

**Department of Economic
and Community Development**



TENNESSEE

Local Planning Assistance Office

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

May 4, 2000

The Honorable Macie M. Roberson
County Executive of Lake County
229 Church Street, Box 1
Tiptonville, Tennessee 38079

Dear Mr. Roberson:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Lake County Growth Plan submitted by the Lake 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 Lake County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Lake County a Growth Plan which complies with TCA 6-58-106; and

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

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

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

Reed Rubin
Chair, County Coordinating Committee

2.9.2001
Date

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

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

Quang Leung
Chair, Local Government Planning Advisory Committee

4-26-2001
Date

Local Government Planning Advisory Committee
County Growth Plan Checklist

Lake County

yes

Two Copies of the Growth Plan (Minimum of two maps depicting Municipal Boundaries, Urban Growth Boundaries, Planned Growth Areas, and Rural Areas).

yes

One signed copy of the Ratification Form

6 labels

Ready to Approve

Local Government Planning Advisory Committee
County Growth Plan Checklist

Lake County

Reviewed by Dan Hawk 2-22-2000

yes two copies
of County Plan

Two Copies of the Growth Plan (Minimum of two maps depicting Municipal Boundaries, Urban Growth Boundaries, Planned Growth Areas, and Rural Areas).

yes

One signed copy of the Certificate of Ratification form.

No scale on the county maps.

Hand written legend, No title, no scale.

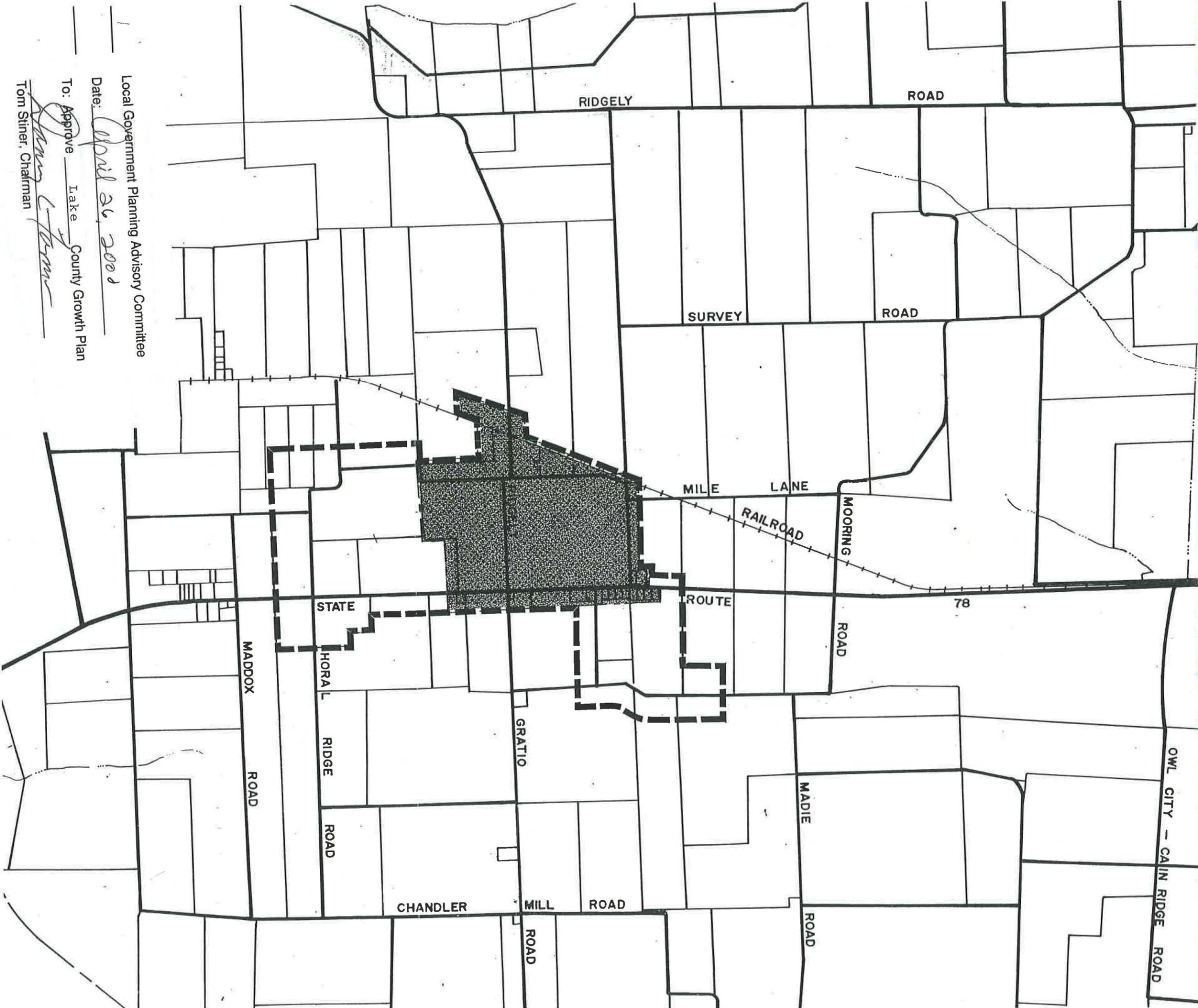
1 good map detailing Tiptonville UGB prepared by WTO

1 additional map sheet with an area identical in black and two areas identified in yellow with no legend, title, labels, or scale.

Very poor quality, however, does have the bare bones basics.

OK → need 1 extra copy of Tiptonville + Ripley (Call to David - Carver \$13)

Needs Don's blessing before presentation to LGPAC



Local Government Planning Advisory Committee
 Date: April 26, 2000
 To: Approve Lake County Growth Plan
 Tom Stiner, Chairman

LAKE COUNTY COORDINATING COMMITTEE
 APPROVED

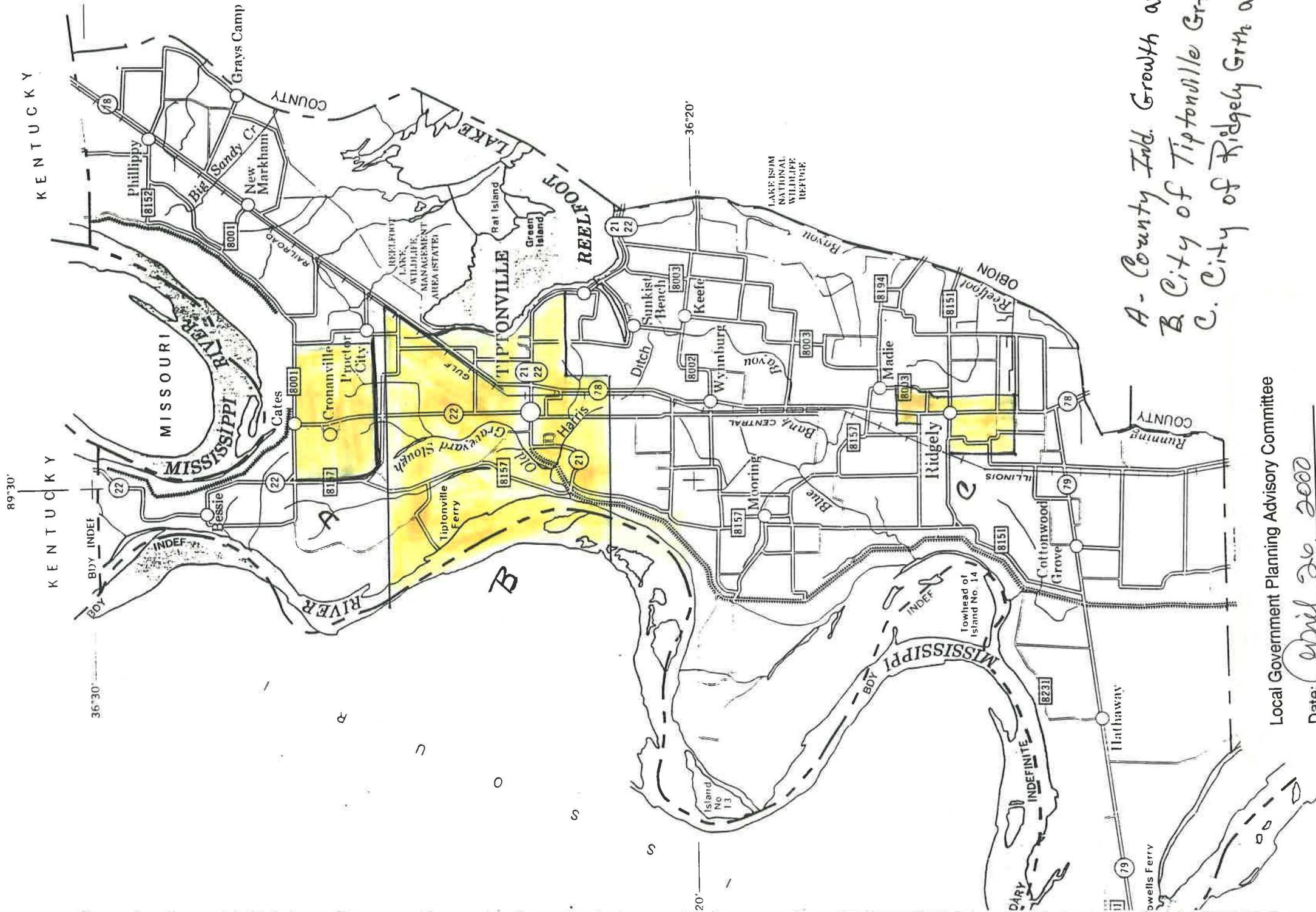
Paul Perkins
 CHAIRMAN
 11-15-99

**URBAN GROWTH AREA
 BOUNDARY MAP**
 RIDGELY, TENNESSEE
 APRIL 2000
 LEGEND

EXISTING RIDGELY CORPORATE LIMITS

URBAN GROWTH AREA BOUNDARY





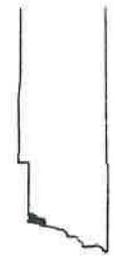
A. County Ind. Growth area
 B. City of Tiptonville Grth area
 C. City of Ridgely Grth area.

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Lake County Growth Plan

Tom Stiner
 Tom Stiner, Chairman



VICINITY MAP

PROPOSED URBAN GROWTH AREA
BOUNDARY MAP

TIPTONVILLE, TENNESSEE

1/27/00

LEGEND

- PROPOSED URBAN GROWTH AREA BOUNDARY
- TIPTONVILLE CORPORATE LIMITS

2000 0 2000 4000



PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
DATE 10/26/99 REVISED

Local Government Planning Advisory Committee
Date: April 24, 2000
To: Approve Lake County Growth Plan
Tom Stiner, Chairman

LAKE COUNTY, TENNESSEE
COORDINATING COMMITTEE CHAIRMAN

DATE ADOPTED





State of Tennessee
Department of Economic and Community Development

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

January 26, 2006

The Honorable Macie M. Roberson
Lake County Mayor
Box 1, Court House
229 Church Street
Tiptonville, Tennessee 38079

Dear Mayor Roberson:

The Local Government Planning Advisory Committee at its meeting January 25th amended the Lake County Growth Plan submitted by the Lake County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

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

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

Sincerely,

Dan Hawk
Director

DH/jw

Enclosure

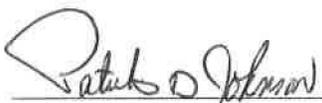
**SUBMITTAL OF COUNTY GROWTH PLAN AMENDMENT
AND
CERTIFICATE OF RATIFICATION**

WHEREAS, the Lake County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Lake County an amendment to the County Growth Plan dated January 2006 which complies with TCA 6-58-106; and

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

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

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



Chair
Lake County Coordinating Committee



Date

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

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

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to Tennessee Code Annotated, 6-58-104,

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



Chair



Date

MACIE M. ROBERSON

County Executive, Lake County
Box 1 • Court House
229 Church Street
Tiptonville, Tennessee 38079

TELEPHONE
731/253-7382



December 15, 2005

Dan Hawk, Director
Local Planning Assistance Office
William Snodgrass Tower Bldg.
312 Eighth Ave. North
Nashville, Tennessee 37243-0405

To the Local Government Planning Advisory Committee:

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

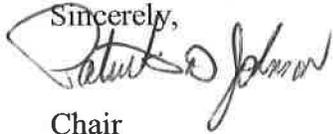
There is an interest in the development of a river port facility and industrial park near Cates Landing, which is outside of the Town of Tiptonville Cooperate Limits and/ or Urban Growth Boundary, situated in northern Lake County. The proposed port and future industrial site has received both federal and state funding. This project has been anticipated to create nearly 5,000 jobs for the Northwest Tennessee Region. The Town of Tiptonville is the only municipality equipped to provide urban type services to this area. Finally, representatives of the Northwest Tennessee Regional Port Authority have requested municipal services to be extended to the Cates Landing area for industrial growth potential and retention.

The primary motivation for expanding Ridgely's Urban Growth Boundary is the anticipated growth resulting from the construction of the aforementioned multi-million dollar port by the Federal government at Cates Landing – some twelve miles north of Ridgely. The Town of Ridgely is the closest source of municipal services in the proposed UGB and is the best to provide essential urban services to this area. The town has previously annexed its current Urban Growth Boundary area in anticipation of subdivision development.

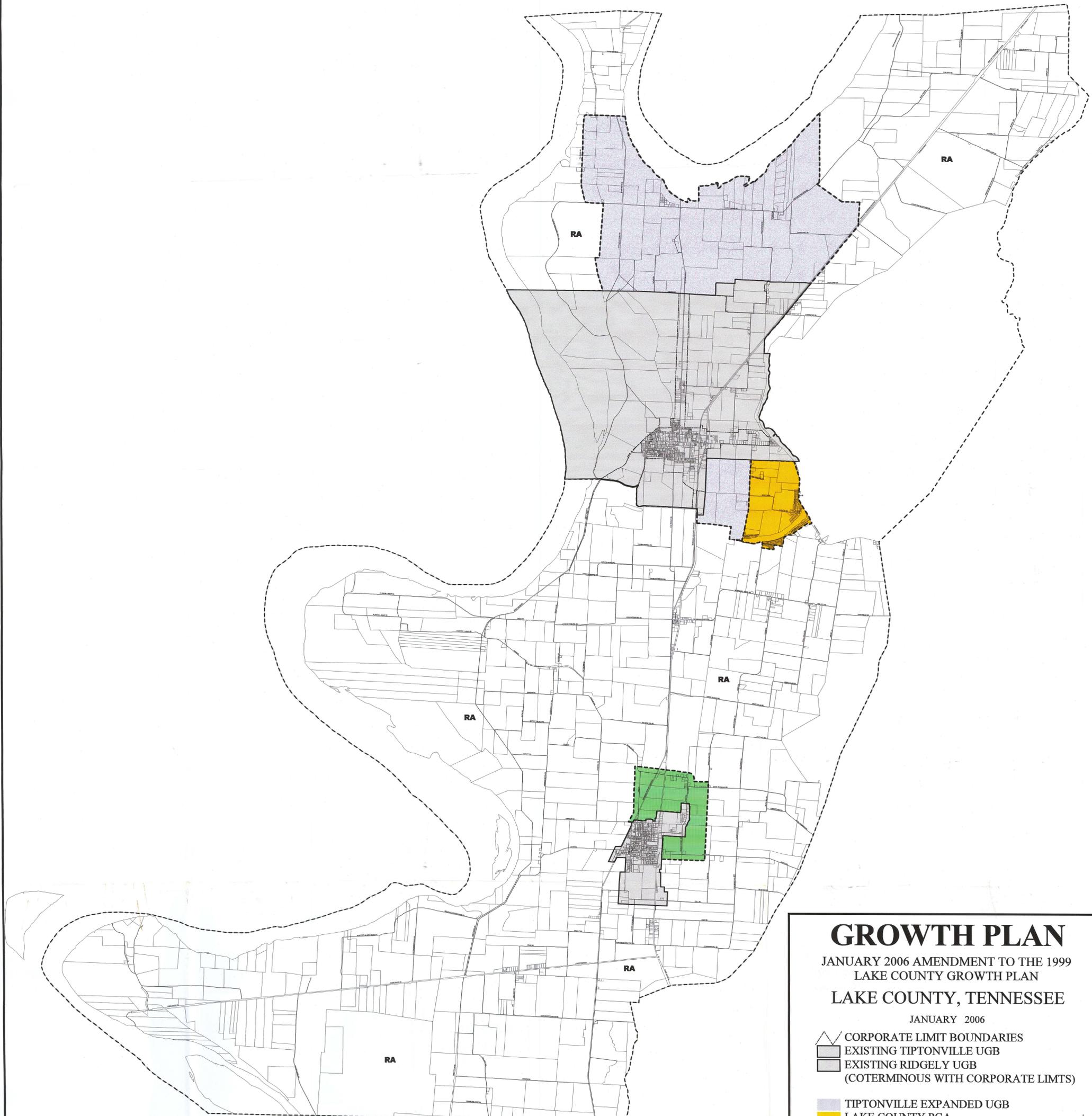
The reasons for the adoption of a Planned Growth Area for Lake County include the following factors. Using the standard of what a "reasonable and prudent person" would "identify (as) the likely site of high or moderate density commercial, industrial and/ or residential growth over the next twenty (20)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

Based on other factors such as the existence of the Reelfoot Utility and Planning District, and it retaining both water and sewer infrastructure authority, within the area, Lake County has ample reason to adopt this Planned Growth Area. Public water and sewer afford the ability for an even more concentrated density of development. There is pressure for increased development because of the above mentioned port facility construction. The potential economic and community development in this area are the deciding factors that were used to select this Planned Growth Area.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Johnson", written over the word "Sincerely,".

Chair
Lake County Coordinating Committee



GROWTH PLAN

JANUARY 2006 AMENDMENT TO THE 1999
LAKE COUNTY GROWTH PLAN

LAKE COUNTY, TENNESSEE

JANUARY 2006

-  CORPORATE LIMIT BOUNDARIES
-  EXISTING TIPTONVILLE UGB
-  EXISTING RIDGELY UGB
(COTERMINOUS WITH CORPORATE LIMITS)
-  TIPTONVILLE EXPANDED UGB
-  LAKE COUNTY PGA
-  RIDGELY EXPANDED UGB
-  RA RURAL AREA

NOTE: PGA-PLANNED GROWTH AREA UGB-URBAN GROWTH BOUNDARY

Patrick D. Johnson
CHAIRMAN OF THE LAKE COUNTY
COORDINATING COMMITTEE

19 December 05
DATE

Local Government Planning Advisory Committee
to the Board of Lake County Growth Plan
January 23, 2006
Tom Hawk
CHAIRMAN OF THE LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE
Department of Economic & Community Development

PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
THIS IS NOT AN ENGINEERING DRAWING
DATE: 12/15/05

