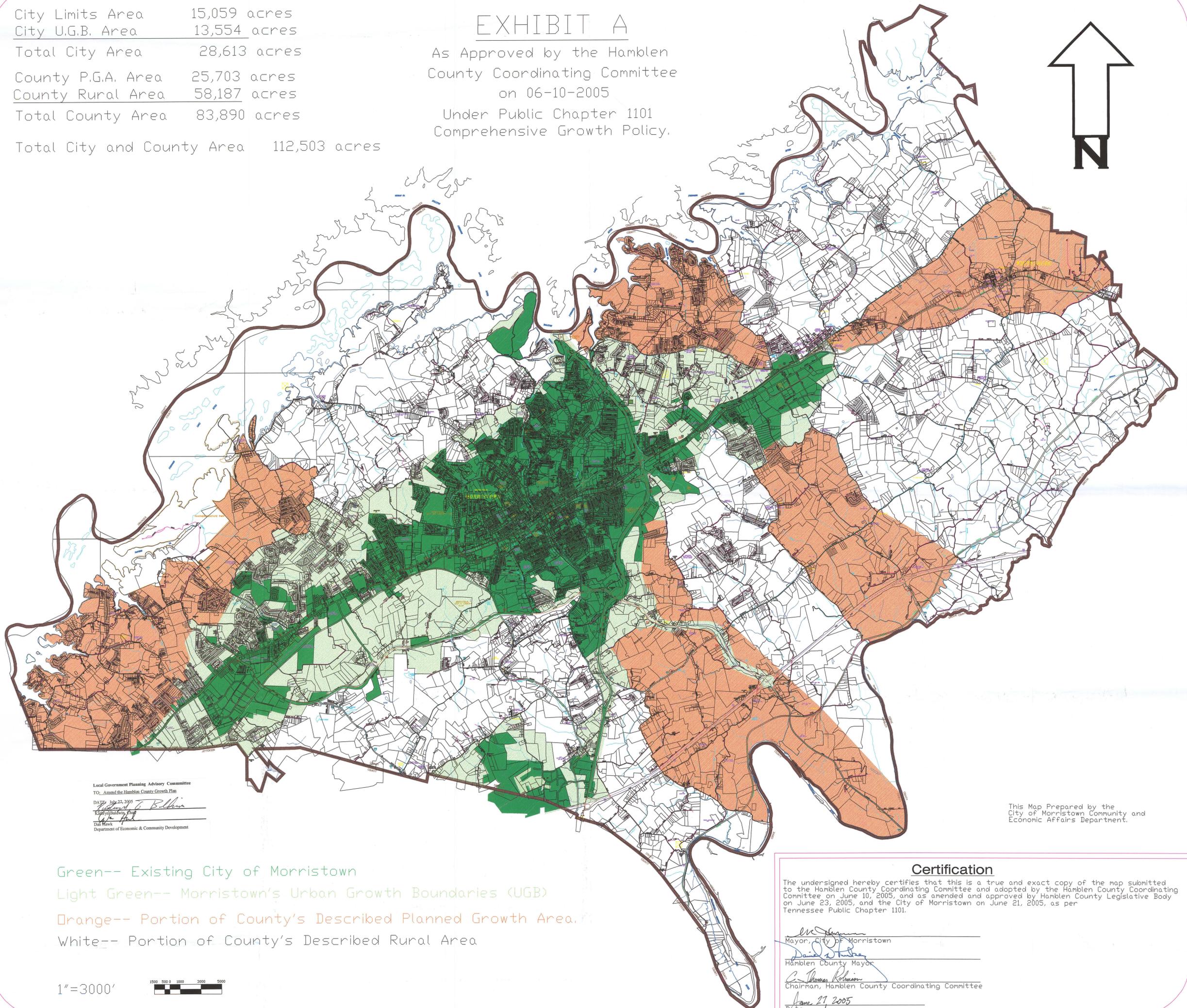
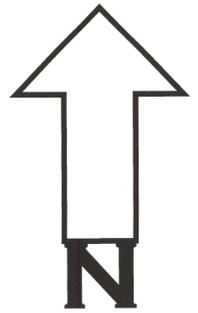
Owner	Address	Parcel ID	Deed Book/Page	Acreage
City of Morristown	3849 Sublett Road	Map 56 Parcel 106.00	344/427	31.0
City of Morristown	4001 Sublett Road	Map 56 Parcel 116.02	N/A	31.0
Hamblen County	4477 Sublett Road	Map 57 Parcel 59.00	257/212	52.0
Hamblen County – Morristown Solid Waste Disposal System	4525 Sublett Road	Map 57 Parcel 62.00	1058/208	2.0
McGuffin Enterprises	4601 Sublett Road	Map 57 Parcel 58.00	390/685	48.2

City Limits Area	15,059 acres
City U.G.B. Area	13,554 acres
Total City Area	28,613 acres
County P.G.A. Area	25,703 acres
County Rural Area	58,187 acres
Total County Area	83,890 acres
Total City and County Area	112,503 acres

## EXHIBIT A

As Approved by the Hamblen  
County Coordinating Committee  
on 06-10-2005

Under Public Chapter 1101  
Comprehensive Growth Policy.



Local Government Planning Advisory Committee  
TO: Amend the Hamblen County Growth Plan  
DATE: July 27, 2005  
*Richard F. Bellman*  
Richard F. Bellman  
Chairman  
Dan Henck  
Department of Economic & Community Development

This Map Prepared by the  
City of Morristown Community and  
Economic Affairs Department.

- Green-- Existing City of Morristown
- Light Green-- Morristown's Urban Growth Boundaries (UGB)
- Orange-- Portion of County's Described Planned Growth Area
- White-- Portion of County's Described Rural Area

1"=3000'



### Certification

The undersigned hereby certifies that this is a true and exact copy of the map submitted to the Hamblen County Coordinating Committee and adopted by the Hamblen County Coordinating Committee on June 10, 2005, and as amended and approved by Hamblen County Legislative Body on June 23, 2005, and the City of Morristown on June 21, 2005, as per Tennessee Public Chapter 1101.

*Mr. [Signature]*  
Mayor, City of Morristown

*David [Signature]*  
Hamblen County Mayor

*C. Thomas [Signature]*  
Chairman, Hamblen County Coordinating Committee

*June 27, 2005*  
Date



State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

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

July 25, 2007

The Honorable David M. Purkey  
Hamblen County Mayor  
511 W. 2<sup>nd</sup> North Street  
Morristown, Tennessee 37814

Dear Mayor Purkey:

The Local Government Planning Advisory Committee at its meeting July 25<sup>th</sup> amended the Hamblen County Growth Plan submitted by the Hamblen 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 that reads "Dan Hawk".

Dan Hawk

Director

DH/jw

Enclosure

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

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

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

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

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

Wesley C. Clement  
Chair, County Coordinating Committee

July 24, 2007  
Date

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

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

Kentucky G. Baldwin  
Chair, Local Government Planning Advisory Committee

7-25-07  
Date



State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

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

July 28, 2005

The Honorable David M. Purkey  
Hamblen County Mayor  
511 W. 2<sup>nd</sup> North Street  
Morristown, Tennessee 37814

Dear Mayor Purkey:

The Local Government Planning Advisory Committee at its meeting July 27<sup>th</sup> amended the Hamblen County Growth Plan submitted by the Hamblen 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 cursive script, appearing to read "Dan Hawk".

Dan Hawk  
Director

DH/jw

Enclosure

# Morristown-Hamblen County Growth Plan Coordinating Committee

June 14, 2007

Tennessee Department of Economic and Community Development  
Attn: Local Government Planning Advisory Committee, Mr. Dan Hawk, Director  
312 8<sup>th</sup> Ave. North  
10<sup>th</sup> Floor, William Snodgrass Bldg  
Nashville, TN 37243

To: Members  
Local Government Planning Advisory Committee  
State of Tennessee

Ladies and Gentlemen:

In recent months representatives of both the City and County became aware of proposed amendments to the adopted Morristown-Hamblen County 20 Year Growth Plan. As was the procedure on previous occasions, the City Mayor requested that the County Mayor reconvene the Growth Plan Coordinating Committee to consider possible amendments to the Growth Plan. Upon reestablishment of the Coordinating Committee earlier this year, I was elected as its chairman.

The Growth Plan Coordinating Committee met on several occasions to hear proposals and concerns toward amending the plan. Several proposed amendments were discussed among the committee members and, after much deliberation, the committee recommended to the governing bodies five separate areas to consider as amendments to the Growth Plan.

Prior to this, the City held Public Hearings on April 10, 2007 and April 17, 2007 to consider amendments to the Urban Growth Boundary. The County held Public Hearings on April 2, 2007 and April 19, 2007 to consider amendments to the Planned Growth Areas and Rural Areas. After these events, the Growth Plan Coordinating Committee held two public hearings on April 27, 2007 prior to forwarding the proposed amendments to our local governmental legislative bodies. Public notice in the local newspaper was provided over fifteen (15) days in advance of all the public hearings and all meetings were open to the public.

The City and County ratified the proposed amendments to the Growth Plan as recommended by the Growth Plan Coordinating Committee on May 15, 2007 and May 24, 2007 respectively. Thus, these ratifications completed the amendment process on the local level.

The Morristown and Hamblen County Growth Plan Coordinating Committee is respectfully requesting your approval of the amended 20 Year growth Plan ratified by both the City of Morristown and Hamblen County. Enclosed is certification from the City and County Mayors as well as a copy of the amended growth plan and map. Additionally, a digital copy of the proposed amended map boundary is included on a compact disc for the convenience of your staff.

If you need additional information or have any questions please feel free to contact me at (423) 586-7700, or Hamblen County Mayor David Purkey at (423) 585-2745.

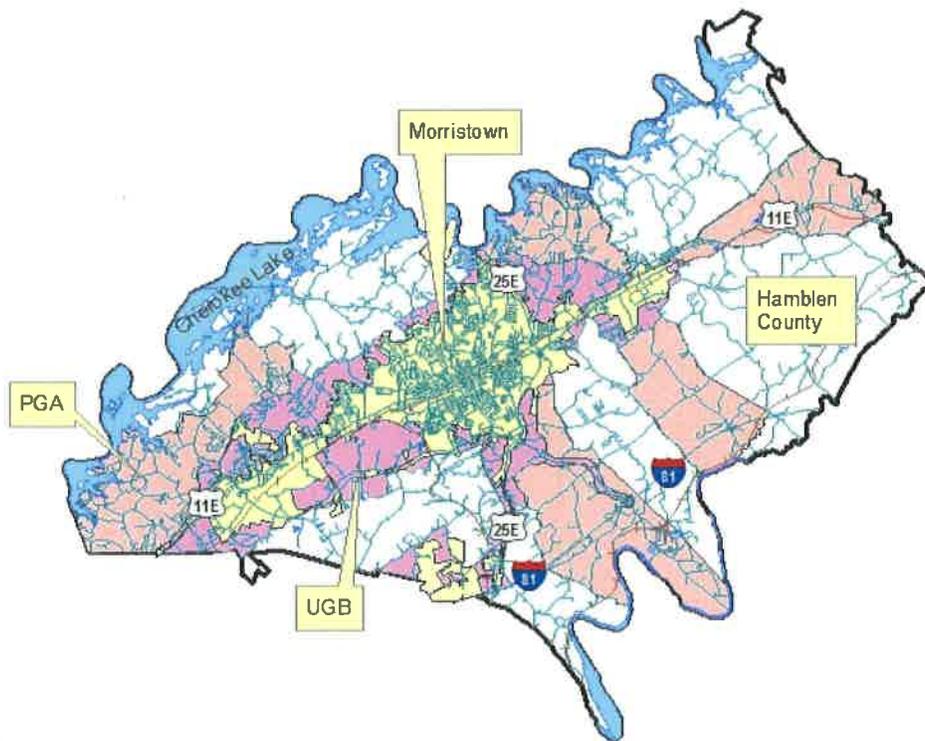
Sincerely,

*Hugh Clement*

Hugh Clement  
Chairman, Morristown-Hamblen County Coordinating Committee

Cc: Mr. Stan Harrison  
Mrs. Sami Barile, Morristown Mayor  
Mr. David Purkey, Hamblen County Mayor

# Public Chapter 1101 Tennessee Growth Plan Development



## City of Morristown - Hamblen County

May 11, 2007

## **History of Public Chapter 1101**

As a result from a several reports and a court decision that found two Public Chapter's involving annexations and municipalities were found unconstitutional, Lieutenant Governor John S. Wilder, Speaker of the Senate, and House Speaker Jimmy Naifeh established an Ad Hoc Study Committee on Annexation. This committee pursued a solution that sought to meet the public service demands of commercial and residential growth, while maintaining the character of Tennessee's rural areas.

The Ad Hoc Study Committee developed a growth policy that addressed the needs for a comprehensive statewide growth policy, annexations, incorporations, plans of services, situs tax revenues, and other matters. After the House and Senate passed similar versions of the Ad Hoc Study Committee's recommended plan, a Conference Committee resolved differences between the Senate and House of Representatives. The Senate and House approved the Conference Committee's report, and Governor Sundquist signed the bill into law on May 19, 1998.

## **Growth Plan Development in Morristown – Hamblen County**

### 1999

In order to meet the requirements of the law, Hamblen County and the City of Morristown formed the Hamblen County Coordinating Committee. On December 15, 1999, the Coordinating Committee adopted a recommended growth plan proposed to it by Hamblen County. On January 5, 2000, that plan was recommended for adoption to the Morristown City Council. The City Council for the City of Morristown objected and rejected the growth plan recommended by the Coordinating Committee and included nine (9) specific objections to that proposed plan.

### 2000

On March 10, 2000, County Executive, David Purkey, proposed a solution to the division between the City of Morristown and Hamblen County over the growth plan. On May 16, 2000, the Hamblen County Coordinating Committee adopted a Growth Plan. After minor revisions and agreements between the City of Morristown and Hamblen County, the Hamblen County Commission approved a growth plan on November 20, 2000. This plan was consequently approved by the City Council representing the City of Morristown on November 21, 2000.

### 2001-2003

The approved document was delivered to the Local Government Planning Advisory Committee for the state of Tennessee. The state approved and recorded the document on January 24, 2001.

One of the defining features of Public Chapter 1101 is the required citizen involvement. A Coordinating Committee, which includes both County and City government representatives, municipal and non-municipal utilities and representatives of education, agriculture, business and homeowner interests, is charged with developing the county's growth plan. Before cities and counties can recommend growth plan elements to the Coordinating Committee they must hold at least two public hearings. However, the Coordinating Committee must also hold two public hearings before the adoption of a Growth Plan. The governing bodies of the City of Morristown and Hamblen County must then ratify the Plan.

The Growth Plan could not be amended for three (3) years in order to protect the character and integrity of Public Chapter 1101. However, requests to amend the 20-Year Growth Plan prompted local leaders to re-evaluate the original plan.

#### 2004

In 2004 Morristown and Hamblen County officials submitted a request to LGPAC to amend the 20-Year Growth Plan. The request derived from a developer who desired to have his property annexed into the City Limits. LGPAC approved the request on July 28, 2004.

Requests from citizens and developers to be included in the Morristown Urban Growth Boundary continued to flow to local leaders. Such requests were usually formed by the need for urban services which, for the most part, include the need for connectivity to the Morristown sewer services. The Coordinating Committee began to meet again to discuss a number of properties for inclusion into the Morristown Urban Growth Boundary in the latter months of 2004.

These meetings caused concern among the staff of the Tennessee Local Planning Assistance Office. Trepidation for procedure under the enabling legislation of PC 1101 was expressed from state officials. The Coordinating Committee was directed to be very mindful of the legislation as it directs the long range planning and growth plan approval process.

#### 2005

The Committee was officially reorganized in February 2005 by direction of County Mayor, David Purkey following a request from City of Morristown Mayor, Gary Johnson. The newly assembled Coordinating Committee officially began discussions to consider amendments to the Countywide Growth Plan. Recognizing that the intent of PC 1101 was to encourage long range planning as key to the overall plan development, there was also realization among the committee members that politics play a vital role in the Growth Plan approval process. Therefore, a number of immediate petitions to include specific parcels were reviewed by the Committee to determine if a consensus on individual amendments could be met.

In accordance with the requirements of PC 1101 both the City and County held public hearings at the planning commission and the legislative body levels. The City and County prepared recommendations to the Coordinating Committee in May 2005. On June 10, 2005 the Morristown-Hamblen County Coordinating Committee held two Public Hearings to amend the adopted Growth Plan and forwarded a recommendation to the City and County legislative bodies for ratification.

The LGPAC approved the amended Hamblen County-Morristown Growth Plan in July, 2005 as it was presented.

#### 2007

Over the next two years, local elected officials continued to be pressured by the public to amend the local growth plan. As had previously occurred, the County Mayor called the Coordinating Committee together again at the request of the City Mayor to consider amendments to the growth plan. Again, the Committee was asked by local planning staff to consider a long range, holistic approach in developing the growth plan but that concept failed to meet the approval of the majority of the committee members; opting instead, to only amend the plan where a property

owner had formally requested a specific amendment in writing. This was the same methodology utilized in amending the previously adopted 2005 plan.

Several meetings of the Coordinating Committee were held to consider the requests. Afterward, in accordance with the requirements of PC 1101, both the City and County held public hearings at the planning commission and the legislative body levels. The City and County prepared recommendations to the Coordinating Committee in April 2007. On April 27, 2007 the Morristown-Hamblen County Coordinating Committee held two Public Hearings to amend the adopted Growth Plan and forwarded a recommendation to the City and County legislative bodies for ratification. Ratification of the growth plan was presented to the City and County governing bodies in May 2007.

Both governing bodies approved the growth plan submitted by the Coordinating Committee and recommend it to the LGPAC for final adoption.

### **Requirements of Public Chapter 1101**

PC 1101 outlines the process that communities are to follow in developing the urban growth boundary. Prior to presenting a UGB to the coordinating committee, each community is to have completed the following:

- 1) Population estimated developed in conjunction with the University of Tennessee. In preparing the original plan, The City of Morristown chose to provide differing population figures than those provided by the University of Tennessee. It is felt that the City calculated population projections more accurately reflect the historical growth trend since 1870.
- 2) The current and projected costs of core infrastructure, urban services, and public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services and facilities throughout the territory under consideration for inclusion within the UGB.
- 3) The need for additional land suitable for high-density, industrial, commercial, and residential development, after taking into account all areas in the municipality's current boundaries that can be used, reused or redeveloped to meet such needs.
- 4) An examination of agriculture lands, forests, recreational areas, and wildlife management areas within the territory under consideration for inclusion within the UGB.
- 5) The likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas, and wildlife management areas.

The following report provides a Morristown population analysis, urban public services inventory and analysis, environmental and cultural land use constraints narrative including forest, recreational, wildlife and agricultural lands and finally the identification of territory for the City of Morristown UGB. There was no amendment proposal from Hamblen County officials to amend the boundaries of the Planned Growth Areas or Rural Areas of the County.

## Population Analysis

### Population Trends

Population trends help to identify how the City of Morristown and Hamblen County have grown and developed in the past. In order to accurately evaluate future population dynamics, historical demographic changes since 1870 provide a basis from which future population assessments can be more accurately determined.

In 1855, a charter for corporation was granted to the City of Morristown by the court of Grainger County. The population at that time was 500 people. It was not until 1870 that Hamblen County began to take shape as a significant population center. It was formed from parts of Grainger, Hawkins, and Jefferson Counties. A census count was not taken until 1880 when the population of Hamblen County was 10,187.

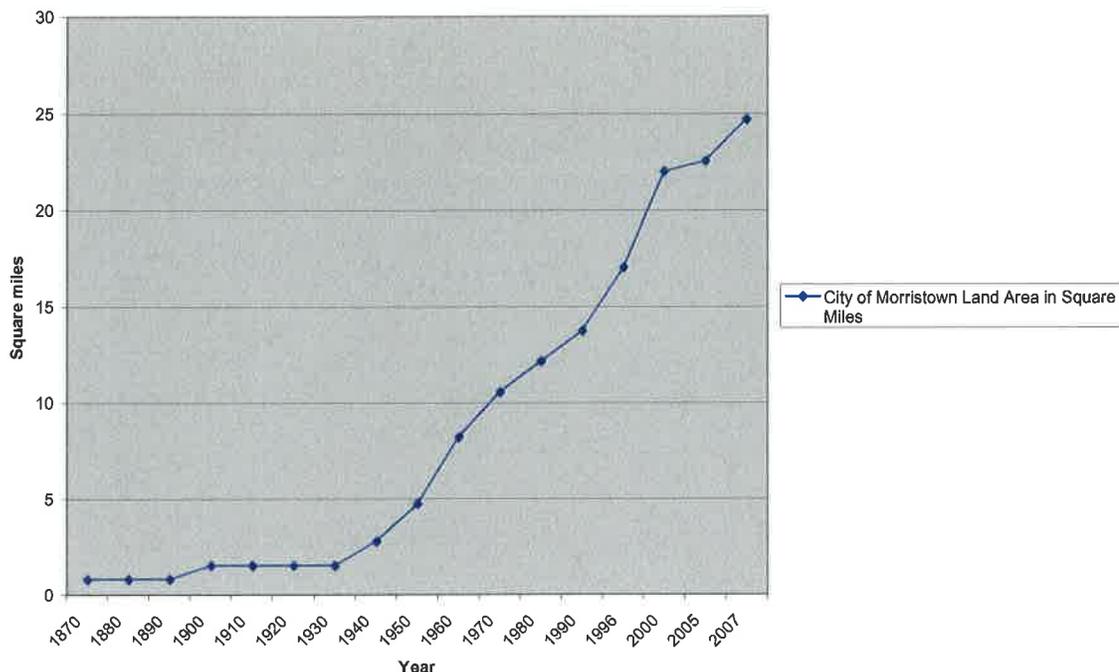
When studying the 150 years of growth since incorporation of the City of Morristown, the last thirty years remain significant, both in terms of newly acquired incorporated properties and population growth associated with the new City limits expansion. Immigration into the City as a center of employment and economic activity has also aided in increasing the population of the City of Morristown. The following table represents a historical review of the corporate limit growth as compared to associated population increases.

Year	City Square Miles	City Persons Per Sq. Mile	City Population	County Population	City% of Co. Population
1870	0.8	1188	950	9500	10.0%
1880	0.8	1563	1250	10187	12.3%
1890	0.8	2513	2010	11500	17.5%
1900	1.52	2007	3050	13000	23.5%
1910	1.52	2714	4125	13950	30.0%
1920	1.52	3355	5100	15000	34.0%
1930	1.52	4806	7305	16616	44.4%
1940	2.78	2896	8050	18611	43.3%
1950	4.73	2752	13019	23976	54.3%
1960	8.21	2590	21267	33092	64.3%
1970	10.54	1911	20138	38969	52.0%
1980	12.14	1765	21422	49300	43.4%
1990	13.72	1559	21385	50480	42.4%
1996	17.02	1345	22899	55000	42.0%
2000	22	1135	24965	58128	42.9%
2005	22.54	1128	25431	*60728	41.8%
2007	24.7	1045	25800	*61026	42.2%

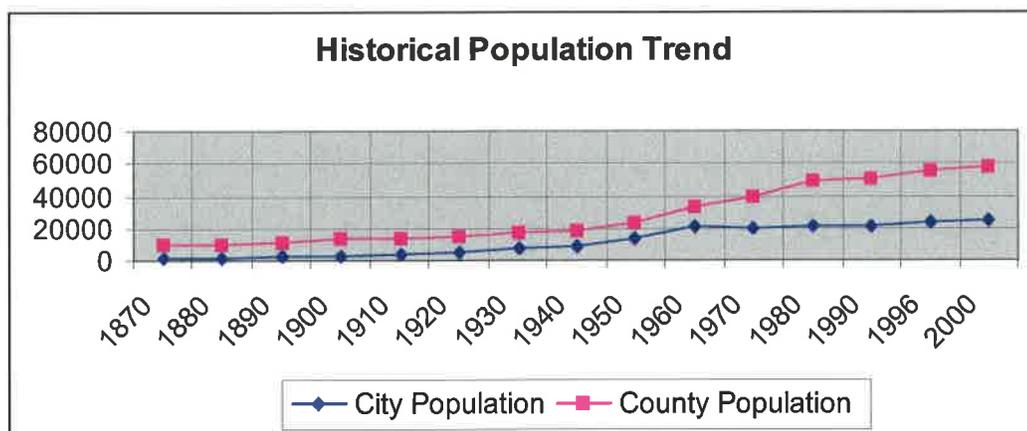
\*

*Population Projection for 2005-07 from U.S. Census Data.*

City of Morristown Land Area in Square Miles



In 1855, the City of Morristown included an area of approximately 0.8 square miles. These boundaries were not extended significantly until the mid to late 1950's at which time the city totaled 4.73 square miles. Since 1958, the City has annexed property on a regular basis. From 1855 to 1968 (113 years) the City grew geographically approximately 8.8 square miles, for a total of 9.6 square miles. During the next 39 years between 1968 to 2007 the City has grown to approximately 24.7 square miles. According to these numbers, the City of Morristown has nearly tripled its size in land area over the past 39 years.



Population Projections

In order to fully assess future land use considerations and impacts based on projected population growth, it is important to have population data that accurately reflects local population trends. It is for this reason that the City of Morristown will not utilize the University of Tennessee provided population projections. It is felt that these population figures are not representative of local historical population trends and while the numbers collectively may accurately represent overall state projections, the data provided underestimates and does not reflect significant local events that have and will continue to produce population levels beyond current University of Tennessee projections.

Since the adoption of the original County Growth Plan, the city has obtained new information from the 2000 Decennial Census. The following projections include both the University of Tennessee and the Census 2000 Population projections that more accurately reflect the population trend line for future population numbers.

City of Morristown and Hamblen County  
Population Projections

University of Tennessee Provided Population Projections

Year	Hamblen County	% Increase	Morristown	% Increase
2000	54,495		22,565	
2005	55,490	1.83%	22,977	1.83%
2010	56,163	1.21%	23,256	1.21%
2015	56,674	0.91%	23,468	0.91%
2020	57,069	0.70%	23,631	0.70%
Total 20 Year Increase	2,574	4.65%	1,066	4.65%

2000 Census Population Projections

Year	Hamblen County	% Increase	Morristown	% Increase
2000	58,128		24,965	
2005	60,728	4.47%	*25,431	2.00%
2010	63,761	4.99%	25,869	2.84%
2015	66,795	4.75%	26,585	2.76%
2020	69,829	4.54%	27,301	2.69%
2025	72,762	4.20%	28,420	3.00%
Total 25 Year Increase	14,634	22.95%	3,455	12.35%

\* Special Census conducted by the City of Morristown in May 2005.

## Urban Public Services Inventory and Analysis

The following proposes the current costs and projected costs for urban services and infrastructure required to accommodate the full potential of complete development “build-out” within the municipality and throughout the territory under consideration for inclusion within the City of Morristown’s described Urban Growth Boundary.

As part of the original plan adopted in 2001, individual departments within the City of Morristown were evaluated to identify service delivery expenditures for the current city limits and associated population numbers. A per capita method was utilized in order to estimate expense per resident starting with a base budgetary year in 2000. A 10% rate of inflation (2% annually) was added to the five year per capita expenditure figure.

For this proposed amendment (ver. 2007), the same format was used as was adopted in the original plan. However, the current population estimates and the actual totals for the 2005 budget year (base year) were utilized in the formula. Expenditures per city department were projected in five-year increments over the next twenty years.

A per capita method was utilized in order to estimate expense per resident starting with a base budget year in 2005. A 10% rate of inflation (2% annually) was added to the five year per capita expenditure figure.

The formula for calculation is as follows:

*The year 2005 departmental budget divided by the projected population figure multiplied times a 2% annual rate of inflation equals the General and /or Capital Fund requirement for the projected population year.*

Example: Mayor and City Council General Fund Budget year 2005 Year 2005 General Fund / Capital budget (\$222,704) divided by year 2005 projected population (25,431) equals \$8.76 per person; The year 2005 base per capita actual expenditure for each department will be utilized to project budget needs for future years. Budget projections for the year 2010 = 25,869(2010 pop.) x \$8.76 = \$226,612 x 10% (2% annual rate of inflation) = 22,661 + \$226,612 = \$249,274 (2010 General Fund/Capital Outlay projection)

### Mayor and City Council Expenditure

The Mayor and City Council, the legislative and policy-making body of the City, is composed of seven citizens elected to serve for a term of four years until their successors are elected and qualified. The Mayor is the presiding officer at official meetings and represents the City at all functions. The Mayor can vote on all issues.

The responsibilities of the Mayor and City Council include the enactment of the ordinances, resolutions and policies; adopting the City Administrator, City Attorney, and citizens to the various boards and commissions; establishing policies and measures to promote the general health, welfare and safety of the citizens of Morristown.

### Base Year 2005 – Population 25,431

2005 General Fund/Capital Outlay actual budget = \$222,704

Future Budget Projections (see methodology above)

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$249,274

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$256,173

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$263,072

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$273,855

### **City Administration Expenditure**

City Administration services includes all administrative support within the City with staff including the City Administrator, Assistant City Administrator, and Departments including Revenue, Finance, Purchasing and Warehouse, Computer Operations, Personnel and Training, Legal Services, Employee Safety, Elections and Annual Audit.

#### **Budget Projections (see methodology above)**

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,556,167

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,741,217

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,789,410

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,837,603

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,912,922

### **City Planning, Engineering, and Building Inspections Expenditure**

The Departments of Planning and Engineering provide general city planning and engineering support and development including technical assistance to the Planning Commission, Board of Review and City Council. Engineering is responsible for sanitary sewer, storm sewer, and street programming and design. Building Inspections and Zoning Code enforcement also fall under Planning and Engineering Departments.

#### **Budget Projections (see methodology above)**

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,265,409

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$ 1,415,966

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$ 1,455,157

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget =\$ 1,494,348

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$1,555,597

### **Public Safety Expenditure**

**Police Department:** The Police component of City government services includes general police supervision, patrol and traffic, criminal investigation, central communications, vice, and animal control. There are currently 82 police officers and staff provided by the City. City Hall is currently the central administrative facility for the Police Department.

#### Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,418,344

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$6,062,814

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,230,620

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$6,398,426

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$6,660,682

**Fire Department:** The fire component of City government services includes general fire supervision, fire prevention and inspection, provide and maintain fire station service centers (currently 5 with another in the preliminary process), maintain ISO level three (3), general firefighting abilities with a full-time operational fire crew including emergency medical response personnel and training. There are currently 75 firemen and staff provided by the City.

#### Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,940,433

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$6,647,020

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,830,996

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$7,014,971

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$7,302,498

**Civil Service:** Includes a three member Board responsible for testing, interviewing screening and recommending police and fire candidates.

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$16,000

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$17,927

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$18,423

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$18,920

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$19,695

**Public Works Expenditure**

The Department of Public Works consists of five operating divisions including Buildings and Grounds; Equipment Shop; Street Construction, Maintenance and Cleaning; and Sewer Maintenances. Other Public Works functions include infrastructure repairs and maintenance, streetlights and signs, brush and snow removal, storm drainage, sidewalks, street cleaning, traffic signals, health inspection and welfare.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,309,853

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$5,941,307

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,105,750

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$6,270,193

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$6,527,193

### **Public Works – Solid Waste**

The Department of Public Works Division of Solid Waste serves to provide curbside pick up of solid waste. The service includes routine collection of household waste, operates a recycling program with curbside services, and picks up large household items and vegetative debris along city streets.

#### **Budget Projections (see methodology above)**

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,607,231

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,798,413

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,848,189

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,897,966

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,975,758

### **Parks and Recreation Expenditure**

The Parks and Recreation Department includes a nine (9) member commission for planning, coordinating and general administration of the Parks and Recreation Program. Other parks and recreation departmental components include programming, facilities management and design and park maintenance.

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$ 1,568,247

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,754,875

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,803,447

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,852,018

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,927,928

### **Sewer Utility Expenditure**

The sewer component of City provided services includes sewer collection, treatment and systems maintenance. The City sewer system currently provides service to over 95% of the area within the City. The City recently upgraded the sewer plant treatment facility and is prepared to service all newly annexed areas within the proposed Urban Growth Boundary.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$4,609,962

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$5,158,201

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$5,300,969

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$5,443,737

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$5,666,863

**Water Utility Expenditure**

The Morristown Water System provides requires water utility services including water treatment, conveyance, and maintenance of water line infrastructure within a water distribution system. Within the described Urban Growth Boundary, there are three other water utility districts including Russellville-Whitesburg, Witt and Alpha Talbot Utility Districts.

In those parts of the Urban Growth Area presently served by a utility district and/or districts, the incumbent utility district must be able to provide required services. In the event they are not able to provide required services, the utility district must agree to serve the area with required services within 180 days at no cost to the property owner. Future budget projections, as noted below, account for the Morristown Water System providing service in newly annexed areas.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$3,894,719

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$4,358,021

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$4,478,642

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$4,599,263

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$4,787,775

**Electric Utility Expenditure**

The Morristown Utility System provides electrical service to City customers and includes the acquisition of electrical power from the Tennessee Valley Authority, distribution to area customers and maintenance of the distribution infrastructure. It is anticipated that as newly annexed areas come into the City, the Morristown Utility System will provide electrical service to these areas.

**Budget Projections (see methodology above)**

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$47,630,903

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$53,290,787

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$54,765,765

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$56,240,743

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$58,545,911

## LAND CAPABILITY ANALYSIS

This section consists of an inventory of land resources. Land use, environmental constraints and sanitary sewer availability has been mapped. The purpose of this inventory is to identify the location and extent of vacant land available for development over the next twenty years.

### Existing Land Use

Existing land use within the proposed Urban Growth Boundary is as follows:

Land Use	Total Acres	Inside City(Acres)	Outside City(Acres)	Inside UGB and city(total)	Inside UGB_Outside City
Residential	27,459.81	5,247.35	22,212.46	10,037	4,789.65
Commercial	2846.98	2174.38	672.60	2545	370.62
Industrial	2177.73	1416.56	761.17	1451	34.44
Farm	7131	1442	5,689.00	2166	724.00
Agriculture	50,270	1302.33	48,967.67	6511	5,208.67
Religious	523	283.21	239.79	341	57.79
Ed/ Charitable	1107.72	67	1,040.72	68	1.00
Local Utility	6.83	6.83	0.00	6.83	0.00
SAP utility	15.7	8.84	6.86	11	2.16
Federal	2185	27.16	2,157.84	34.68	7.52
State	764	204.35	559.65	222	17.65
County	678	324.97	353.03	362	37.03
City	1637	1637	0	1637	0.00
Forest	184	0	184	0	0.00
Homebelt	2.85	2.85	0	2.85	0.00

### Environmental Constraints

Between 25 to 30 percent of the county is still vacant or in agriculture use. Lands with extreme topographic relief (25% or greater slope) are located on approximately 2.15% (851 acres) of the study area. These areas generally do not lend themselves to urbanization because of problems with drainage, erosion, water pollution, stream sedimentation and aesthetics.

Other severe environmental constraints include karst topography (sinkhole systems), which are contained on 11.1% (4,415 acres) of the study area, hydric soils (wetlands) and regulatory floodways, which cannot be developed under local and federal regulations. These features are located on .047% (18.6 acres) of the study area.

Karst topography is a wide spread condition in East Tennessee. Karst terrain is underlain with limestone and dolomite formations, which are subject to the formation of sinkholes, underground caverns and unreliable surface drainage. With the exception of areas with

sinkhole problems, these areas may be available for selective development. Site-specific analysis is required before utilization of such sites.

### **Least Constrained Land**

By eliminating areas with environmental constraints and developed areas within the study area, we may identify least constrained lands. These may include karst terrains that must be evaluated carefully in the development process.

### **Sanitary Sewer**

When sanitary sewer service is made available to rural areas, the possibility of urban or suburban development is introduced. The City of Morristown is presently the only provider of sanitary sewer within Hamblen County. The provision of sewer service outside the corporate limits, but within the Growth Area Boundary, is presently possible by city ordinance. Other providers of sewer service have been discouraged from entering the area. The determination of sewer service exterior areas may require judicial interpretation of existing public law.

### **Lands Worthy of Special Consideration**

Public Chapter 1101 of 1998, requires cities and counties to evaluate the impact of their proposed growth strategies on:

- Agricultural lands
- Forests
- Recreational Areas
- Wildlife Management Areas

### **Agricultural, Recreational and Wildlife Management Areas**

Panther Creek State Park, the largest area currently set aside for wildlife management purposes, is a 1,900-acre State Park and is located within the county outside the study area.

The City of Morristown owns and operates 22 parks and recreational facilities that contain a total of 261 park acres. The Parks and Recreation Board is Advisory and the department employs 21 full time staff and 24 part-time and seasonal staff. A total of 28 athletic fields are maintained for football, softball, baseball and soccer, along with 10 tennis courts, and 5 outdoor basketball courts. Playground enthusiasts have 8 playgrounds to choose from at various parks. A total of 17 picnic pavilions and shelters are available for use. The Morristown Greenway System offers walking facilities at 4 parks with 10 miles of trails planned; Morristown offers diverse programming in BMX facility, Skate Park, 18-hole disc golf course, splash pad, and horse barn and ring. The City offers partnerships with the Lakeway Tennis Association, Morristown Youth Sports Association, American Youth Soccer Association, and Lakeway Soccer Club. The majority of the facilities are programmed for organized recreational activities; however, passive recreational opportunities are available and developed.

The county maintains approximately 178 acres of recreational facilities within the study area within Cherokee Park which is a public park and wildlife management area. This facility contains a marina, picnic area, camping grounds and an outdoor amphitheater.

Within the study area approximately 60 percent of the recreational and wildlife management land is located within the City limits. This is controlled by public agencies for 56 percent of the land and 44 percent by private owners. There is approximately 40 percent of the recreational and wildlife management land located within Hamblen County, with 64 percent public and 36 percent in private ownership.

Parcels on which agricultural practices were dormant or land that was involved in “Soil Bank or Land Banking”, were classified as vacant land. The distinction between dormant agricultural and vacant land was possible using a field survey technique. It is estimated that somewhere between 10 to 20 percent of the vacant land is dormant agricultural or has been agricultural within the past five years.

Recent trends in the U.S. Census show the number of farms and agricultural acreage within Hamblen County have steadily decreased over the past twenty years. For the most part, farming in Hamblen County is steadily decreasing as a full-time occupation and has reverted to a part-time, secondary occupation with one or both household members maintaining other full time jobs. Much of the larger scale farm operations are located in the southeast and southwest sections of the study area. These have received limited developmental pressure because soil and drainage conditions make the utilization of septic systems very difficult. Until public sewer service is extended to these areas, suburban development pressures will remain small.

Forestland within the study area is generally located on slopes, which are too steep to conduct agricultural activity and develop as suburban subdivisions. They also are located on karsts topography, which also serves to discourage agricultural and residential development. Approximately 20 percent of the vacant land within the study area is covered with forest of some type. These include mature hardwood forest, pine forest and cedar groves (associated with limestone exposures). Approximately 18.6 percent of the forest cover is located outside the City limits of Morristown. The study area outside the City contains approximately 81 percent of the forest cover or 2,461 acres.

Agricultural zoning within Hamblen County may be misleading because it allows such uses as single-family residential development, multi-family residential development, mobile home and limited office and commercial locations.

## IDENTIFICATION OF TERRITORY FOR URBAN GROWTH BOUNDARY

The data and analysis derived from the Population Analysis, Urban Public Services Inventory and Analysis and the Land Capability Analysis were used to research and identify the City of Morristown Urban Growth Boundary (UGB).

The data set above was utilized to identify territory that addressed the following:

1. Area that is reasonably compact yet sufficiently large to accommodate residential and non-residential growth projected to occur within twenty (20) years,
2. An area that is contiguous to the existing municipal corporate boundary,
3. Whereby a reasonable person, based on historical experience, economic trends, and topographical characteristics, would project as the likely site of higher density growth over the next twenty years,
4. The municipality is better able and prepared to provide efficient and effective urban services, and
5. The UGB reflects the municipality's duty to facilitate full development of resources inside the municipality, manage and control urban expansion outside the municipality while taking into account the impact to agricultural lands, forests, recreational areas, and wildlife management areas.

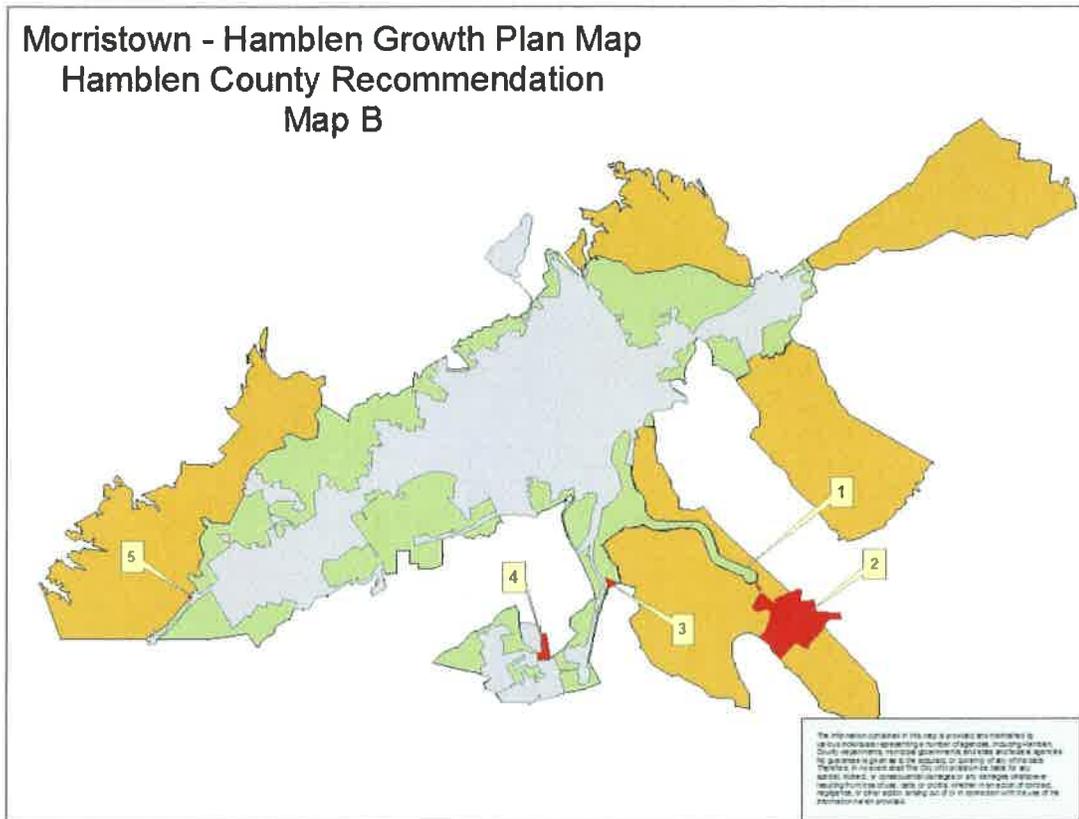
Given the above, the area described as the Morristown Urban Growth Boundary (see UGB Map) identifies an area that reflects the following "findings of fact":

1. Provides for an area that allows for projected population numbers that are consistent with historical annexation growth (increasing land mass 33% every ten years, an average since 1870),
2. Considers environmental constraints that consume approximately 25% of the Urban Growth Boundary (i.e. steep slopes, karsts topography, water and flood hazard areas),
3. Identifies agricultural areas, both in production and vacant, understanding that agricultural as an industry in the County is declining and in a logical transition, a percentage of agricultural lands will change uses,
4. The City as a municipality is in the best position to provide additional services beyond the current demand for services. This includes sewer service whereby the City is the primary provider in the County and is fiscally willing and able to take on the responsibility to extend sewer service beyond its current corporate limits,
5. The City is also in the best position in the County both from an infrastructure and financial vantage point to provide the most efficient and effective service (i.e. economy of scale, cost quality of product and service to existing and new customers),
6. The proposed Urban Growth Boundary follows historical growth patterns, particularly along major roadway networks. The growth of the industrial sector within Morristown and Hamblen County has created the City limits as currently drawn. It is from this pattern of development that the UGB has been proposed to accommodate and support Morristown and Hamblen County as the employment center of a six county region.

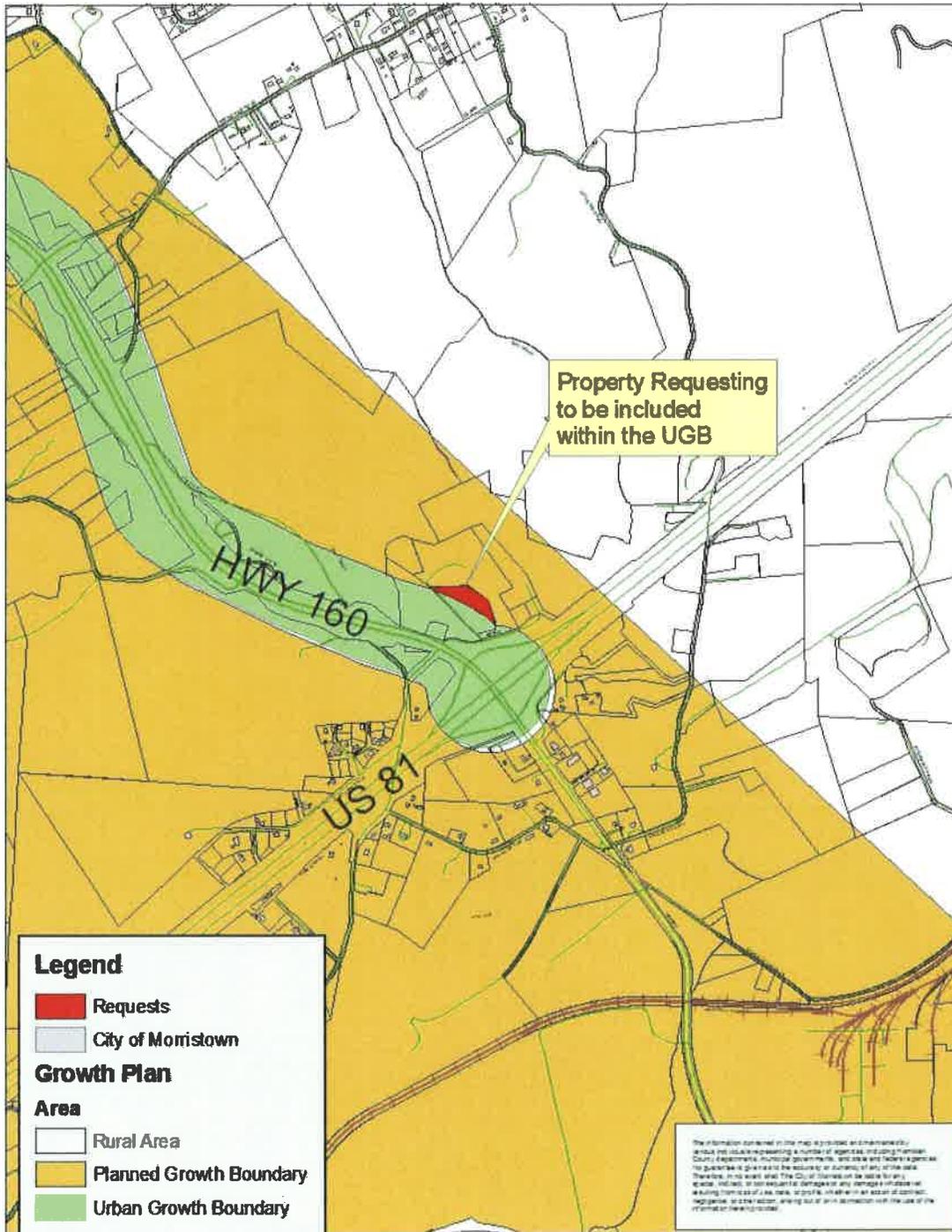
### **Areas included in the 2007 Growth Plan**

Since the adoption of the 2005 Growth Plan, several distinct areas originally outside of the Urban Growth Boundary have become viable properties to be included in the Urban Growth Boundary.

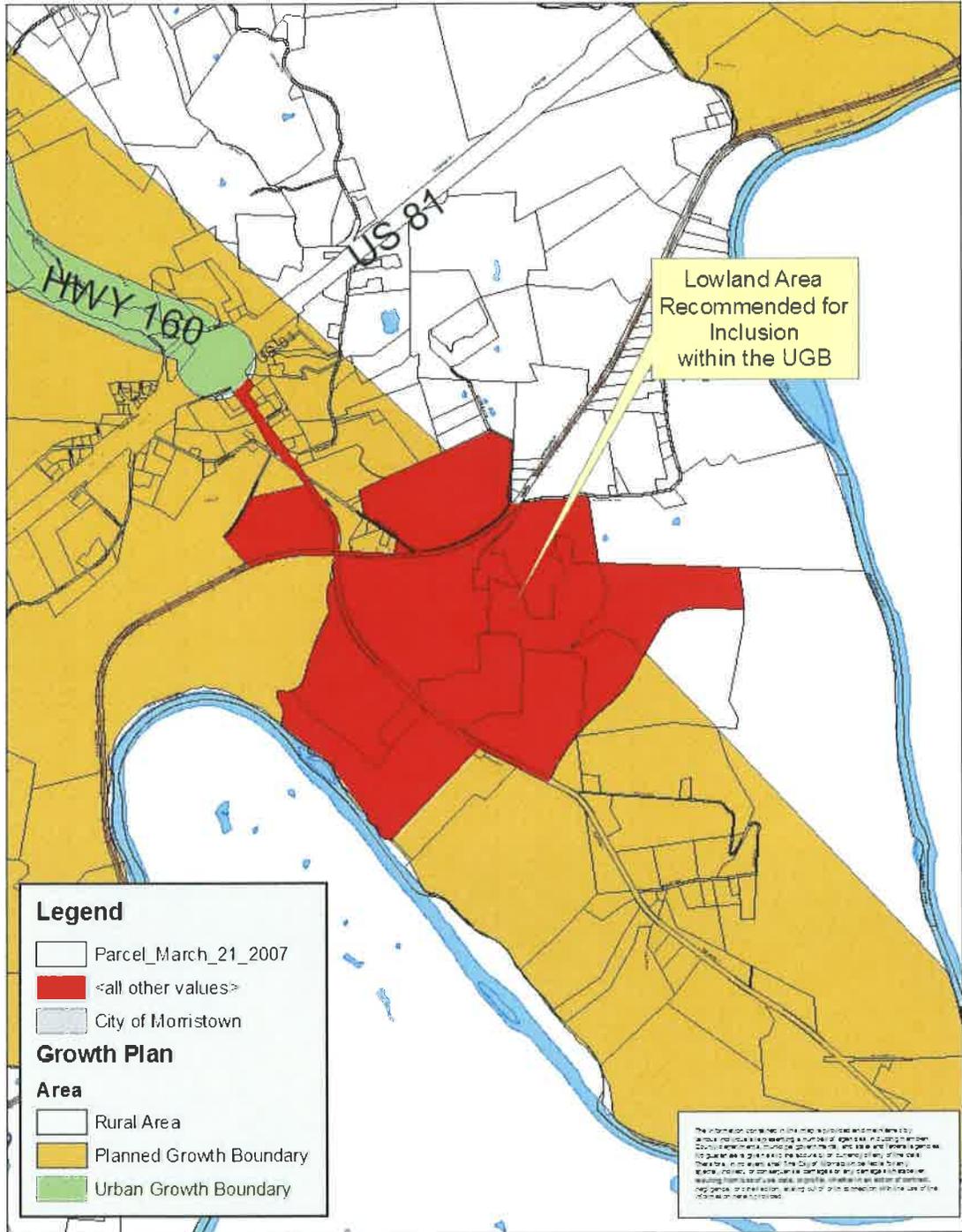
The areas approved by the Hamblen County Coordinating Committee and the governing bodies of the City of Morristown and Hamblen County government are as follows:



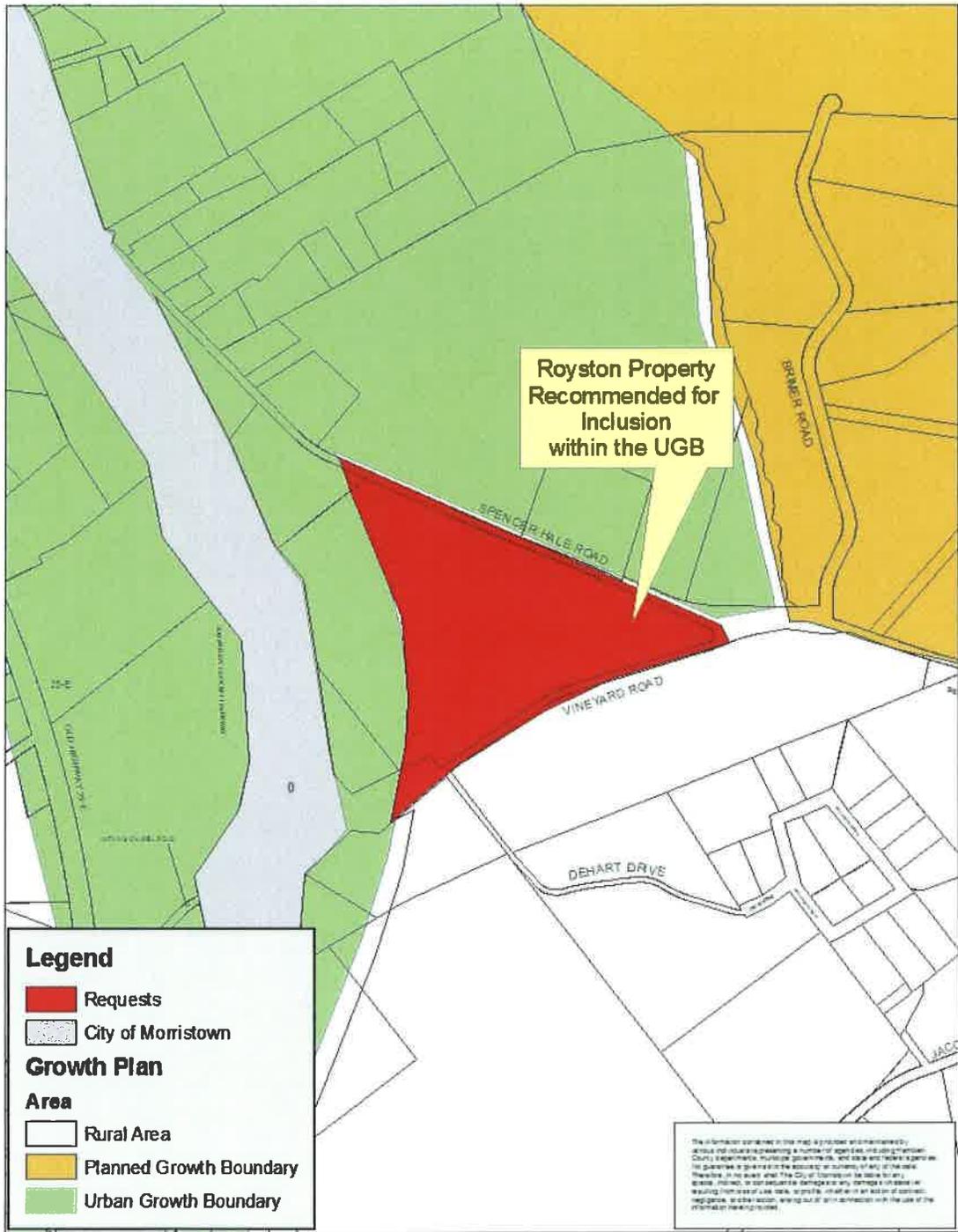
- Area 1. Coffey Property at I-81/Exit 12
- Area 2. Lowland at I-81/Exit 12
- Area 3. Royston Property on Hwy 25-E
- Area 4. Tidi Waste Landfill – McGuffin Enterprises
- Area 5. Church of God in Talbott



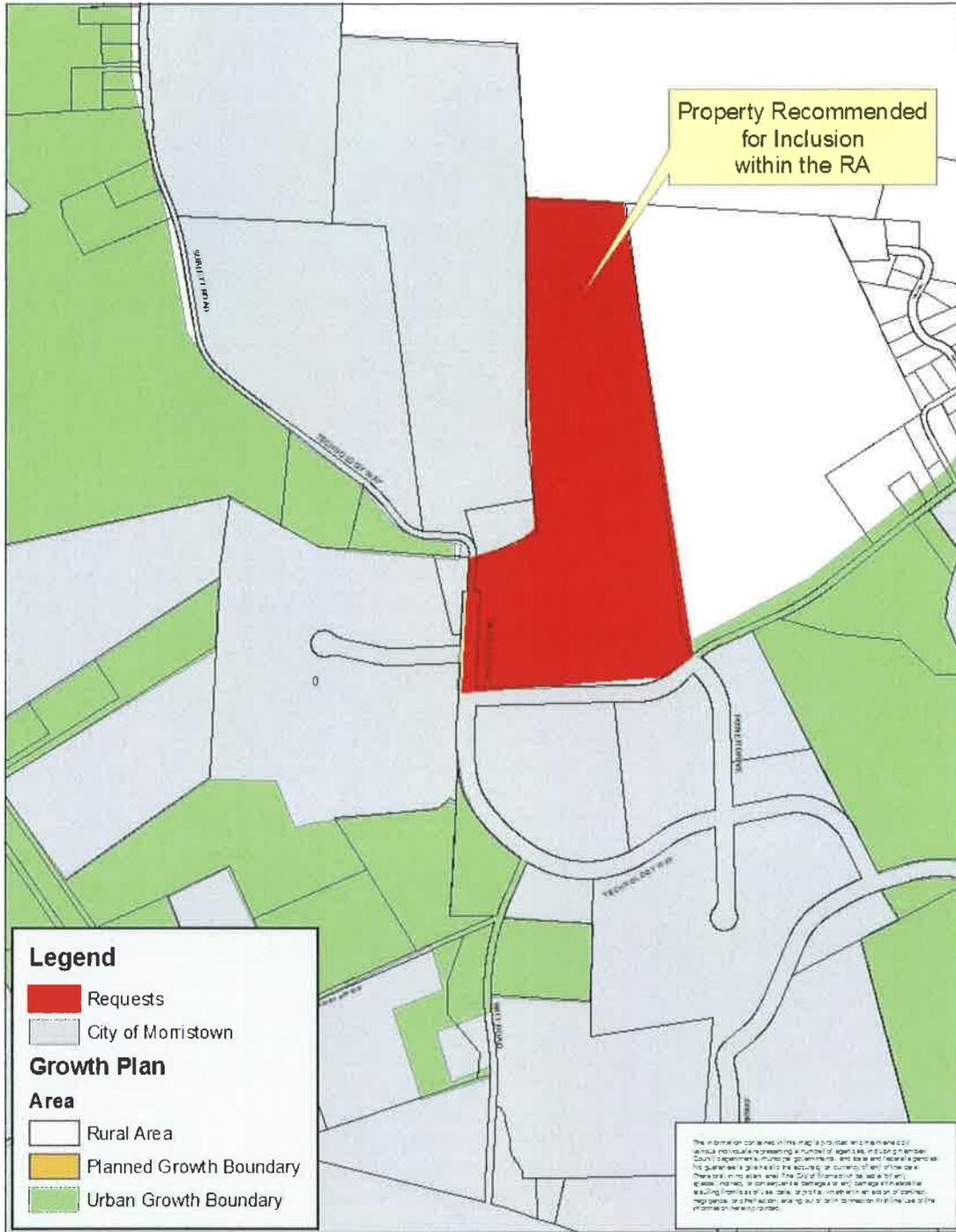
1. Coffey Property  
 Tax Map- Parcel ID 051 059.00  
 Property Address 2917 Cobble Lane  
 Deed Book 329 Pg. 332



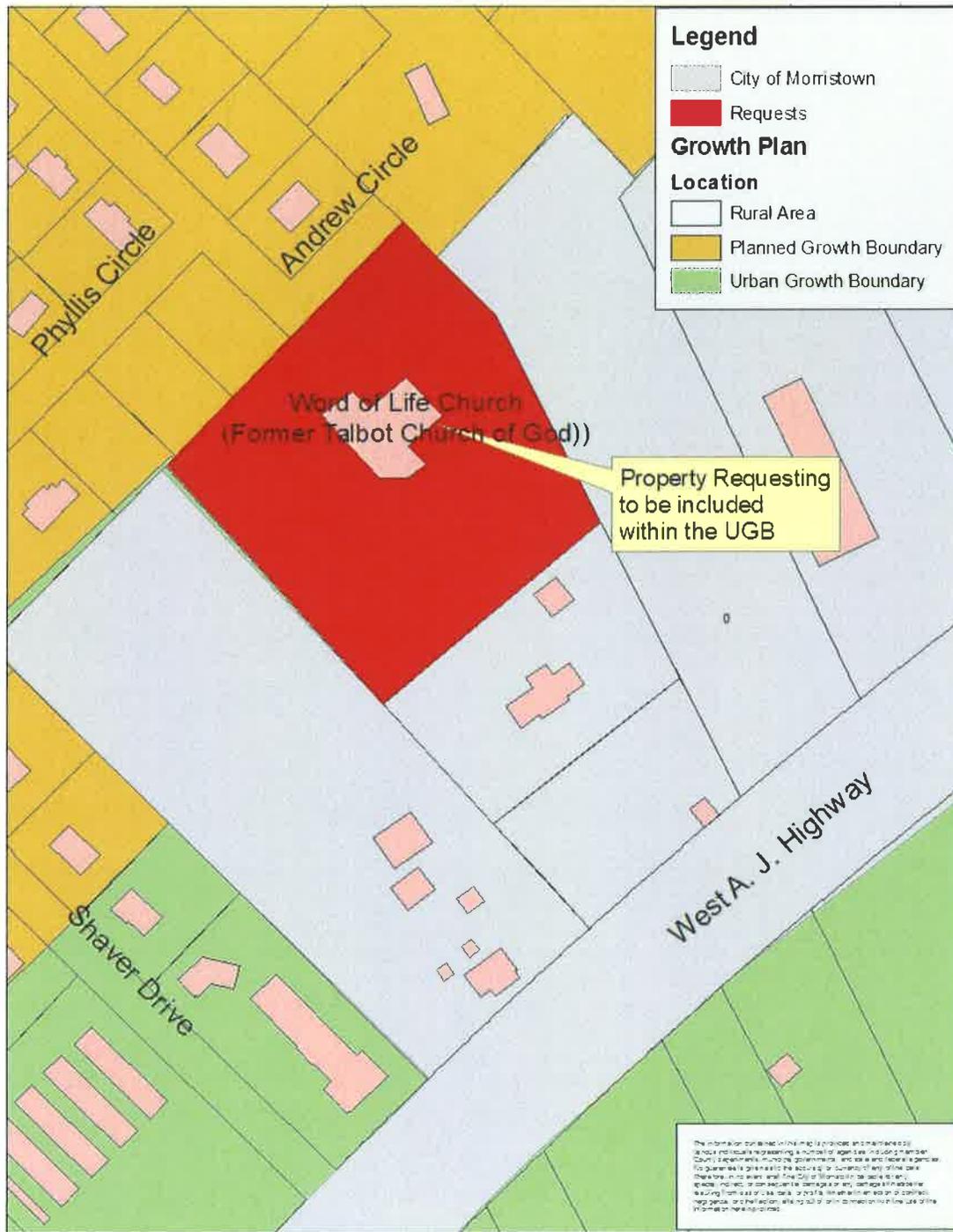
2. Lowland Area  
 Tax Map 58, Parcels 62, 71.02, 71.01, 71.07, 71.05, 71.04, 71.09, 71.08, 75.06, 71.03, and 69  
 Tax Map 59, Parcels 9 and 9.02



3. Royston Property  
 Tax Map- Parcel ID 050 076.03  
 Property Address: Spencer Hale Road  
 Deed Book 830 Pg. 335



4. Tidi Waste Property – McGuffin Enterprises  
 Tax Map- Parcel ID 057 058.00  
 Property Address 4601 Sublett Road  
 Deed Book 390 Pg. 685



5. Church of God in Talbott  
 Tax Map- Parcel ID 054 018.02  
 Property Address: West Andrew Johnson Highway  
 Deed Book 391 Pg. 134



State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

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

July 25, 2007

The Honorable David M. Purkey  
Hamblen County Mayor  
511 W. 2<sup>nd</sup> North Street  
Morristown, Tennessee 37814

Dear Mayor Purkey:

The Local Government Planning Advisory Committee at its meeting July 25<sup>th</sup> amended the Hamblen County Growth Plan submitted by the Hamblen 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 that reads "Dan Hawk".

Dan Hawk  
Director

DH/jw

Enclosure

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

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

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

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

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

Wesley C. [Signature]  
Chair, County Coordinating Committee

July 24, 2007  
Date

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

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

Kentucky G. [Signature]  
Chair, Local Government Planning Advisory Committee

7-25-07  
Date



State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

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

July 28, 2005

The Honorable David M. Purkey  
Hamblen County Mayor  
511 W. 2<sup>nd</sup> North Street  
Morristown, Tennessee 37814

Dear Mayor Purkey:

The Local Government Planning Advisory Committee at its meeting July 27<sup>th</sup> amended the Hamblen County Growth Plan submitted by the Hamblen 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 cursive script, appearing to read "Dan Hawk".

Dan Hawk  
Director

DH/jw

Enclosure

# Morristown-Hamblen County Growth Plan Coordinating Committee

June 14, 2007

Tennessee Department of Economic and Community Development  
Attn: Local Government Planning Advisory Committee, Mr. Dan Hawk, Director  
312 8<sup>th</sup> Ave. North  
10<sup>th</sup> Floor, William Snodgrass Bldg  
Nashville, TN 37243

To: Members  
Local Government Planning Advisory Committee  
State of Tennessee

Ladies and Gentlemen:

In recent months representatives of both the City and County became aware of proposed amendments to the adopted Morristown-Hamblen County 20 Year Growth Plan. As was the procedure on previous occasions, the City Mayor requested that the County Mayor reconvene the Growth Plan Coordinating Committee to consider possible amendments to the Growth Plan. Upon reestablishment of the Coordinating Committee earlier this year, I was elected as its chairman.

The Growth Plan Coordinating Committee met on several occasions to hear proposals and concerns toward amending the plan. Several proposed amendments were discussed among the committee members and, after much deliberation, the committee recommended to the governing bodies five separate areas to consider as amendments to the Growth Plan.

Prior to this, the City held Public Hearings on April 10, 2007 and April 17, 2007 to consider amendments to the Urban Growth Boundary. The County held Public Hearings on April 2, 2007 and April 19, 2007 to consider amendments to the Planned Growth Areas and Rural Areas. After these events, the Growth Plan Coordinating Committee held two public hearings on April 27, 2007 prior to forwarding the proposed amendments to our local governmental legislative bodies. Public notice in the local newspaper was provided over fifteen (15) days in advance of all the public hearings and all meetings were open to the public.

The City and County ratified the proposed amendments to the Growth Plan as recommended by the Growth Plan Coordinating Committee on May 15, 2007 and May 24, 2007 respectively. Thus, these ratifications completed the amendment process on the local level.

The Morristown and Hamblen County Growth Plan Coordinating Committee is respectfully requesting your approval of the amended 20 Year growth Plan ratified by both the City of Morristown and Hamblen County. Enclosed is certification from the City and County Mayors as well as a copy of the amended growth plan and map. Additionally, a digital copy of the proposed amended map boundary is included on a compact disc for the convenience of your staff.

If you need additional information or have any questions please feel free to contact me at (423) 586-7700, or Hamblen County Mayor David Purkey at (423) 585-2745.

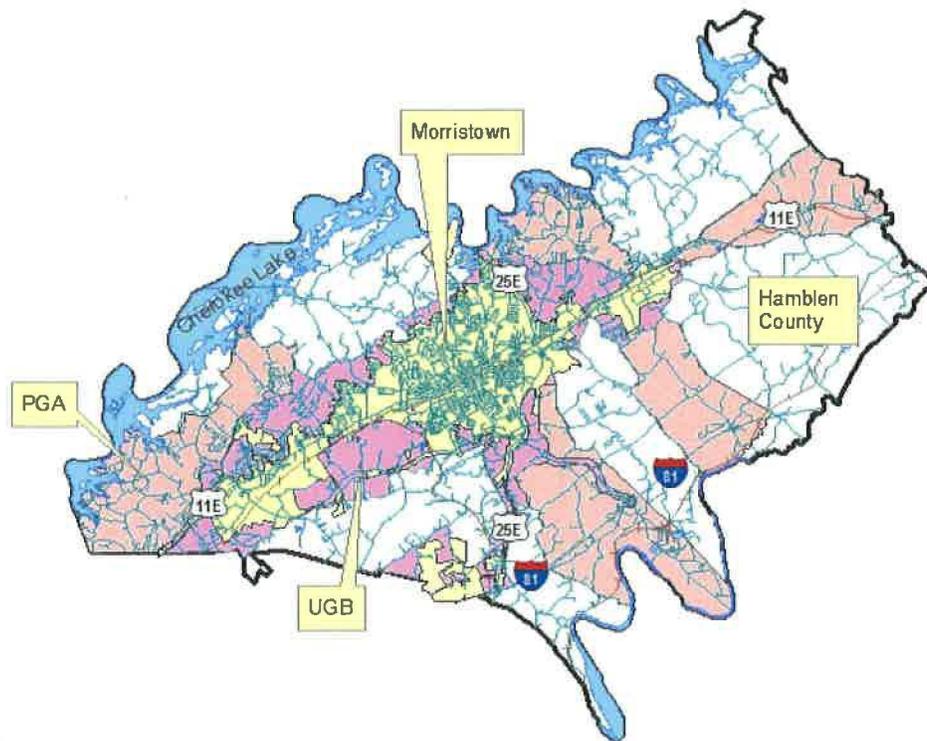
Sincerely,

*Hugh Clement*

Hugh Clement  
Chairman, Morristown-Hamblen County Coordinating Committee

Cc: Mr. Stan Harrison  
Mrs. Sami Barile, Morristown Mayor  
Mr. David Purkey, Hamblen County Mayor

# Public Chapter 1101 Tennessee Growth Plan Development



## City of Morristown - Hamblen County

May 11, 2007

## **History of Public Chapter 1101**

As a result from a several reports and a court decision that found two Public Chapter's involving annexations and municipalities were found unconstitutional, Lieutenant Governor John S. Wilder, Speaker of the Senate, and House Speaker Jimmy Naifeh established an Ad Hoc Study Committee on Annexation. This committee pursued a solution that sought to meet the public service demands of commercial and residential growth, while maintaining the character of Tennessee's rural areas.

The Ad Hoc Study Committee developed a growth policy that addressed the needs for a comprehensive statewide growth policy, annexations, incorporations, plans of services, situs tax revenues, and other matters. After the House and Senate passed similar versions of the Ad Hoc Study Committee's recommended plan, a Conference Committee resolved differences between the Senate and House of Representatives. The Senate and House approved the Conference Committee's report, and Governor Sundquist signed the bill into law on May 19, 1998.

## **Growth Plan Development in Morristown – Hamblen County**

### 1999

In order to meet the requirements of the law, Hamblen County and the City of Morristown formed the Hamblen County Coordinating Committee. On December 15, 1999, the Coordinating Committee adopted a recommended growth plan proposed to it by Hamblen County. On January 5, 2000, that plan was recommended for adoption to the Morristown City Council. The City Council for the City of Morristown objected and rejected the growth plan recommended by the Coordinating Committee and included nine (9) specific objections to that proposed plan.

### 2000

On March 10, 2000, County Executive, David Purkey, proposed a solution to the division between the City of Morristown and Hamblen County over the growth plan. On May 16, 2000, the Hamblen County Coordinating Committee adopted a Growth Plan. After minor revisions and agreements between the City of Morristown and Hamblen County, the Hamblen County Commission approved a growth plan on November 20, 2000. This plan was consequently approved by the City Council representing the City of Morristown on November 21, 2000.

### 2001-2003

The approved document was delivered to the Local Government Planning Advisory Committee for the state of Tennessee. The state approved and recorded the document on January 24, 2001.

One of the defining features of Public Chapter 1101 is the required citizen involvement. A Coordinating Committee, which includes both County and City government representatives, municipal and non-municipal utilities and representatives of education, agriculture, business and homeowner interests, is charged with developing the county's growth plan. Before cities and counties can recommend growth plan elements to the Coordinating Committee they must hold at least two public hearings. However, the Coordinating Committee must also hold two public hearings before the adoption of a Growth Plan. The governing bodies of the City of Morristown and Hamblen County must then ratify the Plan.

The Growth Plan could not be amended for three (3) years in order to protect the character and integrity of Public Chapter 1101. However, requests to amend the 20-Year Growth Plan prompted local leaders to re-evaluate the original plan.

#### 2004

In 2004 Morristown and Hamblen County officials submitted a request to LGPAC to amend the 20-Year Growth Plan. The request derived from a developer who desired to have his property annexed into the City Limits. LGPAC approved the request on July 28, 2004.

Requests from citizens and developers to be included in the Morristown Urban Growth Boundary continued to flow to local leaders. Such requests were usually formed by the need for urban services which, for the most part, include the need for connectivity to the Morristown sewer services. The Coordinating Committee began to meet again to discuss a number of properties for inclusion into the Morristown Urban Growth Boundary in the latter months of 2004.

These meetings caused concern among the staff of the Tennessee Local Planning Assistance Office. Trepidation for procedure under the enabling legislation of PC 1101 was expressed from state officials. The Coordinating Committee was directed to be very mindful of the legislation as it directs the long range planning and growth plan approval process.

#### 2005

The Committee was officially reorganized in February 2005 by direction of County Mayor, David Purkey following a request from City of Morristown Mayor, Gary Johnson. The newly assembled Coordinating Committee officially began discussions to consider amendments to the Countywide Growth Plan. Recognizing that the intent of PC 1101 was to encourage long range planning as key to the overall plan development, there was also realization among the committee members that politics play a vital role in the Growth Plan approval process. Therefore, a number of immediate petitions to include specific parcels were reviewed by the Committee to determine if a consensus on individual amendments could be met.

In accordance with the requirements of PC 1101 both the City and County held public hearings at the planning commission and the legislative body levels. The City and County prepared recommendations to the Coordinating Committee in May 2005. On June 10, 2005 the Morristown-Hamblen County Coordinating Committee held two Public Hearings to amend the adopted Growth Plan and forwarded a recommendation to the City and County legislative bodies for ratification.

The LGPAC approved the amended Hamblen County-Morristown Growth Plan in July, 2005 as it was presented.

#### 2007

Over the next two years, local elected officials continued to be pressured by the public to amend the local growth plan. As had previously occurred, the County Mayor called the Coordinating Committee together again at the request of the City Mayor to consider amendments to the growth plan. Again, the Committee was asked by local planning staff to consider a long range, holistic approach in developing the growth plan but that concept failed to meet the approval of the majority of the committee members; opting instead, to only amend the plan where a property

owner had formally requested a specific amendment in writing. This was the same methodology utilized in amending the previously adopted 2005 plan.

Several meetings of the Coordinating Committee were held to consider the requests. Afterward, in accordance with the requirements of PC 1101, both the City and County held public hearings at the planning commission and the legislative body levels. The City and County prepared recommendations to the Coordinating Committee in April 2007. On April 27, 2007 the Morristown-Hamblen County Coordinating Committee held two Public Hearings to amend the adopted Growth Plan and forwarded a recommendation to the City and County legislative bodies for ratification. Ratification of the growth plan was presented to the City and County governing bodies in May 2007.

Both governing bodies approved the growth plan submitted by the Coordinating Committee and recommend it to the LGPAC for final adoption.

### **Requirements of Public Chapter 1101**

PC 1101 outlines the process that communities are to follow in developing the urban growth boundary. Prior to presenting a UGB to the coordinating committee, each community is to have completed the following:

- 1) Population estimated developed in conjunction with the University of Tennessee. In preparing the original plan, The City of Morristown chose to provide differing population figures than those provided by the University of Tennessee. It is felt that the City calculated population projections more accurately reflect the historical growth trend since 1870.
- 2) The current and projected costs of core infrastructure, urban services, and public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services and facilities throughout the territory under consideration for inclusion within the UGB.
- 3) The need for additional land suitable for high-density, industrial, commercial, and residential development, after taking into account all areas in the municipality's current boundaries that can be used, reused or redeveloped to meet such needs.
- 4) An examination of agriculture lands, forests, recreational areas, and wildlife management areas within the territory under consideration for inclusion within the UGB.
- 5) The likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas, and wildlife management areas.

The following report provides a Morristown population analysis, urban public services inventory and analysis, environmental and cultural land use constraints narrative including forest, recreational, wildlife and agricultural lands and finally the identification of territory for the City of Morristown UGB. There was no amendment proposal from Hamblen County officials to amend the boundaries of the Planned Growth Areas or Rural Areas of the County.

## Population Analysis

### Population Trends

Population trends help to identify how the City of Morristown and Hamblen County have grown and developed in the past. In order to accurately evaluate future population dynamics, historical demographic changes since 1870 provide a basis from which future population assessments can be more accurately determined.

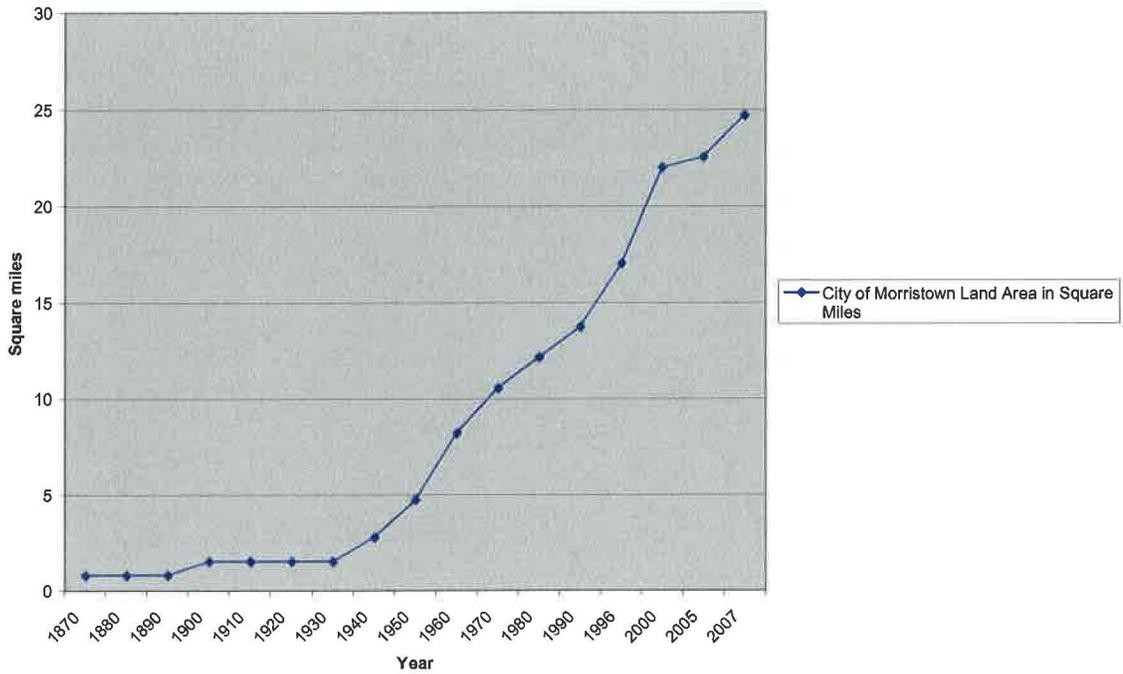
In 1855, a charter for corporation was granted to the City of Morristown by the court of Grainger County. The population at that time was 500 people. It was not until 1870 that Hamblen County began to take shape as a significant population center. It was formed from parts of Grainger, Hawkins, and Jefferson Counties. A census count was not taken until 1880 when the population of Hamblen County was 10,187.

When studying the 150 years of growth since incorporation of the City of Morristown, the last thirty years remain significant, both in terms of newly acquired incorporated properties and population growth associated with the new City limits expansion. Immigration into the City as a center of employment and economic activity has also aided in increasing the population of the City of Morristown. The following table represents a historical review of the corporate limit growth as compared to associated population increases.

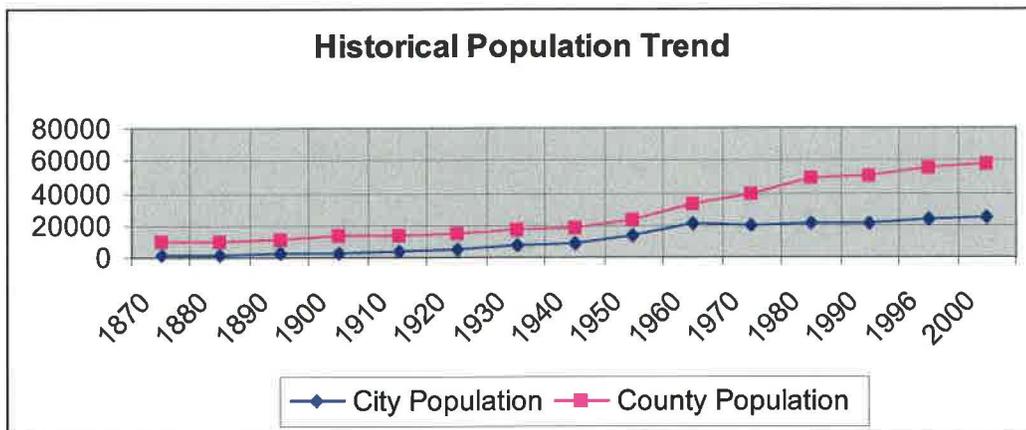
Year	City Square Miles	City Persons Per Sq. Mile	City Population	County Population	City% of Co. Population
1870	0.8	1188	950	9500	10.0%
1880	0.8	1563	1250	10187	12.3%
1890	0.8	2513	2010	11500	17.5%
1900	1.52	2007	3050	13000	23.5%
1910	1.52	2714	4125	13950	30.0%
1920	1.52	3355	5100	15000	34.0%
1930	1.52	4806	7305	16616	44.4%
1940	2.78	2896	8050	18611	43.3%
1950	4.73	2752	13019	23976	54.3%
1960	8.21	2590	21267	33092	64.3%
1970	10.54	1911	20138	38969	52.0%
1980	12.14	1765	21422	49300	43.4%
1990	13.72	1559	21385	50480	42.4%
1996	17.02	1345	22899	55000	42.0%
2000	22	1135	24965	58128	42.9%
2005	22.54	1128	25431	*60728	41.8%
2007	24.7	1045	25800	*61026	42.2%

*Population Projection for 2005-07 from U.S. Census Data.*

City of Morristown Land Area in Square Miles



In 1855, the City of Morristown included an area of approximately 0.8 square miles. These boundaries were not extended significantly until the mid to late 1950's at which time the city totaled 4.73 square miles. Since 1958, the City has annexed property on a regular basis. From 1855 to 1968 (113 years) the City grew geographically approximately 8.8 square miles, for a total of 9.6 square miles. During the next 39 years between 1968 to 2007 the City has grown to approximately 24.7 square miles. According to these numbers, the City of Morristown has nearly tripled its size in land area over the past 39 years.



Population Projections

In order to fully assess future land use considerations and impacts based on projected population growth, it is important to have population data that accurately reflects local population trends. It is for this reason that the City of Morristown will not utilize the University of Tennessee provided population projections. It is felt that these population figures are not representative of local historical population trends and while the numbers collectively may accurately represent overall state projections, the data provided underestimates and does not reflect significant local events that have and will continue to produce population levels beyond current University of Tennessee projections.

Since the adoption of the original County Growth Plan, the city has obtained new information from the 2000 Decennial Census. The following projections include both the University of Tennessee and the Census 2000 Population projections that more accurately reflect the population trend line for future population numbers.

City of Morristown and Hamblen County  
Population Projections

University of Tennessee Provided Population Projections

Year	Hamblen County	% Increase	Morristown	% Increase
2000	54,495		22,565	
2005	55,490	1.83%	22,977	1.83%
2010	56,163	1.21%	23,256	1.21%
2015	56,674	0.91%	23,468	0.91%
2020	57,069	0.70%	23,631	0.70%
Total 20 Year Increase	2,574	4.65%	1,066	4.65%

2000 Census Population Projections

Year	Hamblen County	% Increase	Morristown	% Increase
2000	58,128		24,965	
2005	60,728	4.47%	*25,431	2.00%
2010	63,761	4.99%	25,869	2.84%
2015	66,795	4.75%	26,585	2.76%
2020	69,829	4.54%	27,301	2.69%
2025	72,762	4.20%	28,420	3.00%
Total 25 Year Increase	14,634	22.95%	3,455	12.35%

\* Special Census conducted by the City of Morristown in May 2005.

## Urban Public Services Inventory and Analysis

The following proposes the current costs and projected costs for urban services and infrastructure required to accommodate the full potential of complete development “build-out” within the municipality and throughout the territory under consideration for inclusion within the City of Morristown’s described Urban Growth Boundary.

As part of the original plan adopted in 2001, individual departments within the City of Morristown were evaluated to identify service delivery expenditures for the current city limits and associated population numbers. A per capita method was utilized in order to estimate expense per resident starting with a base budgetary year in 2000. A 10% rate of inflation (2% annually) was added to the five year per capita expenditure figure.

For this proposed amendment (ver. 2007), the same format was used as was adopted in the original plan. However, the current population estimates and the actual totals for the 2005 budget year (base year) were utilized in the formula. Expenditures per city department were projected in five-year increments over the next twenty years.

A per capita method was utilized in order to estimate expense per resident starting with a base budget year in 2005. A 10% rate of inflation (2% annually) was added to the five year per capita expenditure figure.

The formula for calculation is as follows:

*The year 2005 departmental budget divided by the projected population figure multiplied times a 2% annual rate of inflation equals the General and /or Capital Fund requirement for the projected population year.*

Example: Mayor and City Council General Fund Budget year 2005 Year 2005 General Fund / Capital budget (\$222,704) divided by year 2005 projected population (25,431) equals \$8.76 per person; The year 2005 base per capita actual expenditure for each department will be utilized to project budget needs for future years. Budget projections for the year 2010 = 25,869(2010 pop.) x \$8.76 = \$226,612 x 10% (2% annual rate of inflation) = 22,661 + \$226,612 = \$249,274 (2010 General Fund/Capital Outlay projection)

### Mayor and City Council Expenditure

The Mayor and City Council, the legislative and policy-making body of the City, is composed of seven citizens elected to serve for a term of four years until their successors are elected and qualified. The Mayor is the presiding officer at official meetings and represents the City at all functions. The Mayor can vote on all issues.

The responsibilities of the Mayor and City Council include the enactment of the ordinances, resolutions and policies; adopting the City Administrator, City Attorney, and citizens to the various boards and commissions; establishing policies and measures to promote the general health, welfare and safety of the citizens of Morristown.

### Base Year 2005 – Population 25,431

2005 General Fund/Capital Outlay actual budget = \$222,704

### Future Budget Projections (see methodology above)

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$249,274

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$256,173

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$263,072

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$273,855

**City Administration Expenditure**

City Administration services includes all administrative support within the City with staff including the City Administrator, Assistant City Administrator, and Departments including Revenue, Finance, Purchasing and Warehouse, Computer Operations, Personnel and Training, Legal Services, Employee Safety, Elections and Annual Audit.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,556,167

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,741,217

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,789,410

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,837,603

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,912,922

**City Planning, Engineering, and Building Inspections Expenditure**

The Departments of Planning and Engineering provide general city planning and engineering support and development including technical assistance to the Planning Commission, Board of Review and City Council. Engineering is responsible for sanitary sewer, storm sewer, and street programming and design. Building Inspections and Zoning Code enforcement also fall under Planning and Engineering Departments.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,265,409

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$ 1,415,966

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$ 1,455,157

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$ 1,494,348

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$1,555,597

### **Public Safety Expenditure**

**Police Department:** The Police component of City government services includes general police supervision, patrol and traffic, criminal investigation, central communications, vice, and animal control. There are currently 82 police officers and staff provided by the City. City Hall is currently the central administrative facility for the Police Department.

#### Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,418,344

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$6,062,814

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,230,620

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$6,398,426

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$6,660,682

**Fire Department:** The fire component of City government services includes general fire supervision, fire prevention and inspection, provide and maintain fire station service centers (currently 5 with another in the preliminary process), maintain ISO level three (3), general firefighting abilities with a full-time operational fire crew including emergency medical response personnel and training. There are currently 75 firemen and staff provided by the City.

#### Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,940,433

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$6,647,020

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,830,996

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$7,014,971

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$7,302,498

**Civil Service:** Includes a three member Board responsible for testing, interviewing screening and recommending police and fire candidates.

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$16,000

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$17,927

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$18,423

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$18,920

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$19,695

Public Works Expenditure

The Department of Public Works consists of five operating divisions including Buildings and Grounds; Equipment Shop; Street Construction, Maintenance and Cleaning; and Sewer Maintenances. Other Public Works functions include infrastructure repairs and maintenance, streetlights and signs, brush and snow removal, storm drainage, sidewalks, street cleaning, traffic signals, health inspection and welfare.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,309,853

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$5,941,307

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,105,750

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$6,270,193

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$6,527,193

**Public Works – Solid Waste**

The Department of Public Works Division of Solid Waste serves to provide curbside pick up of solid waste. The service includes routine collection of household waste, operates a recycling program with curbside services, and picks up large household items and vegetative debris along city streets.

**Budget Projections (see methodology above)**

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,607,231

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,798,413

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,848,189

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,897,966

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,975,758

**Parks and Recreation Expenditure**

The Parks and Recreation Department includes a nine (9) member commission for planning, coordinating and general administration of the Parks and Recreation Program. Other parks and recreation departmental components include programming, facilities management and design and park maintenance.

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$ 1,568,247

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,754,875

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,803,447

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,852,018

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,927,928

**Sewer Utility Expenditure**

The sewer component of City provided services includes sewer collection, treatment and systems maintenance. The City sewer system currently provides service to over 95% of the area within the City. The City recently upgraded the sewer plant treatment facility and is prepared to service all newly annexed areas within the proposed Urban Growth Boundary.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$4,609,962

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$5,158,201

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$5,300,969

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$5,443,737

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$5,666,863

**Water Utility Expenditure**

The Morristown Water System provides requires water utility services including water treatment, conveyance, and maintenance of water line infrastructure within a water distribution system. Within the described Urban Growth Boundary, there are three other water utility districts including Russellville-Whitesburg, Witt and Alpha Talbot Utility Districts.

In those parts of the Urban Growth Area presently served by a utility district and/or districts, the incumbent utility district must be able to provide required services. In the event they are not able to provide required services, the utility district must agree to serve the area with required services within 180 days at no cost to the property owner. Future budget projections, as noted below, account for the Morristown Water System providing service in newly annexed areas.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$3,894,719

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$4,358,021

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$4,478,642

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$4,599,263

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$4,787,775

**Electric Utility Expenditure**

The Morristown Utility System provides electrical service to City customers and includes the acquisition of electrical power from the Tennessee Valley Authority, distribution to area customers and maintenance of the distribution infrastructure. It is anticipated that as newly annexed areas come into the City, the Morristown Utility System will provide electrical service to these areas.

**Budget Projections (see methodology above)**

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$47,630,903

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$53,290,787

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$54,765,765

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$56,240,743

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$58,545,911

## LAND CAPABILITY ANALYSIS

This section consists of an inventory of land resources. Land use, environmental constraints and sanitary sewer availability has been mapped. The purpose of this inventory is to identify the location and extent of vacant land available for development over the next twenty years.

### Existing Land Use

Existing land use within the proposed Urban Growth Boundary is as follows:

Land Use	Total Acres	Inside City(Acres)	Outside City(Acres)	Inside UGB and city(total)	Inside UGB_Outside City
Residential	27,459.81	5,247.35	22,212.46	10,037	4,789.65
Commercial	2846.98	2174.38	672.60	2545	370.62
Industrial	2177.73	1416.56	761.17	1451	34.44
Farm	7131	1442	5,689.00	2166	724.00
Agriculture	50,270	1302.33	48,967.67	6511	5,208.67
Religious	523	283.21	239.79	341	57.79
Ed/ Charitable	1107.72	67	1,040.72	68	1.00
Local Utility	6.83	6.83	0.00	6.83	0.00
SAP utility	15.7	8.84	6.86	11	2.16
Federal	2185	27.16	2,157.84	34.68	7.52
State	764	204.35	559.65	222	17.65
County	678	324.97	353.03	362	37.03
City	1637	1637	0	1637	0.00
Forest	184	0	184	0	0.00
Homebelt	2.85	2.85	0	2.85	0.00

### Environmental Constraints

Between 25 to 30 percent of the county is still vacant or in agriculture use. Lands with extreme topographic relief (25% or greater slope) are located on approximately 2.15% (851 acres) of the study area. These areas generally do not lend themselves to urbanization because of problems with drainage, erosion, water pollution, stream sedimentation and aesthetics.

Other severe environmental constraints include karst topography (sinkhole systems), which are contained on 11.1% (4,415 acres) of the study area, hydric soils (wetlands) and regulatory floodways, which cannot be developed under local and federal regulations. These features are located on .047% (18.6 acres) of the study area.

Karst topography is a wide spread condition in East Tennessee. Karst terrain is underlain with limestone and dolomite formations, which are subject to the formation of sinkholes, underground caverns and unreliable surface drainage. With the exception of areas with

sinkhole problems, these areas may be available for selective development. Site-specific analysis is required before utilization of such sites.

### **Least Constrained Land**

By eliminating areas with environmental constraints and developed areas within the study area, we may identify least constrained lands. These may include karst terrains that must be evaluated carefully in the development process.

### **Sanitary Sewer**

When sanitary sewer service is made available to rural areas, the possibility of urban or suburban development is introduced. The City of Morristown is presently the only provider of sanitary sewer within Hamblen County. The provision of sewer service outside the corporate limits, but within the Growth Area Boundary, is presently possible by city ordinance. Other providers of sewer service have been discouraged from entering the area. The determination of sewer service exterior areas may require judicial interpretation of existing public law.

### **Lands Worthy of Special Consideration**

Public Chapter 1101 of 1998, requires cities and counties to evaluate the impact of their proposed growth strategies on:

- Agricultural lands
- Forests
- Recreational Areas
- Wildlife Management Areas

### **Agricultural, Recreational and Wildlife Management Areas**

Panther Creek State Park, the largest area currently set aside for wildlife management purposes, is a 1,900-acre State Park and is located within the county outside the study area.

The City of Morristown owns and operates 22 parks and recreational facilities that contain a total of 261 park acres. The Parks and Recreation Board is Advisory and the department employs 21 full time staff and 24 part-time and seasonal staff. A total of 28 athletic fields are maintained for football, softball, baseball and soccer, along with 10 tennis courts, and 5 outdoor basketball courts. Playground enthusiasts have 8 playgrounds to choose from at various parks. A total of 17 picnic pavilions and shelters are available for use. The Morristown Greenway System offers walking facilities at 4 parks with 10 miles of trails planned; Morristown offers diverse programming in BMX facility, Skate Park, 18-hole disc golf course, splash pad, and horse barn and ring. The City offers partnerships with the Lakeway Tennis Association, Morristown Youth Sports Association, American Youth Soccer Association, and Lakeway Soccer Club. The majority of the facilities are programmed for organized recreational activities; however, passive recreational opportunities are available and developed.

The county maintains approximately 178 acres of recreational facilities within the study area within Cherokee Park which is a public park and wildlife management area. This facility contains a marina, picnic area, camping grounds and an outdoor amphitheater.

Within the study area approximately 60 percent of the recreational and wildlife management land is located within the City limits. This is controlled by public agencies for 56 percent of the land and 44 percent by private owners. There is approximately 40 percent of the recreational and wildlife management land located within Hamblen County, with 64 percent public and 36 percent in private ownership.

Parcels on which agricultural practices were dormant or land that was involved in “Soil Bank or Land Banking”, were classified as vacant land. The distinction between dormant agricultural and vacant land was possible using a field survey technique. It is estimated that somewhere between 10 to 20 percent of the vacant land is dormant agricultural or has been agricultural within the past five years.

Recent trends in the U.S. Census show the number of farms and agricultural acreage within Hamblen County have steadily decreased over the past twenty years. For the most part, farming in Hamblen County is steadily decreasing as a full-time occupation and has reverted to a part-time, secondary occupation with one or both household members maintaining other full time jobs. Much of the larger scale farm operations are located in the southeast and southwest sections of the study area. These have received limited developmental pressure because soil and drainage conditions make the utilization of septic systems very difficult. Until public sewer service is extended to these areas, suburban development pressures will remain small.

Forestland within the study area is generally located on slopes, which are too steep to conduct agricultural activity and develop as suburban subdivisions. They also are located on karsts topography, which also serves to discourage agricultural and residential development. Approximately 20 percent of the vacant land within the study area is covered with forest of some type. These include mature hardwood forest, pine forest and cedar groves (associated with limestone exposures). Approximately 18.6 percent of the forest cover is located outside the City limits of Morristown. The study area outside the City contains approximately 81 percent of the forest cover or 2,461 acres.

Agricultural zoning within Hamblen County may be misleading because it allows such uses as single-family residential development, multi-family residential development, mobile home and limited office and commercial locations.

## IDENTIFICATION OF TERRITORY FOR URBAN GROWTH BOUNDARY

The data and analysis derived from the Population Analysis, Urban Public Services Inventory and Analysis and the Land Capability Analysis were used to research and identify the City of Morristown Urban Growth Boundary (UGB).

The data set above was utilized to identify territory that addressed the following:

1. Area that is reasonably compact yet sufficiently large to accommodate residential and non-residential growth projected to occur within twenty (20) years,
2. An area that is contiguous to the existing municipal corporate boundary,
3. Whereby a reasonable person, based on historical experience, economic trends, and topographical characteristics, would project as the likely site of higher density growth over the next twenty years,
4. The municipality is better able and prepared to provide efficient and effective urban services, and
5. The UGB reflects the municipality's duty to facilitate full development of resources inside the municipality, manage and control urban expansion outside the municipality while taking into account the impact to agricultural lands, forests, recreational areas, and wildlife management areas.

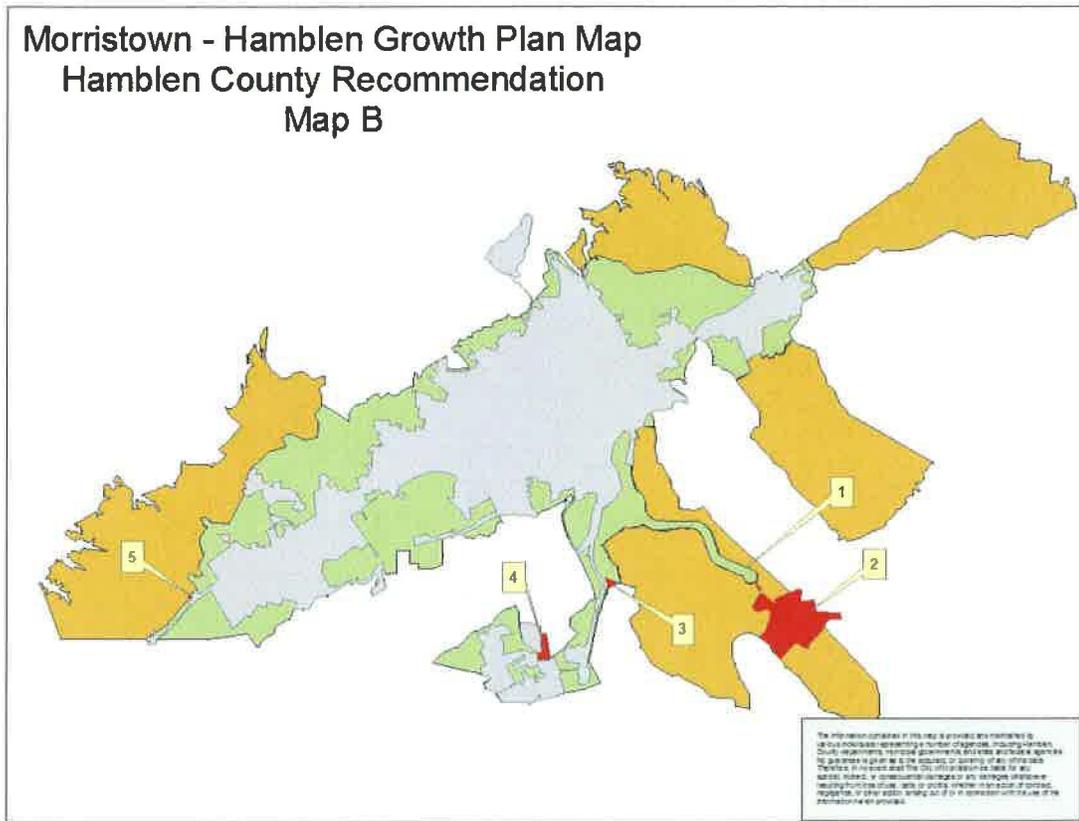
Given the above, the area described as the Morristown Urban Growth Boundary (see UGB Map) identifies an area that reflects the following "findings of fact":

1. Provides for an area that allows for projected population numbers that are consistent with historical annexation growth (increasing land mass 33% every ten years, an average since 1870),
2. Considers environmental constraints that consume approximately 25% of the Urban Growth Boundary (i.e. steep slopes, karsts topography, water and flood hazard areas),
3. Identifies agricultural areas, both in production and vacant, understanding that agricultural as an industry in the County is declining and in a logical transition, a percentage of agricultural lands will change uses,
4. The City as a municipality is in the best position to provide additional services beyond the current demand for services. This includes sewer service whereby the City is the primary provider in the County and is fiscally willing and able to take on the responsibility to extend sewer service beyond its current corporate limits,
5. The City is also in the best position in the County both from an infrastructure and financial vantage point to provide the most efficient and effective service (i.e. economy of scale, cost quality of product and service to existing and new customers),
6. The proposed Urban Growth Boundary follows historical growth patterns, particularly along major roadway networks. The growth of the industrial sector within Morristown and Hamblen County has created the City limits as currently drawn. It is from this pattern of development that the UGB has been proposed to accommodate and support Morristown and Hamblen County as the employment center of a six county region.

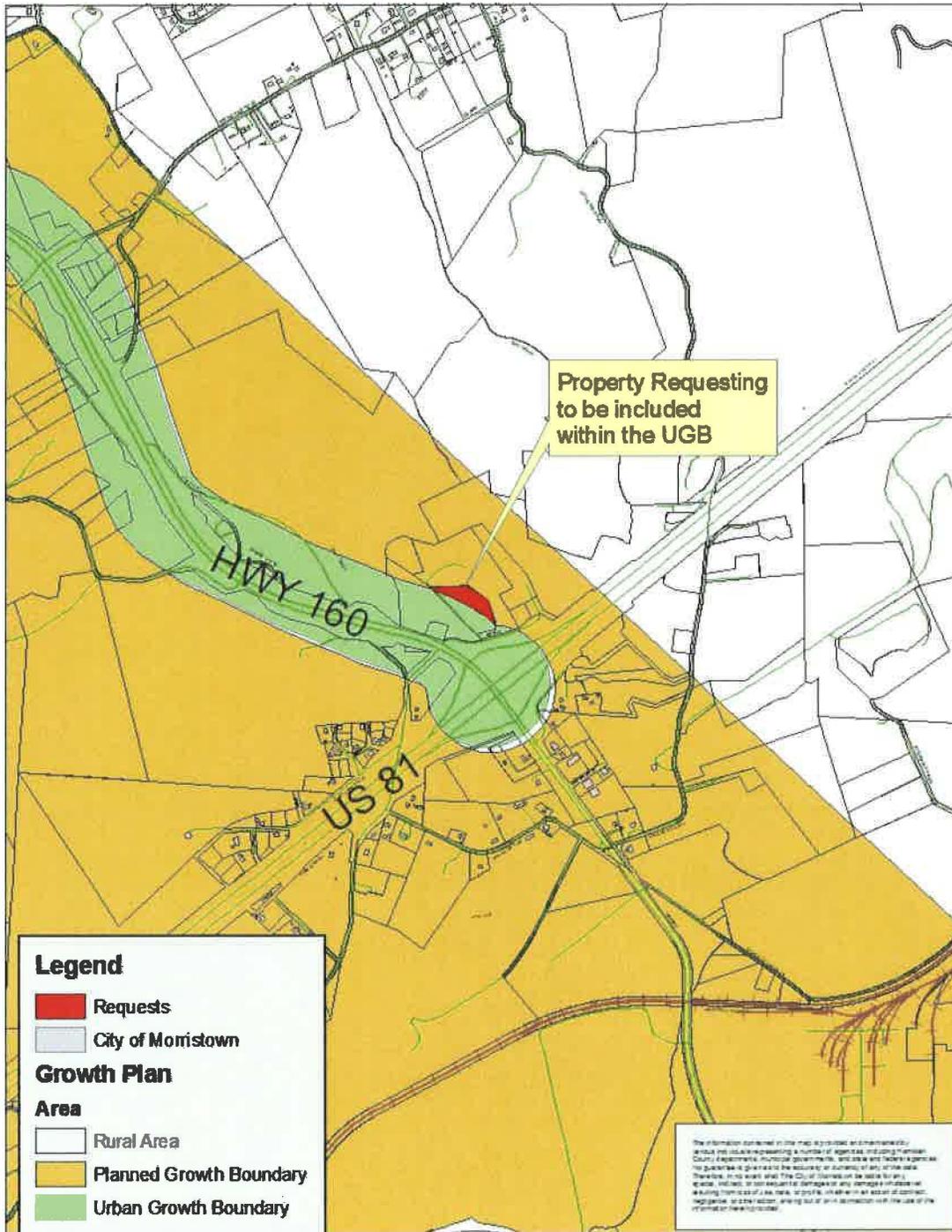
### **Areas included in the 2007 Growth Plan**

Since the adoption of the 2005 Growth Plan, several distinct areas originally outside of the Urban Growth Boundary have become viable properties to be included in the Urban Growth Boundary.

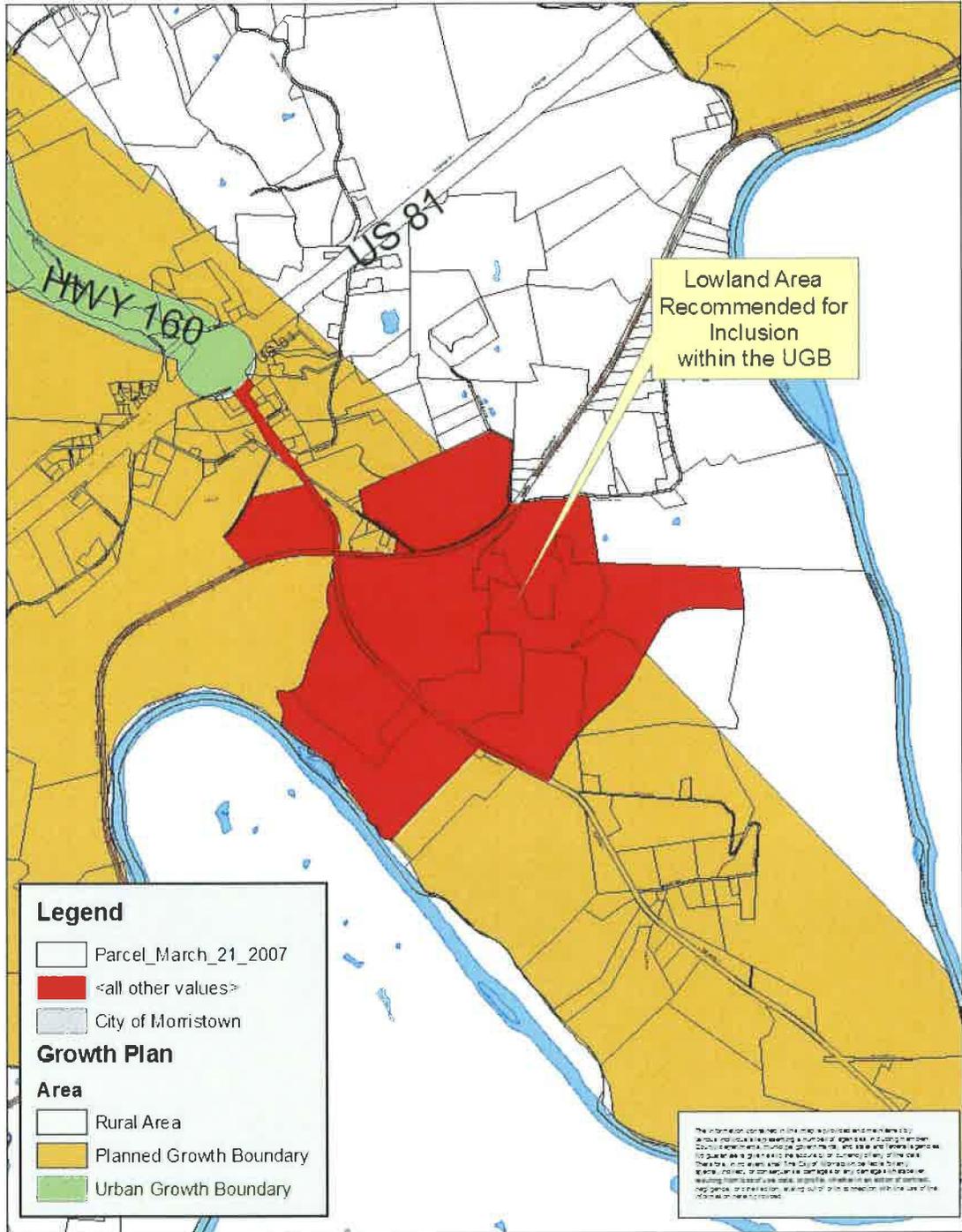
The areas approved by the Hamblen County Coordinating Committee and the governing bodies of the City of Morristown and Hamblen County government are as follows:



- Area 1. Coffey Property at I-81/Exit 12
- Area 2. Lowland at I-81/Exit 12
- Area 3. Royston Property on Hwy 25-E
- Area 4. Tidi Waste Landfill – McGuffin Enterprises
- Area 5. Church of God in Talbott

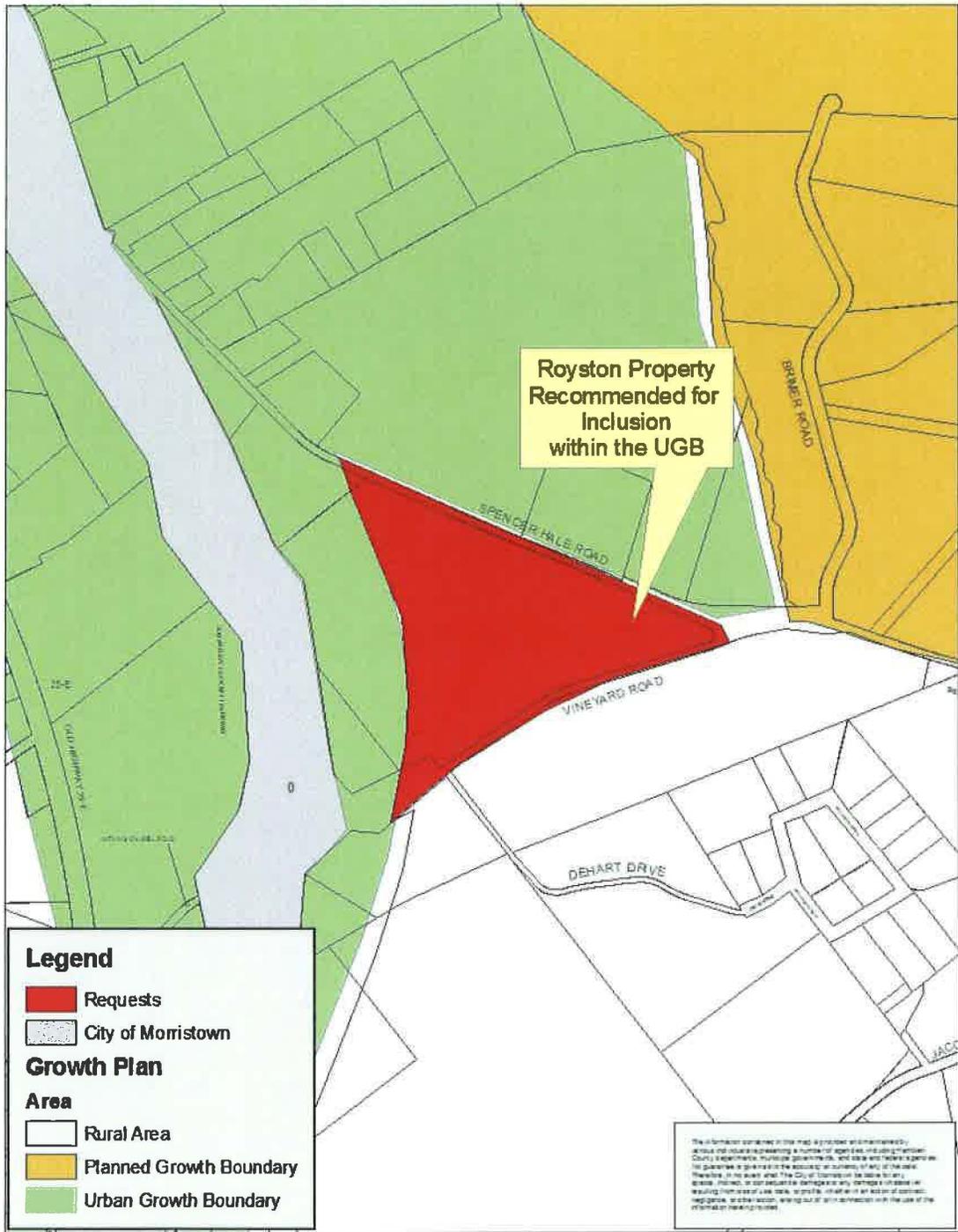


1. Coffey Property  
 Tax Map- Parcel ID 051 059.00  
 Property Address 2917 Cobble Lane  
 Deed Book 329 Pg. 332



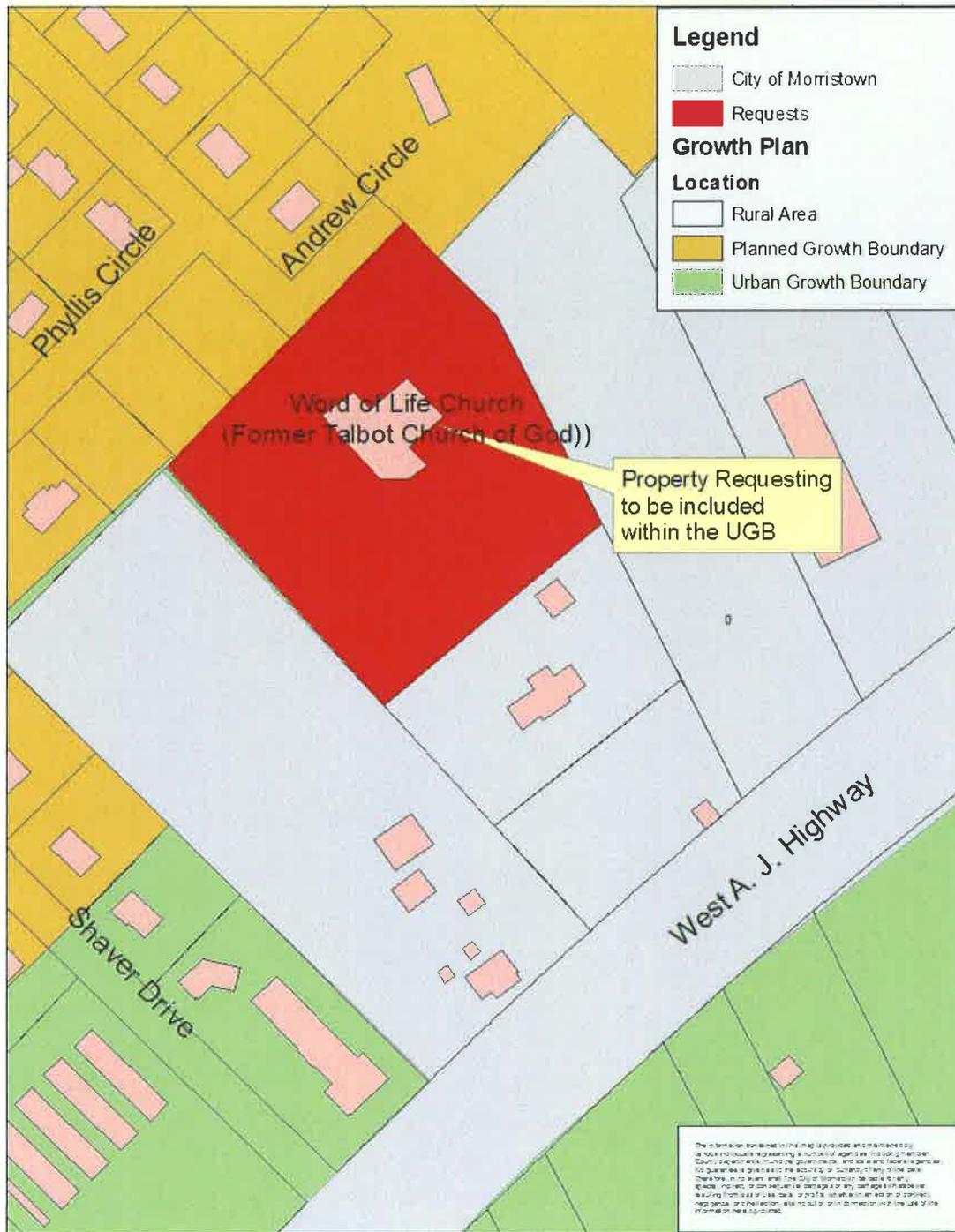
2. Lowland Area

Tax Map 58, Parcels 62, 71.02, 71.01, 71.07, 71.05, 71.04, 71.09, 71.08, 75.06, 71.03, and 69  
 Tax Map 59, Parcels 9 and 9.02



3. Royston Property  
 Tax Map- Parcel ID 050 076.03  
 Property Address: Spencer Hale Road  
 Deed Book 830 Pg. 335





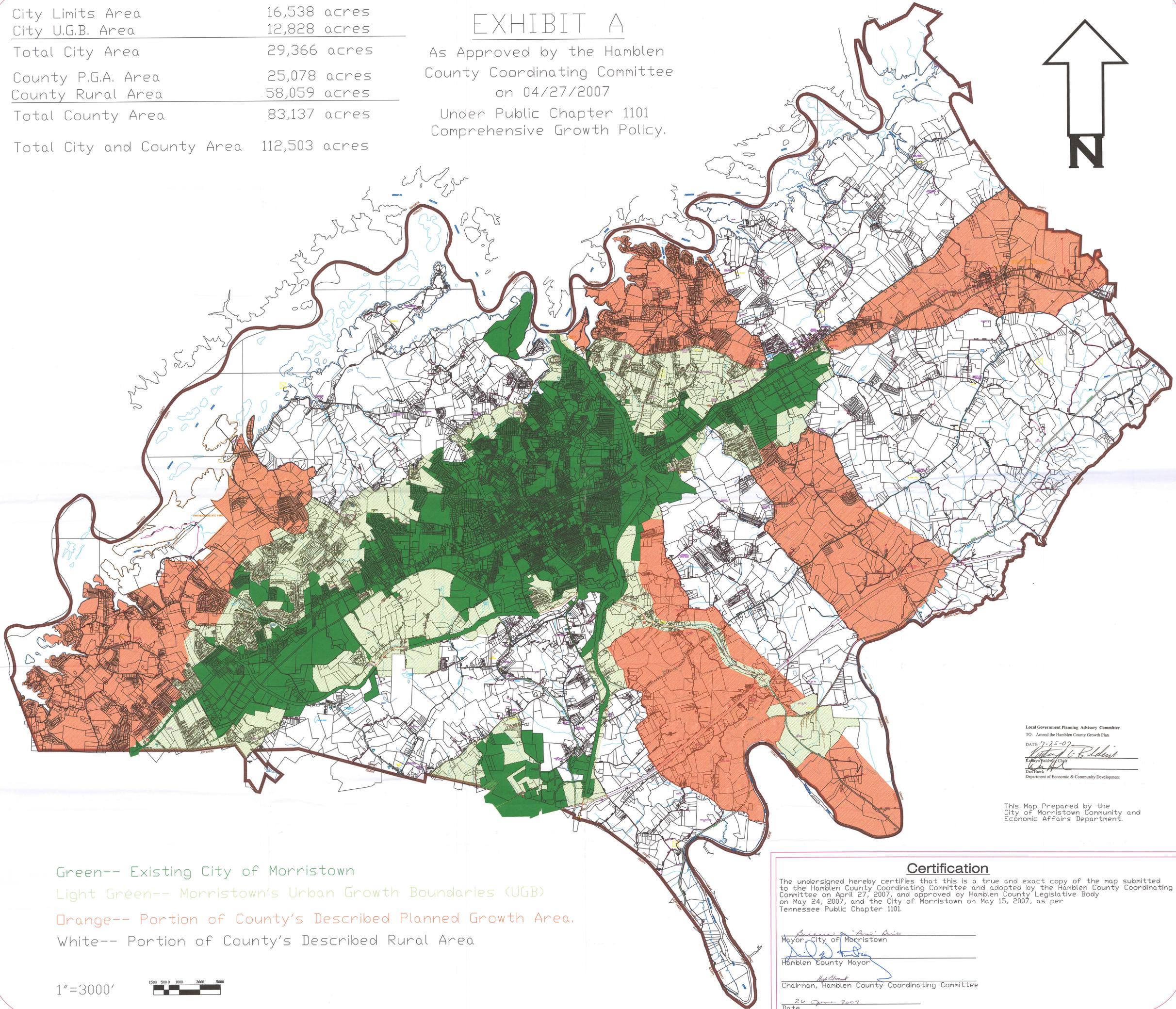
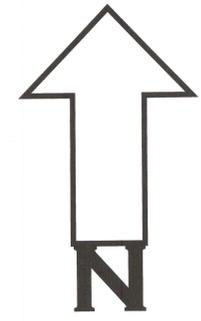
5. Church of God in Talbott  
 Tax Map- Parcel ID 054 018.02  
 Property Address: West Andrew Johnson Highway  
 Deed Book 391 Pg. 134

City Limits Area	16,538 acres
City U.G.B. Area	12,828 acres
Total City Area	29,366 acres
County P.G.A. Area	25,078 acres
County Rural Area	58,059 acres
Total County Area	83,137 acres
Total City and County Area	112,503 acres

# EXHIBIT A

As Approved by the Hamblen  
County Coordinating Committee  
on 04/27/2007

Under Public Chapter 1101  
Comprehensive Growth Policy.



Local Government Planning Advisory Committee  
TO: Amend the Hamblen County Growth Plan  
DATE: 7-25-07  
*William C. Bell*  
William C. Bell, Chair  
Director  
Department of Economic & Community Development

This Map Prepared by the  
City of Morristown Community and  
Economic Affairs Department.

- Green-- Existing City of Morristown
- Light Green-- Morristown's Urban Growth Boundaries (UGB)
- Orange-- Portion of County's Described Planned Growth Area.
- White-- Portion of County's Described Rural Area



**Certification**  
The undersigned hereby certifies that this is a true and exact copy of the map submitted to the Hamblen County Coordinating Committee and adopted by the Hamblen County Coordinating Committee on April 27, 2007, and approved by Hamblen County Legislative Body on May 24, 2007, and the City of Morristown on May 15, 2007, as per Tennessee Public Chapter 1101.

*William C. Bell*  
Mayor, City of Morristown

*William C. Bell*  
Chairman, Hamblen County Coordinating Committee

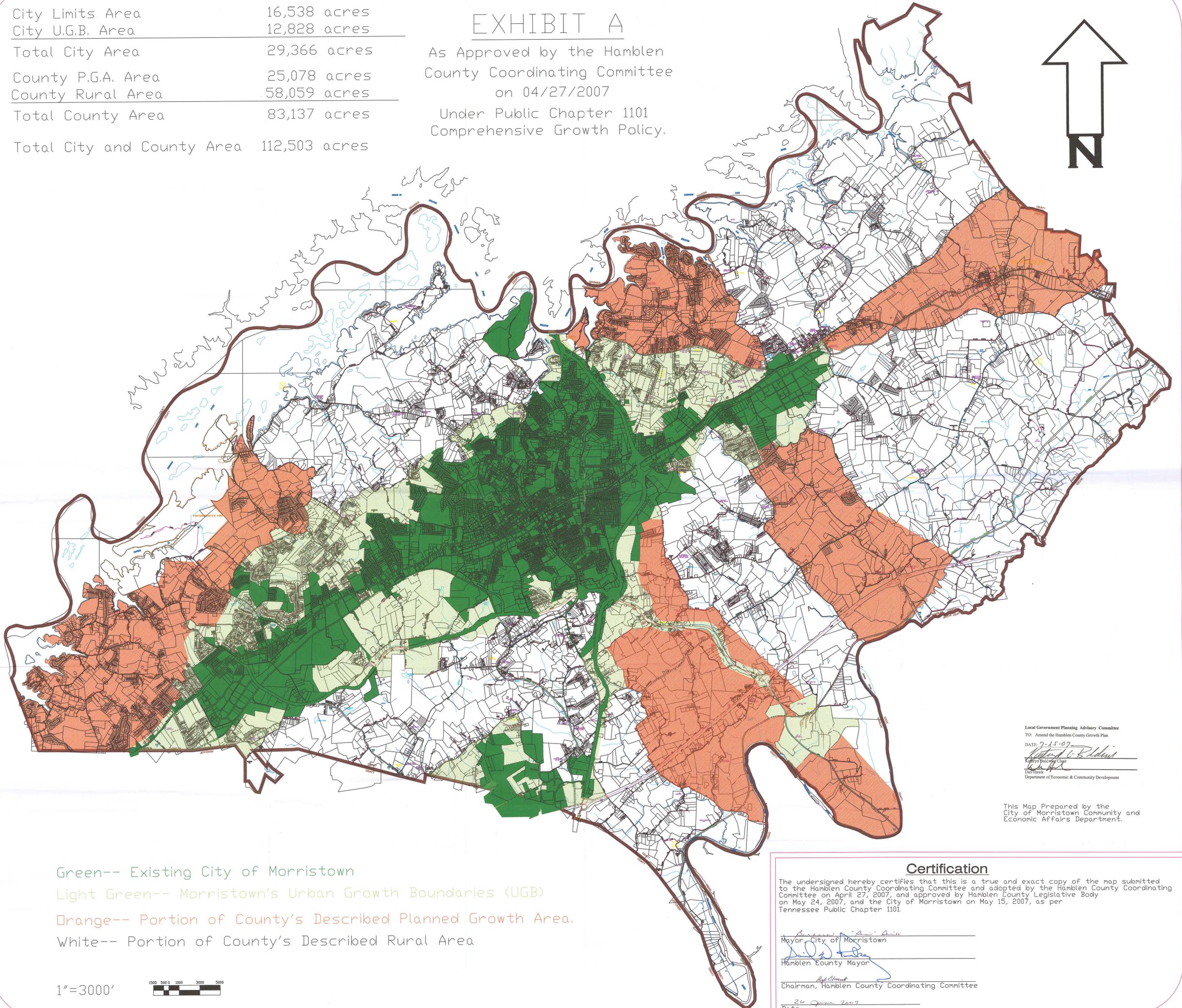
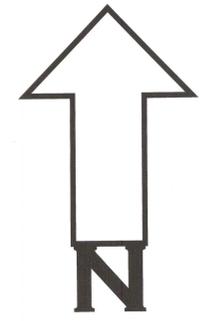
24 June 2007  
Date

City Limits Area	16,538 acres
City U.G.B. Area	12,828 acres
Total City Area	29,366 acres
County P.G.A. Area	25,078 acres
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Total County Area	83,137 acres
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1"=3000'

Local Government Planning Advisory Committee  
TO: Amend the Hamblen County Growth Plan  
DATE: 7-15-07  
*William C. Bledsoe*  
William C. Bledsoe, Chair  
D&T/Task  
Department of Economic & Community Development

This Map Prepared by the  
City of Morristown Community and  
Economic Affairs Department.

### Certification

The undersigned hereby certifies that this is a true and exact copy of the map submitted to the Hamblen County Coordinating Committee and adopted by the Hamblen County Coordinating Committee on April 27, 2007, and approved by Hamblen County Legislative Body on May 24, 2007, and the City of Morristown on May 15, 2007, as per Tennessee Public Chapter 1101.

*Barbara A. Davis*  
Mayor, City of Morristown  
*David L. Hester*  
Hamblen County Mayor  
*Neil Stewart*  
Chairman, Hamblen County Coordinating Committee  
24 June 2007  
Date

# City of Morristown

Incorporated 1855



## Department of Community Development & Planning

Tim Roach  
Local Planning Assistance Office  
Department of Economic and Community Development  
312 Rosa Parks Avenue  
Nashville, TN 37243-1102  
(615)-741-2211

Dear Mr. Roach:

As you are well aware, the Morristown-Hamblen Coordinating committee in conjunction with the City of Morristown and Hamblen County has approved an amended growth plan. The coordinating committee was reconvened in January 2008 by the city and county mayor as prescribed in public chapter 1101. Continuing to follow public chapter 1101, a total of six public hearings were held by the governing bodies and the coordinating committee regarding the growth plan. After consideration, the Morristown-Hamblen Coordinating Committee recommended an amended growth plan to the governing bodies. Hamblen County and the City of Morristown ratified the amended growth plan by resolution in April 2008. I have enclosed a copy of the growth plan, Growth Map, and the resolutions.

We would like to be on the July 23, 2008 Local Government Planning Assistance Commission. Please let me know if you need any additional information or documentation.

If you have any additional questions or concerns please contact the Morristown Planning Department (423) 585-4620.

Sincerely,

A handwritten signature in black ink that reads "Melissa D. Peagler". The signature is written in a cursive, flowing style.

Melissa D. Peagler  
Planner



State of Tennessee  
Department of Economic and Community Development

**Local Planning Assistance Office**

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

November 18, 2008

The Honorable David M. Purkey  
Hamblen County Mayor  
511 W. 2<sup>nd</sup> North Street  
Morristown, Tennessee 37814

Dear Mayor Purkey:

The Local Government Planning Advisory Committee at its meeting October 22 amended the Hamblen County Growth Plan submitted by the Hamblen County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

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

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

Sincerely,

Tim Roach  
Director

TR/jw

Enclosures

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

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

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

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

Now Therefore, the \_\_\_\_\_ County Coordinating Committee submits to the Local Government Planning Advisory Committee the \_\_\_\_\_ 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 Hamblen County Coordinating Committee has submitted a County Growth Plan for Hamblen 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 Hamblen County Growth Plan is hereby approved and becomes effective this date.

Linda C. Elam VC  
Chair, Local Government Planning Advisory Committee

Oct. 22, 2008  
Date

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

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

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

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

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

Heather Cloncutt  
Chair, County Coordinating Committee

October 1, 2008  
Date

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

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

\_\_\_\_\_  
Chair, Local Government Planning Advisory Committee

\_\_\_\_\_  
Date

# City of Morristown

Incorporated 1855



## Department of Community Development & Planning

Tim Roach  
Local Planning Assistance Office  
Department of Economic and Community Development  
312 Rosa Parks Avenue  
Nashville, TN 37243-1102  
(615)-741-2211

Dear Mr. Roach:

We appreciate your help in getting our growth plan approved at a time when your office seems overwhelmed with the changes occurring within the state. You and your staff have been very helpful to us in getting through this process and we appreciate your time. I have enclosed the original certification as you requested in order to get the final approval of our growth plan.

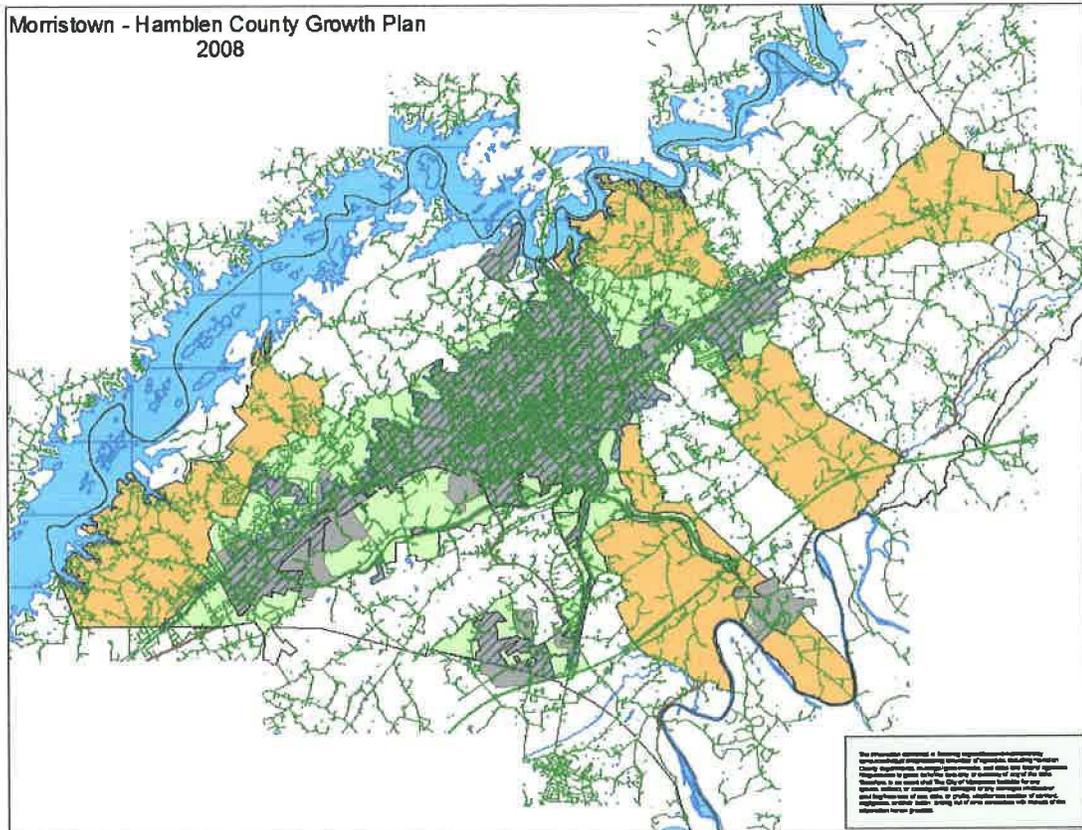
If you have any additional questions or concerns please contact the Morristown Planning Department (423) 585-4620.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa D. Peagler". The signature is fluid and cursive, with a large initial "M" and "P".

Melissa D. Peagler  
Senior Planner

# Public Chapter 1101 Tennessee Growth Plan Development



## City of Morristown - Hamblen County April 2008

Local Government Planning Advisory Committee  
TO Amend the Hamblen County Growth Plan

DATE: Feb. 22, 2008

Kathryn C. Elan, VC  
Kathryn Baldwin, Chair

Tim Roach  
Tim Roach

Department of Economic & Community Development

## **History of Public Chapter 1101**

As a result from a several reports and a court decision that found two Public Chapter's involving annexations and municipalities were found unconstitutional, Lieutenant Governor John S. Wilder, Speaker of the Senate, and House Speaker Jimmy Naifeh established an Ad Hoc Study Committee on Annexation. This committee pursued a solution that sought to meet the public service demands of commercial and residential growth, while maintaining the character of Tennessee's rural areas.

The Ad Hoc Study Committee developed a growth policy that addressed the needs for a comprehensive statewide growth policy, annexations, incorporations, plans of services, situs tax revenues, and other matters. After the House and Senate passed similar versions of the Ad Hoc Study Committee's recommended plan, a Conference Committee resolved differences between the Senate and House of Representatives. The Senate and House approved the Conference Committee's report, and Governor Sundquist signed the bill into law on May 19, 1998.

## **Growth Plan Development in Morristown – Hamblen County**

### 1999

In order to meet the requirements of the law, Hamblen County and the City of Morristown formed the Hamblen County Coordinating Committee. On December 15, 1999, the Coordinating Committee adopted a recommended growth plan proposed to it by Hamblen County. On January 5, 2000, that plan was recommended for adoption to the Morristown City Council. The City Council for the City of Morristown objected and rejected the growth plan recommended by the Coordinating Committee and included nine (9) specific objections to that proposed plan.

### 2000

On March 10, 2000, County Executive, David Purkey, proposed a solution to the division between the City of Morristown and Hamblen County over the growth plan. On May 16, 2000, the Hamblen County Coordinating Committee adopted a Growth Plan. After minor revisions and agreements between the City of Morristown and Hamblen County, the Hamblen County Commission approved a growth plan on November 20, 2000. This plan was consequently approved by the City Council representing the City of Morristown on November 21, 2000.

### 2001-2003

The approved document was delivered to the Local Government Planning Advisory Committee for the state of Tennessee. The state approved and recorded the document on January 24, 2001.

One of the defining features of Public Chapter 1101 is the required citizen involvement. A Coordinating Committee, which includes both County and City government representatives, municipal and non-municipal utilities and representatives of education, agriculture, business and homeowner interests, is charged with developing the county's growth plan. Before cities and counties can recommend growth plan elements to the Coordinating Committee they must hold at least two public hearings. However, the Coordinating Committee must also hold two public hearings before the adoption of a Growth Plan. The governing bodies of the City of Morristown and Hamblen County must then ratify the Plan.

The Growth Plan could not be amended for three (3) years in order to protect the character and integrity of Public Chapter 1101. However, requests to amend the 20-Year Growth Plan prompted local leaders to re-evaluate the original plan.

#### 2004

In 2004 Morristown and Hamblen County officials submitted a request to LGPAC to amend the 20-Year Growth Plan. The request derived from a developer who desired to have his property annexed into the City Limits. LGPAC approved the request on July 28, 2004.

Requests from citizens and developers to be included in the Morristown Urban Growth Boundary continued to flow to local leaders. Such requests were usually formed by the need for urban services which, for the most part, include the need for connectivity to the Morristown sewer services. The Coordinating Committee began to meet again to discuss a number of properties for inclusion into the Morristown Urban Growth Boundary in the latter months of 2004.

These meetings caused concern among the staff of the Tennessee Local Planning Assistance Office. Trepidation for procedure under the enabling legislation of PC 1101 was expressed from state officials. The Coordinating Committee was directed to be very mindful of the legislation as it directs the long range planning and growth plan approval process.

#### 2005

The Committee was officially reorganized in February 2005 by direction of County Mayor, David Purkey following a request from City of Morristown Mayor, Gary Johnson. The newly assembled Coordinating Committee officially began discussions to consider amendments to the Countywide Growth Plan. Recognizing that the intent of PC 1101 was to encourage long range planning as key to the overall plan development, there was also realization among the committee members that politics play a vital role in the Growth Plan approval process. Therefore, a number of immediate petitions to include specific parcels were reviewed by the Committee to determine if a consensus on individual amendments could be met.

In accordance with the requirements of PC 1101 both the City and County held public hearings at the planning commission and the legislative body levels. The City and County prepared recommendations to the Coordinating Committee in May 2005. On June 10, 2005 the Morristown-Hamblen County Coordinating Committee held two Public Hearings to amend the adopted Growth Plan and forwarded a recommendation to the City and County legislative bodies for ratification.

The LGPAC approved the amended Hamblen County-Morristown Growth Plan in July, 2005 as it was presented.

#### 2007

Over the next two years, local elected officials continued to be pressured by the public to amend the local growth plan. As had previously occurred, the County Mayor called the Coordinating Committee together again at the request of the City Mayor to consider amendments to the growth plan. Again, the Committee was asked by local planning staff to consider a long range, holistic approach in developing the growth plan but that concept failed to meet the approval of the majority of the committee members; opting instead, to only amend the plan where a property

owner had formally requested a specific amendment in writing. This was the same methodology utilized in amending the previously adopted 2005 plan.

Several meetings of the Coordinating Committee were held to consider the requests. Afterward, in accordance with the requirements of PC 1101, both the City and County held public hearings at the planning commission and the legislative body levels. The City and County prepared recommendations to the Coordinating Committee in April 2007. On April 27, 2007 the Morristown-Hamblen County Coordinating Committee held two Public Hearings to amend the adopted Growth Plan and forwarded a recommendation to the City and County legislative bodies for ratification. Ratification of the growth plan was presented to the City and County governing bodies in May 2007.

Both governing bodies approved the growth plan submitted by the Coordinating Committee and recommend it to the LGPAC for final adoption.

## 2008

During 2008 the city and the county mayors received requests to reconvene the coordinating committee to consider additional properties to be amended in the growth plan. The county mayor called the coordinating committee back together at the request of the new Morristown Mayor. The committee members were reappointed and the committee met in January 2008 to consider requests to amend the growth plan. The committee recommended two requests for consideration and recommended that the public hearing process begin as in accordance with Public Chapter 1101.

The City and County held public hearings with the planning commission and the legislative bodies to review the requests recommended by the coordinating committee and give an opportunity for other requests to be heard. The Morristown-Hamblen County Coordinating Committee held two public hearings to amend the adopted Growth Plan and forwarded on a recommendation to the City and County legislative bodies for ratification. Ratification of the growth Plan was presented to the governing bodies in April 2008.

Both governing bodies approved the growth plan submitted by the Coordinating Committee and recommend it to the LGPAC for final adoption.

## **Requirements of Public Chapter 1101**

PC 1101 outlines the process that communities are to follow in developing the urban growth boundary. Prior to presenting a UGB to the coordinating committee, each community is to have completed the following:

- 1) Population estimated developed in conjunction with the University of Tennessee. In preparing the original plan, The City of Morristown chose to provide differing population figures than those provided by the University of Tennessee. It is felt that the City calculated population projections more accurately reflect the historical growth trend since 1870.
- 2) The current and projected costs of core infrastructure, urban services, and public facilities necessary to facilitate full development of resources within the current

boundaries of the municipality and to expand such infrastructure, services and facilities throughout the territory under consideration for inclusion within the UGB.

- 3) The need for additional land suitable for high-density, industrial, commercial, and residential development, after taking into account all areas in the municipality's current boundaries that can be used, reused or redeveloped to meet such needs.
- 4) An examination of agriculture lands, forests, recreational areas, and wildlife management areas within the territory under consideration for inclusion within the UGB.
- 5) The likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas, and wildlife management areas.

The following report provides a Morristown population analysis, urban public services inventory and analysis, environmental and cultural land use constraints narrative including forest, recreational, wildlife and agricultural lands and finally the identification of territory for the City of Morristown UGB. There was no amendment proposal from Hamblen County officials to amend the boundaries of the Planned Growth Areas or Rural Areas of the County.

## Population Analysis

### Population Trends

Population trends help to identify how the City of Morristown and Hamblen County have grown and developed in the past. In order to accurately evaluate future population dynamics, historical demographic changes since 1870 provide a basis from which future population assessments can be more accurately determined.

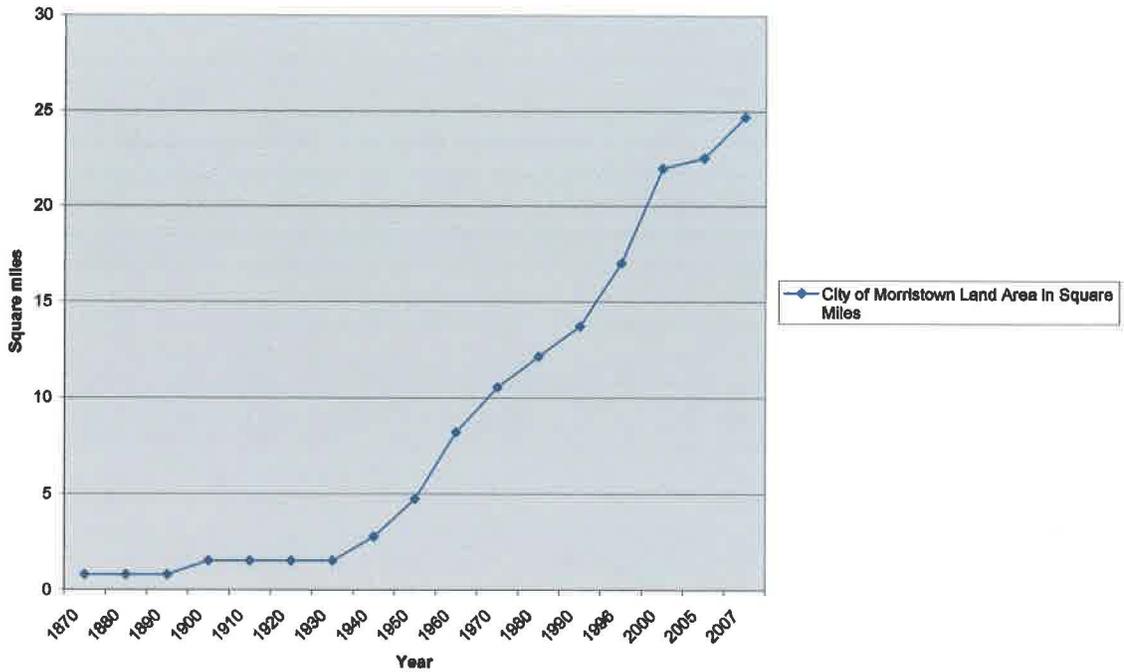
In 1855, a charter for corporation was granted to the City of Morristown by the Court of Grainger County. The population at that time was 500 people. It was not until 1870 that Hamblen County began to take shape as a significant population center. It was formed from parts of Grainger, Hawkins, and Jefferson Counties. A census count was not taken until 1880 when the population of Hamblen County was 10,187.

When studying the 150 years of growth since incorporation of the City of Morristown, the last thirty years remain significant, both in terms of newly acquired incorporated properties and population growth associated with the new City limits expansion. Immigration into the City as a center of employment and economic activity has also aided in increasing the population of the City of Morristown. The following table represents a historical review of the corporate limit growth as compared to associated population increases.

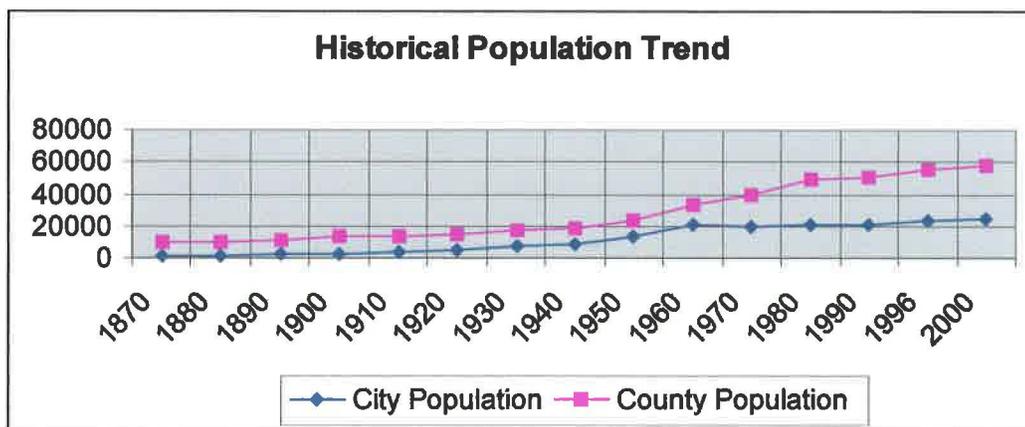
Year	City Square Miles	City Persons Per Sq. Mile	City Population	County Population	City% of Co. Population
1870	0.8	1188	950	9500	10.0%
1880	0.8	1563	1250	10187	12.3%
1890	0.8	2513	2010	11500	17.5%
1900	1.52	2007	3050	13000	23.5%
1910	1.52	2714	4125	13950	30.0%
1920	1.52	3355	5100	15000	34.0%
1930	1.52	4806	7305	16616	44.4%
1940	2.78	2896	8050	18611	43.3%
1950	4.73	2752	13019	23976	54.3%
1960	8.21	2590	21267	33092	64.3%
1970	10.54	1911	20138	38969	52.0%
1980	12.14	1765	21422	49300	43.4%
1990	13.72	1559	21385	50480	42.4%
1996	17.02	1345	22899	55000	42.0%
2000	22	1135	24965	58128	42.9%
2005	22.54	1128	25431	*60728	41.8%
2007	24.7	1045	25800	61026	42.2%
2008	24.7	1045	25800	*61026	42.2%

*Population Projection for 2005-08 from U.S. Census Data.*

City of Morristown Land Area in Square Miles



In 1855, the City of Morristown included an area of approximately 0.8 square miles. These boundaries were not extended significantly until the mid to late 1950's at which time the city totaled 4.73 square miles. Since 1958, the City has annexed property on a regular basis. From 1855 to 1968 (113 years) the City grew geographically approximately 8.8 square miles, for a total of 9.6 square miles. During the next 39 years between 1968 to 2007 the City has grown to approximately 24.7 square miles. According to these numbers, the City of Morristown has nearly tripled its size in land area over the past 39 years.



Population Projections

In order to fully assess future land use considerations and impacts based on projected population growth, it is important to have population data that accurately reflects local population trends. It is for this reason that the City of Morristown will not utilize the University of Tennessee provided population projections. It is felt that these population figures are not representative of local historical population trends and while the numbers collectively may accurately represent overall state projections, the data provided underestimates and does not reflect significant local events that have and will continue to produce population levels beyond current University of Tennessee projections.

Since the adoption of the original County Growth Plan, the city has obtained new information from the 2000 Decennial Census. The following projections include both the University of Tennessee and the Census 2000 Population projections that more accurately reflect the population trend line for future population numbers.

**City of Morristown and Hamblen County  
Population Projections**

**University of Tennessee Provided Population Projections**

<b>Year</b>	<b>Hamblen County</b>	<b>% Increase</b>	<b>Morristown</b>	<b>% Increase</b>
2000	54,495		22,565	
2005	55,490	1.83%	22,977	1.83%
2010	56,163	1.21%	23,256	1.21%
2015	56,674	0.91%	23,468	0.91%
2020	57,069	0.70%	23,631	0.70%
<b>Total 20 Year Increase</b>	<b>2,574</b>	<b>4.65%</b>	<b>1,066</b>	<b>4.65%</b>

**2000 Census Population Projections**

<b>Year</b>	<b>Hamblen County</b>	<b>% Increase</b>	<b>Morristown</b>	<b>% Increase</b>
2000	58,128		24,965	
2005	60,728	4.47%	*25,431	2.00%
2010	63,761	4.99%	25,869	2.84%
2015	66,795	4.75%	26,585	2.76%
2020	69,829	4.54%	27,301	2.69%
2025	72,762	4.20%	28,420	3.00%
<b>Total 25 Year Increase</b>	<b>14,634</b>	<b>22.95%</b>	<b>3,455</b>	<b>12.35%</b>

\* Special Census conducted by the City of Morristown in May 2005.

## Urban Public Services Inventory and Analysis

The following proposes the current costs and projected costs for urban services and infrastructure required to accommodate the full potential of complete development “build-out” within the municipality and throughout the territory under consideration for inclusion within the City of Morristown’s described Urban Growth Boundary.

As part of the original plan adopted in 2001, individual departments within the City of Morristown were evaluated to identify service delivery expenditures for the current city limits and associated population numbers. A per capita method was utilized in order to estimate expense per resident starting with a base budgetary year in 2000. A 10% rate of inflation (2% annually) was added to the five year per capita expenditure figure.

For this proposed amendment (ver. 2007), the same format was used as was adopted in the original plan. However, the current population estimates and the actual totals for the 2005 budget year (base year) were utilized in the formula. Expenditures per city department were projected in five-year increments over the next twenty years.

A per capita method was utilized in order to estimate expense per resident starting with a base budget year in 2005. A 10% rate of inflation (2% annually) was added to the five year per capita expenditure figure.

The formula for calculation is as follows:

*The year 2005 departmental budget divided by the projected population figure multiplied times a 2% annual rate of inflation equals the General and /or Capital Fund requirement for the projected population year.*

Example: Mayor and City Council General Fund Budget year 2005 Year 2005 General Fund / Capital budget (\$222,704) divided by year 2005 projected population (25,431) equals \$8.76 per person; The year 2005 base per capita actual expenditure for each department will be utilized to project budget needs for future years. Budget projections for the year 2010 = 25,869(2010 pop.) x \$8.76 = \$226,612 x 10% (2% annual rate of inflation) = 22,661 + \$226,612 = \$249,274 (2010 General Fund/Capital Outlay projection)

### Mayor and City Council Expenditure

The Mayor and City Council, the legislative and policy-making body of the City, is composed of seven citizens elected to serve for a term of four years until their successors are elected and qualified. The Mayor is the presiding officer at official meetings and represents the City at all functions. The Mayor can vote on all issues.

The responsibilities of the Mayor and City Council include the enactment of the ordinances, resolutions and policies; adopting the City Administrator, City Attorney, and citizens to the various boards and commissions; establishing policies and measures to promote the general health, welfare and safety of the citizens of Morristown.

### Base Year 2005 – Population 25,431

2005 General Fund/Capital Outlay actual budget = \$222,704

### Future Budget Projections (see methodology above)

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$249,274

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$256,173

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$263,072

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$273,855

#### **City Administration Expenditure**

City Administration services includes all administrative support within the City with staff including the City Administrator, Assistant City Administrator, and Departments including Revenue, Finance, Purchasing and Warehouse, Computer Operations, Personnel and Training, Legal Services, Employee Safety, Elections and Annual Audit.

#### **Budget Projections (see methodology above)**

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,556,167

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,741,217

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,789,410

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,837,603

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,912,922

#### **City Planning, Engineering, and Building Inspections Expenditure**

The Departments of Planning and Engineering provide general city planning and engineering support and development including technical assistance to the Planning Commission, Board of Review and City Council. Engineering is responsible for sanitary sewer, storm sewer, and street programming and design. Building Inspections and Zoning Code enforcement also fall under Planning and Engineering Departments.

#### **Budget Projections (see methodology above)**

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,265,409

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$ 1,415,966

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$ 1,455,157

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$ 1,494,348

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$1,555,597

### **Public Safety Expenditure**

**Police Department:** The Police component of City government services includes general police supervision, patrol and traffic, criminal investigation, central communications, vice, and animal control. There are currently 82 police officers and staff provided by the City. City Hall is currently the central administrative facility for the Police Department.

#### **Budget Projections (see methodology above)**

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,418,344

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$6,062,814

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,230,620

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$6,398,426

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$6,660,682

**Fire Department:** The fire component of City government services includes general fire supervision, fire prevention and inspection, provide and maintain fire station service centers (currently 5 with another in the preliminary process), maintain ISO level three (3), general firefighting abilities with a full-time operational fire crew including emergency medical response personnel and training. There are currently 75 firemen and staff provided by the City.

#### **Future Budget Projections (see methodology above)**

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,940,433

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$6,647,020

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,830,996

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$7,014,971

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$7,302,498

**Civil Service:** Includes a three member Board responsible for testing, interviewing screening and recommending police and fire candidates.

Future Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$16,000

Year 2010 projected population = 25,870

2010 General Fund/Capital Outlay projected budget = \$17,927

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$18,423

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$18,920

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$19,695

Public Works Expenditure

The Department of Public Works consists of five operating divisions including Buildings and Grounds; Equipment Shop; Street Construction, Maintenance and Cleaning; and Sewer Maintenances. Other Public Works functions include infrastructure repairs and maintenance, streetlights and signs, brush and snow removal, storm drainage, sidewalks, street cleaning, traffic signals, health inspection and welfare.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$5,309,853

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$5,941,307

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$6,105,750

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$6,270,193

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$6,527,193

**Public Works – Solid Waste**

The Department of Public Works Division of Solid Waste serves to provide curbside pick up of solid waste. The service includes routine collection of household waste, operates a recycling program with curbside services, and picks up large household items and vegetative debris along city streets.

**Budget Projections (see methodology above)**

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$1,607,231

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,798,413

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,848,189

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,897,966

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,975,758

**Parks and Recreation Expenditure**

The Parks and Recreation Department includes a nine (9) member commission for planning, coordinating and general administration of the Parks and Recreation Program. Other parks and recreation departmental components include programming, facilities management and design and park maintenance.

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$ 1,568,247

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$1,754,875

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$1,803,447

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$1,852,018

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$1,927,928

**Sewer Utility Expenditure**

The sewer component of City provided services includes sewer collection, treatment and systems maintenance. The City sewer system currently provides service to over 95% of the area within the City. The City recently upgraded the sewer plant treatment facility and is prepared to service all newly annexed areas within the proposed Urban Growth Boundary.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$4,609,962

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$5,158,201

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$5,300,969

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$5,443,737

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$5,666,863

**Water Utility Expenditure**

The Morristown Water System provides requires water utility services including water treatment, conveyance, and maintenance of water line infrastructure within a water distribution system. Within the described Urban Growth Boundary, there are three other water utility districts including Russellville-Whitesburg, Witt and Alpha Talbot Utility Districts.

In those parts of the Urban Growth Area presently served by a utility district and/or districts, the incumbent utility district must be able to provide required services. In the event they are not able to provide required services, the utility district must agree to serve the area with required services within 180 days at no cost to the property owner. Future budget projections, as noted below, account for the Morristown Water System providing service in newly annexed areas.

Budget Projections (see methodology above)

Year 2005 projected population = 25,431  
2005 General Fund/Capital Outlay actual budget = \$3,894,719

Year 2010 projected population = 25,869  
2010 General Fund/Capital Outlay projected budget = \$4,358,021

Year 2015 projected population = 26,585  
2015 General Fund/Capital Outlay projected budget = \$4,478,642

Year 2020 projected population = 27,301  
2020 General Fund/ Capital Outlay projected budget = \$4,599,263

Year 2025 projected population = 28,420  
2025 General Fund/ Capital Outlay projected budget = \$4,787,775

**Electric Utility Expenditure**

The Morristown Utility System provides electrical service to City customers and includes the acquisition of electrical power from the Tennessee Valley Authority, distribution to area customers and maintenance of the distribution infrastructure. It is anticipated that as newly annexed areas come into the City, the Morristown Utility System will provide electrical service to these areas.

**Budget Projections (see methodology above)**

Year 2005 projected population = 25,431

2005 General Fund/Capital Outlay actual budget = \$47,630,903

Year 2010 projected population = 25,869

2010 General Fund/Capital Outlay projected budget = \$53,290,787

Year 2015 projected population = 26,585

2015 General Fund/Capital Outlay projected budget = \$54,765,765

Year 2020 projected population = 27,301

2020 General Fund/ Capital Outlay projected budget = \$56,240,743

Year 2025 projected population = 28,420

2025 General Fund/ Capital Outlay projected budget = \$58,545,911

## LAND CAPABILITY ANALYSIS

This section consists of an inventory of land resources. Land use, environmental constraints and sanitary sewer availability has been mapped. The purpose of this inventory is to identify the location and extent of vacant land available for development over the next twenty years.

### Existing Land Use

Existing land use within the proposed Urban Growth Boundary is as follows:

Land_Use	Total_Acres	Inside_City(Acres)	Outside_City(Acres)	Inside UGB and city(total)	Inside UGB_Outside City
Residential	27,459.81	5,247.35	22,212.46	10,037	4,789.65
Commercial	2846.98	2174.38	672.60	2545	370.62
Industrial	2177.73	1416.56	761.17	1451	34.44
Farm	7131	1442	5,689.00	2166	724.00
Agriculture	50,270	1302.33	48,967.67	6511	5,208.67
Religious	523	283.21	239.79	341	57.79
Ed/ Charitable	1107.72	67	1,040.72	68	1.00
Local Utility	6.83	6.83	0.00	6.83	0.00
SAP utility	15.7	8.84	6.86	11	2.16
Federal	2185	27.16	2,157.84	34.68	7.52
State	764	204.35	559.65	222	17.65
County	678	324.97	353.03	362	37.03
City	1637	1637	0	1637	0.00
Forest	184	0	184	0	0.00
Homebelt	2.85	2.85	0	2.85	0.00

### Environmental Constraints

Between 25 to 30 percent of the county is still vacant or in agriculture use. Lands with extreme topographic relief (25% or greater slope) are located on approximately 2.15% (851 acres) of the study area. These areas generally do not lend themselves to urbanization because of problems with drainage, erosion, water pollution, stream sedimentation and aesthetics.

Other severe environmental constraints include karst topography (sinkhole systems), which are contained on 11.1% (4,415 acres) of the study area, hydric soils (wetlands) and regulatory floodways, which cannot be developed under local and federal regulations. These features are located on .047% (18.6 acres) of the study area.

Karst topography is a wide spread condition in East Tennessee. Karst terrain is underlain with limestone and dolomite formations, which are subject to the formation of sinkholes, underground caverns and unreliable surface drainage. With the exception of areas with

sinkhole problems, these areas may be available for selective development. Site-specific analysis is required before utilization of such sites.

### **Least Constrained Land**

By eliminating areas with environmental constraints and developed areas within the study area, we may identify least constrained lands. These may include karst terrains that must be evaluated carefully in the development process.

### **Sanitary Sewer**

When sanitary sewer service is made available to rural areas, the possibility of urban or suburban development is introduced. The City of Morristown is presently the only provider of sanitary sewer within Hamblen County. The provision of sewer service outside the corporate limits, but within the Growth Area Boundary, is presently possible by city ordinance. Other providers of sewer service have been discouraged from entering the area. The determination of sewer service exterior areas may require judicial interpretation of existing public law.

### **Lands Worthy of Special Consideration**

Public Chapter 1101 of 1998, requires cities and counties to evaluate the impact of their proposed growth strategies on:

- Agricultural lands
- Forests
- Recreational Areas
- Wildlife Management Areas

### **Agricultural, Recreational and Wildlife Management Areas**

Panther Creek State Park, the largest area currently set aside for wildlife management purposes, is a 1,900-acre State Park and is located within the county outside the study area.

The City of Morristown owns and operates 22 parks and recreational facilities that contain a total of 261 park acres. The Parks and Recreation Board is Advisory and the department employs 21 full time staff and 24 part-time and seasonal staff. A total of 28 athletic fields are maintained for football, softball, baseball and soccer, along with 10 tennis courts, and 5 outdoor basketball courts. Playground enthusiasts have 8 playgrounds to choose from at various parks. A total of 17 picnic pavilions and shelters are available for use. The Morristown Greenway System offers walking facilities at 4 parks with 10 miles of trails planned; Morristown offers diverse programming in BMX facility, Skate Park, 18-hole disc golf course, splash pad, and horse barn and ring. The City offers partnerships with the Lakeway Tennis Association, Morristown Youth Sports Association, American Youth Soccer Association, and Lakeway Soccer Club. The majority of the facilities are programmed for organized recreational activities; however, passive recreational opportunities are available and developed.

The county maintains approximately 178 acres of recreational facilities within the study area within Cherokee Park which is a public park and wildlife management area. This facility contains a marina, picnic area, camping grounds and an outdoor amphitheater.

Within the study area approximately 60 percent of the recreational and wildlife management land is located within the City limits. This is controlled by public agencies for 56 percent of the land and 44 percent by private owners. There is approximately 40 percent of the recreational and wildlife management land located within Hamblen County, with 64 percent public and 36 percent in private ownership.

Parcels on which agricultural practices were dormant or land that was involved in "Soil Bank or Land Banking", were classified as vacant land. The distinction between dormant agricultural and vacant land was possible using a field survey technique. It is estimated that somewhere between 10 to 20 percent of the vacant land is dormant agricultural or has been agricultural within the past five years.

Recent trends in the U.S. Census show the number of farms and agricultural acreage within Hamblen County have steadily decreased over the past twenty years. For the most part, farming in Hamblen County is steadily decreasing as a full-time occupation and has reverted to a part-time, secondary occupation with one or both household members maintaining other full time jobs. Much of the larger scale farm operations are located in the southeast and southwest sections of the study area. These have received limited developmental pressure because soil and drainage conditions make the utilization of septic systems very difficult. Until public sewer service is extended to these areas, suburban development pressures will remain small.

Forestland within the study area is generally located on slopes, which are too steep to conduct agricultural activity and develop as suburban subdivisions. They also are located on karsts topography, which also serves to discourage agricultural and residential development. Approximately 20 percent of the vacant land within the study area is covered with forest of some type. These include mature hardwood forest, pine forest and cedar groves (associated with limestone exposures). Approximately 18.6 percent of the forest cover is located outside the City limits of Morristown. The study area outside the City contains approximately 81 percent of the forest cover or 2,461 acres.

Agricultural zoning within Hamblen County may be misleading because it allows such uses as single-family residential development, multi-family residential development, mobile home and limited office and commercial locations.

IDENTIFICATION OF TERRITORY  
FOR  
URBAN GROWTH BOUNDARY

The data and analysis derived from the Population Analysis, Urban Public Services Inventory and Analysis and the Land Capability Analysis were used to research and identify the City of Morristown Urban Growth Boundary (UGB).

The data set above was utilized to identify territory that addressed the following:

1. Area that is reasonably compact yet sufficiently large to accommodate residential and non-residential growth projected to occur within twenty (20) years,
2. An area that is contiguous to the existing municipal corporate boundary,
3. Whereby a reasonable person, based on historical experience, economic trends, and topographical characteristics, would project as the likely site of higher density growth over the next twenty years,
4. The municipality is better able and prepared to provide efficient and effective urban services, and
5. The UGB reflects the municipality's duty to facilitate full development of resources inside the municipality, manage and control urban expansion outside the municipality while taking into account the impact to agricultural lands, forests, recreational areas, and wildlife management areas.

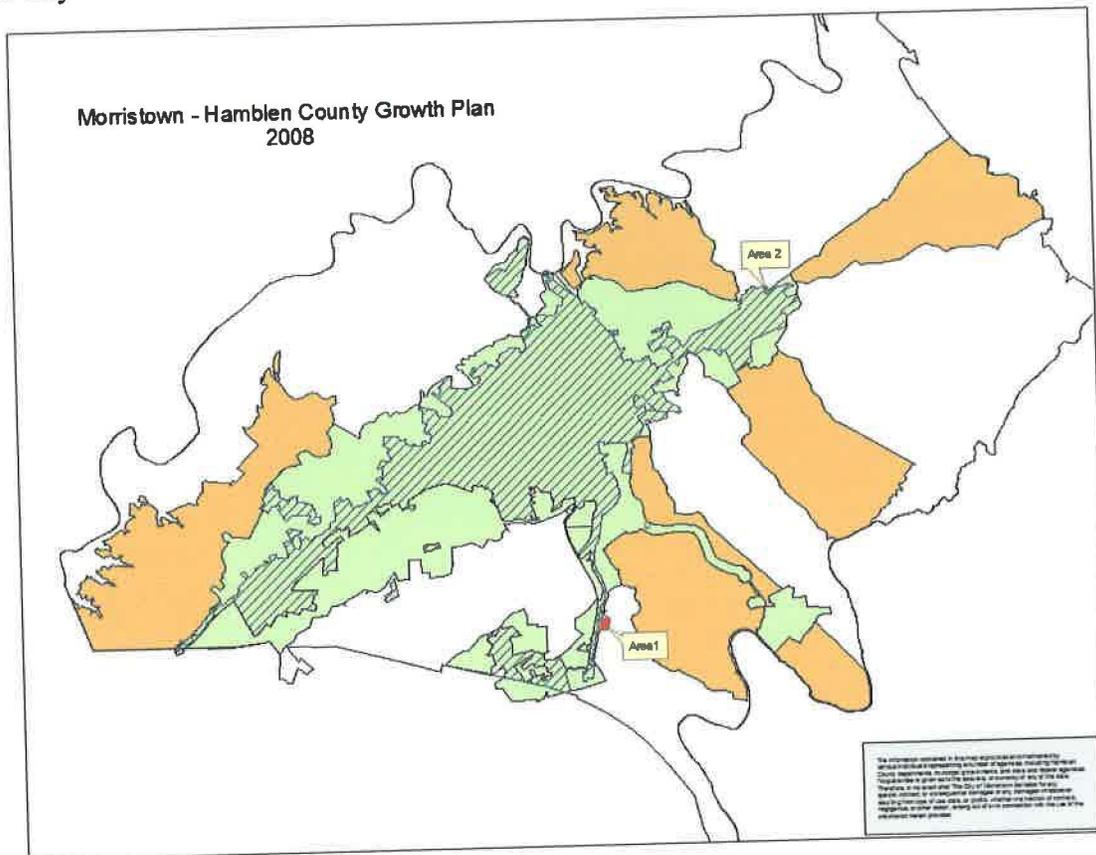
Given the above, the area described as the Morristown Urban Growth Boundary (see UGB Map) identifies an area that reflects the following "findings of fact":

1. Provides for an area that allows for projected population numbers that are consistent with historical annexation growth (increasing land mass 33% every ten years, an average since 1870),
2. Considers environmental constraints that consume approximately 25% of the Urban Growth Boundary (i.e. steep slopes, karsts topography, water and flood hazard areas),
3. Identifies agricultural areas, both in production and vacant, understanding that agricultural as an industry in the County is declining and in a logical transition, a percentage of agricultural lands will change uses,
4. The City as a municipality is in the best position to provide additional services beyond the current demand for services. This includes sewer service whereby the City is the primary provider in the County and is fiscally willing and able to take on the responsibility to extend sewer service beyond its current corporate limits,
5. The City is also in the best position in the County both from an infrastructure and financial vantage point to provide the most efficient and effective service (i.e. economy of scale, cost quality of product and service to existing and new customers),
6. The proposed Urban Growth Boundary follows historical growth patterns, particularly along major roadway networks. The growth of the industrial sector within Morristown and Hamblen County has created the City limits as currently drawn. It is from this pattern of development that the UGB has been proposed to accommodate and support Morristown and Hamblen County as the employment center of a six county region.

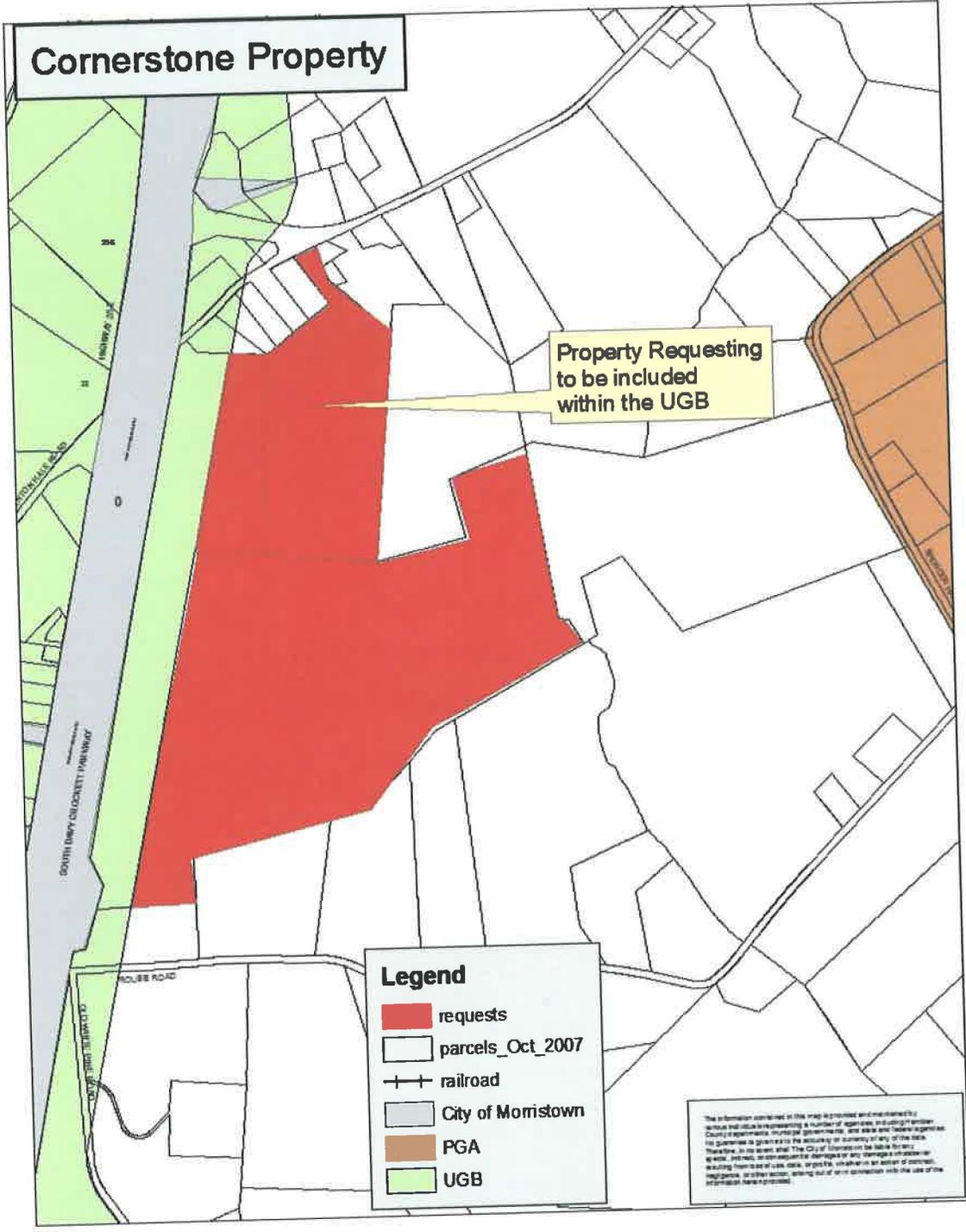
**Areas included in the 2008 Growth Plan**

Since the adoption of the 2075 Growth Plan, two distinct areas originally outside of the Urban Growth Boundary have become viable properties to be included in the Urban Growth Boundary.

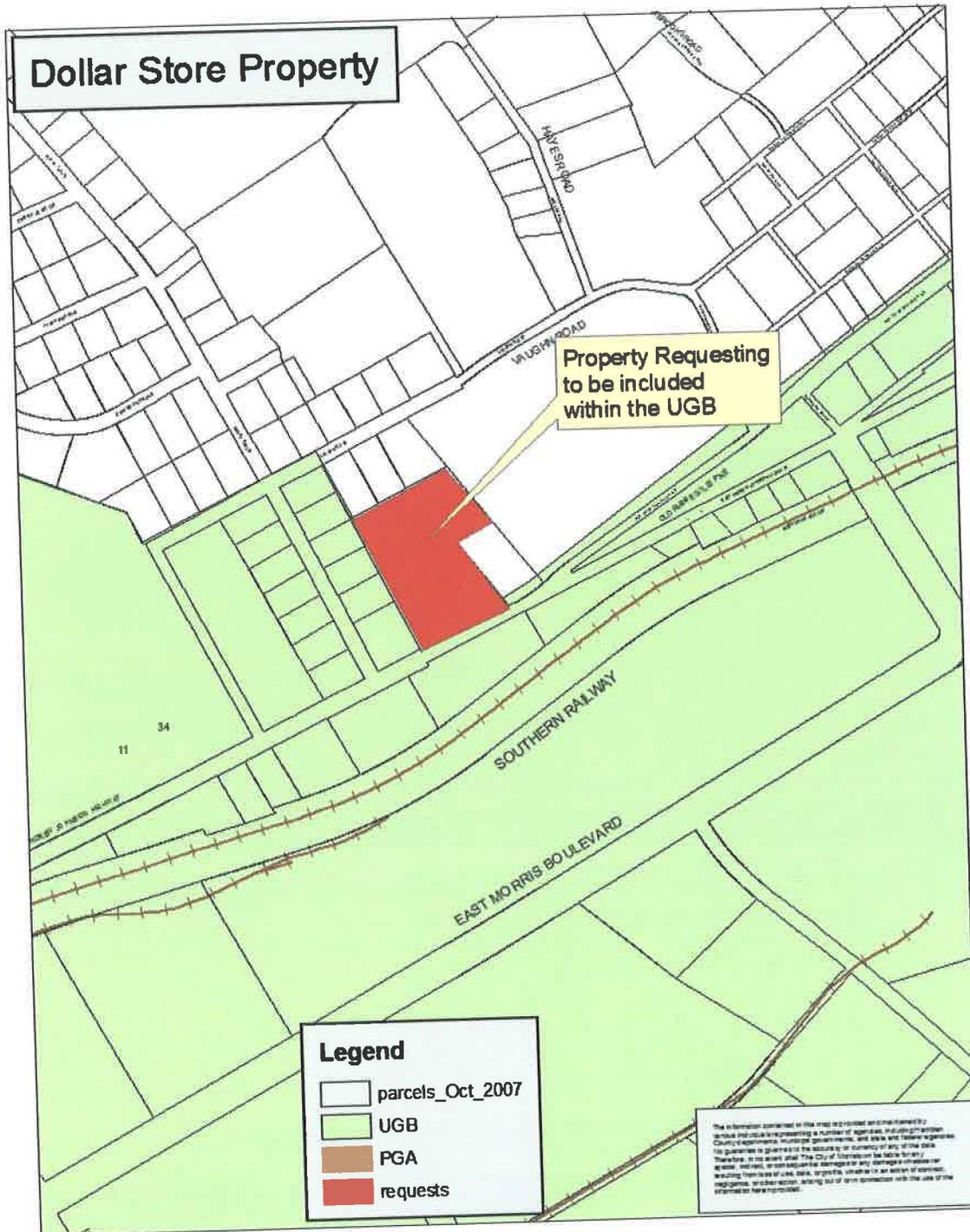
The areas approved by the Hamblen County Coordinating Committee and the governing bodies of the City of Morristown and Hamblen County government are as follows:



- Area 1. Cornerstone Academy
- Area 2. Russellville Dollar Store



1. Cornerstone Property  
 Tax Map- Parcel ID 57 082.01 and a portion of 101.01



2. Russellville Dollar Store  
Tax Map 18, Parcel 126.00

**Resolution No. 10-08  
A Resolution to Ratify the Amended  
Morristown-Hamblen Growth Plan.**

**WHEREAS**, the City of Morristown, the Morristown Regional Planning Commission, the Hamblen County Planning Commission and the Hamblen County Commission held four public hearings to consider amendments to Morristown-Hamblen Growth Plan; and

**WHEREAS**, the Morristown-Hamblen Growth Coordinating Committee held two public hearings to consider amendments to the Morristown-Hamblen Growth Plan; and

**WHEREAS**, the Morristown-Hamblen Growth Coordinating Committee has recommended an amended Morristown-Hamblen Growth Plan meeting the requirements of State of Tennessee's Public Chapter 1101.

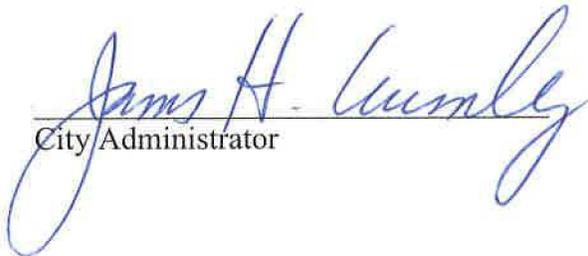
**NOW, THEREFORE, BE IT RESOLVED**, that the City of Morristown hereby ratifies the Amended Morristown-Hamblen Growth Plan.

**BE IT FURTHER RESOLVED**, that this Resolution shall become effective upon its passage and approval.

**ADOPTED** during regular session of City Council this 15<sup>th</sup> day of April, 2008.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Administrator

**CERTIFICATE OF AUTHENTICITY**

**City of Morristown  
County of Hamblen  
State of Tennessee**

I, James H. Crumley, hereby certify that I am the City Administrator of the City of Morristown, Tennessee, and that as such, I am the official custodian of the City Council Minute Books, Ordinance Books, and of the books, papers, records, and documents of the City and, that the foregoing is a true, perfect, and correct copy of Resolution No. 10-08 relative to ratifying the Urban Growth Boundary amendment which was unanimously adopted by the Morristown City Council on April 15, 2008.

In Witness whereof I have hereunto subscribed my name and the City Seal this 16<sup>th</sup> day of April 2008.

  
City Administrator



**Resolution No. \_\_\_\_\_  
A Resolution to Ratify the Amended Morristown-  
Hamblen Growth Plan**

**WHEREAS**, the City of Morristown, The Morristown Regional Planning Commission, the Hamblen County Planning Commission and the Hamblen County Commission held four public hearings to consider amendments to Morristown – Hamblen Growth Plan.

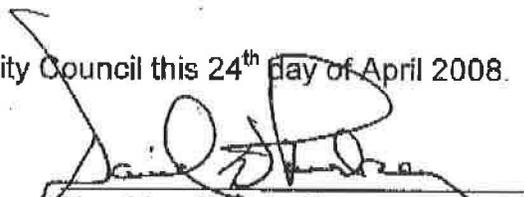
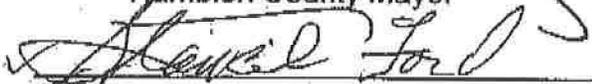
**WHEREAS**, The Morristown-Hamblen Growth Coordinating Committee held two public hearings to consider amendments to the Morristown – Hamblen Growth Plan; and

**WHEREAS**, The Morristown-Hamblen Growth Coordinating Committee has recommended an amended Morristown Hamblen Growth Plan meeting the requirements of State of Tennessee's Public Chapter 1101.

**NOW, THEREFORE, BE IT RESOLVED**, that The Hamblen County Commission hereby ratifies the Amended Morristown-Hamblen Growth Plan.

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon its passage and approval.

Adopted during regular session of City Council this 24<sup>th</sup> day of April 2008.

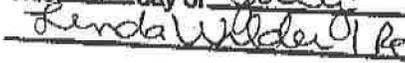
  
\_\_\_\_\_  
Hamblen County Mayor  
  
\_\_\_\_\_  
Hamblen County Commission Chairman

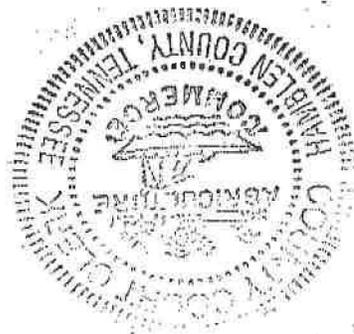
ATTEST:

  
\_\_\_\_\_  
Hamblen County Court Clerk

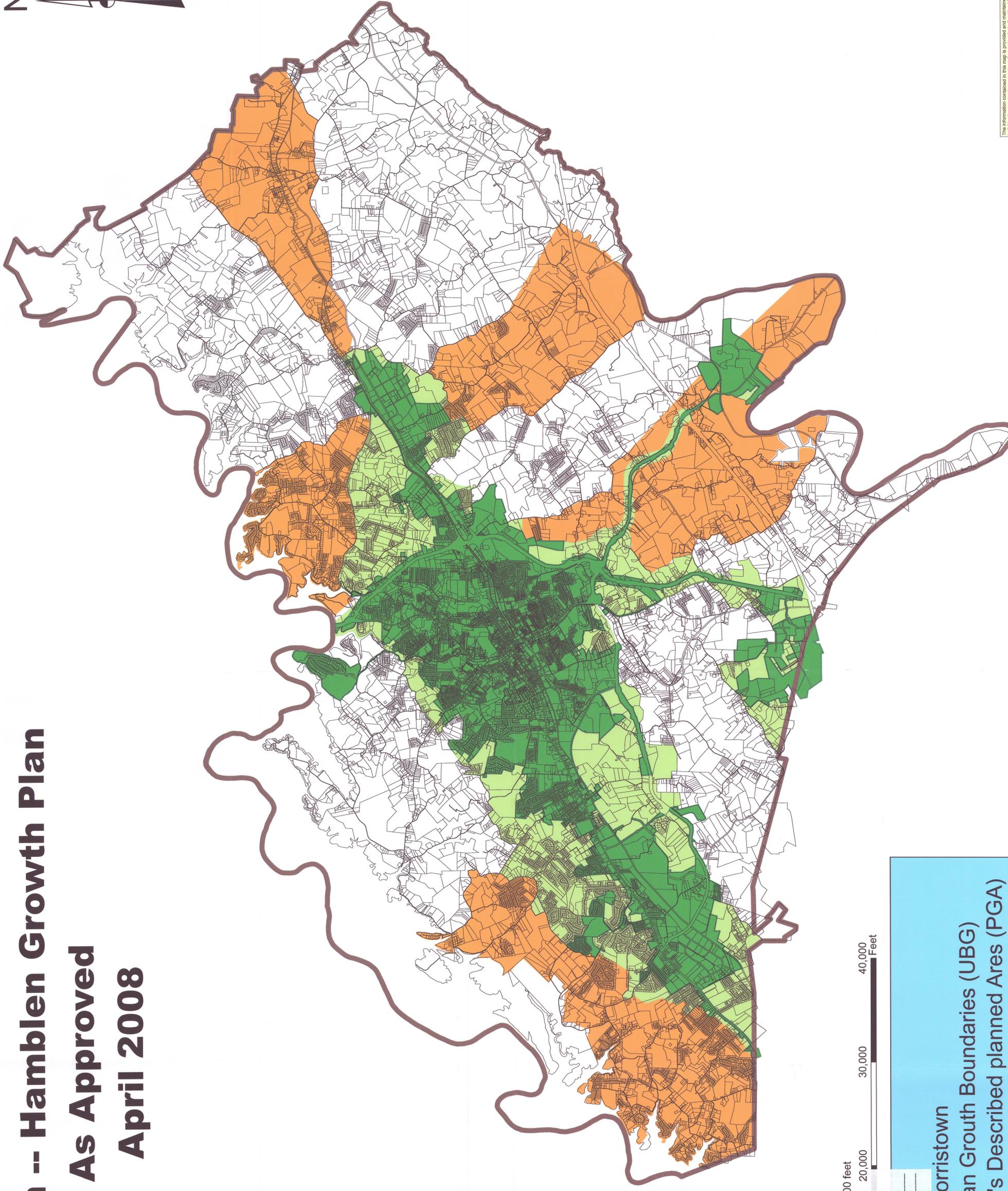
STATE OF TENNESSEE, COUNTY OF HAMBLEN  
I, Linda Wilder, County Clerk, certify that  
the foregoing is a true and perfect copy of  
original Resolution

Filed in my office  
This 1 day of July 2008

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



# Morristown -- Hamblen Growth Plan As Approved April 2008



**Legend**

- Existing City of Morristown
- Morristown's Urban Growth Boundaries (UBG)
- Portion of County's Described planned Areas (PGA)

Local Government Planning Advisory Committee  
TO: Mayor Eric Hamblen, County Chairman, 1/2/08  
DATE: *July 22, 2008*  
*David C. Elmore*  
Regional Planning Unit  
Tim French  
Department of Economic & Community Development

The information contained in this map is provided and maintained by various individuals representing a number of agencies, including Hamblen County