

Department of Economic
and Community Development



TENNESSEE

Local Planning Assistance Office

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

February 4, 2000

The Honorable Jaycee Rawlings
County Executive of Humphreys County
Room 1, Courthouse Annex
Waverly, Tennessee 37185

Dear Mr. Rawlings:

The Local Government Planning Advisory Committee at its meeting January 26 approved the Humphreys County Growth Plan submitted by the Humphreys 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

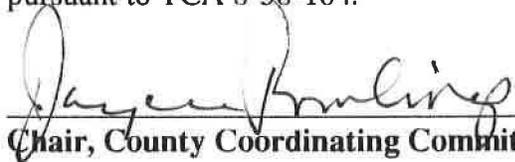
**Submittal of County Growth Plan
and
Certificate of Ratification**

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

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

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

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



Chair, County Coordinating Committee

1-11-2000
Date

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

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



Chair, Local Government Planning Advisory Committee

1-26-2000
Date



HUMPHREYS COUNTY

Jaycee Rawlings, County Executive
Room 1, Courthouse Annex Bldg.
Waverly, Tennessee 37185

Office: 931-296-7795
Home: 931-296-3935
Fax: 931-296-5011

January 11, 2000

Mr. Don Waller
Local Planning Office
446 Metroplex Drive - #128
Nashville, TN 37211-3139

Mr. Waller,

At the regular January meeting of the Board of County Commissioners the Board approved the Comprehensive Growth Plan for Humphreys County. The Plan was adopted by Humphreys County Resolution #2000-1 .

Enclosed for your consideration of approval for certification of the Humphreys County Growth Plan are the following:

1. County Maps
2. Copy of Growth Plan for Humphreys County
3. Copy of each City's Growth Plan (New Johnsonville, McEwen and Waverly)
4. Two (2) signed and dated copies of the Submittal of County Growth Plan and Certification and Ratification form

I appreciate the time, effort and assistance that Mr. Pat Schipani has given to us during this project. He is certainly an asset to your office.

I thank you and should you need additional information please feel free to give me a call.

Sincerely,

Jaycee Rawlings
County Executive

Enclosures: as stated
FILE/lb

GROWTH PLAN
HUMPHREYS COUNTY, TENNESSEE

Local Government Planning Advisory Committee

Date: January 26, 2000

To: Approve HUMPHREYS County Growth Plan

Tom Stiner
Tom Stiner, Chairman

**GROWTH PLAN
FOR
HUMPHREYS COUNTY, TENNESSEE**

SEPTEMBER, 1999

**PREPARED BY:
HUMPHREYS COUNTY PLANNING COMMISSION
AND
TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
OF
MIDDLE TENNESSEE**

TABLE OF CONTENTS

	<u>PAGE</u>
I. INTRODUCTION	1
II. POPULATION PROJECTIONS	3
III. ANALYSIS OF LAND USE	4
Suburban Residential	4
Industrial Areas	5
Interchange Service Areas	5
Cross Roads Communities	5
Agricultural Lands	6
Constrained Lands	6
Publicly Held Lands	6
IV. ANALYSIS OF PUBLIC SERVICES	7
Utilities	7
Water Service	7
Sewer Service	7
Electric Service	7
Natural Gas	7
Emergency Services	8
Fire Protection	8
Ambulance Service	8
Rescue and Extrication	8
Police Services	8
Waste Management	9
Education	9
Road Construction and Maintenance	9
Planning and Zoning	9
V. DESIGNATION OF RURAL AND PLANNED GROWTH AREAS	10
General	10
Designation of Rural Areas	10
Designation of Planned Growth Areas	10
VI. FUTURE PUBLIC SERVICES AND INFRASTRUCTURE	11
Utilities	11
Emergency Services	11
Roads	12
VII. GROWTH POLICIES	13

LIST OF ILLUSTRATIONS

**ILLUSTRATION 1---Development Patterns, Constrained and Public Lands within
Humphreys County**

ILLUSTRATION 2---Humphreys County Water and Sewer Service Areas

ILLUSTRATION 3---Urban Growth Boundaries and Rural Areas

A GROWTH PLAN FOR UNINCORPORATED PORTIONS OF HUMPHREYS COUNTY, TENNESSEE

I. INTRODUCTION

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

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

Criteria for Defining Rural Areas

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

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

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 Humphreys County and the municipalities within it are as follows:

CURRENT AND PROJECTED POPULATION HUMPHREYS COUNTY

	1990	latest	2000	2005	2010	2015	2020
McEwen	1,442	1,720	1,745	1,787	1,829	1,871	1,903
New Johnsonv.	1,643	1,914	1,961	2,060	2,161	2,266	2,376
Waverly	4,019	4,178	4,241	4,288	4,332	4,375	4,416
Total (County)	15,798	16,797	17,107	17,521	17,928	18,339	18,753
All incorporated	7,104	7,812	7,947	8,135	8,322	8,512	8,695
Unincorporated	8,694	8,985	9,160	9,386	9,606	9,827	10,058
Unincorporated as % of total	55.0	53.5	53.5	53.6	53.6	53.6	53.6

The principal focus of this report is on the portion of the population termed "unincorporated". From the information supplied it is not possible to categorically say that this figure represents population expected to reside within areas located outside municipalities in the Year 2020. It can, however, be said that these figures represent population increase within the county as a whole and that in the Year 2020, some portion of this total projected increase will reside within portions of Humphreys County located beyond the boundaries of incorporations.

. A total increase of 1,364 persons is projected by the Year 2020 in the unincorporated portion of Humphreys County.

III. ANALYSIS OF LAND USE

Within the unincorporated portion of Humphreys 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

Illustration 1 shows Development Patterns, Constrained and Public Lands within Humphreys County.

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 Humphreys County the issue of managing suburban growth appears to be a significant concern. This matter is particularly at issue as it relates to preservation of agricultural lands and the rural lifestyle.

Within Humphreys County suburban residential development has principally occurred along major transportation routes, along the fringes of the three municipalities, and along portions of the Tennessee River (primary and secondary homes). To date, the great majority of this growth consists of suburban residential development situated on

large tracts with frontage along existing roads or on small lots within small-scale subdivisions. In the past few years the pace of this activity as well as the volume has begun to significantly rise. Moreover, the nature of the market being served has changed. While many of the purchasers are still focused on the local market for employment an increasing proportion commute to work in the Nashville-Dickson area. Managing this form of land use is perhaps the single most significant challenge before any unit of local government.

INDUSTRIAL AREAS

Humphreys County has an excellent industrial base that is continuing to grow. New Johnsonville is the location of heavy industry within and adjacent to the city. All of these are within the growth area of New Johnsonville. The Waverly Industrial Park is located within the Waverly City limits and the McEwen Industrial Park is within the unincorporated area but within the McEwen growth area. Protection of the industrial land base is now mostly controlled by the three municipalities but will eventually be totally controlled by these cities.

INTERCHANGE SERVICE AREAS

Managing the use of land in and around the county's Interstate interchanges is a matter of particular significance to the realization of commercial potential. A total of two interchanges exist within the county. One is located at unincorporated Buffalo, which is fortunate to have sewer and other urban type services along with much commercial development. The remaining interchange at Cuba Landing is at present within a predominantly rural area that can offer the potential for commercial development due to its location on the Tennessee River, an area with much tourist traffic. At this interchange there are no urban services and very little development. A significant land use issue within the county's future is establishing means and mechanisms for realizing the potential afforded at these two interchanges that are subject to control by the county.

CROSS ROADS COMMUNITIES

Humphreys 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 crossroads communities:

- Buffalo
- Cuba Landing
- Bakerville
- Bold Springs
- Poplar Grove
- Halls Creek
- Cedar Grove
- Hustburg
- Plant

Some of these areas have experienced growth while others have declined. Some have become significant providers of commercial goods and services, others offer only a very limited line of such items and some offer no services at all with the exception of church

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

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

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, and land with steep slopes. Areas that lay along the Duck River, Buffalo River and the Tennessee River in the western portion of the county are examples of constrained lands. However, the lure of outdoor activities along the Tennessee River has drawn a tremendous amount of home development in this area of constrained land. These homes and the surrounding lands are expensive and lack most urban services.

PUBLICLY HELD LANDS

Humphreys County contains a total land area of 532.2 square miles. The majority of the public lands are included with the Tennessee National Wildlife Refuge in the south west portion of the county, TVA lands and those lands controlled by the TVA along the Tennessee River, and the Nathan Bedford Forrest State Park also along the Tennessee River. All of these areas are along the western edge of the county. Much of this land serves a recreation or wildlife preservation purpose in addition to other functions.

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

Humphreys County and the three municipalities provide the utility services within the county. The following is a brief summation of the major utilities and growth-related issues associated with each of the various services.

Water Service

Water service is provided by the following organizations:

1. The City of Waverly
2. The City of McEwen
3. The City of New Johnsonville

Illustration 2 shows the water service areas for the above providers.

Sewer Service

The Cities of McEwen, Waverly, New Johnsonville are the primary providers of sewer service in the county. The County provides sewer in the Buffalo Area. The Buffalo Wastewater Treatment Plant presently has 11 customers with plenty of capacity. Illustration 2 shows the sewer service area for the Buffalo Wastewater Treatment Plant.

Electric Service

The Meriwether Lewis Electric Membership Cooperative provides electric service within all portions of Humphreys County.

Natural Gas

The Humphreys County Public Utility District provides natural gas service. This agency provides this service to all portions of Humphreys County, including the municipalities.

EMERGENCY SERVICES

Fire Protection

Within the portion of Humphreys that lies outside the three corporate limits fire protection is provided by six volunteer fire departments. The following provides information as to locations of these facilities.

- 1. Northwest Humphreys County Station on Mooney Hollow Road**
- 2. New Johnsonville Station for the western area of the county**
- 3. Waverly Station for the central area of the county**
- 4. McEwen Station for the western section of the county**
- 5. Popular Grove Station for the southeastern section of the county**
- 6. Buffalo Station for the south-central section of the county**

Each station is equipped with a pumper truck, and a water tanker. Additionally, the stations within McEwen and New Johnsonville each has 2 pumpers, a brush truck and are a First Responder for medical emergencies. There are 85 volunteer fireman serving the six departments. All these agencies provide automatic mutual aid to one another. Additionally, these operations are supported by the fire departments within McEwen and New Johnsonville. The County has fire protection for all areas of the county and all are rated a Class 9.

Ambulance Service

Ambulance Service Inc. (ASI) located centrally in Waverly, is subsidized by the County to provide this service to all areas of Humphreys County.

Rescue and Extrication

The Humphreys County Rescue Squad and County Fire Department provides rescue services to all persons within the county.

Police Services

The Humphreys County Sheriff provides the following policing services:

1. Serves warrants to all incorporated and unincorporated areas within the entire county.
2. Operation of county jail designed to house 35 prisoners.
3. Court security for all courts operating within the county.
4. Patrol services throughout the unincorporated portions of Humphreys County.

The budget for the Sheriff's Office stood at \$720,000 for the past fiscal year.

WASTE MANAGEMENT

Humphreys County provides solid waste collection and disposal for residents of the county. Seven convenience centers situated throughout the county serve as collection points for this operation. The waste is hauled to West Camden Landfill for disposal. During the past fiscal year the budget for this operation stood at \$836,000. The County pays \$22 a ton for all trash shipped from the county, including the three municipalities. The following is a list of the waste management and recycling convenience centers. The entire county is served:

1. **McEwen Convenience Center—Old Hwy 230**
2. **Scepter Rd. Convenience Center—Scepter Rd.**
3. **Hwy 13 N Convenience Center**
4. **Bluecreek Rd Convenience Center –Hwy 13 South**
5. **Bakerville Rd. Convenience Center---Old Hwy 13**
6. **Clydeton Rd. Convenience Center**
7. **Bold Springs Convenience Center**

EDUCATION

Residents of Humphreys County are served by one public school system. McEwen Elementary serves grades K-8 and McEwen High School serves grades 9-12. Waverly Elementary serves grades K-3, Waverly Jr. High serves grades 4-8 and Central High in Waverly serves grades 9-12. Lakeview Elementary in New Johnsonville serves grades K-8. These schools provide all the public education in Humphreys County.

ROAD CONSTRUCTION AND MAINTENANCE

At the present time the cost of asphalt paving typically averages roughly forty to fifty thousand dollars per mile. The unincorporated portions of Humphreys County contain approximately 625 miles of roads. If it is assumed that the average effective life of the paving on these roads is ten years and that the county had a cycle of maintenance such that each road was paved in that time period a total of 62 miles would need to be paved each year. At current prices this would require a budget of roughly 2.6 to 3.2 million dollars per year. The total budget for the highway department during fiscal 1998 was \$2.9 million.

PLANNING AND ZONING

Planning and zoning functions are accomplished within Humphreys County by four separate governmental agencies that function more or less independently. The cities of McEwen, New Johnsonville and Waverly each have a planning commission, as does Humphreys County. McEwen provides all planning and zoning within its corporate boundaries. New Johnsonville and Waverly each have planning regions in which they administer planning, subdivision regulations and zoning. Humphreys County provides planning and subdivision regulation services to the remainder of the unincorporated areas. Humphreys County does not provide zoning services.

V. DESIGNATION OF RURAL AND PLANNED GROWTH AREAS

GENERAL

During the past several months the Humphreys County Planning Commission has discussed the issue of establishing a means of achieving a clear distinction between "rural areas" and "planned growth areas" as defined within the Act. The Planning Commission gave careful consideration to existing concentrations of development within the county, including the effect of urban growth boundaries, planned growth areas, and rural area designations on property values and on the citizens sense of place, and on the need for reasonable urban growth boundaries for the three cities within the county. Illustration 3 shows the urban growth boundaries and rural area within Humphreys County.

DESIGNATION OF RURAL AREAS

Rural area is a territory not included in a urban growth boundary or planned growth area that is to be preserved for agricultural use, forestry, recreational use, wildlife management or for uses other than high density commercial, industrial or residential development. This definition does not preclude or hinder in any way an area designated as rural area under this proposal to be used for commercial, residential or industrial development. Any such use would be less dense; the level of service is acceptable for the more rural lifestyle and would retain the rural character of the area. All areas of Humphreys County not included within the municipalities urban growth boundaries are classified as rural areas.

DESIGNATION OF PLANNED GROWTH AREAS

Planned growth area is a territory outside a municipality where high or moderate density commercial, industrial, and residential growth has already occurred or is expected to occur. These areas are more urban in nature than the rural areas, and specifically require urban type services because of their higher densities or compact development patterns. There are no areas classified as planned growth areas within Humphreys County.

VI. FUTURE PUBLIC SERVICES AND INFRASTRUCTURE

UTILITIES

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

In the State of Tennessee there are two principal sources of water and sewer services: municipalities and utility districts. Humphreys County is a utility district by providing sewer service in the Buffalo area. 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. Sewer is available in Buffalo with the primary purpose of providing sewer services for the cluster of businesses in the area and for any future development in this area only. Buffalo is to otherwise remain a rural community within the terms of this plan.

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

EMERGENCY SERVICES

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

ROADS

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

VII. GROWTH POLICIES

The Humphreys County Commission presents the following statements as the rationale for its proposal for rural area designations outside the urban growth boundaries of the three municipalities within the county.

- ★ The county will not act to prohibit development in these designated rural areas. It will promote these areas as low density, environmentally sensitive areas that should be viewed as a quality of life asset which keeps the county an attractive and aesthetically pleasing place to live, work and play. The objectives are: maintenance of open space, an encouragement of or compatibility with agricultural uses, a special concern for sensitive environmental issues and preservation of infrastructure.
- ★ The Buffalo area shall remain a rural area with limited urban services.
- ★ Protection of public lands held in trust by Federal or state agencies as open space, parks or reservations is assumed. These are also included within the rural area with the specific intention that they will not be used for development and should be protected from any harmful land uses.
- ★ The county will review all land use documents to facilitate implementation of this plan



URBAN GROWTH BOUNDARY
NEW JOHNSONVILLE, TENNESSEE

Local Government Planning Advisory Committee

Date: January 26, 2000

To: Approve HUMPHREYS County Growth Plan

Tom Stiner
Tom Stiner, Chairman

URBAN GROWTH BOUNDARY REPORT
FOR
NEW JOHNSONVILLE, HUMPHREYS COUNTY, TENNESSEE

AUGUST, 1999

PREPARED BY:
NEW JOHNSONVILLE MUNICIPAL-REGIONAL PLANNING COMMISSION
AND
TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE

TABLE OF CONTENTS

	Page
INTRODUCTION	1
Purpose	1
Methodology	1
Definitions	2
EXISTING MUNICIPAL LAND USE ANALYSIS	3
Land Use Category	3
Physical and Economic Constraints	4
EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS	5
Utilities	5
Water Service Area	5
Sewer Service Area	5
Electrical	5
Gas	5
Protective Services	5
Police Department	5
Fire Department	5
Other Services	6
Solid Waste Collection	6
Roads and Streets	6
Street Lighting	6
Parks	6
Library	6
Land Use Regulations and Municipal Codes	6

TABLE OF CONTENTS (CONTINUED)

	Page
PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES	7
Projected 20 Year Population Growth and Residential Land Needs	7
Projected Economic Growth and Commercial and Industrial Land Needs	8
Special Land Management Concerns: Forest, Agriculture, Wildlife Management, Recreation and Open Space	8
Vacant Land Potential within the Corporate Boundary	8
Projected Land needs Outside the Corporate Boundary	9
Projected Public Service Capability Outside Corporate Boundary	9
 DESCRIPTION OF URBAN GROWTH BOUNDARY	 10

LIST OF TABLES

	Page
Table 1 – Existing Land Use – Total Area	3
Table 2 – Land Use Breakdown of Developable Areas	4
Table 3 – New Johnsonville Population Projections	7

LIST OF ILLUSTRATIONS

Illustration 1 – Existing Land Use
Illustration 2 – Natural Constraints (Slopes and Floodplains)
Illustration 3 – Urban Growth Boundary

NEW JOHNSONVILLE, TENNESSEE URBAN GROWTH BOUNDARY REPORT

INTRODUCTION

Purpose

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

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

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

Methodology

This report was prepared using a variety of methods: review and study of previously-prepared planning and annexation documents and interviews with local officials. Land uses were inventoried and analyzed using planimetry, and field gathering information. Information on public services and facilities was gathered through a checklist completed by city officials, interviews with city officials, and follow-up with checking all results. Population projections used to forecast residential growth were developed by the University of Tennessee. Residential density information was developed by using the current certified population of New Johnsonville and the number of acres available or currently in use as residential property. This information provides the average acres per person in the city and this combined with the acres available for development provides information for build out of the existing city limits. The University of Tennessee population forecasts combined with the residential density information will determine

acres needed for future population growth. Information regarding natural development constraint features was gathered using existing mapping and files on hand within the Local Planning Assistance Office. This information was then processed, using the guidelines and priorities set by Public Chapter 1101, and used to prepare the Urban Growth Boundary and accompanying report.

Definitions

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

- (1) “Urban growth boundary” means a line encompassing territory established in conformance with the provisions of TCA 6-58-106(a) and approved in accordance with the requirements of TCA 6-58-104. The territory shall be reasonably compact yet large enough to support growth for the next 20 years; the area will be contiguous to the existing city boundaries; the boundary will identify territory that a reasonable person would project as the likely site for high density development over the next 20 years; and identify territory in which the municipality is better able to provide services than any other municipality.
- (2) “High density residential development” means any residential development exceeding 6 units per acre.
- (3) “Improved Vacant Land” (developable) means undeveloped property with access to all municipal utility services, including public sewer.
- (4) “Unimproved Vacant Land” (development constraints) means undeveloped property with access to some municipal services, but without immediate access to sewer. Also included is land that is not developable for natural or other means within the time frame of this report.

EXISTING MUNICIPAL LAND USE ANALYSIS

Land Use Inventory

Land Use Category—The total incorporated acreage of New Johnsonville is 3,072 acres. *Table 1* shows the breakdown of land use types, including vacant areas with development constraints, which will be explained later.

TABLE 1
EXISTING LAND USE – TOTAL AREA

<u>Category</u>	<u>Acres</u>	<u>Percent</u>
Residential	1,120	36
Commercial	97	3
Industrial	500	16
Public/Semi-Public	172	6
Transportation	583	19
Vacant-Constraints	150	5
Vacant-Developable	<u>450</u>	<u>15</u>
Total	3,072	100

After subtracting vacant lands with development constraints from existing developed land, about 450 acres are available for development immediately. About 25 of these acres are commercial while the rest is for residential development. New Johnsonville has extensive industrial land in and around the city but the commercial lands are restricted by the railroad on one side of Hwy 70 and existing residential and industrial lands. About 172 acres is used for public-semi-public uses and 583 acres is for transportation uses. There are about 1,120 acres of developed residential land. *Table 2* shows a breakdown of all developable land within New Johnsonville.

TABLE 2

LAND USE BREAKDOWN DEVELOPABLE AREAS

<u>Category</u>	<u>Acres</u>	<u>Percent</u>
Residential	1,120	38
Commercial	97	3
Industrial	500	17
Public/Semi-Public	172	6
Transportation	583	20
Vacant – developable	<u>450</u>	<u>16</u>
Total	2,922	100%

Commercial uses primarily are retail and service uses. Most industrial uses are heavy industrial and New Johnsonville is a major regional employer. Public/Semi-Public includes all municipal buildings and other municipal uses, churches, cemeteries, parks, and schools. The transportation category includes street and railroad rights of way. The vacant category can be further divided into improved or unimproved, as previously defined. *Illustration 1* depicts existing land uses for the City of New Johnsonville and the Growth Area.

PHYSICAL/ECONOMIC CONSTRAINTS—Development within the corporate limits of New Johnsonville is affected by a variety of development constraints. Floodplain, sewer availability and minor slopes combines to influence development densities and required infrastructure. One or more of these conditions affects a total of approximately 150 vacant acres in New Johnsonville’s total land area. The extension of sewer will remove most problems but minor slopes and floodplains will always limit development. Floodplain areas are those depicted on Flood Insurance Rate Maps and have a zoning overlay regarding floodplain development. The minor slopes should have minimal effects on development. While development is not precluded, it will necessarily be less dense in these areas than in areas with no such constraints, if it occurs at all. As such, lands with development constraints will not be considered for development at the same level as the rest of the city. *Illustration 2* shows the locations of the natural constraints within New Johnsonville and the New Johnsonville Growth Area.

Based on this review, there are 450 acres of vacant land available for development within the New Johnsonville corporate limits, excluding some minor resubdivision of land and a few vacant lots. These acres can potentially accommodate approximately 350 people, based on overall city density. Included are about 25 acres of vacant commercial land ready for development.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

UTILITIES

Water Service Area—New Johnsonville provides all water services inside the city limits. The water source is the Tennessee River. The city does not supply any water outside the city limits. The City of Waverly provides that water service. New Johnsonville has 817 customers and 110 fire hydrants. The pumping capacity and water treatment capacity is 1.7 million gallons per day. The city has a storage capacity of 1.2 million gallons per day. The average daily water use is 700 thousand gallons. There is an average water loss of less than 2 percent. All new developments are required by subdivision regulations to extend water lines with a minimum diameter of 6 inches and provide fire hydrants within 500 feet of all new lots.

Sewer Service Area—New Johnsonville provides sewer service to 610 customers inside the city and no sewer is provide outside the corporate limits. The average daily flow is 275 thousand gpd. The sewer is at 20 percent capacity. The city also maintains 5 pump stations. About 80 percent of the city is presently sewerred. City officials estimate it will cost about 360 thousand dollars to sewer the remainder of the city.

Electrical—This service is provided by Meriwether Lewis Electric Cooperative. There are approximately 1225 customers within the City of New Johnsonville

Gas—This service is provided by the Humphreys County Utility District.

PROTECTIVE SERVICES

Police Department—The City of New Johnsonville has 5 full time police officers. The department has 2 cruisers plus 2 other vehicles. The county E-911 central office in Waverly handles the city dispatching.

Fire Department—There are sixteen volunteer firefighters with the New Johnsonville Fire Department. There is one fire station next to City Hall. The city has an ISO rating of 7.

OTHER SERVICES

Solid Waste Collection—This service is provided by the city but only within the corporate limits. There are 3 full time employees and 1 waste collection truck. Pickup for residential users is twice a week and costs 5 dollars per month.

Roads and Streets—The city maintains approximately 17.5 miles of local roads, while TDOT maintains approximately 4 miles within the present corporate limits. The city resurfaces about 2 miles of roadway annually with a street capital budget of \$55,000 and a street maintenance budget of \$65,000. All resurfacing of streets is done by contract. The city street department also has one dump truck.

Street Lighting—This service is provided to the city by Meriwether Lewis Electric Cooperative. The costs to provide this service is \$5.34 per light (100 watts) on city and other secondary roads. The cost on the main highway is \$8.89 per light (250 watts). The lights are placed approximately 250 feet apart on average.

Parks---There are two city parks that contain a total of 32 acres. The park system has an annual budget of \$6,800. The system contains 2 baseball fields, 3 soccer fields, 2 tennis courts and 2 pavilions.

Library—The city does not have a public library.

Land Use Regulations and Municipal Codes—New Johnsonville enforces a Municipal and Regional Zoning Ordinance and Subdivision Regulations. The city also participates in the Federal Flood Insurance Program. The city has a building inspector.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20 Year Population Growth and Residential Land Needs

The University of Tennessee's Center for Business and Economic Research has published population projections for New Johnsonville through the year 2020. The projections, along with the percentage change for each five-year interval, are presented in **Table 3**. These numbers reflect the projected level of natural growth, but can greatly be influenced by annexations or other "extraordinary circumstances".

TABLE 3

NEW JOHNSONVILLE POPULATION PROJECTIONS

	<u>Population</u>	<u>% Change</u>
1990	1,643	
		16
1996	1,914	
		2
2000	1,961	
		5
2005	2,060	
		5
2010	2,161	
		5
2015	2,266	
		5
2020	2,376	
		<u>45 Total Percent Change</u>

The 2020 projected population is a 462 person increase over the most current (1996) certified population of 1914. The land area of the town was analyzed by reviewing slope and floodplain information along with current developed areas to determine acres of land per person. It was determined that there are approximately 2472 acres of developed land for the current population

of 1914. This determines a ratio of 1.29 acres per person. New Johnsonville currently has approximately 450 acres available for development, which will accommodate approximately 350 people. Given that New Johnsonville will increase in population 462 people by 2020 and the current city limits will accommodate approximately 350 people there is a need to acquire additional land to accommodate 162 people. Therefore there is a need to acquire at least 210 acres of developable land to support the expected population increase.

Projected Economic Growth and Commercial and Industrial Land Needs

New Johnsonville is a city noted for its heavy industry due to its river location and rail availability. Most of the industry is located outside of the corporate limits. The New Johnsonville Industrial Park has several lots available for immediate development but the park is fast growing and over half developed. This is a relatively new park. Most of the river frontage in the growth area is industrial with some available land for new industry. There is a growing need for more commercial development in New Johnsonville to serve the large and growing industrial base. There is about 97 acres of commercial land in New Johnsonville with about 60% being developed and the rest being undeveloped or not developable. The growth area will provide some additional commercial land but increased industrial growth, along with tourism, will provide the demand for increased commercial land.

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

New Johnsonville is a very unique city due to all the unique outdoor activities available. The Tennessee River provides the outdoor enthusiast abundant boating and fishing opportunities within the city and in the surrounding area. There are many second homes and fishing camps in the area. The Tennessee Wildlife Management Area is also in the growth area and this provides opportunities popular with hunters, bird watchers and hikers. The Nathan Bedford Forrest State Park is located within the growth area and is a popular place to view the river and visit the remains of old Johnsonville. The TVA has provided land for a dock next to the park. As stated earlier the City of New Johnsonville has two parks within the corporate limits that offers numerous activities. These two parks total 32 acres. Much of the growth area is within floodplains and thus provides numerous open spaces. Local regulations require all structures to be elevated one foot above the one hundred-year flood elevation. This requirement makes for more open space and less flood risk for property owners. This adds to the uncluttered feeling within the Town. The farmlands within the growth area are important because they provide open spaces with aesthetic appeal along with agricultural products.

Vacant Land Potential within the Corporate Boundary

The City of New Johnsonville contains about 600 acres of vacant land. About 450 of these acres are developable while 150 acres is not available for development, contained on steep slopes, or within floodplains. Approximately 25 acres of developable land are commercial. Due to the development pattern and location of the railroad and TVA power lines, the city is somewhat

restricted in finding more available commercial land within the present corporate limits. New Johnsonville does not have a sufficient amount of land to meet the expected needs of the community in the year 2020.

Projected Land needs Outside the Corporate Boundary

It is apparent from this analysis that there is a need for additional land to accommodate the projected growth of this community, according to the population projections from the University of Tennessee and from the inherent restrictions on some of the vacant land within the city. This city will need approximately 210 acres of developable land outside the present corporate limits to accommodate the future population projections. There are of course other factors to consider, such as existing developed industrial and residential areas outside the city, the need for zoning controls to be maintained by the city due to the absence of county zoning, and other unforeseen circumstances that could make for a need to increase this acreage projection.

Projected Public Service Capability Outside Corporate Boundary

New Johnsonville provides public water within the city limits and Waverly is the provider within the growth area. According to city officials it will take approximately \$400,000 upgrade and provide water to the growth area. The city will need two wastewater treatment plants and additional collector lines to provide this service to the growth area. The projected cost is \$8,000,000. City officials also anticipate the need for two additional police officers and one police cruiser to serve the projected growth area. The city also projects there to be a need for one additional fire hall in the Plant community to serve the growth area. This is expected to cost approximately \$150,000. There are also several miles of federal and county roadways within the Growth Area. The growth area contains approximately 6.8 miles of federal highway and 29.5 miles of county roadway. All county roadways would be brought up to city standards if ever brought into the city limits and will be placed on the same paving/maintenance schedule as those inside the city. This will add approximately \$150,000 to the city's annual street maintenance budget. As stated earlier in this report the city has two municipal parks that are a total of 32 acres. According to U.T. population projections for the year 2020 and standards set by the National Recreation and Park Association, the city has sufficient parklands to meet the projected population for the year 2020. The city will continue to provide land use regulations.

DESCRIPTION OF URBAN GROWTH BOUNDARY

Based on the land use analysis presented in the first section of this report, New Johnsonville has approximately 450 acres available within the present Town limits at this time for development and will need at least another 210 acres to support the projected U.T. year 2020 population projections. The New Johnsonville Growth Area contains approximately 42.5 sq. miles, which is in excess of that required as based on population projections. Much of the New Johnsonville Growth Area on the north is industrial and recreational lands that serve the City and region. These lands should be first considered for annexation as industrial lands can add to the tax base. TVA and the Federal Wildlife Management Agency own lands surrounding the north, west, south and southeast Growth Area. This provides a natural boundary to any proposed future annexation plans. There is additional industrial land south west of the city that is and should remain within the New Johnsonville Growth area. The remainder of the Growth area is farmlands that will never be considered for annexation unless major subdivision or other major development is proposed and needs city services.

The city offers as principal justification in reaching out into this defined area the fact that the City of New Johnsonville provides planning and zoning controls that the people of these areas desire and wish for the city to maintain. The county does not provide zoning controls and wishes for the city to maintain this service. Waverly maintains water service in the southern part of the growth area but this area is well beyond the Waverly growth area. New Johnsonville buys Waverly water lines upon annexation but can readily provide all other municipal services.

A map of the Urban Growth Boundary is shown as *Illustration 3*. The total area of the proposed urban growth boundary is approximately 42.5 sq. miles. Of this area, approximately 20.5 sq. miles have been determined to be unsuitable for high-density residential development, based on steepness of slopes and floodplain restrictions. Of the remaining property, approximately 10 sq. miles are already developed but would receive municipal services from the City of New Johnsonville if ever annexed. Much of this area is heavy industrial. There are approximately 12 sq. miles considered suitable for future residential development if made available. A few acres on Hwy 70 are presently commercial and a few undeveloped acres in this area could be made available for commercial use. The city can service all of these lands.

The proposed Urban Growth Boundary will in all probability set the limits of growth for New Johnsonville well beyond the year 2020. If done properly and developed around the natural barriers New Johnsonville can be one of the more beautiful locations in which to live and play. Growth has come and will continue to come given the high rate of industrial development in the area. Without an Urban Growth Boundary, New Johnsonville cannot extend the vital municipal services to areas that will over time experience development pressures.

URBAN GROWTH BOUNDARY
WAVERLY, TENNESSEE

Local Government Planning Advisory Committee

Date: January 26, 2000

To: Approve ~~HUMPHREYS~~ County Growth Plan

Tom Stiner
Tom Stiner, Chairman

URBAN GROWTH BOUNDARY REPORT
FOR
WAVERLY, HUMPHREYS COUNTY, TENNESSEE

AUGUST, 1999

PREPARED BY:
WAVERLY MUNICIPAL-REGIONAL PLANNING COMMISSION
AND
TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE

TABLE OF CONTENTS

	Page
INTRODUCTION	1
Purpose	1
Methodology	1
Definitions	2
EXISTING MUNICIPAL LAND USE ANALYSIS	3
Land Use Category	3
Physical and Economic Constraints	4
EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS	5
Utilities	5
Water Service Area	5
Sewer Service Area	5
Electrical	5
Gas	5
Protective Services	5
Police Department	5
Fire Department	5
Other Services	5
Solid Waste Collection	5
Roads and Streets	6
Street Lighting	6
Parks	6
Library	6
Land Use Regulations and Municipal Codes	6

TABLE OF CONTENTS (CONTINUED)

	Page
PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES	7
Projected 20 Year Population Growth and Residential Land Needs	7
Projected Economic Growth and Commercial and Industrial Land Needs	8
Special Land Management Concerns: Forest, Agriculture, Wildlife Management, Recreation and Open Space	8
Vacant Land Potential within the Corporate Boundary	8
Projected Land needs Outside the Corporate Boundary	9
Projected Public Service Capability Outside Corporate Boundary	9
Water	9
Sewer	9
Police	9
Fire	9
Solid Waste Collection	9
Roads and Streets	9
Parks and Recreation	10
Land Use Regulations	10
DESCRIPTION OF URBAN GROWTH BOUNDARY	11

LIST OF TABLES

	Page
Table 1 – Existing Land Use – Total Area	3
Table 2 – Land Use Breakdown of Developable Areas	4
Table 3 – Waverly Population Projections	7

LIST OF ILLUSTRATIONS

Illustration 1 – Existing Land Use
Illustration 2 – Natural Constraints (Slopes and Floodplains)
Illustration 3 – Waverly Water Lines
Illustration 4---Waverly Sewer Lines
Illustration 5---Waverly Urban Growth Boundary

WAVERLY, TENNESSEE URBAN GROWTH BOUNDARY REPORT

INTRODUCTION

Purpose

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

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

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

Methodology

This report was prepared using a variety of methods: review and study of previously-prepared planning and annexation documents and interviews with local officials. Land uses were inventoried and analyzed using planimetry, and field gathering information. Information on public services and facilities was gathered through a checklist completed by city officials, interviews with city officials, and follow-up with checking all results. Population projections used to forecast residential growth were developed by the University of Tennessee. Residential density information was developed by using the current certified population of Waverly and the number of acres available or currently in use as residential property. This information provides the average acres per person in the city and this combined with the acres available for development provides information for build out of the existing city limits. The University of Tennessee population forecasts combined with the residential density information will determine acres needed for future population growth. Information regarding natural development

constraint features was gathered using existing mapping and files on hand within the Local Planning Assistance Office. This information was then processed, using the guidelines and priorities set by Public Chapter 1101, and used to prepare the Urban Growth Boundary and accompanying report.

Definitions

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

- (1) “Urban growth boundary” means a line encompassing territory established in conformance with the provisions of TCA 6-58-106(a) and approved in accordance with the requirements of TCA 6-58-104. The territory shall be reasonably compact yet large enough to support growth for the next 20 years; the area will be contiguous to the existing city boundaries; the boundary will identify territory that a reasonable person would project as the likely site for high density development over the next 20 years; and identify territory in which the municipality is better able to provide services than any other municipality.
- (2) “High density residential development” means any residential development exceeding 5 units per acre.
- (3) “Improved Vacant Land” (developable) means undeveloped property with access to all municipal utility services, including public sewer.
- (4) “Unimproved Vacant Land” (development constraints) means undeveloped property with access to some municipal services, but without immediate access to sewer. Also included is land that is not developable for natural or other means within the time frame of this report.

EXISTING MUNICIPAL LAND USE ANALYSIS

Land Use Inventory

Land Use Category—The total incorporated acreage of Waverly is 4,627 acres. *Table 1* shows the breakdown of land use types, including vacant areas with development constraints, which will be explained later.

TABLE 1
EXISTING LAND USE – TOTAL AREA

<u>Category</u>	<u>Acres</u>	<u>Percent</u>
Residential	2,682	58
Commercial	88	2
Industrial	83	2
Public/Semi-Public	245	5
Transportation	879	19
Vacant-Constraints	600	13
Vacant-Developable	<u>50</u>	<u>1</u>
Total	4,627	100

After subtracting vacant lands with development constraints from existing developed land, about 50 acres are available for development immediately. About 15 of these acres are commercial while the rest is for residential development. Waverly has some available industrial land in the city, mainly at the industrial park. The commercial lands are restricted by the Trace Creek floodplain. About 245 acres are used for public-semi-public uses and 879 acres is for transportation uses, which includes street and railroad rights of way. There are about 2,682 acres of developed residential land. *Table 2* shows a breakdown of all developable land within Waverly.

TABLE 2

LAND USE BREAKDOWN DEVELOPABLE AREAS

<u>Category</u>	<u>Acres</u>	<u>Percent</u>
Residential	2,682	67
Commercial	88	2
Industrial	83	2
Public/Semi-Public	245	6
Transportation	879	22
Vacant – developable	<u>50</u>	<u>1</u>
Total	4,027	100%

Commercial uses primarily are retail and service uses. Most industries are light to medium type industrial uses. Public/Semi-Public includes all municipal buildings and other municipal uses, churches, cemeteries, parks, and schools. The transportation category includes street and railroad rights of way. The vacant category can be further divided into improved or unimproved, as previously defined. *Illustration 1* depicts existing land uses for the City of Waverly and the Growth Area.

PHYSICAL/ECONOMIC CONSTRAINTS—Development within the corporate limits of Waverly is affected by a variety of development constraints. Floodplain, sewer availability and steep slopes combines to influence development densities and required infrastructure. One or more of these conditions affects a total of approximately 600 vacant acres in Waverly’s total land area. The extension of sewer will remove most problems but slopes and floodplains will always limit development. Floodplain areas are those depicted on Flood Insurance Rate Maps and have a zoning overlay regarding floodplain development. The steep slopes and floodplains have major effects on development in Waverly as this is the major characteristic of the city. While development is not precluded, it will necessarily be less dense in these areas than in areas with no such constraints, if it occurs at all. Most of the development has been on the ridges and the steep slopes have mostly remained open. As such, lands with development constraints will not be considered for development at the same level as the rest of the city. *Illustration 2* shows the locations of the natural constraints within Waverly and the Growth Area.

Based on this review, there are 50 acres of vacant land available for development within the Waverly corporate limits, excluding some minor resubdivision of land and a few vacant lots. Waverly has not annexed any significant land in well over 20 years and this reflects the lack of vacant land. These vacant acres can potentially accommodate approximately 52 people, based on overall city density.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

UTILITIES

Water Service Area—Waverly provides all water services inside the city limits and to other areas within the county. The water source is the Duck River and three wells, all having a combined pumping capacity of 2.5 million gallons per day. Waverly has 1640 customers within the city limits and 672 water customers outside the city limits. The city has a storage capacity of 1.3 million gallons and an average daily water use of 1.3 MGD. The unaccounted for loss of water is unknown. All new developments are required by subdivision regulations to extend water lines with a minimum diameter of 6 inches and provide fire hydrants within 450 feet of all new lots. *Illustration 3* shows the Waverly water lines.

Sewer Service Area—Waverly provides sewer service to 1,263 customers inside the city and to 28 sewer customers outside the corporate limits. The average daily flow varies with the weather but is about 2.2 mil gpd. The sewer is an aerated lagoon. The city also maintains 1 pump station. About 90 percent of the city is presently sewered. *Illustration 4* shows the Waverly sewer lines. City officials estimate it will cost several hundred thousand dollars to sewer the remainder of the city (Powers Blvd. Area).

Electrical—This service is provided by Meriwether Lewis Electric Cooperative.

Gas—This service is provided by the Humphreys County Utility District.

PROTECTIVE SERVICES

Police Department—The City of Waverly has 4 full time police officers. The department has 3 cruisers. The county E-911 central office is located in the Waverly police department and handles the city dispatching.

Fire Department—There are 24 volunteer firefighters with the Waverly Fire Department. There are 2 fire stations, one on West Main Street and one next to City Hall. The city has an ISO rating of 5. The response area is citywide only.

OTHER SERVICES

Solid Waste Collection—This service is provided by the city but only within the corporate limits. There are 5 employees, 1 recycling truck and 1 waste collection truck. Pickup for residential users is once a week and costs \$6.75 per month. The tipping fee is \$22 per ton and this is paid by Humphreys County. Commercial pickup is also provided by the city.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20 Year Population Growth and Residential Land Needs

The University of Tennessee's Center for Business and Economic Research has published population projections for Waverly through the year 2020. The projections, along with the percentage change for each five-year interval, are presented in **Table 3**. These numbers reflect the projected level of natural growth, but can greatly be influenced by annexations or other "extraordinary circumstances".

TABLE 3

WAVERLY POPULATION PROJECTIONS

	<u>Population</u>	<u>% Change</u>
1990	4,019	
latest	4,178	04
2000	4,241	02
2005	4,288	01
2010	4,332	01
2015	4,375	01
2020	4,416	01
		<u>10 Total Percent Change</u>

The 2020 projected population is a 397-person increase over the most current population of 4,178. The land area of the town was analyzed by reviewing slope and floodplain information along with current developed areas to determine acres of land per person. It was determined that there are approximately 3977 acres of developed land for the current population of 4178. This determines a ratio of .95 acres per person. Waverly currently has approximately 50 acres

available for development, which will accommodate approximately 53 people. Given that Waverly will increase in population about 397 people by 2020 and the current city limits will accommodate approximately 52 people there is a need to acquire additional land to accommodate 345 people. Therefore there is a need to acquire at least 328 acres of developable land to support the expected population increase.

Projected Economic Growth and Commercial and Industrial Land Needs

Waverly is a city with a good industrial base due to its ideal location and rail availability. The Waverly Industrial Park has several lots available for immediate development with all available services. There are also some industrial areas within the central area of the city and some on the western side of the growth area. Continued industrial recruitment will eventually fill the industrial park and require a new site for an industrial park. The present industrial park is not ideally situated due to the need for truck traffic passing through a residential area to reach the park. There is also a growing need for more commercial development in Waverly to serve the growing industrial base. There is about 88 acres of commercial land in Waverly with most being developed and the rest being undeveloped or not developable. The growth area will provide some additional commercial land but increased industrial growth, along with tourism, will provide the demand for increased commercial land.

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

The Waverly area has an abundance of open land due to the steep slopes that is mostly undevelopable. There is also much farm land in the growth area that will in all probability remain undeveloped. The Humphreys County Fairgrounds is also located in the growth area on Hwy 13. The Loretta Lynn Ranch is located south of the growth area and is a popular place for tourists. As stated earlier Waverly has three parks within the corporate limits that offers numerous activities, including a new municipal swimming pool. These three parks total 80 acres. There is also a private county club within close proximity to the city park. There is one park in the growth area, Allen Sports Complex that contains about 25 acres and 7 baseball/softball fields. This park is well known in the Dixie Youth league as being an excellent park. Much of the city and the growth area are within floodplains and on steep slopes which provides numerous open space. Local regulations require all structures to be elevated one foot above the one hundred-year flood elevation. This requirement makes for more open space and less flood risk for property owners. This adds to the uncluttered feeling within the city and surrounding area. The farmlands within the growth area are important because they provide open spaces with aesthetic appeal along with agricultural products.

Vacant Land Potential within the Corporate Boundary

The City of Waverly contains about 650 acres of vacant land. About 50 of these acres are developable while 600 acres is not available for development, contained on steep slopes, or within floodplains. Approximately 15 acres of developable land are commercial. Due to topography and floodplains, the city is somewhat restricted in finding more available commercial

URBAN GROWTH BOUNDARY
MCEWEN, TENNESSEE

Local Government Planning Advisory Committee

Date: January 26, 2000

To: Approve HUMPHREYS County Growth Plan

Tom Stiner
Tom Stiner, Chairman

URBAN GROWTH BOUNDARY REPORT
FOR
MCEWEN, HUMPHREYS COUNTY, TENNESSEE

SEPTEMBER, 1999

PREPARED BY:
MCEWEN MUNICIPAL-REGIONAL PLANNING COMMISSION
AND
TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE

TABLE OF CONTENTS

	Page
INTRODUCTION	1
Purpose	1
Methodology	1
Definitions	2
EXISTING MUNICIPAL LAND USE ANALYSIS	3
Land Use Category	3
Physical and Economic Constraints	4
EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS	5
Utilities	5
Water Service Area	5
Sewer Service Area	5
Electrical	5
Gas	5
Protective Services	5
Police Department	5
Fire Department	5
Other Services	6
Solid Waste Collection	6
Roads and Streets	6
Street Lighting	6
Parks	6
Library	6
Land Use Regulations and Municipal Codes	6

LIST OF TABLES AND ILLUSTRATIONS

	Page
Table 1 – Existing Land Use – Total Area	3
Table 2 – Land Use Breakdown of Developable Areas	4
Table 3 – McEwen Population Projections	7

LIST OF ILLUSTRATIONS

Illustration 1 – Existing Land Use
Illustration 2 – Natural Factors affecting Development
Illustration 3 – McEwen Water Lines
Illustration 4---McEwen Sewer Lines
Illustration 5---McEwen Urban Growth Boundary

MCEWEN, TENNESSEE URBAN GROWTH BOUNDARY REPORT

INTRODUCTION

Purpose

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

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

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

Methodology

This report was prepared using a variety of methods: review and study of previously-prepared planning and annexation documents and interviews with local officials. Land uses were inventoried and analyzed using planimetry, and field gathering information. Information on public services and facilities was gathered through a checklist completed by city officials, interviews with city officials, and follow-up with checking all results. Population projections used to forecast residential growth were developed by the University of Tennessee. Residential density information was developed by using the current certified population of McEwen and the number of acres available or currently in use as residential property. This information provides the average acres per person in the city and this combined with the acres available for development provides information for build out of the existing city limits. The University of Tennessee population forecasts combined with the residential density information will determine acres needed for future population growth. Information regarding natural development

constraint features was gathered using existing mapping and files on hand within the Local Planning Assistance Office. This information was then processed, using the guidelines and priorities set by Public Chapter 1101, and used to prepare the Urban Growth Boundary and accompanying report.

Definitions

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

- (1) “Urban growth boundary” means a line encompassing territory established in conformance with the provisions of TCA 6-58-106(a) and approved in accordance with the requirements of TCA 6-58-104. The territory shall be reasonably compact yet large enough to support growth for the next 20 years; the area will be contiguous to the existing city boundaries; the boundary will identify territory that a reasonable person would project as the likely site for high density development over the next 20 years; and identify territory in which the municipality is better able to provide services than any other municipality.
- (2) “High density residential development” means any residential development exceeding 3 units per acre.
- (3) “Improved Vacant Land” (developable) means undeveloped property with access to all municipal utility services, including public sewer.
- (4) “Unimproved Vacant Land” (development constraints) means undeveloped property with access to some municipal services, but without immediate access to sewer. Also included is land that is not developable for natural or other means within the time frame of this report.

EXISTING MUNICIPAL LAND USE ANALYSIS

Land Use Category—The total incorporated acreage of McEwen is 1,076 acres. *Table 1* shows the breakdown of land use types, including vacant areas with development constraints, which will be explained later.

TABLE 1
EXISTING LAND USE – TOTAL AREA

<u>Category</u>	<u>Acres</u>	<u>Percent</u>
Residential	434	40
Commercial	31	3
Industrial	6	1
Public/Semi-Public	117	11
Transportation	153	14
Vacant-Constraints	100	9
Vacant-Developable	<u>235</u>	<u>22</u>
Total	1,076	100

After subtracting vacant lands with development constraints from existing developed land, about 235 acres are available for development immediately. About 35 of these acres are commercial while the rest is for residential development. McEwen has no available industrial land in the city. The two existing industrial sites are built out with existing industry. The commercial lands are located on Hwy 70 and within the old section of the city between Wilkie and Main St.. About 117 acres are used for public-semi-public uses and 153 acres are for transportation uses, which includes street and railroad rights of way. There are about 434 acres of developed residential land. *Table 2* shows a breakdown of all developable land within McEwen.

TABLE 2

LAND USE BREAKDOWN DEVELOPABLE AREAS

<u>Category</u>	<u>Acres</u>	<u>Percent</u>
Residential	434	44
Commercial	31	3
Industrial	6	1
Public/Semi-Public	117	12
Transportation	153	16
Vacant – developable	<u>235</u>	<u>24</u>
Total	976	100%

Commercial uses primarily are retail and service uses. Most industries are light to medium type industrial uses. Public/Semi-Public includes all municipal buildings and other municipal uses, churches, cemeteries, parks, and schools. The transportation category includes street and railroad rights of way. The vacant category can be further divided into improved or unimproved, as previously defined. *Illustration 1* depicts existing land uses for the City of McEwen and the growth area.

Physical/Economic Constraints—Development within the corporate limits of McEwen is affected by a variety of development constraints. Floodplain, sewer availability and slopes combine to influence development densities and required infrastructure. One or more of these conditions affects a total of approximately 100 vacant acres in McEwen’s total land area. The extension of sewer will remove most problems but floodplains will always limit development. Floodplain areas are those depicted on Flood Hazard Boundary Maps and have a zoning overlay regarding floodplain development. The slopes and floodplains have minor effects on development in McEwen. While development is not precluded, it will necessarily be less dense in these areas than in areas with no such constraints. Lands with development constraints will not be considered for development at the same level as the rest of the city. *Illustration 2* shows the locations of the natural constraints within McEwen and the growth area.

Based on this review, there are 235 acres of vacant land available for development within the McEwen corporate limits, including some minor resubdivision of land and a few vacant lots. These vacant acres can potentially accommodate approximately 101 people, based on overall city density.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

UTILITIES

Water Service Area—McEwen provides all water services inside the city limits and to a restricted area within the county. The water source is two wells located on May St. and College St. The city has two 300,000-storage tanks, one on Trace Creek Road and a new tank on Bracher Street. The pumping capacity for the Water Treatment plant is 450,000 gallons per day. The water pressures are good in areas with adequate water lines. There are about 750 customers inside of the city and 132 outside of the city. All new developments are required by subdivision regulations to extend water lines with a minimum diameter of 6 inches and provide fire hydrants within 500 feet of all new lots. All present fire hydrants are less than 1,000 feet apart. *Illustration 3* shows the McEwen water lines.

Sewer Service Area—McEwen provides sewer service within most of the city with the exception of the area north of the high school. Sewer is provided outside of the city limits on Blacktop Road within the proposed growth area, on Hwy 70 west within the proposed growth area, and to the Industrial Park within the proposed growth area. The sewer treatment plant type is activated sludge with an average daily flow of 450,000 gallons per day. There are about 600 sewer customers inside of the city and about 20 outside of the city. About 90 percent of the city is presently sewered. *Illustration 4* shows the McEwen sewer lines. City officials estimate it will cost about one hundred thousand dollars to sewer the remainder of the city (north east area).

Electrical—This service is provided by Meriwether Lewis Electric Cooperative.

Gas—This service is provided by the Humphreys County Utility District. .

PROTECTIVE SERVICES

Police Department—The City of McEwen has 3 full time police officers and 2 contract officers. The department has 2 cruisers. The county E-911 central office is located in the Waverly police department and handles the city dispatching.

Fire Department—There are 22 volunteer firefighters with the McEwen Fire Department. There are 2 fire stations, one on Wilkie Street and one next to old city hall on Clark St. The city has an ISO rating of 8. The response area covers the city and a limited portion of the county by reciprocal arrangement with the county fire dept.

OTHER SERVICES

Solid Waste Collection—This service is provided by the city but mostly within the corporate limits. There are 2 full time and 1 part time employees, and 1 waste collection truck. Pickup for residential users is twice a week and costs \$5.00 per month within the city limits and \$10 per month outside of the city limits. Businesses pay \$10 per month. The tipping fee is \$22 per ton and this is paid by Humphreys County.

Roads and Streets—The city maintains approximately 20 miles of local roads, while TDOT maintains approximately 2.9 miles within the present corporate limits. The city resurfaces about 2 miles of roadway annually with a street dept. budget of \$75,000 and a street maintenance budget of \$60,000. All resurfacing of streets is done by contract. The city street department has 2 employees, 2 dump trucks, 1 roller and 1 backhoe.

Street Lighting—This service is provided to the city by Meriwether Lewis Electric Cooperative. The cost to provide this service is \$7.00 per light per month. The cost of monthly maintenance is \$2,600. There are presently about 300 street lights within McEwen. The lights are placed approximately 250 feet apart on average.

Parks—There are no city parks within the city. The present city park is located just outside of the limits next to the industrial park on Trace Creek Road. This 14 acre park includes one renovated tennis court, an archery range, a basketball court, a walking trail, playground and lighted pavilion. McEwen High School and St. Patrick School provide the other recreational opportunities within the city. This includes ball fields, playgrounds, and basketball gyms. There is 1 part time employee for parks.

Library—The city does not have a public library.

Land Use Regulations and Municipal Codes—McEwen enforces a Municipal Zoning Ordinance and Subdivision Regulations. The city also participates in the Federal Flood Insurance Program. The city has a building inspector and all building codes are enforced.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20 Year Population Growth and Residential Land Needs

The University of Tennessee's Center for Business and Economic Research has published population projections for McEwen through the year 2020. The projections, along with the percentage change for each five-year interval, are presented in **Table 3**. These numbers reflect the projected level of natural growth, but can greatly be influenced by annexations or other "extraordinary circumstances".

TABLE 3

MCEWEN POPULATION PROJECTIONS

	<u>Population</u>	<u>% Change</u>
1990	1,442	
latest	1,720	19
2000	1,745	01
2005	1,787	02
2010	1,829	02
2015	1,871	02
2020	1,913	02
		<u>33 Total Percent Change</u>

The 2020 projected population is a 193-person increase over the most current population of 1,720. The land area of the town was analyzed by reviewing slope and floodplain information along with current developed areas to determine acres of land per person. It was determined that there are approximately 741 acres of developed land for the current population of 1,720. This determines a ratio of .43 acres per person. McEwen currently has approximately 235 acres available for development, which will accommodate approximately 101 people. Given that

McEwen will increase in population about 193 people by 2020 and the current city limits will accommodate approximately 101 people there is a need to acquire additional land to accommodate 92 people. Therefore there is a need to acquire at least 40 acres of developable land to support the expected population increase.

Projected Economic Growth and Commercial and Industrial Land Needs

McEwen is a city with a good industrial base due to its ideal location and rail availability. The McEwen Industrial Park is located outside of the city and has several lots available for immediate development with all available services. There are two industrial sites within the city. Continued industrial recruitment will eventually fill the existing boundaries of the industrial park and require additional adjacent acreage be added to the industrial park. The present industrial park is ideally situated due to the access to Hwy 70 and the railroad. There is also a growing need for additional commercial development in McEwen to serve the growing industrial base. There is about 31 acres of commercial land in McEwen with most being developed and the rest being undeveloped. The growth area contains the industrial park, which is currently provided all city services.

Additional commercial land is also expected and this need is increasing with development of the industrial park.

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

The McEwen area has an abundance of open land due to this being an active farming area. There is also farmland in the growth area that will in all probability be developed due to the availability of city services, including sewer. There are some areas already being proposed for development. Additionally, local flood regulations require all structures to be elevated within the flood hazard area. This requirement makes for more open space and less flood risk for property owners. This helps add to the uncluttered feeling within the city and surrounding area.

Vacant Land Potential within the Corporate Boundary

The City of McEwen contains about 335 acres of vacant land. About 235 of these acres are developable while 100 acres is not available for development, have no available sewer, or are within floodplains. Approximately 20 acres of developable land are commercial. Most of this available land within the present corporate limits will be for residential development. McEwen does not have a sufficient amount of land to meet the expected needs of the community in the year 2020 according to the UT projections and land use analysis.

Projected Land needs Outside the Corporate Boundary

It is apparent from this analysis that there is a need for additional land to accommodate the projected growth of this community, according to the population projections from the University of Tennessee and from the restrictions on some of the vacant land within the city. This city will need approximately 40 acres of developable land outside the present corporate limits to accommodate the future population projections. There are of course other factors to consider,

such as existing developed industrial and residential areas outside the city and other unforeseen circumstances that could make for a need to increase this acreage projection. Much of the area west of the city is presently developed as industrial (north of Hwy 70), and the west area south of Hwy 70 is residential. Most of this area already has city water and city sewer.

Projected Public Service Capability Outside Corporate Boundary

WATER--McEwen provides public water within the city limits and within the growth area. According to city officials the growth area has full access to city water.

SEWER--The city will need to expand the sewer about 200 ft. down Blacktop Road and add additional collector lines south down Bold Springs Road to provide this service to the growth area. The city estimates the cost to be \$200,000 for two pump stations and \$800,000 for collector lines to service these proposed areas.

POLICE—The International Association of Policemen recommends a ratio of 2.1 policemen per 1,000 population as a minimum for cities with a population under 30,000. The city can serve the growth area with the existing police force.

FIRE—The city can serve the proposed growth area with the existing fire departments and personnel.

SOLID WASTE COLLECTION---Local officials project no additional personnel to serve the growth area.

ROADS AND STREETS---There are also several miles of federal and county roadways within the Growth Area. The growth area contains approximately 1.5 miles of federal and state highway and 1.2 miles of county roadway. All county roadways would be brought up to city standards if ever brought into the city limits and will be placed on the same paving/maintenance schedule as those inside the city. This will add approximately \$3,600 to the city's annual street maintenance budget.

PARKS AND RECREATION----The growth area includes the city park that contains 14 acres. According to U.T. population projections for the year 2020 and standards set by the National Recreation and Park Association, the city should have sufficient parklands to meet the projected population for the year 2020.

LAND USE REGULATIONS----The city will continue to provide land use regulations.

DESCRIPTION OF URBAN GROWTH BOUNDARY

Based on the land use analysis presented in the first section of this report, McEwen has approximately 235 acres available within the present city limits at this time for development and will need at least another 40 acres to support the projected U.T. year 2020 population projections. The McEwen Growth Area contains approximately 800 acres, which is in excess of that required as based on population projections. The city wants all these lands because they are adjacent to the existing city limits or are mostly developed. Much of the McEwen Growth Area on the west by Hwy 70 is already developed and McEwen urban services are already provided. All of this land has McEwen water and much of the area has McEwen sewer. Areas to the west of Wilkie St. are undeveloped but urban services are available and development is expected. These areas are geographically a part of the city. These lands should be first considered for annexation since they are developed or ready for development. Most of the rest of the growth area is agricultural and growth is not immediately expected. These areas overall may never be considered for annexation unless major subdivision or other major development is proposed and needs city services.

The city offers as principal justification in reaching out into this defined area the fact that the City of McEwen provides planning and zoning controls that the people of these areas desire and wishes for the city to maintain. The county does not provide zoning controls and wishes for the city to maintain this service. McEwen maintains water service in much of the growth area but a major portion of the growth area, especially to the east has no water at all. Topography will limit development in the McEwen growth area.

A map of the Urban Growth Boundary is shown as *Illustration 5*. The total area of the proposed urban growth boundary is approximately 800 acres. Of this area, approximately 100 acres have been determined to be suitable for high-density industrial development since there is already an industrial park. Of the remaining property, approximately 20% are already developed but would receive additional municipal services from the City of McEwen if ever annexed. There are approximately 650 acres considered suitable for future residential development if made available. A few acres on Hwy 70 are presently commercial and a few undeveloped acres in this area could be made available for commercial use. The city can service all of these lands since all of these lands are immediately adjacent to the city limits.

The proposed Urban Growth Boundary will in all probability set the limits of growth for McEwen well beyond the year 2020. McEwen is a beautiful setting for a city with the surrounding farmlands and flowing creeks. Growth has come and will continue to come given the increase in tourism, industrial development, and the great school system. Without an Urban Growth Boundary, McEwen cannot extend the vital municipal services to areas that will over time experience development pressures.

RESOLUTION NO. 2000-01

A RESOLUTION adopting and approving a comprehensive growth plan for Humphreys County, Tennessee establishing future growth boundaries as therein provided.

WHEREAS, Chapter 58 of Title 6, Tennessee Code Annotated, establishes the framework for implementation of a state-wide comprehensive growth policy. By its terms local governments are mandated under penalty of economic sanctions to adopt for each county of the State a comprehensive growth plan subject to final approval by the State Local Government Planning Advisory Committee established by Section 4-3-727, Tennessee Code Annotated ("State Committee"); and

WHEREAS, such growth plans are required to identify and establish urban growth areas, planned growth areas, and rural areas reasonably projected for a forward looking twenty (20) year planning period; and

WHEREAS, upon approval of a growth plan all land use decisions thereafter made by a county and the municipalities located therein must be consistent with such plan to include all future annexations by the existing municipalities as well as the incorporation of new municipalities; and

WHEREAS, in order to formulate such growth plan the General Assembly in the enabling legislation created within each county a committee composed of various officials and representatives of the county and various agencies, municipalities and entities in the county. The legislation charged such committees to develop a growth plan not later than January 1, 2000. Ratification by the county legislative

body and the governing bodies of each municipality located in the county is required no later than July 1, 2000; and

WHEREAS, such committee was duly formed, convened and organized in Humphreys County, Tennessee (the "County Coordinating Committee") and thereafter engaged consultants, gathered appropriate data, consulted with the governing bodies of the local jurisdictions, held required public hearings, and developed a comprehensive growth plan for Humphreys County, Tennessee; and

WHEREAS, its labors being completed the County Coordinating Committee delivered such plan and the maps thereof and submitted it for ratification and approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HUMPHREYS COUNTY, TENNESSEE, as follows:

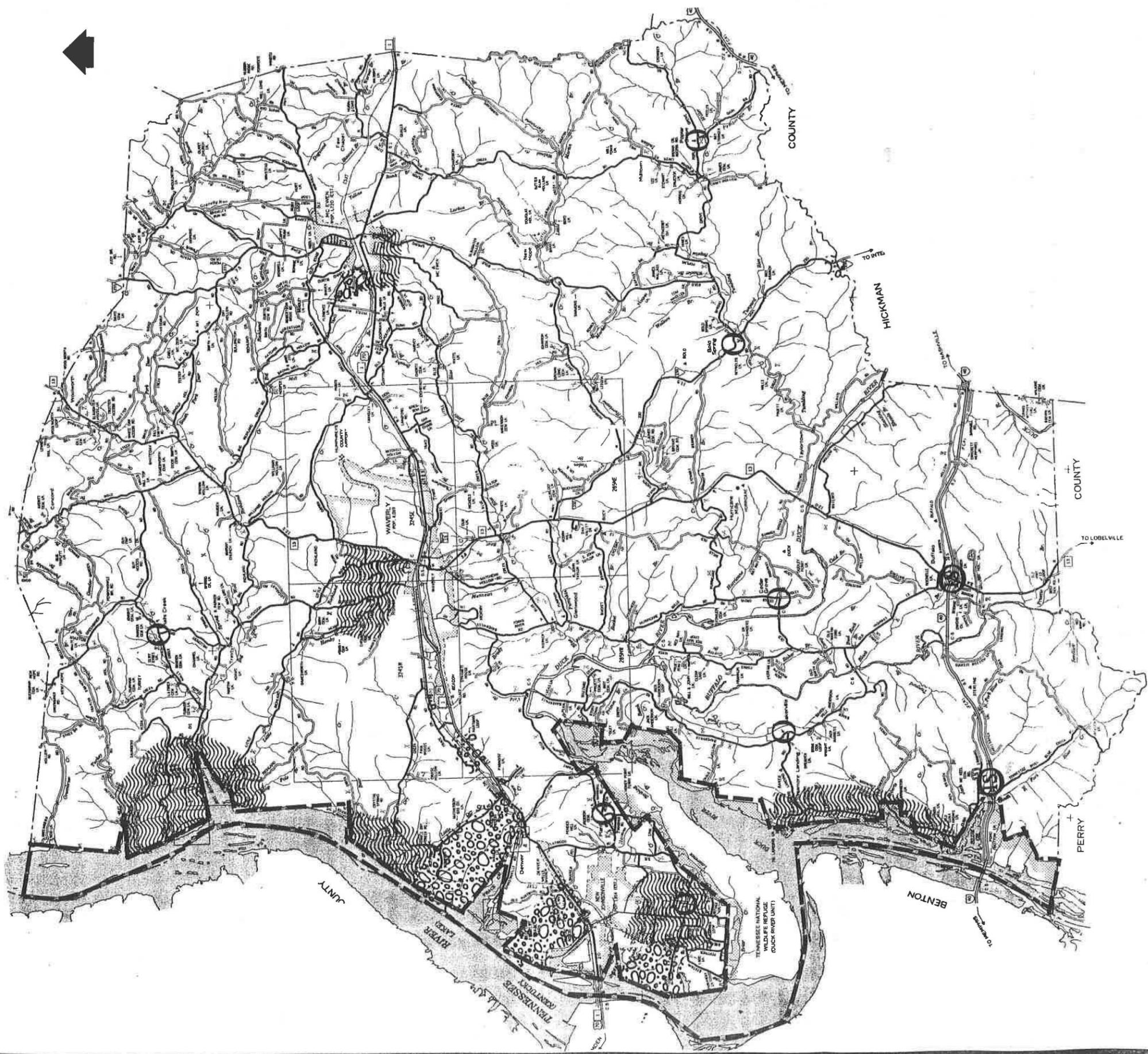
Section 1. The Comprehensive Growth Plan for Humphreys County, Tennessee dated September 1999 ("Growth Plan") as submitted by the County Coordinating Committee, together with the maps and drawings thereof delineating the boundaries of the identified urban growth areas and the remaining rural areas within Humphreys County, Tennessee, is hereby ratified, confirmed, approved and adopted in accordance with Chapter 58 of Title 6, Tennessee Code Annotated.

Section 2. The Growth Plan having been ratified and approved by the governing bodies of the incorporated municipalities situated within Humphreys County, namely, City of Waverly, City of McEwen and City of New Johnsonville, it shall be submitted to the State Committee for approval. Upon final approval by the State Committee the same shall become

immediately effective for Humphreys County, Tennessee.

Section 3. That the County Executive is authorized and directed to submit a true copy of the Growth Plan to the State Committee for its final action thereon. Upon ratification and approval of the Growth Plan by the State Committee the County Executive shall proclaim its effectiveness and cause a true and exact copy thereof to be filed for record in the Office of the Register of Deeds.

Section 4. That this resolution take effect immediately from and after its passage.



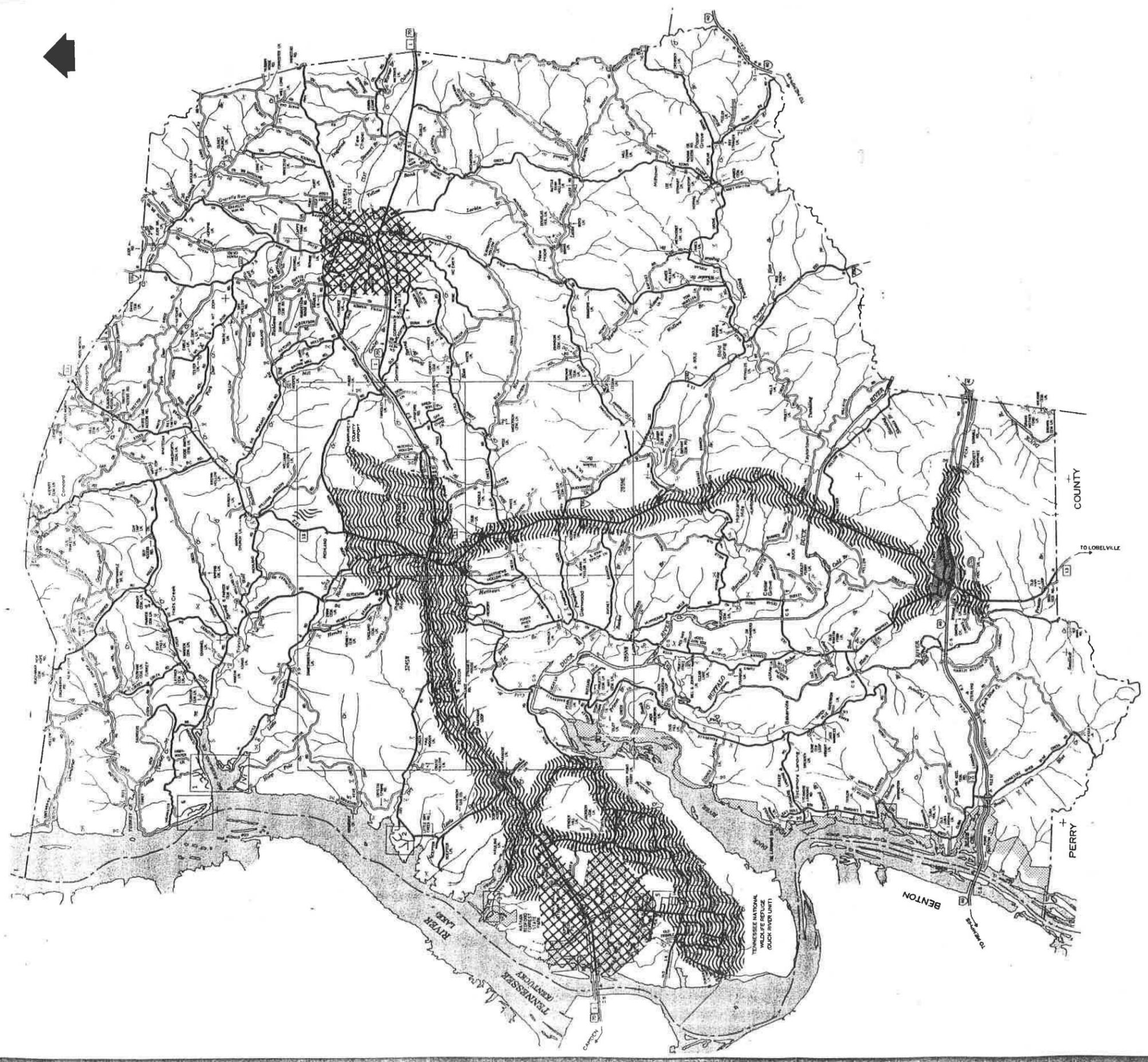
DEVELOPMENT PATTERNS, CONSTRAINED AND PUBLIC LANDS HUMPHREYS COUNTY, TENNESSEE

ILLUSTRATION 1

LEGEND

-  Suburban Residential
-  Industrial Areas (unincorporated areas)
-  Interchange Service Areas
-  Crossroad Communities
-  Constrained & Public Lands

WATER AND SEWER SERVICE AREAS HUMPHREYS COUNTY, TENNESSEE



LEGEND

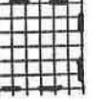
-  WATER (McEwen & New Johnsonville)
-  WATER (Waverly)
-  SEWER (Buffalo)



URBAN GROWTH BOUNDARIES AND RURAL AREAS HUMPHREYS COUNTY, TENNESSEE



LEGEND

-  NEW JOHNSONVILLE URBAN GROWTH AREA
-  WAVERLY URBAN GROWTH AREA
-  MCEWEN URBAN GROWTH AREA

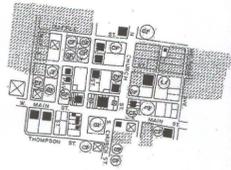
Area outside of the Urban Growth Areas is the Rural Area

ILLUSTRATION 3
NEW JOHNSONVILLE, TENNESSEE
URBAN GROWTH AREA



LEGEND

- AGRICULTURAL-OPEN SPACE-FOREST
- RESIDENTIAL
- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-DUPLEX
- RESIDENTIAL-MULTI-FAMILY
- RESIDENTIAL-MOBILE HOMES
- COMMERCIAL
- COMMERCIAL-RETAIL TRADE
- COMMERCIAL-SERVICES
- CF COMMUNITY FACILITIES
- M MANUFACTURING



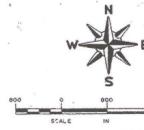
INSET

SCALE IN FEET



Illustration

**LAND USE MAP
WAVERLY
TENNESSEE**



SCALE IN FEET
PREPARED BY LOCAL PLANNING OFFICE
DATE: MAR 1968

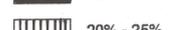
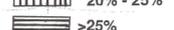


ILLUSTRATION 2

NATURAL CONSTRAINTS
WAVERLY, TENNESSEE

LEGEND
 FLOODABLE AREAS
 URBAN GROWTH BOUNDARY

SLOPES

-  0% - 10%
-  10% - 20%
-  20% - 25%
-  >25%

SONVILLE
REGION

TENNESSEE
NATIONAL
MIGRATORY

ILLUSTRATION 1 NEW JOHNSONVILLE TENNESSEE

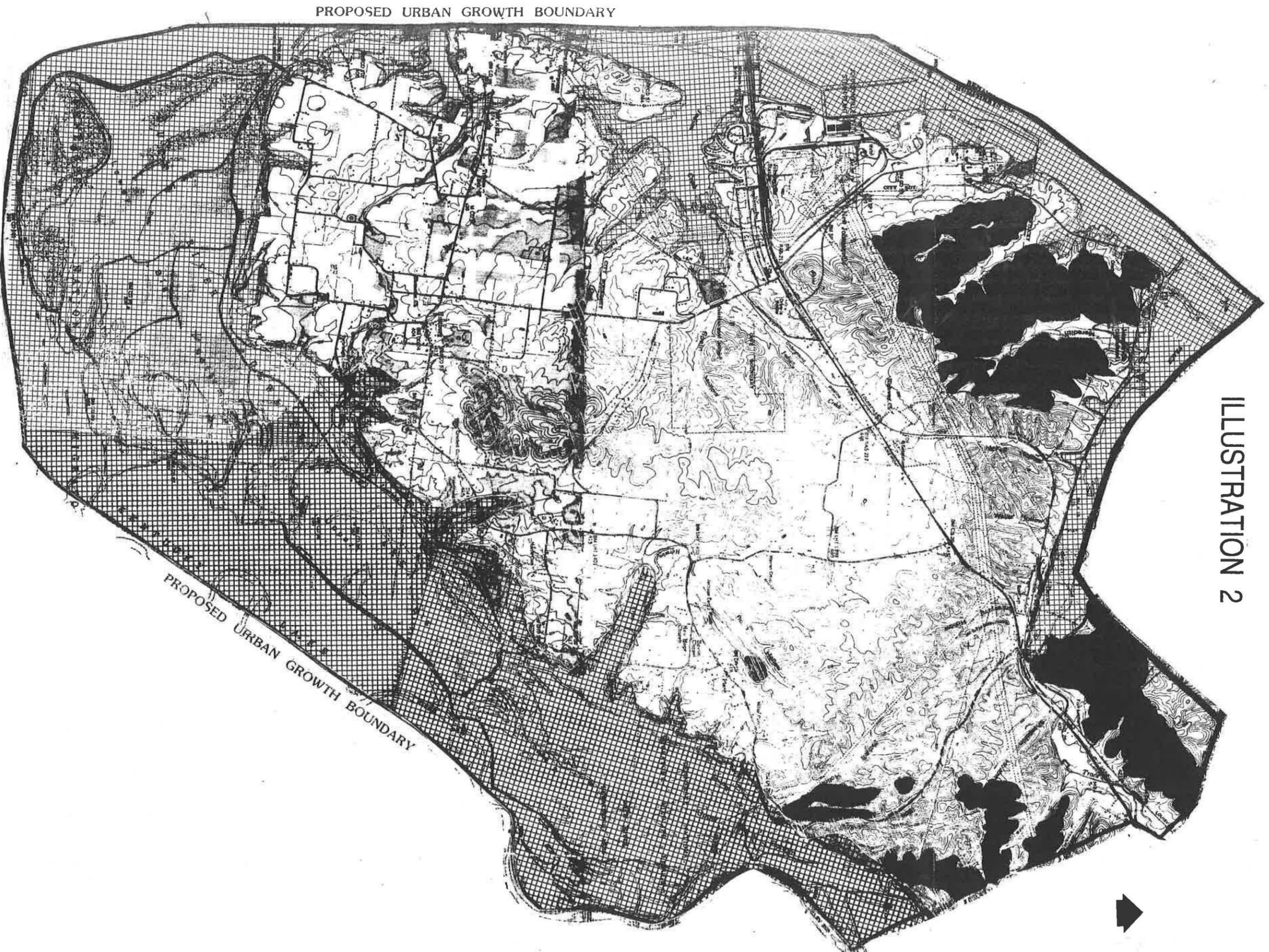
SCALE IN FEET
(1" = 800')



- LEGEND**
- SINGLE FAMILY RESIDENTIAL
 - MOBILE HOMES
 - COMMERCIAL
 - MANUFACTURING
 - COMMUNITY FACILITY



ILLUSTRATION 2



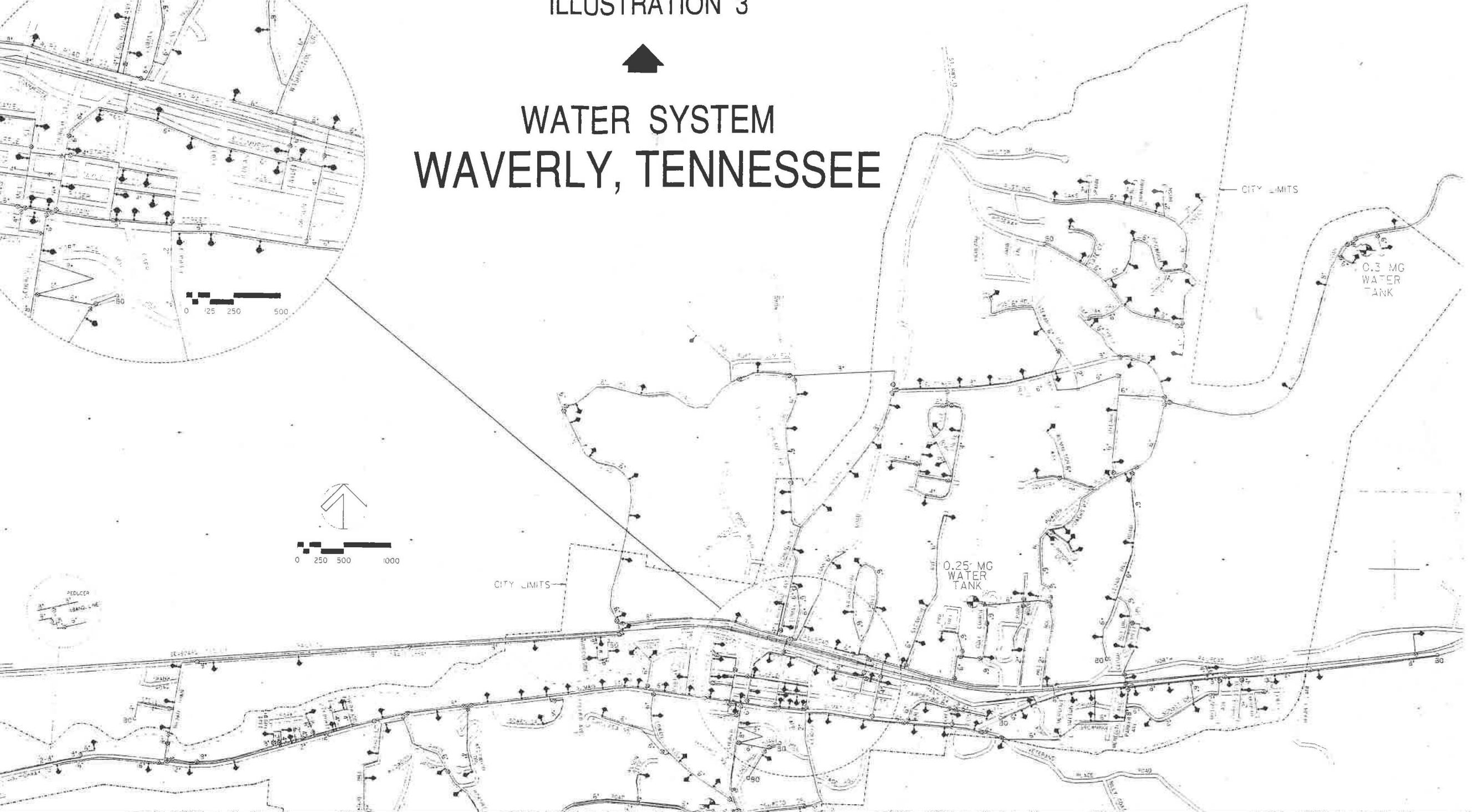
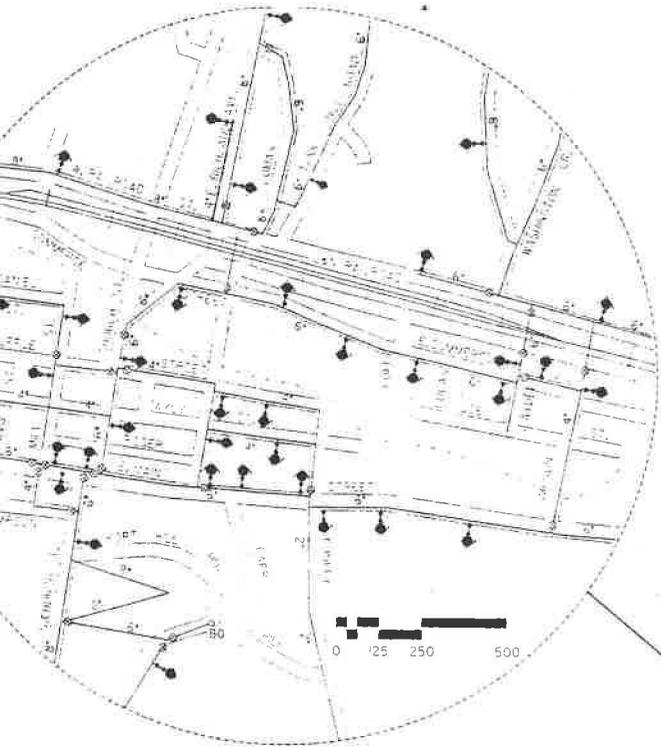
NATURAL CONSTRAINTS
NEW JOHNSONVILLE, TENNESSEE



ILLUSTRATION 3



WATER SYSTEM WAVERLY, TENNESSEE



Bench Mark #1
Spike in Light Pole No. 359
North Railroad Street to
Right of Sta. 91 + 00 El. 536.30

Bench Mark #2
Spike in light pole No. 358
North Railroad Street
El. 531.33

Bench Mark #3
Nail painted aluminum in
Telephone & Telegraph pole on
North Railroad Street Pole No. 6610
Next to underground phone cable
Box El. 532.52

Bench Mark #4
Spike in telephone & telegraph
pole on southside, North
Railroad Street to right of
Sta. 70 + 50 El. 530.33

Bench Mark #5
Power pole south of north
Railroad Street & east of
Tank Hill Road El. 529.05

Bench Mark #6
Headwall of Bridge on Lomez Ave.
North of North Railroad Street
El. 527.15

Bench Mark #11
Spike in telephone & telegraph pole
on southside of North Railroad St.
Sta. 35 + 75 El. 517.95

Bench Mark #12
Spike in telephone & telegraph pole
on southwest side of Trace Creek Rd.
and Clydston Road Sta. 28 + 00
El. 513.59

Bench Mark #13
Nail in light pole 6' west of Clydston
Road directly across from Vance St.
El. 510.02

Bench Mark #14
North end of East Handrail of Clydston
Road Bridge over Trace Creek El. 510.95

Bench Mark #15
Nail in light pole 5' east of Clydston
Road at the entrance to Tippo Store
(parking lot) 230' south of Daniel St.
El. 510.42

Bench Mark #16
Nail in power pole on south side
of Clydston Road & Highway 70
& east west of stop light El. 525.60

Bench Mark #17
Nail in second power pole east of
Sycamore Ave. & south of North
Railroad Street El. 540.47

Bench Mark #19
Spike in telephone & telegraph pole
on south side of North Railroad St.
Just west of Sams Sport Company's
driveaway Sta. 101+40 El. 554.04

Bench Mark #21
Spike in telephone & telegraph pole on
south side of North Railroad St. east
of Golf Club Drive El. 554.39

Bench Mark #22
Nail in telephone & telegraph pole south
west of intersection of Power's Blvd.
& North Railroad St. Sta. 117+00 El. 555.44

Bench Mark #23
Nail in light pole behind Phillips 66
service station southeast of intersection
South Railroad St. and Powers Blvd.
El. 567.18

Bench Mark #24
Nail in third telephone & telegraph pole
south of North Railroad St. & east of
Powers Blvd. El. 556.96

Bench Mark #25
East end of south handrail on bridge over
Trace Creek & Highway 70 West of Powers
Blvd. El. 563.65

Bench Mark #26
Light pole No. 39 east of Golf Sign south
side of Highway 70 El. 540.41

Bench Mark #27
Light pole between entrance & exit drive
at Waverly Jr. High School El. 538.55

Bench Mark #28
Light pole east of Fire Hydrant at west
drive, Waverly Jr. High School El. 539.58

Bench Mark #29
East end of headwall south of Highway
70 across from Fairground Drive El. 533.17

Bench Mark #30
Power pole with fire hydrant east of
404 East Main Street & South of Hwy.
70 El. 532.05

Bench Mark #31
Light pole north of Highway 70
& east of Simpson Ave. El. 530.62

Bench Mark #32
Power pole with nail across Highway
70 from 321 East Main St. El. 529.44

Bench Mark #33
Power pole No. 19 south of Highway 70
and 20' west of block retaining wall at
307 East Main St. El. 530.95

Bench Mark #34
Power pole south of Highway 70 between
218 & 218 1/2 East Main Street, east of
Power pole with yellow cover on guy wire.
El. 540.05

Bench Mark #35
Light pole No. 11 125' east of Malrose
Ave. & east of Consumer gas pumps
El. 563.38

Bench Mark #36
Light pole south of Highway 70 & directly
across from Waverly Police Department
El. 539.03

Bench Mark #37
Power pole on Highway 13 east to Junction
sign at Dairy Whip across from Hill St.
El. 538.71

Bench Mark #38
Light pole southeast corner of Highway 70
and Thompson Avenue El. 529.77

Bench Mark #39
Power pole 40' west of Carroll Avenue &
east of entrance to Fire Service Station
El. 525.13

Bench Mark #41
Power pole east of Simpson Ave. & south
of Joe Street El. 529.60

Bench Mark #42
Power pole No. 7212 east of Simpson Ave. &
north of 201 Simpson Ave. El. 538.28

Bench Mark #43
Power pole No. 859 south of North
Railroad St. Sta. 89 + 00 El. 535.04

Bench Mark #44
Power pole No. 8 east of Malrose Avenue
Half block north of Highway 70 & south of
101 Malrose Ave. El. 535.43

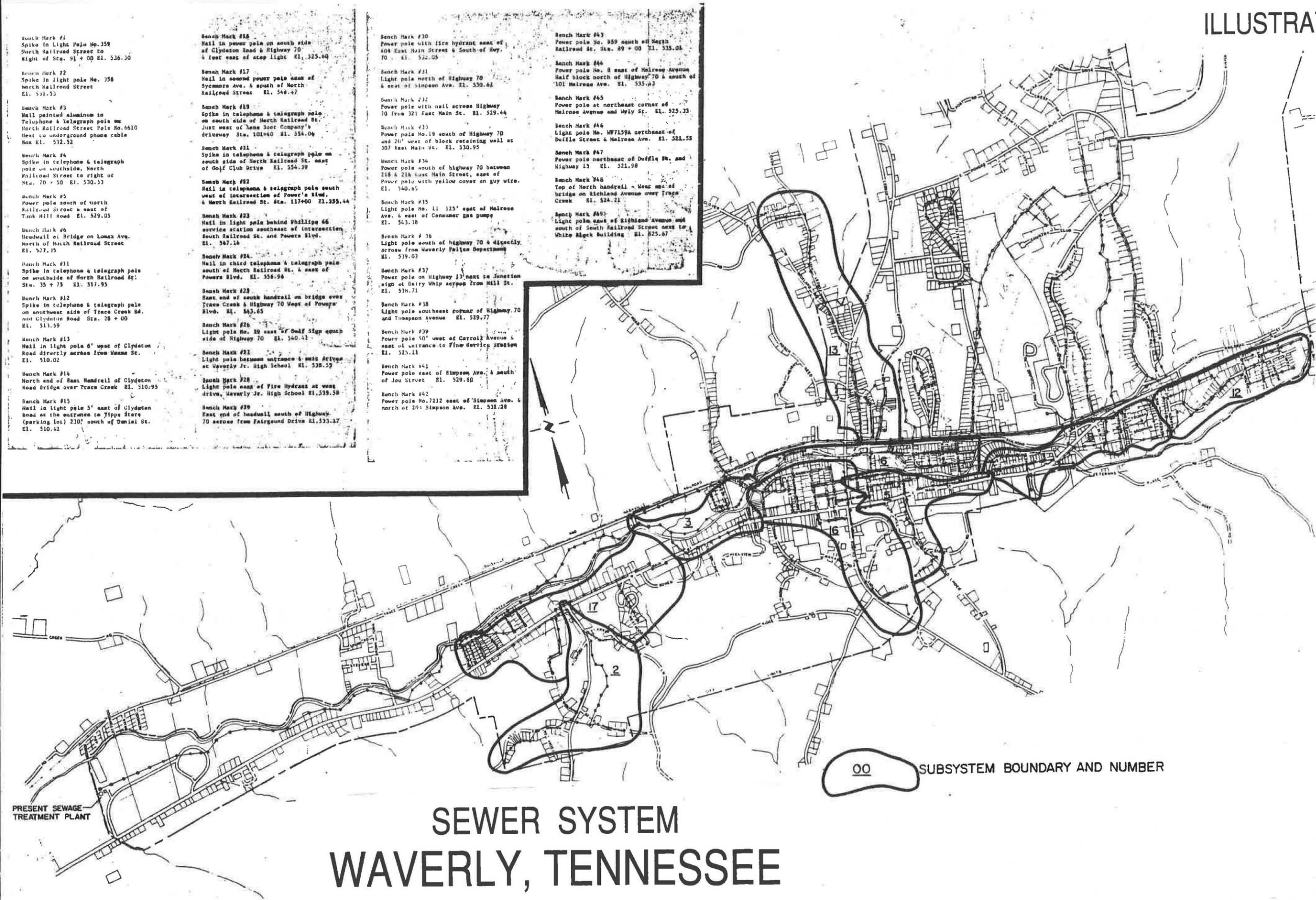
Bench Mark #45
Power pole at northeast corner of
Malrose Avenue and Wily St. El. 525.33

Bench Mark #46
Light pole No. W7159A northeast of
Duffie Street & Malrose Ave. El. 521.55

Bench Mark #47
Power pole northeast of Duffie St. and
Highway 13 El. 521.98

Bench Mark #48
Top of North handrail - West end of
bridge on Highland Avenue over Trace
Creek El. 524.21

Bench Mark #49
Light pole east of Highland Avenue and
south of South Railroad Street east to
White Block Building El. 525.87



SEWER SYSTEM WAVERLY, TENNESSEE

00 SUBSYSTEM BOUNDARY AND NUMBER

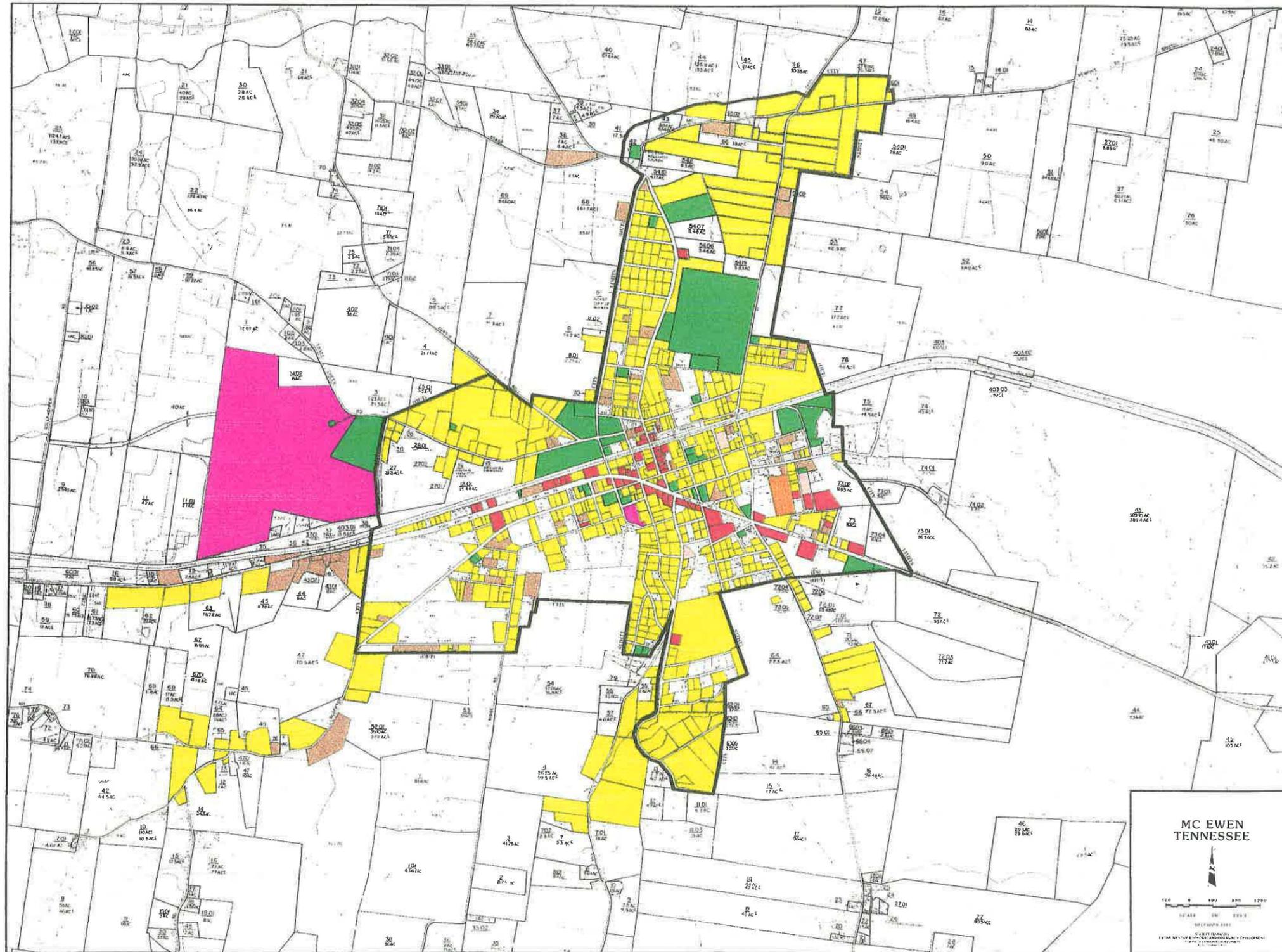


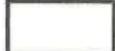
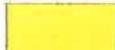
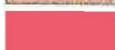
URBAN GROWTH BOUNDARY AREA WAVERLY, TENNESSEE

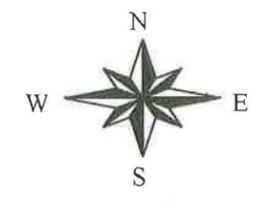
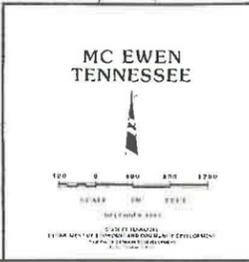


McEWEN, TENNESSEE

EXISTING LAND USE



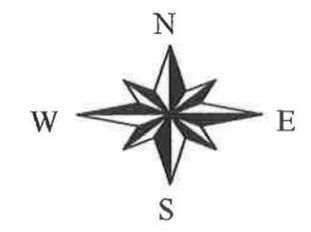
-  Corporate Boundary
-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Mobile Home (Single-Wide)
-  Commercial
-  Industrial
-  Public/Semi-Public
-  Undeveloped



McEWEN, TENNESSEE

NATURAL FACTORS AFFECTING DEVELOPMENT

-  0 to 10% of Slope
-  >10% of Slope
-  Flood Plain



MC EWEN
TENNESSEE



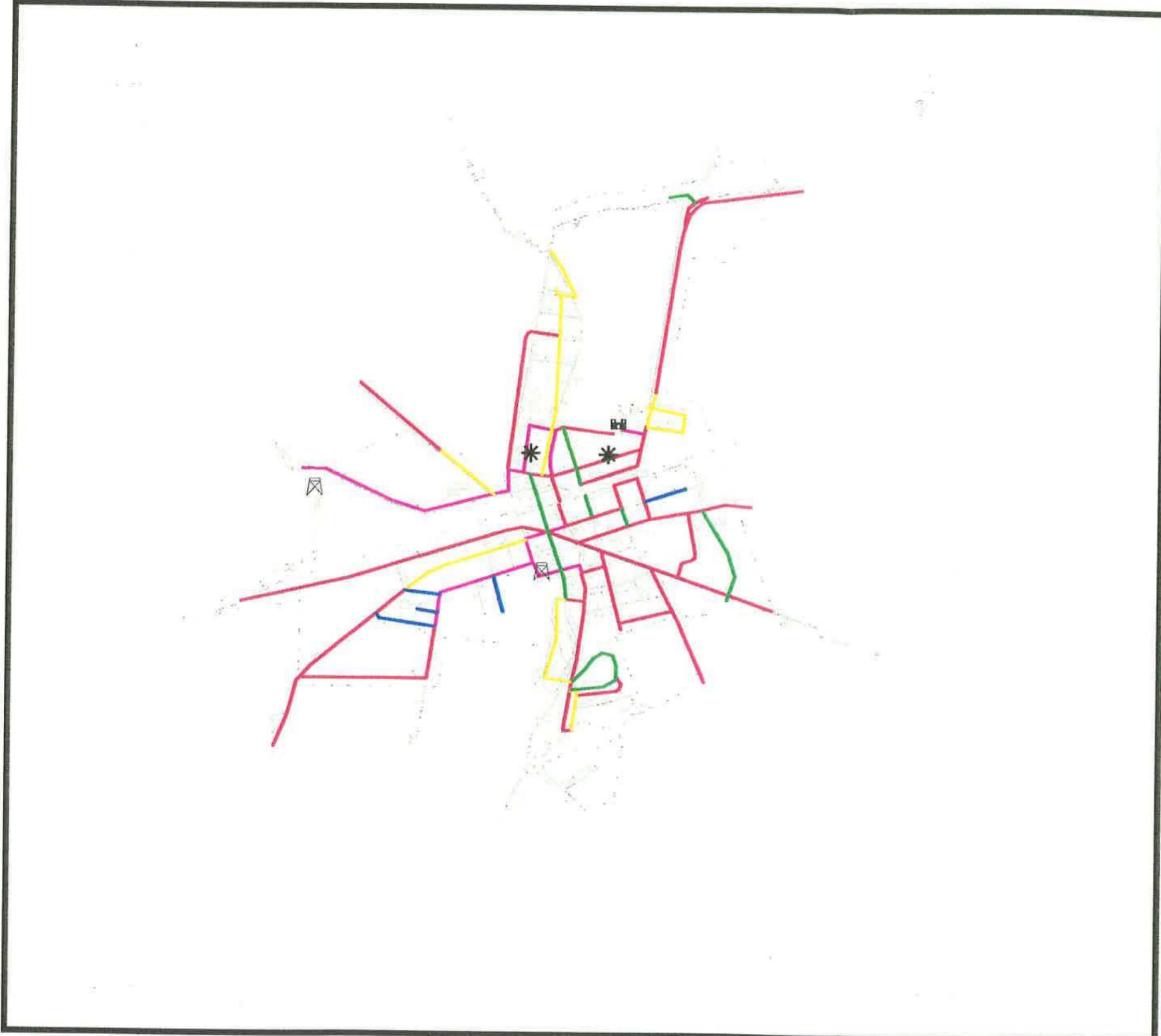
0 200 400 600
FEET

RELEASED 1992

WOLFE COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT

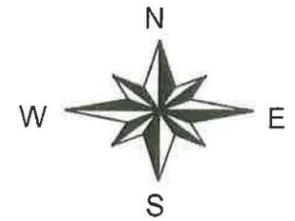
McEWEN, TENNESSEE

EXISTING WATER LINES



-  Water Plant
-  Water Tank
-  Water Well
-  1.5" Water
-  2" Water
-  4" Water
-  6" Water
-  8" Water

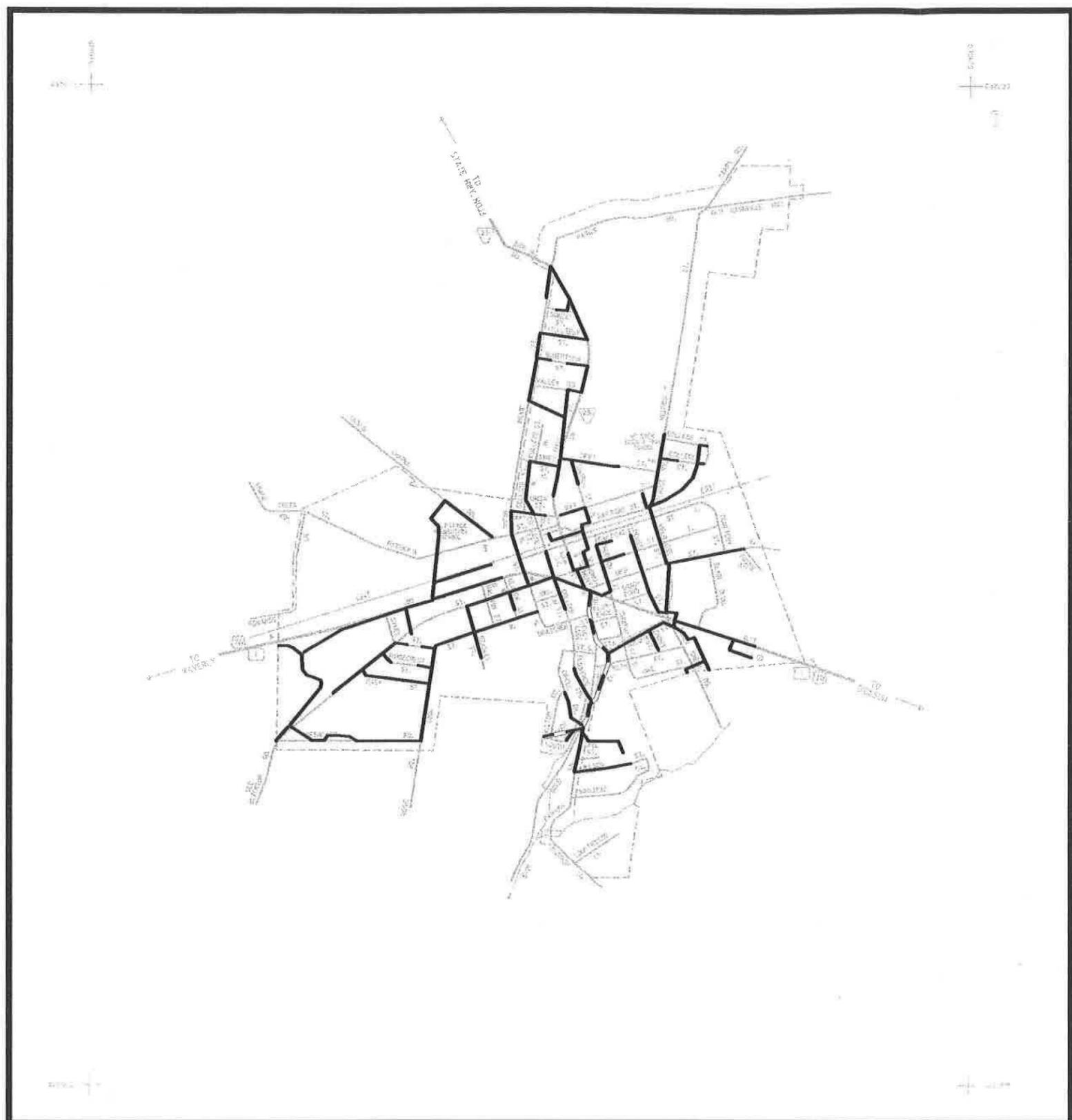
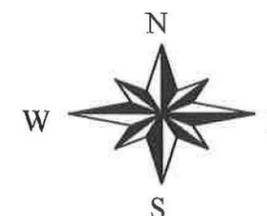
Water tanks 300000 gallons



McEWEN, TENNESSEE

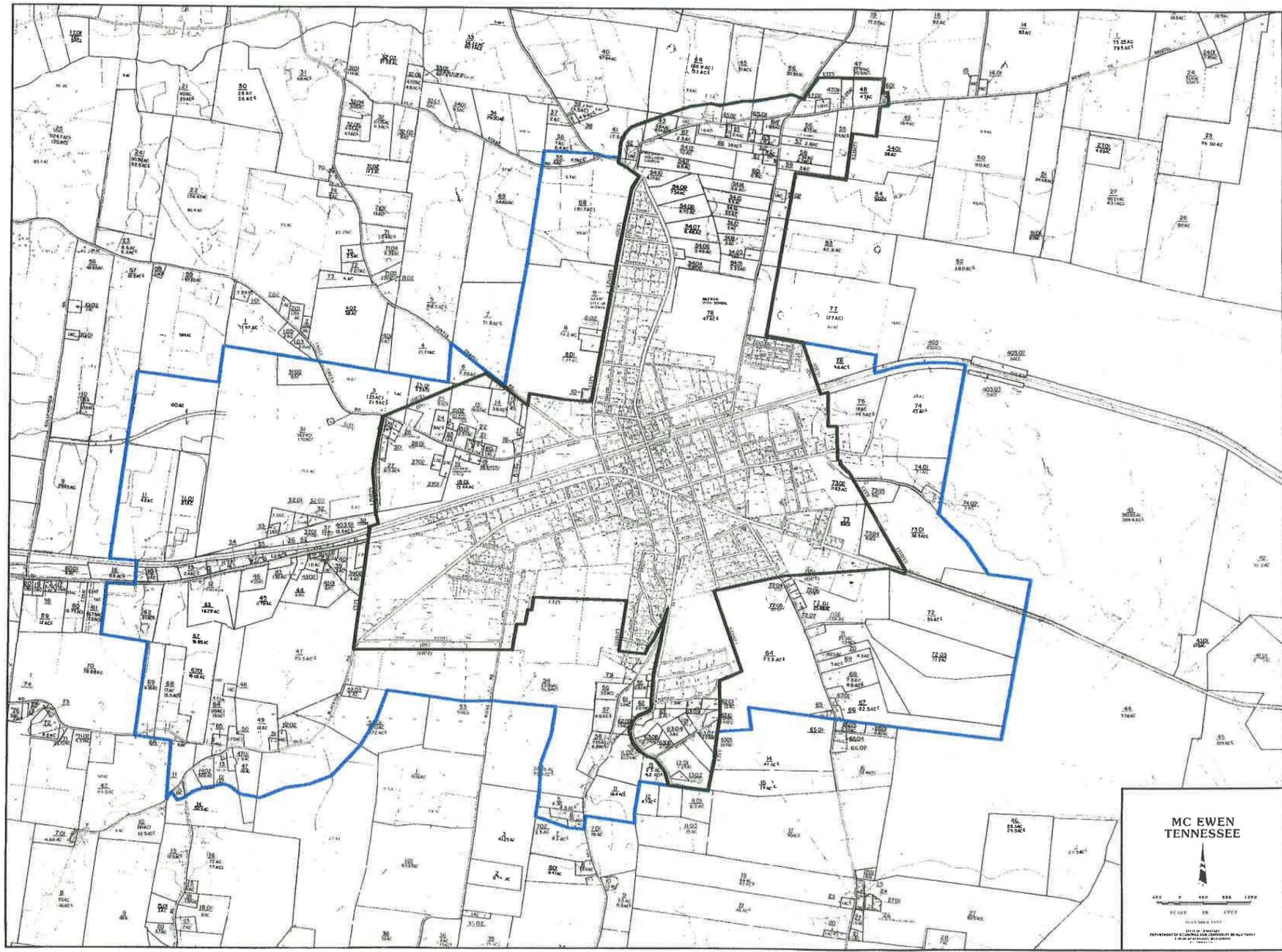
EXISTING SEWER LINES

 8" Sewer Lines
 10" Sewer Lines



McEWEN, TENNESSEE

URBAN GROWTH BOUNDARY



-  Corporate Boundary
-  Urban Growth Boundary

