



State of Tennessee  
Department of Economic and Community Development

Local Planning Assistance Office  
William Snodgrass/Tennessee Tower Building-10<sup>th</sup> Floor  
312 Roaa L. Parks Avenue  
Nashville, Tennessee 37243-0405  
615-741-2211

April 30, 2010

The Honorable Howard R. Bradley  
Robertson County Mayor  
Room 108, County Courthouse  
Springfield, TN 37172

Dear Mayor Bradley:

The Local Government Planning Advisory Committee approved the amended Robertson County Growth Plan submitted by the Robertson 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's Resolution of Approval, effective April 28, 2010.

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

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

Sincerely,

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

Dan Hawk  
Director

DH/jw

Enclosures



## CITY OF SPRINGFIELD

405 North Main Street  
P. O. Box 788  
Springfield, TN 37172-0788  
Telephone (615) 382-2200  
Fax (615) 382-1612

June 9, 2010

To the Following:

Chairman Don Eden and Members of the  
Robertson County Growth Committee

Local Government Planning Advisory Committee  
Chair, Kathryn Baldwin

Dan Hawk and Jo White of the Department  
of Economic and Community Development,  
Local Planning Assistance Office

This is to inform you that the Robertson County, Tennessee Growth Plan, which was approved by the Local Government Planning Advisory Committee on April 28, 2010, has been recorded with the Robertson County Register of Deeds.

It was recorded by County Mayor Howard Bradley on June 8, 2010 and can be found in Book 1372, Pages 1-473 of the Register of Deeds Office. The White House Map is filed in Plat Book 23, Page 52. The Portland Map is filed in Plat Book 23, Page 53 and the entire County Map is filed in Plat Book 23, Page 54.

Sincerely,

George E. James  
Secretary of the Robertson County Growth Committee

GJ/gj

## Jo White - Robertson County Growth Plan Amendment

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**From:** Dan Hawk  
**To:** hrbrad@robertsoncountyttn.org  
**Date:** 4/15/2010 9:19 AM  
**Subject:** Robertson County Growth Plan Amendment  
**CC:** acarrier@cityofwhitehouse.com; Art Brown; gjames@springfield-tn.org; Jo White; KBaldwin@cortn.org; RecordsOffice@cityofportlandtn.gov  
**Attachments:** Dan Hawk.vcf

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Mayor Bradley,

I have received the amendments to the Robertson County Growth Plan as submitted by your coordinating committee chair. The amended plan is on the Local Government Planning Advisory Committee agenda for approval scheduled for 12:30 PM April 28, 2010 to be held in our ECD Commissioner's conference room, 11th floor, William Snodgrass/Tennessee Tower, located at 312 Rosa L. Parks Avenue in Nashville.

I have made my first review of the plan and it is well organized and appears to have the minimum requirements of the Committee for approval. I appreciate the work the coordinating committee and staff put into this document and will be reviewing the material in detail today and tomorrow. I will contact George James if I find any problems so we can address them before the meeting. I anticipate approval of the plan and will recommend that the Committee do so if my review finds the plan to be complete. The amendments to the Robertson County Plan will be effective upon approval by the Local Government Planning Advisory Committee and I will send you a copy to be filed at the County.

George James of Springfield, Angie Carrier of White House and the City Records office in Portland are copied to this email. I did not find an email address for the City of Orlinda and will ask our regional office to contact them as well. I hope anyone that has questions will feel free to contact me through my secretary Jo White at 615 741 2211 or me by email at dan.hawk@tn.gov .

Regards,

Dan C. Hawk, AICP  
 Community Development Administrator  
 State of Tennessee  
 Department of Economic & Community Development  
 Community Development Division  
 312 Eight Avenue North, Tenth Floor  
 Nashville, Tennessee 37243  
 Tele: 615 741 2211 or 865 594 6666  
 Fax: 615 741 0607

**Subject:** Robertson County Growth Plan Amendment  
**Created By:** Dan.Hawk@tn.gov  
**Scheduled Date:**  
**Creation Date:** 4/15/2010 9:19 AM  
**From:** Dan Hawk

Recipient	Action	Date & Time	Comment
CC: (acARRIER)			
CC: Art Brown (C002L46)			
CC: gjames@springfield-tn.org (gjames)			
To: hrbrad@robertsoncountyttn.org (hrbrad)			
CC: Jo White (C002L07)			
CC: KBaldwin@cortn.org (KBaldwin)			
CC: RecordsOffice@cityofportlandtn.gov (RecordsOffice)			

George James  
382-2202  
Robertson Co.

**Robertson County Coordinating Committee  
Robertson County Courthouse, Room 108  
Springfield, TN 37172**

January 5, 2010

Mr. Dan Hawk, Director  
Local Planning Assistance Office  
10<sup>th</sup> Floor, 312 Eighth Avenue North  
William Snodgrass Tennessee Tower Building  
Nashville, TN. 37243

Dear Mr. Hawk:

You will find enclosed herewith the following information pertaining to an amended Growth Plan for Robertson County:

1. Submittal of Certificate of Ratification for Robertson County Growth Plan.
2. Letters of transcription and resolutions of approval by the approving Legislative Bodies of Robertson County.
3. Copies of the amended Growth Plans for the Cities of White House, Orlinda, and Portland.
4. Dates of all Public Hearings and Certificates of Ratifications from each entity in Robertson County that were approved within the required 120 days.
5. Two complete copies of the Growth Plan, Maps and Supporting Documentation.

We hereby request that this item be placed on the agenda of the Local Government Planning Advisory Committee for necessary approval at the earliest possible date.

Sincerely,



Don Edén, Chairman  
Robertson County Coordinating Committee

GJ/gj

Submittal of County Growth Plan  
And  
Certificate of Ratification

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

**Whereas**, the Robertson County Coordinating Committee has developed and recommended to the County and Municipal Legislative Bodies of Robertson County a Growth Plan which complies with TCA 6-58-106; and

**Whereas**, the County and Municipal Legislative Bodies have ratified the Robertson County Growth Plan or have failed to take action within the required 120 days as required by TCA 6-58-104; and

**Whereas**, the Robertson County Coordinating Committee has held the requisite Public Hearings pursuant to TCA 6-58-104;

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

  
\_\_\_\_\_  
Don Eden, Chairman  
Robertson County Coordinating Committee

4/5/10  
\_\_\_\_\_  
Date

GJ/gj

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

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

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

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

Now, Therefore, the \_\_\_\_\_ County Coordinating Committee submits to the Local Government Planning Advisory Committee the \_\_\_\_\_ County Growth Plan for its approval pursuant to TCA 67-58-104.

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

\_\_\_\_\_  
Date

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

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

  
Chair, Local Government Planning Advisory Committee

4-28-10  
Date

## **EXHIBIT "A"**

### **AGREEMENT**

This Agreement by and between Robertson County, Tennessee, hereinafter referred to as "COUNTY", and the City of Springfield, the City of Cross Plains, the City of Orlinda, the City of Adams, the City of Cedar Hill, the City of White House, the City of Coopertown, the City of Millersville, the Town of Greenbrier, the City of Ridgetop, hereinafter referred to as "CITIES";

#### **RECITALS:**

**WHEREAS**, Public Chapter 1101 of the Acts of 1998 of the General Assembly of the State of Tennessee ("Chapter 1101") requires cities and counties in Tennessee to adopt a growth plan for the county and cities contained within that county; and

**WHEREAS**, these growth plans are to be developed through a system of communication and cooperation by and between the local governments involved; and

**WHEREAS**, any undertaking such as the development of a 20 year growth plan requires an input and vision of not only the governments involved but also the citizens of these governments; and

**WHEREAS**, the County recognizes that certain geographical areas adjacent to the Cities municipal boundaries may be a part of the Cities urban growth boundaries in order for the Cities to properly plan for development and/or the impact of the area upon the Cities infrastructure; and

**WHEREAS**, the Cities recognize that the forestalling of the annexation of these areas does not hinder their ability to adequately plan for the Cities future; and

**WHEREAS**, both the County and the Cities recognize that the adoption of a growth plan for the County requires cooperation and compromise; and

**WHEREAS**, cooperation between and among local governments sometimes requires an agreement to preserve the intent of the parties; and

**WHEREAS**, Public Chapter 1101, particularly T.C.A. 6-58-104, recognizes the importance of local government's ability to enter into such an agreement.

**NOW, THEREFORE**, in consideration of the premises and mutual covenants herein set forth, the County and the Cities do mutually agree as follows:

**Section 1.** This Agreement is entered into pursuant to the authority granted the County and the Cities by T.C.A. 6-58-104(a)(6)(A) and (C).

**Section 2.** The County agrees to the inclusion of certain areas in the respective Cities' urban growth boundaries as reflected in the recommended growth plan for Robertson County as presently approved by the Coordinating Committee at its August 22, 2000 meeting. These areas include areas which may otherwise be objectionable to the County absent this Agreement. The parties agree that it is not necessary to specifically identify the geographical areas that would or would not be approved by the parties without this Agreement.

**Section 3.** Other than as set forth herein, the Cities agree not to annex, by any method prescribed by law including but not limited to ordinance, petition or referendum, any area outside the current municipal boundary of each City but inside the proposed City's planned urban growth boundary as depicted in the Recommended Growth Plan for Robertson County.

**Section 4.** As a prerequisite to a City annexation of property outside its current municipal limits and within its approved urban growth boundary, each City agrees as follows:

1. It shall first require the majority of a petition of property owners within the designated area to be submitted to the City Clerk requesting annexation of a particular area into the City.

2. The petition shall describe with reasonable certainty the area requested to be annexed.

3. Upon receipt of such a petition, the City shall request the County Assessor of Property to certify upon evidence of title based upon County records that said petition represents a majority of property owners owning property within the designated area to be annexed. If individual parcels within the area have one owner, that owner shall count as one owner, regardless of the number of parcels owned within the area by the individual. If a parcel has more than one owner, the owners comprising a majority of the ownership interests in that parcel must petition together as the owner. For the purposes of defining parcel, a parcel is a separately identified parcel of property within the records of the County Assessor of Property's Office. The identification of parcels and property owners, for these purposes, shall be made effective on the date the petition is presented to the City Clerk.

4. If the petition as submitted does not contain a majority of the property owners within the affected area as set forth herein, the City agrees not to annex said area. If the petition does contain a majority of the property owners, the procedure for annexation may continue as otherwise allowed by State law to determine whether the area shall be annexed or not.

**Section 5.** This Agreement has a set term of ten (10) years as allowed by T.C.A. 6-58-104, and shall continue thereafter automatically until terminated or renegotiated. The parties acknowledge that this Agreement is an integral part of the Recommended Growth Plan adopted by the County and the Cities being submitted to the local government planning advisory committee, and pursuant to the authority of T.C.A. 6-58-107, this Agreement is thus included as part of the County's growth plan. The parties agree that none of the parties will attempt to terminate or renegotiate this Agreement except in compliance with the notice provisions of T.C.A. 6-58-

104(a)(6)(C). The parties further acknowledge that any change in this Agreement shall be treated as an effort to amend the County's growth plan and the coordinating committee shall be re-established or reconvened to consider the amendment. Subsequent to any action of the coordinating committee, the growth plan must be submitted to the local governments for their ratification, and then be submitted to the local government planning advisory committee for final approval. The procedures of any amendment shall follow the original procedures of adoption of the original growth plan.

This agreement shall be effective only upon the ratification of the Recommended Growth Plan for Robertson County, of which this agreement is a part, by all of the jurisdictions within the County, and the subsequent approval of the growth plan by the Local Government Planning Advisory Committee.

**IN WITNESS WHEREOF**, this Agreement is executed on the date indicated by the County and each City, pursuant to applicable resolutions duly authorizing the signature of the respective governmental representative.

1/5/01  
Date

**Robertson County, Tennessee**

By: Roy A. Apple  
Roy A. Apple, County Executive

1/5/01  
Date

**City of Springfield, Tennessee**

By: Dave Lisher  
Mayor

1/11/01  
Date

**City of Cross Plains, Tennessee**

By: Tommy Tucker  
Mayor

1-8-01  
Date

**City of Orlinda, Tennessee**

By: Ruby Star  
Mayor

1-9-01  
Date

**City of Adams, Tennessee**

By: Omer Gene Brookes  
Mayor

1-8-01

Date

1-8-01

Date

1-9-01

Date

1-9-01

Date

1-8-01

Date

1-9-01

Date

City of Cedar Hill, Tennessee

By: Michael S. Hunter  
Mayor

City of White House, Tennessee

By: Lilly L. Bolden  
Mayor

City of Coopertown, Tennessee

By: William E. Davis  
Mayor

City of Millersville, Tennessee

By: Lay Hall  
Mayor

Town of Greenbrier, Tennessee

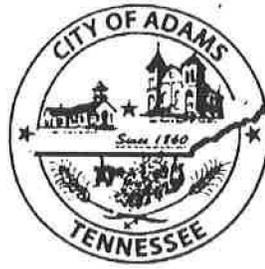
By: Ronnie Brown  
Mayor

City of Ridgetop, Tennessee

By: David Porter  
Mayor

**Resolutions from Communities Ratifying  
Growth Plan and approving the Interlocal Agreement on  
Annexation**

**Adams  
Cedar Hill  
Coopertown  
Cross Plains  
Greenbrier  
Millersville  
Orlinda  
Portland  
Ridgetop  
Robertson County  
Springfield  
White House**



## RESOLUTION 2010-01

### **RESOLUTION RATIFYING THE REVISED ROBERTSON COUNTY GROWTH PLAN AS ADOPTED BY THE ROBERTSON COUNTY COORDINATING COMMITTEE ON JANUARY 29, 2009 AND ON JANUARY 5, 2010**

**Whereas**, on January 29, 2009, the Robertson County Coordinating Committee has adopted a recommended Growth Plan Revision for Robertson County and each municipality within the County which complies with TCA 6-58-101, et seq; and

**Whereas**, the Robertson County Coordinating Committee and the municipalities of Portland, White House and Orinda have held the requisite public hearings pursuant to TCA 6-58-104 and 6-58-106; and

**Whereas**, after the revised Growth Plan was approved by the Committee on January 29, 2009, it was submitted to each respective municipality within the County for approval by their governing body, together with the governing body of Robertson County, Tennessee; and

**Whereas**, either by affirmative vote for approval or by the lack of a timely vote for disapproval, all respective municipalities and the County approved this 2009 revision; and

**Whereas**, all municipalities that had a geographical presence in Robertson County and participated in the original Growth Plan Adoption Project approved by vote of their respective governing bodies in January, 2001 an Agreement which provided certain agreed restrictions upon the annexation ability of each municipality; and

**Whereas**, said Annexation Agreement is attached as Exhibit "A" hereto and was made an integral part of the 2000-2001 adopted original Growth Plan by the County and each municipality participating in the original Growth Plan; and

**Whereas**, following the 2009 approved revision of the plan referenced above, it was determined that the City of Portland, Tennessee, which did not participate in the original Growth Plan Project, had thus not approved the 2001 Annexation Agreement referenced herein; and

Whereas, the Coordinating Committee met on January 5, 2010 to review the current circumstances of the 2009 Plan, and upon motion duly made, seconded and then adopted, further ratified and approved the 2009 Revised Plan with certain suggested amendments to the 2001 Annexation Agreement, such that the Revised Growth Plan and 2001 restrictions would not apply to certain property located in Robertson County, Tennessee for which the City of Portland had already furnished certain utilities and infrastructure, but that said Agreement would otherwise remain in full force and affect as part of the original Plan as revised; and

Whereas, it is the purpose of this Resolution to approve the committee's suggested Amendment to the 2001 Annexation Agreement and to further ratify and approve the 2009 Growth Plan revision, as previously approved and as amended herein;

**NOW, THEREFORE, BE IT RESOLVED** by the Adams City Commission as follows:

**Section 1.** The City of Adams, Tennessee hereby approves the proposed Amendment to that Annexation Agreement originally authorized by the Adams City Commission at the regular meeting held on January 9, 2001, and signed by then Mayor Omer Gene Brooksher on January 9, 2001, such that the annexation restrictions as set forth in that Agreement will not apply to the City of Portland as to those parcels of real property located within Robertson County as set forth on the attached map exhibit B-1 and listed by tax map and parcel number on exhibit B-2.

**Section 2.** Further, the City of Adams, Tennessee does ratify and approve the revised Growth plan approved by the coordinating Committee on January 29, 2009 and furthermore approves the suggested amendment to the Annexation agreement as recommended by the Committee at its meeting on January 5, 2010.

**Section 3.** The Mayor is hereby authorized and directed to execute any documents as reasonably requested in the furtherance of the intent of this Resolution.

**Section 4.** All resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Adopted this 2d day of march, 2010

  
\_\_\_\_\_  
Mayor Omer Gene Brooksher

Attest:

  
\_\_\_\_\_  
Joi Garrett, City Recorder

# City of Portland Proposed Boundary Adjustments

EXHIBIT "B-1"

1. International Hangar
2. Tite Flex
3. Olhausen Billiards (Bldg on Site)
4. Sun Products Co. (Bldg on Site)
5. Collins Const Co. (Bldg on Site)
6. Federated Logistics (Bldg on Site)
7. Logi Warehouse
8. New Breed Logistics
9. Metal Quest (Under construction)

1 inch = 0.2 miles

**Legend**

- Tennessee/Kentucky State Line
- Portland UGB/ Planning Region
- Proposed UGB
- Portland City Limits
- Served By City of Portland Utilities
- Gas Valves
- Water Valves
- Hydrants
- Sewer ManHoles
- Major Pump Stations
- Force Mains
- Water Mains
- Gravity Mains
- Gas Mains

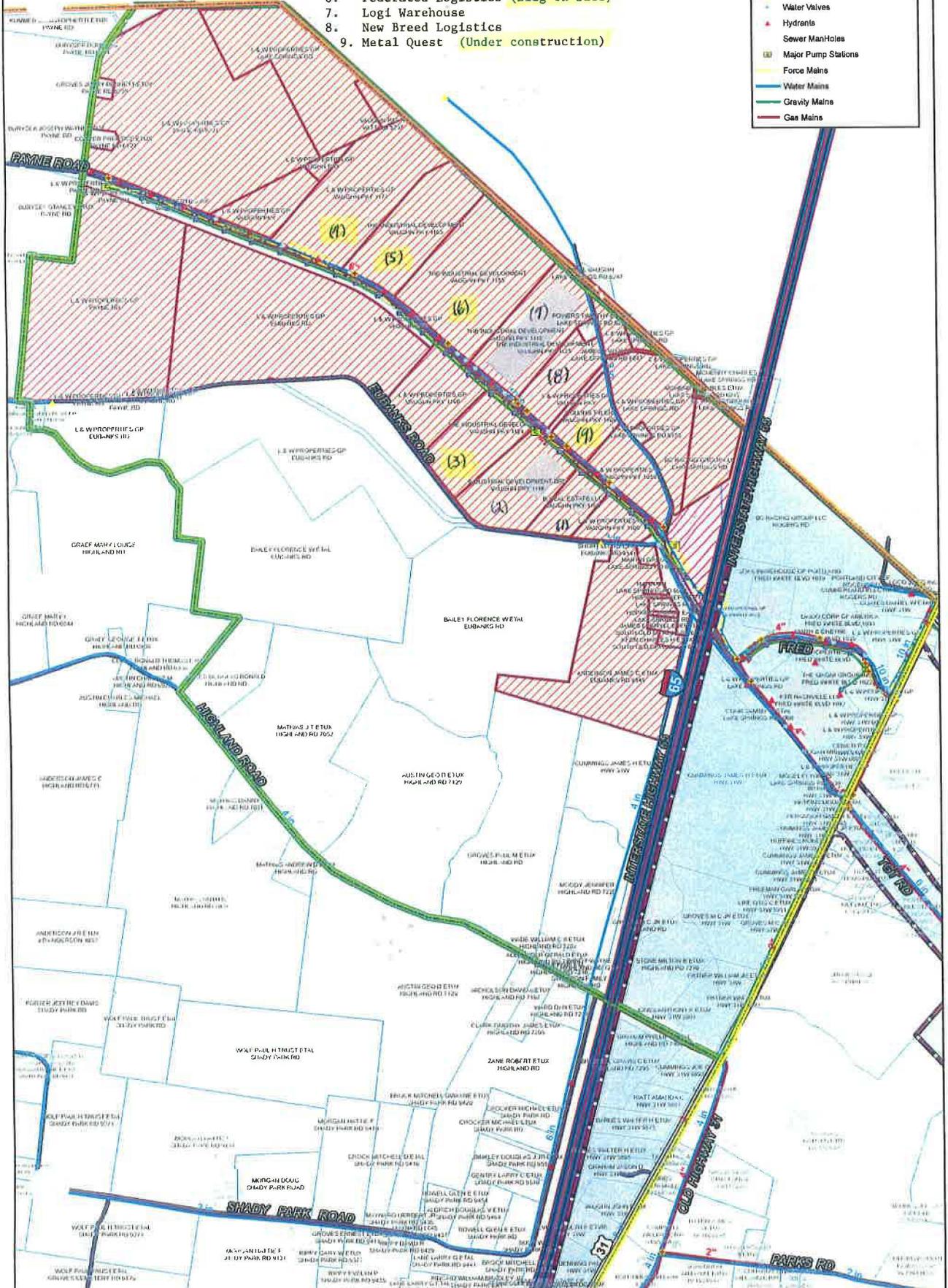


EXHIBIT "B-2"

Owner	Property Address	Tax Map & Parcel #
JAMES L VAUGHN	LAKE SPRINGS RD 6247	M012 P46.00
L & W PROPERTIES GP	LAKE SPRINGS RD	M012 P48.00
L & W PROPERTIES GP	LAKE SPRINGS RD	M012 P47.00
BC RACING GROUP LLC	LAKE SPRINGS RD	M012 P50.00
MCHENRY CHARLES ETUX	LAKE SPRINGS RD 6215	M013 P01.00
KEEN CHARLES H ETUX	SOUTH OLD DETOUR RD 6046	M025 P23.00
HOPKINS JOSEPH E ETUX	LAKE SPRINGS RD 6060	M012 P53.00
JAMES CHERYLL EVERETT	SOUTH OLD DETOUR RD 6052	M012 P51.00
HOPKINS JOSEPH EARL	LAKE SPRINGS RD	M012 P52.00
ANDERSON JAMES C ETUX	EUBANKS RD 9545	M012 P55.00
HALL LOU	LAKE SPRINGS RD 6068	M012 P54.00
MARTIN GREG	LAKE SPRINGS RD 6076	M012 P56.00
THE INDUSTRIAL DEVELOPMENT	VAUGHN PKY 1124	M012 P59.01
III REAL ESTATE LLC	VAUGHN PKY 1108	M012 P59.02
L & W PROPERTIES GP	VAUGHN PKY 1140	M012 P38.02
THE INDUSTRIAL DEVELOPMENT	VAUGHN PKY 1125	M012 P43.00

Owner	Property Address	Tax Map & Parcel #
THE INDUSTRIAL DEVELOPMENT	VAUGHN PKY 1115	M012 P44.01
VAUGHN RICKY	WITT RD 5237	M012 P40.03
L & W PROPERTIES GP	LAKE SPRINGS RD	M012 P18.00
L & W PROPERTIES GP	VAUGHN PKY 1171	M012 P39.00
L & W PROPERTIES GP	VAUGHN PKY	M012 P40.02
L & W PROPERTIES GP	VAUGHN PKY	M012 P39.02
L & W PROPERTIES GP	PAYNE RD 6721	M012 P15.00
L & W PROPERTIES GP	PAYNE RD	M012 P20.00
L & W PROPERTIES GP	EUBANKS RD	M012 P38.00
THE INDUSTRIAL DEVELOPMENT	VAUGHN PKY 1165	M012 P40.04
THE INDUSTRIAL DEVELOPMENT	VAUGHN PKY 1155	M012 P40.00
L & W PROPERTIES GP	VAUGHN PKY 1100	M012 P59.03
INDUSTRIAL DEVELOPMENT BRD	VAUGHN PKY 1116	M012 P59.00
L & W PROPERTIES GP	VAUGHN PKY 1055	M012 P44.00
COLLINS TYLER	VAUGHN PKY 1109	M012 P44.02
L & W PROPERTIES GP	LAKE SPRINGS RD 6155	M012 P49.00
GROVES JERRY BENNETT ETUX	PAYNE RD 6739	M012 P16.00

Owner	Property Address	Tax Map & Parcel #
COOPER PRENTICE ETUX	PAYNE RD 6721	M012 P17.00
POWERS TIMOTHY E ETUX	LAKE SPRINGS RD 6232	M012 P45.00
L & W PROPERTIES GP	VAUGHN PKY	M012 P44.03

Cedar Hill

STATE OF TENNESSEE )

COUNTY OF ROBERTSON )

I, Melissa Ellis, do hereby certify that I am the duly appointed City Recorder of the Cedar Hill, Tennessee, and as such official I further certify that attached hereto is a Resolution passed on March 15, 2010 which ratifies the Robertson County Growth Plan as adopted by the Robertson County Coordination Committee. The Cedar Hill Board of Mayor and Aldermen approved the resolution on March 15, 2010.

WITNESS MY OFFICIAL SIGNATURE and the Seal of said City, this 31<sup>st</sup> day of March, 2010.



\_\_\_\_\_  
Melissa Ellis  
City Recorder

SEAL

## RESOLUTION

### **RESOLUTION RATIFYING THE REVISED ROBERTSON COUNTY GROWTH PLAN AS ADOPTED BY THE ROBERTSON COUNTY COORDINATING COMMITTEE ON JANUARY 29, 2009 AND ON JANUARY 5, 2010**

**Whereas**, on January 29, 2009, the Robertson County Coordinating Committee has adopted a recommended Growth Plan Revision for Robertson County and each municipality within the County which complies with TCA 6-58-101, et seq; and

**Whereas**, the Robertson County Coordinating Committee and the municipalities of Portland, White House and Orlinda have held the requisite public hearings pursuant to TCA 6-58-104 and 6-58-106; and

**Whereas**, after the revised Growth Plan was approved by the Committee on January 29, 2009, it was submitted to each respective municipality within the County for approval by their governing body, together with the governing body of Robertson County, Tennessee; and

**Whereas**, either by affirmative vote for approval or by the lack of a timely vote for disapproval, all respective municipalities and the County approved this 2009 revision; and

**Whereas**, all municipalities that had a geographical presence in Robertson County and participated in the original Growth Plan Adoption Project approved by vote of their respective governing bodies in January, 2001 an Agreement which provided certain agreed restrictions upon the annexation ability of each municipality; and

**Whereas**, said Annexation Agreement is attached as Exhibit "A" hereto and was made an integral part of the 2000-2001 adopted original Growth Plan by the County and each municipality participating in the original Growth Plan; and

**Whereas**, following the 2009 approved revision of the plan referenced above, it was determined that the City of Portland, Tennessee, which did not participate in the original Growth Plan Project, had thus not approved the 2001 Annexation Agreement referenced herein; and

**Whereas**, the Coordinating Committee met on January 5, 2010 to review the current circumstances of the 2009 Plan, and upon motion duly made, seconded and then adopted, further ratified and approved the 2009 Revised Plan with certain suggested amendments to the 2001 Annexation Agreement, such that the Revised Growth Plan and 2001 restrictions would not apply to certain property located in Robertson County, Tennessee for which the City of Portland had already furnished certain utilities and infrastructure, but that said Agreement would otherwise remain in full force and affect as part of the original Plan as revised; and

**Whereas**, it is the purpose of this Resolution to approve the Committee's suggested Amendment to the 2001 Annexation Agreement and to further ratify and approve the 2009 Growth Plan revision, as previously approved and as amended herein;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of Cedar Hill, Tennessee as follows:

**Section 1.** The City of Cedar Hill, Tennessee hereby approves the proposed Amendment to that Annexation Agreement originally authorized by the Board of Mayor and Aldermen at the regular meeting held on November 20, 2000 and signed by then Mayor Michael L. Heatherly on January 8, 2001, such that the annexation restrictions as set forth in that Agreement will not apply to the City of Portland as to those parcels of real property located within Robertson County as set forth on the attached map Exhibit B-1 and listed by tax map and parcel number on Exhibit B-2.

**Section 2.** Further, the City of Cedar Hill, Tennessee does ratify and approve the revised Growth Plan approved by the Coordinating Committee on January 29, 2009 and furthermore approves the suggested amendment to the Annexation Agreement as recommended by the Committee at its meeting on January 5, 2010.

**Section 3.** The Mayor is hereby authorized and directed to execute any documents as reasonably requested in the furtherance of the intent of this Resolution.

**Section 4.** All resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Adopted this 15<sup>th</sup> day of March 2010

  
Tom Richards, Mayor

Attest:

  
Melissa Ellis, City Recorder

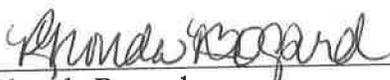
Coopertown

STATE OF TENNESSEE )

COUNTY OF ROBERTSON )

I, Rhonda Bogard, do hereby certify that I am the duly appointed City Recorder of the City of Coopertown, Tennessee, and as such official I further certify that attached hereto is Resolution 2010-002 which ratifies the Robertson County Growth Plan as adopted by the Robertson County Coordination Committee. The City of Coopertown Board of Mayor and Aldermen approved the resolution on February 23, 2010.

WITNESS MY OFFICIAL SIGNATURE and the Seal of said City, this 31<sup>st</sup>  
day of March, 2010.

  
\_\_\_\_\_  
Rhonda Bogard  
City Recorder

SEAL

## RESOLUTION 2010-002

### RESOLUTION RATIFYING THE REVISED ROBERTSON COUNTY GROWTH PLAN AS ADOPTED BY THE ROBERTSON COUNTY COORDINATING COMMITTEE ON JANUARY 29, 2009 AND ON JANUARY 5, 2010

**Whereas**, on January 2009, the Robertson County Coordinating Committee has adopted a recommended Growth Plan Revision for Robertson County and each municipality within the County which complies with T.C.A. §6-58-101, et seq.; and

**Whereas**, the Robertson County Coordinating Committee and the municipalities of Portland, White House and Orlinda have held the requisite public hearings pursuant to T.C.A. §§6-58-104 and 6-58-106; and

**Whereas**, after the revised Growth Plan was approved by the Committee on January 29, 2009, it was submitted to each respective municipality within the County for approval by their governing body, together with the governing body of Robertson County, Tennessee; and

**Whereas**, either by affirmative vote for approval or by the lack of a timely vote for disapproval, all respective municipalities and the County approved this 2009 revision; and

**Whereas**, all municipalities that had a geographical presence in Robertson County and participated in the original Growth Plan Adoption Project approved by vote of their respective governing bodies in January 2001, an Agreement which provided certain agreed restrictions upon the annexation ability of each municipality; and

**Whereas**, said Annexation Agreement is attached as Exhibit "A" hereto and was made an integral part of the 2000-2001 adopted original Growth Plan by the County and each municipality participating in the original Growth Plan; and

**Whereas**, following the 2009 approved revision of the plan referenced above, it was determined that the City of Portland, Tennessee, which did not participate in the original Growth Plan Project, had thus not approved the 2001 Annexation Agreement referenced herein; and

**Whereas**, the Coordinating Committee met on January 5, 2010 to review the current circumstances of the 2009 Plan, and upon motion duly made, seconded and then adopted, further ratified and approved the 2009 Revised Plan with certain suggested amendments to the 2001 Annexation Agreement, such that the Revised Growth Plan and 2001 restrictions would not apply to certain property located in Robertson County, Tennessee for which the city of Portland had already furnished certain utilities and infrastructure, but that said Agreement would otherwise remain in full force and affect as part of the original Plan as revised; and

**Whereas**, it is the purpose of this Resolution to approve the Committee's suggested Amendment to the 2001 Annexation Agreement and to further ratify and approve the 2009 Growth Plan revision, as previously approved and as amended herein.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Mayor and Aldermen of Coopertown, Tennessee as follows:

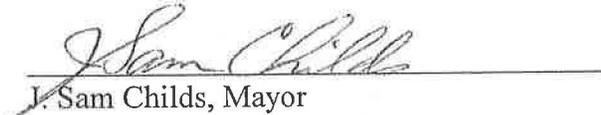
**Section 1.** The Town of Coopertown, Tennessee hereby approved the proposed Amendment to that Annexation Agreement originally authorized by the Board of Mayor and Aldermen at the regular meeting held on November 28, 2000 and signed by then Mayor Herman Davis on January 9, 2001, such that the annexation restrictions as set forth in that Agreement will not apply to the City of Portland as to those parcels of real property located within Robertson County as set forth on the attached map as Exhibit B-1 and listed by tax map and parcel number on Exhibit B-2.

**Section 2.** Further, the Town of Coopertown, Tennessee does ratify and approve the revised Growth Plan approved by the Coordinating Committee on January 29, 2009 and further more approves the suggested amendment to the Annexation Agreement as recommended by the Committee at its meeting on January 5, 2010.

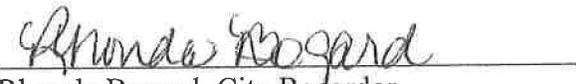
**Section 3.** The Mayor is hereby authorized and directed to execute any documents as reasonably requested in the furtherance of the intent of the Resolution.

**Section 4.** All resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Adopted this 23<sup>rd</sup> day of February 2010.

  
\_\_\_\_\_  
J. Sam Childs, Mayor

Attest:

  
\_\_\_\_\_  
Rhonda Bogard, City Recorder



State of Tennessee  
Department of Economic and Community Development

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

April 26, 2001

The Honorable Roy A. Apple  
County Executive of Robertson County  
County Courthouse, Room 108  
Springfield, Tennessee 37172

Dear Mr. Apple:

The Local Government Planning Advisory Committee at its meeting April 25 approved the Robertson County Growth Plan submitted by the Robertson 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**

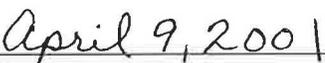
**Whereas**, the Robertson County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Robertson County a Growth Plan which complies with TCA 6-58-106; and

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

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

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

  
\_\_\_\_\_  
Chair, County Coordinating Committee

  
\_\_\_\_\_  
Date

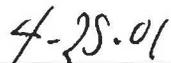
**Resolution of Approval  
By The  
Local Government Planning Advisory Committee**

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

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

  
\_\_\_\_\_  
Date

**INTERLOCAL AGREEMENT**

**ON**

**ANNEXATION**



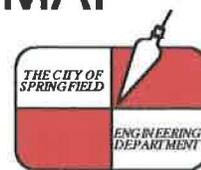
# ADAMS

(AS OF AUGUST 22, 2000)

## URBAN GROWTH BOUNDARY MAP

CITY LIMITS

CITY LIMITS  
 2.37 SQ. MILES  
 1516.70 ACRES



DRAWN BY M. GILTON

RESOLUTION NO.99-02

WHEREAS, after investigation and discussion, the Board of Commissioners of Adams does not plan or anticipate any expansion of its city limits within the next twenty (20) years; and

WHEREAS, the Board of Commissioners of the City of Adams has determined the current city limits of the city is adequate for its urban growth boundary for the purposes of Public Chapter 1101;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF ADAMS, that

Section 1. The City Recorder shall transmit a copy of this Resolution to the coordinating committee for Robertson County, and

Section 2. The city's staff may, if requested by the county coordinating committee, prepare and submit such available information about the city and its plans as the coordinating committee may request in its preparation of the county growth plan required by Public Chapter 1101.

Section 3. Such information may, when available, include: (1) the percentage of the city which is developed, (2) the current population of the city along with projections for the next twenty years at five year intervals, (3) the city's projected needs for infrastructure improvements, including utility construction, road construction and other city facilities, (4) the city needs for urban services, including police protection, fire protection; water service, sanitary sewer service, electrical service, solid waste collection, road and street construction and repair, recreation facilities and programs, street lighting and zoning services.

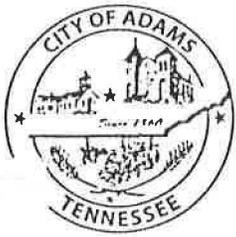
Section 4. The city's staff, when requested, may also identify the current cost and projected costs of these services and infrastructure improvements.

Section 5. the Board of Commissioners of the City of Adams adopts this resolution with the understanding, that once the growth plan for the County is adopted and approved by the Local Government Planning Advisory Committee (LGPAC) of the State of Tennessee, it will not be able to expand its corporate limits without an amendment to the County's growth plan and approval of that amendment by LGPAC.

This Resolution approved on the 13th day of July 1999.

Signed:   
Mayor

Attested:   
City Recorder



# CITY OF ADAMS

P.O. Box 67,  
Adams, TN 37010

June 8, 1999

The Adams City Commission met June 8, 1999 7:00 P.M. at City Hall with Mayor Brooksher and Commissioner McCroy present also present Commissioner-Elect Mike Harbert and Phil Armor from Greater Nashville Regional Council. This public hearing was to make decisions regarding the Urban Growth Plan required by Public Chapter 1101. The decision of the Board was to pass a resolution stating the current city limits is adequate for it's Urban Growth Boundary.

Meeting adjourned with the 2nd public hearing to be June 22, 1999.

/s/ Omer Gene Brooksher  
Mayor

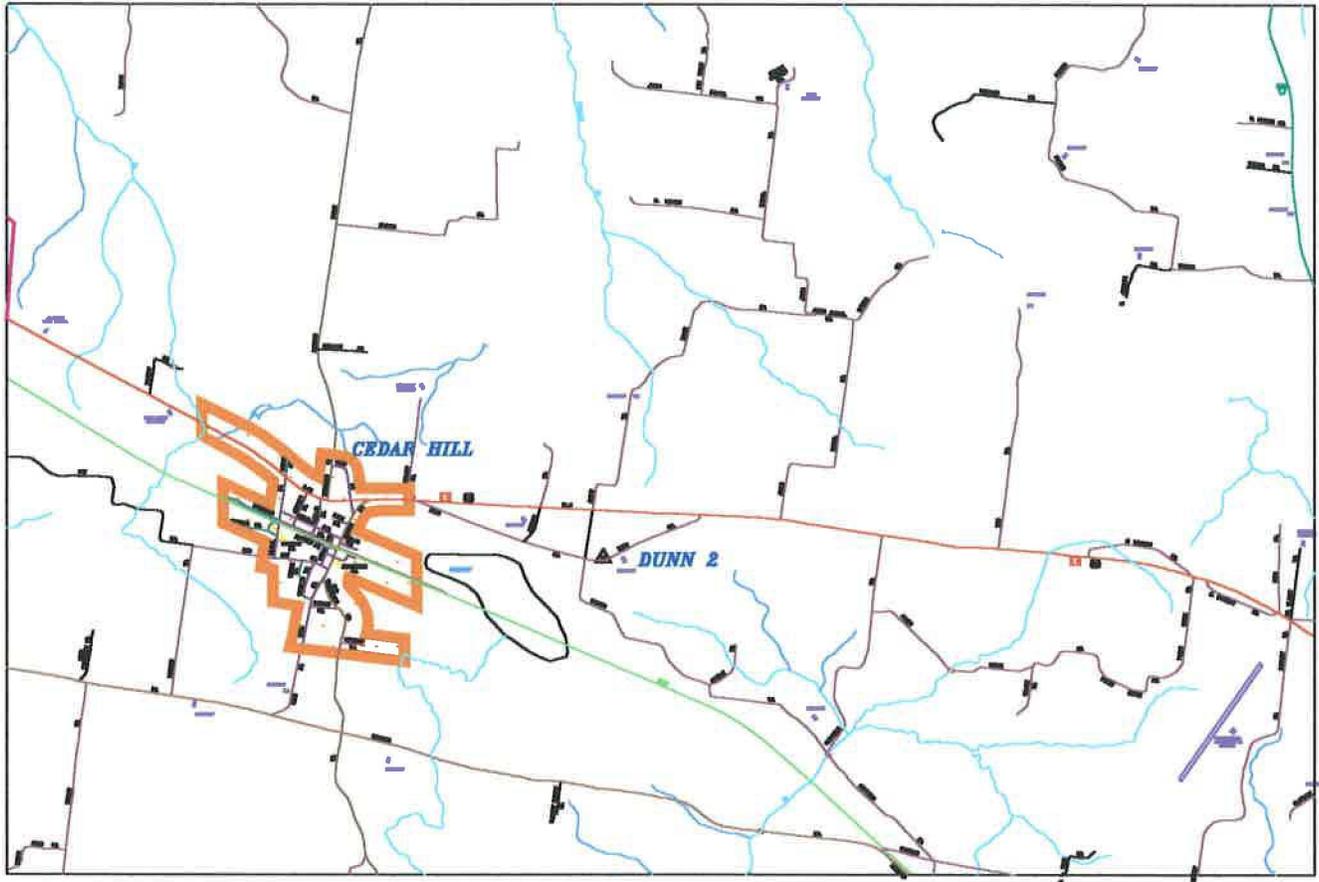
/s/ Rachel Nolen  
Recorder

June 22, 1999

The Adams City Commission met June 22, 1999 7:00 P.M. at City Hall with Mayor Brooksher and Commissioner McCroy present also present Commissioner-Elect Mike Harbert, Emerson Meggs and Phil Armor from GNRC. This was the second and final public hearing regarding the Urban Growth Plan required by Public Chapter 1101. The decision remained to pass a Resolution stating the present city limits is adequate for our Urban Growth Boundary. This Resolution, Res. #99-02 to be passed at city meeting July 13, 1999.

/s/ Omer Gene Brooksher  
Mayor

/s/ Rachel Nolen  
Recorder

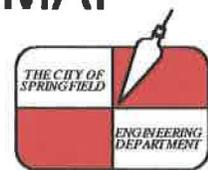


# CEDAR HILL (AS OF AUGUST 22, 2000) URBAN GROWTH BOUNDARY MAP

CITY LIMITS



CITY LIMITS  
1.0 SQ. MILES  
640 ACRES



DRAWN BY M. GLIPTON

## DRAFT

A Sample Resolution to be used by cities who do not anticipate any growth in their city limits in the next 20 years and who wish to comply with the requirements under Public Chapter 1101.

RESOLUTION NO. 99-2

WHEREAS, after investigation and discussion, the (governing body) of the City of Cedar Hill does not plan or anticipate any expansion of its city limits within the next twenty (20) years; and

WHEREAS, the (governing body) of the City of Cedar Hill has determined the current city limits of the city is adequate for its urban growth boundary for the purposes of Public Chapter 1101;

NOW THEREFORE BE IT RESOLVED BY THE (governing body) OF THE CITY OF Cedar Hill, that

Section 1. The City Recorder shall transmit a copy of this Resolution to the coordinating committee for Robertson County, and

Section 2. The city's staff may, if requested by the county coordinating committee, prepare and submit such available information about the city and its plans as the coordinating committee may request in its preparation of the county growth plan required by Public Chapter 1101.

Section 3. Such information may, when available, include: (1) the percentage of the city which is developed, (2) the current population of the city along with projections for the next twenty years at five year intervals, (3) the city's projected needs for infrastructure improvements, including utility construction, road construction and other city facilities, (4) the city needs for urban services, including police protection, fire protection, water service, sanitary sewer service, electrical service, solid waste collection, road and street construction and repair, recreation facilities and programs, street lighting and zoning services.

Section 4. The city's staff, when requested, may also identify the current costs and projected costs of these services and infrastructure improvements.

Mayor: Tom Richards  
Commissioners:  
Jimmy Bigsbee,  
and Mike Heatherly.



City Recorder:  
Louise Hollingsworth

Phone 615-696-4802

P.O. Box 113  
Cedar Hill,  
Tennessee  
37032

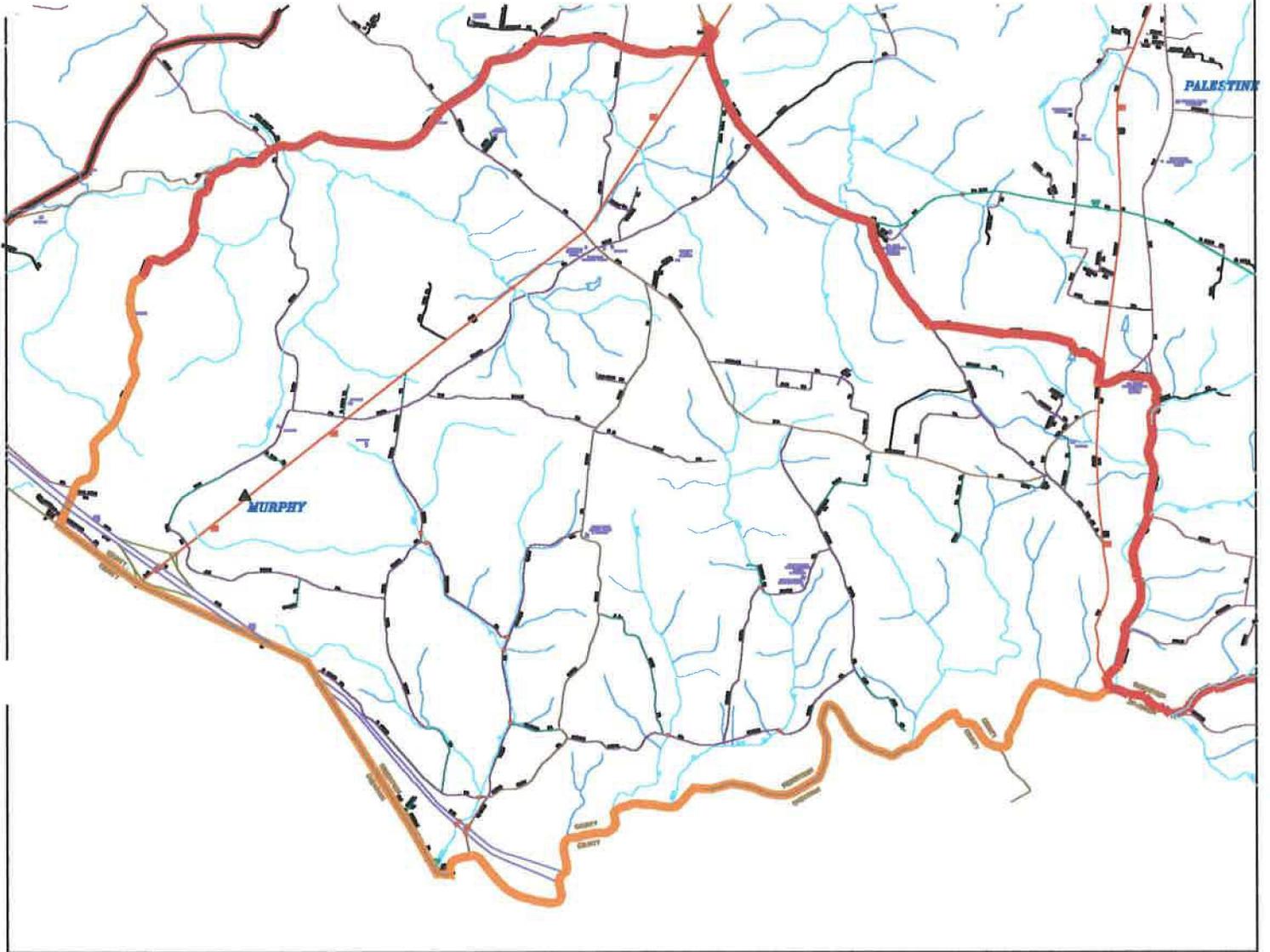
Section 4. The city's staff, when requested, may also identify the current cost and projected costs of these services and infrastructure improvements.

Section 5. The Board of Commissioners of the City of Cedar Hill adopts this resolution with the understanding, that once the growth plan for the County is adopted and approved by the Local Government Planning Advisory Committee (LGPAC) of the State of Tennessee, it will not be able to expand its corporate limits without an amendment to the County's growth plan and approval of that amendment by LGPAC.

This Resolution approved on the 19th day of July 1999.

Signed Tom Richards

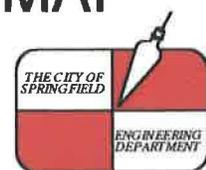
Mayor



# COOPERTOWN AS OF MARCH 30 2000 URBAN GROWTH BOUNDARY MAP

CITY LIMITS

 CITY LIMITS  
31.61 SQ. MILES  
20230.40 ACRES



DRAWN BY H. GLIPTON

## RESOLUTION NO. 99-03

**WHEREAS**, after investigation and discussion, the Board of Mayor and Alderman of the Town of Coopertown does not plan or anticipate any expansion of its city limits within the next twenty (20) years; and

**WHEREAS**, the Board of Mayor and alderman of the Town of Coopertown has determined the current city limits of the city is adequate for its **urban growth boundary** for the purposes of Public Chapter 1101.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COOPERTOWN**, that

**Section 1.** The City Recorder shall transmit a copy of this Resolution to the coordinating committee for Robertson County, and

**Section 2.** The city's staff may, if requested by the Robertson County Coordinating Committee, prepare and submit such available information about the city and its plans as the coordinating committee may request in its preparation of the county growth plan required by Public Chapter 1101.

**Section 3.** Such information may, when available, include: (1) the percentage of the city which is developed, (2) the current population of the city along with projections for the next twenty years at five year intervals, (3) the city's projected needs for infrastructure improvements, including utility construction, road construction and other city facilities, (4) the city needs for urban services, including police protection, fire protection, water service, sanitary sewer services, electrical service, solid waste collection, road and street construction and repair, recreation facilities and programs, street lighting and zoning services.

**Section 4.** The city's staff, when requested, may also identify the current costs and projected costs of these services and infrastructure improvements.

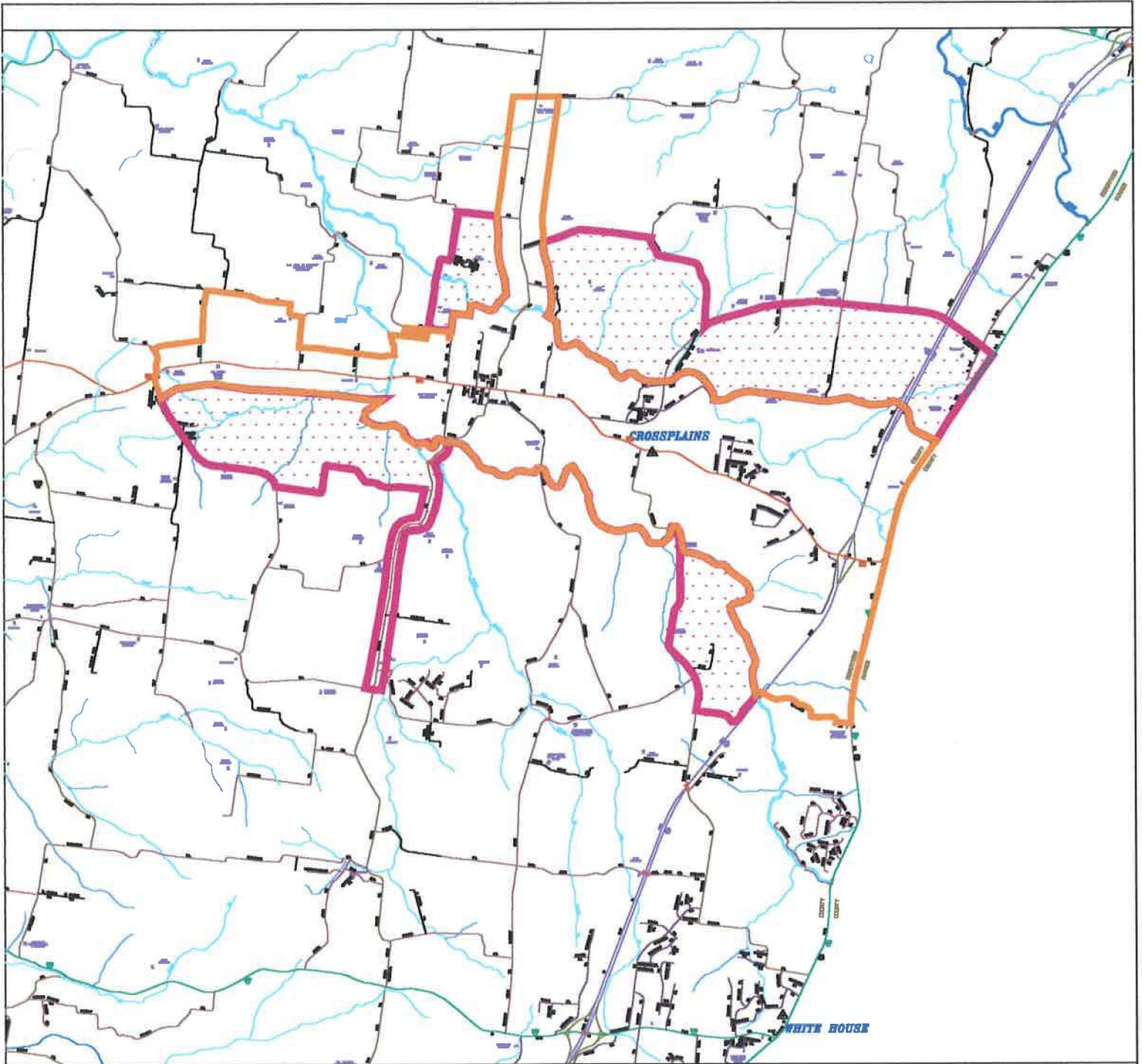
**Section 5.** The Board of Mayor and Aldermen of the Town of Coopertown, adopts this resolution with the understanding, that once the growth plan for the County is adopted and approved by the Local Government Planning Advisory Committee (LGPAC) of the State of Tennessee, it will not be able to expand its corporate limits without an amendment to the County's growth plan and approval of that amendment by LGPAC, except by referendum.

This resolution approved on the 10<sup>th</sup> day of May 1999.

Signed: Ethel Spiller  
Ethel Spiller, Mayor

Attested: Elsa Spiller  
City Recorder

Approved as to form [Signature]  
City Attorney



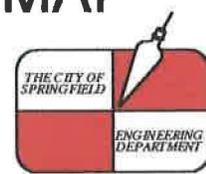
# CROSS PLAINS (AS OF AUGUST 22, 2000) URBAN GROWTH BOUNDARY MAP

CITY LIMITS

 CITY LIMITS  
8.77 SQ. MILES  
5612.00 ACRES

URBAN GROWTH BOUNDARY

 URBAN GROWTH AREA  
14.83 SQ. MILES  
9491.2 ACRES



DRAWN BY M. GUPTON



# City of Cross Plains

7622 HIGHWAY 25 EAST • CROSS PLAINS TN 37040

## PUBLIC NOTICE

In compliance with Tennessee Code Annotated 6-58-106 (a) (2), the public is notified that the City of Cross Plains will conduct two public hearings to receive public comments on the city's proposed urban growth boundaries, which the city is proposing under Public Chapter 1101. A copy of the proposed urban growth boundary map and justification is on file in the Recorder's office and is available for public review during normal business hours. The following hearing dates and times have been established:

Hearing 1	<u>May 6, 1999</u>	at	<u>6:30</u>	P.M.
	(date)		(time)	
Hearing 2	<u>May 20, 1999</u>	at	<u>6:30</u>	P.M.
	(date)		(time)	

The hearings will be conducted at the Cross Plains City Hall.

Barry Faulkner  
Barry Faulkner  
Mayor



## City of Cross Plains

7622 HIGHWAY 25 EAST • CROSS PLAINS, TN 37049

The Cross Plains City Commission met on Thursday May 06, 1999 at 6:30 pm at Cross Plains City Hall for a Public Hearing.

Those present were Vice Mayor Charles Yates, Commissioner Carl Swann, Commissioner Bill Yeager, City Manager Chip Hellmann and City Recorder Tammy Covington. Absent were Mayor Barry Faulkner and Commissioner Jimmy Stark.

Discussion was Urban Growth Development Plan. Map was discussed and Commissioner Bill Yeager made the motion to accept the Urban Growth Development Plan Map as shown. Commissioner Carl Swann seconded the motion. All in favor.

Meeting adjourned.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Recorder



## City of Cross Plains

7622 HIGHWAY 25 EAST • CROSS PLAINS, TN 37049

The Cross Plains City Commission met on Thursday May 20, 1999 at 6:30 pm at Cross Plains City Hall for a second Public Hearing and final reading concerning Urban Growth Development.

Those present were Vice Mayor Charles Yates, Commissioner Carl Swann, Commissioner Bill Yeager, Commissioner Jimmy Stark and City Manager Chip Hellmann. Absent was Mayor Barry Faulkner and City Recorder Tammy Covington

Discussion was Urban Growth Development Plan. Map was discussed and Commissioner Bill Yeager made the motion to accept the Urban Growth Development Plan Map as shown. Commissioner Carl Swann seconded the motion. All in favor.

Meeting adjourned.

Mayor

City Recorder



City of Cross Plains

7622 HIGHWAY 25 EAST • CROSS PLAINS, TN 37049

# CITY OF CROSS PLAINS

## URBAN GROWTH PLAN

December 1999

## Services Provided

The services provided by the City of Cross Plains to current residents would be available within five years of any annexation undertaken as a result of the approval of this growth plan. Fire and police protection, street maintenance, zoning control and parks would be available immediately after the annexation was effective.

### **Fire Department**

The City of Cross Plains Volunteer Fire Department has an ISO rating of 7 within a five mile radius of station and a rating of 9 outside the five mile radius. The Cross Plains Volunteer Fire Department has one full-time firefighter and 20 volunteers firefighters. We have one fire station located at Cross Plains Municipal Building at 7622 Highway 25 East. This station contains living quarters with a full kitchen and bathroom. There can be up to 5 firefighters stay overnight. The Fire Department responds inside the city and outside with mutual aid agreements. We currently have 4 pumpers with a pumping capacity of 1500 gallons per minute and 1,000 gallon tanks and one mini-pumper rescue truck with a pumping capacity of 150 gallons per minute and a 250-gallon tank. Currently, we have applied for a state grant to build a satellite station in the Owens Chapel community. The station will house 1 pumper and 1 tanker. This application has met with approval from the Robertson County Commission.

### **Police Department**

Cross Plains Police Department is staffed by 3 certified and one active reserve officers. There are four cruisers currently in service in the department. The Dispatch function for Police and Fire is done through Robertson County 911.

### **Ambulance**

Robertson County provides ambulance service as well as emergency rescue and extraction to Cross Plains as well as other cities in the County. This service supplemented in Cross Plains by a First Responders Unit based at the city fire department.

### **Water**

The City of Cross Plains does not provide any water service; the White House Utility District services the entire area.

### **Electrical**

The City of Cross Plains does not provide any electrical service; the area is serviced by Cumberland Electric Membership Corporation.

## **Gas**

The City of Cross Plains does not provide any natural gas service; Springfield Utilities services the area where natural gas is available.

## **Library**

Cross Plains Historical Society is currently restoring an older home that is conveniently located in the center of town. It will house archives of the city and surrounding community and will include a public library. Opening is scheduled for fall of 2000.

## **Parks and Recreation**

The City of Cross Plains maintains 2 parks. One is located at the municipal building that contains playground equipment and basketball court. The other park is located below city hall and contains 2 baseball/softball diamonds, picnic shelter and concessions stand. Bathrooms are wheelchair accessible. The City of Cross Plains has an active Parks and Recreation Committee which consist of 8 members. The Parks and Recreation Committee has been successful in past years on making several improvements including receiving grant funds from the State of Tennessee. The City of Cross Plains is currently trying to acquire land inside the city limits to build a new municipal park that will include ballfields, practice fields, walking trails and soccer fields.

## **Solid Waste Collection**

The City of Cross Plains does not provide Solid Waste Collection at this time. Each individual homeowner is responsible for contracting with private services to remove the trash generated at their property. However, a trash convenience center is located on Cross Plains municipal property and is maintained by Robertson County. Dumping is free to county residents.

## **Roads and Streets**

There are currently 49 miles of roads and streets inside the City of Cross Plains. Nine (9) miles are maintained by TDOT and the remaining forty (40) miles are maintained by the city. All of the streets maintained by the City of Cross Plains are two lane roads. The Street Maintenance Budget is \$40,000. There is one dump truck and one tractor for mowing purposes.

### **Street Lighting**

The City of Cross Plains provides street lights in neighborhoods inside the city. There are approximately 400 street lights inside the City of Cross Plains and the city pays an average of \$3.00 per street light.

### **Land Use Controls and Municipal Codes**

Cross Plains through its Municipal Planning Commission and Building Inspector enforces a Municipal Zoning Ordinance and Subdivision Regulations. In addition, the city contracts with State of Tennessee Municipal Codes for Zoning and with C E Designers of Monterey TN. Presently the city enforces the latest edition of the Standard Building Code of the Southern Building Code Congress.

## Cross Plains, Tennessee

### Major Roads in Proposed Urban Growth

Highway 25 to Woodrow Wilson Road	1.5 miles
Ruby Keith Road	1.5 miles
Cross Plains Road	1.8 miles
Rippy Road to Greenwood Road	0.8 miles
Yates Cave Road	1.1 miles
Greenwood Road	0.5 miles
Friendship Road	1.1 miles
Campbell Road	1.0 miles
Cedar Grove Road	3.2 miles
Cedar Grove Road to Guthrie Road to Highway 31 W.	0.8 miles

\*all figures are to nearest 10th of a mile

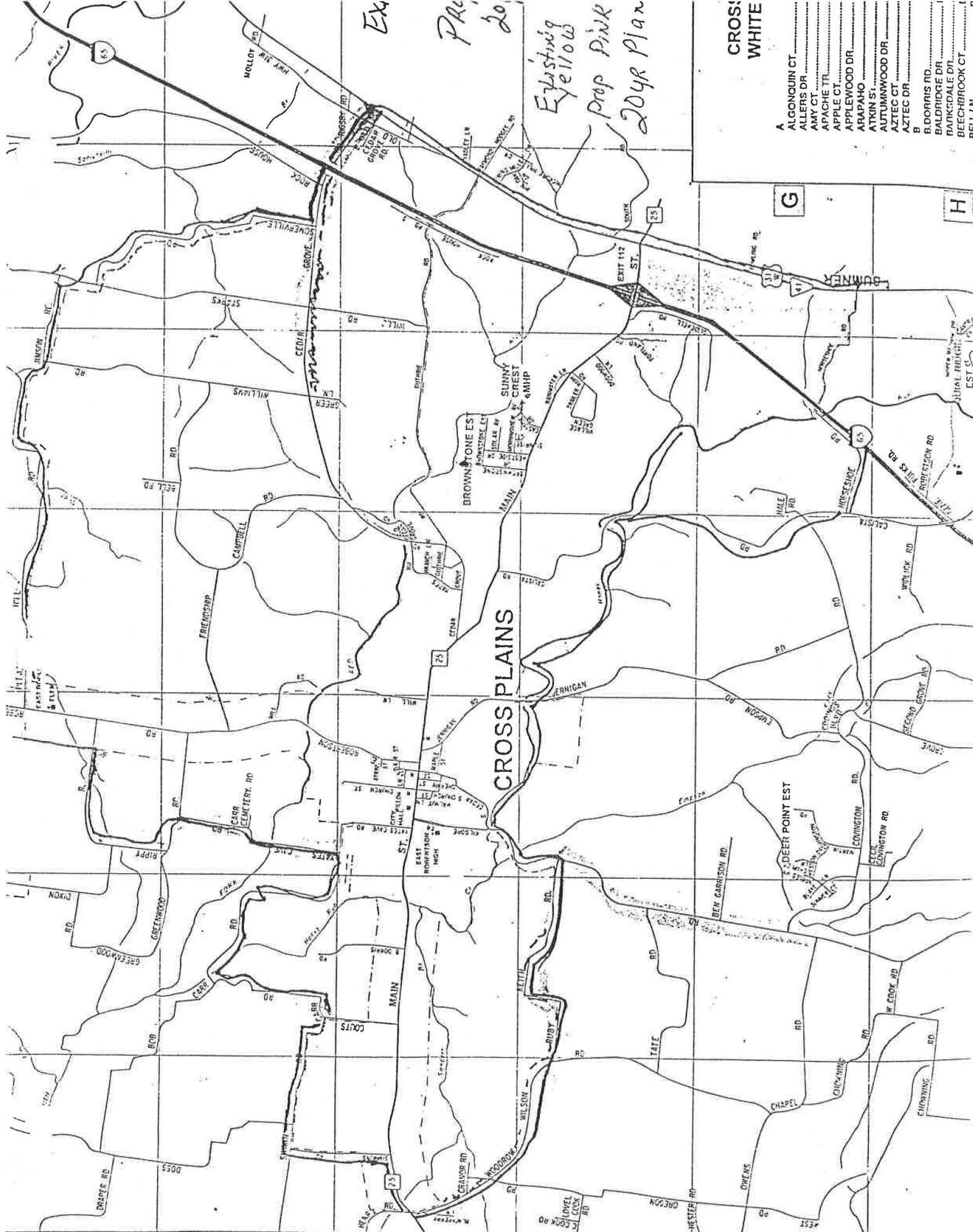
HELPFUL FACTS FOR GROWTH MANAGEMENT PLANNING

- 1) Size of existing city (incorporated area) in acres or square miles: 10.3 sq. mile
- 2) Size of city 20 years ago: 6.4 sq. mile
- 3) Size of proposed Urban Growth area: 5.2 sq. mile
- 4) Present distance between reporting city and adjoining cities: bordering Orinda and White House TN
- 5) Distance between cities 20 years ago: 1 and 3 miles
- 6) Present zoning of proposed Urban Growth areas: Residential and Agriculture
- 7) Zoning necessary/desired for proposed Urban Growth area: remain the same
- 8) Existing/proposed acreage by zoning classification:

Zoning Classification (Present/2010)	Existing Acreage	Additional Acreage Proposed (2010)
Agriculture	4892	1630
Residential	1700	400
Commercial	220	140
Industrial	130	75
Institutional (parks, schools, etc.)	92	45
Other (Describe)		

- 9) Population: 2000 1850 2010 2700 2020 3950
- 10) Estimated costs of city services:

Service	Provide in 20 Yr Time Frame (Y/N)	Cost	Tax Base
Police	yes		
Fire	yes		
Water	White House Utility District		
Sewer	Proposed White House Utility District		
Solid Waste	no		
Roads	yes		
Electrical	Cumberland Electric Membership Corp		
Gas	Springfield Gas		
Other	Cable TV - Telemedia		



Ex  
 PA  
 20  
 Existing  
 Yellow  
 Prop Pink  
 20yr Plan

**CROSS  
WHITE**

- A ALGONQUIN CT.....
- ALLERS DR.....
- AMY CT.....
- APACHE TR.....
- APPLE CT.....
- APPLEWOOD DR.....
- ARAPAHO.....
- ATKIN ST.....
- AUTUMNWOOD DR.....
- AZTEC CT.....
- B B DORRIS DR.....
- BALDRIDGE DR.....
- BANKSDALE DR.....
- BEECHBROOK CT.....
- BELL LN.....

**CROSS PLAINS**

**DEER POINT EST**

LEVEL  
 COOK  
 COOK  
 RD

# MAJOR ROADS IN PROPOSED URBAN GROWTH

July 25 - Woodnow Wilson Rd. 1.5

Ruby Keith Rd. 1.5

Cross Plains Rd. 1.8

Rippy Rd to Greenwood 0.8

Yates Cave Rd. 1.1

Greenwood Rd. ~~East Rd~~ 0.5

Friendship Rd. 1.1

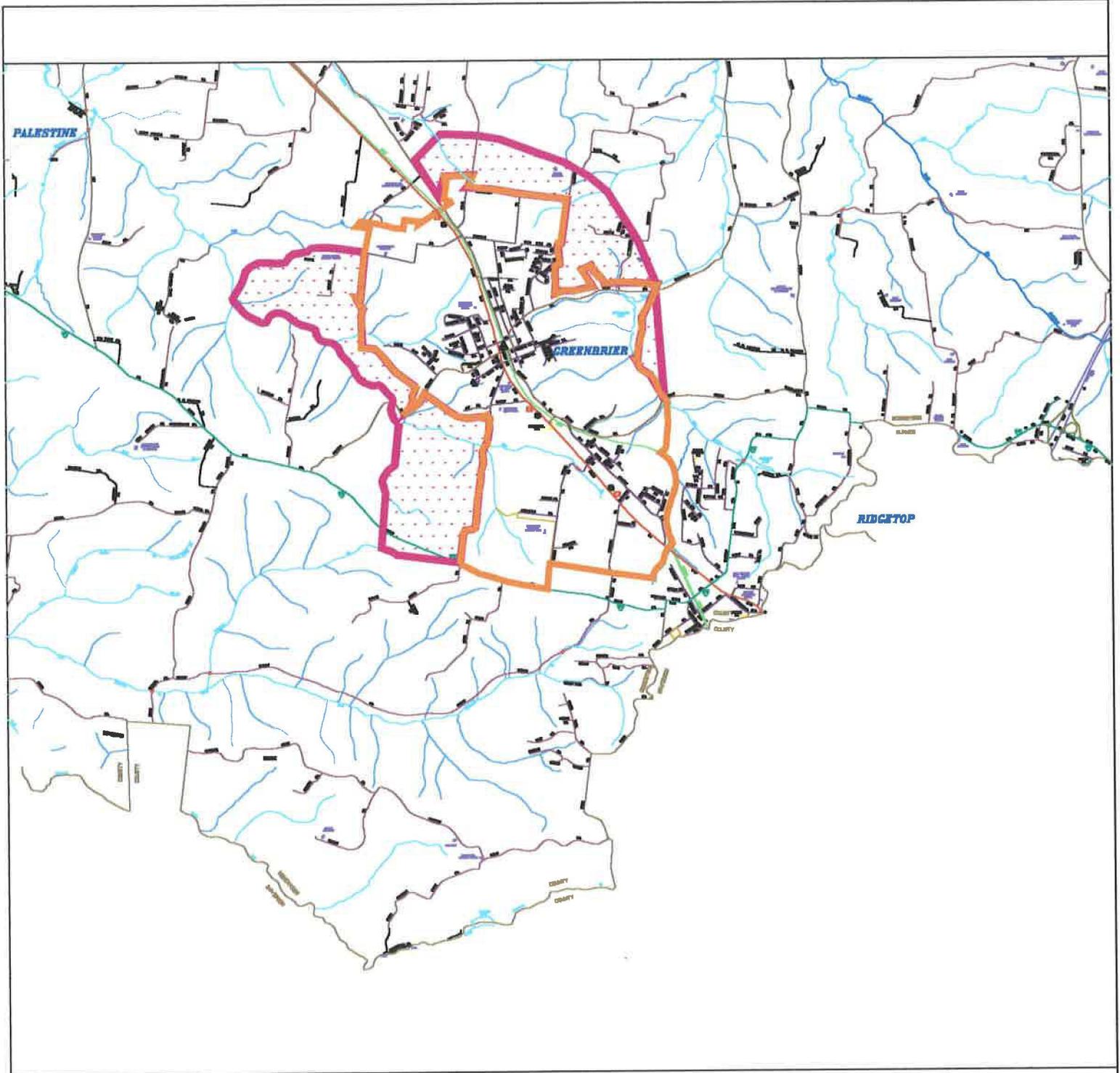
Campbell Rd. 1.0

Cedar Grove Rd. 3.2

Cedar Grove to Guthrie 0.8  
Hwy 31 W

ALL FIGURES ARE TO NEAREST 10<sup>th</sup> OF 1 MILE

# GREENBRIER



**GREENBRIER** (AS OF AUGUST 22, 2000)

# URBAN GROWTH BOUNDARY MAP

<p><b>CITY LIMITS</b></p>		<p><b>CITY LIMITS</b> 6.19 SQ. MILES 3923.20 ACRES</p>
<p><b>URBAN GROWTH BOUNDARY</b></p>		<p><b>URBAN GROWTH AREA</b> 9.11 SQ. MILES 5830.40 ACRES</p>

**THE CITY OF  
SPRINGFIELD**  
**ENGINEERING  
DEPARTMENT**  
DRAWN BY H. GUPTON

*URBAN GROWTH BOUNDARY*

*CITY OF GREENBRIER, TENNESSEE*

PREPARED  
FOR  
THE CITY OF GREENBRIER, TENNESSEE

GREENBRIER CITY COMMISSION  
HONORABLE ANDY W. STOCKLEY, MAYOR

GREENBRIER MUNICIPAL PLANNING COMMISSION  
ANDREW PARKER, CHAIRMAN

PREPARED BY  
THE STATE OF TENNESSEE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
MIDDLE TENNESSEE REGION  
NASHVILLE, TENNESSEE

AUGUST, 1999

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# URBAN GROWTH BOUNDARY REPORT

## GREENBRIER, TENNESSEE

### I. 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 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 costs and the 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 Greenbrier's Urban Growth Boundary.

#### Methodology

This report was prepared using a variety of methods: review and study of previously prepared planning and annexation documents, interviews with local officials, and field interviews. Land uses were inventoried and analyzed using GIS Mapping System from previously gathered information from field surveys. Information on public services and facilities was gathered through a checklist completed by city officials, interviews with city officials, and field checking results. Population projections used to forecast residential growth was developed by the University of Tennessee. The average residential density was calculated by using the number of residential units and the number of acres currently in use as residential property, as determined above. That number (1.88 units per residential acre) is used as the average residential density. Also, the 1998 certified

population of 3,955 was used in conjunction with the number of residential dwelling units (1,532) to determine the average household size (2.58), and in turn to forecast the number of housing units required to accommodate the planned population. Information regarding natural development constraint features was gathered using U.S.G.S. Topographic Maps and Property Tax Maps indicating these areas. 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" 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.
- (2) "Density" is not well defined by Public Chapter 1101, but as it relates to land development, refers to the number of persons, structures, or housing units of a specified area. Highest densities would most often be found in urban areas and lowest densities would be found in rural areas. The Bureau of the Census defines rural density as 1,000 or fewer persons per square mile, which equates roughly to one unit per two acres. Residential densities in the City of Greenbrier range from a low of .91 single family units per developed acre of single-family residential property to a high of 8.7 multi-family units per developed acre in use as multi-family. The gross residential density for Greenbrier is 1.88 units per acre.
- (3) "Improved Vacant Land" means undeveloped property with immediate access to all municipal utility services, including public sewer service.
- (4) "Unimproved Vacant Land" means undeveloped property with access to some or no municipal utility services, but without specific immediate access to public sewer service.

## II. EXISTING MUNICIPAL LAND USE ANALYSIS

### Land Use Inventory

**Land Use Categories** – The total incorporated acreage of Greenbrier is 2,819.3 acres. *Table 1*, shows the breakdown of land use types, including areas with natural constraints for development to be explained later in this section.

**TABLE 1**  
**EXISTING LAND USE BREAKDOWN**

LAND USE CATEGORY	ACREAGE	PERCENT OF TOTAL	
		Developed Land	All Land
Residential	814	58.5	32.4
Commercial/Private Services	63	4.5	2.2
Industrial	58	4.2	2.1
Public/Semi-Public	215	15.4	7.6
Transportation Rights of Way	242	17.4	8.7
<b>Sub-Total Developed</b>	<b>1,392</b>	<b>100.0</b>	<b>49.4</b>
Vacant	1,427		50.6
<b>Total</b>	<b>2,819</b>		<b>100.0</b>
Vacant Land with Physical Restrictions	927		65
Useable Vacant Land	500		35

Commercial uses comprise retail and service uses. Industrial contains manufacturing, fabricating, and warehousing operations. Public/semi-public includes all municipal buildings and uses, churches and cemeteries, and schools. The transportation category includes street rights-of-way, railroads, and the airport. The vacant land category can be further divided into improved or unimproved, as defined in the previous section. *Illustration 1*, depicts existing land uses on a parcel level.

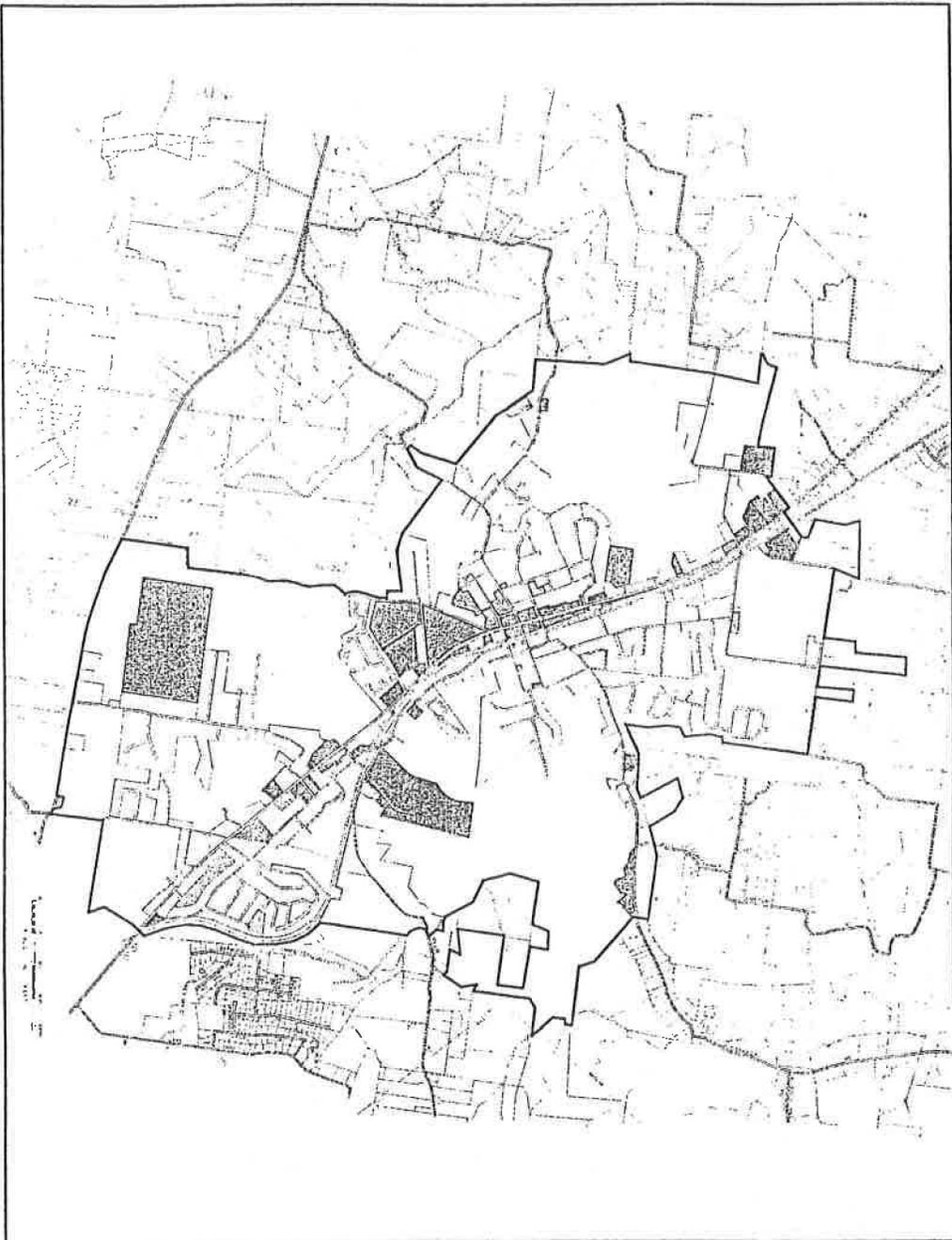
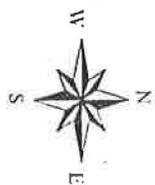
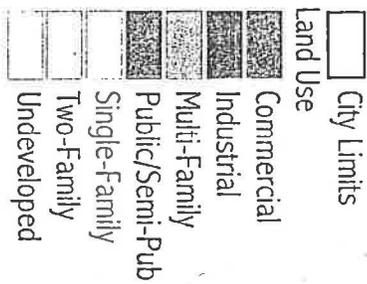
**Physical Constraints** – Development within the corporate limits of Greenbrier is affected by a variety of development constraints, including excessive slope, a large number of natural gas transmission lines and a large city owned lake that was formally used as the city water supply. One or more of these conditions affects a total of over 900 acres out of Greenbrier's total 2,819 acres. Development of these areas is completely prohibited or requires development at reduced densities from those allowed in other sections of the city. There are no areas that FEMA has classified as a floodplain, but there is a very large lake in the northern section of the city. The "slope" designation is for areas exceeding 20% slope, located primarily along the Carr Creek Basin. While development is not precluded, in these areas it will be of a much lesser density than in other areas of the city, if it occurs at all. Much of this area with development constraints will not be considered for development at any level while other areas must be considered for development at considerably reduced densities. *Illustration 2*, shows the locations and types of constraints within Greenbrier.

**Vacant Land Development Potential Within the Corporate Boundary**

Approximately 50.6 percent of the City of Greenbrier is presently vacant. There are approximately 1427 vacant acres within the city. Of this, approximately 927 acres can be classified as having the physical constraints present as noted earlier. Of the 500 acres available, all types of almost all the areas can be served by existing public infrastructure with limited improvements.

# GREENBRIER, TENNESSEE

## LAND USE





-  Water Body Easment
-  Steep Slopes
-  Gas Line Easment

# DEVELOPMENT CONSTRAINTS GREENBRIER, TENNESSEE



By subtracting out existing developed areas, and after deducting public and semi-public areas and other lands already committed to specific uses, approximately 500 vacant acres remain for future development. Approximately 292.5 or 58.5 percent of these useable vacant acres should be considered as future residential. Existing land use indicates that only 8.7 percent of the useable vacant land will be developed as commercial or industrial property, but recent development trends indicate that much of the future commercial land will come from redevelopment of existing residential areas along Highway 41, the city's main arterial. Therefore, additional residential acres will be needed to replace the areas being redeveloped. These figures are only general estimates of future growth patterns based on the established patterns of development during the last seven (7) years.

### III. EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

#### Utilities

**Water Service Area** – Greenbrier's water system serves the entire city with water and has additional 125 customers that are located outside the city limits. The weak part of the city's water system is that it purchases its water from the City of Springfield and is dependent on their treatment and pumping capacity to expand their system. Presently Greenbrier has a capacity to pump a little over one million gallons a day to serve the city's needs. Springfield recently completed an expansion of their treatment plant and the city will be in negotiations within the next two (2) years on a new water contract for additional capacity. **Illustration 3**, shows the present water lines and sizes of the Greenbrier system.

**Sewer Service Area** - Presently 1,505 of the city's 1,555 water customers are served by the public sewer system. Those not on the sewer system are located either in isolated areas of the city or within newly annexed areas that will be provided sewer in the near future. Rapid growth over the past five (5) years has pushed the wastewater treatment plant to over seventy (70) percent of the plant capacity. The approximately 120 new homes constructed each of the last five (5) years has pushed the average daily flow during dry periods to 320,000 gallons a day and to near capacity during wet periods of the year. A project to double the size of the present waste water treatment plant has completed the design phase and is scheduled to begin construction in fiscal year 1999-2000. Upon completion, the system will be able to handle the areas of the city presently not served as well as additional residential and commercial growth that the city is experiencing. **Illustration 4**, shows the existing sanitary sewer lines in the Greenbrier system.

**Natural Gas and Electricity** - The Nashville Gas Company serves all major developed areas of the city with natural gas. The Cumberland Electric Membership Corporation supplies electric power to the city as well as the remainder of Robertson County, except for the City of Springfield.

Map of Chicago  
 showing the  
 street layout



GRAPHIC SCALE



LEGEND

- MAIN STREET
- - - ALLEY
- PARKWAY
- RAILROAD
- PARK
- PUBLIC BUILDING
- CHURCH
- SCHOOL
- CEMETERY

**W. B. B.**  
 W. B. B. & C. O.  
 ARCHITECTS  
 111 N. WABASH ST.  
 CHICAGO, ILL.



## Emergency Services

**Police Department** – Greenbrier's Police Department consists of nine (9) full time officers and one part time with each officer having his own cruiser. All dispatching is handled through the Robertson County E-911. Greenbrier presently exceeds the minimum number of officers for a city with a population of fewer than 30,000 using the International Association of Policemen recommendation of 2.1 officers for each 1,000 in population.

**Fire Department** – Presently the Greenbrier Fire Department consists of one full time fire fighter and twenty-five (25) volunteers that man the one firehouse with four (4) fire fighting units on a twenty-four hour basis. The city currently has a Class 7, ISO rating and presently working to improve this rating. Greenbrier is considering participating in a county wide fire system by serving the area surrounding Greenbrier and Ridgetop by a contract with Robertson County.

**Ambulance** - Robertson County provides ambulance service as well as emergency rescue and extraction to Greenbrier as well as all other cities in the County. This service supplemented in Greenbrier by a First Responder Unit based at the city fire department.

## Solid Waste Management

Greenbrier's has city wide solid waste collection system that is contracted out to a private hauler and each customer is billed a \$12.00 a month sanitation fee on their utility bill. New customers can be added by signing up for the service at City Hall.

## Roads and Streets

Greenbrier currently maintains 38.5 miles of local streets, while TDOT maintains 5 miles of State and Federal roads within the corporate limits. The Greenbrier projects that the roadway surface of city streets will have a ten (10) year life. The street maintenance budget last fiscal year was approximately \$270,000.

## Parks and Recreation

At the present time, Greenbrier maintains three (3) parks totaling six (6) acres, but the city has recently completed purchase of a new seventy (70) acre tract for a new park. Plans for the new park and ways to better utilize the city owned Greenbrier Lake are presently being developed by the city's first Park Board. Previously city residents depended on the use of Robertson County School Board property for all forms of active recreational uses.

## Land Use Controls and Municipal Codes

Greenbrier through its Municipal Planning Commission and Building Inspector enforces a Municipal Zoning Ordinance and Subdivision Regulations. In addition, the city contracts with Hart-Freeland-Roberts Engineers to assist in the review and development of new development proposals. Presently the city enforces the latest edition of the Standard Building Code of the Southern Building Code Congress.

## Unimproved Vacant Land Service Provision

Much of the area not served by sewer is located in areas that were annexed into the city in the last five (5) years. The city has implemented plans to serve these areas, but many of the dwellings in these area may choose not to connect to sewer since the septic tanks serving these homes are less than five (5) years old. All undeveloped areas of the city with the exception of a few isolated areas can be served by existing water and sewer lines or by projects that are presently under construction. Although, it is the goal of the city to serve every area of the city with public sewer there will always be isolated areas that are not feasible to serve until land use changes occur.

## Existing Municipal Land Use/Existing Municipal Public Service Findings

Based on the analysis provided thus far, it appears that approximately 500 vacant acres within the corporate limits are available for immediate development, with either in place or with minimal extensions. These properties can potentially accommodate 550 housing units, or 1419 people, based on the present over-all city residential density and average developed lot size. With these areas fully developed this will be adequate to accommodate approximately 65 percent of the planned population increase for Greenbrier, as forecasted by the University of Tennessee.

Additional vacant land will be needed by the City of Greenbrier to accommodate the additional residential and commercial growth that will occur by the Year 2020. The area required for growth could exceed the projected Urban Growth Boundary should the rapid growth experienced in the last seven (7) years continue.

## IV. PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

### Projected 20-Year Population Growth and Residential Land Needs

The projected population for the City of Greenbrier as provided by the University of Tennessee Center for Business and Economic Research indicates that the population will increase 2,168 persons from the present certified count by the Year 2020. These projections along with the percentage change for each five (5) year period are shown on Table 2. These projections indicate that the population will more than double by the Year 2020, from the 1990 census. The city's present population was established by a "Special Census" performed by the U.S. Bureau of Census.

TABLE 2

POPULATION ESTIMATES AND PROJECTIONS 1995-2020

Year	Population	Net Increase	Percent Increase
1990	2,873		
Present	3,955	1,122	39.1 %
2000	4,128	173	4.4 %
2005	4,581	453	11 %
2010	5,063	482	10.5 %
2015	5,576	513	10.1 %
2020	6,123	547	9.8 %

The 2020 projected population is a 2,168-person increase over the 1998 certified population of 3,955. Using the average household size of 2.6 persons per-household as calculated in this report, a total of 833 new housing units will be required. Using the average residential density of 1.8 units per acre, 833 new housing units should require approximately 463 acres of land for residential lots only. An additional 432 acres will also be needed for commercial, industrial, public/semi public and rights-of-way to support the increased population. However if growth rate shown between 1990, and the present continues the projected increase for the Year 2020 will more than double the University of Tennessee projections which will increase the need for additional acres.

### **Projected Economic/Business Growth and Commercial Land Needs**

Projections of economic and business growth, especially when used to determine land use needs must be based on assumptions. The first assumption is that there is a correlation between the population of a community and the need for a specific amount of commercial/retail/services land acreage to serve that population. A second necessary assumption in Greenbrier's case is that Highway 41, will continue to generate commercial and retail growth unrelated to Greenbrier's population base. Together, these assumptions will lend guidance to the amount of land needed to serve the local population, albeit with specific locations undetermined, and the location of land where retail services are already established to serve commuter traffic. To determine local population needs for commercial property, a constant must be obtained. In 1999, Greenbrier had approximately 63 acres in use for commercial purposes. The most recent certified population of Greenbrier (1998) is 3,955, which produces a constant of .016 acre per capita. Based on this information, and using the UT population figure for 2020, Greenbrier will require a total of 116 acres of commercial property, or an increase of 35 acres over the current amount of land used for these purposes. All property fronting Highway 41, is presently located within an existing municipality thus providing no new commercial land to expand into. If present trends continue, much of this additional acreage will come from existing residential development fronting on Highway 41.

The Highway 257, area is being considered for potential commercial development, but the city sewer is presently not extended to this area. The first phase of a project to extend sewer service to this area is underway, but it is not expected to reach this area for a couple of years.

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

Although, Robertson County has long been considered the only remaining agricultural county in the Nashville MSA, the Greenbrier area of Robertson County has not been a farming community for over forty (40) years. What farmland does remain is being used only as pasture land or hay fields. The fate of this remaining agricultural land seems to be the development of low-density residential development no matter whether the property is located within the city or in Robertson County. Greenbrier's purchase of a seventy (70) acre tract near the center of the city will keep a portion of the city open. Greenbrier encourages the preservation of its agricultural areas within the corporate limits by establishing an Agricultural Zoning District that requires a minimum of two (2) acres per dwelling unit. This will only serve as a temporary measure since developers continue to request rezoning and are willing to extend utilities to develop these areas.

### Projected Land Needs Outside Corporate Boundary

It is apparent that in addition to the existing vacant land presently within the corporate limits additional acreage will be needed to accommodate the proposed residential and business growth projected by the University of Tennessee. The population projections do not reflect the thirty-nine (39) percent that the city grew from 1990 to 1997, and the fact that the city has issued permits for more single family dwellings units since the "Special Census " was taken than the population is projected to grow by 2000. Continued growth at this rate will require double the amount of acreage needed to accommodate future growth. It is beyond the city's control to forecast which properties will be developed and the timing of such development. While vacant land may exist within the city, this property may not be available for development due to private ownership desiring to keep the property as open space. Additional land beyond the mathematical needs shown by the projections is needed to enable the city to react to market needs.

### Projected Public Service Capability Outside Corporate Boundary

**Water** - Greenbrier provides water service to the existing city limits and a small portion of the proposed Urban Growth Boundary. The remaining portions of the growth area are served by the City of Springfield to the west and by the White House Utility District to the north and east. If these areas are annexed the city will have to acquire these lines from the existing water provider. All major lines in the entire Urban Growth Boundary are six (6) inch or larger and have adequate pressure and flow to provide fire protection. Engineering estimates by the city indicate that it would need to make \$450,000 in changes and improvements to the current system to add these lines to the city's system.

**Sewer** -The expansion of the city's waste water treatment plant makes it possible for Greenbrier to have the capacity to provide service for a population of at least 8,000 persons and a commercial area twice its present size. Providing sewer to the Urban Growth Boundary is projected to cost \$1,162,600 to provide sewer trunk lines to the growth area. Since the entire growth area has only scattered development it is assumed that future developers will install service lines to the areas that they are developing.

**Police** - Greenbrier will need to employ a minimum of three (3) additional police officers in order to meet the recommendations of the International Association of Policemen. Proposed cost is \$45,000 per year per policeman, for a total annual cost of \$180,000, including vehicles and equipment.

**Fire** - The current fire service area, covered by the Greenbrier Fire Department includes all areas of the proposed Growth Boundary and additional areas proposed as part of Springfield and Ridgetops Growth Boundary. All properties within the service area will not receive the cities ISO rating of 7, unless additional fire stations, fire fighting equipment and manpower are provided. Greenbrier will need to hire three (3) additional fire fighters and purchase one additional engine to provide the same level of service that now exists in the city. No additional fire stations are needed, unless the city pursues a better ISO rating.

**Solid Waste Collection** – The city contract for the collection of solid waste allows for additional customers and areas to be added at the present rate.

**Roads and Streets** – The city will provide routine maintenance on all streets within its corporate limits in accordance with current maintenance policies. At the present time, there are only 1.9 miles of road in the Urban Growth Area that are locally maintained and would be the responsibility of the city to maintain if brought into the city. Presently, the city budgets \$80,000 a year for road resurfacing and does not foresee having to significantly increase this expenditure to serve the area.

**Parks and Recreation** – The city has already developed, or has plans to develop, approximately 70 acres of additional parks and open spaces. This acreage is at the low end of the recommended range of municipal park acreage for Greenbrier's population, as predicted by the University of Tennessee. The city should consider development of additional parks in southern portion of the city as the Highway 257 area develops.

## V. DESCRIPTION OF URBAN GROWTH BOUNDARY

Based on the land use analysis presented in the first section of this report, Greenbrier has within its corporate limits land sufficient to meet over half of the projected population growth as published by the University of Tennessee. This includes lands to provide much of the associated commercial and service uses associated with residential growth. Therefore, based on a strict land use needs assessment, Greenbrier will require an additional three hundred (300) acres to satisfy the projected residential growth. However, these projections do not consider the increased growth that has occurred since the Highway 41, was widened in 1990. The growth that the city has experienced in the 90's around forty (40) percent exceeds any projections made for the city. The opening of the new highway has also increased the demand for additional commercial sites located along this busy arterial. Much of the land presently being used for commercial is some of the older residential areas located in the southeast portion of the city. These two (2) factors make forecasting future acreage needs speculative at best. Much of the proposed growth area is within the drainage basin of the Greenbrier Sewer System and can be served more easily by Greenbrier than any other system in the county. Although, Greenbrier does not control the water in much of the area, they have a long history of working with the other providers in provision of service to the area.

A map of the proposed Urban Growth Boundary is shown as *Illustration 5*. The Urban Growth Boundary was drawn based on area topography, potential for future development and a study of the areas that the city could reasonably expect to provide urban services to. This area consists of 1,321 acres located largely within the Carr Creek drainage basin. When possible natural features or parcels lines were followed when possible in developing the boundary, but portions follow an existing road maintaining a set distance off said road. At the present time there are no areas of development concentration located in the growth area in need of additional services. Only scattered residential, agricultural and commercial uses presently exist in the area. Much of the growth area is considered prime for residential growth with a small portion for commercial and industrial. Although much of the area is considered prime for development, several areas do have excessive slopes and the same gas transmission lines that affect a large portion of the existing city limits.

# GREENBRIER, TENNESSEE

URBAN GROWTH MAP

Urban Growth Area



The Urban Growth Area can be separated into four distinct areas located along the three (3) sides of the city that will allow the city to grow. Logan Road is the center of an area to the north of the city that is the last buffer between Greenbrier and the Springfield Urban Growth Area. Carr Creek provides the south boundary to an area that follows this creek to the Lights Chapel Road area to the north. In the southern portion of the city, Highway 257 and Dorris Road provide the boundaries of an area with future potential but the highest cost in providing services. The final area is located off Distillery Road and adjacent to two of the larger recent residential developments. The location of this property provides immediate access to all city infrastructures. The completion of the Highway 41, widening project has doomed much of the existing residential development along this corridor to be redeveloped as commercial to serve an increasing traffic volume accessing I-65 and Nashville. Residents losing homes to commercialization tend to remain in the Greenbrier area and additional residential areas will be needed to replace those lost. Recent land use trends indicate that new residential developments exceed the older areas in lot size and the amount of area dedicated to street right-of-ways.

Greenbrier proposes an Urban Growth Boundary a little over twice the size that will be needed for the future population increases and an increased commercial base. It is not possible to project or control what property will be available for development due to private ownership of property and an ever-changing market. An area larger than is needed must be provided to allow Greenbrier the ability to control growth along its boundaries by ensuring that adequate utilities are provided in the proposed Urban Growth Boundary. Although current zoning standards allow for High-Density Residential developments (8.7 units per acre), a large portion of the existing development will be single family developments at a maximum of four (4) units per acre. Greenbrier does not anticipate that the urban growth boundary will become part of the city, but it must be in a position to incorporate areas that will develop.

"Greenbrier Long Range Growth and Planning Committee"

(Minutes for August 17, 1999 meeting)

The meeting was called to order by Lynn Burge. In attendance were Committee Members Andy Parker, Jack Woodard, Sonny Jones, Sherry Perry, Bill Vernich, and the Principle Planner with the State of Tennessee, Bob Hoge. Also in attendance were citizens. This was the 2<sup>nd</sup> public hearing and the final reading for the Urban Growth Boundaries. Lynn Burge explained the purpose of the committee at this public hearing. The purpose being a mandatory plan to project our growth for the city of Greenbrier. The citizens asked about the purpose of the long-range growth planning and boundary lines. Lynn Burge and Bob Hoge explained that it was mandatory for all cities in Tennessee to complete and the guidelines set forth. It was also explained that annexation could not take place outside of these boundaries for three years. Then this process of reestablishing a new growth area would have to be done. It was also explained that if the city failed to provide services according to the annexation procedures and time line then those citizens in that annexation area could ask to be de-annexed. The county map and the growth areas for all cities are available to view at Springfield City Hall. If all the cities in the county don't agree on each other's growth areas then an administration judge will be assigned by the state to settle the dispute. Bob Hoge handed out a Urban Growth report based on the information that was obtained from the Mayor and Dept. Heads. Andy Parker made a motion to approve the second and final reading to pass it on to the Robertson County Coordinating Committee. Jack Woodard seconded the motion. All committee members present passed it unanimously. Andy Parker made a motion to adjourn. Sonny Jones seconded it. The meeting was adjourned at 7:35.

By Lucinda Richards

"Greenbrier Long Range Growth and Planning Committee"  
(Minutes for June 29, 1999 meeting)

The meeting was called to order by Lynn Burge. In attendance were Committee Members Andy Parker, Jack Woodard, Sonny Jones, Rodney Pinson, Bill Vernich, and the Principle Planner with the State of Tennessee, Bob Hoge. Also in attendance were citizens, James Ford, Joe Durham, Debbie Henderson a county representative, who was visiting from a neighboring county and alderman Doug Stubblefield. Lynn Burge explained the purpose of the committee at this public hearing. The purpose being a mandatory plan to project our growth for the city of Greenbrier. The citizens asked about boundary lines and revenue sources. It was explained to them that boundary lines followed roads, creeks and topography lines for areas that could be serviced by the city of Greenbrier. The source of revenue for water and sewer are self-sufficient and those property taxes would support the other services. It was also explained that annexation could not take place outside of these boundaries for three years. Then this process of reestablishing a new growth area would have to be done. It was also explained that if the city failed to provide services according to the annexation procedures and time line then those citizens in that annexation area could ask to be de-annexed. The county map and the growth areas for all cities are available to view at Springfield City Hall. If all the cities in the county don't agree on each other's growth areas then an administration judge will be assigned by the state to settle the dispute. It was decided to have the second public hearing on the third Tuesday in August. Andy Parker made a motion to adjourn. Jack Woodard seconded it. The meeting was adjourned at 7:40

By Lucinda Richards

"Greenbrier Long Range Growth and Planning Committee"  
(Minutes for May 18, 1999 meeting)

The meeting was called to order by Lynn Burge. In attendance were Committee Members Andy Parker, Jack Woodard, Sonny Jones, Rodney Pinson, Bill Vernich, and the Principle Planner with the State of Tennessee, Bob Hoge.

The department heads were present to discuss their needs for the growth area. The chief of Police gave a rough estimate of needing ten new police officers, establish 2 to 3 zones, and have approximately a million dollar budget to support the new growth area.

The chief of the fire department estimated needing one full time employee per shift for a total of three full time employee to support the growth area.

The superintendent was not present. The independent operation was discussed for the sewer in the growth area.

There are three classifications for land urban, residential & commercial, and agriculture & forestry. These classifications are done by the state. These are not controlled by cities.

The projections for police, fire, water and sewer were requested before the next meeting. There was discussion of drafting a notice for the first public hearing for the next meeting. The urban growth boundary report structure was discussed.

The meeting was adjourned at 9:00P.M

By Lucinda Richards

"Greenbrier Long Range Growth and Planning Committee"  
(Minutes for April 20, 1999 Meeting)

The meeting was called to order by Lynn Burge. In attendance were Committee Members Andy Parker, Jack Woodard, Sonny Jones, Rodney Pinson, Bill Vernich, and the Principle Planner with the State of Tennessee, Bob Hoge.

The Questionnaire that the city departments filled out was discussed.

Jack reviewed the needs of the Fire Department in regards to the growth area. The Fire department would need additional daytime help, more volunteers, and additional fire hydrants in the growth area to sufficiently serve the area. Bob Hoge asked jack to project using 50% increase, which would serve approximately 6,000 people or 700 households.

The water department should be projected using the same 50% increase. Need projections from the superintendent for water storage and additional water sources. The city is currently purchasing water from the city of Springfield. Is there a limit to purchase the water and at what cost?

Sewer projections are also needed from the superintendent at the 50% increase.

Sanitation is currently contracted out. What is the impact for the growth area?

The roads and streets should also be projected at 50% of current expenditures.

The advertisement for the Growth Plan Hearing was in the local newspaper.

The remainder of the Questionnaire was reviewed.

The superintendent's attendance to the next meeting was requested for clarification on the water, sewer, and sanitation. Small maps for water and sewer was also discussed. The meeting was adjourned at 8:45P.M

"Greenbrier Long Range Growth and Planning Committee"  
(Minutes for March 16, 1999 Meeting)

The meeting was called to order by Lynn Burge. In attendance were Committee Members Sonny Jones, Andy Parker, Bill Vernich, Rodney Pinson, and the Principle Planner with the State of Tennessee, Bob Hoge.

Discussion on the parameters of the growth areas were reviewed. A topography map was used to determine the useability of the land in the selected growth plan areas.

Bob Hoge informed the group of the progress of other cities. An outline for a Urban Growth Boundary Report was viewed to see the amount of time and money to justifying the selection of growth area. Several things need to be looked at in order to decide if the desired areas are acceptable.

A city data questionnaire was also handed out to assist in the gathering of necessary information.

Input from the engineers is needed to determine what area of town is feasible to service now and in the future. Bob Hoge and Lynn Burge are going to attend the Joint committee meeting on march 29, 1999 to inform the Mayor and Board of alderman the possible cost to city if the areas that have been selected for growth must be justified.

The meeting was adjourned at 9:00pm

"Greenbrier Long Range Growth and Planning Committee"  
(Minutes for Feb. 16, 1999 Meeting)

The meeting was called to order by Lynn Burge. In attendance were Committee Members Andy Parker, Jack Woodard, Sonny Jones, Sherry Perry, and the Principle Planner with the State of Tennessee, Bob Hoge.

Bob Hoge gave the projected growth was 150% of the 1990 census total, which was approximately 7,000 by the year of 2020.

Jack Woodard spoke with the superintendent and established that the potential area for growth to develop services for was a 1,000 feet off Dorris Road, a 1,000 feet off Betts Road to Lights Chapel Road back to the city limits area. The sewer plant is centrally located in this area.

The need for additional fire and police services was also discussed.

The next step in the growth projection is to submit a rough map for the mayor and the boards of aldermen and after their consideration hold a public hearing in regards to the growth projection.

MOTION: to accept the rough preliminary sketches to pass to the mayor and the board of aldermen by Sonny Jones and to develop a preliminary growth plan from the rough sketches.

BY: Andy Parker and the motion was seconded by Sonny Jones

The motion passed unanimously.

Andy Parker moved to adjourned the meeting and Lynn so moved to adjourned the meeting at 8:45P.M

*By Lucinda Richards*

"Greenbrier Long Range Growth and Planning Committee"  
(Minutes for Jan. 19, 1999 Meeting)

The meeting was called to order by Lynn Burge. In attendance was Committee Members Andy Parker, Jack Woodard, Sonny Jones, Sherry Perry, Rodney Pinson, and the Principle Planner with the State of Tennessee, Bob Hoge.

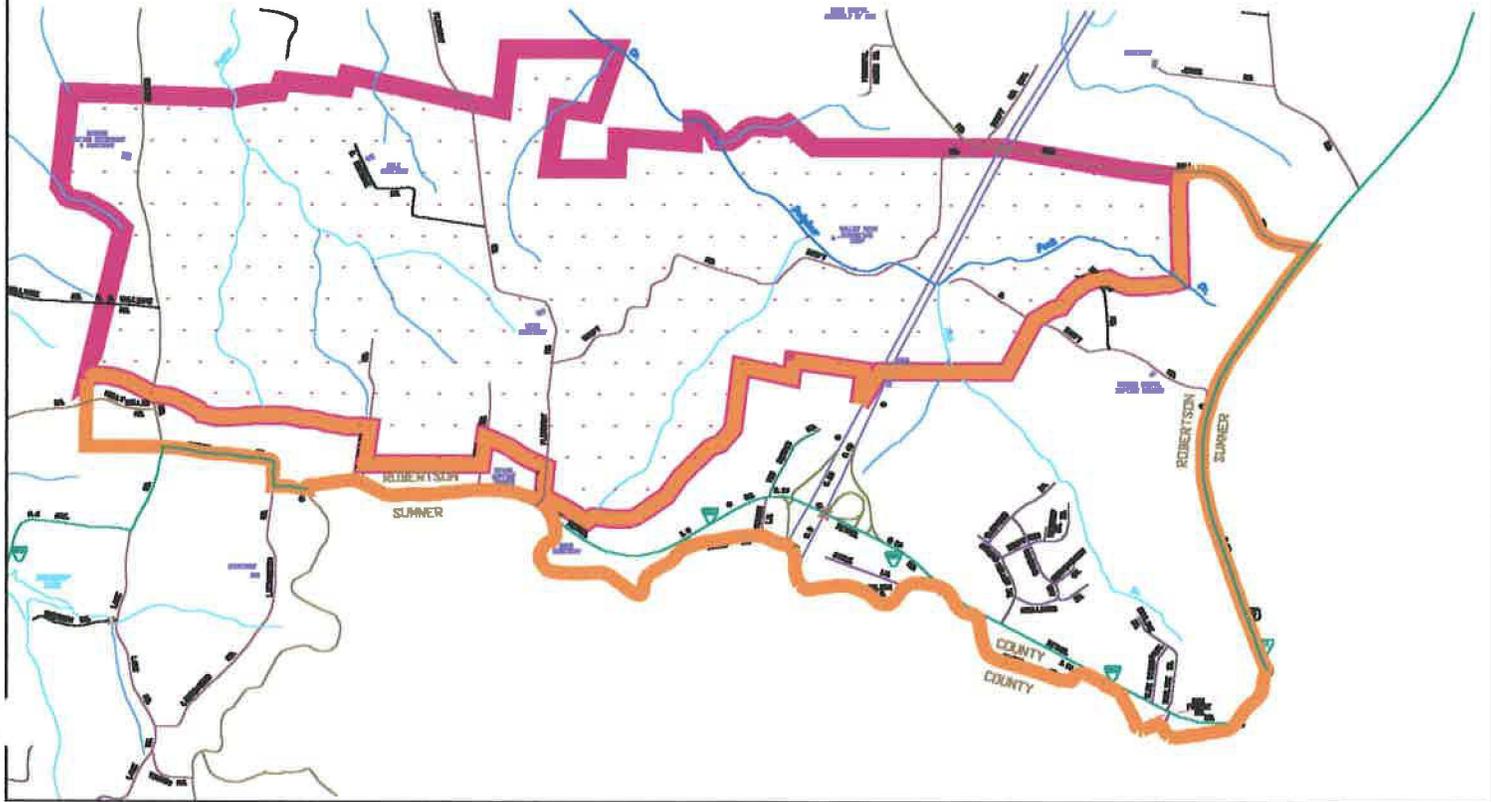
Bob Hoge explained the 20 year growth plan that must be adopted by all forms of government. We must establish the projected plans of annexation and growth that we expect in the next 20 years. A plan of services must accompany the projection of growth. Then it is submitted to the Coordinating Committee at the state level for their consideration. The Coordinating Committee is made up of 20 members from across the county. Each City must accept the surrounding cities projection plan or reject it. If rejected the rejected city must start over. A plan of services must also accompany the 20 year growth plan.

After much discussion the boundaries of the first stage of the projection was established. The meeting progressed to the discussion of the needed services to an area this large. The necessary services that is needed over the 20 year period such as police, fire and water and sewer.

It was established that input from the water and sewer engineers and plant superintendent was needed to narrow the area that can be successfully provided services for by the city of Greenbrier.

The meeting was adjourned at 9:00P.M

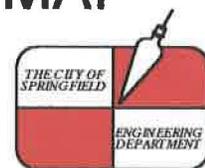
# MILLERSVILLE



# MILLERSVILLE (AS OF AUGUST 22, 2000) URBAN GROWTH BOUNDARY MAP

CITY LIMITS  CITY LIMITS  
7.7 SQ. MILES

URBAN GROWTH BOUNDARY  URBAN GROWTH AREA  
18.20 SQ. MILES



DRAWN BY M. GUPTON

**CITY OF MILLERSVILLE  
MINUTES OF  
PUBLIC HEARING AND REGULAR COMMISSION MEETING**

**TUESDAY, JULY 20, 1999 AT 6:00 P.M.**

Mayor Hall called the meeting to order at 6:05 P.M. with these Board members present: Mayor, Ray Hall; Vice Mayor, Milton Dorris; Commissioners: Robert Mobley, Sheila Jones and Phillip Uldrich. Also present: City Manager, Mike Gorham; City Attorney, Rob Wheeler; and City Recorder, Holly Murphy.

**PUBLIC HEARING:**

**1. CITY'S PROPOSED URBAN GROWTH BOUNDARY IN ROBERTSON AND SUMNER COUNTIES.**

Mayor Hall opened the public hearing for questions and comments regarding the proposed Urban Growth Boundary in Robertson and Sumner Counties. Mr. Gorham posted the map for public viewing and outlined the areas that they've proposed for future anticipated growth. All the cities in each county are working together to form a twenty-year growth plan. The City has reached an agreement with Sumner County, Goodlettsville and White House regarding future annexation, however there is still a conflict with Ridgeway over the Gideon Road area. The current plan shows the road itself as the dividing line between the two cities, which Mr. Gorham and the Board agrees that it doesn't make sense for each city to service each side of the road. They agreed that Millersville is in a much better position to provide service, especially sewer, to that area. Mr. Gorham said he will continue to work with the mayor of Ridgeway and see if they can reach a compromise. Further discussion will be held during the July 22nd work session. Mayor Hall declared the public hearing closed at 6:15 p.m.

**2. PROPOSED BUDGET FOR 1999-2000 FISCAL YEAR.**

Mayor Hall opened the public hearing for questions and comments on the proposed budget for 1999-2000. Tim Parker of Cove Street and a Millersville reserve officer commented on the police department's recent purchase of vehicles, one of them being the City Manager's. He said he didn't feel that the Police Department should have to pay for Mr. Gorham's car when the officers need cars so badly. Tim stated that the officers aren't happy with the situation because they thought they would be getting newer cars, but all they're getting are the former cars driven by the police chief and city manager that have 125,000 and 150,000 miles on them. He said in his opinion some of the cars the officers are driving now are unsafe and worn out.

Mayor Hall advised Mr. Parker that it didn't matter which department paid for the city manager's car because it all comes out of the same fund. The Board did agree that the budget line items should be changed to reflect the \$12,750.00 purchase of Mr. Gorham's car out of the General Government machinery and equipment. The police department budget will be decreased by the same amount.

No other comments were made. Mayor Hall declared the public hearing closed at 6:30 p.m.

The regular meeting was called to order at 6:30 P.M.

**1. INVOCATION AND PLEDGE TO THE FLAG.**

Invocation by Mike Gorham followed by the Pledge to the Flag of the United States led by Mayor Hall.

**2. APPROVAL OF MINUTES FROM JUNE 15th REGULAR MEETING AND JUNE 21st SPECIAL MEETING.**

Motion to approve the minutes from June 15 and June 21 made by Commissioner Uldrich, seconded by Commissioner Mobley. (Vote 5 yea - 0 nay.) Motion carried.

3. APPROVAL OF MINUTES FROM JULY 1st SPECIAL MEETING.

Motion to approve the minutes from July 1 made by Vice Mayor Dorris, seconded by Commissioner Mobley. (Vote 5 yea - 0 nay.) Motion carried.

4. APPROVAL OF JUNE, 1999 FINANCIAL REPORT.

A recommendation was made by Mr. Gorham to table the financial report until the 1998-99 audit is completed and the final entries are made. Motion to table June's financial report made by Vice Mayor Dorris, seconded by Commissioner Uldrich. (Vote 5 yea - 0 nay.) Motion carried.

5. APPROVAL OF NEW CONTRACT BETWEEN THE CITY OF MILLERSVILLE AND LOCAL PLANNING ASSISTANCE OFFICE.

Mr. Gorham indicated that the City's new contract with the Local Planning Office reflects a rate increase of 25 percent. Last year's fee was \$4,400.00 and the new fee for the upcoming year will be \$6,000.00. Mr. Gorham recommended approval of the new contract.

Motion to approve the new contract with the Local Planning Office made by Commissioner Uldrich, seconded by Commissioner Jones. (Vote 5 yea - 0 nay.) Motion carried. Mr. Gorham will increase the line item in the budget by \$1,000 and reduce the reserve account.

6. APPROVAL OF \$50 PER MONTH RAISE FOR BOARD OF COMMISSIONERS.

Motion to table until after the July 22nd work session made by Mayor Hall, seconded by Commissioner Jones. (Vote 4 yea - 1 abstention, with Commissioner Mobley abstaining.) Motion carried.

7. APPROVAL OF CITY ATTORNEY HOURLY RATE INCREASE.

Mr. Gorham advised the Board that Mr. Wheeler's hourly rate has not changed in the three years he has served as the City's attorney. Rob indicated in a letter to Mr. Gorham that the City is his only client still paying the lower rate. He and Rob have discussed changing his hourly fee from \$80.00 to \$100.00 per hour and dropping the retainer of \$250.00. Mr. Gorham said he feels the City is receiving good representation by Mr. Wheeler and recommended the Board's approval of the increase.

Motion to increase Mr. Wheeler's hourly fee to \$100.00 made by Commissioner Uldrich, seconded by Commissioner Mobley. (Vote 5 yea - 0 nay.) Motion carried.

8. APPROVAL OF CITY MANAGER'S SALARY.

Motion to table until after the work session made by Mayor Hall, seconded by Vice Mayor Dorris. (Vote 5 yea - 0 nay.) Motion carried.

Commissioner Mobley commented that the City Manager and Commissioners' salaries are public issues and should be handled during a public meeting. Mayor Hall agreed and indicated that they'll just be discussing the salaries at the work session but the voting will take place during a regular Board meeting.

9. APPROVAL OF CHANGE IN CONTRACT WITH EMPLOYEE BENEFIT SPECIALISTS WITH REGARD TO CODE 457 DEFERRED COMPENSATION SAVINGS PLAN.

Mr. Gorham advised the Board that a new contract is necessary because of a change in the IRS law regarding the 457 Deferred Compensation Plan. The tax deferred savings plan was offered to the employees through Employee Benefits Specialists, the City's health insurance administrator, at no cost to the City. The money paid into the plan is tax exempt and is used to fund a life insurance policy which is held in trust for the employee's estate if something happens to him/her.

Motion to approve the contract made by Commissioner Mobley, seconded by Commissioner Uldrich. (Vote 5 yea - 0 nay.) Motion carried.

10. APPROVAL OF SALARY RANGES AS AMENDED.

Mayor Hall said he still wasn't satisfied with the salary ranges and made a motion to table them until after July 22nd work session. The motion was seconded by Vice Mayor Dorris. (Vote 5 yea - 0 nay.) Motion carried.

11. SECOND READING OF ORDINANCE 99-337, AN ORDINANCE TO ADOPT THE CITY OF MILLERSVILLE'S OPERATING BUDGET FOR 1999-2000.

Motion to table until after July 22nd work session made by Mayor Hall, seconded by Vice Mayor Dorris. (Vote 5 yea - 0 nay.) Motion carried.

Commissioner Uldrich suggested that they get the budget passed as soon as possible after the work session. Commissioner Mobley said he would prefer that they go ahead and approve the budget and address the salary ranges as a separate issue because they have no affect on the bottom line. Mayor Hall said he thinks they should get the salary ranges worked out before approving the budget.

12. FIRST READING OF ORDINANCE 99-338, AN ORDINANCE TO AMEND THE CITY PERSONNEL MANUAL WITH REGARD TO HOLIDAYS AND OVERTIME.

Mr. Gorham reviewed the amendment to allow holiday, vacation and comp time to be considered when calculating overtime pay. Discussion was held on hourly holiday pay. Mr. Gorham indicated that employees are currently paid eight hours holiday pay plus straight time for every hour worked on the holiday. Commissioner Uldrich said he feels employees should be paid time and a half for the hours they actually work on a holiday. Mr. Gorham agreed and said he feels it would be easier to get someone to work on a holiday if they know they would be compensated for it, especially on a day that they would rather spend with their families.

Commissioner Uldrich made a motion to change the holiday pay to time and a half but then rescinded his motion after Mayor Hall suggested that they pass the ordinance on first reading and discuss it further in the work session. No objections were made.

Motion to approve the first reading of Ordinance 99-338 was made by Vice Mayor Dorris, seconded by Commissioner Jones. (Vote 5 yea - 0 nay.) Motion carried. Ordinance 99-338 passes first reading.

13. REPORT OF EMERGENCY PURCHASE OF VEHICLES.

In compliance with the City's purchasing policy, Mr. Gorham provided the Board with a letter explaining the emergency purchase of four vehicles due to limited availability. The report advised of the purchase of two cars with approximately 41,000 miles and a three year/50,000 mile warranty, and two program cars (Chief White's & Mr. Gorham's) with approximately 24,000 miles.

Vice Mayor Dorris inquired about a date for the auction and asked if the proceeds would be used to buy another car. Mr. Gorham said he expects to set a date in the next two or three weeks. He indicated that the proceeds from the sale will go to specific department that owned the equipment.

14. DISCUSSION OF BUDGET WORKSHOP FOR JULY 22nd, 1999.

The Board agreed to schedule the work session at 9:00 A.M. on Thursday, July 22nd.

15. CITIZENS COMMENTS.

Chief White commented on Mr. Parker's statement earlier about the officers being unhappy with the purchase of the cars. He stated that the officers are not unhappy. He said he polled each one individually and they are personally very happy with the situation and the purchase of the lesser mileage reconditioned cars. Chief White indicated that the cars they now have in their fleet are in rather good shape.

Geary Falk inquired about Mrs. Jones' decision on whether to serve as a volunteer fireman or a Commissioner. Mr. Gorham indicated that she chose the Commission seat. According to the legal opinions

submitted by the City Attorney and Mr. Hemsley with MTAS, Commissioner Jones can continue to serve as a volunteer fireman without compensation from the fire department.

16. CITY MANAGER COMMENTS.

Mr. Gorham presented the new city map. The maps were paid for through a company that came in and sold advertising to local businesses. The maps will be distributed free of charge.

17. CITY ATTORNEY'S COMMENTS.

Mr. Wheeler thanked the Board for approving his rate increase and said he looked forward to working with the new Commissioners.

18. COMMISSIONERS' COMMENTS.

Commissioner Mobley commented on several complaints he's received about the plastic bags of grass clippings being left in front of the Quailwood Subdivision. Tony advised Mr. Mobley that they spoke with the individual and advised him not to do it anymore.

Commissioner Mobley also mentioned the complaints he's received about cars and trucks parking in the streets and on the right of ways. Mr. Gorham agreed it was a problem and said he would look into developing some type of parking restrictions. Commissioner Uldrich agreed that it needs to be addressed as soon as possible because it's getting dangerous in some areas. He faxed Rob a copy of an ordinance that Goodlettsville just passed and the Board will discuss adopting a similar ordinance during their work session Thursday.

Commissioner Uldrich thanked Public Works for cutting the grass in Cimmaron Trace. Mr. Gorham indicated that the City has an ordinance in place which allows a fee to be charged if the City has to mow someone's property, but a fee was never established. He said Lee has sent out about 20 letters to property owners but so far they've only had to cut two. The Board will consider a fee and discuss it further at the work session.

Vice Mayor Dorris commented that the City almost lost control of the dumping situation on Woody Lane and the incident at Quailwood could eventually lead to more dumping and even spread throughout the City if they don't stop it now.

19. ADJOURNMENT.

Mayor Hall thanked everyone for coming and called for a motion to adjourn. Motion by Vice Mayor Dorris, seconded by Commissioner Uldrich. (Vote 5 yea - 0 nay.)

Meeting adjourned at 7:30 P.M.

Respectfully submitted,



Holly Murphy  
City Recorder

CITY OF MILLERSVILLE  
MINUTES OF  
PUBLIC HEARING AND REGULAR COMMISSION MEETING

TUESDAY, AUGUST 17, 1999 AT 6:00 P.M.

Mayor Hall called the meeting to order at 6:05 P.M. with these Board members present: Mayor, Ray Hall; Vice Mayor, Milton Dorris; Commissioners: Robert Mobley, Sheila Jones and Phillip Uldrich. Also present: City Manager, Mike Gorham; City Attorney, Rob Wheeler; and City Recorder, Holly Murphy.

PUBLIC HEARING:

1. MILLERSVILLE PROPOSED URBAN GROWTH BOUNDARY, ROBERTSON AND SUMNER COUNTIES.

Mayor Hall opened the public hearing for questions and comments regarding the City's proposed Urban Growth Boundaries. Mr. Gorham reviewed and discussed the map with the Board. No public comments were made. Mayor Hall declared the public hearing closed at 6:20 p.m.

REGULAR COMMISSION MEETING

1. The regular meeting was called to order at 6:32 P.M.

2. INVOCATION AND PLEDGE TO THE FLAG.

Invocation by Mike Gorham followed by the Pledge to the Flag of the United States led by Mayor Hall.

3. APPROVAL OF MINUTES FROM JULY 20th REGULAR MEETING AND JULY 22nd SPECIAL MEETING.

Motion to approve the minutes made by Commissioner Uldrich, seconded by Commissioner Mobley. (Vote 5 yea - 0 nay.) Motion carried.

4. DISCUSSION OF MINUTES FROM DEPARTMENT HEAD MEETINGS BEING ADOPTED IN AUDIO FORM.

Mr. Gorham indicated to the Board that the minutes from the department head meetings would be very difficult to transcribe because they basically consist of informal discussions. Since no action is taken, he recommended that they adopt the audio tape as the official record of the monthly department head meetings. City Attorney Rob Wheeler advised that there is no requirement for written minutes of an informal meeting where no action is taken. Mayor Hall indicated that, if necessary, a special meeting could be held immediately following the adjournment of the department head meeting for any city business that requires action by the Board.

Commissioner Mobley indicated that he didn't object to using the audio tape as long as the tapes could be copied or heard using any tape recorder. The City Recorder advised the Board that the tape recorder used for the meetings has the capacity to record on a standard cassette. The tape recorder is modified to extend the length of the tapes in order to conserve on tapes and storage, which is why she tapes the meetings using the 'extended play' mode.

Commissioner Mobley made a motion to approve the audio tape of the department head meetings under the provision that it can be heard on any standard cassette player. The motion was seconded by Commissioner Uldrich. (Vote 5 yea - 0 nay.) Motion carried.

5. APPROVAL OF SALARY RANGES.

Motion to approve the salary ranges made by Commissioner Uldrich, seconded by Commissioner Jones. (Vote 5 yea - 0 nay.) Motion carried.

6. APPROVAL OF CITY MANAGER'S SALARY FOR FISCAL YEAR 1999-2000 AT \$44,000.  
 Motion to approve the City Manager's salary increase made by Vice Mayor Dorris, seconded by Commissioner Jones. (Vote 5 yea - 0 nay.) Motion carried.
7. APPROVAL OF BOARD OF COMMISSIONERS SALARY FOR FISCAL YEAR 1999-2000 AT \$400 FOR COMMISSIONERS AND \$450 FOR THE MAYOR.  
 Motion made by Commissioner Jones. No second was made. Motion failed due to the lack of a second.
8. SECOND READING OF ORDINANCE 97-302, REZONING OF SUMNER COUNTY MAP 118, PARCEL 130 TO RESIDENTIAL 5. (Bobby Henson property).  
 Motion made by Commissioner Mobley to suspend the rules and allow discussion prior to a motion, seconded by Commissioner Uldrich. (Vote 5 yea - 0 nay.)  
 Mr. Gorham indicated that he and Mr. Wheeler met with the Local Planning Office along with Clayton Homes and their attorney regarding the zoning change never being completed on Mr. Henson's property. The Local Planning Office recommended that the Board table the zoning change at this time pending the results of the traffic study currently being conducted by T.D.O.T.  
 Based on that recommendation Commissioner Mobley made a motion to table the second reading of Ordinance 97-302, seconded by Vice Mayor Dorris. (Vote 5 yea - 0 nay.) Motion carried. Second Reading of Ordinance 97-302 tabled.
9. SECOND READING OF ORDINANCE 99-337, BUDGET FOR 1999-2000 AND ADOPTION OF PROPERTY TAX RATE.  
 Motion to approve the 1999-2000 fiscal year budget made by Commissioner Uldrich, seconded by Commissioner Mobley. (Vote 5 yea - 0 nay.) Motion carried. Ordinance 99-337 passes second and final reading.
10. SECOND READING OF ORDINANCE 99-338, AN ORDINANCE TO AMEND THE PERSONNEL MANUAL OF THE CITY OF MILLERSVILLE WITH REGARD TO OVERTIME AND HOLIDAY PAY.  
 Motion to approve Ordinance 99-338 made by Commissioner Jones, seconded by Commissioner Uldrich. (Vote 5 yea - 0 nay.) Motion carried. Ordinance 99-338 passes second and final reading.
11. FIRST READING OF ORDINANCE 99-339, AN ORDINANCE TO AMEND THE CITY OF MILLERSVILLE ZONING ORDINANCE.  
 Motion made by Commissioner Uldrich, seconded by Commissioner Jones.  
 Mr. Gorham indicated that he drafted this amendment Ordinance at the request of the Planning Commission with the top portion referring to the requirement of signs being posted announcing a public hearing for property rezoning, and the bottom portion referring to a change in the wording of Residential 5 zoning. Mr. Maples from the Local Planning Office advised Mr. Gorham that even though it was requested by the Planning Commission, the drafted form of the ordinance must go before them for approval prior to coming before the Board of Commissioners.  
 With no further discussion Mayor Hall called for a vote on Ordinance 99-339. (Vote 0 yea - 5 nay.) First Reading of Ordinance 99-339 failed pending the presentation of the ordinance to the Planning Commission.
12. FIRST READING OF ORDINANCE 99-340, AN ORDINANCE TO ADOPT PARKING REGULATIONS FOR CITY STREETS.  
 Motion made by Mayor Hall to table for further discussion during a work session, seconded by Vice Mayor Dorris. (Vote 5 yea - 0 nay.) Ordinance 99-340 tabled.
13. FIRST READING OF ORDINANCE 99-341, AN ORDINANCE TO ADOPT REGULATIONS DEALING WITH CARNIVALS OPERATING INSIDE THE CITY OF MILLERSVILLE.  
 Motion made by Mayor Hall to table until work session, seconded by Commissioner Mobley. (Vote 5 yea - 0 nay.) Ordinance 99-341 tabled.

14. FIRST READING OF ORDINANCE 99-342, AN ORDINANCE TO AMEND THE SEWER USE ORDINANCE WITH REGARD TO TAP FEES AND USAGE RATES FOR CUSTOMERS OUTSIDE THE CITY LIMITS.

Motion made by Commissioner Uldrich to table until work session, seconded by Commissioner Jones. (Vote 5 yea - 0 nay.) Ordinance 99-342 tabled.

15. FIRST READING OF ORDINANCE 99-343, AN ORDINANCE TO AMEND ORDINANCE 94-214 WITH REGARD TO BUILDING PERMIT FEES.

Motion made by Mayor Hall to table until work session, seconded by Commissioner Uldrich. (Vote 5 yea - 0 nay.) Ordinance 99-343 tabled.

16. REPORT FROM CITY MANAGER OF EMERGENCY PURCHASE OF CENTRAL HEAT AND AIR CONDITIONING FOR THE COMMUNITY CENTER.

Mr. Gorham provided the Board with a written report to justify the emergency purchase and installation of the heat and air unit for the Community Center for \$15,000.00. The contractor who provided the lowest bid indicated that he could go ahead and do the rest of the building for \$21,000, or just the front half of the building (gym, office, front three classrooms and hallway) for \$15,000 if he was already there. Mr. Gorham said he authorized the expenditure of \$15,000 to perform the work and indicated in his report that the bid process would have delayed the installation of the air conditioning which is desperately needed there now. No action was necessary.

17. CITIZENS COMMENTS.

Geary Falk commended the Board on the way they conducted the meeting and the intelligent decisions that he felt they made. He also commented that he didn't think the citizens would object to the Board voting themselves a raise if they would produce for them and show them that they're capable of giving them what they want.

18. CITY MANAGER COMMENTS.

None.

19. CITY ATTORNEY'S COMMENTS.

None.

20. COMMISSIONERS' COMMENTS.

Commissioner Mobley commented on the various items that were tabled earlier. He wanted to advise the citizens that a work session for further discussion is necessary in order to get more information about these ordinances before they can make any decisions to approve them. Mr. Gorham apologized and agreed that they really haven't had a chance to discuss them all in depth.

21. ADJOURNMENT.

With no further discussion Mayor Hall called for a motion to adjourn. Motion made by Commissioner Jones, seconded by Commissioner Uldrich. (Vote 5 yea - 0 nay.)

Meeting adjourned at 6:55 P.M.

Respectfully submitted,



Holly Murphy,  
City Recorder

... Bar Association and the ...  
 ... Association. He is also ...  
 ... Association, the ...  
 ... Defense Lawyers' ...  
 ... and the Defense ...  
 ... Institute.

Frederick J. Blasinger is an associ-  
 with Wimberly, Lawson & Seale's  
 Knoxville office. He practices pri-  
 mainly in the field of workers' com-  
 pensation. He received his B.A.  
 cum laude, from Washington  
 and Lee University in 1987. He  
 received his J.D. degree from the  
 Eastern Hall University School of Law  
 in 1992. Prior to entering private  
 practice, he served in the U.S. Navy  
 IAG Corps from 1993-1997.

The workshop is open to the public.  
 The cost is \$15, and each attendee  
 will receive a notebook containing the  
 latest information pertaining to the  
 subject areas listed. Doors open at  
 8:30 a.m. and refreshments will be  
 served. For additional information or  
 to register, call the Division of  
 Education at 230-5353.

... record in Record Book 976, Page 631,  
 said Register's Office.

NOW, THEREFORE, I, Charles S.  
 Sanger, as Successor Trustee and not  
 otherwise, acting upon the demand of  
 Hickory Lenders, Ltd., L.P. /k/o Hickory  
 Lenders, Ltd., a Tennessee limited  
 partnership, which is the lawful owner  
 and holder of the indebtedness secured  
 by the Deed of Trust, will, on

Tuesday, June 29, 1999  
 at 11:30 A.M. at the Main Door of the  
 Sumner County courthouse in Gallatin,  
 Tennessee, sell to the highest bidder for  
 cash, of public outcry, the following  
 described property (the "Land") in  
 Sumner County, Tennessee:

Tract 1: Land in Sumner County,  
 Tennessee, being Lot 5 as shown on the  
 Plan of Harbertowna Phase I of record  
 in Plat Book 12, Page 39-1, Register's  
 Office for said County.

Tract 2: Land in Sumner County,  
 Tennessee, being Lots 48, 49, 50, 51,  
 52 on the Plan of Harbertowna Phase V  
 of record in Plat Book 16, Page 14,  
 Register's Office for said County.

The above described property



GIVEN under my hand this 19th  
 day of May, 1999.  
 Patricia Wescovich  
 Clerk of Court  
 Ins. Date: 5/28, 6/4 & 6/11/99  
 Ins. #: 40371

**LEGAL NOTICE TO BIDDERS**

Bids to be opened Tuesday, July 8, 1999 at 2:00 p.m., Local Time.  
 Sealed proposals will be received by the Sumner County Regional Airport Authority at the Sumner County Regional Airport Terminal, 1475 Airport Boulevard, Gallatin, Tennessee, 37066, until 2:00 p.m. Local Time on Tuesday, July 8, 1999, and will be opened and publicly read for the construction of the following described project:

TAD Project No. 83-553-0326-04  
 Airport: SUMNER COUNTY REGIONAL AIRPORT  
 Project Consists of: APRON EXPANSION PROJECT

Copies of the Specifications, Proposals, etc., may be examined at the following places:

- 1. Tennessee Aeronautics Division, Building 4219, Berry Field Airport, Nashville 37217
- 2. Sumner County Regional Airport, 1475 Airport Boulevard, Gallatin, TN 37066
- 3. F.W. Dodge Corporation, 1604 Elm Hill Pike, Suite 200, Nashville, TN 37217

For bidding purposes, Plans and Specifications may be obtained from the Tennessee Aeronautics Division, Berry Field, Bldg. 4219, P.O. Box 17326, Nashville, TN, 37217.

The cost per set of bid documents (Plans and Specifications) is \$25.00, which is refundable. Checks will be made payable to: Tennessee Department of Transportation.

All bidders must comply with all provisions in law relative to the work covered by this invitation. All bidders must be licensed contractors to perform the construction herein described as required by Tennessee Code Annotated, Chapter 6. The Bidder's Name, License Number, Classification and Expiration date must be placed on the envelope containing the contractor's bid.

Each proposal must be accompanied by a bidder's bond on the form of the proposal from a surety company acceptable to the SUMNER COUNTY REGIONAL AIRPORT AUTHORITY, or a Cashier's Check or Certified Check payable to the SUMNER COUNTY REGIONAL AIRPORT AUTHORITY, for not less than five percent (5%) of the total amount of the bids based on the high bid. A 100% Contract Bond will be required.

All resident inspection, staking (original layout, grade stakes, and blue necessary testing) will be coordinated by the Tennessee Aeronautics Division.

Attention of bidders is particularly called to the requirements as to contract employment to be observed and minimum wages rates to be paid on contract.

The SUMNER COUNTY REGIONAL AIRPORT AUTHORITY, in accordance with the Civil Rights Acts of 1964 (42 U.S.C. 2000d) and 49 CFR, Part 27, Discrimination in Transportation, hereby notifies all bidders that it will ensure that disadvantaged business enterprises are afforded full and equal opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for or award of a contract.

Important Notice to Bidders: A pre-bid conference has been scheduled for 9:00 a.m. Local Time, on Thursday, June 24, 1999, at the SUMNER COUNTY REGIONAL AIRPORT, for the purpose of discussing the scope of the project and answering questions. Attendance at this conference by an appropriate representative is mandatory in order to be eligible to submit a bid.

THE RIGHT TO REJECT ANY OR ALL BIDS AND TO WAVE TECH RESERVES.

Any bid received after the scheduled closing time for receipt of bids will be rejected. Bids will be required to remain open for a period of sixty (60) calendar days after the date of opening for information, communicate with the Chief Engineer, Tennessee Aeronautics Division, P.O. Box 17326, Nashville, TN 37217, (615) 741-3208.

**NOTICE OF PUBLIC HEARING**

The City of Millersville Board of Commissioners will be conducting two Public Hearings on the proposed Urban Growth Boundary in accordance with state law. The first Public Hearing will be held in City Hall on Tuesday, July 20, 1999 at 6:00 p.m. The public hearing will address the proposed Urban Growth Boundary for both Sumner and Robertson County. Any persons desiring to be heard regarding the Urban Growth Boundary should be present at this meeting. The second Public Hearing will be held in City Hall on August 17, 1999 at 6:00 p.m. A copy of the Urban Growth Boundary Map is available in Millersville City Hall for review during regular business hours. Any questions may be addressed to the attention of the City Manager at 539-0880.

**BID ANNOUNCEMENT**

The Resource Authority is accepting sealed bids for the furnishing and construction of a 30'x26'-6" extension to the existing metal truck maintenance shop located at the Resource Authority at 625 Reppahannock Wire Rd., in Gallatin, TN. Location of job-site and scope of work may be obtained by contacting Jim Powers at 452-1114. Bids will be accepted until Friday, June 18, 1999 at 2:00 PM. Bids will be opened at that time and read aloud.

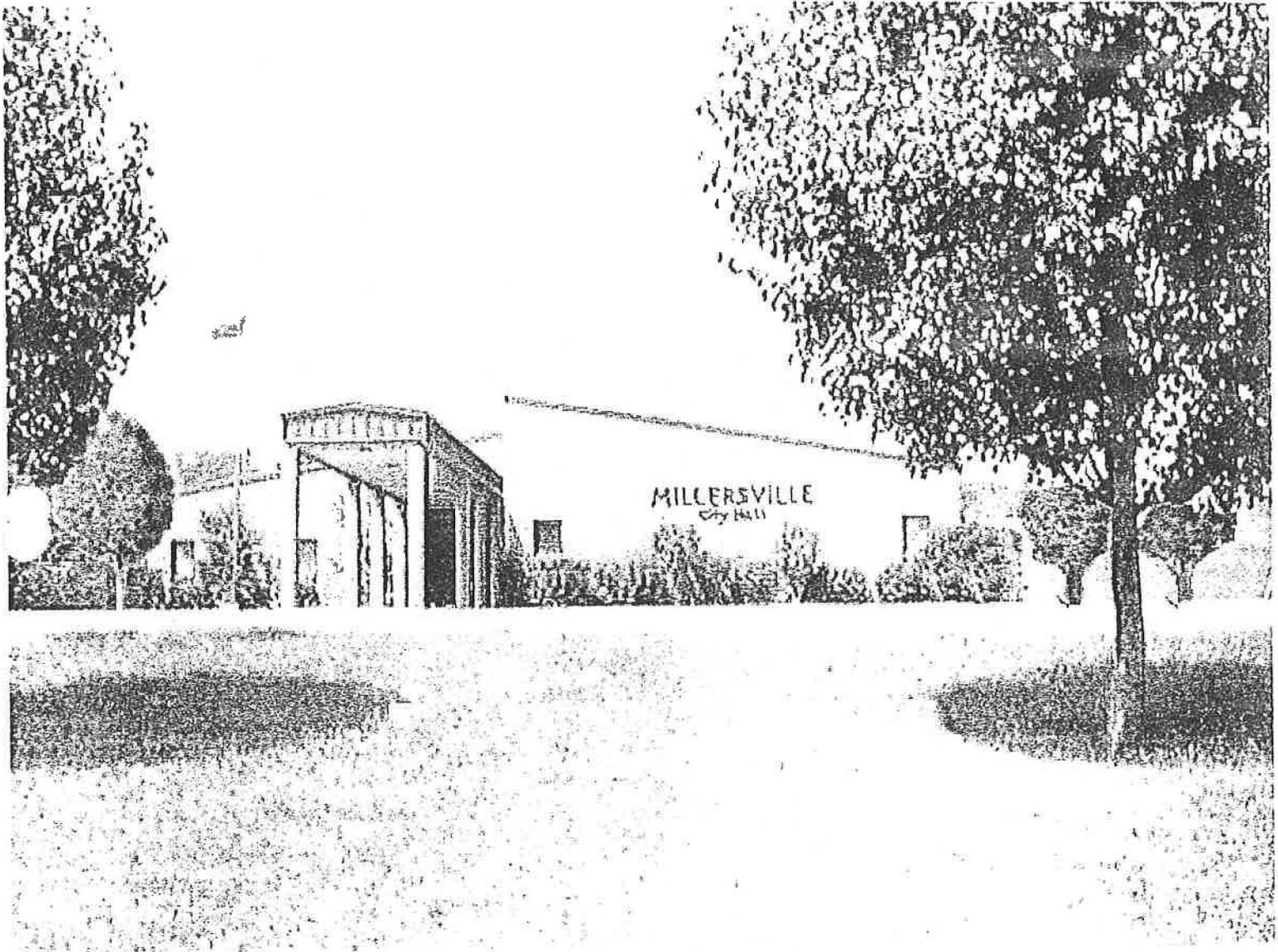
Additional information may be obtained by contacting Jim Powers at (615) 452-1114.

Bid documents may be hand-delivered or mailed. No faxed bids will be accepted, and bids received after the deadline will not be considered. Bid envelopes shall be labeled "Bid for Extension of Truck Shop" and shall have the bidders name, address, telephone number and contact person on the outside of the envelope.

The Resource Authority will accept the lowest and best bid and reserves the right to reject any or all bids. After opening, all bids will be subject to the Tennessee Open Records Act, and bids will be made public.

June 11, 1999

ATTN: MIKE



City of Millersville Chapter 1101  
Urban Growth Boundary  
And Growth Plan

RESOLUTION 99-09-01

**A RESOLUTION RECOMMENDING THE ADOPTION OF AN URBAN GROWTH BOUNDARY AND PLAN ENCOMPASSING CERTAIN AREAS OF ROBERTSON AND SUMNER COUNTIES.**

WHEREAS, the General Assembly enacted Public Act 1101 of 1998 providing for the orderly growth of cities and counties, and

WHEREAS, it is the responsibility of each municipality to develop an urban growth boundary that is compact in area to justify the providing of municipal services within the next twenty years, and

WHEREAS, the Millersville Planning Commission has approved the urban growth boundary and the Millersville Board of Commissioners has conducted two public hearings, one on July 20, 1999 and one on August 17, 1999, as required by the act, and

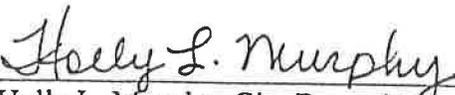
WHEREAS, in conjunction with the Local Planning Office, information regarding the current land use has been collected and other information provided and submitted,

**NOW, THEREFORE, BE IT RESOLVED**, that the Urban Growth Boundary and Plan for certain areas of Robertson and Sumner Counties as contained on the maps and in the booklet provided is hereby adopted and forwarded to each county Growth Coordinating Committee.

Adopted this 2nd day of September, 1999.

  
\_\_\_\_\_  
Ray Hall, Mayor

ATTEST:

  
\_\_\_\_\_  
Holly L. Murphy, City Recorder

# CITY OF MILLERSVILLE, TENNESSEE

## URBAN GROWTH BOUNDARY

### Introduction

The area of Millersville was part of the area hunted by Casper Mansker and three companions in the winter of 1775 and 1776 and permanent residency was established when Mansker built a fort near Millersville in 1780. The City of Millersville incorporated in 1981 with a population of approximately 1410. At that time, the city was entirely within the 11<sup>th</sup> and 12<sup>th</sup> districts of Sumner County. The early hunters and current citizens alike found the rolling hills rising 600 to 700 feet above the valley floor to add beauty and peace to the area. Strategically located on the Interstate 65 corridor between Nashville and Louisville, Millersville is in a strong position for growth in the next twenty years. Twenty miles or less from the Sumner County seat of Gallatin and the Robertson County seat of Springfield, Millersville is also only eighteen miles from the Nashville International Airport. Located close to the shopping and entertainment centers around Goodlettsville and Madison, Millersville maintains the small town atmosphere while avoiding traffic tie-ups and other problems of more congested areas. The City of Millersville has grown with the area over the past eighteen years, expanding along the Highway 31W corridor and encompassing all the unincorporated land between Highway 31W and the southwestern Sumner County line. The city has sought to provide services to all its' citizens by establishing a sewer collection system and providing excellent police and fire protection. In 1989, the Millersville Board of Commissioners approved annexation of the first Robertson County land to be added to the corporate limits. The growth in that area, requests for annexation, need for services and lack of services available from other municipalities prompted the city to annex to its' current boundaries incorporating just over one fourth of its' parcels in Robertson County. With the growth in that area, the city purchased land and built a second fire hall to serve all city residents and improve response times in Robertson County.

The City of Millersville has developed the enclosed plan to provide for orderly growth and provision of services to the citizens of Millersville and the surrounding areas. The City of Millersville is located in two counties, Sumner and Robertson Counties with 1,793 or 71% of the parcels inside Sumner County and 533 or 29% of the parcels in Robertson County. The 8,172 acres of land located inside the city limits of Millersville include 6,683 acres or 81% in Sumner County and 1,489 acres or 18.2% in Robertson County. The population division following the 1996 citywide census included 3,641 or 90% of the population residing in Sumner County and 405 or 10% of the population residing in Robertson County. In the annexation census of 1997, 104 residents of Robertson County were added to the City, bringing that percentage to 12.25%. Although it was omitted from the table included in the TACIR Guidebook to Chapter 1101, identifying those cities located in two counties, Millersville has more than the 7% of population needed to annex additional land in both counties.

### Population Growth Projections

The population of the City of Millersville has grown dramatically over the past five years. The City incorporated in 1981 with a population of 1,410. In 1990, the federal census set the population at 2,575 and a city wide sweep census taken in 1996 increased that number to 4,046. A citywide sweep just conducted has identified 5,118 persons living inside the City of Millersville. About 80% of the new citizens were true growth inside the city limits, not persons annexed into the City. The following population projections were made using the same percentage (13%) used by the UT Center for Business and Economic Research in their projections, but began with the much more accurate figures obtained in the citywide census conducted this year.

	<u>Millersville Projections</u>	<u>UT Projections</u>
Current	5,118	4,150
Year 2000	5,251	4,369
Year 2005	5,933	4,965
Year 2010	6,705	5,583
Year 2015	7,576	6,242
Year 2020	8,561	6,942

Most of this growth is expected to be in Sumner County with population projections as follows:

	<u>Millersville Projections</u>	<u>UT Projections</u>
Current	4,266	4,098
Year 2000	4,384	4,336
Year 2005	4,954	4,917
Year 2010	5,598	5,530
Year 2015	6,325	6,183
Year 2020	7,148	6,878

The following are projected population growth figures for Robertson County:

	<u>Millersville Projections</u>	<u>UT Projections</u>
Current	852	52
Year 2000	867	43
Year 2005	979	48
Year 2010	1,107	53
Year 2015	1,251	59
Year 2020	1,413	64

## Analysis of Land Needs

A land use inventory identifying current land uses was completed for the City in 1998. The data developed in that effort is enclosed in the following information and on the accompanying maps. Millersville city limits are best identified on the map prepared by Southern Engineering and provided as enclosure (A). This map indicates not only the Millersville city limits but also the relationship with the city limits of White House, Goodlettsville and Ridgeway. The proposed Urban Growth Boundaries (UGB) in both Robertson and Sumner Counties are provided on the map included as enclosure (B). The significant topographic features of the city, shown on the map included as enclosure (C), have a tremendous impact on the development of the area.

The city consists of a total of 8,172 acres or 12.77 square miles. The Sumner County portion of the city is made up of 6,683 acres or 10.44 square miles with the remainder of 1,489 acres or 2.33 square miles in Robertson County. The total population density of the land is 1 person to every 1.6 acres and the density in each county is essentially the same. One factor, which dramatically affects the development of land in Millersville, is the topography. As you can see by a review of the map provided as enclosure (C) there are a number of steep inclines inside the current city limits which prevent development, or at least make development much more of a challenge. Of the 6,683 acres currently inside the city limits in Sumner County, 3,988 acres are currently undeveloped. This figure includes 235 acres of institutionally owned property, 298 acres of privately owned farms that are not subject to development at this time and 606 acres of industrial which is being developed and potential industrial land which is on the market. This leaves 2,849 acres of undeveloped land and because of steep slopes, much of the undeveloped land cannot be developed at a reasonable cost.

The proposed Urban Growth Boundary of the City of Millersville consists of 2,600 acres in Sumner County and 2,321 in Robertson County for a total of 4,921 acres. This would result in an increase of 60% in the size of the incorporated area of Millersville if all the parcels were annexed in the next twenty years. The population projections estimate the addition of 67% of the current population, which shows the projected land growth to be comparable to the projected population growth. Because of the geographic location of Millersville and the growth of all the area around Nashville and the Interstate 65 North Corridor, we anticipate a great deal of growth over the next twenty years. Much of the land in the Urban Growth Boundary proposed by Millersville is not suitable for high-density residential development. The terrain and access limit its use to low density development or light manufacturing. The land proposed for growth if annexed will be brought into the city at the lowest density the property will allow, unless at the property owner's request. If a parcel were over 5 acres, it would be zoned Residential 1 - requiring 5 acres for a building lot, if it were two acres, it would be zoned Residential 3 - requiring 1 acre for a building lot.

## Services Provided

The following information is provided in response to the CHAPTER 1101 City Data Questionnaire. The services provided by the City of Millersville to current residents would be available within five years of any annexation undertaken as a result of the approval of this growth plan. Fire and police protection, street maintenance, zoning control and parks would be available immediately after the annexation was effective.

### **Fire Department**

The Millersville Fire Department has an ISO rating of 6 with one full-time firefighter and 25 volunteer firefighters. We have two fire stations, one co-located with City Hall at 1246 Louisville Highway in Sumner County and one located on Bethel Road in Robertson County. The Fire Department responds inside the city and outside with mutual aid agreements. We currently have two pumpers with a pumping capacity of 1500 gallons per minute and 1,000 gallon tanks and one mini-pumper with a pumping capacity of 150 gallons per minute and a 250 gallon tank. In addition, we have a tanker with a capacity of 750 gallons and a Rescue, Salvage and Overhaul Vehicle.

### **Police Department**

Millersville Police Department is staffed by ten certified and two non-certified commissioned officers and seven active reserve officers. There are thirteen cruisers currently in service in the department. The Dispatch function for Police and Fire is done in house by three full-time and four part-time dispatchers. The dispatch center operates seven days a week, twenty-four hours a day.

### **Electrical**

The City of Millersville does not provide any electrical service; the area is serviced by Cumberland Electric Membership Corporation in most of Sumner and Robertson Counties and by Nashville Electric Service in a small area of Sumner County.

### **Gas**

The City of Millersville does not provide any natural gas service; the Nashville Gas Company services the area where natural gas is available.

### **Water**

The City of Millersville does not provide any water service; the White House Utility District services the entire area.

## **Sewer**

The City of Millersville owns a wastewater collection system and owns a portion of the Mansker Creek Pump Station and main lines for transferring the wastewater and owns a portion of Metro Water Services Dry Creek Treatment Plant. There are currently one thousand seven hundred and seventy nine residences connected to the sewer system. The map shown at Enclosure D identifies the areas, which are serviced by the system. Currently 1779 residences and businesses out of approximately 1894 or 95% of the residences inside the city limits have sewer service available. There are two new developments which are in the planning stages that will reduce that number by adding main lines which run past about half of those without sewer. The city has had design work done on providing sewer to all the current residences and sewer will be available to everyone inside the city within the next two years. Our current average daily flow is 359,000 gallons per day. This represents about 150% of the current capacity owned by the city, but negotiations are currently underway to purchase additional capacity to about 600,000 gallons per day.

## **Solid Waste Collection**

The City of Millersville does not provide Solid Waste Collection at this time. Each individual homeowner is responsible for contracting with private services to remove the trash generated at their property. The City of Millersville is looking at a Request for Proposals to provide Solid Waste Collection at this time. If a contract were agreed on by the Board of Commissioners, that service would become available to any annexed party as soon as they could be added to a route by the contractor.

## **Roads and Streets**

There are currently just over forty-one (41) miles of roads and streets inside the City of Millersville. Ten and one half (10.5) miles are maintained by TDOT and the remaining thirty and one half (30.5) miles are maintained by the city. All of the streets maintained by the City of Millersville are two lane roads, resulting in 61 lane miles of roads, which are maintained by the city. The city averages resurfacing eight lane miles of road each year. The Street Maintenance Budget is \$165,000 and the 1998-1999 Street Capital Budget was \$85,000. There is one full-time employee paid by the Street Department, we have two dump trucks, two backhoes and three service trucks which are shared with the Sewer Department.

## **Street Lighting**

The City of Millersville provides street lights in neighborhoods inside the city. There are approximately 340 street lights inside the City of Millersville and the city pays an average of \$3.00 per street light.

## **Library**

There is currently not a library operated inside the City of Millersville.

## **Parks**

The City of Millersville is currently in the process of developing parkland and facilities, which have been purchased by the City and donated to the City by developers and residents. We currently have four park areas, which are planned for development. The smallest park is just over one half acre which is located on the site of Fire Station 2 in Robertson County. The current plans are to develop this land as a playground and picnic area with a small shelter and picnic tables. The largest park is 27 acres located behind Millersville City Hall and Millersville Elementary. The plans for this park include a nature trail, picnic tables and a group shelter. The city purchased the former Millersville Elementary School from the Sumner County Board of Education and is renovating this facility as a community center. The center has a gymnasium and nine classrooms, four of which are currently rented to Rivergate Academy (a private school). We have different programs in the Community Center throughout the year and we currently offer a Bluegrass Jam on Friday nights and a basketball camp in the summer. The Director of Public Works and Parks currently staffs the Department. The maintenance of the parkland is done by the Public Works employees and the design and development is being overseen by the City Manager and the Director of Public Works and Parks. The 1998-1999 Annual Budget for Parks was \$37,400 and the budget for 1999-2000 is \$56,400.

**Helpful Facts for Growth Management Planning**

- 1) Size of existing city (incorporated area) in acres or square miles: 12.77 square miles
- 2) Size of city 20 years ago: 1981 – approx. 4 square miles
- 3) Size of proposed Urban Growth area: 7.69 square miles
- 4) Present distance between reporting city and adjoining cities: Goodlettsville – 0  
White House – 0  
Ridgetop - 0
- 5) Distance between cities 20 years ago: Goodlettsville – 0  
White House – 3  
Ridgetop – 3
- 6) Present zoning of proposed Urban Growth areas: Agricultural and Residential
- 7) Zoning necessary/desired for proposed Urban Growth area: See Table Below
- 8) Existing/proposed acreage by zoning classification:

Land Use Classification (Present Zoning)	Existing Acreage	Additional Acreage Proposed (UGB)
Agricultural	1,824	910
Residential	4,190	3,285
Commercial	1,317	606
Industrial	606	75
Institutional	235	45
Total	8,172	4,921

9) Population: 2000 5,251 2010 6,705 2020 8,561

10) Estimated costs of city services:

Service	Provide in 20 yr. Time Frame (Y/N)	Cost	Tax Base
Police	Y	\$ 240,000/yr.	
Fire	Y	\$ 70,000/yr.	
Water	N		
Sewer	Y	\$1,400,000	
Solid Waste	Y	0	
Roads	Y	\$ 100,000/yr.	
Electrical	N	0	
Gas	N	0	
Other			

The estimated costs were determined using the following information:

- a) The city currently has a population of 5,118 and a landmass of 12.77 square miles.
  - b) The proposed Urban Growth Boundary and projected population increases would result in adding 7.69 square miles and 3,443 citizens to the city of Millersville.
  - c) Police - The current Police Department consists of 11 officers an increase of 6 officers would be sufficient to provide police protection. The estimated cost of these officers and their equipment is \$40,000 each, a total of \$240,000 per year.
  - d) Fire - The current Fire Department consists of one full-time firefighter and volunteers, as the city expands, it will be necessary to hire two full-time firefighters to ensure the protection of the citizen's property. Estimated cost of \$35,000 per year per firefighter.
  - e) Sewer - The only portions of the city, which are not currently served by the sewer system and their approximate lengths are Flat Ridge Road – 7,200 feet, North Highway 31W area – 10,000 feet, West Bethel Road area – 6,400 feet, Old Shiloh Road/Langbrae Drive – 8,000 feet, Ridgehill Road – 850 feet and Tinnin Road – 1,600 feet. A total of 34,050 feet of main lines which need to be installed to provide sewer service to all our existing citizens. The cost of the lines was estimated at \$15 per foot for a total of \$510,750. The lines needed to service the new areas included in the proposed Urban Growth Boundary are estimated to be \$889,250.
  - f) Roads – The additional roads in the proposed Urban Growth Boundary would require an additional cost of approximately \$100,000 per year for maintenance.
- 11) City bond rating: Non-rated (BAA2 – estimated by Sentinel Trust if rating was sought).
- 12) City bonded indebtedness: \$1,680,000



Police Dept. ..... 859-2758  
 Fire Dept. .... 859-2750

# WHITE HOUSE TENNESSEE

**WHITE HOUSE STREET INDEX**

ALLEN RD 02	WILSON RD 02
ANDERSON DR 01	WINDY HILL LN 03
ANDERSON DR 02	WINDY HILL LN 04
ANDERSON DR 03	WINDY HILL LN 05
ANDERSON DR 04	WINDY HILL LN 06
ANDERSON DR 05	WINDY HILL LN 07
ANDERSON DR 06	WINDY HILL LN 08
ANDERSON DR 07	WINDY HILL LN 09
ANDERSON DR 08	WINDY HILL LN 10
ANDERSON DR 09	WINDY HILL LN 11
ANDERSON DR 10	WINDY HILL LN 12
ANDERSON DR 11	WINDY HILL LN 13
ANDERSON DR 12	WINDY HILL LN 14
ANDERSON DR 13	WINDY HILL LN 15
ANDERSON DR 14	WINDY HILL LN 16
ANDERSON DR 15	WINDY HILL LN 17
ANDERSON DR 16	WINDY HILL LN 18
ANDERSON DR 17	WINDY HILL LN 19
ANDERSON DR 18	WINDY HILL LN 20
ANDERSON DR 19	WINDY HILL LN 21
ANDERSON DR 20	WINDY HILL LN 22

Welcome To  
**MILLERSVILLE  
 TENNESSEE**

**MILLERSVILLE STREET INDEX**

ALLEN RD 02	WILSON RD 02
ANDERSON DR 01	WINDY HILL LN 03
ANDERSON DR 02	WINDY HILL LN 04
ANDERSON DR 03	WINDY HILL LN 05
ANDERSON DR 04	WINDY HILL LN 06
ANDERSON DR 05	WINDY HILL LN 07
ANDERSON DR 06	WINDY HILL LN 08
ANDERSON DR 07	WINDY HILL LN 09
ANDERSON DR 08	WINDY HILL LN 10
ANDERSON DR 09	WINDY HILL LN 11
ANDERSON DR 10	WINDY HILL LN 12
ANDERSON DR 11	WINDY HILL LN 13
ANDERSON DR 12	WINDY HILL LN 14
ANDERSON DR 13	WINDY HILL LN 15
ANDERSON DR 14	WINDY HILL LN 16
ANDERSON DR 15	WINDY HILL LN 17
ANDERSON DR 16	WINDY HILL LN 18
ANDERSON DR 17	WINDY HILL LN 19
ANDERSON DR 18	WINDY HILL LN 20
ANDERSON DR 19	WINDY HILL LN 21
ANDERSON DR 20	WINDY HILL LN 22

- MILLERSVILLE POINTS OF INTEREST**
1. CITY HALL D6
  2. MILLERSVILLE ELEMENTARY D6
  3. COMMUNITY CENTER D7
  4. POLICE SUBDIVISION C7
  5. FIRE HALL P2 D4
  6. HIGHLAND RIM SPEEDWAY B4
  7. MUSEUM OF BEVERLYNNE COOKA WERE CA7
  8. BETHEL ROAD SADDLE CLUB C43
  9. MILLERSVILLE INDUSTRIAL PARK D8
  10. MILLERSVILLE SUBDIVISIONS
  11. CUMMERCIAL TRAIL C7
  12. WILLOW CREEK C6
  13. NORTH POINTE CA7
  14. COUNTRY LIVING ESTATES M1 D6
  15. CEDARWOOD PARK M11 C7
  16. HILLSIDE ESTATES M11 D7
  17. MARCIE MOUNTAIN MEADOWS D4
  18. BASSAFARE SUBDIVISION D5
  19. SHAWANDIAN SUBDIVISION D4
  20. OAKWOOD SUBDIVISION D4
  21. RIDGECREST SUBDIVISION D4
  22. CHICKSIDE M11 C37

**GOODLETTSVILLE  
 TENNESSEE**

**GOODLETTSVILLE STREET INDEX**

ALLEN RD 02	WILSON RD 02
ANDERSON DR 01	WINDY HILL LN 03
ANDERSON DR 02	WINDY HILL LN 04
ANDERSON DR 03	WINDY HILL LN 05
ANDERSON DR 04	WINDY HILL LN 06
ANDERSON DR 05	WINDY HILL LN 07
ANDERSON DR 06	WINDY HILL LN 08
ANDERSON DR 07	WINDY HILL LN 09
ANDERSON DR 08	WINDY HILL LN 10
ANDERSON DR 09	WINDY HILL LN 11
ANDERSON DR 10	WINDY HILL LN 12
ANDERSON DR 11	WINDY HILL LN 13
ANDERSON DR 12	WINDY HILL LN 14
ANDERSON DR 13	WINDY HILL LN 15
ANDERSON DR 14	WINDY HILL LN 16
ANDERSON DR 15	WINDY HILL LN 17
ANDERSON DR 16	WINDY HILL LN 18
ANDERSON DR 17	WINDY HILL LN 19
ANDERSON DR 18	WINDY HILL LN 20
ANDERSON DR 19	WINDY HILL LN 21
ANDERSON DR 20	WINDY HILL LN 22

**Southern Engineering  
 GPP Inc.**  
 61444 44th Street  
 P.O. Box 800  
 Millersville, TN 37072  
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Roy Hall - Mayor

Shelia Jones - Commissioner  
 Phillip Udlich - Commissioner  
 Holly Murphy - City Recorder  
 Lee Smith - PWA Chief

Millon Davis - Vice Mayor  
 Robert Mobley - Commissioner  
 Troy Allard - Dir. of Public Works/Parks  
 Jack White - Chief of Police  
 Mike Gerhan - City Manager

Phone: **615-859-0880** Fax: **615-851-1825**

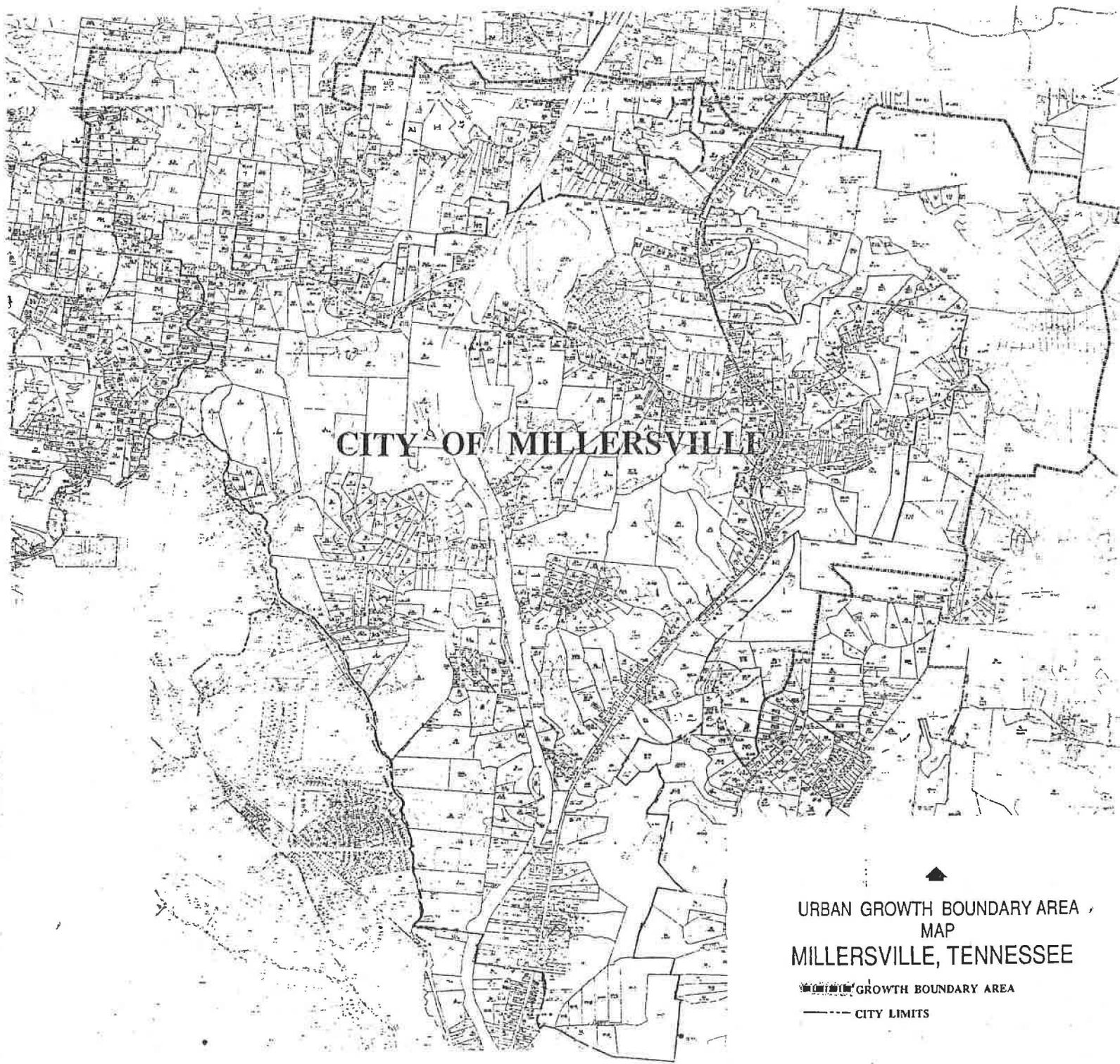
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WATER & W

**615-6**  
 P.O. Box 608 • 3303 Highway 31-N



**CITY OF MILLERSVILLE**



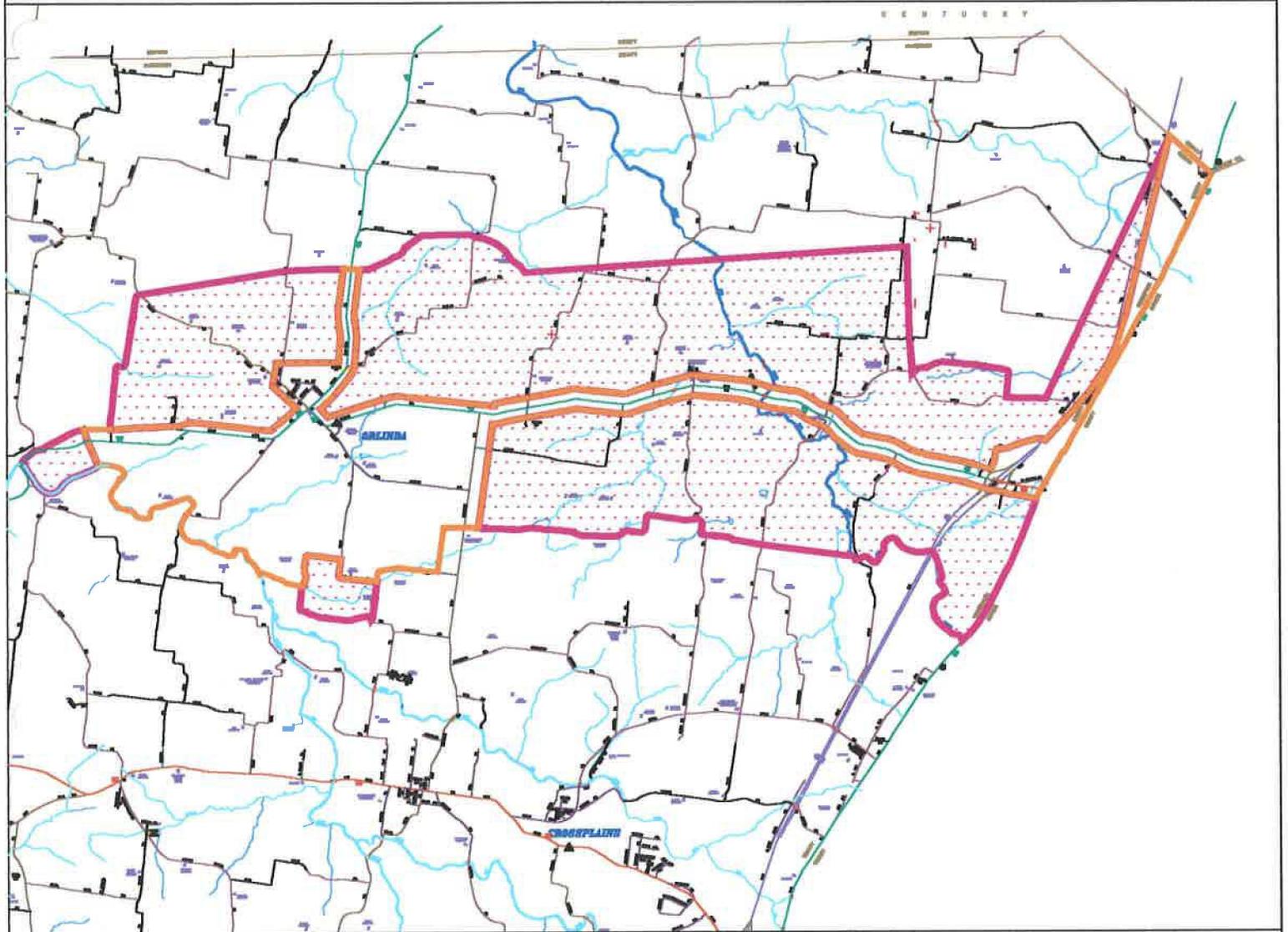
**URBAN GROWTH BOUNDARY AREA ,  
MAP  
MILLERSVILLE, TENNESSEE**

-  URBAN GROWTH BOUNDARY AREA
-  CITY LIMITS





**ORLINDA**

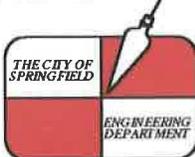


**ORLINDA** (AS OF AUGUST 22, 2000)

# URBAN GROWTH BOUNDARY MAP

**CITY LIMITS** — CITY LIMITS  
6.00 SQ. MILES  
4392.0 ACRES

**URBAN GROWTH BOUNDARY** — URBAN GROWTH AREA  
20.45 SQ. MILES  
13088.0 ACRES

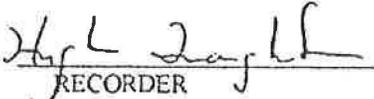


THE CITY OF  
SPRINGFIELD  
ENGINEERING  
DEPARTMENT  
DRAWN BY H. GUPTON

FIRST PUBLIC CHAPTER 1101 MEETING

THE TOWN OF ORLINDA HELD A PUBLIC HEARING ON APRIL 29<sup>th</sup>, 1999, 7:00 PM AT THE ORLINDA CITY HALL. THERE WERE SEVENTEEN CITIZENS IN ATTENDANCE. QUESTIONS AND COMMENTS CONCERNING FARMLAND PROTECTION, IMPACT FEES AND PROPERTY RIGHTS WERE DISCUSSED. THE MEETING ADJOURNED AT 8:45 PM.

  
MAYOR

  
RECORDER

SECOND PUBLIC CHAPTER 1101 MEETING

THE TOWN OF ORLINDA HELD A PUBLIC HEARING ON MAY 13<sup>th</sup>, 1999 AT 7:00 PM IN THE ORLINDA CITY HALL. THERE WERE NO CITIZENS IN ATTENDANCE FOR THIS MEETING.



MAYOR



RECORDER

**HELPFUL FACTS FOR GROWTH MANAGEMENT PLANNING**

- 1) Size of existing city (incorporated area) in acres or square miles: 222322 A
- 2) Size of city 20 years ago: 576.93 A
- 3) Size of proposed Urban Growth area: 9873.76 A
- 4) Present distance between reporting city and adjoining cities: Adjoining
- 5) Distance between cities 20 years ago: 2.84 miles
- 6) Present zoning of proposed Urban Growth areas: Agricultural
- 7) Zoning necessary/desired for proposed Urban Growth area: \_\_\_\_\_
- 8) Existing/proposed acreage by zoning classification:

Existing (1979)	Proposed (2000)	Change (1979-2000)
Agriculture		
Residential		
Commercial		
Industrial		
Institutional (parks, schools, etc.)		
Other (Describe)		

- 9) Population: 2000 600+ 2010 650+ 2020 700+ March 25, 1999
- 10) Estimated costs of city services:

Service	Provided in 20 Yr. Time Frame (Y/N)	Cost	Ex. Base
Police	Y	35,000.00	
Fire	Y	Volunteer Fire Dept	
Water	Y	WHUD	
Sewer	?	?	
Solid Waste	?	?	
Roads	Y	8,500.00 Annually	
Electrical	Y	CEHC	
Gas	Y	SPFD GAS	
Other			

- 12) City/county bond rating: N/A
- 13) City/county bonded indebtedness: \$ 800,000.00

THE CITY OF ORLINDA, TENNESSEE

ORLINDA CITY COMMISSION

RECOMMENDATION TO  
ROBERTSON COUNTY  
COORDINATING COMMITTEE  
URBAN GROWTH BOUNDARY

**Introduction**

This report and recommendation, adopted by the Orlinda City Commission on November 11, 1999, is prepared in accordance with the requirements of Section 7, Public Chapter 1101, and submitted to the Robertson County Coordinating Committee. Section 7. a. 2. states "Before formally proposing *urban growth boundaries* to the coordinating committee.... 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."

## History

The Town of Orlinda, originally known as Washington Tract and later as Crocker's Crossroad, received its new name in 1887, when postal officials required a new name. Orlinda is the heart of a fertile farming district, long regarded as one of the best farming areas of the entire State of Tennessee. With the exception of commercial enterprises at I - 65 interchange and town, and residential areas, most of the land is devoted to productive farming enterprises. Orlinda was incorporated 1966, and today has a population of approximately 600 persons. The town is chartered with a City Manager-Commissioner form of government.

## Purpose

The purpose of this growth plan and recommendation is to encourage protection of prime farmland, orderly and planned development of residential and commercial areas, to be carried out in a way that prevents urban sprawl, and that utilizes resources within the existing city limits and Urban Growth Boundary. This goal is outlined in the "Guide for Community Leaders" which states:

“the AdHoc Committee vigorously pursued a solution to growth that seeks to meet the public service demands of commercial and residential growth, while maintaining the character of Tennessee’s rural areas.....Public Chapter 1101 provides sufficient flexibility so that local governments may tailor their growth plans to suit the unique character of their area.”

America is losing its prime farmland to urban sprawl at an alarming rate and the Middle Tennessee area is one of the most endangered in the United States. It is the definite intent of this plan to maintain the rural character of the Orlinda area, both within the present city and the UGB.

### **Implementation**

The City Commission is investigating and considering a number of options to accomplish this intent including, but not limited to, the following:

Encourage the donation of agricultural conservation easements to the City of Orlinda or non-profit land trusts. see Appendix A

Establishing a Farmland Protection Fund, applying for grants from federal and private sources for Purchase of Development Rights (PDR's). For example, the 1996 Farm Bill enacted by Congress established the Farmland Protection Program whereby

local governments may apply for grants for acquisition of conservation or agricultural easements. see Appendix B

Enabling Transfer of Development Rights (TDR's) program that concentrates development in already built up areas and cluster areas while protecting farmland and compensating owners who give an agricultural easement to the city or land trust. By focusing new development in higher density areas served by public facilities less land will be consumed by sprawl. In addition, by operating through private market mechanisms, TDRs do not require a significant expenditure of public funds to achieve the vision of orderly growth and farmland protection. see Appendix C

Establishing a Planning Commission for the City of Orlinda with the responsibility to develop a comprehensive, long range plan for preserving the character of the area and recommend to the City Commission the ordinances necessary to carry out the plan.

Establish Agricultural Protection Zoning.

### **Resources Survey \***

**Existing Land - capability/suitability** - economic value to the city and county.

*Capability/suitability* - Virtually all the land within the Town of

Orlinda belongs to the Pembroke-Crider and Pembroke-Baxter-Crider

association of soils with limited areas of Dickson-Sango-Guthrie

association. These are level to gently sloping, well drained, brown and

dark-brown silty soils, identified by the Natural Resources

Conservation Service as Class I and Class II Prime farmland. see Appendix D.

*Karst area* - The entire Town of Orlinda and surrounding area has topography formed over limestone or dolomite by solution, characterized by closed depressions (sinkholes), caves and underground drainage, termed as karst. Pervasive karst development underlies all of north Robertson County, where there are thousands of depressions. This zone continues for many miles into Kentucky and constitutes one of the major karst regions of the world. Intense suburban development can adversely affect the contamination of the underground drainage system. see Geologic Hazards Map of Tennessee - Appendix E.

*Economic value* - According to 1997 Census of Agriculture, farms in Robertson County sold agricultural products totalling \$71,904,000 with crop sales accounting for 69% and livestock sales accounting for 31%, representing a 26% increase over 1992. Of the 1474 farms in the county, 662 were operated by full time farmers, a decrease of 5% from 1992. While current figures are not available for Orlinda, it is estimated farm income generated in the Orlinda area will significantly exceed the county average. A nationwide Cost of Community Services study indicates \$.37 public

service cost for each \$1.00 of tax revenue raised from Farm and Forest land, \$1.15 public service cost for each \$1.00 of tax revenue from Residential property, and \$.28 public service cost for each \$1.00 of tax revenue from Commercial/industrial property. see Appendix F.

**Existing total area** - Size of the existing city is 5110 Acres. The size twenty years ago was 577 Acres. Orlinda adjoins the City of Cross Plains on the south and the City of Portland at the Sumner County line on the east.

**Existing agricultural/wetlands/recreational/forest/wildlife areas**

Agricultural - 4382 Acres - 85% of existing land area  
Wetlands - all in wooded areas - 30 Acres  
Forests - 375 Acres  
Recreational - 2 Acres  
Wildlife areas - 70% of existing land can produce food, water, and shelter for wildlife.

**Existing residential areas**

170 Acres located in the town center - does not include new houses in recently annexed areas - 3%

**Existing commercial/industrial areas** - 151 Acres - 3%

**Existing roads** - Approximately 17.1 miles.

**UGB land - capability/suitability** - economic value to the city and county. UGB land constitutes the same capabilities and economic values as the present existing city.

**UGB total area** - 12,240 Acres

**UGB agricultural/wetland/forest/recreation/wildlife areas**

Agricultural - 10,709 Acres - 87%

Wetlands - all in wooded areas - 20 Acres

Forests - 1125 Acres

Wildlife areas - 98% of UGB land can produce food, water, and shelter for wildlife.

**UGB residential areas**

257 homes are located throughout the UGB area with an estimated area of 386 Acres calculated at 1.5 Acres per residential lot.

**UGB commercial/industrial areas** - to be determined.

**UGB roads** - 29.8 miles.

**Combined Existing City and UGB area** - 17,350 Acres

\* Resources Survey data are estimates provided by Robertson County NRCS

### Population Survey

Existing within current city limits - Approximately 600. According to projections by the University of Tennessee, dated March 25, 1999,

population will increase to 650+ in 2010 and 700+ in 2020.

If pressure for new housing continues at the present rate these projections will be low.

**Existing within the UGB** - There are presently 257 homes within the UGB area with an estimated population of 771 persons.

**Total existing population** within city limits and UGB - 1371

**Projected 2020 within current city limits and UGB** - Based on UT projections, population would increase 16% to 1590.

### **Public Service Inventory and Analysis**

Police Protection is provided by the town on Friday, Saturday and Sunday nights for all annexed areas. This protection is provided by Robertson County Sheriff's Department through an agreement with the town. The town will provide police protection for the area which comes under its jurisdiction in the future.

Fire protection is provided by the Orlinda Volunteer Fire Department with two fire stations and will be extended to any area which comes under the town's jurisdiction in the future.

Water is provided by White House Utility District. This arrangement will continue under the jurisdiction of the town and WHUD.

Sewer service currently is not available. However, plans are underway to establish a system with WHUD or Portland.

Streets and roads within the existing town limits are maintained by the

town. The town will extend this service to areas which come under its jurisdiction.

Electricity and gas are provided by Cumberland Electric Membership Corp and Springfield Department of Utilities, respectively.

Street lighting, park service and traffic control are provided.

Zoning and Planning services will be established

### **Conclusion**

In view of the above information, recognizing the municipality's duty and capability to manage and control urban development within the present city limits and the UGB, while taking into account the protection of agricultural lands, forests, recreation areas and wildlife management areas, we recommend our Urban Growth Boundary be established as outlined.

see Appendix G.

Appendix A - American Farmland Trust, Agricultural Conservation Easements

Appendix B - USDA 1996 Farm Bill - Fact Sheet Farmland Protection Program

Appendix C - Putting Growth in Its Place, Planning Commission  
Journal No. 31, Summer 1998

Appendix D - USDA Soil Map

Appendix E - Tenn. Dept. of Conservation - Geologic Hazards Map

Appendix F - American Farmland Trust - Cost of Community Services

Appendix G - UGB Map

Fony J. Miller  
Mayor

Ricky Stark  
Commissioner

Dale Swearingen  
Commissioner

Alfred C. Farris  
Commissioner

\_\_\_\_\_  
Commissioner

Samuel L. Justice  
Orlinda Representative, County Coordinating Committee





# FACT SHEET

## AGRICULTURAL

## CONSERVATION

## EASEMENTS

### DESCRIPTION

A conservation easement is a deed restriction landowners voluntarily place on their property to protect resources such as productive agricultural land, ground and surface water, wildlife habitat, historic sites or scenic views. They are used by landowners ("grantors") to authorize a qualified conservation organization or public agency ("grantee") to monitor and enforce the restrictions set forth in the agreement. Conservation easements are flexible documents tailored to each property and the needs of individual landowners. They may cover an entire parcel or portions of a property. The landowner usually works with the prospective grantee to decide which activities should be limited, to protect specific resources. Agricultural conservation easements are designed to keep land available for farming.

### RESTRICTIONS

In general, agricultural conservation easements limit subdivision, non-farm development and other uses that are inconsistent with commercial agriculture. Some easements allow lots to be reserved for family members. Typically, these lots must be small—one to two acres is common—and located on the least productive soils. Agricultural conservation easements often permit commercial development related to the farm operation and the construction of farm buildings. Most do not restrict farming practices, although some grantees ask landowners to implement soil and water conservation plans. Landowners who receive federal funds for farm easements must implement conservation plans developed by the USDA Natural Resources Conservation Service.

### TERM OF THE RESTRICTIONS

Most agricultural conservation easements are permanent. Term easements impose restrictions for a specified number of years. Regardless of the duration of the easement, the agreement is legally binding on future landowners for the agreed-upon time period. An agricultural conservation easement can be modified or terminated by a

court of law if the land or the neighborhood changes and the conservation objectives of the easement become impossible to achieve. Easements may also be terminated by eminent domain proceedings.

### RETAINED RIGHTS

After granting an agricultural conservation easement, landowners retain title to their property and can still restrict public access, farm, use the land as collateral for a loan or sell their property. Land subject to an easement remains on the local tax rolls. Landowners continue to be eligible for state and federal farm programs.

### VALUATION

Landowners can sell or donate an agricultural conservation easement to a qualified conservation organization or government body. In either case, it is important to determine the value of the easement to establish a price or to calculate tax benefits that may be available under federal and state law. The value of an agricultural conservation easement is generally the fair market value of the property minus its restricted value, as determined by a qualified appraiser. In general, more restrictive agreements and intense development pressure result in higher easement values.

### TAX BENEFITS

Grantors can receive several tax advantages. Donated agricultural conservation easements that meet Internal Revenue Code section 170 (h) criteria are treated as charitable gifts. Term easements do not qualify. Donors can deduct an amount equal to up to 30 percent of their adjusted gross income in the year of the gift. Corporations are limited to a 10-percent deduction. Easement donations in excess of the annual limit can be applied toward federal income tax for the next five years, subject to the same stipulations. Most state income tax laws provide similar benefits. Some state tax codes direct local tax assessors to consider the restrictions imposed by a conserva-

*American Farmland Trust*

TECHNICAL ASSISTANCE  
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1200 18th Street, NW, Suite 800  
Washington, DC 20036  
Tel: (202) 331-7300  
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## AGRICULTURAL CONSERVATION EASEMENTS

For additional information on agricultural conservation easements and farmland protection, the Farmland Information Center offers publications, an on-line library and technical assistance. To order AFT publications, call (800) 370-4879. Farmland information library is a searchable database of literature, abstracts, statutes, maps, legislative updates and other useful resources. can be reached at <http://www.farmlandinfo.org>. For additional assistance on specific topics, call the technical assistance service (413) 586-4593.

tion easement. This provision generally lowers property taxes on restricted parcels if the land is not already enrolled in a differential assessment program. Differential assessment programs direct local tax assessors to assess land at its value for agriculture or forestry, rather than its "highest and best" use, which is generally for residential, commercial or industrial development.

The donation or sale of an agricultural conservation easement usually reduces the value of land for estate tax purposes. To the extent that the restricted value is lower than fair market value, the estate will be subject to a lower tax. In some cases, an easement can reduce the value of an estate below the level that is taxable, effectively eliminating any estate tax liability.

Recent changes to federal estate tax law, enacted as part of the Taxpayer Relief Act of 1997, provide an additional incentive for landowners to grant conservation easements. Executors can elect to exclude 40 percent of the value of land subject to a donated qualified conservation easement from the taxable estate. This exclusion will be phased in over a five-year period. In 1998, landowners may exclude up to \$100,000 under the provision, which will increase to a maximum of \$500,000 in 2002. The full benefit offered by the new law is available for easements that reduce the fair market value of a property by at least 30 percent. Smaller deductions are available for easements that reduce property value by less than 30 percent.

### HISTORY

Every state has a law pertaining to conservation easements. The National Conference of Commissioners on Uniform State Laws adopted the Uniform Conservation Easement Act in 1981. The Act served as a model for state legislation allowing qualified public agencies and private conservation organizations to accept, acquire and hold less-than-fee simple interests in land for the purposes of conservation and preservation. Since the Uniform Conservation Easement Act was approved, 21 states have adopted conservation

easement enabling laws based on this model. 23 states have drafted and enacted their own enabling laws. Accepting donated conservation easements is one of the major activities of land trusts. Land trusts exist in all 50 states. They monitor and enforce the terms of easements. Some also purchase conservation easements.

### BENEFITS

- Conservation easements permanently protect important farmland while keeping the land in private ownership and on local tax rolls.
- Conservation easements are flexible, and can be tailored to meet the needs of individual farmers and ranchers and unique properties.
- Conservation easements can provide farmers with several tax benefits including income, estate and property tax reductions.
- By reducing estate taxes, conservation easements help farmers and ranchers transfer their operations to the next generation.

### DRAWBACKS

- While conservation easements can prevent development of agricultural land, they do not ensure that the land will continue to be farmed.
- Agricultural conservation easements must be carefully drafted to ensure that the terms allow farmers and ranchers to adapt and expand their operations and farming practices to adjust to changing economic conditions.
- Donating an easement is not always a financially viable option for landowners.
- Monitoring and enforcing conservation easements requires a serious commitment on the part of the easement holder.
- Subsequent landowners are not always interested in upholding easement terms.
- Conservation easements do not offer protection from eminent domain. If land under easement is taken through eminent domain, both the landowner and the easement holder must be compensated.

**USDA 1996 Farm Bill**  
*Conservation Provisions*

## Fact Sheet Farmland Protection Program

Notice: This information is based on the Public Notice of Request for Proposals for the Farmland Protection Program published in the Federal Register May 28, 1997. The notice can be viewed on the World Wide Web at <http://www.nrcs.usda.gov>.

### Introduction

The Farmland Protection Program (FPP) is a voluntary program that helps farmers keep their land in agriculture. The program provides funding to State, local, or tribal entities with existing farmland protection programs to purchase conservation easements or other interests. The goal of the program is to protect between 170,000 and 340,000 acres of farmland. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) has been designated as the lead agency in implementing this program.

### How FPP works

USDA joins with State, local, or tribal governments to acquire conservation easements or other interests from landowners. Participating landowners choose to keep their land in agriculture and agree not to convert the land for nonagricultural use. Landowners retain all rights to use the property for agriculture. All lands enrolled must have a conservation plan developed according to the NRCS Field Office Technical Guide.

Applications for the FPP come from States, tribes, and local governments that have existing farmland protection programs. Priority is given to applications that strive for perpetual easements, although a minimum of 30 years is required. Applications that protect locally significant lands are also considered if they are economically viable units.

### Eligibility

To qualify for FPP, the land offered must:

- Be prime, unique, or other productive soil;
- Be part of a pending offer from a State, local, or tribal farmland protection program;

# NRCS Farmland Protection Program

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## What is the FPP?

The Farmland Protection Program keeps productive farmland in agricultural use by assisting States, Tribes, or local entities in the purchase of conservation easements or development rights on prime, unique, or other productive farmland.

Through a cooperative agreement, the Natural Resources Conservation Service (NRCS) provides up to 50% of the purchase cost for easements of 30 years duration or longer on eligible farmland.

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## Eligible Farmland

- Contains prime, unique, or other productive farmland
  - Is privately owned and is part of a working farm
  - Has a pending offer for purchase of development rights or a conservation easement from a State, Tribe, or local farmland protection program
  - Has a conservation plan approved by the local Land Conservation Committee
- 

## Who can participate?

State, Tribal, or local entities with a qualifying farmland protection program can participate. A qualifying program utilizes voluntary easements or other legal devices to protect prime farmland.

NRCS provides up to 50% of the purchase cost of the easement to the cooperating entity. The cooperating entity acquires, manages, and enforces the easement.

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## Application procedures:

Each year the NRCS issues a Request for Proposals, detailing the current application guidelines and priorities. The cooperating entity then submits a proposal to the State NRCS Farmland Protection Program Manager. The proposal includes:

- An overview of the State, Tribal, or local farmland protection program
- The amount and source of funds available for easement acquisition
- The parameters and their values used to set acquisition priorities
- A list of information on pending offers, including: parcel size and location, acres of prime farmland, easement cost and duration, and development pressure

- Be privately owned;
- Be large enough to sustain agricultural production;
- Be accessible to markets for what the land produces and have adequate infrastructure and agricultural support services; and
- Have surrounding parcels of land that can support long-term agricultural production.

If the land cannot be converted to nonagricultural uses because of existing deed restrictions or other legal constraints, it is ineligible for FPP.

### **Funding**

Funds for FPP come from the Federal Government's Commodity Credit Corporation (CCC), which funds several USDA conservation programs. Total funding for the FPP, established in the 1996 Farm Bill, is \$35 million over 6 years.

### **For More Information**

NRCS, the Farm Service Agency, Extension Service, or local conservation district can provide more information. Local USDA Service Centers are listed in the telephone book under U.S. Department of Agriculture. Information is also available on USDA's World Wide Web site: <http://www.nrcs.usda.gov>.

**RESTORING AMERICA'S WETLAND HERITAGE--IT'S IN YOUR HANDS.**

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| NRCS homepage | USDA homepage |

# Putting Growth In Its Place

## WITH TRANSFER OF DEVELOPMENT RIGHTS

by Rick Pruett, AICP

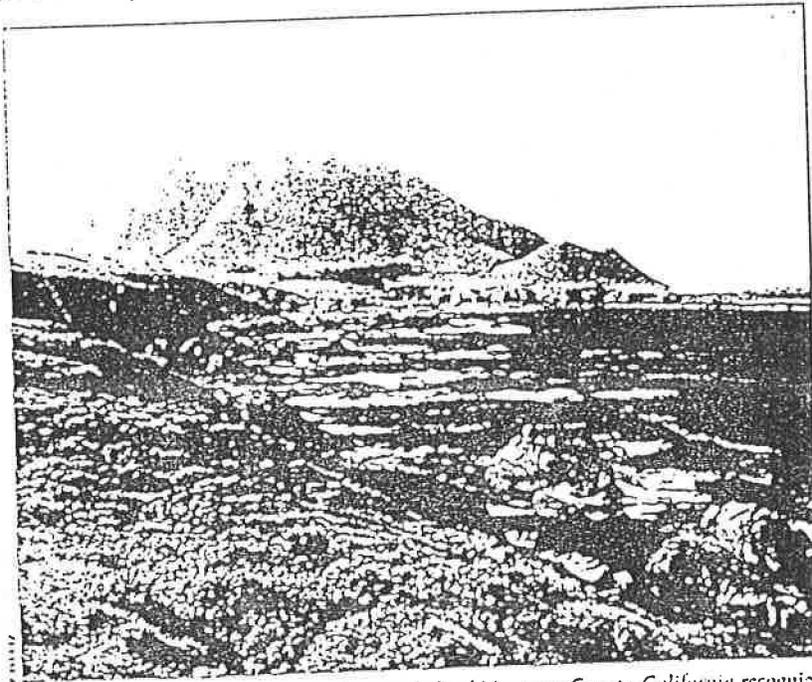
option despite the extra cost of having to buy the development rights. *Using TDRs: A Basic Example, p. 15*

Most communities would like to save something. It might be environmentally-sensitive areas, farmland, historic landmarks, open space, or other places with special significance. But there is typically a dilemma. Elected officials are often reluctant to impose restrictive land use controls on property owners without providing some form of compensation. However, most communities have little or no money available for compensation.

Some communities address this dilemma by adopting what is called a "transfer of development rights" or TDR program. TDR is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). In this process, development pays for preservation.

With TDR, a community motivates sending site owners to record permanent deed restrictions on their property, forever ensuring that the land will only be used for approved activities such as farming, conservation, or passive recreation. When these deed-restrictions are recorded, transferable development rights, or TDRs, are created. Sending site owners are compensated for their reduced development potential by being able to sell their TDRs to the developers of receiving sites.

In the receiving areas, a TDR-based zoning code offers developers a choice.



The process of preparing a TDR ordinance helped Monterey County, California recognize the need to preserve the spectacular scenery of Big Sur.

Not all TDR programs are successful. But when a community creates the components needed for a TDR market, everybody wins. Sending site owners are compensated for permanently preserving their properties. Receiving site developers enjoy greater returns even though they have to buy TDRs. And communities achieve their land use goals using private sector money rather than tax dollars.

If TDR Is So Great, Why Doesn't Everyone Use It?

As I learned by sending questionnaires to the 3,500 largest communi-

ties in the country, many people still consider TDR to be experimental. But, in fact, it is not a recent innovation. TDR has been in use for thirty years in the United States, dating back to the New York City Landmarks Preservation Law of 1968.

Nor is TDR untested. My survey uncovered 112 TDR programs in 25 states across the country. Of these 112 TDR programs, 47 are in cities, 30 in counties, and 30 in towns; another five programs are multi-jurisdictional, allowing transfers between different municipalities. While most programs are relatively small in scale, some programs have permanently preserved large amounts of land: 29,000 acres in Montgomery County, Maryland; 15,000 acres in the New Jersey Pinelands; and 5,000 acres in Calvert County, Maryland.

Some survey respondents reported

**TO BE SUCCESSFUL,  
A MARKET FOR THE  
DEVELOPMENT RIGHTS  
MUST BE CREATED.  
THAT MEANS  
ENCOURAGING BOTH  
THE SALE AND THE  
PURCHASE OF THE  
DEVELOPMENT RIGHTS.**

Developers who decide not to buy TDRs are allowed less development on the receiving sites. But developers who purchase TDRs are allowed extra development, or bonus density. When a program is well designed, the extra revenues from higher-density projects make it more profitable for developers to use the TDR





## Using TDRs: A Basic Example

Let's say you own a farm on a two-lane rural road five miles from the nearest village. Under your county's zoning, you can create a maximum of seven residential lots on your land. Of course, once you sell the lots, you will lose the income you currently receive from farming the land.

However, because your community has a TDR program, and has included your land within a designated TDR "sending zone," you could choose to permanently deed restrict your land to agricultural use. In return, you will receive "development rights or credits." You decide to deed-restrict your land and receive six development rights from the county (calculated according to a formula in your the county's TDR ordinance).

Five miles away, a developer named Smith buys a parcel of land within an area the county has designated as a TDR receiving zone (because it is near utilities, transportation, public services, shopping, and employment as well as existing development). Smith could, by right, build on his site at a density of six units per acre. But, the TDR ordinance gives him the option of building at a higher density if he makes use of development rights.

Smith contacts you about purchasing your six development rights, which would allow him to build a 12-unit development. He calculates that his additional profit from building the 12-unit project will more than offset the expense of buying your development rights. You decide that his offer is acceptable, and sell Smith your six development rights.

The end result: You continue to farm your land while gaining income from the sale of your property's development rights. Smith is able to build a more profitable project. The community meets its goal of preserving farmland without spending additional tax dollars, and without forcing property owners to forego development-related profits.



## Montgomery County, Maryland

The southern half of Montgomery County, Maryland contains the cities of Bethesda, Silver Spring, Rockville, and other suburbs of Washington, D.C. To preserve the rural character of the northern half of the County, the County changed its agricultural zoning from one unit per two acres to one unit per five acres in 1974. Nevertheless, sprawl consumed almost 20 percent of the County's agricultural land in the 1970s.

A County-appointed task force concluded that it would be far too costly to buy agricultural easements on all the land that needed to be preserved. In addition, the task force believed it would be unfair to simply downzone all farmland without providing some form of compensation. Furthermore, the task force concluded that growth would have to be allowed in appropriate areas in order to avoid the unintended effect of encouraging the development of large-lot estates on land zoned for agricultural preservation.

Using these assumptions, the County adopted a comprehensive plan in 1980 designed specifically to be implemented through TDR.

The County rezoned a 91,000-acre agricultural reserve from a maximum density of one unit per five acres to one unit per 25 acres (this minimum lot requirement was based on a study indicating that 25 acres was the smallest farm that could function on a cash crop basis in Montgomery County). But property owners in the agricultural reserve who agree to permanently deed restrict their land for agricultural use are allowed to sell their development rights at the rate of one TDR per five acres. This five-to-one ratio provides an attractive incentive for owners to sell their development rights rather than build on 25-acre lots.

The County designates receiving zones based on their proximity to transportation, urban services, and existing development. Within these receiving zones, developers are given a choice: develop without TDRs at a lower density, or buy TDRs and build at a higher density. The density bonuses are high enough that developers find it cheaper to buy development rights than acquire

that they do not use TDR because there is little or no open space or farmland left in their communities. Admittedly, of the 112 TDR programs identified, most are aimed at saving undeveloped areas (63 on preserving ecologically-sensitive areas, natural resources, and open space; 21 on protecting agricultural land and rural character). But more than two dozen programs are designed to work in fully-developed communities by preserving historic landmarks, revitalizing downtowns, creating housing, protecting infrastructure capacity, encouraging desirable land uses, and promoting appropriate urban design. See, e.g., the sidebar on San Francisco's program aimed at historic preservation, on p. 19

Many respondents reported that they don't use TDR because their communities prefer to rely on traditional zoning and outright acquisition for preservation. This reliance is ironic since most of the respondents predicted that they will achieve no more than half of their land use goals given the strength of their present zoning controls and the amount of funding currently available for acquisition.

In fact, acquisition dollars can go further when used in conjunction with a TDR program. For example, a community can buy development rights itself and then resell these TDRs, using the proceeds to replenish a revolving fund which can be used over and over rather than for a single, one-time acquisition.

Finally, many people assume that TDR is used primarily as a legal defense against takings challenges — claims that regulation goes so far that it "takes" private property for public use without just compensation. People who make that assumption are justifiably skeptical of TDR because the courts have not as yet directly ruled on TDR's role in the takings issue.

The case of *Suitum v. Tahoe Regional Planning Agency*, may eventually clarify TDR's ability to mitigate and/or compensate for takings. If the courts ultimately find the Tahoe Regional Planning Agency (which justified a prohibition on

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additional land. However, the bonuses are not so high that the additional development could overwhelm the capacity of the wastewater structure system in the receiving streams.

Except for projects providing affordable housing, higher densities are only available for projects that make use of TDRs. Since there is a market for higher-density development that can only be met by using transfers, there is a strong demand for TDRs. As a result, over 29,000 acres of farmland have been permanently preserved to date — about one-third of the County's 91,000-acre goal.

240-777-2590

### New Jersey Pinelands

The New Jersey Pinelands is a one-million-acre area occupying much of the southeastern quarter of the state of New Jersey. The area is agriculturally productive, particularly for cranberries and blueberries, and contains one of the largest and least polluted aquifers in the northeastern United States. Its swamps and forests are home to 1,200 species of plants and animals, causing it to be designated as the country's first National Preserve in 1978.

Following that designation, the State of New Jersey established the Pinelands Commission, a regional agency covering seven counties and 53 local jurisdictions. The State required all 60 communities to amend their plans and codes to conform with the Pinelands Comprehensive Management Plan, adopted in 1980. The Pinelands Comprehensive Management Plan is designed to be implemented by various tools including federal and state land acquisition funding, land use controls, and TDR.

The Plan includes strong environmental protections for the 368,000 acres of land in the designated preservation and agricultural districts. However, landowners in these districts who record conservation easements on their property receive development rights (known as Pineland Development Credits or PDCs) which can be sold to the developers of receiving areas located in 23 different jurisdictions.

continued on next page

### Putting Growth In Its Place

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development in certain designated environmental zones by the availability of TDRs to the owners of undevelopable parcels), we can expect a significant increase in the use of TDR.

But a loss for the Tahoe RPA is not likely to have a significant effect on most TDR programs because unlike the Tahoe



The Tahoe Regional Planning Agency, formed by the states of California and Nevada, uses four TDR techniques within a 207,000-acre basin to minimize further degradation of Lake Tahoe's water clarity.

program few other TDR programs prohibit all development on sending sites. Of the 112 programs I surveyed, all but seven either allow some development on sending sites as a matter of right or provide a process for allowing some development under specified circumstances (such as hardship or a demonstration that environmental impacts can be mitigated). In other words, almost all communities with TDR programs do not rely on TDR as their only legal defense against a takings claim.

[Editor's Note: More details on the Summit case are available on the Planner's Web site: [www.plannersweb.com/tah.html](http://www.plannersweb.com/tah.html)]

### How Does TDR Compare With Other Preservation Techniques?

The best combination of preservation techniques varies depending on the circumstances of the individual community. A community might be able to achieve its land use goals using only acquisition if it has relatively little land to preserve and sufficient public support to adopt funding mechanisms to pay for outright acquisition. But elsewhere, acquisition might only achieve a fraction of a community's goals since the public would not approve the funding needed for outright acquisition of all the land that needs to be preserved.

Rather than use tax revenues, some communities generate the funding for land acquisition through fees imposed on new development. However, since these fees are not collected until new development is approved, complete reliance on this method provides no protection for significant properties until development occurs and the fees are collected.

Many communities primarily rely on zoning. But how effective is zoning in protecting special natural areas, open space, farmland, and historic structures?

To begin with, zoning does not provide any form of permanent protection. Zoning evolves as roads and other infrastructure make outlying land more buildable. We are all aware, also, that zoning can change as the local political winds shift. Moreover, many planners have come to recognize that zoning sometimes does not achieve its desired effect. For example, many communities thought they had safeguarded their rural areas with low density, large-lot zoning only to discover that many people were willing to buy and develop ten-, twenty- and thirty-acre lots for their country estates, farmettes, and ranchettes.

Some communities have turned to newer zoning techniques such as clustering, allowing individual property owners to transfer density within a single parcel. Because no transactions are needed, property owners find clustering very attractive. But clustering often allows the development of land that

ought to be preserved and, ironically, can end up promoting the development of small urban-style enclaves in the middle of rural areas. Even worse, some communities simply rezone land for higher densities without requiring TDRs or any other form of preservation. Needless to say, a developer will not pay for extra density when the community gives it away for free.



Boulder County, Colorado has entered into inter-governmental agreements allowing transfers to receiving sites within the City of Boulder and two other incorporated cities from sending sites within unincorporated areas of the County, like this dairy farm outside the City of Longmont.

### SUCCESS FACTORS

In studying the 112 TDR programs uncovered in the survey, I tried to identify factors that were more likely to contribute to a successful program. Since TDR markets are driven by supply and demand, a TDR program works best when it motivates sellers to sell and buyers to buy.

#### 1. Encouraging TDR Sales

TDR programs typically identify sending areas where TDRs will be made available to property owners. These are the areas that the community wants to protect from over-development, such as important natural areas, farmland, historic landmarks, and so on. The

compensation offered property owners by TDRs often makes it possible for communities to adopt strong land use measures that might otherwise be considered politically unacceptable.

However, to be successful, a market for the development rights must be created. That means encouraging both the sale and the purchase of the development rights.

Successful TDR programs encourage TDR sales by reducing the development potential of the sending sites through zoning restrictions, environmental regulations, farmland protection measures, and ordinances that require adequate public facilities before development can occur. In addition to prompting transfers, these sending site restrictions, of course, help to protect the resources that the communities want to save.

Just as sending site owners need to be encouraged to sell their development rights, receiving site developers must be motivated to buy TDRs. Developers will only buy TDRs if they can make a greater profit from a project that uses TDRs.

Unfortunately, a number of TDR programs have failed to create enough of an incentive in their designated receiving zones for developers to want to purchase TDRs — in other words, allowable densities are high enough without TDRs that developers do not see enough reason to purchase TDRs. Similarly, some developers may avoid the higher density allowed by TDR because it would require the installation of sewerage or other infrastructure at prohibitive expense. Some communities address this problem through capital improvements in receiving areas.

#### 2. Selecting Receiving Sites

The selection of the receiving areas is also critical to the success of TDR programs. Sometimes it has been difficult for rural communities to develop workable receiving areas. Again, receiving areas will only work if there is sufficient demand for higher density development (allowing for use of the additional density provided by the development rights).

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The receiving sites are capable of accepting more than double the number of PDCs that can be generated by the sending sites. This ratio is intended to ensure that the PDCs will remain marketable. Density bonuses are awarded to receiving sites as a matter of right to eliminate any uncertainty that a developer might have about the ability to use TDR.



The New Jersey Pinelands is home to some 1,200 species of plants and animals.

In addition, the Pinelands Commission monitors land use approvals throughout the planning area to make sure that communities are only awarding increased density to developments that use PDCs.

The State of New Jersey maintains a Pinelands Development Credit Bank as a "buyer of last resort," although most PDC transactions are handled privately. The State also markets the program, administers the transfers, and provides financing for infrastructure improvements in receiving areas. Due to this ongoing support, as well as the comprehensive nature of the original plan, the Pinelands program has permanently preserved over 15,000 acres of land to date.

# Cupertino, California

While most TDR programs transfer floor area or dwelling units, Cupertino, California's program transfers vehicle trips.

Cupertino, population 40,000, is located five miles west of downtown San Jose, California. In 1973, the City imposed new development limits in its DeAnza/Stevens Creek commercial corridor in order to keep traffic within the capacity of the street system. However, Cupertino recognized that some land uses would be well below these development limits while other uses would not be able to locate there without some relief from these limits. The City decided to use a transfer mechanism to provide flexibility in locating a mix of land uses and densities while still maintaining an overall development limit that could be accommodated by the transportation system.

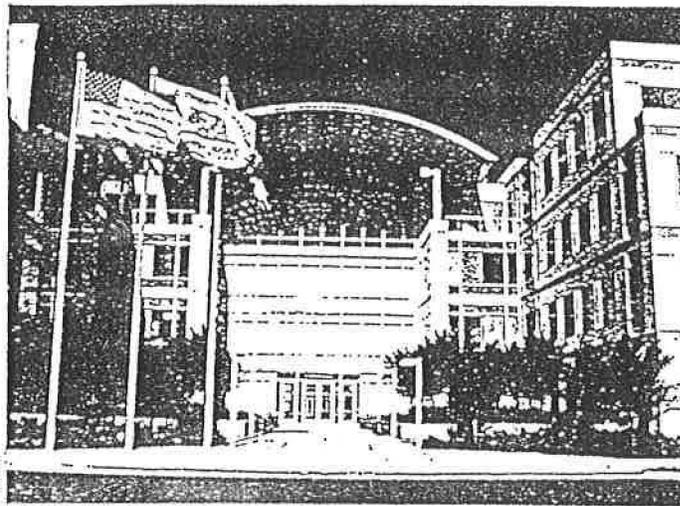
Specifically, the development limit is 16 one-way, peak-hour vehicle trips per acre of commercial land. A manual developed by the City lists the trip-generation rates for various land uses. Through a Use Permit process, the City approves trip transfers as long as a reasonable amount of development potential stays on the sending site to ensure the economic viability of that parcel.

In Cupertino, receiving site developers are motivated to buy trips because there are few other mechanisms available for getting the extra density they want. The sending site owners are motivated to sell because the high demand for trip rights creates an attractive selling price. At one point, the estimated value of a trip right reached \$50,000. In fact, some developers acquired trip rights early in the program believing that their value would increase over time.

Under the Cupertino program, transfers have been so active that the development capacity of the corridor has been reached. In the last transfer, a 785,000 square foot research and development office park was built using 322 trip rights purchased from three separate sending sites. In this transaction, Cupertino was able to allow its major employer, Apple Computer, to expand without overwhelming the capacity of the City's street system.

## Putting Growth In Its Place *continued from page 17*

One approach is for the community to consider designating village or hamlet areas where more concentrated development will be encouraged. TDRs can then



By allowing the transfer of rights from three separate sending sites, Cupertino, California was able to approve an office park for Apple Computer on this receiving site without overburdening the City's transportation system.

be used to obtain the higher densities.

Alternatively, some programs have overcome this problem when one or more jurisdictions with good receiving sites voluntarily agree to accept rights transferred from sending sites in other jurisdictions. Such voluntary inter-jurisdictional transfers occur in Morgan Hill,

California and Boulder County, Colorado.

Regional programs work even better at balancing sending and receiving zones. The Tahoe Regional Planning Agency's TDR program, for example, provides for transfers of development

rights among six different communities in the states of California and Nevada. The New Jersey Pinelands program involves even more jurisdictions.

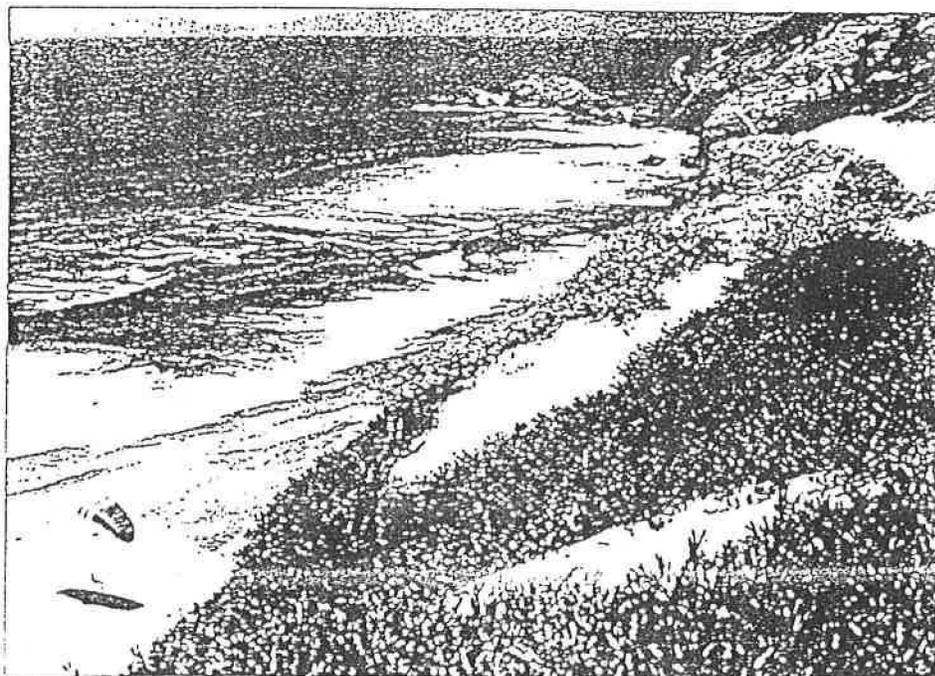
*New Jersey Pinelands p 16*

### 3. Facilitating Use of TDRs

Some communities approve transfers of development rights administratively, without public hearings or discretionary decisions.

This approach can increase the use of TDRs since it gives developers greater certainty over the cost, timing, and approval of their projects.

Many communities also facilitate transfers by treating TDRs as a commodity, available for sale to anyone at any time. In addition, some programs



Using a TDR program designed to protect areas subject to landslides and other hazards, Pacifica, California preserved this 20-acre bluff top overlooking the Pacific Ocean.

feature a "TDR bank" which serves as a buyer and seller of TDRs when private transactions become too time consuming. Finally, the most successful TDR programs provide ongoing information to the general public, as well as staff support and instructional materials to assist TDR buyers and sellers.

#### 4. Building Public Support

A successful TDR program will mean more intense development at receiving sites. The community as a whole needs to understand and accept that this will occur. Community-wide, comprehensive planning efforts are important in developing TDR programs. In the context of a comprehensive plan, the public is encouraged to identify areas where more intense development would be appropriate (i.e., the receiving areas) as well as areas that need to be preserved (i.e., the sending areas). Not surprisingly, the most successful TDR programs are in communities that specifically designed their comprehensive plans to be implemented through TDR.

Just as comprehensive planning can be good for TDR, TDR can be good for comprehensive planning. Communities often face a certain pessimism when confronted with overwhelming problems like urban sprawl. They recognize that they don't have the money needed to buy all of the land that ought to be saved; and they are reluctant to impose significant land use restrictions without compensating property owners for the resulting reduction in property values.

An effective TDR program can add optimism to the planning process by offering a way for compensation to be provided affected property owners without the use of tax dollars. This optimism can encourage the public to establish stronger land use protection goals.

In Monterey County, California, the process of preparing a TDR-based plan helped the community reach a consensus regarding the need to preserve the unique environment of the Big Sur. As a result, "critical viewshed" restrictions were imposed that prohibit any new development that would be visible from the Pacific Coast Highway. To mitigate

the impact of these restrictions, affected property owners receive development rights, which can be transferred for use elsewhere. The TDR mechanism helped enable the county to move forward with its goal of preserving an outstanding scenic resource.

#### SUMMING UP:

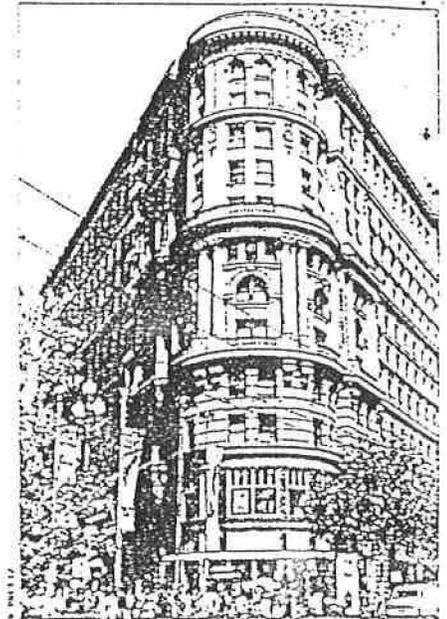
Transfer of development rights offers communities a way of saving environmentally sensitive areas, farmland, historic landmarks, and other important resources. TDR capitalizes on the ability to separate development rights from other property rights. These development rights can then be moved from properties where development would be detrimental to properties where development would be beneficial.

Just examining the feasibility of a TDR program can often benefit a community. Once people realize they aren't powerless to shape their community's future, they can begin to think seriously about what is really important to them. They start to recognize the significance of surrounding farmlands, natural areas, historic resources — and begin asking questions about how these areas can be best preserved. TDRs may or may not turn out to be part of the answer. But they can help stimulate the discussion. ♦

*Rick Pruetz, AICP, is the City Planner for Burbank, California. This article condenses some of the material contained in Pruetz's recently published, **Saved By Development: Preserving Environmental Areas, Farmland and Historic Landmarks With Transfer Of Development Rights**, a comprehensive guide to TDR programs nationwide. For information on ordering **Saved By Development**, contact Arje Press, at: 310-305-3568; email: arje@ibm.net.*



Additional information on transfer of development rights programs is now available on the **PlannersWeb** site at:  
[www.plannersweb.com/tldr.html](http://www.plannersweb.com/tldr.html)



TDRs have helped preserve architecturally significant buildings in downtown San Francisco.

### San Francisco, California

San Francisco is one of several cities using TDRs for historic preservation purposes. While San Francisco's use of TDRs began in the 1960s, it received a boost in 1985 with the adoption of a new downtown plan which designated 253 properties as architecturally significant and 183 other properties as contributing buildings. The new plan also led to the overall lowering of allowable densities downtown, creating a greater incentive for developers to acquire TDRs to achieve the density desired for high-rise offices.

The San Francisco TDR program has several elements that have helped make it work. The owners of potential sending sites are motivated to sell their development rights because it is difficult to get permission to alter or demolish a significant historic building. At the other end of the transfer, developers are interested in acquiring development rights because the demand for new office space is often high. Moreover, TDRs are the only method for exceeding the density otherwise allowed.

In addition, the TDR transfer process is handled administratively by the zoning administrator, and is not likely to subject projects to delay.

The bottom line is that a growing number of historic structures have been permanently preserved and their development rights transferred to other sites.

There are three major areas of karst development in Tennessee. These are the Central Basin, the Highland Rim and the Valley and Ridge. In Middle Tennessee the Ridley and Lebanon Limestone outcrop areas (inner part of the Central Basin) have numerous sinkholes, caves and disappearing streams. Murfreesboro is at the approximate center of this area. Similar solution features are present in other limestone formations of the Central Basin, but none of them exhibit as many as do the Ridley and Lebanon. In general, any soluble rock type (limestone, dolomite, gypsum) can exhibit karst features. However, because of certain features such as the degree of "purity" of the rock (absence of insoluble minerals), bedding characteristics, or the presence of well-developed joints and distinct bedding planes, some units develop more than others.

Two major areas of pervasive karst development are present on the Highland Rim. One is principally in the northern parts of Montgomery and Robertson Counties, where there are thousands of depressions. This zone continues for many miles into Kentucky and constitutes one of the major karst regions of the world. The solutional features are developed mostly in the Saint Louis and Sainte Genevieve Limestones. The other karst area is along the eastern zone of the Eastern Highland Rim adjacent to and including the lower slopes of the Cumberland Plateau Escarpment. The major concentrations of caves and sinkholes are around Sparta and McMinnville. They are also formed in the St. Louis Limestone and the Monteagle Limestone (equivalent to the Ste. Genevieve). Since the Monteagle principally crops out along the lower part of the Cumberland Plateau Escarpment, it coincides with the belt of landslide-prone colluvium which is shown in green on the map. Where two or more hazards coincide, the map color for the principal hazard has been used.

In East Tennessee each carbonate belt has considerable solution feature development. However, the units with the most karst features are those of the Knox Group, certain formations of the Chickamauga Group (e.g. Holston Formation) and the Honaker Dolomite. Specific areas of high concentration of karst features are the Powell River Valley (principally Claiborne, Campbell and Union Counties), the lower Holston River Valley (Knox and Jefferson Counties), the Ft. Loudon Lake area (Knox, Loudon and Blount Counties) and the upper Holston River Valley in the area of Boone Lake.



Karst areas (areas with caves, sinkholes and disappearing streams)



Areas with a high density of karst features



# FACT SHEET

## COST OF COMMUNITY SERVICES STUDIES

### DESCRIPTION

Cost of Community Services studies are an inexpensive, easy-to-understand way to determine the net fiscal contribution of different land uses to local budgets. Municipal records are reorganized to assign the cost of local public services to privately owned farm, forest and open lands, as well as residential, commercial and industrial lands. The result is a set of ratios that compare the annual income to the annual expenditures for different land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

### METHODOLOGY

COCS studies involve five basic steps:

1. Define the scope of the project and identify land use categories to study (e.g., residential, commercial, industrial, farm and forest land).
2. Collect data on local revenues and expenditures.
3. Group revenues and allocate them to the land use categories identified in step 1.
4. Group expenditures and allocate them to the land use categories identified in step 1.
5. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, although ensuring reliable figures requires the assistance of local officials and service providers. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant

amount of research, including extensive personal interviews.

### HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that are likely to benefit most from the information provided by fiscal impact analyses rarely have the expertise or resources to conduct a study, which tend to be expensive. Also, these studies rarely consider the fiscal contribution of farm, forest and recreational lands, which are very important to rural economies.

American Farmland Trust developed COCS studies in the mid-1980s to give communities a simple, inexpensive method of evaluating the contribution of farm, forest and ranch lands to the local tax base. COCS studies have been conducted in at least 58 communities in the United States.

### FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and community leaders to understand the relationships between residential and commercial growth, land conservation and their municipality's bottom line.

COCS studies can help local officials and farmland protection advocates counter three claims that are commonly heard at local meetings in rural and suburban communities:



TECHNICAL ASSISTANCE  
Herrick Mill, One Short Street  
Northampton, MA 01060  
Tel: (413) 586-4593  
Fax: (413) 586-9332  
Web: [www.farmlandinfo.org](http://www.farmlandinfo.org)

NATIONAL OFFICE  
18th Street, NW, Suite 800  
Washington, DC 20036  
Tel: (202) 331-7300  
Fax: (202) 659-8339  
Web: [www.farmland.org](http://www.farmland.org)

## SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

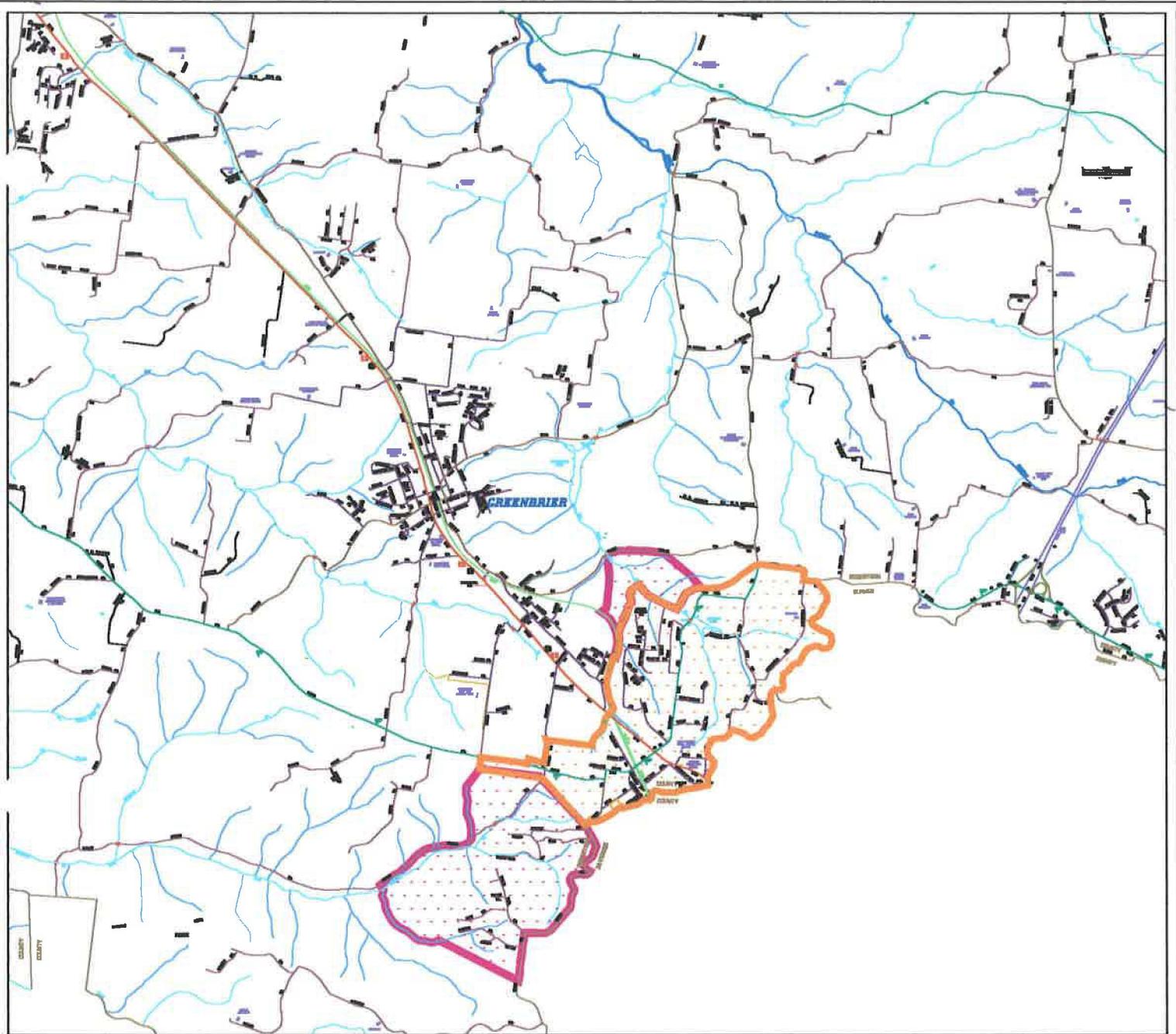
State/Town	Residential including farm houses	Combined Commercial & Industrial	Farm/Forest Open Land	Source
<b>Connecticut</b>				
Bolton	1 : 1.05	1 : 0.23	1 : 0.50	Geisler, 1998
Durham	1 : 1.07	1 : 0.27	1 : 0.23	Southern New England Forest Consortium, 1995
Farmington	1 : 1.33	1 : 0.32	1 : 0.31	Southern New England Forest Consortium, 1995
Hebron	1 : 1.06	1 : 0.47	1 : 0.43	American Farmland Trust, 1986
Litchfield	1 : 1.11	1 : 0.34	1 : 0.34	Southern New England Forest Consortium, 1995
Pomfret	1 : 1.06	1 : 0.27	1 : 0.86	Southern New England Forest Consortium, 1995
<b>Idaho</b>				
Canyon County	1 : 1.08	1 : 0.79	1 : 0.54	Hartmans and Meyer, 1997
Cassia County	1 : 1.19	1 : 0.87	1 : 0.41	Hartmans and Meyer, 1997
<b>Maine</b>				
Bethel	1 : 1.29	1 : 0.59	1 : 0.06	Good, Antioch New England Graduate School, 1994
<b>Maryland</b>				
Carroll County	1 : 1.15	1 : 0.48	1 : 0.45	Carroll County Dept. of Management & Budget, 1994
Cecil County	1 : 1.12	1 : 0.28	1 : 0.37	Cecil County Office of Economic Development, 1994
Frederick County	1 : 1.05	1 : 0.39	1 : 0.48	American Farmland Trust, 1997
<b>Massachusetts</b>				
Agawam	1 : 1.05	1 : 0.44	1 : 0.31	American Farmland Trust, 1992
Becket	1 : 1.02	1 : 0.83	1 : 0.72	Southern New England Forest Consortium, 1995
Deerfield	1 : 1.16	1 : 0.38	1 : 0.29	American Farmland Trust, 1992
Franklin	1 : 1.02	1 : 0.58	1 : 0.40	Southern New England Forest Consortium, 1995
Gill	1 : 1.15	1 : 0.21	1 : 0.38	American Farmland Trust, 1992
Leverett	1 : 1.15	1 : 0.29	1 : 0.25	Southern New England Forest Consortium, 1995
Southborough	1 : 1.03	1 : 0.26	1 : 0.45	Adams and Hines, 1997
Westford	1 : 1.15	1 : 0.53	1 : 0.39	Southern New England Forest Consortium, 1995
Williamstown	1 : 1.11	1 : 0.40	1 : 0.34	Hazler et al., 1992
<b>Minnesota</b>				
Farmington	1 : 1.02	1 : 0.18	1 : 0.48	American Farmland Trust, 1994
Lake Elmo	1 : 1.07	1 : 0.20	1 : 0.27	American Farmland Trust, 1994
Independence	1 : 1.04	1 : 0.19	1 : 0.47	American Farmland Trust, 1994
<b>Montana</b>				
Gallatin County	1 : 1.45	1 : 0.13	1 : 0.25	Haggerty, 1996
<b>New Hampshire</b>				
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994

## SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

State/Town	Residential including farm houses	Combined Commercial & Industrial	Farm/Forest Open Land	Source
<b>New Jersey</b>				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998
<b>New York</b>				
Amenia	1 : 1.23	1 : 0.17	1 : 0.25	Bucknall, 1989
Beekman	1 : 1.12	1 : 0.18	1 : 0.48	American Farmland Trust, 1989
Dix	1 : 1.51	1 : 0.27	1 : 0.31	Schuyler County League of Women Voters, 1993
Farmington	1 : 1.22	1 : 0.27	1 : 0.72	Kinsman et al., 1991
Fishkill	1 : 1.23	1 : 0.31	1 : 0.74	Bucknall, 1989
Hector	1 : 1.30	1 : 0.15	1 : 0.28	Schuyler County League of Women Voters, 1993
Kinderhook	1 : 1.05	1 : 0.21	1 : 0.17	Concerned Citizens of Kinderhook, 1996
Montour	1 : 1.50	1 : 0.28	1 : 0.29	Schuyler County League of Women Voters, 1992
Northeast	1 : 1.36	1 : 0.29	1 : 0.21	American Farmland Trust, 1989
Reading	1 : 1.08	1 : 0.26	1 : 0.32	Schuyler County League of Women Voters, 1992
Red Hook	1 : 1.11	1 : 0.20	1 : 0.22	Bucknall, 1989
<b>Ohio</b>				
Madison Village	1 : 1.67	1 : 0.20	1 : 0.38	AFT and Lake County Ohio SWCD, 1993
Madison Township	1 : 1.40	1 : 0.25	1 : 0.30	AFT and Lake County Ohio SWCD, 1993
<b>Pennsylvania</b>				
Carroll Township	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
<b>Rhode Island</b>				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995
<b>Utah</b>				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
<b>Virginia</b>				
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
<b>Washington</b>				
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
<b>Wisconsin</b>				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about cost of community services studies. Inclusion in this table does not signify review or endorsement by American Farmland Trust.

# RIDGETOP



# RIDGETOP (AS OF AUGUST 22, 2000) URBAN GROWTH BOUNDARY MAP

CITY LIMITS  CITY LIMITS  
2.59 SQ. MILES  
1657.60 ACRES

URBAN GROWTH BOUNDARY  URBAN GROWTH AREA  
4.53 SQ. MILES  
2899.20 ACRES



Special Call Meeting  
of  
June 3, 1999

The Special Called Meeting of the Ridgetop Mayor & Board of Aldermen was called to order by Mayor Denton at 7:13 p.m. Thursday, June 3, 1999. The meeting was held at city hall.

Roll call by city recorder:

Present: Mayor Denton, Aldermen Gilmore, Pearce, Parsons, Johnson.  
Absent: None

Mayor Denton opened the meeting and stated the purpose of the called meeting was to hold a public hearing as advertised in the Robertson Co. Times newspaper on the projected Urban Growth Plan for the City of Ridgetop and for consideration budgetary matters and sewers.

Mayor Denton rescinded the regular order of business to go into the Public Hearing.

Floor opened for citizens comments on the Urban Growth Plan.

No comments from citizens:

Alderman Parsons moved to return to the regular board meeting. This motion was seconded by Alderman Johnson.

Voting Aye: All  
Voting No: None  
Motion Carried.

A short discussion by board on the potential fire districts being proposed by county. No boundaries clearly defined as of this date.

Alderman Parsons went into budgetary matters within the Police Dept. Discussion of the recent police grant with he and Chief Paul Meyers discussing and sharing with the board how the grant program works, city obligations, funding of 25%, etc. After discussion, Alderman Johnson moved to accept the Byrne Grant Contract No. 00 DG018. This motion second by Alderman Gilmore.

Voting Aye: All  
Voting No: None  
Motion Carried.

Alderman Parsons moved to purchase the police vehicle, and to change out the engine on the police vehicle discussed, and to advertise the three (3) police cars that will no longer be in use by the dept.

1-22

This motion was second by Alderman Gilmore.

Voting Aye: All  
Voting No: None  
Motion Carried.

After discussion, Alderman Johnson moved to pay the bank loan off at the Farmers Bank on the fire engine to save the interest, the principal amount due around the sum of \$71,250.00. This motion was second by Alderman Gilmore.

Voting Aye: All  
Voting No: None  
Motion Carried.

After some discussion, Alderman Johnson moved to adopt city policies concerning tap fees for the following:

- (1) New commercial developments.
- (2) New residential developments.
- (3) Subdivisions.
- (4) Mobile homes.

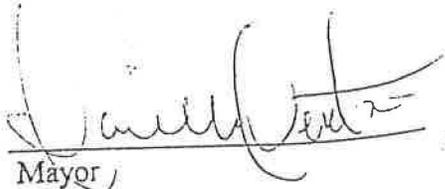
Alderman Parsons second motion.

Voting Aye: All  
Voting No: None  
Motion Carried.

Short discussion of some aspects of the city sewers system.

There being no further business to come before the Board, Mayor Denton moved adjournment. This motion second by Alderman Gilmore.

Voting Aye: All  
Voting No: None  
Motion carried.

  
Mayor

Attest Evelyn Mitchell  
City Recorder

Special call Meeting  
of  
June 10, 1999

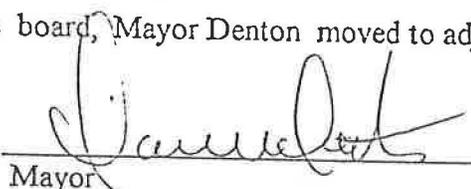
The Special call meeting of the Ridgetop Mayor and Board of Aldermen was called to order by Mayor Denton at 7:00 p.m. Thursday, June 10, 1999. The meeting was held at city hall.

Roll call by city recorder:

Present: Mayor Denton, Alderman Pearce, Alderman Johnson.  
Absent: Aldermen Parsons, Gilmore.

Mayor Denton called the meeting to order and stated the purpose of the meeting, a public hearing on the Urban Growth Plan as per advertised in Times newspaper. Floor opened for comments. No comments.

There being no further business to come before the board, Mayor Denton moved to adjourn.

  
Mayor

Attest

  
City Recorder

**ROBERTSON COUNTY TIMES**

Wednesday,  
May 19, 1999

Page 17C

**PUBLIC NOTICE**

Notice is hereby given of a Public Hearing to be held by Ridgетop's Mayor and Board of Aldermen on Thursday, June 3, 1999 at 7:00 P.M. Ridgетop City Hall. The Public Hearing on the Urban Growth Plan for Ridgетop and Plan of Service. All citizens of Ridgетop encouraged to attend.

Mayor Darrell Denton

*ROBERTSON COUNTY TIMES*

Wednesday,  
May 26, 1999

## **PUBLIC NOTICE**

Notice is hereby given of a Public Hearing to be held by Ridgetop's Mayor and Board of Aldermen on Thursday, June 10, 1999 at 7:00 p.m. Ridgetop City Hall. The Public Hearing held for the purpose of the Urban Growth Plan for Ridgetop and the Plan of Service. All Citizens of Ridgetop encouraged to attend.

**Mayor Darrell Denton**

# *Urban Growth Plan*

City of Ridgetop

August 1999

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### Attachments:

- A) Land Use Map
- B) Fire and Police Map
- C) Gas System Map
- D) Sewer System Map
- E) Park and Recreation Map

## Introduction:

In compliance with the requirements of Public Chapter 1101 the following report contains minimum information relative to the development of the core facilities in the proposed urban growth area.

In addition it covers service provided in the city and information as to services to be provided in the future.

The report was prepared using a variety of methods; review and study of previously prepared planning and annexation documents, interviews with local officials, information provided by the State of Tennessee Planning Office, the University of Tennessee, city engineers Barge, Waggoner, Sumner and Cannon, Inc. and field interviews.

## Land Use Analysis with Population :

Land Use Category	Acres	% of Total Acres
Residential	689.28	37.00
Commercial	17.43	0.94
Industrial	3.93	0.21
Public / Semi-public	25.00	1.35
Transportation / Roads	279.30	15.00
Constrained / non-usable	165.00	8.86
Undeveloped Land	682.36	36.65
<b>Total Acres</b>	<b>1862</b>	<b>100%</b>

\*information provided by the State Planning Office and City of Ridgetop Planning Commission.

*See Attachment A*

## Population: Current and Projected

Year	Robertson Co. Total	Davidson Co. Total	Combined Total
1990	1,138	61	1,199
1999	1,885	111	1,996
2000	1,930	111	2,041
2005	2,036	118	2,154
2010	2,141	123	2,264
2015	2,244	129	2,373
2020	2,345	133	2,478

\*information provided by State Planning Office and City of Ridgetop records.

## Physical Constraints for Land Development:

Development within the corporate limits of Ridgetop is affected by a variety of development constraints. The basic constraints are excessive slopes, poor soil conditions for septic systems, poor draining land and restrictions on land reserved for railroad use, Ridgetop Lake, etc.

There are approximately 165 acres of constrained land in Ridgetop. Either excessive slope or poor soil conditions limit the majority of this land from development.

## Vacant Land; Development Potential:

Approximately one-third of the total acreage of Ridgetop has potential for development. The majority of this acreage is agriculture land held by 5 or 6 individuals. If 100% of available land is developed, based upon a formula provided by the State and shown below, the current land mass of the city will support 860 people more than the predicted 2020 census figures as shown in the population table on Page 2. **For reasons stated later in this document we feel this land will not be available for development.**

## Population Formula for Land Usage:

- 1) Total Developed Acres (1,014.94) divided by population (1,996) = .05084 acres per resident of developed land.
- 2) Total Undeveloped Acres (847.36) minus Constrained Acres (165) = 682.36 acres divided by Acres of Developed land per resident (.5084) = 1,342 additional residents.
- 3) 2020 Population (2,478) minus Current Population (1,996) minus Additional Residents in Undeveloped Acres (1,342) = (-860). The (-860) is the additional residents that can be supported above the 2020 estimate of population that can theoretically find living space in the current city limits.
- 4) Projected Increase in Population in 2020 (482) times Acres per Resident of Developed Land (.5084) = 245.05 acres of land required to support additional projected growth through 2020.

## Existing Municipal Public Services Analysis

### Protection Services:

Fire Department – The City of Ridgetop currently has a volunteer fire department. There are 12 active volunteer firefighters, several who are EMT's or first responders. The city currently enjoys a ISO rating of 7. The fire department has mutual aid agreements with the City of Greenbrier, City of White House and the City of Springfield.

#### Equipment List:

- 1) 1999 Ford 450 Rescue Truck
- 2) 1996 Ford F800 Tanker/Pumper (1,250 Gal. per minute)
- 3) 1982 GMC Tanker/Pumper (1,000 Gal. per minute)
- 4) 1972 GMC Tanker w/ 1000 gal payload.

*See Attachment B*

Police Department – The City of Ridgetop currently has 4 full time police and 2 part time police.

#### Equipment List:

- 1) The city currently has two (2) new cruisers on order.
- 2) 1999 Ford Crown Victoria cruiser.
- 3) 1994 Ford Crown Victoria cruiser.
- 4) 1992 Ford Crown Victoria. (Chief's Car)

*See Attachment B*

### Utility Services:

Electrical – The City of Ridgetop is served by both Nashville Electric Service and Cumberland Electric Membership Corporation.

Water – All water in the City of Ridgetop is provided by the White House Utility District.

Natural Gas – The City of Ridgetop provides gas to the citizens and currently has gas available to virtually every residence/business in the city. The area noted on attachment contains 3 houses.

Equipment List:

- 1) Dump Truck
- 2) Backhoe
- 3) Small Tractor with front loader.

*See Attachment C*

Sewer – The City of Ridgetop provides sewer service to approximately 50% of the town. The city has a contract with Metro-Davidson County to provide treatment services at the Dry Creek Treatment Plant. Plans are currently underway to provide sewer to the remaining part of the city and to investigate providing our own treatment facilities. The estimated cost of providing service to the remainder of town is approx. \$3,000,000.00. The treatment facility cost at this time is unknown and is an ongoing project.

*See Attachment D*

Telephone – provided by Bell South.

Solid Waste – all solid waste pickup in the city is provided by private non-municipal businesses. The city provides no service.

Roads and Streetlighting:

Roads – The City of Ridgetop has approx. 13 total miles of road, 10 miles city maintained and 3 miles of TDOT maintained. The city's goal is to resurface approx. 1-2 miles annually. Currently paving plans are on hold until Phase II sewers is complete in late October.

Equipment List:

- 1) Dump Truck
- 2) Backhoe
- 3) Roller
- 4) Mower Tractor

Streetlights – The city provides streetlights and currently funds approx. 100 of them.

## Parks and Recreation:

Parks – The City of Ridgetop currently has one park which consist of 4 acres. The park .. provides several forms of recreation.

- 1) Children’s playground.
- 2) Pavillion
- 3) Basketball court.
- 4) Walking trail.
- 5) Horseshoe pits.
- 6) Picnic area.

*See Attachment E*

## Land Use Controls and Municipal Codes:

The City of Ridgetop has both a Municipal Planning Commission and a Zoning Appeals Board. The Planning commission has been very involved over the last two years re-writing the subdivision regulations and improving other municipal codes. The board personnel consists of citizens of the city.

The city has a building inspector who reviews all plats and performs all inspections. The city enforces the Southern Standard Building Codes.

## Projected 20 Year Population Growth and Land Needs

Residential – while the graphs and formulas appearing earlier in this document showing that the city has 682 acres of undeveloped land, and based upon UT’s projected growth through 2020, the city will only need 245 acres of that total, there are several possible flaws with the information. They follow:

- 1) A vast majority of the land shown undeveloped is agriculture and is held by a few families. Some of this land has been in the family for several generations and there is no sign of that changing.
- 2) The city acquired sewer service in the last two years and it is already making a major impact. A subdivision, which recently got underway will contain 60 homes and based upon homes already sold there should be between 250-300 new residents in this one area alone. In addition a second subdivision is under

discussion and could possibly contain up to 80 homes. The availability of sewer is going to dramatically increase growth.

- 3) The location of Ridgetop is another factor, which will effect the projected growth numbers. The town is located on the Robertson/Davidson County border. The city is within 10 minutes of the Rivergate area, 25 minutes from downtown Nashville, has access from both I-65 and the new 4-lane Hwy. 41.
- 4) The additional major factor is that both Ridgetop and Robertson County are in the Metro Nashville Statistical Area which is one of the fastest growing areas in the country and projected to remain that way. One of the best examples is the new Dell project. Another major project with-in 7-10 minutes of the city is the new Dollar General Headquarters in Goodlettsville.

The above factors are the basis upon which the city based its land needs as shown on our urban growth plan map, which has been submitted. It is the opinion of all involved that the amount of land available with-in the current city corporate limits will not be able to support the residential growth that is coming to this area.

Commercial – Currently the city has a very limited supply of commercial acreage available. Much of the property along the major traffic artery is residential. As the town grows much of this property will be sold as commercial and the residents which are displaced will be looking for property in the city area on which to relocate. This will be an additional factor in needing the above mentioned growth area.

### Projected Public Services Capabilities needed in UGP

Electric – due to anticipated growth NES and CEMC have both been upgrading electrical capabilities in the city. According to personnel with NES, it alone has spent in excess of a million dollars in the past year in this area alone. These changes all effect the UGP area. These upgrades are based on the upcoming growth that this utility expects in the city.

Water – WHUD is in the process of upgrading both the city's incoming water line (adding a 12 inch main and 8" main from two different directions). The improvements according to WHUD will allow the city to double its current population without problem and provide proper fire hydrant capability to the UGP area. These upgrades are based on the upcoming growth that this utility expects in the city.

Gas – The city currently has virtually all the town served. The gas department has capital on hand to provide gas service to the UGP area.

Sewer – As stated above the city currently has approx. 50% of current town sewers, with the balance in the planning stages. To provide sewer to the UGP area is estimated to be \$3,500,000.00. Our treatment contract with Metro allows substantial growth room.

Police – base upon population and road mileage to fully serve this area the city will need two additional full time officers and one additional cruiser. Estimates annual cost of \$75,000.00.

Fire – based upon increase in number of homes and citizens the city will need to invest in a having a full time fireman available 24 hours, 7 days a week. In addition the number of volunteers will be increased. The city feels that the equipment currently in use will be more than adequate. The cost of upgrading the fire department will be \$100,000.00 annually.

Roads and Streets – it is expected that the roads will receive the same quality of care as current existing streets. In addition street lights will be placed. The estimated cost of this upgrade will be \$50,000.00 annually.

Parks – One of the chief reasons for the UGP area on the north side of the city is for property for additional park area for the citizens of the city. There has been some discussion that this land will be adjacent to property being considered by the City of Greenbrier for a park. This will allow the towns to participate together in a community park.

## Closing Statement:

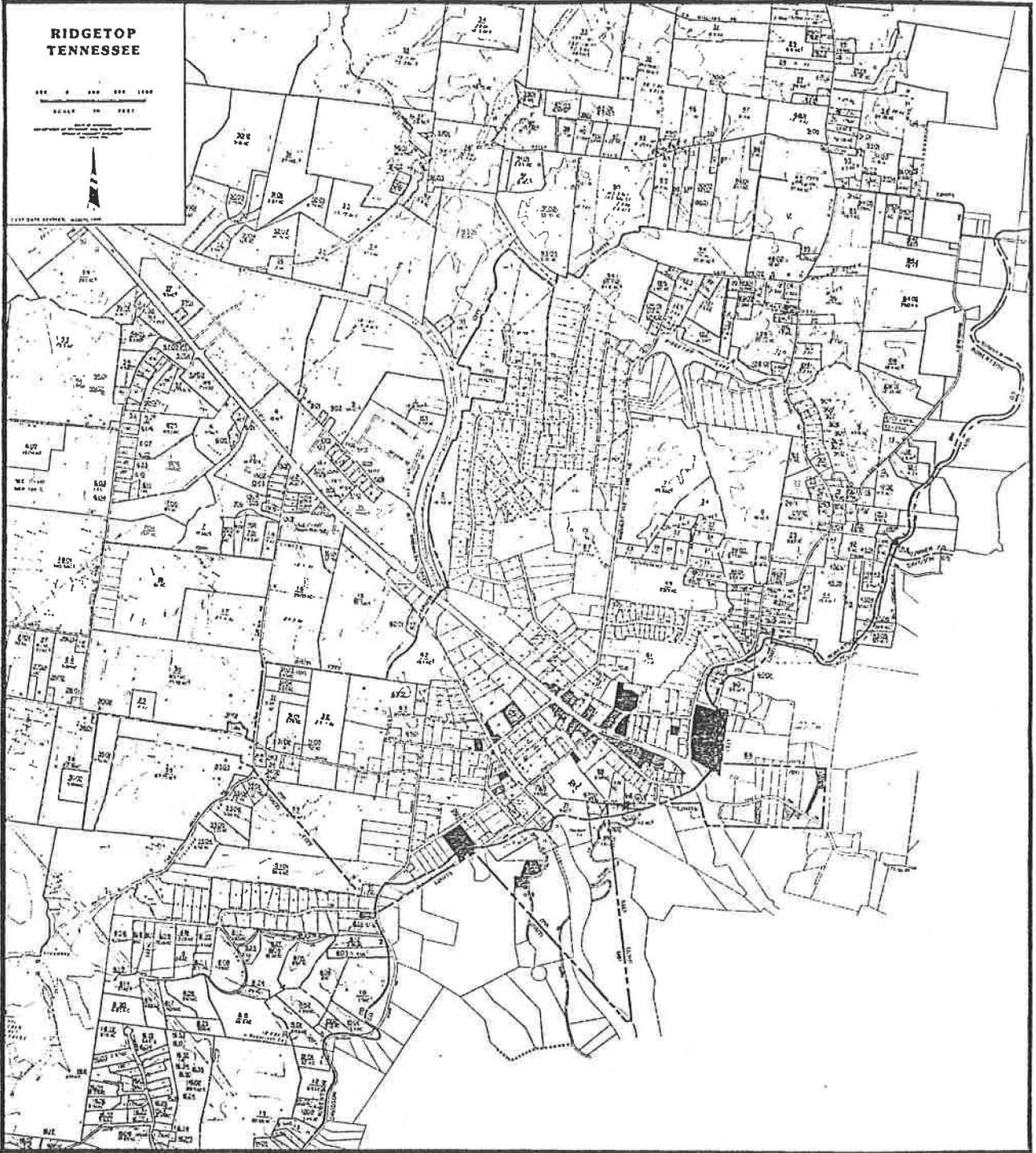
The City of Ridgetop has made an effort to propose a UGP, which we deem reasonable and modest. While we look upon the growth numbers provided to us with interest we firmly believe that they underestimate the potential of our city.

As the city grows so will the population of the area which we request as our UGP. The people in this area will be asking for services such as fire, police, gas and sewer which our city will be in the position to provide. Base upon the size of our UGP area we feel that we can easily and adequately serve these citizens which is what a city is tasked to do.

**RIDGETOP  
TENNESSEE**

0 500 1000 1500  
SCALE IN FEET

1:25,000 (Horizontal Scale)  
1:12,500 (Vertical Scale)



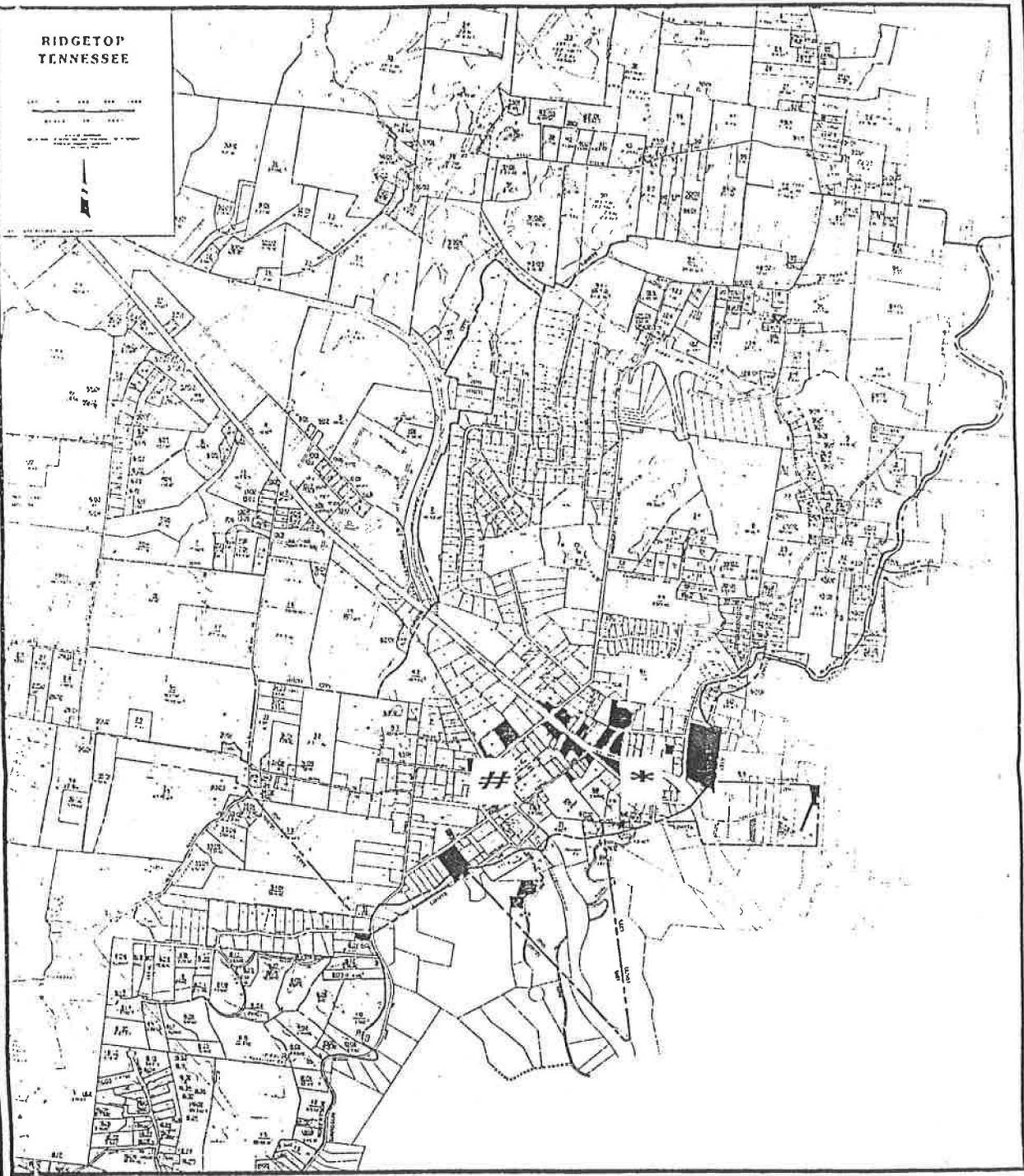
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
-  Mobil Home (Single Wide)
-  Commercial
-  Industrial
-  Public/Semi-Public
-  Undeveloped

LAND USE  
RIDGETOP, TENNESSEE



RIDGETOP  
TENNESSEE

SCALE 1" = 100'



\* POLICE STATION

# FIRE STATION

RIDGETOP, TENNESSEE

ATTACHMENT B



RIDGETOP  
TENNESSEE

SCALE  
1" = 100'



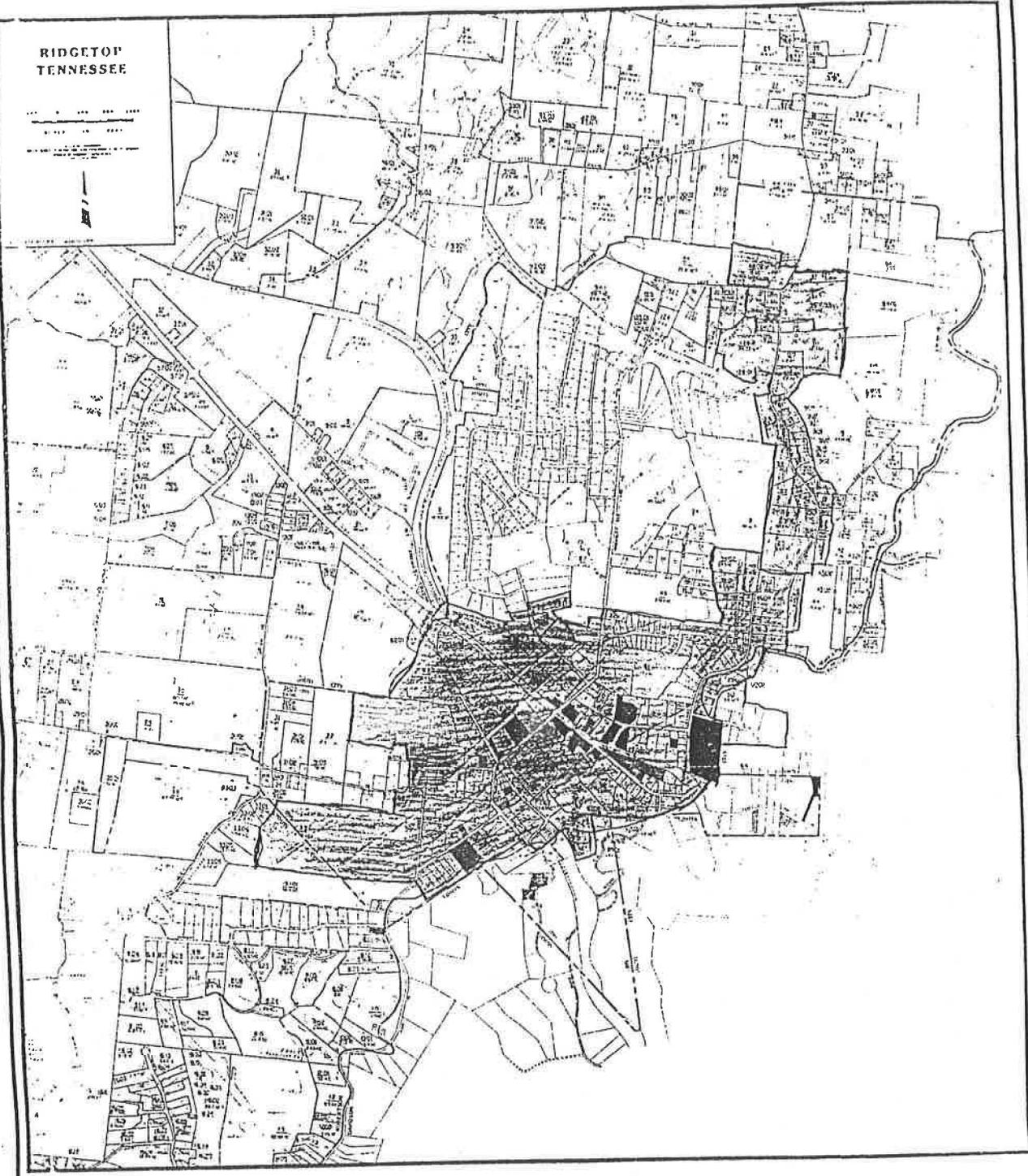
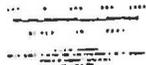
@ GAS NOT CURRENTLY  
AVAILABLE AT THIS SPOT

RIDGETOP, TENNESSEE

ATTACHMENT C



RIDGETOP  
TENNESSEE



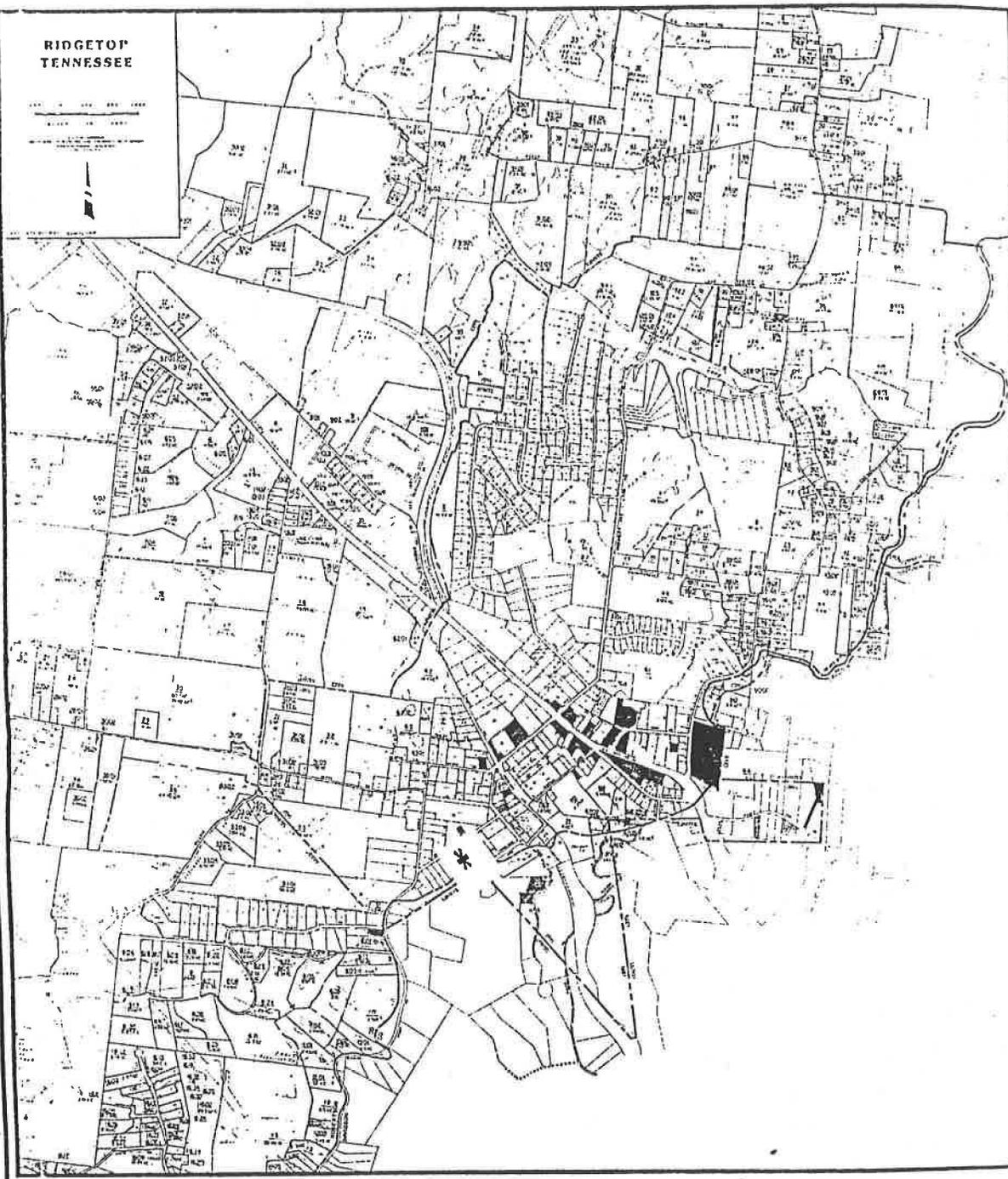
SEWER SERVICE AVAILABLE

RIDGETOP, TENNESSEE

ATTACHMENT D



RIDGETOP  
TENNESSEE



\* CITY PARK

RIDGETOP, TENNESSEE

ATTACHMENT E



# ROBERTSON COUNTY

**GROWTH PLAN REPORT**

**ROBERTSON COUNTY, TENNESSEE**

**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
MIDDLE TENNESSEE REGION  
NASHVILLE, TENNESSEE**

**SEPTEMBER, 1999**

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# A GROWTH PLAN FOR UNINCORPORATED PORTIONS

## ROBERTSON 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 classification 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.

Over the course of several months the Robertson County Planning Commission has been involved in considering this issue. After much consideration, the Planning Commission has determined that the designation of Rural Areas and Planned Growth Areas is a major concern in establishing future growth patterns within the county and that land values will be directly impacted as a result of such designations. Further, the Planning Commission has determined that a new broader zoning ordinance will be required to effectively deal with development in the Planned Growth Areas and Rural Areas. A proposal to develop a "Performance Zoning Ordinance" is presently under consideration by the commission subject to funding being provided for the consultant.

**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 Robertson County and the municipalities within it are as follows:

**CURRENT AND PROJECTED POPULATION**  
**ROBERTSON COUNTY**

	1990	1995	2000	2005	2010	2015	2020
Adams	587	631	676	714	750	786	821
Cedar Hill	347	400	443	475	508	541	575
Coopertown	0	0	2,940	3,182	3,430	3,685	3,947
Cross Plains	1,025	1,210	1,458	1,602	1,752	1,910	2,076
Greenbrier	2,873	3,282	4,128	4,581	5,063	5,576	6,123
Millersville (pt)	31	37	43	48	53	59	64
Orlinda	469	533	581	614	647	679	71
Ridgetop	1,138	1,156	1,930	2,036	2,141	2,244	2,345
Springfield	11,227	12,330	13,454	14,562	15,698	16,864	18,062
White House(pt)	1,693	2,606	3,497	3,917	4,362	4,836	5,340
Unincorporated	22,300	25,748	24,949	26,822	28,717	30,631	32,563
<b>Total</b>	<b>41,690</b>	<b>47,933</b>	<b>54,099</b>	<b>58,553</b>	<b>63,121</b>	<b>67,811</b>	<b>72,627</b>
All Incorporated	19,390	22,185	29,150	31,731	34,404	37,180	40,064
Unincorporated	22,300	25,748	24,949	26,822	28,717	30,631	32,563
Unincorporated as % of total	53.5	53.7	46.1	45.8	45.0	45.2	44.8

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 Robertson County located beyond the boundaries of incorporations.

The following is a summary of population increases projected for "unincorporated" portions of Robertson County. A total increase of 6,815 persons is projected by the Year 2020. This represents a slightly smaller proportion of total county population in 2020 (44.8% as opposed to 53.7%) than was the case in 1990.

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

1990	1995	2000	2005	2010	2015	2020
22,300	25,748	24,949	26,822	28,717	30,631	32,563
<b>Net Change Beyond 1995</b>						
		-799	1,873	1,895	1,914	1,932

**III. ANALYSIS OF LAND USE**

Within the unincorporated portion of Robertson County a broad selection of land use activities can be found. For purposes of analysis these activities can be grouped into seven functional categories. **These areas are shown on Illustration 1.**

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

**SUBURBAN RESIDENTIAL**

A major focus of the Act is upon management of so-called "suburban sprawl". This term refers to a condition seen in virtually every major metropolitan area of the country wherein suburban development invades the rural landscape enveloping the land and permanently altering the local culture. Within Robertson 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.

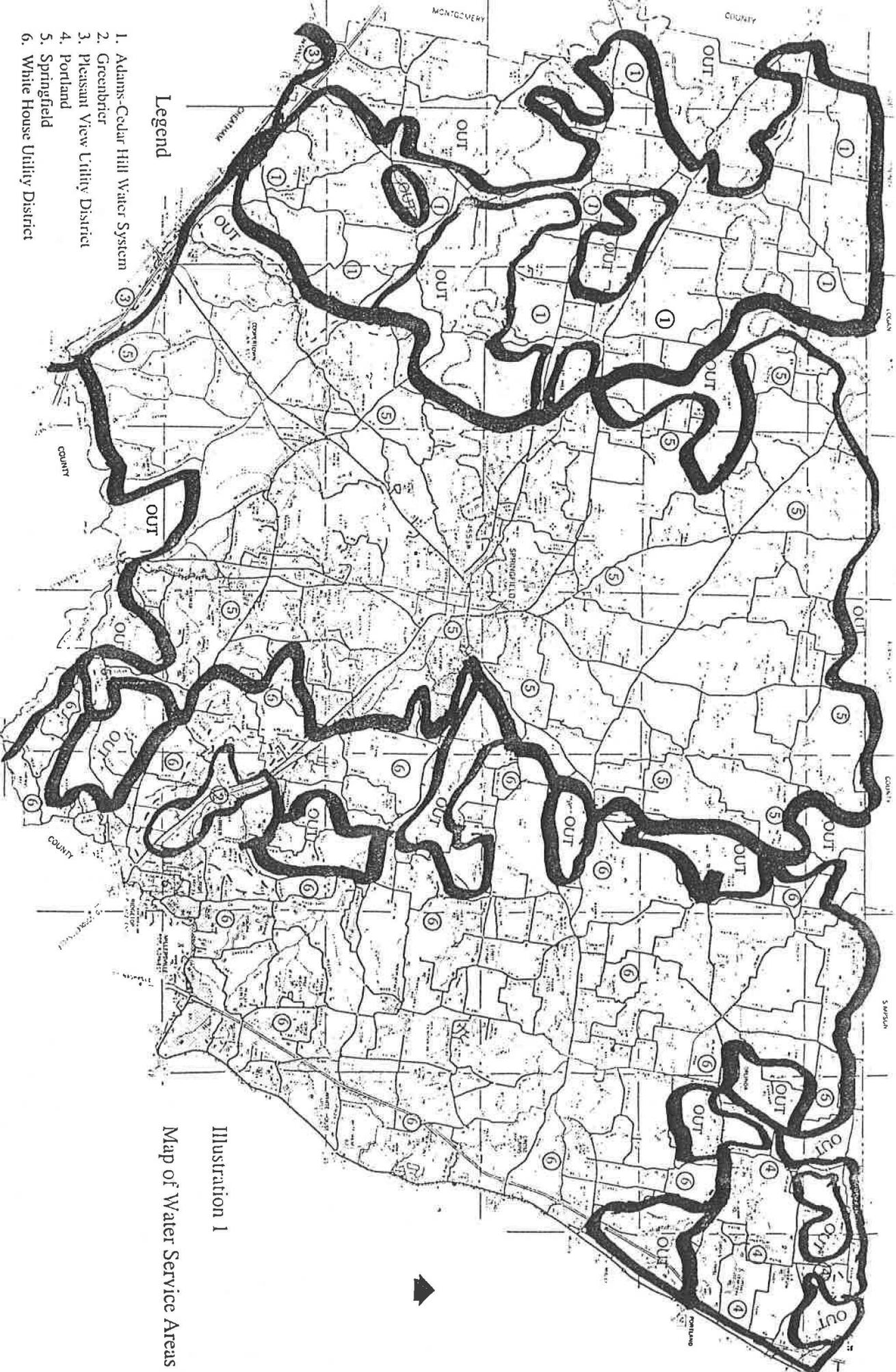


Illustration 1  
Map of Water Service Areas

- Legend
1. Adams-Cedar Hill Water System
  2. Greenbrier
  3. Pleasant View Utility District
  4. Portland
  5. Springfield
  6. White House Utility District

Within Robertson County, the suburban residential development has principally occurred along major transportation routes and along the fringes of the municipalities. To date, the great majority of this growth consists of suburban residential development situated around Springfield and between Greenbrier and White House. In the past few years, the pace of development has increased significantly in these areas. Although the cities are successful in their recruitment of new industry to the area, a large portion of the residential growth is a result of commuters to Nashville.

### **INDUSTRIAL AREAS**

Almost all of Robertson County's industrial areas are located within the City of Springfield or in one of the cities adjacent to I-65. Only a few of the small manufacturing facilities with few employees have located outside the cities. This can be attributed to the policy of each city to not extend public sewer outside their corporate limits. The only remaining area being considered for a county industrial park disappeared with the incorporation of Coopertown in 1996.

### **INTERCHANGE SERVICE AREAS**

Managing the use of land in and around the county's interstate highways was at one time a matter of great importance but annexation by the cities has cut the number of interchanges controlled by the county from six to one. The prospects of any intense development at the remaining interchange will depend on whether some type of sewer is available to the area. The remote location of this interchange makes it unlikely that any city will try to annex the area.

### **CROSS ROAD COMMUNITIES**

Robertson County has seen almost all of the crossroad communities disappear over the years by having them incorporate or become a part of an existing city. Only eight (8) cross road communities remain and they are traditional agricultural communities. Over the years, these areas have lost their importance and exist in name only. Some still provide a service to the farming community but the advent of faster transportation has diminished their role and importance. These are the remaining communities located in the county:

- Barren Plains
- Turnersville
- Sadlersville
- Youngville
- Ashburn
- Stroudville
- Lamont
- Owens Chapel

A changing Robertson County will only diminish the importance of these areas and some may disappear, as urban growth moves into more rural areas. Those areas that survive will find their role changing from agricultural service to suburban convenience commercial.

## AGRICULTURAL LANDS

Agriculture has long been a significant element within the economy of Robertson 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 cheap to convert 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 land classified as "constrained land" in Robertson County is primarily areas that periodically are flooded by one of the water bodies that flow through the county or the areas with steep slopes along the Davidson County line. Although, a few areas with Karst topography do exist across the county it cannot be considered a large problem countywide. Sink holes and areas with poorly drained soils are a much more common factor limiting development in parts of the county

## PUBLICLY HELD LANDS

Robertson County has almost no large blocks of publicly held lands as compared to its neighboring counties. The county school system owns forty (40) acres scattered through out the county. Federal and State land comprises only 307 acres consisting primarily of the Wartace Fish Hatchery, I-65 Welcome Center, Goodman Lane Marsh Area, and Grooves Cemetery Road Property. Although not publicly owned, a large portion of the privately held land in the county is available to hunters during big game season.

<b>PROPERTY</b>	<b>ACRES</b>
Groves Cemetery Rd	66
Goodman Lane	194
I-65 Welcome Center	7
State Fish Hatchery	40
Jo Byrns School	19
Krisle School	21
<b>Total</b>	<b>307</b>

#### **IV. ANALYSIS OF PUBLIC SERVICES**

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

##### **UTILITIES**

At present, Robertson County provides no utility services. Water service is available county wide from one of three municipalities or by one of three public utility districts. The service area for each water provider is shown on Illustration 2.

##### **Water Service**

Water service is provided by the following organizations:

1. The City of Greenbrier
2. The City of Portland
3. The City of Springfield
4. Adams/Cedar Hill Utility District
5. Pleasant View Utility District
6. White House Utility District

##### **Sewer Service**

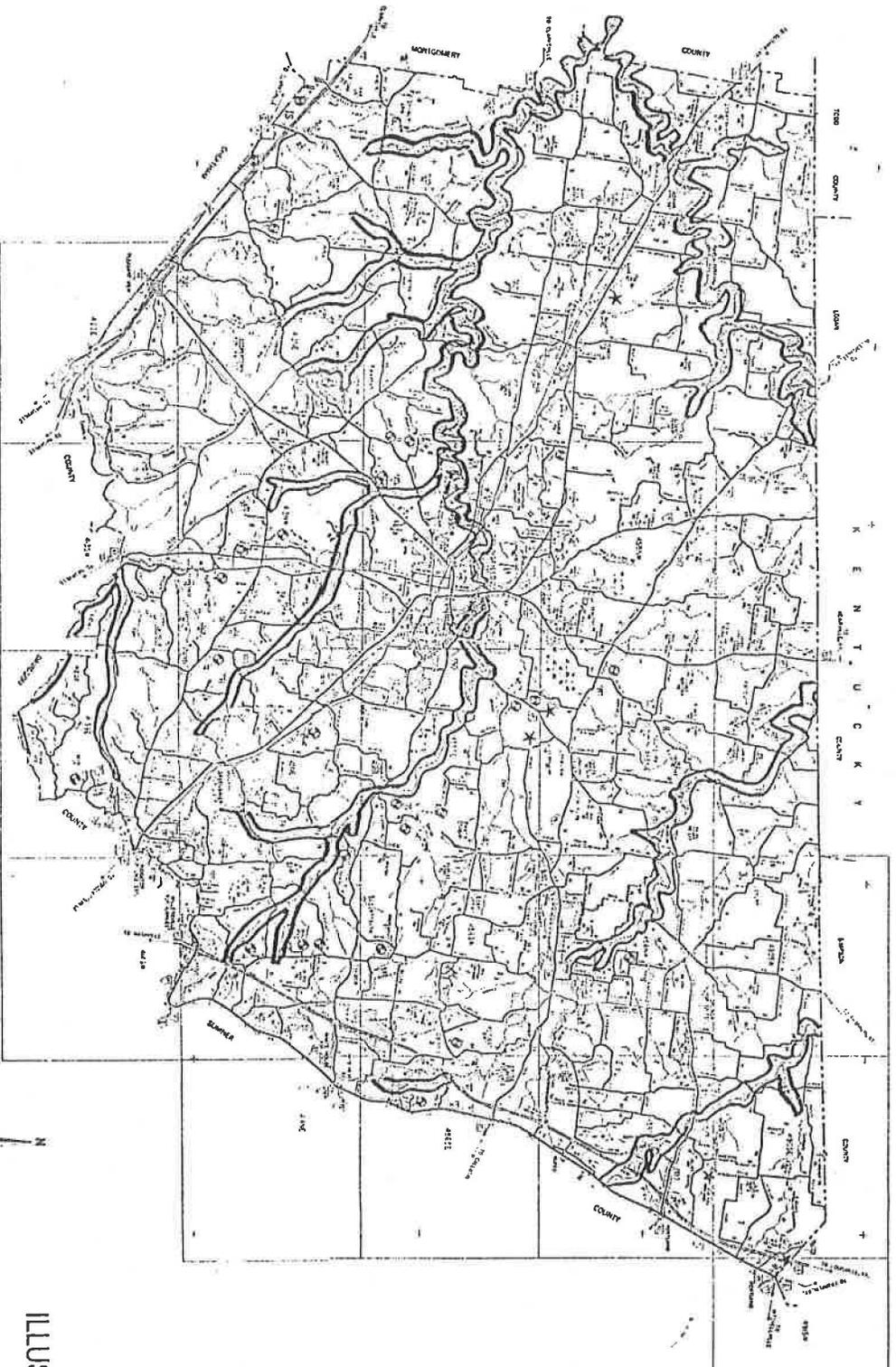
Sewer service in Robertson County is not provided, except within the cities of Greenbrier, Ridgetop, Springfield, and White House. At the present time, capacity does not exist in these systems to provide service to other municipalities or unincorporated areas of the county.

##### **Electric Service**

Cumberland Electric Membership Cooperative provides electric service to all municipalities, except the City of Springfield, and all unincorporated areas of Robertson County. A municipality owned electric system provides service to Springfield Corporate Limits.

##### **Natural Gas**

The City of Springfield Gas System, Nashville Gas and Clarksville Gas supply natural gas in the county. Gas is supplied to the unincorporated areas of the county primarily by the Springfield Gas System with Clarksville Gas and Nashville Gas serving small areas around the municipalities with which they have contracts.



- Legend**
- Individual Sites
  - IS Interchange Service
  - ⊙ Residential Development
  - ★ Government Owned
- Crossed Communities**
1. Ashburn
  2. Barren Plain
  3. Lamont
  4. Owens Chapel
  5. Salsberry
  6. Salsberry
  7. Tennessee
  8. Youngville



**ILLUSTRATION 2**

**SIGNIFICANT LAND USE AREAS**

**ROBERTSON COUNTY**

**TENNESSEE**

## **EMERGENCY SERVICES**

### **Fire Protection**

Fire Protection in the unincorporated areas of Robertson County is provided through a series of Fire Districts established by the county to provide service to every part of Robertson County. These fire districts are either municipal fire departments contracted to serve portions of the county or a volunteer department partially funded by the county. **The service area for each fire department is shown on Illustration 3.**

<b>Fire Department</b>	<b>Area Served</b>	<b>Sub-Station Location</b>
City of Greenbrier	104	None
Pleasant View Volunteer	105	Maxey Road
Robertson County Rescue	106	None
Town of Orlinda	107	None
Town of Orlinda	108	None
City of Cross Plains	109	None
City of Cross Plains	110	None
White House Volunteer	122	None

Each station is equipped with a pumper truck, a water tanker and at least one attack truck. The majority of personnel serving as firemen are all volunteers, but several of the departments have at least one full time paid firefighter. All these agencies have mutual aid agreements with other departments. These departments, also, have mutual aid agreements with the Cities of Springfield, White House, Ridgetop, and Adams.

### **Ambulance Service**

The Robertson County government provides emergency ambulance service to all persons within Robertson County including all ten (10) municipalities. This service is provided from a central station in the City of Springfield and satellite locations in some of the fire departments.

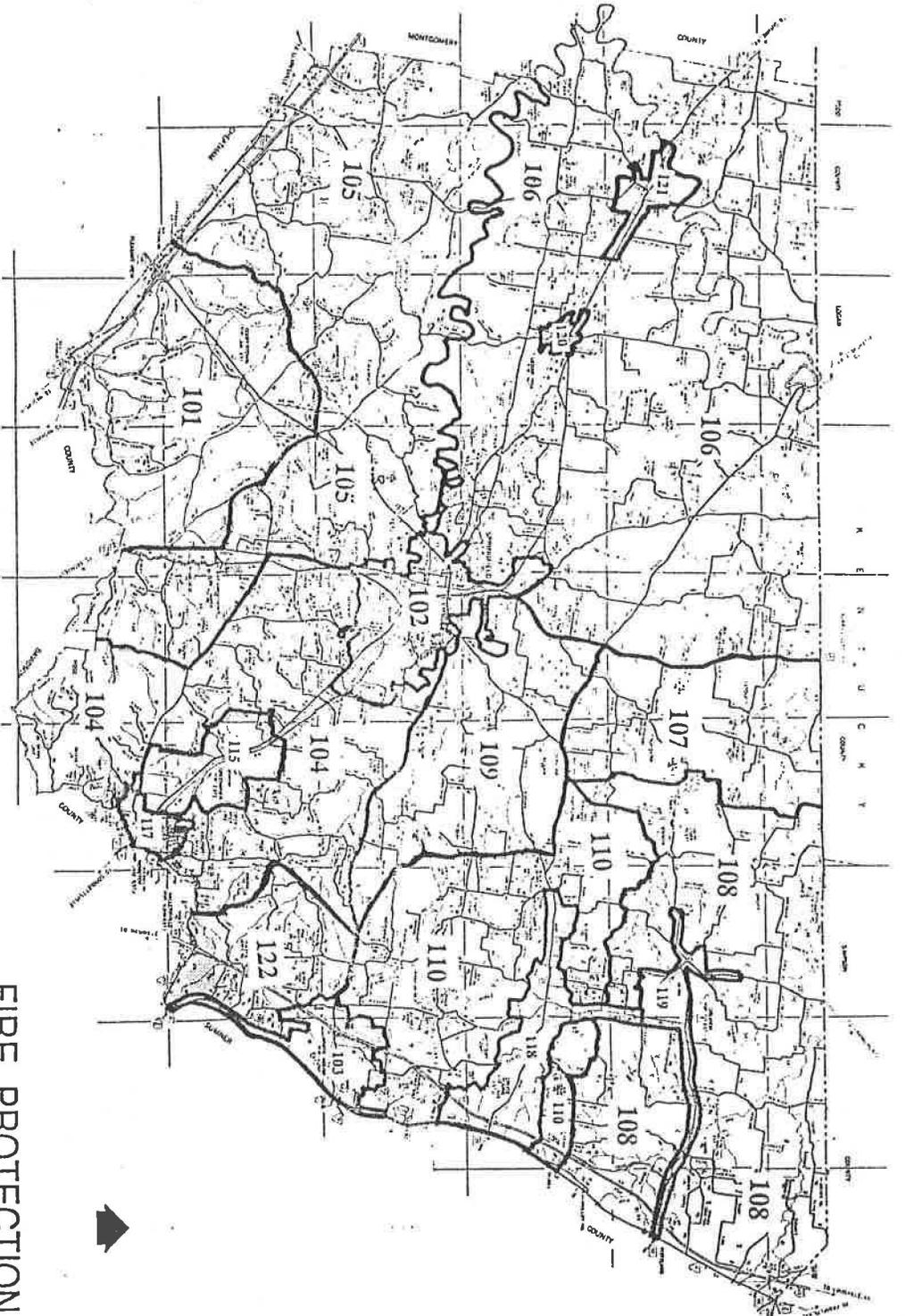
### **Rescue and Extrication**

Robertson County provides extraction and rescue to the entire county from the central location in Springfield and satellite locations within each fire district.

### **Police Services**

The Robertson County Sheriff provides the following policing services:

1. Process serving to all incorporated and unincorporated areas within the entire county.
2. Operation of county jail designed to house 236 prisoners.
3. Court security for all courts operating within the county.



ROBERTSON COUNTY, TENNESSEE

FIRE PROTECTION DISTRICTS

4. Patrol services throughout the unincorporated portions of Robertson County with 41 officers

The budget for the Sheriff's Office stood at \$3,139,098 million dollars for the past fiscal year.

### WASTE MANAGEMENT

Robertson County provides solid waste collection stations for residents of the county who live outside the municipalities and transfer stations for the cities with municipal collection systems. Six convenience centers situated throughout the county serve as collection points for this operation. The waste is hauled to Russellville, Kentucky, for disposal. During the past fiscal year, the budget for this operation stood at \$1,279,350. It is important to understand that this service is provided for the unincorporated portion of the county population and these residents pay a differential property tax for this service. The county funds waste disposal services for the municipalities, although, each municipality funds or contracts its own collection system. **Illustration 4, indicates the location of the county convenience centers.**

### EDUCATION

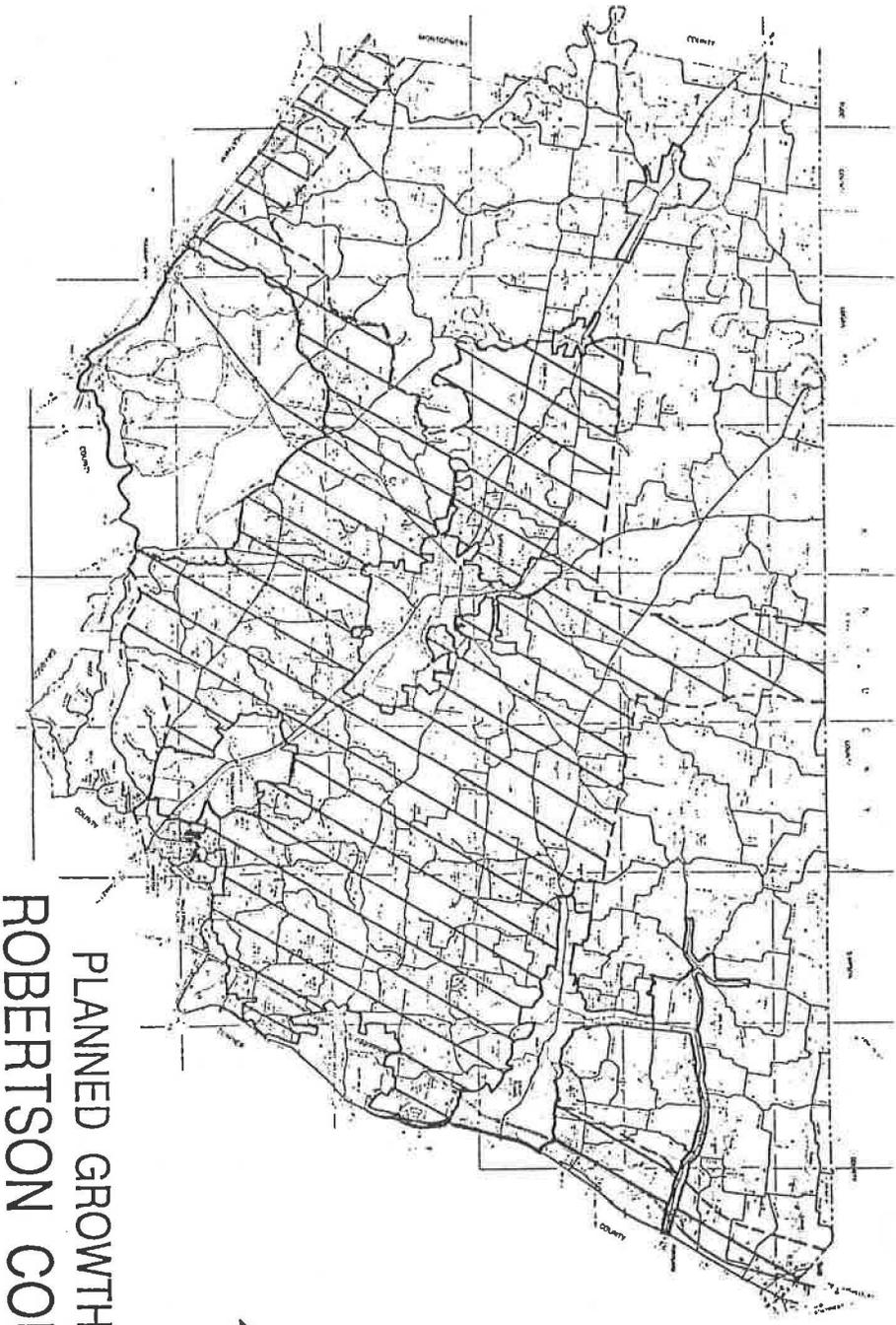
All residents of Robertson County are served by a single public school systems, except for the White House area. An agreement between Robertson County and Sumner County provides for the students zoned to this district in both counties to attend Robertson County schools for grades K thru 6, and Sumner County for grades 7 thru 12. Robertson County budgeted \$40,576,286, to fund the operation of their school system during the past fiscal year. In addition, the school system is only beneficiary of an adequate facilities tax collected by the county to fund new infrastructure within the system. The county implemented this tax effective January 1997 and through June 1999 has collected \$1,756,325, to fund new school facilities

### ROAD CONSTRUCTION AND MAINTENANCE

At the present time, the cost of asphalt paving typically averages between \$34,800 and \$36,800 to pave a mile of road. The unincorporated portions of Robertson County contain approximately 730 miles of roads, but not all of these roads are presently paved. Assuming that the average effective life of a paved road 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 73 miles would need to be paved each year. At the county's current prices for paving a mile of road, 2.5 million dollars would be needed in the budget for paving. The total budget for the highway department during fiscal 1998/99 was \$2,852,083 million.

### PLANNING AND ZONING

Planning and zoning functions are accomplished within the unincorporated area of the county and all municipalities except for Cedar Hill. All cities in the county except Cedar Hill have a planning commission, as does Robertson County. Adams, Coopertown and Orinda use the Robertson County Planning Commission as their Planning Commission. Within the incorporated cities and the county both planning and zoning functions are administered by the respective planning commissions or their staff.



PLANNED GROWTH AND RURAL AREAS  
ROBERTSON COUNTY, TENNESSEE

-  Planned Growth Areas
-  Rural Areas
-  Municipalities



At the present time, the City of Springfield is the only division of local government that enforces land use controls in a planning region in the unincorporated areas of the county. Springfield enforces subdivision regulations and regional zoning within their planning region. All other municipalities, except Cedar Hill, have municipal zoning and subdivision regulations. The Robertson County Planning Commission exercises similar authority over the unincorporated areas of the county as well as three (3) of the smaller municipalities.

## V. DESIGNATION OF RURAL AND PLANNED GROWTH AREAS

### GENERAL

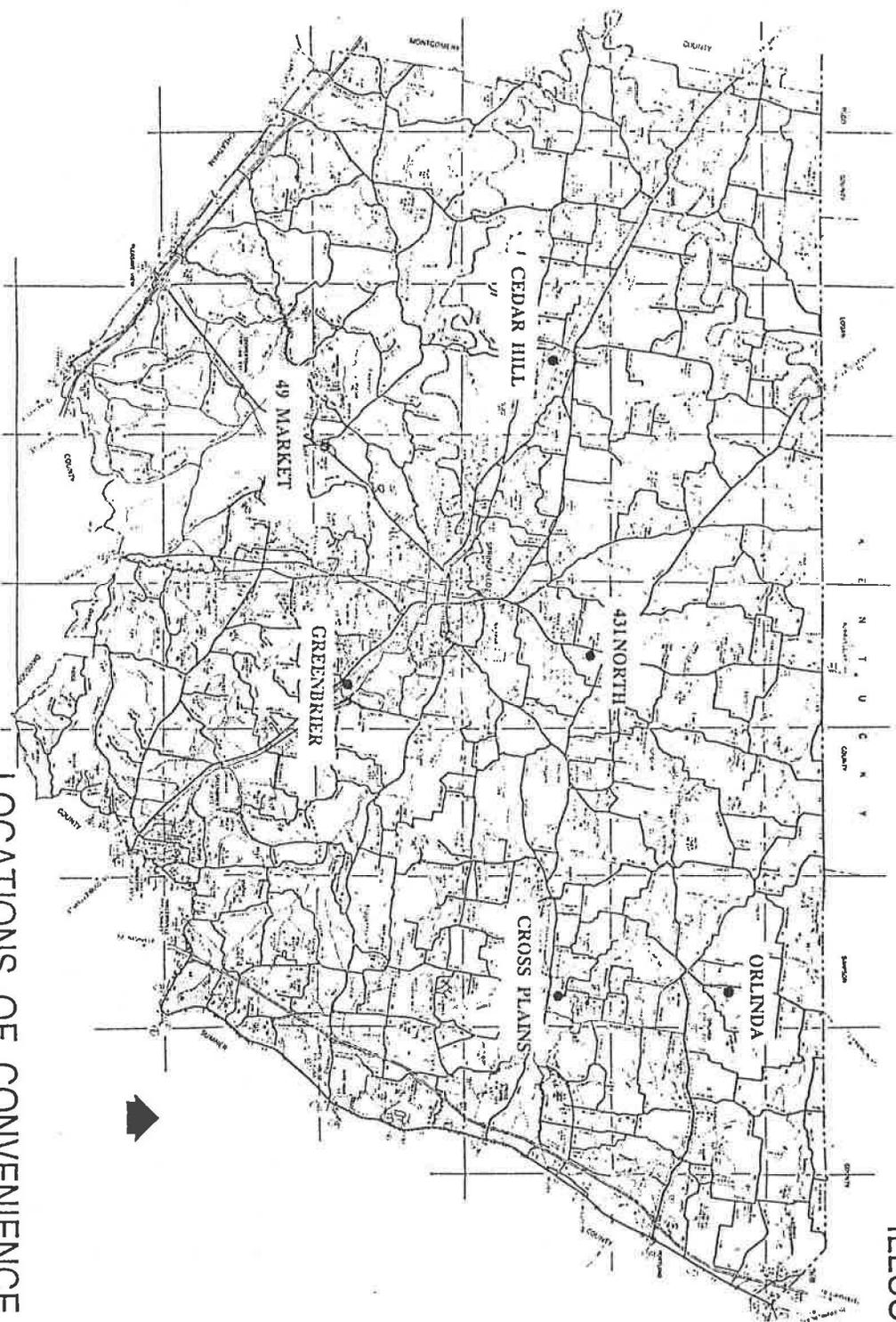
Robertson County, like all counties in the Nashville MSA, has experienced a period of rapid growth that is consuming open areas at an increasing rate. This growth is located primarily within the corridors of I-65, I-24 and Highway 41, around Greenbrier, Springfield and White House. The growth experienced in this area is related directly to the adequate access and the availability of adequate water to serve suburban residential growth. Unlike other parts of the Nashville MSA, Robertson County remained an agricultural county until the mid-1980's when the availability and price of farmland created a market for new moderately priced housing. The county has experienced many problems from this growth that they were not adequately prepared to deal with. Presently, the county is able to deal with the pressure that accompanies growth by adopting zoning regulations that requires all new residential develop to be zoned to a residential district and the adoption of an adequate facilities tax on new residential development. **The planned growth areas and rural areas are shown on Illustration 5.**

### DESIGNATION OF RURAL AREAS

A large portion of northern Robertson County is still being used for agricultural and it is the goal of this plan to preserve these areas. While the number of family farms may decrease each year, these farms usually end up as part of a larger farm operation rather than in the hands of developers. The significant cost of providing an adequate water supply for moderate residential densities is generally considered as chief deterrent for developers. The absence of any large-scale development allows Robertson County to maintain a rural setting in a region that is presently receiving its share of urban growth. Presently, the Cities of Adams, Cedar Hill, Cross Plains, and Orlinda are located in the rural portion of the county. Future population projections for these cities indicate that they will receive only a small portion of the growth proposed for Robertson County.

### DESIGNATION OF PLANNED GROWTH AREAS

"Planned Growth Areas" of Robertson County cannot be described as clearly defined compact areas of development but as a large corridor that mirrors the municipal expansion along the county arterials. The availability of water and adequate access to these areas has changed a once rural area to a thriving residential area. Although some agricultural areas still exist in the southern part of the county they are rapidly disappearing. With six (6) of the county's, ten (10) municipalities located in the southern part of the county, any attempt to stall growth would not be successful. The Planning



LOCATIONS OF CONVENIENCE CENTERS  
ROBERTSON COUNTY, TENNESSEE

Commission in designating these areas as "Planned Growth Areas" reinforces the growth pattern that they participated in creating by their land use decisions. Although there are a number of cross road communities existing in the county, they are not in the path of current growth. The areas proposed as the "Planned Growth Areas" include predominately medium density residential uses, with scattered commercial development. The remaining portion of the county are to be designated as rural reflecting the existing agricultural uses, low-density residential and scattered commercial development.

The planning commission understands that the county has a clear obligation under the Act to develop and implement a growth management policy. To achieve this purpose it is proposed that the zoning resolution be revised to adequately serve the needs of the PGA as well as rural areas. The various zoning districts contained within the resolution will provide specific definition relative to the uses and intensities of development to be permitted within each district. Moreover, the intensity of development permitted will be directly linked to the availability of public infrastructure. It is felt that this type of zoning will provide long term direction to the county's long standing agricultural heritage.

## VI. FUTURE PUBLIC SERVICES AND INFRASTRUCTURE

### UTILITIES

#### Water Systems

The unincorporated areas of Robertson County are served by three (3) municipal systems, two (2) utility districts and a utility district owned by two (2) cities. Each of these water systems, with the exception of Greenbrier, produces its own water. These systems have problems in providing adequate water to portions of their service area for a variety of reasons.

The lack of adequate sized lines to support residential growth with fire protection is single most deficiency found in the three (3) utility districts and the Portland Water System. While the lack of an adequate water supply in portions of its service area is presently the major problem in the Springfield system. Major improvements will be needed by each of these water providers before they could provide an adequate level of service for urban growth in the areas designated as rural. Although each of the water providers serving the planned growth areas have some substandard lines, they do have sufficient capacity to allow upgrades in the lines

Areas of the county proposed as PGA's generally correspond with the availability of an adequate water supply for domestic use and fire protection.

#### Sewer Systems

Six of the municipality's in the county have some type of public sewer available, but none offer their service outside their corporate limits. Only three (3) of these cities have a treatment facility with the capacity for growth. The county does not participate in any of these systems and does not have any plans to do so.

## **EMERGENCY SERVICES**

The provision of emergency services is difficult within the rural areas of Robertson County, since all emergency service units are located in one of the ten (10) municipalities. Rescue, extraction and ambulance services are provided from a central location in Springfield with additional ambulances provided at local fire stations. With so many cities it is difficult to provide fire protection county wide without overlapping the cities. The county has created a system of fire districts that uses a combination of city departments, local volunteer departments and county funded squads to provide service to the entire county. Each department providing service to the county is paid a contract amount to furnish this service to defined areas of the county. Rural response times will never equal those of the municipal departments due to the sheer size and the distances that units have to travel; however, protection is available to all citizens.

It has been the policy of the Robertson County Planning Commission for many years to require that all major residential developments provide new water lines capable of providing fire flows to the new fire hydrants. Furthermore, the planning commission will not recommend any property for increased zoning density that does not have access to a water supply capable of supporting fire flows. Some inadequate lines still exist in the county, but these lines are in areas that are not experiencing growth. In the areas where fire flows are not adequate, the planning commission requires that any subdivision provide an escrow payment to the county to cover the cost of future fire hydrant installation.

## **EDUCATION**

There should be little or no changes in the education system of Robertson County as a result of this growth plan. All school age children whether they are in the county or one of the municipalities will be educated in the same system.

## **ROADS**

Over the past several years the Robertson 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.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION  
ROBERTSON COUNTY OFFICE BUILDING  
SPRINGFIELD, TENNESSEE 37172  
TEL. (615) 384-3666

September 8, 1999

Due to the vastness in size of the unincorporated area of Robertson County, and according to the outline provided the Department of Economic and Community Development from the Department of State Planning, we submit the following information relative to the Growth Plan as required by Public Chapter 1101. Included also are public notices and minutes of the August 19th, and September 2nd meetings, statements, petitions, etc. from concerned citizens that are presently within the unincorporated areas of Robertson County.

Please note on Page 2 of our "Growth Plan", a proposal to develop a "Performance Ordinance" is presently under consideration by the commission subject to funding being provided for the consultant.

## HELPFUL FACTS FOR GROWTH MANAGEMENT PLANNING

- 1) Size of existing city (incorporated area) in acres or square miles: \_\_\_\_\_
- 2) Size of city 20 years ago: \_\_\_\_\_
- 3) Size of proposed Urban Growth area: \_\_\_\_\_
- 4) Present distance between reporting city and adjoining cities: \_\_\_\_\_
- 5) Distance between cities 20 years ago: \_\_\_\_\_
- 6) Present zoning of proposed Urban Growth areas: \_\_\_\_\_
- \*\*\*\*\* Zoning will be addressed with possibility of adopting comprehensive zoning
- 7) Zoning necessary/desired for proposed Urban Growth area: \_\_\_\_\_
- 8) Existing/proposed acreage by zoning classification:

Zoning Classification (Present and Proposed)	Present Acres	Proposed Acres
Agriculture		
Residential		
Commercial		
Industrial		
Institutional (parks, schools, etc.)		
Other (Describe)		

- 9) Population: 2000 24,949 2010 28,717 2020 32,563  
 Population for entire county, including cities-1980 37,021
- 10) Estimated costs of city services:

Service	Provide in 20 Yr. Time Frame (Y/N)	Cost	Tax Base
* Police	See page 9		
* Fire	See Page 9		
* Water	See page 7		
* Sewer	See page 7		
Solid Waste			
* Roads	See page 11		
Electrical	See page 7		
Gas	See page 7		
Other			

- 12) City/county bond rating: A-3
- 13) City/county bonded indebtedness: \$ 60,825,788.23

*Rec. 8/12/99  
Dume*

**NOTICE OF PUBLIC HEARING  
GROWTH PLAN  
UNINCORPORATED AREAS FOR  
ROBERTSON COUNTY**

The Robertson County Planning Commission will hold a public hearing Thursday, August 19, 1999, 7:00 P.M., Main Courtroom, Robertson County Courthouse, Springfield, Tennessee. This meeting is to consider a proposed growth plan for the unincorporated areas of Robertson County as required by Public Law 1101.

This is an open meeting for those interested to attend and participate in the first of two meetings to consider, according to state law, the rural growth areas. The second meeting to be held on September 2, 1999, same place and time.

**BOB BIBB, CHAIRMAN  
PLANNING COMMISSION**

P.O. # 1-36670

**Notice of Public Hearing**  
Growth Plan  
Unincorporated Areas for Robertson County

The Robertson County Planning Commission will hold a public hearing Thursday, September 2, 1999, 7:00 P.M., Main Courtroom, Robertson County Courthouse, Springfield, Tennessee. This meeting is to consider a proposed growth plan for the unincorporated areas of Robertson County as required by Public Law 1101.

This is an open meeting for those interested to attend and to participate.

**Bob Bibb, Chairman  
Planning Commission**

PO1-36671

PUBLIC HEARING - GROWTH PLAN  
ROBERTSON COUNTY  
AUGUST 19, 1999  
7:00 P.M.  
MAIN COURTROOM  
ROBERTSON COUNTY COURTHOUSE  
SPRINGFIELD, TENNESSEE

Robertson County held the first of two meetings on August 19, 1999 as required by Public Chapter 1101 in the Main Courtroom, Robertson County Courthouse.

Members of the Planning Commission for rural Robertson County in attendance were Chairman, Robert Bibb, Roy Apple, Duane Parker, Gene Federman, Tommy Baggett and Ernest Yates. Others attending were Building Commissioner and appointed members to the Co-ordinating Committee by Mr. Roy Apple, County Executive; Martha Wilkinson, Building Commissioner and County Commissioner, Deborah Henderson; Bob Hoge, Local Planner for Robertson County from the Department of Economic and Community Development.

Mr. Bob Bibb called the meeting to order with approximately forty (40) people in attendance. That number includes those already mentioned, plus Mayor Dave Fisher, Mayor, City of Springfield; City Manager, Paul Nutting, City of Springfield; other members of the Co-ordinating Committee, County Commissioners and citizens of Robertson County.

Mr. Bibb's opening remarks explained the County's projected Growth Plan for the next twenty (20) years, included two districts, urban and rural as required by Public Chapter 1101. Mr. Bibb referred to the growth map in his comments pointing out this was a tough piece of legislation, but noted this map reflected each of the cities proposals. No growth areas for the Town of Coopertown, Town of Adams and City of Cedar Hill are requested.

Mr. Bob Hoge stated the growth area over the past few years; in sequence, were Greenbrier, White House and Springfield. Mr. Hoge pointed out the cities will be required to justify to the Co-ordinating Committee their proposed growth areas. Procedure for approval includes submittal by the County and Cities to the Co-ordinating Committee, Co-ordinating Committee will forward their recommendation to the County Commission. Should the County Commission fail to approve the twenty (20) year plan, an administrative law judge will determine growth areas. According to Mr. Hoge, the areas who have based their growth area on data that can financially support their plan will get their plans approved.

Mr. Bob Bibb stated the law is specific on what will go in rural areas, it won't prohibit development but it will not be what it is today, lot sizes, etc. It will be less restrictive in urban growth areas.

Following opening remarks by both Mr. Bibb and Mr. Hoge, Mr. Bibb opened the meeting at this time for the public hearing.

Mr. Crutcher stated there was a leg (area) as shown on the map that the City of Springfield was showing that should be in the County's growth plan.

Mr. Sammy Justice asked the question relative to how serious will the County be in maintaining rural areas. He stated the Town of Orlinda, which he represents, would like to preserve parks and open areas. He asked if the County was looking at open areas and were we going to do some real planning or just react.

Mr. Bibb stated, once the plan was adopted; there would be changes to our current zoning regulations within the County. Mr. Bibb said 60% of ordinance will be changed; we have looked at different ways to retain the integrity of our County.

Mr. Justice commented on transfer development rights to which Mr. Bibb said they would not work in Robertson County.

One spokesperson stated, according to the map, it appeared maybe 20% of the County will remain rural and this means urban sprawl. Would like to see our County Commission address allowing our County remain a farming community and to think of farm land protection.

Comment was to allow us to maintain rural integrity in our County.

Mr. John Kelly said he was real happy with the County like it is and from the way the map looked, we would not have any County left. Mr. Kelly further stated some did not want White House telling them what to do.

Mr. Bibb stated just because it shows urban does not mean there would be house-to-house-to-house. The major limiting factor in Robertson County is lack of services; we do have water over about 80% of our County.

Speaker - Once someone gets a farm paid for, what gives the County or City the right to do with it as they see.

Mr. Hoge said this map is based on what has happened. He also said this plan does not mean you will have to quit farming; it's just where future development is likely to cover and if you are on the outskirts of White House; further growth is expected. Mr. Hoge stated land values are still cheaper in Robertson County than Davidson or Williamson.

Speaker - This urban growth area only allows people in the city to come out here.

Mr. Hoge stated people wanting to move to small lots in subdivisions right outside of our cities was true. Mr. Hoge said to use Cross Plains and I-24 corridor only 3% growth in last ten (10) years.

Speaker - She stated, Robertson County needs to recognize what you are doing is not responsible that White House is now in urban growth area, according to map. People in White House think of themselves as citizens of Robertson County; not White House. Mr. Hoge responded, we cannot do anything about White House and the place these concerns should be made is to the Co-ordinating Committee. Mr. Hoge reminded the speaker that if White House or any other city annexes; they must provide services.

Mr. Hoge referred to projected population figures from the University of Tennessee and told the people in attendance, by year 2000, Robertson County will be up to 54,150 and majority would be living within municipal areas.

Speaker - What about your space of farm land? Mr. Bibb answered, any changes will need to come from zoning. The County is looking at an ordinance that will be expensive to develop.

Mrs. John Kelley said their farm had been in the family for many years; they wanted to continue to farm and if taken in by White House they could not put up a fence.

Mr. Sammy Justice referred to map as containing so much growth area. He said we are taking so much out of rural that he was concerned as how we would feed people. Also, he stated, it would be very difficult to develop in the rural area.

Mr. Bibb stated if services are there, it's more likely going to be populated.

Mr. Justice said we need a larger rural area and less planned growth area.

Mr. Bibb stated planned growth areas and urban will be developed in zoning.

Mr. Ernest Yates reminded everyone that as it now stands in the County, if you have four (4) acres; no rezoning is required.

Mr. Hoge said that was true in our Agricultural District and that he knew of no other county who had that large lot size.

Mr. Yates asked if this will change, to which Mr. Hoge answered, possibly tiered zoning would be adopted and we still would want zoning an Agricultural District that would permit Cross Roads grocery type operations.

Bob Bibb said we could have rural development that could be fifteen (15) acres.

Mr. William R. Bedwell, County Commissioner, said he was concerned how things are going to be organized and asked how far is later on? Bob Bibb answered, year 2000. Mr. Bedwell said it seemed like we would need all zoning in place. Bob Bibb said to find \$100,000.00. That is what it will cost for a comprehensive zoning ordinance. Bob Hoge stated the County has been looking at comprehensive zoning for the past four (4) or five (5) years. Mr. Bedwell responded, well, it could be four (4) acres or it could be two (2) acres; he wants to know.

Mr. Jack Jones said he lived on Halls Road and was on the edge of White House's urban planning area. He would prefer to stay in County and asked who should he talk to. Mr. Bibb responded, the only sure way to stop some of the growth you are seeing is to buy.

Speaker - She said it is not easy to move.

Jack Jones said he still wanted to say he was proud to be in the County and rather it stay that way. Mr. Bibb told him that we really could not protect you.

Mayor Dave Fisher said there are existing circumstances of land use where you are protected.

Mr. Bibb said of cities that have not provided services in last five years; they will not be able to annex any further.

Speaker - asked for those in growth areas that are not happy, where do they go? Mr. Hoge answered, go the Co-ordinating Committee.

Speaker - Lady said she lived on Covington Road and thought the growth area was too large.

Mr. Sammy Justice said it looks like we are taking University of Tennessee's figures and asked if that is where it should happen. Hamilton County spent months cataloging their natural resources.

Speaker - Lady said there are two-hundred forty (240) people surrounding White House who want help to protect them.

Mr. Hoge said after plan is adopted; zoning can protect areas. He went on to say, you cannot stop the cities from growing. He said, for the most part, there has been a lot of reserve in protecting growth boundaries and for the most part, cities have done a good job.

Mr. Paul Nutting, City of Springfield, said we have one of the most densely populated areas in the State of Tennessee. He said cities do have a right to zone Agricultural and suspects they will have an Agricultural District. He said they cut down from forty-eight (48) square miles to thirty-seven (37) square miles. He said he felt Springfield is in the position to provide services; sometimes you can grow too big; wants to see some balance, now we have people living on top of each other.

Mayor Dave Fisher said he was concerned and sensitive to the County's Planning Growth Areas not going to roadways. He said one could not get to some of the areas as shown on the County's growth area without going outside of these boundaries to get to them. Mr. Hoge said the lines are approximately 2,000 feet wide.

Speaker - Gentleman asked what major affects will occur within the near future by this plan, to which Mr. Hoge answered; none. Mr. Bibb also agreed.

Mrs. Deborah Henderson said she felt what the people of these areas were wanting was to stay in Robertson County's growth area. She further stated people do not want to spend time in annexation; they want to stay within the County.

Mr. Sammy Justice asked how he could show what he wants. Mr. Bibb advised him to go to Ms. Wilkinson's office, get a map and show area and why. Mr. Bibb said, once again the best protection for you will be through a zoning ordinance.

Mr. Hoge said people could challenge the plan in court.

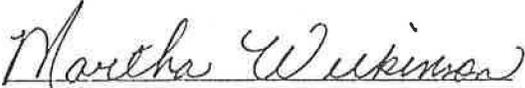
Mr. Fisher said it will be the individual who pays for court costs.

Mr. Bedwell said he feels very strong on what people want who have lived there for sixty (60) years because they have helped bring the County to where it is now.

In summary, citizens who voiced their opinion are satisfied to be in the County under its zoning provisions and would prefer to be in the County's PGA rather than one of the cities PGA; namely White House.

Mr. Bibb and Mr. Hoge advised those attending, this hearing was only concerned with the County's planning region and new zoning provisions will be necessary once the growth areas are established. The mapped areas were based on growth areas experienced in the County over the past few years.

Mr. Bibb said the next meeting to be same place, same time on September 2, 1999.

  
Martha Wilkinson, Recording Secretary

PUBLIC HEARING-GROWTH PLAN  
ROBERTSON COUNTY  
September 2, 1999  
7:00 P.m.  
MAIN COURTROOM  
ROBERTSON COUNTY COURTHOUSE  
SPRINGFIELD, TENNESSEE

Robertson County held the second of two (2) meetings on September 2, 1999 as required by Public Chapter 1101 in the Main Courtroom, Robertson County Courthouse, Springfield, Tennessee.

Members of the Planning Commission for rural Robertson County in attendance were Chairman, Robert Bibb, Duane Parker, Gene Federman, Ernest Yates, Gary Head and Tommy Baggett. Others attending were Building Commissioner, Martha Wilkinson, Betty Gamble, Planning and Zoning Deputy; Bob Hoge, Local Planner for Robertson County from the Department of Economic and Community Development.

Due to the Planning Commission meeting being held immediately following the public hearing, it is not known the number of people in attendance for the public hearing. Attachments from some present are made a portion of these minutes. In addition to those already mentioned were, Deborah Henderson, County Commissioner and member of the Co-ordinating Committee; Paul Nutting, City of Springfield; other members of the Co-ordinating Committee; County Commissioners and citizens of Robertson County.

Mr. Bob Bibb opened the meeting by referring to the mapped areas for the County. The planned growth areas are seen within the red borders and the rural areas are outside of these borders. Mr. Bibb explained this meeting had nothing to do with the municipal boundaries; only the County.

Mr. Joe Gaston who resides at 5876 Owens Chapel Road opened his remarks with the concern of what steps were taken in forming the Planned Growth Area and were the meetings advertised. Mr. Bibb explained the procedures, methods of determining districts and affirmed that the hearings were duly advertised according to requirements. Attached are written comments submitted for the record by Mr. Gaston. A portion of the attached are concerns of recommendations for the County Co-ordinating Committee's consideration. Exhibit "A"

Mr. Richard Landon Morris noted he agreed with the Urban Growth Plan and preferred Millersville not encroach further into Robertson County. Mr. Bibb explained that the possibility of further expansion from the cities outside Robertson County has not been determined. Mr. Bibb also stated Robertson County's determined growth areas were based on patterns wherein this growth has occurred for the past fifteen (15) years; lines are drawn approximately 1,000 feet as shown and do not follow exact highways.

Mr. Alfred Farris stated he would like to see Robertson County maintain rural areas as farms, eliminate sprawl, Middle Tennessee has a critical problem in loss of farm land, growth costs, let towns be towns and country be rural and that farm land pays for more than it costs the county.

Mr. Phillip Kelly submitted a written statement signed by him and his father John Kelly. These comments are attached as Exhibit "B". Please refer to determine concerns of the neighbors in the White House vicinity. Mr. Kelley, along with other comments would like to see farm areas around Highway 76 be classified as rural and wants the County to recommend to the Co-ordinating Committee their area be contained in the counties Planned Growth Area.

Mr. William Elliott stated he has some of the same concerns as Mr. Kelly. He noted that standard farm practices are often opposed by non farming residents who live near-by. He further said most farms are in the green belt and asked how taxes would be affected. Mr. Bob Bibb said, none. Mr. Bibb said regarding the concerns of residents opposing parts of farming operations that there were laws on the books to protect you. Mr. Elliott stated as the cities grow, the County loses its tax base and referred to the County's 10,000 student enrollment. Mr. Elliott said being a member of the Robertson County School Board, he wanted to keep the County with sound educational growth.

Mr. Bibb said zoning regulations will be changed and he encouraged everyone to attend the public hearings when this occurred.

Mr. Sam Justice said he lived on North Pearson Road in the rural planning area and he observed that the planned growth area shown is based on current growth. He said this is reacting, not planning. Mr. Justice pointed out that 431 was largely shown as planned growth area and this was the best farm land. He said it looked like development follows the road and this was not right. Mr. Justice said if we wanted to keep eating, we should keep farm land.

Mrs. Paula Melton Ellis said she was hoping to get some protection from Robertson County. She would like to keep the rural areas and restrict subdivisions from developing and cities from expanding. Please refer to Mrs. Ellis' letter as shown as Exhibit "C" wherein she comments regarding citizens in the White House community. The 240 names referred to were also submitted to the Planning Office earlier together with a letter dated April 16, 1999. (This is also included with the County's submittal herein). (See first submittal).

Mr. Alfred Farris asked that the map be enhanced to improve read-ability. He further noted that manufactured homes could be rezoned or restricted to locations set aside for them. Mr. Farris asked for information totalling square miles for Robertson County, total square miles of municipalities; what would be left in growth area and that will be taken up.

Motion by Eugene Federman, seconded by Ernest Yates to approve the August 19, 1999 minutes of the growth plan. All members voted for the motion, minutes approved.

---

Martha Wilkinson, Secretary

April 16, 1999

Planning Committee for Robertson County Growth Plan  
Robertson County Court House  
Springfield, TN

*Just submitted  
to Public Chapter  
1161 to Plan. Com.  
Office*

To Whom It May Concern:

The City of White House has completed two public hearings on their Urban Growth Plan. There were approximately 125 people at the first meeting and close to 80 at the second meeting with most of the people attending in opposition of the plan.

During the second public hearing on April 12, 1999, the planning commission was presented with a petition signed by approximately 240 residents in opposition to the plan. The petition requested that the Robertson County area outside the city limits not be included in the White House Urban Growth Plan. It recommended that because of high concentrations of active farmland and residential areas that the land outside White House City limits should be included as a Planned Growth area and Rural area of the Robertson County Plan. We do understand that some cities are staying in their existing city limits and are not developing urban growth plans.

Citizens who spoke at the hearings were complimentary of the services provided by the county and wanted to be included in the Robertson County Growth Plan. They did not want to be part of the White House Urban Growth Plan because they realize that it lays the groundwork for future expansion by the city and possible annexation. They are not convinced that the city plan for services is better than is what the county is offering. Furthermore, they believe they should have a choice. If area residents want to remain under the county jurisdiction for the next twenty years there is no reason to be in the city planning area.

Local citizens firmly believe that they should have input to their destiny and would have preferred the new law provide that input through a vote. Instead we submit the petitions as our voice to you and request that you include this area in the Planned Growth and Rural areas of the Robertson County Growth Plan.

Sincerely

Robertson County Residents

We the undersigned petition the City of White House to exclude our properties from the Urban Growth Boundaries being proposed by the City of White House. The land use is residential and there is a high concentration of active agricultural properties. Our area is better defined as a Planned Growth Area and a Rural Area, which should be included as part of the Robertson County Growth Plan

NAME:

ADDRESS

NAME:	ADDRESS
Mr. & Mrs. Paul D. Rainwater	210 Independence St Springfield
Kockup Bileup	7602 Hwy 76 White House, TN 37188
Mr. & Mrs. Justin Mitchell	7604 Hwy 76 White House, TN 37188
Mr. & Mrs. J. D. Morris	7520 Hwy. No. E. White House, TN 37188
William A. Barber	7814 Hwy 76 East White House, TN.
Ruth Barber	7574 Hwy 76 East White House, TN.
Bevera Massenburg	7510 Hwy 76 E, White House TN
Sam Moneibey	7510 Hwy 76 E, White House TN.
Ruth & Mariss	3402 Maxie Jones Rd Spg.
Mr & Mrs Richard Mims	3438 Maxie Jones Rd. Spg.
Mr. & Mrs. Jimmy Hankley	3444 Maxie Jones Rd Springfield
Mr and Mrs Bud Weaver	3379 Maxie Jones Rd, Springfield











We the undersigned petition the City of White House to exclude our properties from the Urban Growth Boundaries being proposed by the City of White House. The land use is residential and there is a high concentration of active agricultural properties. Our area is better defined as a Planned Growth Area and a Rural Area, which should be included as part of the Robertson County Growth Plan

NAME

ADDRESS

Kathryn Hardin  
 Brad Michener  
 Dannie S. Michener  
 Mrs. & Mrs. Steve Escue  
 Mr. & Mrs. Lora Richmond  
 Mr. & Mrs. Quinn & Escue  
 Mr. & Mrs. Stephen L. Escue  
 J. C. Escue

3449 Calista Way  
 3457 CALISTA Rd  
 3451 CALISTA Rd  
 7834 Hwy 76 E  
 7836 Hwy 76 E  
 7776 Hwy 76 E  
 7784 Hwy 76 E  
 7769 Hwy 76 E



We the undersigned petition the City of White House to exclude our properties from the Urban Growth Boundaries being proposed by the City of White House. The land use is residential and there is a high concentration of active agricultural properties. Our area is better defined as a Planned Growth Area and a Rural Area, which should be included as part of the Robertson County Growth Plan

NAME

ADDRESS

David Lippert  
Carolyn J. Lippert  
Wiley Lippert  
Kevin Choate  
Mike Poss (Mike Poss)

7724 Hwy 76E White House  
7726 Hwy 76E White House  
7726 Hwy 76 East  
3833 Cross Plains Rd.  
7692 Hwy 76 E

We the undersigned petition the City of White House to exclude our properties from the Urban Growth Boundaries being proposed by the City of White House. The land use is residential and there is a high concentration of active agricultural properties. Our area is better defined as a Planned Growth Area and a Rural Area, which should be included as part of the Robertson County Growth Plan

NAME

ADDRESS

NAME	ADDRESS
Douglas Head	3630 Cross plain Rd.
Shirley E Head	3630 Cross Plains Rd. White House TN 37188
Maryann Head	3408 Cross Plains Rd. W.H.S #1
Sonya Leonard	3610 Cross Plains Rd. W.H. TN 37188
Gary Leonard	3610 Cross Plains Rd. W.H. TN 37188
Paul Head	3640 Cross Plains Rd. W.H. TN 37188
Lee Head	3630 Cross Plains Rd. W.H. TN 37188
Mary Head	3550 Cross Plains Rd. W.H. TN 37188
Robert Head	3640 Cross Plains Rd. W.H. TN 37188
Wendell Head	3608 Cross Plains Rd. White House
James C. Choate	3749 Cross Plains Rd. Springfield
Marie Choate	3749 Cross Plains Rd. 37172
Sarah Bellwin	3664 Cross Plains Rd.
Bill J. Bellwin	"
Virginia H. Crowning	3456 Cross Plains Rd. White House, TN 37188
W. Val Depue	2754 Union Rd. W.H. 37188
Patricia J. Depue	2754 Union Rd. - W. House 37188
Rebecca Frye	2753 N. Swift Rd. W. House 37188
David W. Frye (David Frye)	2753 N. Swift Rd. W. House 37188



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NAME

ADDRESS

NAME	ADDRESS
Cynthia Foster	102 Jefferson Court
Jamulilulpepper	114 Pennsylvania Ave
Gaby Culpepper	114 Pennsylvania Ave
Rita Roberts	112 - " " "
E.D. Loper	105 - " "
Jerry Loper	105 " "
Jerry Loper	101 " "
Edna Mabrey	101 " "
John M. Jeter	103 Perry Ave
Valerie Jeter	103 Pennsylvania Ave
Walter King	100 Pennsylvania Ave
Ruby King	100 Pennsylvania Ave
Mike & Phyllis King	116 Pennsylvania Ave
Linda Blanchworth	116 Pennsylvania Ave
Thomas L. King	111 Pennsylvania Ave
Thomas Delak	111 Pennsylvania Ave
Maxie Cash	3479 Maxie Jones Rd
Cinda Cash	3479 Maxie Jones Rd.
C. William Palmiter	3473 Maxie Jones Rd.
Peggy Palmiter	3473 Maxie Jones Rd.
Orin Wright	204 Pennsylvania Ave
William H. Whaley	204 Pennsylvania Ave
B. E. Christy	203 Pennsylvania Ave
Charles Christy	203 Pennsylvania Ave
Lybra Washed	104 Pennsylvania Ave.
Jim Washed	208 Independence St
Alton Monte	208 Independence St

April 14

We the undersigned petition the City of White House to exclude our properties from the Urban Growth Boundaries being proposed by the City of White House. The land use is residential and there is a high concentration of active agricultural properties. Our area is better defined as a Planned Growth Area and a Rural Area, which should be included as part of the Robertson County Growth Plan

NAME	ADDRESS
Yolanda Reid	3512 Pleasant Grove Rd.
Joseph Reid	" " "
Carol Miller	3477 Pleasant Grove Rd.
David W. Coney	3504 Pleasant Grove Rd.
Veronica Campbell	3504 Pleasant Grove Rd.
Jenny Lambeth	3417 Pleasant Grove Rd.
Tom Lambeth	3700 PLEASANT GROVE RD
Arthur B. Linschoten	3491 Pleasant Grove Rd.
Glynda Steele	3451 Pleasant Grove Rd.
Morris L. Willingham	3457 Pleasant Grove Rd.
Cathy Jones	7769 Bill Moss Rd.
Frank McLean	7709 Bill Moss Rd.
Walter McMillan	7775 Bill Moss Rd.
Stephanie Meard	7775 Bill Moss Road
John W. Moore	7772 Bill Moss Rd.
John R. O'Brien	7708 Bill Moss Rd.
Laura Odan	7770 Bill Moss Rd.
Julie Dayberry	7770 Bill Moss Rd.
John D. Hobart	7770 Bill Moss Rd.
John Davidson	7770 Bill Moss Rd.
Mark Bagwood	7754 Bill Moss Rd.
Peggy Bundy	7754 Bill Moss Rd.
James B. Spears	7739 Bill Moss Rd.
J. McGregor	7728 Bill Moss Rd.
A. Henry	3403 Pleasant Grove Rd.
H. Henry	" " "
John Bradwell	3511 Pleasant Grove Rd.
Thomas Perkins	3411 Pleasant Grove Rd.





*Exhibit A*

*Received at Hearing  
9/2/99*

September 2, 1999

Mr. Bob Bibb, Chairman  
Planning Committee  
Robertson County Commission  
Springfield, TN

Re: Public Hearing for County Coordinating Committee, PC1101

Dear Sir:

According to growth projections presented by your Committee at the last public hearing, Robertson County is expected to have a population increase of approximately 40% over the next twenty years. With proper planning most of this growth should occur within the cities thus avoiding sprawl over the whole county. In other words let the towns be towns and the remainder of the county be rural, eliminating the octopus type sprawl we are currently experiencing.

Middle Tennessee has been identified as one of the most critical areas of the United States in terms of farmland loss. Robertson County has the opportunity to stop this trend, as have hundreds of other progressive counties throughout the nation. These counties have discovered that unplanned growth does not pay, but costs.

The undersigned, therefore, make the following recommendations concerning the Planning Committee's proposal to the County Coordinating Committee:

1. The County maintain the areas which lie outside the cities' Urban Growth Boundaries as Rural Areas in order to protect farmland from suburban sprawl as directed by PC 1101.
2. The County discourage cities from excessive expansion of their Urban Growth Areas and encourage cities to protect farmland and open space as directed by PC 1101.
3. The County undertake a comprehensive study of county-wide resources and land areas in order to develop a plan to preserve farmland and open spaces.

Exhibit A

Enclosed are three brochures prepared by the American Farmland Trust for your information:

Cost of Community Services  
Farmland Protection Toolbox  
Twenty Ways Local Governments Can Protect Farmland

Respectfully submitted,

Address

Joe V.W. Easton	5876 Owens Chapel Rd. Springfield, TN 37172
Sam Hendon	705 Hwy 76 E White House
Alfred G. Harris	5552 Dixon Rd, Orinda, TN 37141
Shirley Green	PO BOX 178, 5348 DOSS RD, CROSS PLAINS, TN 37049
Sam L. Justice	6473 W Pearson Rd Springfield, TN 37172 - 8239
Carney Jarris	5552 Dixon Rd Orinda TN 37141
Elysebeth Carban	7528 Hwy 52 Orinda, TN 37141
Leola L. Carban	7528 Hwy 52 Orinda, TN 37141
Joe Carban	7512 Hwy 52
Jane Lawrence	7510 Hwy 52
Don Burr	7802 Hwy 25E Cross Plains, TN 37049
Phillip Kelley	7882 Hwy 76 E White House, TN 37188



# FACT SHEET

## THE FARMLAND PROTECTION TOOLBOX

### DESCRIPTION

This fact sheet provides a brief description of the tools and techniques that state and local governments are using to protect farmland and ensure the economic viability of agriculture. Some of the techniques result in programs that are enacted and administered at the state level, others are used primarily by local governments. Sometimes, municipal governments adapt and strengthen state laws to meet unique local needs. Many of the most effective farmland protection programs combine regulatory and incentive-based strategies.

### PROGRAMS THAT ARE GENERALLY ENACTED AT THE STATE LEVEL

#### Agricultural District Laws

Agricultural district laws allow farmers to form special areas where commercial agriculture is encouraged and protected. Programs are authorized by state legislatures and implemented at the local level. Sixteen states have enacted agricultural district laws. Each law provides a unique set of incentives. Common benefits of enrollment in a district include automatic eligibility for differential assessment, protection from eminent domain and municipal annexation, enhanced right-to-farm protection, exemption from special local tax assessments and eligibility for state PACE programs. Some agricultural district laws require farmers to sign agreements that prohibit development for the term of enrollment.

In most states with agricultural district programs, farmers who wish to form a district apply directly to their local governments. Local governments review and approve applications, which are then sent to the state for final approval. In some states, local governments must develop plans to protect agriculture and farmland before farmers may apply to create agricultural districts.

Agricultural district programs are a unique farmland protection technique because they use a combination of incentives to achieve the same goals as regulatory strategies. Instead of

controlling land use, agricultural district laws offer farmers benefits for keeping their land in agriculture.

#### Conservation Easements

Every state in the nation has a law pertaining to conservation easements. The National Conference of Commissioners on Uniform State Laws adopted the Uniform Conservation Easement Act in 1981. The Act was designed to serve as a model for state legislation to allow qualified public agencies and private conservation organizations to accept, acquire and hold less-than-fee-simple interests in land for the purposes of conservation and preservation. Since the Uniform Act was approved, 21 states have adopted conservation easement-enabling legislation based on this model and 23 states have drafted and enacted their own conservation easement-enabling laws. In Pennsylvania, conservation easements are authorized by common law. Alabama, Oklahoma and Wyoming do not have separate provisions of state law authorizing the conveyance of conservation easements, but state agencies are given the power to hold title to easements in their authorizing legislation.#

Agricultural conservation easements are designed specifically to protect farmland. Grantors retain the right to use their land for farming, ranching and other purposes that do not interfere with or reduce agricultural viability. They hold title to their properties, and may restrict public access, sell, give or transfer their property, as they desire. Producers also remain eligible for any state or federal farm program for which they qualified before entering into the conservation agreement.

Conservation easements limit land to specific uses and thus protect it from development. These voluntary legal agreements are created between private landowners (grantors) and qualified land trusts, conservation organizations or government agencies (grantees).

# Stefan Nagel, *State Conservation Easement Legislation* (Washington, D.C.: National Trust for Historic Preservation, 1995).

*American Farmland Trust*  
 TECHNICAL ASSISTANCE  
 Herrick Mill, One Short Street  
 Northampton, MA 01060  
 Tel: (413) 586-4593  
 Fax: (413) 586-9332  
 Web: [www.farmlandinfo.org](http://www.farmlandinfo.org)

REGIONAL OFFICE  
 10 N Street, NW, Suite 400  
 Washington, DC 20036  
 Tel: (202) 659-5170  
 Fax: (202) 659-8339  
 Web: [www.farmland.org](http://www.farmland.org)

THE  
FARMLAND  
PROTECTION  
TOOLBOX

Grantors can receive federal tax benefits as a result of donating easements. Grantees are responsible for monitoring the land and enforcing the terms of the easements. Easements may apply to entire parcels of land or to specific parts of a property. Most easements are permanent; term easements impose restrictions for a limited number of years. All conservation easements legally bind future landowners. Land protected by conservation easements remains on the tax rolls and is privately owned and managed. While conservation easements limit development, they do not affect other private property rights.

Agricultural conservation easements are a flexible farmland protection tool. Private land trusts and other conservation organizations educate farmers about the tax benefits of donating easements, and state and local governments have developed programs to purchase agricultural conservation easements from landowners. In addition, agricultural conservation easements can be designed to protect other natural resources, such as wetlands and wildlife habitat.

Executive Orders

Governors of at least 10 states have issued executive orders that document the importance of agriculture and farmland to their states' economy, environment and culture. Some executive orders direct state agencies to withhold funding from projects that would result in farmland conversion. Others have created task forces to investigate farmland conversion. State executive orders have the potential to build public and institutional support for other farmland protection programs. By restricting the use of state funds for projects that would result in the loss of agricultural land, executive orders also can influence the actions of local governments. To the extent that they call attention to the problem of farmland conversion and facilitate discussion about solutions, executive orders can serve as a building block of a comprehensive farmland protection program.

State Growth Management Laws

Growth management laws are designed to control the timing and phasing of urban growth and to determine the types of land use that will be permitted at the local and regional levels. Eleven states have growth management statutes, but only Hawaii, Maryland, New Jersey, Oregon, Vermont and Washington address the issue of farmland conversion. These six laws vary in the controls that they impose on state and local governments and in the extent to which they protect agricultural land from development.

Growth management laws take a comprehensive approach to regulating the pattern and rate of development and set policies to ensure that most new construction is concentrated within designated urban growth areas or boundaries (UGBs). They direct local governments to identify lands with high resource value and protect them from development. Some growth management laws require that public services such as water and sewer lines, roads and schools be in place before new development is approved. Others direct local governments to make decisions in accordance with a comprehensive plan that is consistent with plans for adjoining areas.

Oregon has one of the nation's strongest growth management laws. As a result of the state's 1972 Land Conservation and Development Act, every county in Oregon has implemented agricultural protection zoning, protecting more than 16 million acres of agricultural land. Washington's Growth Management Act, passed in 1990 and strengthened in 1991, is also proving to be an effective farmland protection tool. Most of Washington's counties have developed inventories of important agricultural land, and several have implemented farmland protection techniques, such as agricultural protection zoning, purchase of agricultural conservation easement programs and transfer of development rights programs since the enactment of the GMA. Growth management laws in Hawaii, Vermont, New Jersey and Maryland have been somewhat less effective in preventing farmland conversion and promot-

g the development of local farmland protection programs.

Programs of Agricultural Conservation Easement

Programs pay farmers to protect their land from development. PACE is known by a variety of other terms, the most common being purchase of development rights. Landowners sell agricultural conservation easements to a government agency or private conservation organization. The agency or organization usually pays them the difference between the value of the land for agriculture and the value of the land for its "highest and best use," which is generally residential or commercial development. Easement value is most often determined by professional appraisals, but may also be established through the use of a numerical scoring system that evaluates the suitability for agriculture of a piece of property.

State and local governments can play a variety of roles in the creation and implementation of PACE programs. Some states have passed legislation that allows local governments to create PACE programs. Others have enacted PACE programs that are implemented, funded and administered by state agencies. Several states work cooperatively with local governments to purchase easements. A few states have appropriated money for use by local governments and private nonprofit organizations. Finally, some local governments have created independent PACE programs in the absence of any state action.

Cooperative state-local PACE programs have some advantages over independent state or local programs. Cooperative programs allow states to set broad policies and criteria for protecting agricultural land, while county or township governments select the farms that they believe are most critical to the viability of local agricultural economies, and monitor the land once the easements are in place. Involving two levels of government generally increases the funding

available for PACE. Finally, cooperative programs increase local government investment in farmland protection.

PACE programs allow farmers to cash in a fair percentage of the equity in their land, thus creating a financially competitive alternative to selling land for non-agricultural uses. Permanent easements prevent development that would effectively foreclose the possibility of farming. Removing the development potential from farmland generally reduces its future market value. This may help facilitate farm transfer to the children of farmers and make the land more affordable to beginning farmers and others who want to buy it for agricultural purposes. PACE provides landowners with liquid capital that can enhance the economic viability of individual farming operations and help perpetuate family tenure on the land. Finally, PACE gives communities a way to share the costs of protecting agricultural land with farmers.

#### Right-to-Farm Laws

State right-to-farm laws are intended to protect farmers and ranchers from nuisance lawsuits. Every state in the nation has at least one right-to-farm law. Some statutes protect farms and ranches from lawsuits filed by neighbors who moved in after the agricultural operation was established. Others protect farmers who use generally accepted agricultural and management practices and comply with federal and state laws. Twenty-three right-to-farm laws also prohibit local governments from enacting ordinances that would impose unreasonable restrictions on agriculture.

Right-to-farm laws are a state policy assertion that commercial agriculture is an important activity. The statutes also help support the economic viability of farming by discouraging neighbors from filing lawsuits against agricultural operations. Beyond these protections, it is unclear whether right-to-farm laws help maintain the land base.

# THE FARMLAND PROTECTION TOOLBOX

## Tax Relief

### *Circuit Breaker Tax Relief Credits*

Circuit breaker tax programs offer tax credits to offset farmers' property tax bills. Four states have circuit breaker programs. In Michigan, Wisconsin and New York, farmers may receive state income tax credits based on the amount of their real property tax bill and their income.

In Iowa, farmers receive school tax credits from their local governments when school taxes exceed a statutory limit. The counties and municipalities are then reimbursed from a state fund. In Michigan, landowners that wish to receive circuit breaker credits must sign 10-year restrictive agreements with their local governments to prevent farmland conversion. In Wisconsin, counties and towns must adopt plans and enact agricultural protection zoning to ensure that tax credits are targeted to productive agricultural land. The Wisconsin program has facilitated the adoption of agricultural protection zoning in more than 400 local jurisdictions.

Like differential assessment laws, circuit breaker tax relief credits reduce the amount farmers are required to pay in taxes. The key differences between the programs are that most circuit breaker programs are based on farmer income and are funded by state governments.

### *Differential Assessment Laws*

Differential assessment laws direct local governments to assess agricultural land at its value for agriculture, instead of its full fair market value, which is generally higher. Differential assessment laws are enacted by states and implemented at the local level. With a few exceptions, the cost of the programs is borne at the local level.

Every state except Michigan has a differential assessment law. Differential assessment is also known as current use assessment, current use valuation, farm use valuation, use assessment

and use value assessment.

Differential assessment programs help ensure the economic viability of agriculture. Since high taxes reduce profits, and lack of profitability is a major motivation for farmers to sell land for development, differential assessment laws also protect the land base. Finally, these laws help correct inequities in the property tax system. Owners of farmland demand fewer local public services than residential landowners, but they pay a disproportionately high share of local property taxes. Differential assessment helps bring farmers' property taxes in line with what it actually costs local governments to provide services to the land.

## PROGRAMS THAT ARE ENACTED AT THE LOCAL LEVEL

### Agricultural Protection Zoning

Zoning is a form of local government land use control. Zoning ordinances segment counties, cities, townships and towns into areas devoted to specific land uses and establish standards and densities for development.

Agricultural protection zoning ordinances designate areas where farming is the primary land use and discourage other land uses in those areas. APZ limits the activities that are permitted in agricultural zones. The most restrictive regulations prohibit any uses that might be incompatible with commercial farming.

APZ ordinances also restrict the density of residential development in agricultural zones. Maximum densities range from one house per 20 acres in the eastern United States to one house per 640 acres in the West. Some local ordinances also contain right-to-farm provisions and authorize commercial agricultural activities, such as farmstands, that enhance farm profitability. Occasionally, farmers in an agricultural zone are required to prepare farm management plans.

In most states, APZ is implemented at the county level, although towns and townships may also have APZ ordinances. Zoning can be modified through the local political process. Generally, the enactment of an APZ ordinance results in a reduction of permitted residential densities in the new zone. This reduction in density, also called downzoning, is generally controversial because it can reduce the market value of land. A change in zoning that increases permitted residential densities is known as upzoning. A change in the zoning designation of an area—from agricultural to commercial, for example—is known as rezoning. Successful petitions for upzoning and rezoning in agricultural protection zones often result in farmland conversion.

APZ stabilizes the agricultural land base by keeping large tracts of land relatively free of non-farm development. This can reduce the likelihood of conflicts between farmers and their non-farming neighbors. Communities can use APZ to conserve a "critical mass" of agricultural land, enough to keep individual farms from becoming small islands in a sea of residential neighborhoods. Maintaining a critical mass of agricultural land can ensure that there will be enough farms to support local agricultural service businesses. By restricting the development potential of large properties, APZ limits land speculation and helps keep land affordable to farmers and ranchers. Finally, APZ helps promote orderly growth by preventing sprawl into rural areas, and benefits farmers and non-farmers alike by protecting scenic landscapes and maintaining open space.

### Cluster Zoning

Cluster zoning ordinances allow or require houses to be grouped close together on small lots to protect open land. The portion of the parcel that is not developed may be restricted by a conservation easement. Cluster developments are also known as cluster subdivisions, open space or open land subdivisions.

Cluster subdivisions can keep land available for agricultural use, but generally they are not

designed to support commercial agriculture. The protected land is typically owned by developers or homeowners' associations. Homeowners may object to renting their property to farmers and ranchers because of the noise, dust and odors associated with commercial agricultural production. Even if the owners are willing to let the land be used for agriculture, undeveloped portions of cluster subdivisions may not be large enough for farmers to operate efficiently, and access can also be a problem. For these reasons, cluster zoning has been used more successfully to preserve open space or to create transitional areas between farms and residential areas than to protect farmland.

### Comprehensive Planning

Comprehensive planning allows counties, cities, towns and townships to create a vision for their joint future. Comprehensive plans, which are also known as master or general plans, outline local government policies, objectives and decision guidelines, and serve as blueprints for development. They typically identify areas targeted for a variety of different land uses, including agriculture, forestry, residential, commercial, industrial and recreational activities. Comprehensive plans provide a rationale for zoning and promote the orderly development of public services.

A comprehensive plan can form the foundation of a local farmland protection strategy by identifying areas to be protected for agricultural use and areas where growth will be encouraged. It may include policies designed to conserve natural resources and provide affordable housing and adequate public services. Some counties have used the comprehensive planning process to encourage their cities and towns to develop UGBs and adopt agricultural protection zoning. Others have incorporated the use of PACE and transfer of development rights into their master plans.

# THE FARMLAND PROTECTION

## TOOLBOX

*For additional information on farmland protection, the Farmland Information Center of publications, an on-line library and technical assistance. To order AFT publications, call (800) 370-4879.*

*The farmland information library is a searchable database of literature, abstracts, statutes, maps, legislative updates and other useful resources.*

*It can be reached at <http://www.farmlandinfo.org>.*

*For additional assistance on specific topics, call the technical assistance service at (413) 586-4593.*

### Mitigation Ordinances and Policies

Mitigation ordinances are a new farmland protection technique. In 1995, city officials in Davis, Calif., enacted an ordinance that requires developers to permanently protect one acre of farmland for every acre of agricultural land they convert to other uses. Generally, developers place an agricultural conservation easement on farmland in another part of the city, although mitigation may also be satisfied by paying a fee. While most of the regulatory farmland protection techniques restrict the property rights of farmers, the Davis mitigation ordinance makes developers pay for farmland protection.

King County, Wash., has a "no net loss of farmland" policy in its comprehensive plan. The policy prohibits the conversion of land subject to APZ unless an equal amount of agricultural land of the same or better quality is added to the county's agricultural production zones.

### Local Right-To-Farm Ordinances

Local governments around the nation are enacting their own right-to-farm laws to strengthen and clarify weak language in state laws. Local right-to-farm laws are most widespread in California, where the state farm bureau developed and distributed a model right-to-farm ordinance during the 1980s.

A local right-to-farm ordinance can serve as a formal policy statement that agriculture is a valuable part of the county or town economy and culture. Some require that a notice be placed on the deed to all properties in agricultural areas, cautioning potential buyers that they may experience noise, dust, odors and other inconveniences due to farming and ranching operations. Local ordinances help educate residents about the needs of commercial agriculture and reassure farmers that their communities support them.

### Transfer of Development Rights

Transfer of development rights programs allow landowners to transfer the right to develop one parcel of land to a different parcel of land. Generally established through local zoning ordinances, TDR programs can protect farmland by shifting development from agricultural areas to areas planned for growth. When the development rights are transferred from a piece of property, the land is restricted with a permanent agricultural conservation easement. Buying development rights generally allows landowners to build at a higher density than ordinarily permitted by the base zoning. TDR is known as transfer of development credits in California and in some regions of New Jersey.

TDR is used by counties, cities, towns and townships. Two regional TDR programs for farmland protection were developed to protect New Jersey's Pinelands and the pine barrens of Long Island, N.Y. TDR programs are distinct from PACE programs because they involve the private market. Most TDR transactions are between private landowners and developers. Local governments approve transactions and monitor easements. A few jurisdictions have created "TDR banks" that buy development rights with public funds and sell them to developers and other private landowners.

Some states, such as New Jersey, have enacted special legislation authorizing local governments to create TDR programs. Other states, notably Virginia, have consistently refused to give local governments such authorization. Counties and towns have created TDR programs without specific state authorizing legislation; municipal governments must work with their attorneys to determine whether other provisions of state law allow them to use TDR.

TDR programs are designed to accomplish the same purposes as publicly funded PACE programs. They prevent non-agricultural development of farmland, reduce the market value of protected farms and provide farmland owners

with liquid capital that can be used to enhance farm viability.

TDR programs also offer a potential solution to the political and legal problems that many communities face when they try to restrict development of farmland. Landowners often oppose agricultural protection zoning and other land use regulations because they can reduce equity. APZ can benefit farmers by preventing urbanization, but it may also reduce the fair market value of their land. When downzoning is combined with a TDR program, however, landowners can retain their equity by selling development rights.

While dozens of local jurisdictions around the country allow the use of TDR, only a few of them have used the technique successfully to protect farmland. TDR programs are complex and must be carefully designed to achieve their goal. Communities that have been most successful in using TDR are characterized by steady growth, with the political will to maintain and implement strong zoning ordinances and planning departments that have the time, knowledge and resources to administer complex land use regulations.

## OTHER STRATEGIES TO PROTECT FARMLAND AND SUPPORT AGRICULTURE

Competition for land is only one of the problems facing farmers and ranchers. Financial problems and the burden of complying with regulations are also significant challenges for commercial agricultural operations. Most farmers say the best way to protect farmland is to keep farming profitable. State and local governments have created a variety of marketing programs to support and enhance the economics of agriculture. Several states and a few local governments have developed programs that compensate farmers for protecting natural resources.

FARMLAND PROTECTION ACTIVITIES BY STATE

State	Agricultural Districts	Agricultural Protection Zoning	Circuit Breaker	Differential Assessment	PACE	Right-to-Farm*	TDR
Alabama				▲		▲	
Alaska				▲		▲	
Arizona				▲		▲	
Arkansas				▲		▲	
California	▲	+		▲	▲+	▲	+
Colorado		+		▲	▲+	▲	+
Connecticut				▲	▲+	▲	+
Delaware	▲			▲	▲	▲	
Florida		+		▲	+	▲	+
Georgia				▲		▲	
Hawaii		▲		▲		▲	
Idaho		+		▲		▲	+
Illinois	▲	+		▲		▲	
Indiana		+		▲		▲	
Iowa	▲	+	▲	▲		▲	
Kansas		+		▲		▲	
Kentucky	▲			▲	▲	▲	
Louisiana				▲		▲	
Maine				▲	▲	▲	
Maryland	▲+	+		▲	▲+	▲	+
Massachusetts	▲			▲	▲	▲	+
Michigan		+	▲		▲+	▲	
Minnesota	▲+	+		▲		▲	+
Mississippi				▲		▲	
Missouri				▲		▲	
Montana		+		▲		▲	+
Nebraska		+		▲		▲	
Nevada				▲		▲	
New Hampshire				▲	▲	▲	
New Jersey	▲			▲	▲+	▲	+
New Mexico				▲		▲	
New York	▲		▲	▲	+	▲	+
North Carolina	▲			▲	+	▲	
North Dakota		+		▲		▲	
Ohio	▲	+		▲		▲	
Oklahoma				▲		▲	
Oregon		+		▲		▲	
Pennsylvania	▲	+		▲	▲+	▲	+
Rhode Island				▲	▲	▲	
South Carolina				▲		▲	
South Dakota		+		▲		▲	
Tennessee	▲			▲		▲	
Texas				▲		▲	
Utah	▲	+		▲		▲	+
Vermont				▲	▲	▲	+
Virginia	▲+	+		▲	+	▲	
Washington		+		▲	+	▲	+
West Virginia				▲		▲	
Wisconsin		+	▲	▲	+	▲	
Wyoming		+		▲		▲	
TOTAL	16	24	4	49	20	50	15

▲ State program

+ Local program

\* A number of local jurisdictions also have enacted right-to-farm ordinances. We do not have a complete inventory.

For more information, contact the AFT office nearest you:

*Exhibit 7*

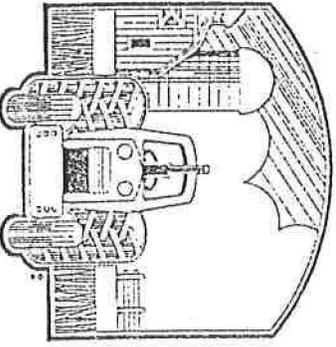
**Agricultural Conservation Easement:** An assigned right prohibiting any development, subdivision or practice that would damage the agricultural value or productivity of the farmland. It is legally recorded in an agreement between a landowner and a qualified organization and restricts land to agriculture and open space use. Transactions may qualify for a tax deduction.

**Agricultural District:** Legally recognized geographic areas formed by one or more landowners and approved by one or more government agencies. Voluntary and created for fixed, renewable time periods, they grant enrolled landowners specific protections for various farmland conversion pressures.

**Development Rights:** The right of property owners to develop their land in accordance with applicable local, state or federal laws. This right may be exchanged for a conservation easement.

**Land Trust:** A privately-supported, nonprofit land conservation organization whose purpose is to protect human and natural resources such as productive farmland.

**Property Tax Programs:** Circuit breaker or use-assessment programs offer farmland owners property tax relief through income tax credits or directly reducing property taxes by assessing land for its current use value instead of on its potential value for development.



**National Office**  
1920 N Street, N.W., Suite 400  
Washington, D.C. 20036  
(202) 659-5170

**Northeastern Office**  
Herrick Mill, 1 Short St.  
Northampton, Mass. 01060  
(413) 586-9330

**New York Field Office**  
77 Van Dam St., # 8  
Saratoga Springs, N.Y. 12866  
(518) 581-0078

**Florida Field Office**  
One Park Place, Suite 240  
621 N.W. 53rd St.  
Boca Raton, Fla. 33487  
(407) 995-1454

**AFT Center for Agriculture in the Environment**  
148 N. Third St.  
DeKalb, Ill. 60115  
(815) 753-9347

**California - Davis Field Office**  
1949 Fifth St., Suite 101  
Davis, Calif. 95616  
(916) 753-1073

**California - Visalia Field Office**  
711 N. Court St., Suite G  
Visalia, Calif. 93291  
(209) 627-3708

The most recent registration and financial statement or annual report filed by American Farmland Trust may be obtained by contacting: AFT, 1920 N Street, N.W., Suite 400, Washington, D.C. 20036; in Maryland, Office of the Secretary of State, Statehouse, Annapolis, Md. 21401; in New York, Office of Charities Registration, 162 Washington Ave., Albany, N.Y. 12231; in Virginia, State Division of Consumer Affairs, P.O. Box 1163, Richmond, VA 23209; in Pennsylvania, Bureau of Charitable Organizations, Department of State, Harrisburg, Penn. 17120; and in West Virginia, Secretary of State, State Capitol, Charleston, W.V. 25305. Registration does not imply endorsement by any state.

*Twenty Ways  
Local Governments  
Can Protect Farmland.*

**American Farmland Trust**

## Twenty Ways Local Governments Can Protect Farmland:

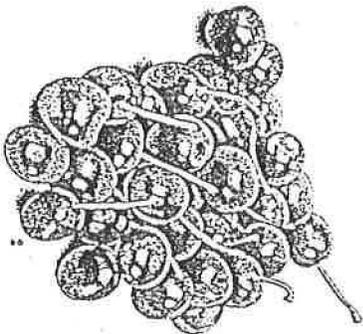
The following describes some measures local governments can adopt to protect farmland, limit the negative impacts of nearby non-farm development and sustain the economic viability of agriculture.

**Form** an agricultural protection task force. Local governments can accomplish this by:

1. Having local representatives review model programs in other areas, consider options and work with local officials and farmers to design and implement a package of conservation techniques to protect farmland and sustain agriculture. The task force could consider the options that follow:

**Create** incentives to landowners to retain land in agriculture and keep it affordable so new farmers can enter farming. Local governments can accomplish this by:

2. Encouraging the donation of agricultural conservation easements.
3. Supporting the work of local land trusts.
4. Acquiring important farmland in fee and possibly reselling it with conservation easements in place.
5. Setting up a purchase of conservation easement (or purchase of development rights) program.



6. Enabling a transfer of development rights program that concentrates development in already built-up areas while protecting farmland and compensating farmland owners.

7. Providing property tax relief so farmland is taxed at its agricultural value instead of on its potential value for non-farm development and assuring that all protected lands qualify, as well.

8. Forming agricultural districts to protect farms from eminent domain takings, adjacent non-farm development, state agency regulations that interfere with farming or to grant tax abatements or strengthened right-to-farm provisions.

9. Allowing for creative development plans, which economize on the amount of land used for buildings while leaving land open for future agricultural use.

**Discourage** nearby land uses that put pressure on or conflict with agriculture. Local governments can accomplish this by:

10. Reviewing planning and zoning ordinances to ensure they allow for farm-related buildings, temporary employee housing and support industries, but that confine development to uses that are compatible with agriculture.

11. Passing an ordinance to supplement the state right-to-farm law to give farmers better protection from nuisance suits by including specific provisions or providing new property owners with a disclosure notice.

12. Establishing farmland protection (or exclusive agricultural) zones with sufficiently large minimum lot sizes to support viable farm operations.

13. Limiting condemnation of agricultural land by public bodies.

14. Encouraging in-fill on vacant parcels within existing urban and suburban areas prior to extending municipal services and developing farmland.

15. Requiring buffer strips as part of any non-agricultural development in or near existing farms. Buffers should provide ample separation between agricultural and non-agricultural uses to keep non-farm development from interfering with normal agricultural operations.

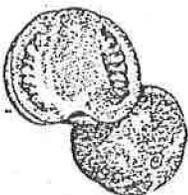
16. Offering technical and financial assistance in marketing and promotion.

17. Promoting local farm sales through roadside stands, farmers' markets and pick-your-own operations.

18. Including agriculture in local economic development plans.

19. Granting low-interest loans or economic development grants to improve farm operations.

20. Extending economic incentives to improve agricultural support industries and encourage new ones.





# FACT SHEET

## COST OF COMMUNITY SERVICES STUDIES

### DESCRIPTION

Cost of Community Services studies are an inexpensive, easy-to-understand way to determine the net fiscal contribution of different land uses to local budgets. Municipal records are reorganized to assign the cost of local public services to privately owned farm, forest and open lands, as well as residential, commercial and industrial lands. The result is a set of ratios that compare the annual income to the annual expenditures for different land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

### METHODOLOGY

COCS studies involve five basic steps:

1. Define the scope of the project and identify land use categories to study (e.g., residential, commercial, industrial, farm and forest land).
2. Collect data on local revenues and expenditures.
3. Group revenues and allocate them to the land use categories identified in step 1.
4. Group expenditures and allocate them to the land use categories identified in step 1.
5. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, although ensuring reliable figures requires the assistance of local officials and service providers. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant

amount of research, including extensive personal interviews.

### HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that are likely to benefit most from the information provided by fiscal impact analyses rarely have the expertise or resources to conduct a study, which tend to be expensive. Also, these studies rarely consider the fiscal contribution of farm, forest and recreational lands, which are very important to rural economies.

American Farmland Trust developed COCS studies in the mid-1980s to give communities a simple, inexpensive method of evaluating the contribution of farm, forest and ranch lands to the local tax base. COCS studies have been conducted in at least 58 communities in the United States.

### FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and community leaders to understand the relationships between residential and commercial growth, land conservation and their municipality's bottom line.

COCS studies can help local officials and farmland protection advocates counter three claims that are commonly heard at local meetings in rural and suburban communities:



TECHNICAL ASSISTANCE  
Herrick Mill, One Short Street  
Northampton, MA 01060  
Tel: (413) 586-4593  
Fax: (413) 586-9332  
Web: [www.farmlandinfo.org](http://www.farmlandinfo.org)

NATIONAL OFFICE  
18th Street, NW, Suite 800  
Washington, DC 20036  
Tel: (202) 331-7300  
Fax: (202) 659-8339  
Web: [www.farmland.org](http://www.farmland.org)

# COST OF COMMUNITY SERVICES STUDIES

For additional information on cost of community services studies and farmland protection, the Farmland Information Center offers publications, an online library and technical assistance. To order *Is Farmland Protection a Community Investment? How to Do a Cost of Community Services Study*, a 26-page handbook (\$10.00), or other AFT publications, call (800) 370-4879. The farmland information library is a searchable database of literature, abstracts, statutes, maps, legislative updates and other useful resources. It can be found at <http://www.farmlandinfo.org>. For additional assistance on specific topics, call the technical assistance service at (413) 586-4593.

1. Residential development will lower property taxes by increasing the tax base;
2. Farmland gets an unfair tax break when it is assessed at its actual use for agriculture instead of its potential use for development;
3. Open lands, including productive farms and forests, are interim uses just waiting to be developed to their "highest and best use."

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about a community's fiscal stability. In areas where farming and forestry are major industries, it is especially important to consider the real property tax contribution of privately owned natural resource lands. Farms, forests and other open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

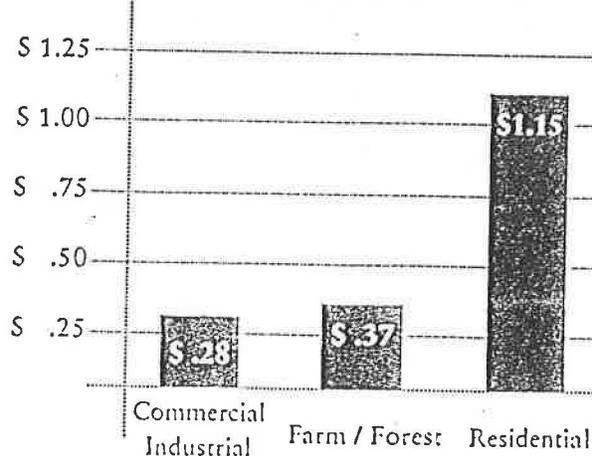
COCS studies conducted in more than 58 communities over the past decade show that owners of farm, forest and open lands pay more in local tax revenues than it costs local government to provide services to their properties. Residential land uses, in contrast, are a net drain on municipal coffers: It costs local governments more to provide services to homeowners than residential landowners pay in property taxes.

The findings of COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand for public services. This is true even when the land is assessed at its current, agricultural use.

Communities need reliable information to help them see the full picture of their land uses. COCS studies are an inexpensive way to evaluate the net contribution of farm and open lands. They can help local leaders discard the notion that natural resources must be converted to other uses to ensure fiscal stability. They also dispel the myths that residential development leads to lower taxes, that differential assessment programs give landowners an unfair tax break and that farmland is just waiting around for development.

One type of land use is not intrinsically better than another, and COCS studies do not judge the overall public good or long-term merits of any land use or taxing structure. Communities must balance goals such as maintaining affordable housing, creating jobs and conserving land and resources. With good planning, these goals can complement rather than compete with each other. COCS studies give communities another tool to make decisions about their futures.

SUMMARY: COST OF COMMUNITY SERVICES STUDIES



Graph: Median cost—per dollar of revenue raised—to provide public services to different land uses.

## SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

State/Town	Residential including farm houses	Combined Commercial & Industrial	Farm/Forest Open Land	Source
Connecticut				
Bolton	1 : 1.05	1 : 0.23	1 : 0.50	Geisler, 1998
Durham	1 : 1.07	1 : 0.27	1 : 0.23	Southern New England Forest Consortium, 1995
Farmington	1 : 1.33	1 : 0.32	1 : 0.31	Southern New England Forest Consortium, 1995
Hebron	1 : 1.06	1 : 0.47	1 : 0.43	American Farmland Trust, 1986
Litchfield	1 : 1.11	1 : 0.34	1 : 0.34	Southern New England Forest Consortium, 1995
Pomfret	1 : 1.06	1 : 0.27	1 : 0.86	Southern New England Forest Consortium, 1995
Idaho				
Canyon County	1 : 1.08	1 : 0.79	1 : 0.54	Hartmans and Meyer, 1997
Cassia County	1 : 1.19	1 : 0.87	1 : 0.41	Hartmans and Meyer, 1997
Maine				
Bethel	1 : 1.29	1 : 0.59	1 : 0.06	Good, Antioch New England Graduate School, 1994
Maryland				
Carroll County	1 : 1.15	1 : 0.48	1 : 0.45	Carroll County Dept. of Management & Budget, 1994
Cecil County	1 : 1.12	1 : 0.28	1 : 0.37	Cecil County Office of Economic Development, 1994
Frederick County	1 : 1.05	1 : 0.39	1 : 0.48	American Farmland Trust, 1997
Massachusetts				
Agawam	1 : 1.05	1 : 0.44	1 : 0.31	American Farmland Trust, 1992
Becket	1 : 1.02	1 : 0.83	1 : 0.72	Southern New England Forest Consortium, 1995
Deerfield	1 : 1.16	1 : 0.38	1 : 0.29	American Farmland Trust, 1992
Franklin	1 : 1.02	1 : 0.58	1 : 0.40	Southern New England Forest Consortium, 1995
Gill	1 : 1.15	1 : 0.21	1 : 0.38	American Farmland Trust, 1992
Leverett	1 : 1.15	1 : 0.29	1 : 0.25	Southern New England Forest Consortium, 1995
Southborough	1 : 1.03	1 : 0.26	1 : 0.45	Adams and Hines, 1997
Westford	1 : 1.15	1 : 0.53	1 : 0.39	Southern New England Forest Consortium, 1995
Williamstown	1 : 1.11	1 : 0.40	1 : 0.34	Hazler et al., 1992
Minnesota				
Farmington	1 : 1.02	1 : 0.18	1 : 0.48	American Farmland Trust, 1994
Lake Elmo	1 : 1.07	1 : 0.20	1 : 0.27	American Farmland Trust, 1994
Independence	1 : 1.04	1 : 0.19	1 : 0.47	American Farmland Trust, 1994
Montana				
Gallatin County	1 : 1.45	1 : 0.13	1 : 0.25	Haggerty, 1996
New Hampshire				
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994

## SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

State/Town	Residential including farm houses	Combined Commercial & Industrial	Farm/Forest Open Land	Source
<b>New Jersey</b>				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998
<b>New York</b>				
Amenia	1 : 1.23	1 : 0.17	1 : 0.25	Bucknall, 1989
Beckman	1 : 1.12	1 : 0.18	1 : 0.48	American Farmland Trust, 1989
Dix	1 : 1.51	1 : 0.27	1 : 0.31	Schuyler County League of Women Voters, 1993
Farmington	1 : 1.22	1 : 0.27	1 : 0.72	Kinsman et al., 1991
Fishkill	1 : 1.23	1 : 0.31	1 : 0.74	Bucknall, 1989
Hector	1 : 1.30	1 : 0.15	1 : 0.28	Schuyler County League of Women Voters, 1993
Kinderhook	1 : 1.05	1 : 0.21	1 : 0.17	Concerned Citizens of Kinderhook, 1996
Montour	1 : 1.50	1 : 0.28	1 : 0.29	Schuyler County League of Women Voters, 1992
Northeast	1 : 1.36	1 : 0.29	1 : 0.21	American Farmland Trust, 1989
Reading	1 : 1.08	1 : 0.26	1 : 0.32	Schuyler County League of Women Voters, 1992
Red Hook	1 : 1.11	1 : 0.20	1 : 0.22	Bucknall, 1989
Ohio				
Madison Village	1 : 1.67	1 : 0.20	1 : 0.38	AFT and Lake County Ohio SWCD, 1993
Madison Township	1 : 1.40	1 : 0.25	1 : 0.30	AFT and Lake County Ohio SWCD, 1993
<b>Pennsylvania</b>				
Carroll Township	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
<b>Rhode Island</b>				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995
<b>Utah</b>				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
<b>Virginia</b>				
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
<b>Washington</b>				
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
<b>Wisconsin</b>				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about cost of community services studies. Inclusion in this table does not signify review or endorsement by American Farmland Trust.

*Exhibit B*

August 29, 1999

Dear Robertson County Planning & Zoning Board:

The Kelley Farm is located west of White House along with several other active farm operations. In the Robertson County Plan we are classified as a Planned Growth area and have also been included in the city of White House's plan as part of the Urban Growth Area.

Because of the high concentration of active farm operations in this area, I would like to request that for the next three years that the farm areas around Highway 76 be classified as a Rural Area. At the very least we hope that the county would recommend to the Coordinating Committee that the area be contained in the counties Planned Growth Area.

We estimate that there are fourteen active farming operations in the Highway 76 vicinity. Most of these farmers are long time residents of the community with as many as four generations having made their homes on the family farms. Our families have played a major role in building this community and we are concerned about the loss of the rural way of life and our ability to keep farming. Unfortunately, we are located near the interstate, but would hope that since the plan is a 20 year plan that the county would consider leaving this area rural for at least the next three years and review the growth pattern during the next planning cycle. Some of my concerns and our neighbors are:

- **Agricultural Recognition is Important**— According to the Growth Policy Plan, Rural Areas are "territories to be preserved as agricultural land" which is exactly what we are requesting. The city of White House's plan does not classify any property in the existing city as agricultural, although we can count at least six active farms including portions of our own farm that are already in the city limits. This leads us to believe that preservation of farmland is not a priority for the city. There are 14 active farms in the Highway 76 vicinity that would be included in the White House Urban Growth Plan.
- **Zoning Ordinances**-- Cities have zoning ordinances that don't work well with farm needs, such as not allowing barbwire fences in the city limits. We are not aware of any county zoning that would effect routine farming practices.
- **Protection of farmland** --If we become part of the Urban Growth area we could be annexed at any time. As part of the county plan that would not be possible. Also, development of other properties could result in farmland being condemned for road right-of-ways.
- **Higher taxes**—If we are annexed into the city there would be an increase in taxes which farmers can not afford. The margin of profit for farming is very small and the additional expense would put a hardship on farmers who would be paying taxes for services they neither want nor need. Robertson County's economy is agricultural based and we should be doing everything possible to insure the success of the counties farming operations. Our farm ships approximately 350,000 gallons of milk annually, which means we are a viable part of our communities' economy.

Rec. 9/2/99  
at Public Hearing  
Exhibit "B"

- **County Responsibility** –As long time residents and taxpayers of the Robertson County, we would like for the county to continue to take responsibility for delivering services to this area.

Once again, we request that you consider classifying this area as part of the Rural Area or at the very least to maintain the area as part of the Planned Growth area for Robertson County.

Sincerely,

Phillip Kelley John Kelley

Phillip and John Kelley

ROBERTSON COUNTY PLANNING COMMISSION  
August 19, 1999

Rec. at Meeting  
9/2/99

Exhibit "C"

It would be impossible for everyone impacted by the White House proposed Urban Growth Plan to be present and vocal in tonight's meeting. So, to help you understand the thoughts and concerns of many of our neighbors we brought to you a petition. 240 people have signed this document requesting that they be included in the Robertson County Planned Growth area rather than the proposed White House Urban Growth Area. I'm one of these people and I'd like to tell you why we feel so strongly about this matter.

- We are pleased with the leadership and representation we have currently in Robertson county.
- We believe we get adequate services for our tax dollars.

The city of White House is not offering any additional services beyond what the county does that we either need or want.

It's obvious to us that inclusion in the White House Urban Growth plan opens the door to future annexation. Being taken into the city would result in dramatically higher taxes without appreciable benefits.

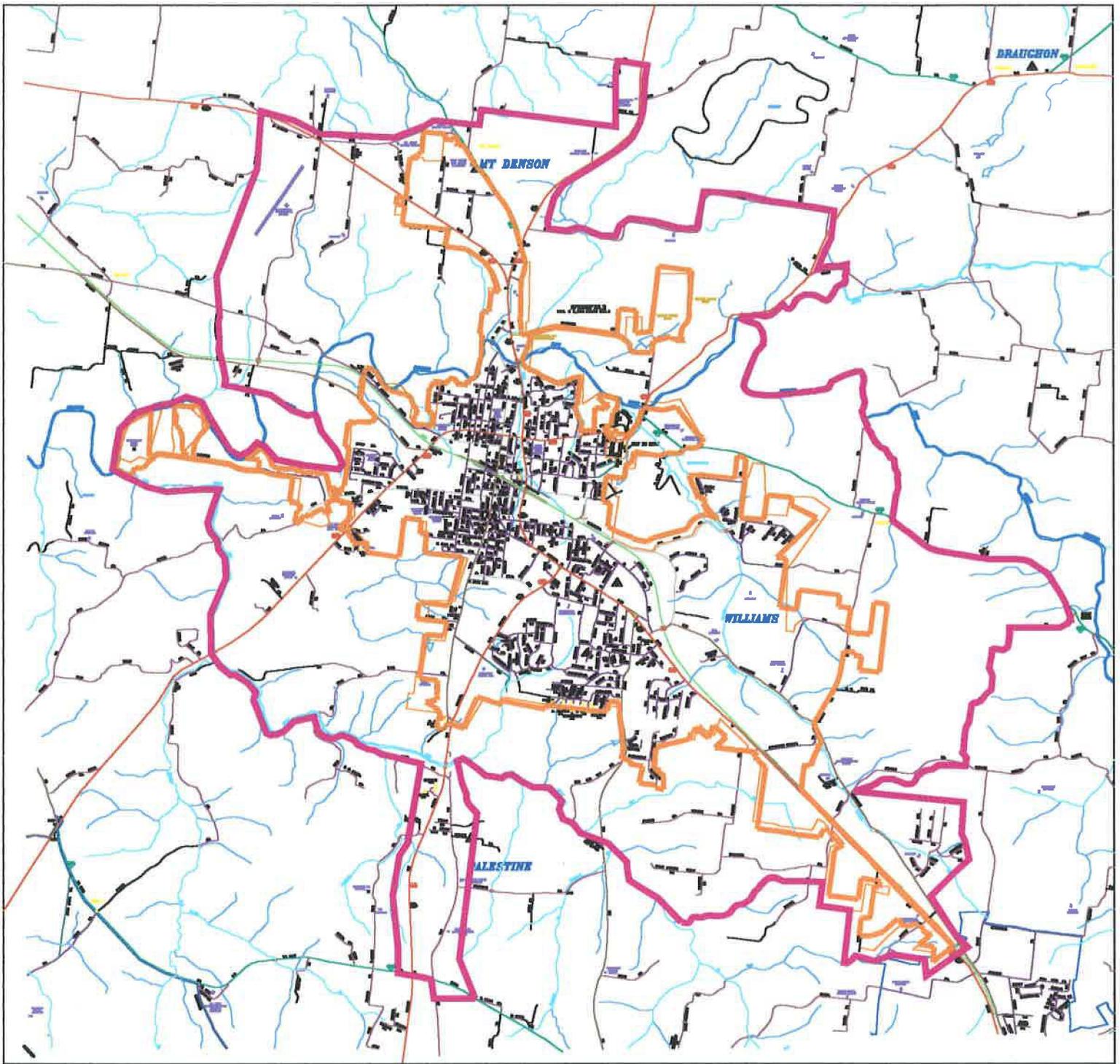
- Most disturbing to those farmer among us is the fact that the existing and proposed White House land classification includes no acreage deemed Agricultural, despite the fact that state law requires protection of Agricultural land. See, the White House Urban Growth Plan doesn't even classify such areas. I don't have to tell you that Agriculture is a vital part of the area economy.

Another concern is that the proposed White House Urban Growth Plan doesn't attempt to address how future growth and expansion will be funded.

- To reiterate...Robertson County has done a great job representing us. You are to be commended for examining carefully all of the proposed Urban Growth Plans. I know this is not an easy task. Please consider carefully this undertaking. Hear our voices in requesting to you that we be allowed to remain proud members of rural Robertson County.

Paula Melton Miller

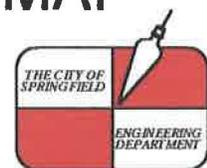
# SPRINGFIELD



# SPRINGFIELD (AS OF AUGUST 22, 2003) URBAN GROWTH BOUNDARY MAP

**CITY LIMITS** █ CITY LIMITS  
11.94 SQ. MILES  
7630.52 ACRES

**URBAN GROWTH BOUNDARY** █ URBAN GROWTH AREA  
23.90 SQ. MILES  
15298.30 ACRES  
(Approximately)



DRAWN BY H. GUPTON

## HELPFUL FACTS FOR GROWTH MANAGEMENT PLANNING

- 1) Size of existing city (incorporated area) in acres or square miles: 11.5 sq.mi.
- 2) Size of city 20 years ago: 4.7 sq. mi.
- 3) Size of proposed Urban Growth area: 23.9 sq. mi.
- 4) Present distance between reporting city and adjoining cities: 0-6.9 miles
- 5) Distance between cities 20 years ago: 7 miles
- 6) Present zoning of proposed Urban Growth areas: Agricultural, Low Density Residential
- 7) Zoning necessary/desired for proposed Urban Growth area: Low Density Residential, Commercial, Industrial
- 8) Existing/proposed acreage by zoning classification:

Land Use Classification (Present Zoning)	Existing Acreage	Additional Acreage Proposed (UGB)
Agriculture	368	
Residential	4048	13,168
Commercial	1840	1,000
Industrial	1104	1,000
Institutional (parks, schools, etc.)		
Other (Describe)		

9) Population: 2000 14,000 2010 18,200 2020 23,660

10) Estimated costs of city services:

Service	Provide in 20 Yr Time Frame (Y/N)	Cost	Tax Base
Police	Y	4,308,236	337,178,808
Fire	Y	2,335,258	337,178,808
Water	Y	7,507,090	N/A
Sewer	Y	5,270,180	N/A
Solid Waste	Y	1,442,325	N/A
Roads	Y	1,889,105	337,178,808
Electrical	Y	26,231,071	N/A
Gas	Y	13,992,468	N/A
Other Parks	Y	1,512,216	337,178,808
Community Dev.	Y	461,188	337,178,808

12) City/county bond rating: Moody's Baa1

13) City/county bonded indebtedness: \$ 53,130,749

# CITY OF SPRINGFIELD

## CHAPTER 1101 City Data Questionnaire

1. **FIRE**  
ISO Rating 4  
Number of Firefighters: Full Time 22 Volunteer 20  
Number of Fire Stations: 1  
Response Area: City Only 11.5 Sq. Miles Outside \_\_\_\_\_
  
2. **POLICE**  
Number of Police: Full Time 37 Part Time \_\_\_\_\_ Auxiliary \_\_\_\_\_  
Number of Cruisers in Service: 33  
Number of Other Vehicles: 1  
Dispatching: In-House  County E-911 \_\_\_\_\_ Other (describe) \_\_\_\_\_  
Operate E-911 For City Dispatch For Utility Service After Hours
  
3. **ELECTRICAL**  
Service Provided by Municipality: Yes  No \_\_\_\_\_  
Other Provider Name: CEMC (Outside City)  
Number of Customers: In City 6,511 Outside City 0  
Average Kilowatt Hours: Purchased per day 704,032 Sold per day 689,231
  
4. **GAS**  
Service Provided by Municipality: Yes  No \_\_\_\_\_  
Other Provider Name: N/A  
Number of Customers: In City 3933 Outside City 2024  
Number & Type of Customers: Residential 5200 Commercial 757 Industrial 33  
Storage Capacity: 238,147 MCR, 132,963 MCF  
Average Daily Purchase: Summer 2,209,000 ft. Winter 5,236,000 ft.  
Average Daily Sales: Summer 0 cu.ft. Winter 0 cu.ft.
  
5. **WATER**  
Service Provided by Municipality: Yes  No \_\_\_\_\_  
Other Provider Name: N/A  
Water Source: Red River  
Number of Fire Hydrants: In City 590 Outside City 160  
Number of Wells: 0  
Pumping Capacity (gallons per day): 10,000,000

# CITY OF SPRINGFIELD

## WATER (CONTINUED)

Limitations on Available Source: 10,000,000 Gallons Per Day  
Water Treatment Plant Capacity (gallons per day): 10,000,000  
Storage Capacity (gallons): 11,985,000  
Average Daily Water Use (gallons): 3,298,172 (1998)  
Average Percent of Unaccounted for loss: 22.1% (1998)

### 6. SEWER

Number of Customers: In City 5,012 Outside City 18 (07/99)  
Sewer Treatment Plant Type: Extended Aeration  
Average Daily Flow (gpd and % of capacity): 3,698,132 @ 100.09%  
Number of Pump Stations: 5  
Moratorium/DEC restrictions in force (describe): None

### 7. SOLID WASTE COLLECTION

Non-Municipal: Municipal  
Number of Employees: 10.5  
Subsidized and Annual Cost: \$838,561 (Enterprise Fund)  
Dump and Tipping Fee: @ \$42.00 Per Ton  
Number of Vehicles Utilized: 4  
How Many Days a Week Vehicles Utilized: 5  
Cost of Sanitation Fee Per Month: @ \$10.00 Residential, @ \$19.00 Business  
Pick-up: Semi-Weekly \_\_\_\_\_ Weekly X Other (describe) \_\_\_\_\_

### 8. ROADS AND STREETS

Total Miles: In City \_\_\_\_\_ TDOT 20 City Maintained 89  
Total Lane Miles City Maintained: 180  
Average Lane Miles Resurfaced Annually: 15  
Street Maintenance Budget: \$1,091,968  
1998-99 Street Capital Budget: \$781,500  
Number of Road Employees: 15.5  
Total Vehicles/Equipment: Dump Trucks \_\_\_\_\_ Graders \_\_\_\_\_ Bulldozers \_\_\_\_\_  
Backhoes \_\_\_\_\_ Tar Sprayers \_\_\_\_\_ Other (See Attached) \_\_\_\_\_

### 9. STREET LIGHTING

Provides Street Lights: YES X NO \_\_\_\_\_  
Number of Lights Supported: 1,657 (approx.)  
Average Cost Per Light Per Month: \$12.16  
Cost of New Light Installation: \$204.92  
Cost of Monthly Maintenance: \$4.22

# CITY OF SPRINGFIELD

## 10. LIBRARY

Library Service: YES 1/2 NO \_\_\_\_\_  
Buildings: Amount 1 Total Square Feet 8,800  
Weekly Service Hours: 9-5 M W F Sa  
9-8 Tue Thu  
2:30-5 Sun.  
Budget: Annual \$160,500 Acquisitions \_\_\_\_\_  
Number of Librarians: Full Time 2 Part Time 2 Volunteer \_\_\_\_\_  
Book Collection: Number of Volumes 24,000 Number of Periodicals 55  
CD's/Tapes/Records: Number of Videos 1,270 Number of Computer Games 30  
Other (describe) \_\_\_\_\_

## 11. PARK

Parks: Total 6 Total Acres: 200  
Smallest Park in Acres: 1  
Largest Park in Acres: 135  
98-99 Annual Budget: \$918,900  
Number of Employees: Full Time 9 Part Time 2 Seasonal Pd. Vol. \_\_\_\_\_  
Number of Fields/Courts: Softball 3 Baseball 4 Football 2  
Soccer 5 Basketball 2.5 Tennis 8 Volleyball 2  
Number of Picnic Area: 4 Pavilion 3 Arena \_\_\_\_\_ Swimming Pool \_\_\_\_\_  
Square Foot of Community Center: 36,000  
Other Centers (describe): \_\_\_\_\_  
City Supported Programs:    Softball                    YES X NO \_\_\_\_\_  
                                  Baseball (Tots)            YES X NO \_\_\_\_\_  
                                  Baseball (Youth)         YES X NO \_\_\_\_\_  
                                  Baseball (Adult)         YES \_\_\_\_\_ NO X \_\_\_\_\_  
                                  Soccer                     YES X NO \_\_\_\_\_  
                                  Swimming                 YES X NO \_\_\_\_\_  
                                  Nature Trails             YES X NO \_\_\_\_\_  
                                  Senior Center             YES \_\_\_\_\_ NO X \_\_\_\_\_

Other Programs: \*Volleyball, \*NFL Punt, Pass and Kick, \*Fishing Rodeo, \*Adult Basketball, \*Youth Basketball  
\_\_\_\_\_  
\_\_\_\_\_

## MINUTES

August 5, 1999

SPRINGFIELD MUNICIPAL – REGIONAL PLANNING COMMISSION  
405 N. MAIN STREET  
SPRINGFIELD, TN 37172

The meeting was called to order at approximately 5:00 p.m.

Members present: Chairman Gary Doble, Ms. Pam Swearingen, Mr. David Allen, Mr. Bill Powell, Mayor Dave Fisher, Dr. Kenneth Cherry

Members absent: Robert Farmer, James Martin

Others Present: Alan Hartman, David Diaz-Barriga, David Brewer, Allan Ellis, Tony Dorris, Larry Largent, Cindi and Keith Kessinger, Randy Justice, Steve Axley, Daryl Adler, Don Kendall, Pam Whitehear, Joe Moore, John Gordon, Gina Holt, Steve Artz, Bill Mckinney, Robert Holman, Roger Blackwood and Paul Nutting

The Minutes from meeting held on July 8, 1999 were approved as amended, adding two names to those in attendance.

Under Old Business:

The first item was tabled indefinitely since no new submittals were presented since the last meeting. This site plan was for Davenport golf cart site (SP 99-21).

Next, the Planning Commission discussed action on fees for reviewing communication tower proposals (MISC 99-11). Mr. Diaz-Barriga explained the need for the proposal explaining the technical nature of the needs of towers for communication purposes. Mr. Powell expressed concerns of naming an individual to provide technical support. Chairman Doble expressed an amendment to state that a consultant would be obtained, without actually naming a consultant on an as-needed basis. Mayor Fisher expressed opposition to the proposal in lieu of the absence of any requests thus far. There was debate on the matter. Dr. Cherry moved forward to the BMA to establish a fee and obtain a consultant if needed. Mr. Allen provided a second. The motion passed 6-1-0, with Fisher voting "No".

The Planning Commission considered a proposed amendment to the Zoning Ordinance to address temporary banners at the request of Mayor Dave Fisher (MISC 99-12). The Mayor listed certain banners that are in town that are presently illegal. He presented a letter to the Planning Commission in support of changing the ordinance. Mr. Hartman spoke in opposition. The Mayor moved to deregulate the sign ordinance to 11-808, K, Temporary Signs Special Event Signs. The motion was given a second by Dr. Cherry. The motion failed 1-6, with Fisher voting "yes".

The Planning Commission considered a site plan for an addition to Torino's Restaurant (SP 99-27). Staff recommended approval, Mr. Powell questioned the room at the rear of the lot for traffic mobility. Dr. Cherry moved to approve, and Mr. Hilliard provided a second. The motion passed 7-0.

The Planning Commission considered site plan approval for Eckerd Drug store (SP 99-24), staff recommended approval. Allan Ellis answered questions on the highway access. Don Kendall, representing the development stated that he had worked out the details with staff on the latest proposal. Dr. Cherry moved to approve and Ms. Swearingen provided a second. The motion passed 7-0.

The Planning Commission considered site plan approval of Krupp-Fabco facility (SP 99-25). Staff recommended conditional approval. Mr. John Gordon, representing Krupp-Fabco stated that two main issues that were not submitted were landscape plans and utility plans in conjunction with City utilities. Mr. Powell informed Mr. Gordon that he may represent the plan if the staff and developers cannot work out the details. The Mayor stated that the company wants to close on the sale of property from the City next week and was concerned about a conditional approval. Ms. Gina Holt spoke on behalf of the impending sale. Paul Nutting stated that if Mr. Gordon agrees to the staff recommendation to give final approval. Mr. Gordon indicated that there were no issues with the staff comments that can not be resolved. Mayor Fisher moved to approve the site plan. Mr. Allen provided a second. The motion passed 7-0.

The Planning Commission considered Springfield Middle School site plan (SP 99-23). Mr. Diaz-Barriga recommended denial since the submittal did not meet the requirements for a site plan and no new submittal was presented. Dr. Cherry pointed out that the County government does not have to have the city approval since the County is a higher level of government. The Mayor stated that it would be bad public relations to deny when we try to work with the County on other matters. Mr. Powell moved to defer to next meeting, and Mayor Fisher provided a second. The motion passed 7-0.

The Planning Commission considered Robert Holman site plan for donut shop (SP 99-26). Staff recommended approval conditional to drainage and detention issues. Steve Artz spoke in behalf of the proposal. Allan Ellis agreed that it can be worked out with the developer, noting that drainage was his only concern. Mr. Powell moved to approve and Dr. Cherry provided a second. The motion passed 7-0.

The Planning Commission considered right of way abandonment at 17<sup>th</sup> Avenue (ROW 98-09). Staff recommended approval. Mr. Powell noted that the concept plan for Sofran-Kroger had previously shown this arrangement. Mayor Fisher moved to approve and Dr. Cherry provided a second. The motion passed 7-0.

The Planning Commission considered \$25,000 irrevocable letter of credit (BND 99-02) for Moore Quach subdivision. Dr. Cherry moved to approve and Ms. Swearingen provided a second. The motion passed by voice vote.

The Planning Commission considered site plan approval to Springfield Water and Wastewater building (SP 99-28). Staff recommended deferral. The Chairman tabled the item. The Mayor noted parking and drainage issues did not appear on the submittal.

Ms Swearingen left the room to avoid a conflict of interest on the next item.

The Planning Commission considered Timberlake, Section 15 (SUB 99-23). Staff noted that the Electric Department recommended denial. Mr. Diaz-Barriga elaborated on the recommendation, mentioning poles in the area are not shown on the plat and the need for a general distribution of looped utilities (electric and water/wastewater) in the proposed subdivision. Mr. Axley spoke in behalf of the development and explained some of the outstanding issues. He also stated that they want to get final plat approval for a first phase of the Section. Mr. Diaz-Barriga mentioned the outstanding issues clarifying that construction plans are not ready and no bond amount is available. Mr. Axley stated that these matters could be ready next week. Chairman Doble

offered conditional approval on the preliminary and letting the final come back at a later meeting. So moved by Mr. Powell with settlements to any city department issue. Dr. Cherry provided a second. Mr. Axley agreed to work out the issues. Mr. Adler spoke in behalf of his development. He said that he was willing to grant easements that may be necessary for utilities. Tony Dorris said that everybody needs to be treated the same, noting that other subdivisions have been allowed preliminary and final approval at the same time in past meetings. There was more discussion on what staff was asking the developer to do beyond his initial request. Chairman Doble said he felt that this penalizes the developer for something beyond his control. After more debate, Mr. Powell withdrew his motion. Mr. Largent spoke on the electric issues and stated that the staff recommendation may actually penalize the developer in this fashion. Dr. Cherry moved to approve the preliminary plan for fourteen lots with conditions to show existing power poles, Fisher provided a second. The motion passed 6-0.

Ms. Swearingen returned.

Under Other Matters:

The Planning Commission conducted a Public hearing on the proposed Urban Growth Boundary proposed in conjunction with Tennessee Public Acts, Chapter 1101. The Planning Commission questioned possibly including County Farm Road and other developing subdivision in that region. Staff noted that they would see if that area lies beyond the five-mile distance from the existing and proposed fire halls.

Powell moved to approve the urban growth boundary as it was originally proposed. Dr. Cherry provided a second. The motion passed by voice vote.

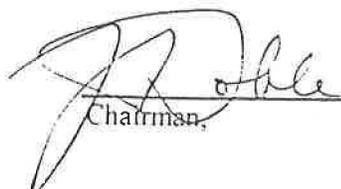
Diaz-Barriga requested a called meeting on August 17, 1999 at 5:00 p.m. to handle a subdivision for Habitat for Humanity. Powell authorized staff to approve the plat without a called meeting and Ms. Swearingen provided a second. The motion passed 7-0.

Chairman Doble announced that a Public Hearing was scheduled on Sept. 2, 1999 for the proposed Subdivision Regulations. He also announced that the Subdivision Regulations Committee would meet on August 24, 1999 at 5:00 and he invited the Planning Commission members to attend the work session.

Mr. Hartman announced his resignation from the City of Springfield, noting that he was offered a new position in Morristown, Tennessee that allowed him professional benefits and a relocation opportunity in close proximity to his family's relatives. He noted significant strides that the Planning Commission has taken in the past few years and offered encouragement to the Planning Commissioners to continue planning for the betterment of the community.

There being no further business, the meeting adjourned at approximately 7:10 p.m.

 9-7-99  
Secretary, Date

 9/2/99  
Chairman, Date

**MINUTES**  
**BOARD OF MAYOR AND ALDERMEN**  
**SPECIAL MEETING**  
**AUGUST 24, 1999**

Board present

Mayor Dave Fisher  
Alderman Ken Cherry  
Alderman Bruce Head  
Alderman Carol Sletto

Board absent

Alderman James Hubbard  
Alderman Joe King  
Alderman Willie Mason

Staff present

City Manager Paul John Nutting  
Asst. City Manager. Regina Holt  
Recorder Bobby C. Lehman  
City Clerk Janice Frey

Mayor Fisher called to order the special meeting of the Board of Mayor and Aldermen at 7:30 p.m. The Pledge of Allegiance was given to The American Flag.

1.1 The Board discussed placement and funding of signals for two school zones and the possibility of South Haven School and Robertson County participating in the cost and installation of the signals. There was no action taken.

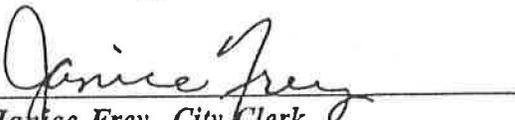
1.2 Alderman Cherry moved to ratify the Gas Department's emergency purchase of valves, for the Greenbrier gate station, from Consolidated Pipe in the amount of \$13,288.00. The motion was seconded and passed by 4-0 roll call vote.

1.3 The Board conducted a public hearing on the City of Springfield's proposed urban growth boundaries and Twenty Year Growth Plan as required under Public Chapter 1101 of 1998. Staff presented the proposed urban growth boundary map and explained the underlying rationale. Staff also presented the Board with bound copies of the proposed Twenty Year Growth Plan. Staff members briefly reviewed each department's plan to provide the additional services required under the Twenty Year Growth Plan. Alderman Cherry moved to accept the proposed Urban Growth Boundary and to endorse the Twenty Year Growth Plan. The motion was seconded and passed unanimously. The Urban Growth Boundary and Twenty Year Growth Plan will be forwarded to the Robertson County Coordinating Committee for discussion and possible action.

There being no further business the meeting was adjourned at 8:45 p.m.

  
Dave Fisher, Mayor

  
Bobby C. Lehman, Recorder

  
Janice Frey, City Clerk

7/21/99

# PUBLIC NOTICES

f Elm Hill Subdivision, which record in Plat Book 2, Page 29. er's Office for Robertson y, Tennessee, to which plan ice is here made for a more ete description of said lot.

ty Address: 1001 Sugar Drive, Greenbrier, Tn.

ight and equity of redemp- omestead and dower waived Deed of Trust, and the title is ed to be good, but the under- will sell and convey only as ute Trustee.

Arnold M. Weiss, Substitute Trustee  
208 Adams Avenue  
Memphis, Tennessee 38103  
901-526-8296

ed:  
l, 28 ug. 4, 1999  
M e  
ation/Robert Bagwell

### SUBSTITUTE TRUSTEE'S SALE

ult having been made in the nt of the debts and obliga- eured to be paid by a certain of Trust executed May 14, by Mark G. Moss to First r Title, Inc. as Trustee, as ppears of record in the office e Register of Robertson y, Tennessee, in Book 368, 10, and the undersigned have- en appointed Substitute e by instrument recorded in d Register's Office, and the of the debt secured, GMAC ge Corporation, having ed the undersigned to adver- d sell the property described conveyed by said Deed of all of said indebtedness hav- tured by default in the pay- f a p hereof, at the option own. is is to give notice e signed will, on sday, August 18, 1999 com- g at 10:45 a.m., at the East Door of the Courthouse, field, Robertson County,

Tennessee proceed to sell at public outery to the highest and best bidder for cash, the following described property, to-wit:

Situated in County of Robertson, State of Tennessee.

BEGINNING at a point in the center of Jones Chapel Road a corner with other land of Mark Moss; and Wilbur McClanahan, the Northwest corner of this property; thence with line of said McClanahan and passing an iron pin at about 163 feet South 87 deg. 30' East 1458 feet to a corner post in line of W. W. McClanahan; thence with line of said McClanahan South 3 deg. West 439 feet to an iron pin, a corner with David B. Moss; thence with line of said Moss as follows: North 87 deg. 45 West 807 feet to an iron pin; thence South 3 deg. West 101 feet to an iron pin; thence North 87 deg. 45' West 629.5 feet to a point in aforesaid Jones Chapel Road, and being just east of center of road; thence North 1 deg. 45' East 150 feet to a point in center of road; thence North 1 deg. 15' east 400.9 feet to the beginning.

Property Address: 5024 Jones Chapel Rd, Cedar Hill, Tn.

All right and equity of redemp- tion, homestead and dower waived in said Deed of Trust, and the title is believed to be good, but the under- signed will sell and convey only as Substitute Trustee.

Arnold M. Weiss, Substitute Trustee  
208 Adams Avenue  
Memphis, Tennessee 38103  
901-526-8296

Published: 7/21, 7/28 & 8/4/99  
GMAC Mortgage Corporation/Mark Moss  
L311

### NOTICE TO CREDITORS

ESTATE OF  
OF  
MAYMIE RUTH FENTRESS,

### DECEASED

Notice is hereby given that on the 16th day of July, 1999, Letters Testamentary in respect of the estate of Maymie Ruth Fentress, deceased, were issued to the under- signed by the Probate Court of Robertson County, Tennessee.

All persons, resident and non-resi- dent, having claims, matured or unmatured, against said estate are required to file same with the Clerk of the above named Court within four (4) months from the date of the first publication of this notice, oth- erwise their claims will be forever barred.

This 16th day of July, 1999.

Jan B. Knuckles,  
Executrix,  
Estate of Maymie Ruth Fentress.  
Deceased

KENNETH HUDGENS  
PROBATE CLERK

James M. Balthrop,  
Attorney

Publication dates: July 21 & 28,  
1999,  
L312

HOME DELIVERY  
Call 384-3567

### INVITATION TO BID

The Town of Orlinda is now accepting sealed bids for the "framing" of the "City Hall/Post Office" project. Plans and Specifications may be obtained or reviewed by contacting Construction Superintendent Jack Adams at 654-2501, 654-3114, or 714-6736 in Orlinda, Tennessee. Bids must be received by 1:00 P.M., August 4, 1999, in the City Recorder's office located at P.O. Box 95, 1205 Highway 52E, Orlinda, Tennessee 37141. Questions should be directed to the Construction Superintendent.

Hugh Traugher,  
City Manager/Recorder

### PUBLIC NOTICE

The Springfield Municipal/Regional Planning Commission will conduct a Public Hearing on the Urban Growth Boundary Map and the City of Springfield 20 Year Growth Plan at 5:00 p.m. on Thursday, August 5, 1999 in the City Hall Board Room, located at North Main Street, Springfield, Tennessee. The public is invited to attend.

S-402 1t.

### PUBLIC NOTICE

The Robertson County Coordinating Committee will meet on Tuesday, July 27, 1999 at 7:00 p.m. in the

Heather Grace Lynch  
(Randolph), Defendant

ann  
y

ion d s: July 28 & August  
L30

ILNILE COURT OF  
RTSON COUNTY, TEN-  
NESSEE

State of Tennessee  
Department of Children's  
Services,

Petitioner

v.

Keith Blakemore

A copy—Attest

It appearing from affidavit filed in this cause, that the defendant, Heather Grace Lynch Randolph is a Non-Resident of the State of Tennessee, it is therefore ordered that she enter her appearance herein on or before the 3rd day of September, 1999, and plead, answer or demur to Complainant's bill, or the same will be taken for confessed as to her and set for hearing ex parte, and that a copy of this order be published in the Robertson County Times for four consecutive weeks.

## PUBLIC NOTICE

The Springfield Board of Mayor and Alderman will conduct a Public Hearing on the Urban Growth Boundary Map and the City of Springfield 20 Year Growth Plan at 7:30 p.m. on Thursday, August 24, 1999 in the "City Hall Board Room, located at 405 North Main Street, Springfield, Tennessee. The public is invited to attend.

S-113

## PUBLIC NOTICE

The City of Springfield Beer Board will meet in regular session on Thursday, August 11, 1999, at 5:30 P.M. at City Hall. The following business has applied for a beer permit:

Big Kmart - Kmart Corporation - 2106 Memorial Blvd.

All meetings of the Beer Board are open and the public is invited to attend.

Bobby C. Lehman,  
City Recorder

S-101 11.

## PUBLIC NOTICE

Board of Mayor and Aldermen of the City of Springfield, Tennessee will meet in Public Hearing on Tuesday, August 1999, at 7:30 P.M. for the following:

Ordinance rezoning approx. .571 acres located at land Rd. and Hwy. 41S belonging to Dee Bramlett, MRO, Multiple Residential & Office District, to CS, Commercial Services District.

Ordinance rezoning property on Hwy. 431 belonging to B. and property adjoining proposed connector from AG, Agricultural District, to MRO, Multiple Residential & Office District.

Ordinance amending the City of Springfield Zoning Ordinance, concerning zoning permits and site plan requirements.

Regular scheduled meeting will follow. The meeting is held in the Board Room at City Hall and the public is invited to attend.

Bobby C. Lehman,  
City Recorder

S-103 11.

## PUBLIC NOTICE

Board of Mayor and Aldermen of the City of Springfield, Tennessee will meet in Public Hearing on Tuesday, August 1999, at 7:30 P.M. The meeting is to discuss the Robertson County Coordinating Committee's urban growth boundary and plan of services. The meeting will be held in Board Room at City Hall, and the public is invited to attend.

Bobby C. Lehman,  
City Recorder

S-102 11.

## TOWN OF COOPERTOWN ADVERTISEMENT FOR BIDS FOR ROAD MAINTENANCE WORK CONTINUING CONTRACT

The Town of Coopertown, TN. will receive sealed bids for Road Maintenance Work, Continuing Contract until 4:30 p.m. on Thursday, August 19, 1999, at which time they will be publicly opened and read aloud. Bids are to be delivered to the Mayor at 2525 Burgess Gower Road, Springfield, TN. 37172. In general, work will consist of repairing potholes, pulling ditches, and other road maintenance on an as-needed basis.

Bids Shall be identified on the exterior of the sealed envelope with the notation "Bid Enclosed - Road maintenance work, continuing Contract" the time and place of the bid opening and the bidder's name, address, and license number and date license expires.

Successful bidder must furnish proof of insurance.

The Town reserves the right to waive any irregularities and to reject any or all bids.

Contract documents and other bidding information may be obtained from the Mayor, telephone (615) 382-4470.

8/4/99

*Springfield*

# **Vision 2020**

**Community**

**Planning for the 21st Century**

*City of Springfield, Tennessee*

**Prepared By:**

**The Department of Community Development and Planning**

**City of Springfield Tennessee**

**405 North Main Street**

**Springfield, Tennessee 37172**

**Director:**

**Alan C. Hartman, AICP**

**August 18, 1999**

*"In ten years, Robertson County will be an organized community, built through collaborative planning, with strong leadership, community pride and smart growth dedicated to improving the quality of life for all citizens.*

*We will build a community that has a strong education system, is a safe and healthy place, has a sensible transportation system, balances life stages (young and old) and density issues, and that nurtures individual characteristics and lifestyles."*

(1999 Visioning Seminar, Robertson County Coordinating Committee)

# Acknowledgements

## **Robertson County Coordinating Committee:**

Dave Fisher, Chairman  
Raymond Knowles, Vice  
Chairman  
Paul Nutting, Secretary

Larry Simmons  
Tony Dorris  
Jackson Woodard  
Mayor Darrell Denton  
Farris Bibb, Jr.  
Philip Uldrich  
Sam Justice  
David McCroy  
Mayor Ethel Spiller  
Mayor Barry Faulkner  
Mayor Tom Richards  
Martha Wilkinson  
Deborah Henderson  
Michael Justice  
William Elliott  
Billy Paul Carneal  
Mike Clark

## **City of Springfield Board of Mayor and Aldermen**

Dave Fisher, Mayor  
Ken Cherry, Vice Mayor  
James Hubbard  
Willie Mason  
Carol Sletto  
Bruce Head  
Joe King

## **City of Springfield Municipal/Regional Planning Commission**

Gary Doble, Chairman  
Robert Farmer, Vice-  
Chairman  
Bill Powell, Secretary  
Pam Swearingen

David Allen  
Ken Cherry  
Dave Fisher  
James Hilliard  
James Martin

## **City of Springfield Department of Community Development and Planning**

Alan Hartman, Director  
Patsy Frey  
Larry Wooten  
David Diaz-Barriga  
Joe Nicholson

## **City of Springfield Administrative Staff**

Paul Nutting, City  
Manager  
Gina Holt, Assistant City  
Manager  
Carolyn Scott,  
Personnel Coordinator

## **Electric Department**

Robert Gardner,  
Director

## **Engineering Department**

David Brewer, City  
Engineer

## **Finance Department**

Bobby Lehman, City  
Recorder

## **Fire Department**

David Greer, Chief

## **Gas Department**

George Hall, Director

## **Police Department**

Mike Wilhoit, Chief

## **Public Works Department**

Allan Ellis, Director

## **Recreation Department**

Leslie Dean, Director

## **Water and Wastewater Department**

William Jackson,  
Director

**A Special Thanks to  
the following for their  
valued input into the  
data collection and  
cartography of this  
document:**

Frank Wisniewski

Amalia Lucena

Gina Head

Mike Gupton

Boyce Allen

Beverly Henderson

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## Preface

### Tennessee Public Chapter 1101 of May 19, 1998

On May 19, 1998, the Tennessee General Assembly adopted Public Chapter Number 1101. This milestone demonstrates a major achievement in urban and regional planning for the future development and preservation of cities and rural areas throughout Tennessee. This Act mandates comprehensive planning in each county across the state and it revamps the laws governing annexation and growth policies. The law calls for a comprehensive growth policy plan to be adopted in each county outlining anticipated development during the next twenty years. This new law places Tennessee in a group of only a few states nationwide that have adopted such a progressive and proactive policy. The policy requires cooperative planning among municipal and county governments that is geared toward smarter growth and preservation of agricultural and other natural resources.

One of the requirements of Public Chapter 1101 included the formation of a local Coordinating Committee in each county. The membership of this group consists of representatives of the county, cities, utilities, schools, chambers of commerce, the soil conservation districts and others. The primary function of the local Coordinating Committee is to prepare a comprehensive plan for the county. Other elements of Public Chapter 1101 involve annexation issues, the development of urban growth boundaries for cities, the preservation of rural areas and the development of plans of services for urbanized regions in all Tennessee counties.

The countywide plan identifies three distinct types of areas: (1). Urban Growth Boundaries (UGBs), which are regions containing municipal corporate limits and adjoining territory where urban growth is expected; (2). "Planned Growth Areas" (PGAs), which are compact sections outside incorporated municipalities where growth is expected to occur and where new incorporations may occur; and (3). "Rural Areas" (RAs), which define territories outside of the UGBs and PGAs that are preserved for agriculture, recreation, forest, wildlife, and uses other than high density commercial or residential development (Tennessee Advisory Commission on Intergovernmental Relations, 1999, 16).

This document represents the twenty-year urban growth plan for the City of Springfield. The content, projections and maps within this document are only one portion of the overall plan for Robertson County. This plan belongs to the community.

## Introduction

Plans are normally designed to attain a goal at some point in the future. The usefulness of plans, however, is in helping make decisions today.

This document should open a productive dialog between elected officials, appointed public board and committee members, city staff, developers and other members of the community about the future development of Springfield and the surrounding area. This document shall serve not only as a guide to our future physical development as a city; but it shall also serve as an educational tool for those involved in the planning process.

The standard elements of a typical land use plan are included in this document. Also included are some basic theories, principles and models of city planning that have evolved in the twentieth century. The conclusions that derive herein are a conglomeration of the basic principles of land use planning that are adapted for the City of Springfield and portions of Robertson County.

Preparing this document required (1) reviewing our past and present demographic profile, (2) projecting what we believe to be the demographic profile of our community in the future, (3) establishing a "community vision" of what we want our community to be and (4) proposing a means to fulfill that vision.

The City of Springfield has experienced dynamic changes in recent decades. Such changes are reflected in both physical and cultural forms. Springfield has evolved in the latter portion of the twentieth century from a predominantly agrarian society into an industrialized city, situated on the fringe of a large, growing metropolitan area. The proximity to Nashville alone causes concern for planners. Because of this geographical setting Springfield may be classified as an "edge city". Since the 1950s, similar situations have plagued hundreds of small communities across America as larger, urban centers grow outward in a fashion known to planners as "urban sprawl".

The historical development of Springfield indicates a pattern of out-migration earlier in the twentieth century that evolved into a pattern of inward migration in the later portion of the century. In recent times, immigration has resulted in an increase of population density as additional people are moving into the Springfield area. This may be

attributable to both urban sprawl from Nashville as well as from industrial and commercial activity being located within Springfield that attract new citizens to the area.

Local changes are also evident in the economy and in the local industrial and business community. The physical topography and land use of Springfield has changed because of new construction. Because of this growth the natural terrain and areas previously occupied by farmland have been absorbed for urban development. The morphology of the community and the effects of such changes pose a challenge for city leaders and citizens. At the core of this challenge is to plan for the future in order to meet the needs and desires of the community as a whole.

### Foundation for the Planning Process

The last comprehensive land use plan adopted by the Planning Commission for Springfield was written in 1972 by planners from the Tennessee Local Planning Office, located in Nashville. That plan was funded by a grant under the provisions of the Federal Fair Housing Act of 1954, Section 702 as amended in 1970. That Federal program allowed several communities across America to develop local plans, many of them similar in nature, during that era. The premise for such broad interest nationwide in the local planning process involved the availability of funding for local plans to local governments, and also, in many cases required smaller cities and towns to establish such plans to be eligible for funding of public housing projects. Unfortunately, the development of many land use and other forms of local plans, once established, were placed on shelves and seldom referred upon beyond their initial composure.

The impetus of developing growth plans statewide now in the late 1990s is not unlike the driving force behind Section 701 plans of the 1970s. However, having learned from the past, the development and subsequent upkeep of this planning document should not be shelved and leave development to occur at random. Upon its adoption, this plan should be kept available to all citizens of the region and maintained with current information for the future prosperity of the Springfield area.

The concept of planning is now realized as an evolving process rather than a determined set of elements that can be established, predicted and achieved. This

realization can be traced through the history of urban planning field in the United States. The following table gives a brief historical account of significant events in the planning and zoning process in the United States:

<i>Date</i>	<i>Event</i>	<i>Comment</i>
Pre-1789	European concept of municipal government powers	Cities were municipal corporations of considerable authority, commonly capable of owning and disposing of all vacant land in the city, of holding monopolies on certain aspects of trade, and of approving or disapproving physical changes to the city.
1785	The Ordinance of 1785	An opening of a century of affordable land that resulted in rampant land speculation for private gain.
1789	U.S. Constitution	American cities become creatures of the state. States give municipal corporations limited powers; little ability to control land development.
1790 – 1810	Plans for Washington D.C., Detroit, and New York	Structural designs and development plans for these cities were prepared but rejected, changed and ignored, in keeping with the concept of minimal government responsibility, rampant land speculation, and minimal interference with private property.
1856	Site for Central Park in New York City purchased	The first of a series of municipal purchases made in various cities for park purposes.
1867	New York City Tenement House Law	Legitimized the railroad flat housing structure with a few improvements precluding by law the development of anything worse (the birth of building codes).
1867	San Francisco ordinance	Prohibited development of slaughterhouses, hog storage facilities, and hide curing plants in certain districts of the city (the birth of a zoning map)
1877	Munn v Illinois, 94 U.S. 113, 126 (1877)	A landmark decision that paved the way for future governmental intervention in private development.
1893	The World's Colombian Exposition	The "White City" becomes a model for what is possible in urban America (presented public buildings and places).
1896	Ebenezer Howard, "Tomorrow: A Peaceful Path to Real Reform"	(Early Form of Growth Boundaries) The birth of the concept of the New Town movement, wherein the public took a stand on urban expansion. Greenbelt garden cities were to be constructed, surrounded by greenbelts of publicly held land permanently committed to agriculture, thus precluding urban expansion and eliminating speculative land costs.
1907	The Hartford Commission On a City Plan	The first official, local, and permanent town planning board in the United States.
1909	Burnham's plan for Chicago	The generally acknowledged beginning of modern city planning. Proposed public housing as a proper government function, but early city plans proposed no changes to or control over private property.
1909	Welch v. Swansey, 214 U.S. 91 (1909)	The first clear-cut nationwide authority for communities to regulate development of private property through limitation of building heights, and to vary these heights by zone. (concept of zoning restrictions)
1909	Wisconsin Planning Enabling Act	The first enabling act granting a clear right to cities to engage in city planning.
1909	Land use zoning ordinance Passed in Los Angeles	The beginning of broad based municipal zoning concept.

1912	Eubank v. City of Richmond, 226 U.S. 137 (1912)	Building setback legislation declared constitutional.
1915	Hadacheck v. Sebastian 239 U.S. 394, 408 (1915)	Provided that the restriction of future profitable uses was not a taking of property without just compensation.
1916	New York City Zoning Code Adopted	The first comprehensive zoning code in America.
1920	Town of Windsor v. Whitney, 95 Conn.357, 111 A.3 54 (1920)	Made land subdivision regulations possible by holding that dedication of streets as a prerequisite to platting was possible.
1925	Cincinnati adopts comprehensive plan	The first officially adopted plan that legally connected planning with zoning.
1926	Village of Euclid v. Amber Realty Company, 272 U.S. 365 (1926)	Established the constitutionality of comprehensive zoning-the Supreme Court's basic constitutional building block for American city planning and zoning.
1928	Radburn, New Jersey	One of the first and most influential of American new towns.
1928	Standard City Planning Enabling Act	Provided the basic model ordinance adopted by city councils for the next fifty years.
1934	U.S. Housing Act of 1934	The federal government enters the housing field
1937	U.S. Housing Act of 1937	The foundation for most federal public housing programs for the next forty years. Local housing authorities use state granted eminent domain to acquire housing sites.
1949	U.S. Housing Act of 1949	The beginning of urban redevelopment whereby cities interfere substantially in the local private land market.
1954	U.S. Housing Act of 1954	Extended the clearance program of the 1949 act to include rehabilitation and conservation, thus increasing the degree of public involvement in land use decisions.
1960s - 1970s	The Quiet Revolution	A movement in states such as Hawaii, Massachusetts, California, Oregon, and Florida, in which state government reasserted its involvement in local land use decisions.
1975	A Model Land Development Code adopted by the American Law Institute	A model code that "replaced" the standard enabling acts of the 1920s. Considerable emphasis on the relationship between state and local governments in the land use control regulatory system.
1992	Lucas v. South Carolina Coastal Council,	Supreme Court's acceptance of a broad definition of a "taking" on land use regulatory matters. The suit involved a taking of property and development rights unconstitutionally by the state without compensation.
1994	Dolan v. City of Tigard,	Another Supreme Court test of the takings issue. The decision voted that requiring an easement as a condition of permission to build or expand is an unconstitutional taking unless the government can show a "rough proportionality" between the regulation and the harm posed by the development.

(So, 1979, 24-25) & (Tibbetts, 1995, 7-8).

## Community Morphology

As previously noted in accounting the development of the Springfield community, the physical features of a community change as new construction of buildings and other infrastructure occurs. Also, alterations to the physical landscape occur through natural processes over periods of time. Such natural changes are usually gradual processes and may be measured in geologic time unless a community suddenly falls victim to a tornado, hurricane, or earthquake.

The cultural or human environment of a community changes over time through alterations in the local economy, changes in political leadership and through variations in the population density or composition. Such changes can affect the decisions of government officials, which in turn, can make a long-range land use plan adopted by a previous administration functionally obsolete.

When analyzing the development of a city, planners may view the community as an animate form similar to that of a living organism. In such an example, people and economies exist in an arranged and predictable urban anatomy that fashions the composition of the community. Such constituents of the urban mold are most apparent if compared in cities of similar size, function and regional setting. With the premise that communities are organic, it is understandable that they show a life-like dependence upon the physical and socioeconomic environment. Understanding the changes that such morphology bears upon the community allows us to plan the well being of the environment and society (White, Foscue and McKnight, 1974, 61-62).

Creating plans for shorter periods will result in the plans being more compatible with the changing environment (Meyerson, 1956, 59). Similarly, plans should be revised periodically to adjust to changes in the economic, social, or political milieu. Overall, communities face the problems of lacking common goals because of diverse population characteristics with each group having different needs, lifestyles, incomes and aspirations (Clapp, 1971, 229).

A change in political leadership can have a significant impact on governmental policies and issues. For example, the conversion of decision-makers from a passive attitude to that of a more aggressive position on annexation or economic development produces a

significant impact upon land use decisions, fiscal issues and intergovernmental relations.

A new highway can change the vehicular movement and spatial interaction. Such a development most often results in the alteration of the land use of adjoining property and that of nearby land that is accessible to the new highway. Changes in transportation flow may also indirectly affect the business community. Potential customers and establishments may be drained from one section of the community to another. A similar situation is when relocation of commercial activity becomes more accessible to the living areas of the population.

Policy and land use changes can occur within a community because of an alteration in the composition of the population. Local or neighborhood changes in population can occur because of such factors as: 1) a significant increase or decline in the economy, 2) immigration of persons of a specific ethnic origin, 3) more desirable or attractive housing opportunities found in other areas, or 4) the aging of the life cycle of the local population (Yeates and Garner, 1980, 298).

Neighborhood composition may change as the children in the area mature and move to other areas leaving the aging parents or "empty-nesters" to remain. Such an event may cause a neighborhood filtering-down process to occur. Parents may move to another area once their children have grown and moved elsewhere. If local laws allow, houses that were once owner-occupied may be converted to rental units. A decline in market price of dwelling units occurs over time as this event often causes deterioration of the existing structures. A decline in market price opens the opportunity for the property to be bought by lower income individuals (Yeates and Garner, 1980, 299).

A primary factor of neighborhood filtering-down is social mobility. Social mobility is more realistic to individuals and families with higher income levels. Such mobility influences not only residential land use patterns, but also impacts the local economy and vitality of the central city (Birch, 1970, 25). These situations often spark rezoning requests by landowners to allow a use of the property for something other than how it was traditionally used. Once property is rezoned land use patterns often change and neighboring properties usually change in land use as well.

Social mobility, however, may not always be perceived in a negative sense. Neighborhood character may change in reverse to the filtering-down process. Dilapidated houses can be revitalized into attractive dwellings or even converted into office spaces or other valuable commercial properties. Neighborhoods may also change in their racial composition in a reverse fashion such as black to white or, more broadly, black to non-black that could include Hispanic, Asian, or other groups (Barrett, 1986, 338).

Government programs also facilitate morphology within communities. Redevelopment programs, urban renewal and subsidized housing have all had impacts of varying scales.

Aging of the population is another factor in a community's morphological process. As populations age, likewise, the needs of their neighborhoods undergo changes. Older populations require different needs than that of younger people or families with children in the way of services and activities. Playgrounds may no longer be as necessary in aging neighborhoods as a cultural center or access to public transportation might be. Once important factors, such as access to schools and recreation centers, may be replaced by needs to be closer to medical facilities or to a senior citizen center (Churchill, 1945, 151).

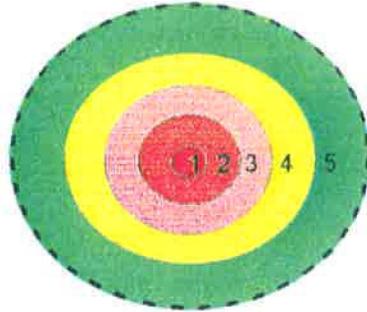
Changes in the business community may also occur over time. In some instances businesses must move to a different area to remain accessible to their targeted population. The transition of retail trade, commercial services, and governmental offices from the downtown to outlying areas have tremendous impacts on the landscape and infrastructure of a city.

To better map and understand the dynamics of the evolution of a city, planners, geographers and economists have developed models to graphically describe the various features of land use in a community. The creation of such models is reflective to the technology, industry, and social mobility of the population at the time of their construction. Such models may be useful in understanding and predicting how urban land tends to develop.

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### Concentric Zone Model

One of the earliest attempts to model urban structure proposed in the 1920s by: William Burgess,

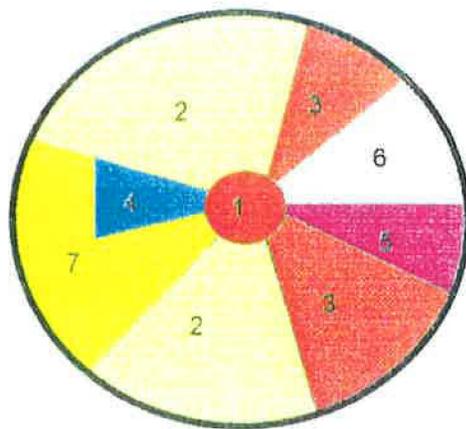


1. Central Business District
2. Zone of Transition
3. Zone of independent workingmen's homes
4. Zone of better residences
5. Commuter's Zone

The Concentric Zone Model was developed as a simple, yet realistic prototype model of urban geography and land use in an industrialized city in the early twentieth century. A drawback to this model is that it did not consider transportation routes or natural topographical constraints in its evenly distributed rings or land use zones. The model, developed by William Burgess, resembles a European model developed nearly one hundred years earlier by Alfred Von Thunen who described spatial distribution based upon areas of high productivity and the cost of delivery of products to market.

### Sector Model

Demonstrated the influence of radial transport systems impact on intra-city structure based on contrasting *sectors* by: H. Hoyt, 1933.



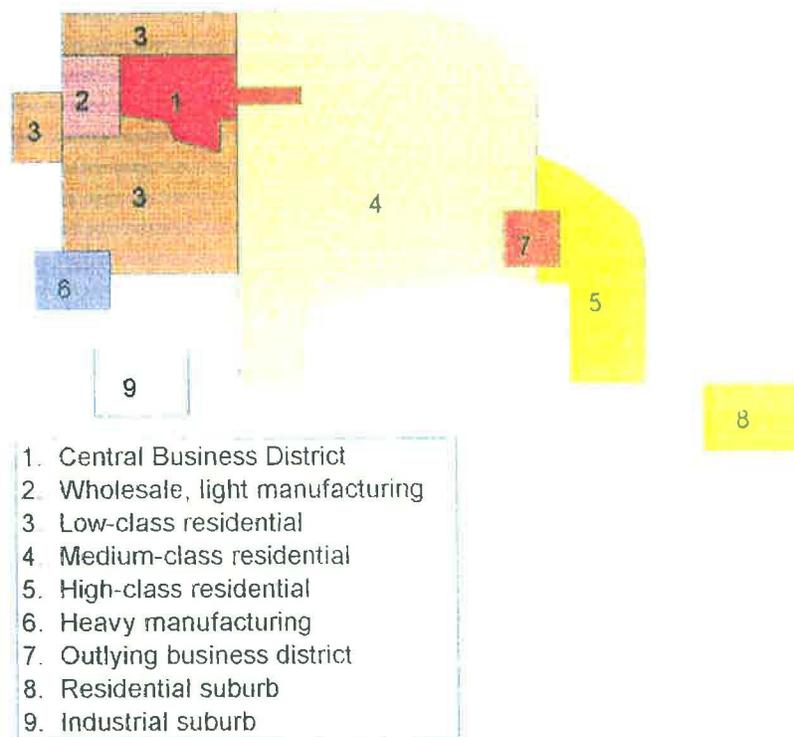
1. Central Business District
2. Intermediate rent residential
3. Low rent residential
4. Education and recreation
5. Transportation
6. Industrial
7. High rent residential



The Sector Model was based on the realization that various land uses sprawl outward from the urban core along transportation routes. Such routes may include roadways, railroad corridors or even waterways such as a canal or river. In this example, the industrial district sprawls outward from the urban core along a transportation corridor and is flanked by lower-rent housing for the working class population who needed to be accessible to the industrial district as well as have convenient transportation access to the urban core. This model also reveals geographic differentiation between income groups and access to varying residential districts. The boundaries between the residential sectors were usually defined by a railroad or major highway thoroughfare.

### Multiple Nuclei Model

Theory that automobile-based society creates intraurban dispersal that loosens the pull of the traditional Central Business District  
Harris & Ullman, 1945.



The Harris-Ullman Multiple-Nuclei Ecological Model. This post-World War II model recognizes the grouping of certain populations and economic activities into distinct sub-



areas within a community. This model is more reflective of social mobility of population classes and the development trends that accompanied the American dependence of the automobile. The model suggests that a city develops in several areas around separate nuclei. These nuclei may be retail districts, manufacturing districts, a university campus or a medical district (Harris and Ullman, 1945, 14).

In the model, district seven (7) is defined as an outlying business district in the upper and middle class residential districts. Oftentimes, such an outlying business district will consist of retail and service-oriented businesses which were once located in the Central Business District (district 1 in the model).

Industries of today differ somewhat from those of the past for site specifications and site development. The need for more land area to accommodate employee automobile parking is more prevalent now than in the early 1900s (Lloyd and Dicken, 1977, 146). Today, many industries need to be near major highways, railroads and airports for the movement of high-value, low-bulk products, or for the timely acquisition of specific materials. Also, many governmental entities purchase outlying farmland, construct high capacity infrastructure to the area, and offer the land to prospective industries for economic development (industrial parks).

In closing this section, it is most important to realize that planning can never be complete. Changes can and will occur within a community whether planned or not. Such changes can be subtle and endure long periods of time; or they can be more instantaneous and cause dramatic and immediate effects that challenge city leaders to provide needed infrastructure or fund projects that were previously unanticipated.

### Planning v. Zoning

There is a common misconception between the definition of planning and that of zoning. Many often confuse these terms because of the interaction between the two. It must be kept in mind that these terms are in fact two distinct processes. In one respect, planning is a normative process that attempts to achieve a desired outcome.

Zoning is a positive process that provides a mechanism to get you to that desired outcome.

Urban planning is more than the creation of a document or map that defines a desired pattern or system of growth. Moreover, as the previous sections emphasize, planning is a continuous process. It is a process that should include various levels of governmental input and certainly include the input from a broad cross-section of community. Planning involves setting goals and establishing a vision. Most importantly, an effective planning program must be evaluated, updated and adjusted accordingly over periods of time.

Zoning, on the other hand, is a tool in which plans are administered or put into reality. Zoning is not planning and is not proactive in nature. The inception of zoning in the United States began as a means to correct unsanitary conditions in densely populated cities. Zoning is an administrative process, that, when correlated with a community vision or plan, will guide the development of land and the design of structures today in a fashion that will ultimately lead us to our desired future. Zoning should be established to build a city in the pattern reflective of the desired outcome established in the long-range plan. Unfortunately, many cities in America adopted zoning ordinances that were "boiler plate" ordinances used by neighboring cities. Such zoning ordinances seldom reflect any local input beyond those in power who adopted the ordinance.

### The Time Factor

With the differences between planning and zoning in mind and the realization that zoning must be preceded by a general plan, it becomes important to consider the structure of the plan itself. Plans can be made to project development over different intervals. Plans can be short-range, middle-range, or long-range in nature (Meyerson, 1956, 78).

A lesson in history identifies the first city that designed a comprehensive plan in the United States was Cincinnati, Ohio in 1925 by Alfred Bettman. That was the first connection in this country between zoning and planning. Bettman's concept had

provisions for long-term goals and policies. However, since comprehensive planning was new in the United States, there was an overwhelming lack of knowledge concerning the plan's duration.

The lesson in the Bettman-Cincinnati example is that certain community needs must be planned on a long term basis, such as fresh water supply and other natural resources; while other aspects of city development are more short range in nature, such as social programs and economic issues which are more subject to political pressures and human intervention

Short-range plans guide current projects and other developments expected in the very near future. Middle-range plans may consist of projects that are scheduled to begin soon and continue into the next five to ten years. Long-range plans are designed to deal with situations expected to occur much further into the future. Long-range plans may be designed for periods of twenty years or more. The important factor in any community plan is that it be comprehensive in nature and that those responsible for drafting and implementing the plan be poised to adjust the plan periodically.

A common problem with urban plans is that the documents are designed for too long a time span to remain effective. Unaware of how quickly urban conditions change; the earliest comprehensive plans were projected for a period between 25 and 50 years (Gerckens, 1979, 38). Such a lengthy period is now understandably too long to remain effective under modern standards.

Plans cannot be made for too long a time span. However, if the plans are made for too short of a period, the results may be haphazard development. Unplanned development may randomly occur with little or no relevance to long-term community goals. A middle ground is needed between the short-range project and the long-range plan (Meyerson, 1956, 59). This approach allows for some planning to be made for a period in the future, but remains short enough for timely revision to occur. Periodic revisions will cause the plan to reflect the current environment.

Under the provisions of Tennessee Public Chapter 1101, urban growth boundaries of municipalities, once adopted by the County Coordinating Committee, may not be adjusted for three years. The conclusion of the three-year period will be an excellent time to review and update this document as the 2000 Decennial Census will be

complete, thus providing a wealth of new data concerning the socio-economic milieu of the community. Also, annexations by the City and further development of city-provided infrastructure will surely have taken place. Furthermore, a three-to five year periodic check-up on the progress toward the community vision and goals will keep a focus on the future result of the community picture.

## **Normative Goals and Positive Practice**

Planning for what is thought to be the optimum set of conditions is called *Normative* planning, or planning, as it should be. *Positive* planning results from a need to handle a situation as events unfold, or what actually takes place (Faludi, 1973, 4). Often, a planner finds that in following through with normative plans, daily administrative functions and periodic real-world applications often restructure the outcome of the long-range plan. The alterations may stem from a variety of factors within the private and public sectors as well as external influences.

A monitoring methodology should be included as an element of the comprehensive plan. With periodic updates, the plan remains sensitive to the changing socioeconomic milieu of the community. The plan will also maintain its ability to serve and protect the public welfare.

## **“The Visioning Thing”**

In preparing this plan, the Department of Community Development and Planning for the City of Springfield attempted to follow a planning process that derived from “The Oregon Visions Project” which was a voluntary committee of planning professionals established in the late 1980s and 1990s in the State of Oregon. Many of the theories and practices of community involvement in the planning process are found in that project. Likewise, it seems appropriate that under new mandated provisions from the

State level, we should look toward an area where similar practices have been in place for over twenty years.

The Urban Growth Boundary (UGB) concept arose in Oregon out of the efforts of the City of Salem and Marion and Polk counties to coordinate the management of Salem metropolitan growth (Nelson, 1994, 25). What became *The Oregon Land Use Act of 1973* was aimed to contain urban sprawl within UGBs to the year 2000 in Oregon.

What makes the Oregon model attractive to the situation in Springfield, Tennessee is how the blending of a long-range plan can be molded into short-term strategic practice. The model attempts to link the bridge between long-range planning and shorter-term reality. This bridge is possible by implementing policies and procedures in daily administrative activities while maintaining focus on a desired set of collective conditions for the community in a period of 10 to 25 years into the future.

This plan attempts to achieve, in Springfield, a graphic vision or image of the community among local leaders and the general public. Our vision must contain a set of preferred conditions that provide an optimum community in which to work and live. The vision must be established through public input and involvement in the planning process. The vision must also be periodically amended to reflect our changing society. Further, upon establishing the community vision, administrative strategies must be designed to achieve that vision. This style of planning not only establishes and maintains a set of community values, but also, provides a means of direction to obtain those values at the local level.

Planning should be deemed as the viaduct from where we are... to where we want to be. Upon obtaining the current and historical data that composes the Springfield community, the next step is to develop a comprehensive plan, incorporating goals and community vision with tools, methods, policies and practice to carry out the plan. In preparing this plan, we ask four important questions: (1) where are we?, (2) where are we going?, (3) where do we want to be? and (4) how do we get there? (Oregon Visions Project, 1993, 9). Historical data and information contained in this document provides an insight to where we are and where we are going. The answer of where we want to be, and how we'll get there can only be provided with continued public involvement.

Attempts to collect a community vision in Springfield during the 1990s have thus far met with some success. In 1993, local government and business leaders conducted a planning session to collectively organize a vision for the community. That session was deemed to be a follow-up to a previous planning attempt by local officials conducted in 1991. Much of what derived from the 1993 session was based upon the groundwork laid in 1991. The mission statement the City of Springfield from the 1993 planning session was:

***“to provide efficient, cost effective services that will meet the needs of the citizens and customers outside the city, enhance the public perception of their government, and improve the quality of life in Springfield”***

In developing the Mission Statement, the study group defined general goals, identified the strengths and weaknesses of the community, recognized missed opportunities and identified external threats. Also included in that visioning session was the development of departmental goals within the city government. The departmental goals are addressed in later sections of this document. The general goals that derived from the 1993 community planning session were:

1. To be a community that is recognized as a leader for our size in our state and country
2. To have full employment
3. To have an attractive appearance
4. To be a safe and healthy place to live
5. To have planned growth
6. To have a high level of community involvement
7. To have employment opportunities to keep our young people here in Springfield
8. To attract clean industry
9. To be proactive in regards to planning
10. To have adequate or better services
11. To have a positive public perception of our government
12. To have a strong recreation and parks program
13. To have a reasonable tax structure to support our services
14. To have appropriate revenue sources in the city limits

15. To have facilities and services to encourage kids to be drug free
16. To be in sound fiscal position
17. To have a complete recycling program and have adequate planning to .. be environmentally safe
18. To have an active wellness program for all city employees
19. To promote an improved educational system in our community

The group also ranked the community strengths and weaknesses. The strengths that ranked among the highest were:

### COMMUNITY STRENGTHS

1. Overall progressive attitude
2. Diverse industry
3. Location of the city
4. Steady growth
5. City finances
6. Sound leadership

(1993 Planning Session, Springfield Tennessee)

The weaknesses identified by the group as the most prevailing were:

### COMMUNITY WEAKNESSES

1. Educational outcomes and opportunities at all levels
2. Lack of a Master Plan
3. Cooperation among city and county government
4. Costs of growth and progress
5. Recreational opportunities/facilities (i.e. teenagers)
6. Overall infrastructure
7. Poor perception of the Quality of Life

(1993 Planning Session, Springfield Tennessee)

In December 1994, the City of Springfield hired its first Planning Director. Shortly after his arrival, the Department of Community Development and Planning conducted an additional survey to further evaluate the concerns of many public officials, developers

and the general public on planning related issues. The target areas identified in that survey were:

#### 1995 TARGET AREAS

1. Business and Industry – recruitment of new industry and business
2. Education
3. Transportation – needs for a bypass and traffic safety
4. Population growth
5. Crime
6. Housing – needs for middle and lower income opportunities
7. Central city and growth corridors – maintain vitality in central business district
8. Governmental cooperation – city/county

The overall result of the 1995 survey was to sustain growth and community development over the long term (10-25 years). The short-term objectives were to further develop the city's infrastructure, continue development of residential neighborhoods, and business and industry, and update the city's minimum standards of design (zoning regulations and subdivision regulations).

The conclusions and objectives to pursue from the 1995 survey were:

## OBJECTIVES -1995

1. Invest in education and professional training
2. Enhance opportunities for opening new industries and businesses
3. Enhance opportunities for the established business community
4. Provide new water lines, sewer, gas, and electricity
5. Encourage innovative design standards for development along the highway corridors
6. Reclassify zoning district boundaries
7. Reduce environmental impacts of new development
8. Continue to develop industrial park and provide incentives
9. Encourage labor force migration inward with quality residential conditions
10. Expand roadway network
11. Develop and manage a commuting transit
12. Encourage development of affordable housing
13. Improve existing inner city areas
14. Preserve central city
15. Implement new strategies of minimum design standards for development

Lastly, a visioning seminar was held in Springfield in 1999 by the University of Tennessee's Center for Government Training in conjunction with the passage of Tennessee Public Acts, Chapter 1101. The seminar was open to the public and those attending included city and county officials as well as representatives of the County Coordinating Committee, the Board of Education, neighboring cities and concerned citizens.

The participants at that session separated into three groups to begin the visioning process. The first assignment was for each group to list the values that the groups believed to be most important, both professionally and personally. By using the values as a foundation for planning, the goal setting and visioning was easier to achieve. The following values were listed by all three groups:

### Values- 1999

1. Responsibility/Accountability
2. Respect for the values of others

3. Cooperation
4. Exercise stewardship of the natural environment
5. Maintain/Promote a sense of history
6. Maintain the environment for economic opportunity (business, agricultural and personal)

(1999 Visioning Seminar, Robertson County Coordinating Committee)

The following list details the common factors in what all the groups expected Robertson County to attain within ten years:

**Factors for Smart Growth - 1999**

1. Strong education
2. Strong leadership
3. Collaborative planning, (i.e. consolidation of services, joint ventures, etc.)
4. Recreation facilities as a result of higher density development
5. Community pride
6. Transportation improvements (traffic control, interstate development, mass transit)
7. Accommodation of smart growth through cooperative planning

(1999 Visioning Seminar, Robertson County Coordinating Committee)

Finally, taking into account the common factors for smart growth, the group as a whole created a "vision" for Robertson County:

**"In ten years, Robertson County will be an organized community, built through collaborative planning, with strong leadership, community pride and smart growth dedicated to improving the quality of life for all citizens.**

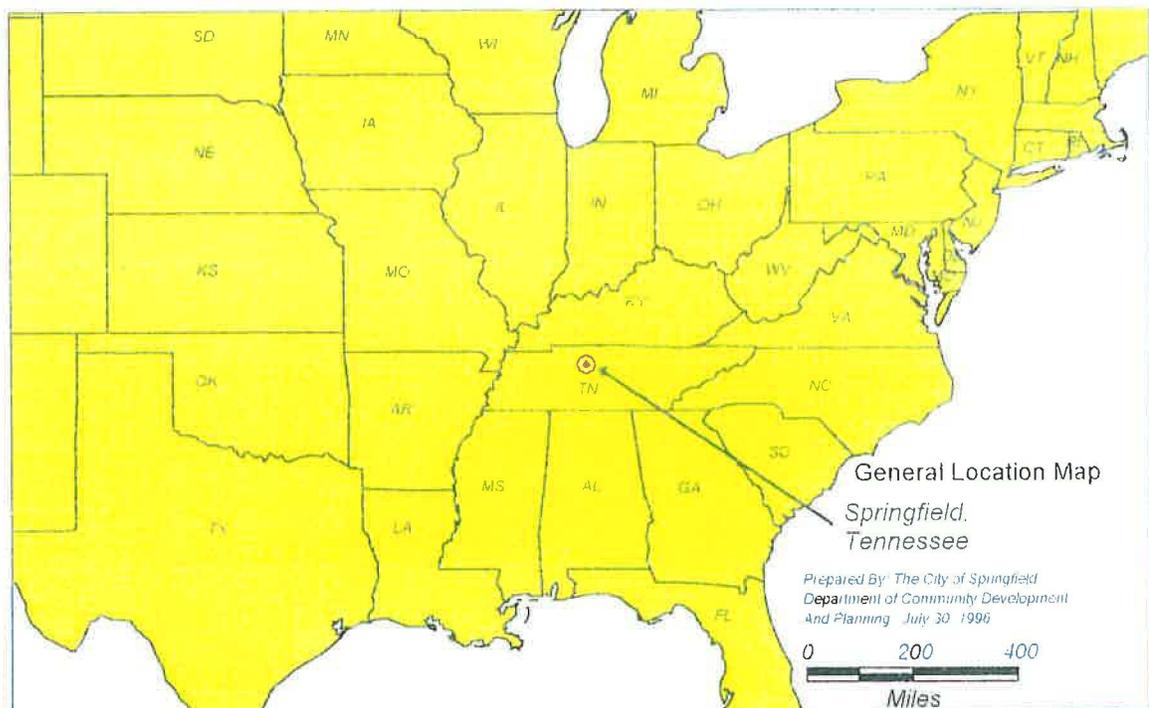
**We will build a community that has a strong education system, is a safe and healthy place, has a sensible transportation system, balances life stages (young and old) and density issues, and that nurtures individual characteristics and lifestyles."**

(1999 Visioning Seminar, Robertson County Coordinating Committee)

Having established goals from the past for Springfield as a city and knowing the vision that is now established for Robertson County, it is up to local leaders with the support of the overall community to ensure that we get there.

This plan and the ensuing planning process will be the gateway for community participation in the strategic development of the City of Springfield and territory within the urban growth boundary. This document provides the initial step in the proactive planning program for the City of Springfield and portions of Robertson County as we enter the twenty-first century. It provides much of the necessary data required to establish a comprehensive plan. However, this project cannot and will not succeed without continuing community input and support. This plan belongs to the community. Community commitment to ownership of the planning process is the foundation for achieving the vision.

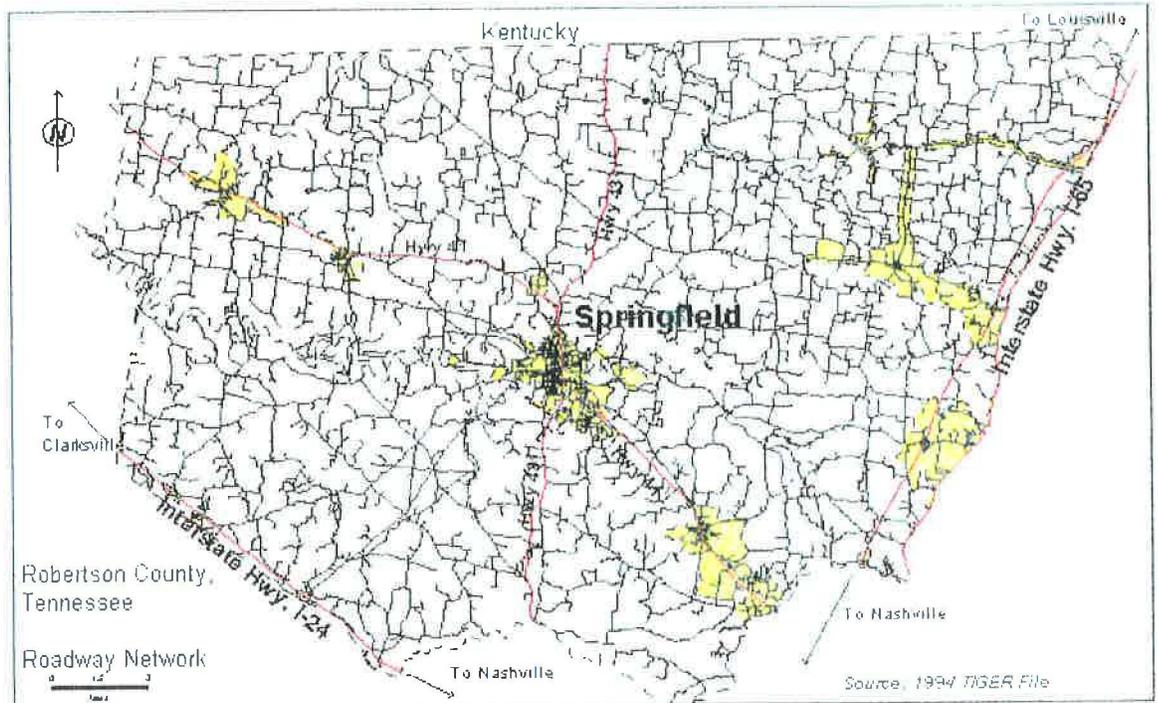
## Physical Features



The City of Springfield contains a territory of approximately 12 square miles, with a population density of 1,084 persons per square mile. Springfield is located in the



center of Robertson County, Tennessee and also serves as the county seat. Robertson County is bordered by Kentucky to the north, Davidson County to the south, Summer County to the east, Cheatam County to the southwest and Montgomery County to the west.



The geographic proximity of Springfield to the Nashville Metropolitan Statistical Area, has an affect on the economic activity of the region. Springfield is positioned for external influences caused by urban sprawl from the continued growth of the Nashville metropolitan region.

## Soils

Robertson County is a rolling, productive highland in the north-central part of Tennessee. It is near the center of the Highland Rim and the Pennyroyal major land resource area. The elevation ranges from about 350 to 925 feet above sea level. The total land area of the county is 304,640 acres, or 476 square miles (United States Department of Agriculture, 1987).



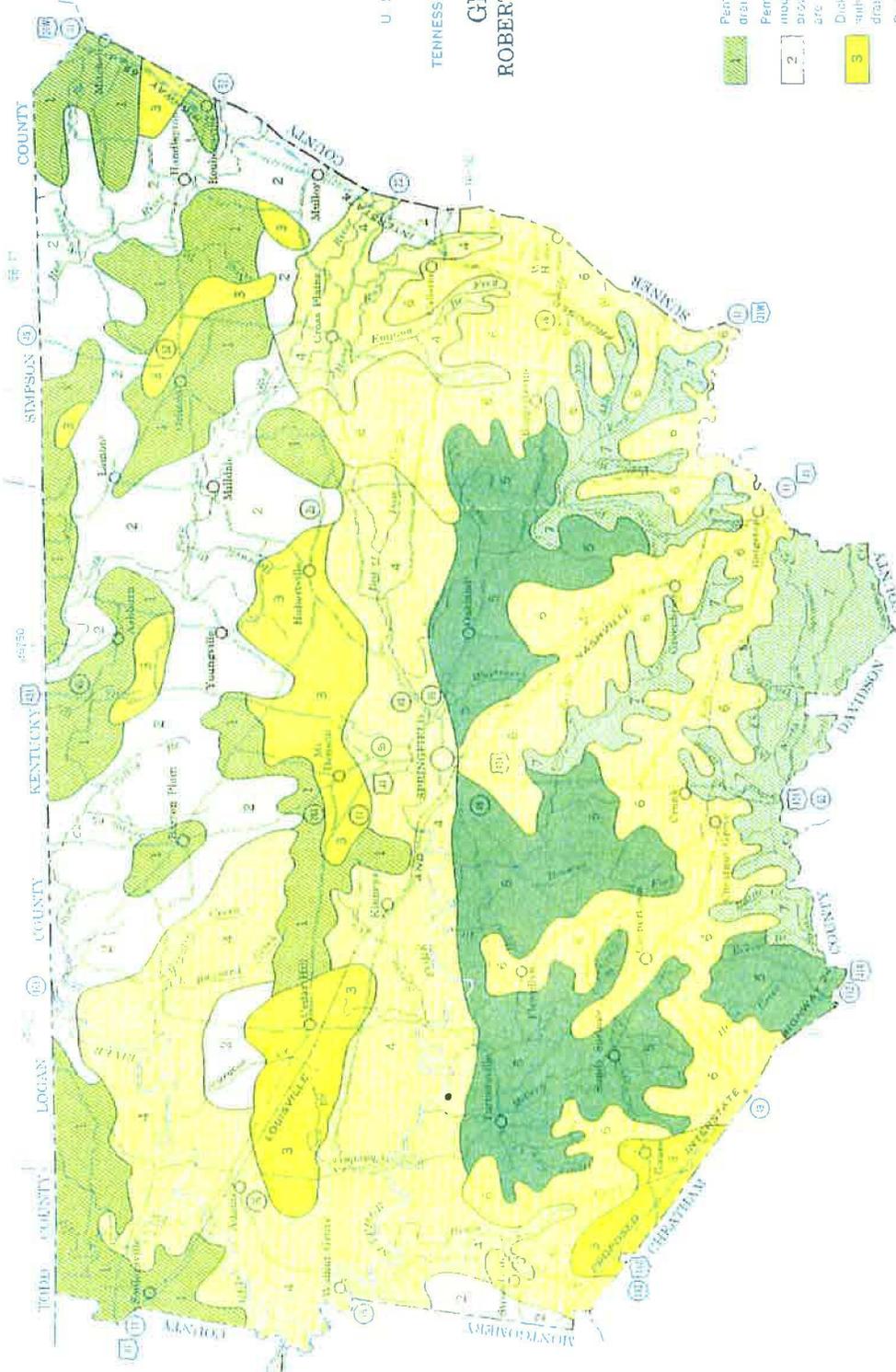
The county as a whole, is primarily agricultural. Farming is of the general type. Most of the farmland is used for corn and small grains, but tobacco is the main cash crop. The extreme southern part of the county forms a belt of hills that have steep sides, narrow tops, and V-shaped valleys. The soils on these uplands are low in fertility, cherty, and mostly shallow over rock. Except for the portions near Sycamore Creek, the soils in the southern portion of the county are generally unproductive and not well suited for agricultural purposes.

The rest of the county is nearly level to hilly, except near the streams where slopes are steeper. The soils in these areas range from well drained in the sloping areas to poorly drained in some of the flats. Most of the smoother areas are covered with loess that ranges from a few inches to 3-4 feet in thickness.

The soil survey of Robertson County concluded: "some of the most productive soils on uplands in the State are in the northern one-third of the county" (United States Department of Agriculture, 1987, 1). A brief description of the seven soil associations found in Robertson County are described briefly as follows:

1. *Pembroke-Crider Association* – gently sloping, well-drained, dark brown and brown silty soils. This soil type composes some of the finest farming land in Tennessee and amounts to about 10% of the county.
2. *Pembroke-Baxter-Crider Association* – gently sloping to moderately sloping well drained, brown and dark brown silty soils intermingled with cherty soils that are reddish and clayey. Most of this association is smooth and easy to farm. This association composes approximately 25% of the county.
3. *Dickson-Sango Guthrie Association* – nearly level silty soils that are moderately to poorly drained. This association consists of nearly level plains that are broken by fairly large shallow basins. Some of the basins lack drainage outlets and water flows slowly from others. Almost all of the basins are wet in the winter and spring months and dry out in the summer and fall. This association accounts for only 5% of the county total and occurs mostly in the northern half of the county.
4. *Baxter-Mountview-Pembroke Association* – gently sloping to steep, well drained cherty soils that are reddish and clayey intermingled with gently sloping, well-drained, dark-brown, and yellowish-brown silty soils. This association is located mainly on rolling areas of low hills. Many of the hills are covered by cherty soils and have short side slopes and narrow tops. Most of the association has a fairly well developed pattern of drainage ways, but some of the areas are drained by short drainage ways that empty into sinkholes. This association covers about 18% of the county and is situated in the northwestern, central, and eastern parts of the county.

5. *Baxter-Mountview Association* – Sloping to steep, well-drained cherty soils that are reddish and clayey and gently sloping, well-drained, yellowish-brown silty soils. This association consists mainly of rolling and hilly areas. Slopes are narrow and very steep near the streams, but farther away they are longer and wider, and hilltops are broad and are capped with 2-3 feet of loess. Some areas are pitted with sinks in the limestone. This association accounts for about 17% of the county total.
6. *Mountview-Dickson-Baxter Association* – This association consists of broad areas where gentle swells rise about 10-30 feet above the drainage ways. The tops of the swells are nearly flat and are large enough for fields of 5-10 acres in size. In this association, the drainage pattern is usually not well established. The lowest parts of the basins are usually under a few inches of water during the winter months. The association accounts for about 18% of the county total.
7. *Bodine-Baxter Association* – Steep and very steep cherty soils. This association is highly dissected by deep V-shaped hollows that have very steep side slopes and narrow, winding tops. The bottoms, except along Sycamore Creek, are winding and almost inaccessible. Along Sycamore Creek are bottomlands that are broad and fertile but are frequently flooded. This association is well drained and accounts for about 7% of the county.



U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
TENNESSEE AGRICULTURAL EXPERIMENT STATION  
**GENERAL SOIL MAP**  
**ROBERTSON COUNTY, TENNESSEE**



**SOIL ASSOCIATIONS**

- 1** Pembroke-Gardner association. Gently sloping, well drained, dark-brown and brown silty soils.
- 2** Pembroke-Baxter-Order association. Gently sloping to moderately sloping, well drained, brown and dark brown clay soils intermingled with chert, sandstone, and redoxin and clay.
- 3** Dickson-Kemp-Quinn association. Heavy brown silty soils that have a fragipan and are moderately well drained to poorly drained.
- 4** Baxter-Mountview-Pembroke association. Gently sloping to steep, well-drained cherty soils that are rich in iron and clay intermingled with gently sloping and very fine, well-drained, dark-brown and yellowish brown silty soils.
- 5** Bar-Huntwell association. Sloping to some, well drained cherty soils that are reddish and clayey and gently sloping and steep well-drained yellowish to gray silty soils.
- 6** Mountain-Dickson-Barter association. Steep to some, well drained and moderately well drained, dark gray silty soils and moderate to steep stony silty and reddish and clayey.
- 7** Bodine-Burder association. Steep and very steep, stony soil.

SOILS 1:250,000



## Transportation Network

Since the invention of the automobile, urban planners have dealt with the resulting issues of roadway location, traffic patterns, volumes, land use, noise and pollution. A community must continually upgrade its system of major streets to provide adequate traffic circulation for a growing community.

The thoroughfare network in Springfield is confined to urban functional classifications based on traffic volume ranges selected from average daily traffic (ADT) counts compiled by the Tennessee Department of Transportation in December 1997. Urban functional classification is a means of categorizing streets and highways according to how they function within the community. The street system in Springfield was classified according to the following definitions:

*Urban Principal Arterials* – Facilities that serve major centers of activity, the highest traffic volume corridors, and the longest trip desires within the community. This type of roadway also provides continuity for all rural arterials.

*Urban Minor Arterials* – Roads that interconnect with and augment the urban principal arterial network. Also, they provide service to trips of moderate length and distribute travel to geographic areas smaller than those identified with the urban principal arterial system.

*Urban Collectors* – Facilities that provide both land access service traffic circulation within residential, commercial and industrial areas. The collector street system also collects traffic from local streets in residential neighborhoods and channels it into the arterial systems.

*Local Streets* – Streets and roadways that provide direct access to abutting land and access to the higher order systems. Service to through traffic is usually deliberately discouraged.

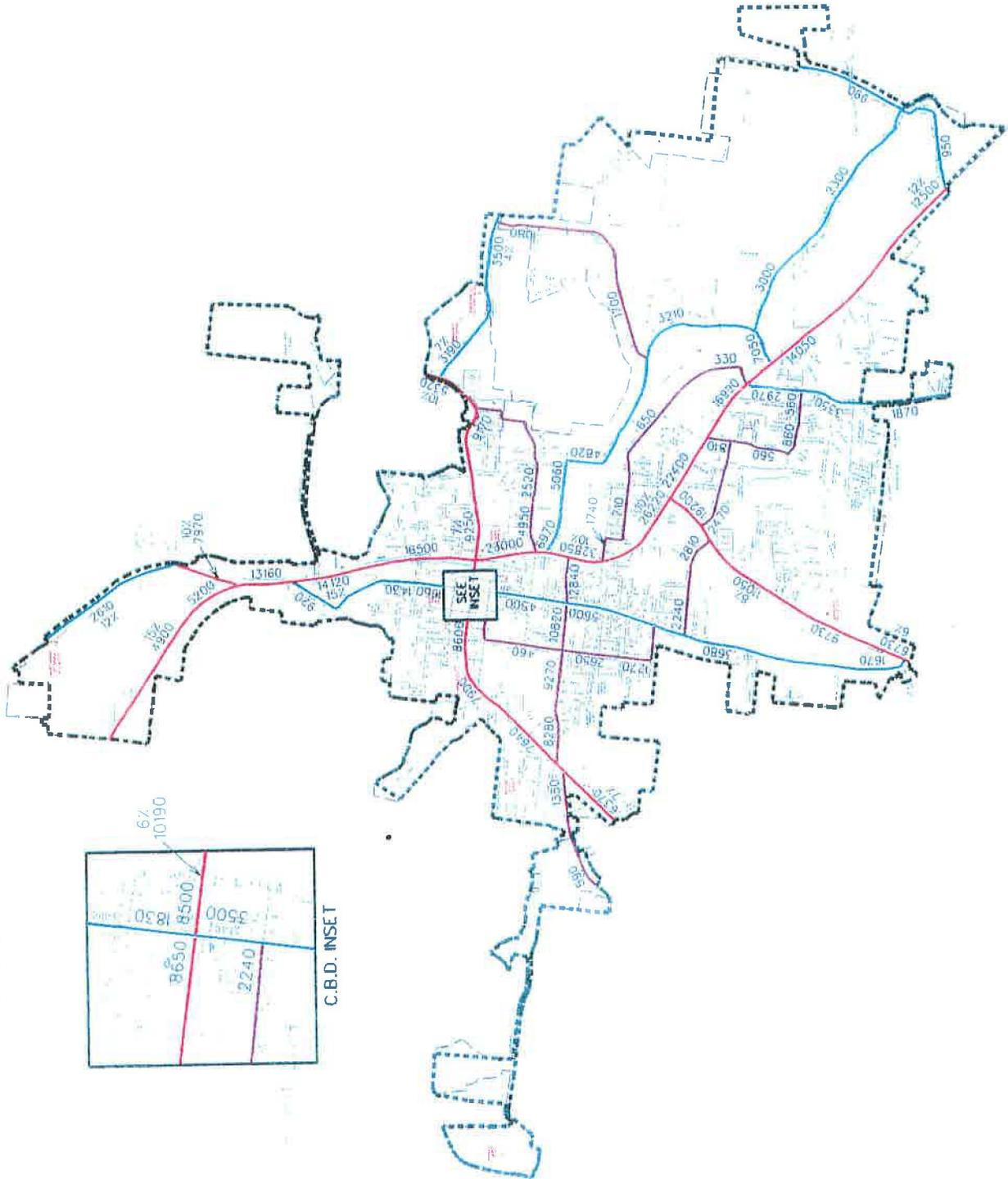




EXISTING STREET SYSTEM  
WITH URBAN FUNCTIONAL  
CLASSIFICATION AND  
1996 AVERAGE DAILY TRAFFIC

SPRINGFIELD URBAN  
TRANSPORTATION STUDY

- LEGEND
- STUDY AREA BOUNDARY
  - URBAN PRINCIPAL ARTERIAL
  - URBAN MDRP ARTERIAL
  - URBAN COLLECTOR
  - 5000 AVERAGE DAILY TRAFFIC
  - 5% TRUCK PERCENTAGE









## Local Concerns of Transportation System

The transportation system in Springfield was a noted concern among participants in the community visioning process in 1999 and was also a high ranking concern among the participants in the 1995 survey conducted by the Department of Community Development and Planning. In 1997, when the Tennessee Department of Transportation (TDOT) prepared an existing conditions study of the Springfield transportation network, local citizens were allowed the opportunity to provide input stating their concerns with the local street conditions and problems. A transportation committee, consisting of public officials and local citizens was formed to provide additional input into the TDOT study. The committee solicited local input through the local newspapers and established a "traffic hot line" to record citizens complaints and problems associated with the local street system and traffic circulation. The committee then identified several problem areas for traffic and pedestrian safety. These areas that are listed as concerns of the traffic study committee consist of differing situations that need attention. In some cases, the City has already responded to the problems that are identified. In others, plans are in the process of designing and paying for the needed improvements. Such improvements range from new construction to installation of signals and sidewalks:

1. Blackpatch Drive from the City Limits to Memorial Boulevard – widening and sidewalks (complete)
2. Need for a By-Pass Highway – new highway construction that encompasses the southern and western portion of the City from U.S. 41 near Experiment Station Road to U.S. 431 South, near Northcrest Hospital, to Hwy 49 W. near Radio Station Road, to the vicinity of the North Industrial Park and Springfield-Robertson County Airport. (first phase is under construction between U.S. 431 and Blackpatch Drive)
3. Need for an Inner-City Loop Highway for Industrial Traffic - construct a new highway connecting Hwy 49 East, Industrial Drive and Memorial Blvd. (phase 1 complete)
4. Signalization improvements on Memorial Blvd. (left turn green arrows have been installed at some intersections. A closed-loop system to time the changing of traffic signals in accordance to traffic movement is still needed)
5. Improvements needed at U.S. 41 at U.S. 431 North Intersection – (The State of Tennessee is scheduled to begin this project in the near future)

6. Needs for sidewalks in several parts of the City but especially along Memorial Blvd., Industrial Drive, 5<sup>th</sup> Avenue, Tom Austin Highway, Hillside Drive, and Main Street. (more attention to sidewalks is being placed upon new construction of .. commercial development and in new subdivisions)
7. Central Avenue at Batts Blvd. and 5<sup>th</sup> Street. There are concerns of visibility, left turns and safety at these street intersections.
8. Need for Guardrails on 5<sup>th</sup> Ave. East at Smith Street and at the bridge over Sulfur Fork on N. Main Street.
9. W. 5<sup>th</sup> Avenue at Kinneys School Road – there are concerns at this intersection because of the angle at which these streets intersect.
10. Tom Austin Highway at Ruth Street – this is a high traffic volume area connecting a large residential area to a principal arterial highway and commercial district. Requests for a traffic signal here have thus far fallen short.
11. Hillside Drive – this collector road was not built to standards for a collector street in curvature or grade. Also, this is a densely populated area and sidewalks are needed
12. S. Main Street at 22<sup>nd</sup> Avenue- visibility concerns for turning traffic because of the grade of elevation on S. Main Street.
13. Widening U.S. 431 South – long term desires to widen U.S> 431 to Interstate 24 for better access from Springfield to other cities, states, and regions.
14. Need for Bicycle and Pedestrian Routes- to promote an alternate form of transportation with recreational opportunities and sidewalk improvements.

Lastly, the community is served by air traffic at the Springfield-Robertson County Airport, located just outside the northern boundary of the present City Limits. Railways also traverse the heart of county, through Springfield, in a northwest-southeast direction.

## Utility Network

Imperative to the infrastructure of a community is the availability of certain utility systems and the ability to enhance those systems. The City of Springfield provides and operates its own natural gas, electricity, water and wastewater utilities.

The Gas Department is responsible for the purchase and distribution of natural gas to more than five thousand customers located in Springfield and Robertson County. Since deregulation of the industry, purchasing of natural gas for distribution has

become a difficult project. The cities of Springfield and Clarksville formed the Tennessee Energy Acquisition Corporation (TEAC). This corporation purchases and transports natural gas to the member cities. In this manner, the cities by-pass the marketing companies which previously sold the cities gas for profit. All profits made by TEAC are returned to the member cities. In addition to supplying customers with this valuable natural resource, the City of Springfield performs maintenance on the existing system, making necessary repairs, and constructs new gas mains and service lines in the region.

Springfield Electric Department is a locally owned municipal electric system that provides electric service to customers within the Springfield City limits. There are approximately 5,400 residential and 1,030 commercial and industrial electric customers presently served by Springfield Electric. The department has operations and maintenance responsibility for 141 miles of distribution lines and four substations. Meter reading, billing, and accounting are handled in the Utility Services Department. Springfield Electric constructs most facilities with its own employees. The department has employees on standby twenty-four hours a day, seven days a week to ensure prompt response to interruptions or emergencies.

The Water Department has construction, operation and maintenance responsibilities for potable water treatment, storage, pumping and distribution activities within Springfield and approximately one-third of the County. The system serves approximately 8,000 residential customers and approximately 800 commercial and industrial customers. In addition, the Department provides water to the City of Greenbrier and Pleasant View Utility District. A contract is in place to provide water to East Montgomery Utility District but there has been no demand from that utility for several years. Employees provide service twenty-four hours a day, seven days a week, to ensure adequate potable water, in addition to responding to interruptions of service or other emergencies.

The Wastewater Department has construction, operation and maintenance responsibilities for wastewater collection, treatment, and disposal activities within the City of Springfield and a small portion of the county. The system serves approximately 4,200 residential customers and approximately 600 commercial and industrial customers. Employees provide service twenty-four hours a day, seven days a week to

ensure adequate collection and treatment of wastewater. They also respond to interruptions in service or other emergencies.

In addition to providing the abovementioned utilities, the City of Springfield also offers sanitation pick up, police protection, fire protection, public recreation, city planning, codes enforcement, street maintenance and engineering that further enhances the quality of life for the citizens and economy.

## **POPULATION PATTERNS**

A population profile is one of the principal elements that describes a community. The development of the community is directly related to population growth and the economic environment. To identify the future needs of a community such as housing, utility services, transportation network, police, rescue and fire protection, health services, and other essential elements that compose a population's quality of life, a detailed description of the population must be understood.

The historical analysis of the population of the City of Springfield is based in data published decennially by the United States Department of Commerce, Census of Population. For the purposes of this study, the source of the current population projections that was used derived from Equifax National Decision Systems and from surveys conducted by the Department of Community Development and Planning. Selecting these sources of information was chosen in response to the variations in population projections for Springfield and Robertson County from different State and Federal Agencies.

Due to fluctuations of the population estimates by various agencies, the Department of Community Development and Planning undertook a study of its own population projections. The local estimates were based upon actual building and demolition permits since the 1990 Decennial Census in conjunction with the average number of persons per household while applying the vacancy rate per Census Tracts in 1990. These estimates were similar to projections prepared by Equifax National Decision Systems. Furthermore, in 1998, the City of Springfield completed a special census of

the City. Again, the resulting figures from the City's own special census was closely related to the figures estimated in by Equifax National Decision Systems. By utilizing one data source for population demographics, this document maintains consistency in estimating the breakdown of the social fiber within the population of the region as a whole.

Sources for establishing these forecasts cross several areas of statistical information such as: 1960, 1970, 1980 and 1990 Census data, Government Mortgage Loan files, (HDMA), current population surveys, surveys of consumer finances, consumer expenditure surveys, Internal Revenue records, Federal Revenue Sharing Program, Wharton Econometric Forecasting Associates and Chase Econometrics (WEFA Group).



**Robertson County TN**

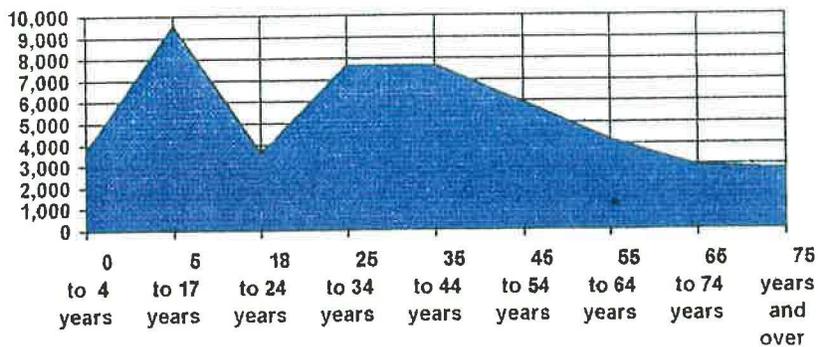
**1996 Estimated population** 48,040

**1996 Population by age:**

<b>0 to 4 years</b>	3,712	7
<b>5 to 17 years</b>	9,545	19
<b>18 to 24 years</b>	3,615	7
<b>25 to 34 years</b>	7,706	16
<b>35 to 44 years</b>	7,683	15
<b>45 to 54 years</b>	5,934	12
<b>55 to 64 years</b>	4,167	8
<b>65 to 74 years</b>	2,910	6
<b>75 years and over</b>	2,768	5



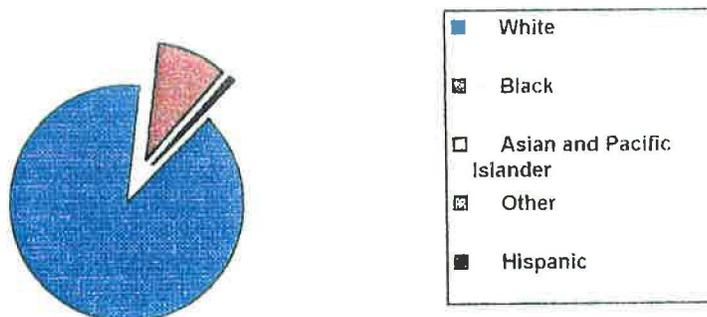
### Robertson County Age Distribution 1996



### Robertson County

<i>White</i>	43,068
<i>Black</i>	4,787
<i>Asian and Pacific Islander</i>	46
<i>Other</i>	139
<i>Hispanic</i>	168

### Robertson County Racial Composition 1996



### Robertson County



<i>Population Trends 1980-2001</i>	
<b>Robertson County TN</b>	
<b>Total Population</b>	
1980 Census	37,021
1990 Census	41,494
1996 Estimate	48,040
2001 Projection	53,058

<i>Change in population (persons)</i>	
1980 to 1990	4,473
1990 to 1996	6,546
1996 to 2001	5,018

<i>Change in population (percent)</i>	
1980 to 1990 (%)	12
1990 to 1996 (%)	16
1996 to 2001 (%)	10

1996 Population by age		
0 to 4 years	3,712	7 %
5 to 9 years	3,828	7 %
10 to 14 years	3,653	7 %
15 to 17 years	2,064	4 %
18 to 20 years	1,623	3 %
21 to 24 years	1,992	4 %
25 to 29 years	3,621	7 %
30 to 34 years	4,085	8 %
35 to 44 years	7,683	15 %
45 to 54 years	5,934	12 %
55 to 59 years	2,459	5 %
60 to 64 years	1,708	3 %
65 to 74 years	2,910	6 %
75 to 84 years	2,004	4 %
85 years and over	764	1 %

Change in age ranges 1990 to 1996 (persons)	
0 to 4 years	545
5 to 9 years	574
10 to 14 years	484
15 to 17 years	269
18 to 20 years	-2
21 years	-32
22 to 24 years	12
25 to 29 years	209
30 to 34 years	402
35 to 44 years	1,404
45 to 54 years	1,558
55 to 59 years	485
60 to 64 years	15
65 to 74 years	72
75 to 84 years	337
85 years and over	214

<b>Race Trends 1980-2001 (Persons)</b>	
<b>Robertson County TN</b>	
White population	
1980 Census	31,970
1990 Census	36,802
1996 Estimate	43,068
2001 Projection	47,918
Change 1980 to 1990	4,832
Change 1990 to 1996	6,266
Change 1996 to 2001	4,850
-----	
Black population	
1980 Census	4,960
1990 Census	4,555
1996 Estimate	4,787
2001 Projection	4,928
Change 1980 to 1990	-405
Change 1990 to 1996	232
Change 1996 to 2001	141
-----	
Asian or Pacific Islander	
1980 Census	41
1990 Census	0
1996 Estimate	46
2001 Projection	45
Change 1980 to 1990	0
Change 1990 to 1996	0
Change 1996 to 2001	-1
-----	
Other population	
1980 Census	50
1990 Census	94
1996 Estimate	139
2001 Projection	167
Change 1980 to 1990	44
Change 1990 to 1996	45
Change 1996 to 2001	28
-----	
Hispanic population	
1990 Census	173
1996 Estimate	168
2001 Projection	165
Change 1990 to 1996	-5
Change 1996 to 2001	-3

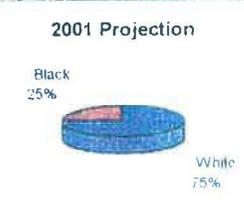
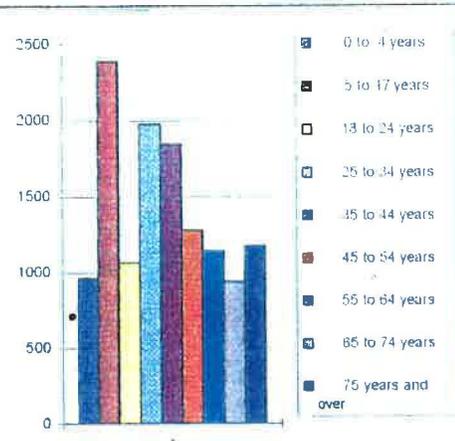
<b>Household Trends 1980-2001</b>	
<b>Robertson County TN</b>	
Total Households	
1980 Census	12,532
1990 Census	14,801
1996 Estimate	17,386
2001 Projection	19,206
Change in number of households	
1980 to 1990	2,269
1990 to 1996	2,585
1996 to 2001	1,820
Change in households (percent)	
1980 to 1990 (%)	18
1990 to 1996 (%)	18
1996 to 2001 (%)	11

<b>Household Income 1996-2001</b>		
<b>Robertson County TN</b>		
1996 Household income		
Total households	17,386	
\$ 0 to \$ 15,000	3,273	18
\$ 15,000 to \$ 25,000	2,685	15
\$ 25,000 to \$ 35,000	2,768	15
\$ 35,000 to \$ 50,000	3,881	22
\$ 50,000 to \$ 75,000	3,035	17
\$ 75,000 to \$100,000	783	4
\$100,000 to \$150,000	488	2
\$150,000 and over	473	2
-----		
1996 Average income (\$)	43,319	
1996 Median income (\$)	34,740	
1996 Aggregate income (\$'000)	761,037	
1996 Per capita income (\$)	15,997	
-----		
2001 Average income (\$)	56,928	
2001 Median income (\$)	41,514	

<b>Income Trends 1989-2001</b>	
<b>Robertson County TN</b>	
Average household income	
1989 (\$)	33,588
1996 (\$)	43,319
2001 (\$)	56,928
Change 1989-1996 (\$)	9,730
Change 1996-2001 (\$)	13,609
Median household income	
1989 (\$)	28,687
1996 (\$)	34,740
2001 (\$)	41,514
Change 1989-1996 (\$)	6,053
Change 1996-2001 (\$)	6,774
Aggregate household income	
1989 (\$'000)	497,139
1996 (\$'000)	761,037
Change (\$'000)	263,898
Per capita income	
1996 (\$)	15,997
Change in number of households per income range (1989-1996)	
\$ 0 to \$ 15,000	-390
\$ 15,000 to \$ 25,000	-143
\$ 25,000 to \$ 35,000	130
\$ 35,000 to \$ 50,000	797
\$ 50,000 to \$ 75,000	1,222
\$ 75,000 to \$100,000	356
\$100,000 to \$150,000	282
\$150,000 and over	334

<b>Income Trends 1989-1996 (percent)</b>	
<b>Robertson County TN</b>	
Change in households per	
income range 1989-1996	
(as percentage of 1990 ranges)	
\$ 0 to \$ 15,000 (%)	-11
\$ 15,000 to \$ 25,000 (%)	-5
\$ 25,000 to \$ 35,000 (%)	5
\$ 35,000 to \$ 50,000 (%)	26
\$ 50,000 to \$ 75,000 (%)	67
\$ 75,000 to \$100,000 (%)	83
\$100,000 to \$150,000 (%)	137
\$150,000 and over (%)	240
-----	
Change in percentage of total	
households in each range	
(1989-1996)	
\$ 0 to \$ 15,000	-6
\$ 15,000 to \$ 25,000	-4
\$ 25,000 to \$ 35,000	-2
\$ 35,000 to \$ 50,000	2
\$ 50,000 to \$ 75,000	5
\$ 75,000 to \$100,000	2
\$100,000 to \$150,000	1
\$150,000 and over	2

Census Update Summary		Springfield city TN	
<b>1996 Estimated population</b>		12790	
1996 Population by age:			
0 to 4 years	962	7	
5 to 17 years	2391	18	
18 to 24 years	1065	8	
25 to 34 years	1979	15	
35 to 44 years	1851	14	
45 to 54 years	1278	9	
55 to 64 years	1146	8	
65 to 74 years	939	7	
75 years and over	1180	9	
1996 Average age	37.7		
<b>1996 Population by race</b>		%	
White	9363	73	
Black	3385	26	
Asian and Pacific Islander	17	0	
Other	25	0	
Hispanic	52	0	
1996 Estimated households	4948		
Average Household Income (\$)	42087		
=====			
<b>2001 Projected population</b>		14095	
2001 Population by race			
White	10522	74	
Black	3528	25	
Asian and Pacific Islander	16	0	
Other	30	0	
Hispanic	46	0	
2001 Projected households	5452		
Average Household Income (\$)	60040		



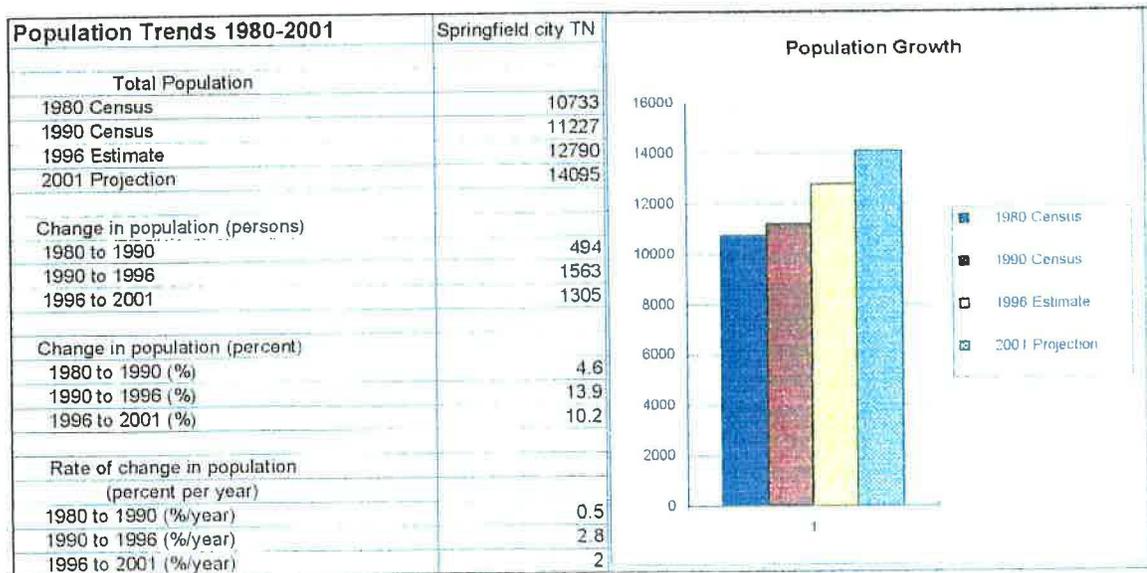
## Population Growth

Robertson County, on the average, is growing at a greater rate than the population growth for the State of Tennessee. The contribution of the City of Springfield to the total county population is approximately 27%, representing the largest number of citizens in Robertson County. However, the most dynamic percentages of population growth in Robertson County during the 1990s is represented by the smaller in size communities of Cross Plains, White House and Orinda. These communities

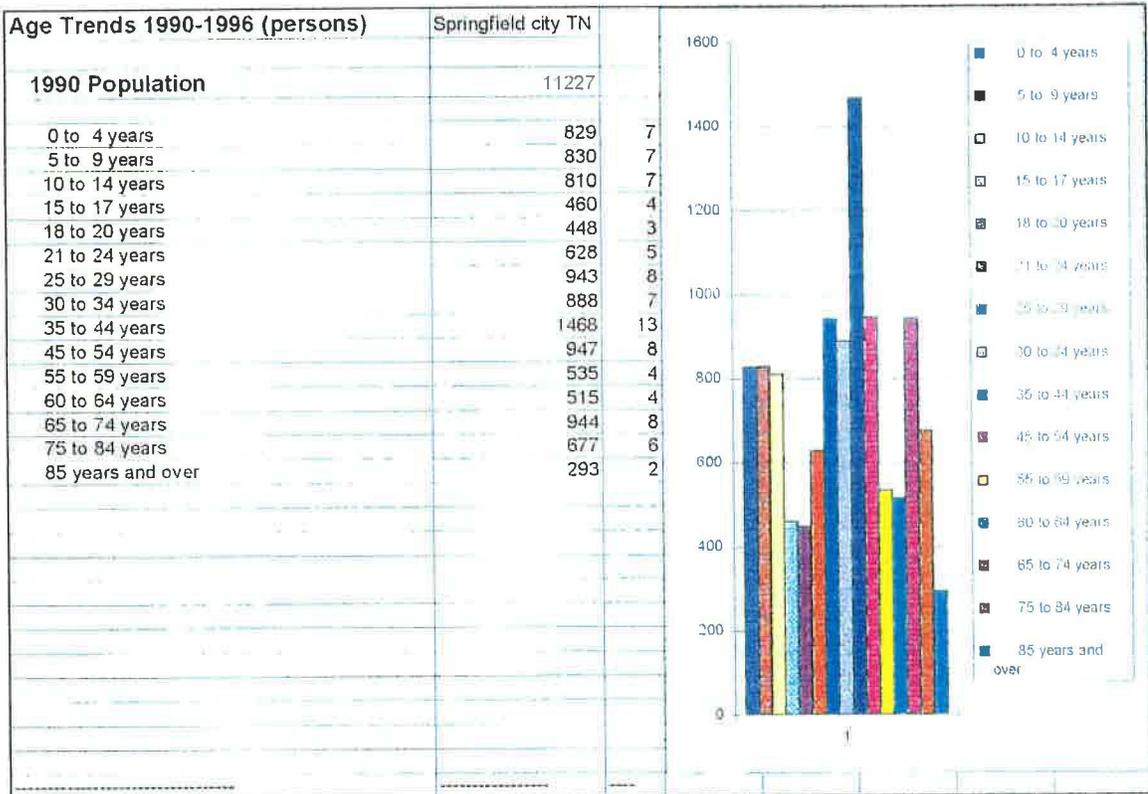
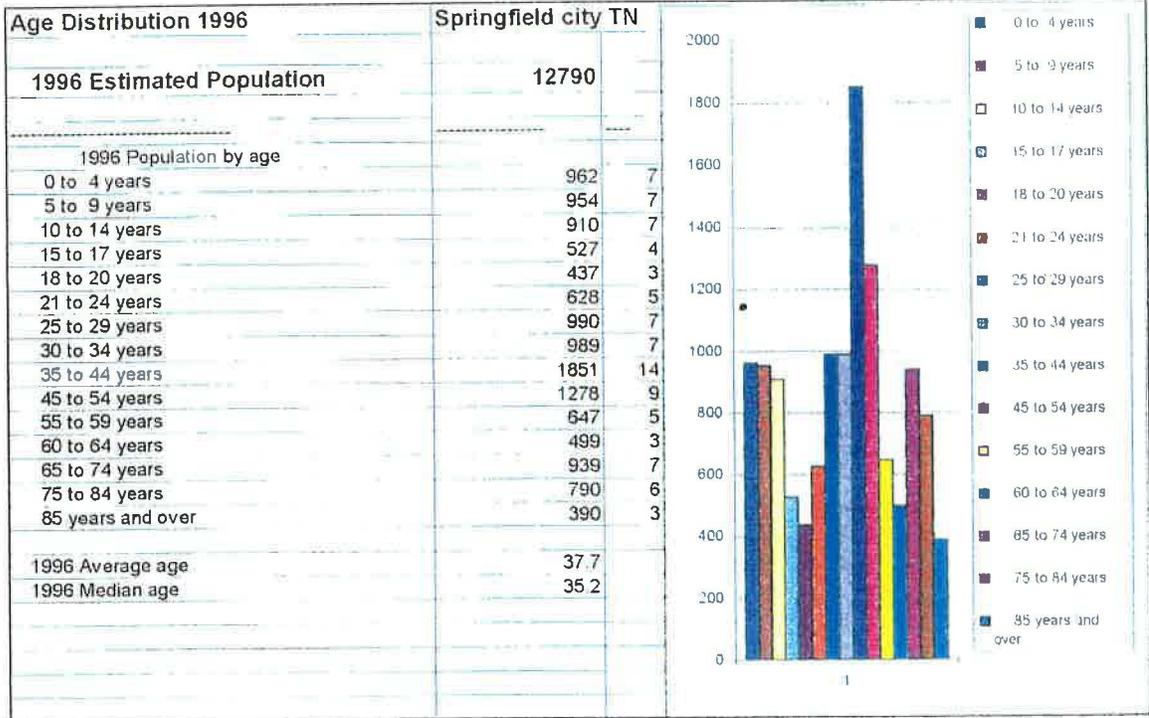


experienced a growth rate of 57% 49% and 23% respectively, while Springfield maintained a sustained growth of 3.8%.

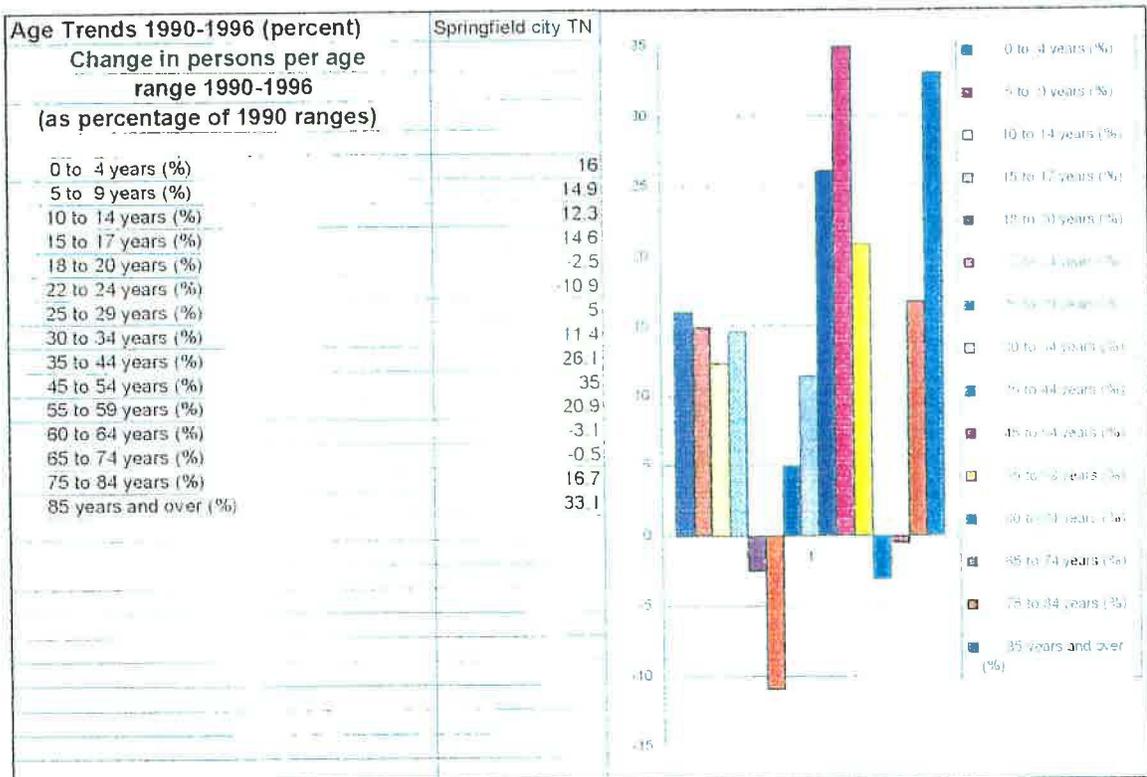
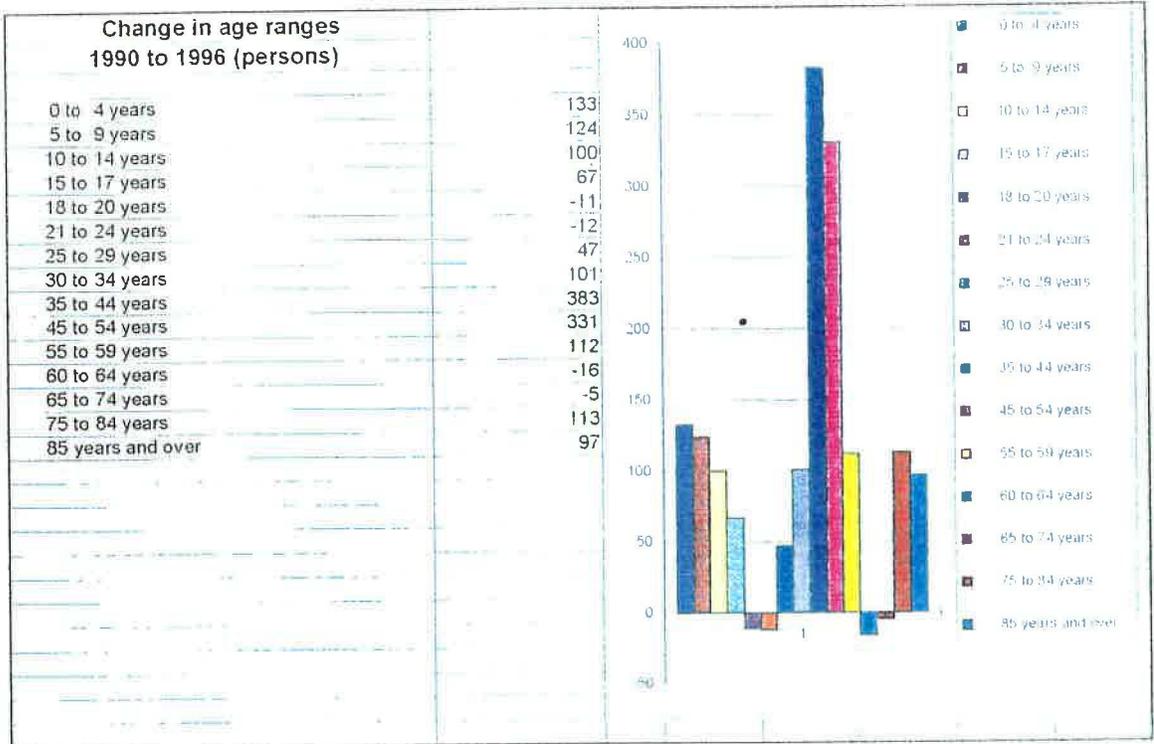
After a large increase during the 1960s and 1980s the increase has returned to a one digit rate of growth. However, it is important to bear in mind that annexation of populated areas can have positive effects on these estimates and the Hispanic population in the region is growing more rapidly than these survey results have identified.













## Population Characteristics

According to the 1990 Census, the population growth during the 1980's for the City of Springfield was 3.8%, reaching a number of 11,227 habitants for the year 1990. This figure ranked 36th in the State of Tennessee, dropping two places from the 1980 census. Mainly due to the expansion of the cities of White house, Springfield and Cross Plains, Robertson County has reached a population of 43,622 habitants for 1990, which represent an absolute change of 4,473 persons (12.1%) from 1980. As the previous charts and graphs indicate, both Springfield and Robertson County have experienced continued growth in population since the 1990 Census was taken. A local census taken by the City of Springfield between 1997 and 1998 indicated the population in Springfield had reached 13,019. This estimate is believed to be reflective of both natural increase and net migration. Also, during this study the city staff confirmed that a substantial portion of the Hispanic community was unaccounted.

The largest density of our population is primarily composed of people ranging in age between the mid-20s to mid 40s. This factor is also reflected in our region as shown in the figures for Robertson County and the Nashville metro-area. This characteristic indicates a large portion of our regional population is in the labor force. This figure further indicates that the bulk of our regional population has good potential of being economically active.

A critical element to be considered for our region's social well-being is the increasing rate of the aging of the population. Changes and advancements in medical technology and better health awareness play roles in the extension the time of life expectancy of the population. City leaders may anticipate a growing demand for more senior citizen services such as recreation, transportation, housing, health care and others as the aging trend continues.



Change in percentage of total population in each range 1990 to 1996	
0 to 4 years	0.1
5 to 9 years	0.1
10 to 14 years	-0.1
15 to 17 years	0
18 to 20 years	-0.6
22 to 24 years	-0.8
25 to 29 years	-0.7
30 to 34 years	-0.2
35 to 44 years	1.4
45 to 54 years	1.6
55 to 59 years	0.3
60 to 64 years	-0.7
65 to 74 years	-1.1
75 to 84 years	0.1
85 and over	0.4

Race by Year	Springfield city TN		
<b>1980 Census total population</b>	10733		
		%	
White	7359	68	<b>1980</b> 
Black	3338	31	
Asian or Pacific Islander	23	0	
American Indian	5	0	
Other	7	0	
<b>1990 Census total population</b>	11227		
		%	
White	8016	71	<b>1990</b> 
Black	3177	28	
Asian	0	0	
Pacific Islander	1	0	
American Indian	9	0	
Other	8	0	
Hispanic	57	0	
<b>1996 Estimated population</b>	12790		
		%	
White	9363	73	<b>1996 Estimate</b> 
Black	3385	26	
Asian or Pacific Islander	17	0	
Other	25	0	
Hispanic	52	0	
<b>2001 Estimated population</b>	14095		
		%	
White	10522	74	<b>2001 Projection</b> 
Black	3528	25	
Asian or Pacific Islander	16	0	
Other	30	0	
Hispanic	46	0	



According to the last decennial census, about 69% of population is white, 30% is black and 1% is composed of other races. The population division by race has been constant over time and the census figures show that during the last decade Asian and Pacific Islander population decreased. In contrast, for Robertson County this trend is reversed. There is an affluence of Asian and other races to the greater regional area. It is also notable that the majority of the black population in Robertson County as a whole is mainly concentrated in Springfield. It is further believed that the census and these population estimates have significantly undercounted the Hispanic population

Race Trends 1980-2001 (Persons)	Springfield city TN
White population	
1980 Census	7359
1990 Census	8016
1996 Estimate	9363
2001 Projection	10522
Change 1980 to 1990	657
Change 1990 to 1996	1347
Change 1996 to 2001	1159
-----	
Black population	
1980 Census	3338
1990 Census	3177
1996 Estimate	3385
2001 Projection	3528
Change 1980 to 1990	-161
Change 1990 to 1996	208
Change 1996 to 2001	143
-----	
Asian or Pacific Islander	
1980 Census	23
1990 Census	0
1996 Estimate	17
2001 Projection	16
Change 1980 to 1990	0
Change 1990 to 1996	0
Change 1996 to 2001	-1
-----	
Other population	
1980 Census	12
1990 Census	17
1996 Estimate	25
2001 Projection	30
Change 1980 to 1990	5
Change 1990 to 1996	8
Change 1996 to 2001	5
-----	
Hispanic population	
1990 Census	57
1996 Estimate	52
2001 Projection	46
Change 1990 to 1996	-5
Change 1996 to 2001	-6

<b>Race Trends 1980-2001 (percent)</b>	<b>Springfield city TN</b>
<b>Percentage White</b>	
1980 Census (%)	68.6
1990 Census (%)	71.4
1996 Estimate (%)	73.2
2001 Projection (%)	74.7
Change 1980 to 1990	2.8
Change 1990 to 1996	1.8
Change 1996 to 2001	1.4
<b>Percentage Black</b>	
1980 Census (%)	31.1
1990 Census (%)	28.3
1996 Estimate (%)	26.5
2001 Projection (%)	25
Change 1980 to 1990	-2.8
Change 1990 to 1996	-1.8
Change 1996 to 2001	-1.4
<b>Percentage Asian and other</b>	
1980 Census (%)	0.3
1990 Census (%)	0.3
1996 Estimate (%)	0.3
2001 Projection (%)	0.3
Change 1980 to 1990	0
Change 1990 to 1996	0
Change 1996 to 2001	0
<b>Percentage Hispanic</b>	
1990 Census (%)	0.5
1996 Estimate (%)	0.4
2001 Projection (%)	0.3
Change 1990 to 1996	-0.1
Change 1996 to 2001	-0.1

## Population Demands on Infrastructure

The City of Springfield is growing not only in population and new housing development, but also in the public infrastructure. The widening of the principal transportation networks, an increase in building permits being issued, the development of new utility lines, a new fire station and the prospect of a new interstate highway crossing Robertson County are some of the examples of the prospective growth expected to result in Springfield.

Continued growth causes concern for planners to prevent the future consumption of primary urban services and resulting in an overburden services that the City provides. Identifying the direction of residential growth allows local government to adjust the parameters of residential and recreational land use without impeding the availability of land for commercial and industrial use. Primary urban services are addressed to attend the basic needs of the community such as health, security, water and waste disposable, utilities, education and transportation.

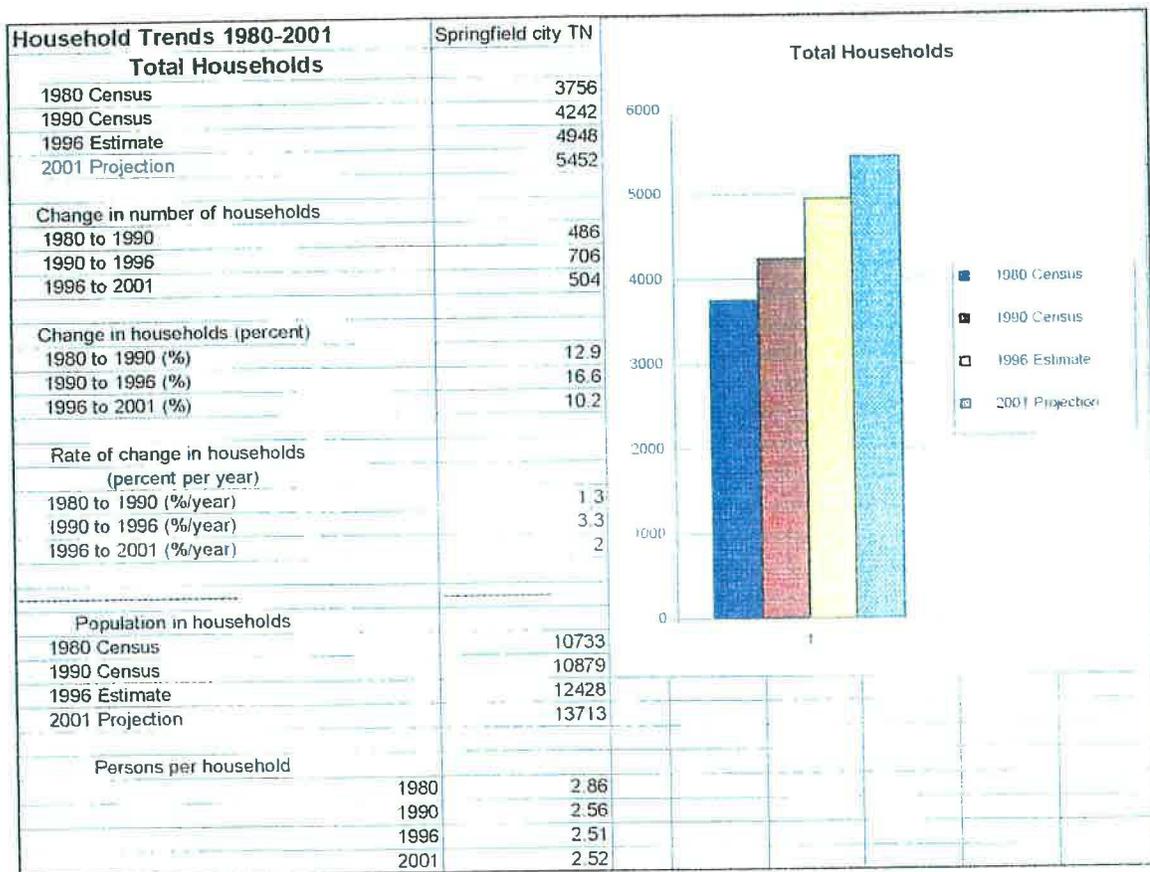
There is a good perspective of the community related to health services. Essentially, health services are provided by the local hospital and other small clinics. The new hospital not only will provide service to the city, but also to the surrounding region. The increasing investment in health services will open new choices and encourage more and better services. In addition to the local health services, the greater Nashville region offers numerous opportunities for health services and treatment.

The increase of urban population will require development more security norms that include fire prevention, police protection and crime control. Also, traffic flow is a concern for the City as we continue to grow and place additional vehicles on our existing streets.

The source of water of the city is provided by a public system. The increase of urban population will require a higher demand for potable water. Also, the new industrial development projects will require create additional needs for water lines, sewage and waste management.

Presently, the city has no form of community public transportation services. According to the last decennial Census, 72% of the workers drove alone to their place of work where the mean travel time was 18 minutes. The city plans to improve the roadway network. Additionally, management of the commuting transit and the general motion of city residents can be improved by providing a functional and efficient public transportation system.

## Housing



One of the effects of growth in the Nashville-Metro area is the impact of searching for new residential areas. Undoubtedly, Springfield is one choice for Nashville residents who are relocating to the suburbs in the situation identified earlier as urban sprawl. In addition to the influence of urban sprawl, the natural increase in housing demand due to economic development of Springfield also collaborates in the demand for additional



housing units. Affordable and quality housing is an important factor to sustain a good standard of living. Springfield is poised to provide the environment to accept this demand.

### HOUSEHOLDS STATISTICS

<b>Robertson County</b>				
<i>Number of Households</i>	7,839	9,071	12,532	14,801
<i>Percent of Growth</i>		15.7	38.2	18.1
<i>Persons in Households</i>	27,222	28,898	36,707	41,045
<i>Percent of Growth</i>		6.2	27.0	11.8
<b>Springfield</b>				
<i>Number of Households</i>	2,778	3,149	3,792	4,243
<i>Percent of Growth</i>		13.5	20.4	11.9
<i>Persons in Households</i>	9,166	9,591	10,588	10,846
<i>Percent of Growth</i>		4.6	10.4	2.4

*Source: Census of Population*

Approximately 90% of the total housing units in Springfield are occupied. Approximately 56% of the occupied houses are owner-occupied; the remaining structures are either rental units or are vacant. The number of vacant dwelling units, though small, is increasing over the years. This may be attributed to deterioration and dilapidation in some of the older neighborhoods of the City. This effect was identified earlier as a natural process to be expected in the filtering-down process of neighborhoods.

Mainly the principal housing structures in Springfield are single family dwellings, however, the growth of these structures was modest during the last decade. Multifamily buildings have increased over time but still are not built on a large scale in the community. This type of dwelling grew as an option for the middle and low-income families and for single or elderly populations. Importantly, increases in locating mobile homes in the City and in Robertson County prompted legislative action by local officials. In the latter portion of the 1990s, both the City and County modified their zoning ordinances to better control the random placement of these forms of housing. The results of the effects of those ordinances may be better identified in the coming decade.

## HOUSING UNITS BY TYPE OF STRUCTURE

<b>Robertson County</b>				
Single Family	7,968	8,585	11,049	12,276
Multifamily	453	867	1,390	1,453
Mobile Home, Trailer or Other	27	402	820	2,094
<b>Springfield</b>				
Single Family	2,507	2,544	2,944	3,210
Multifamily	405	687	854	1,052
Mobile Home, Trailer or Other		93	130	268

*Source: U.S. Census of Housing and Population*

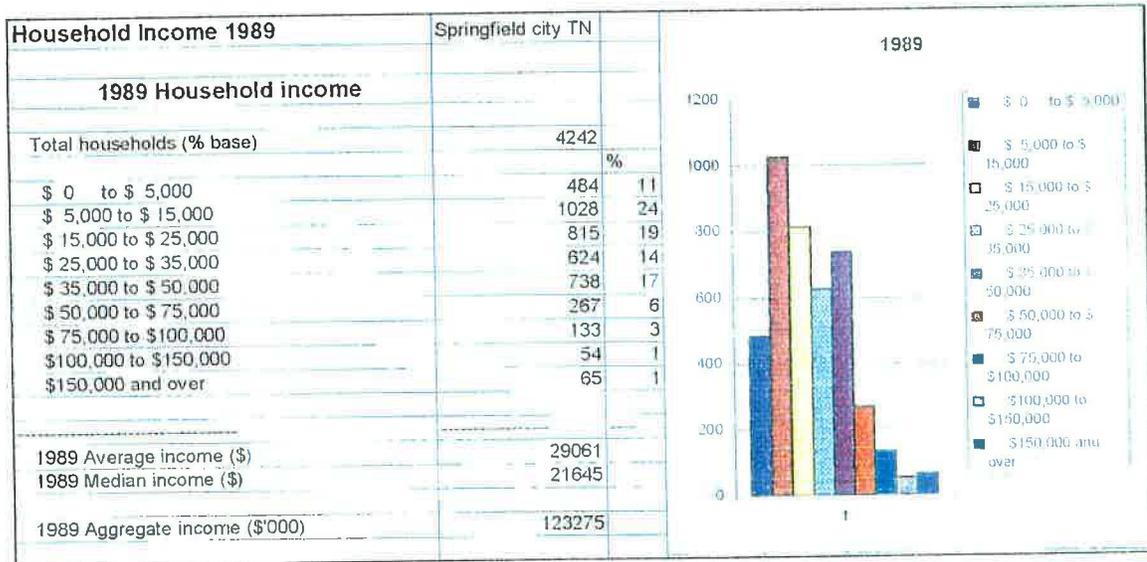
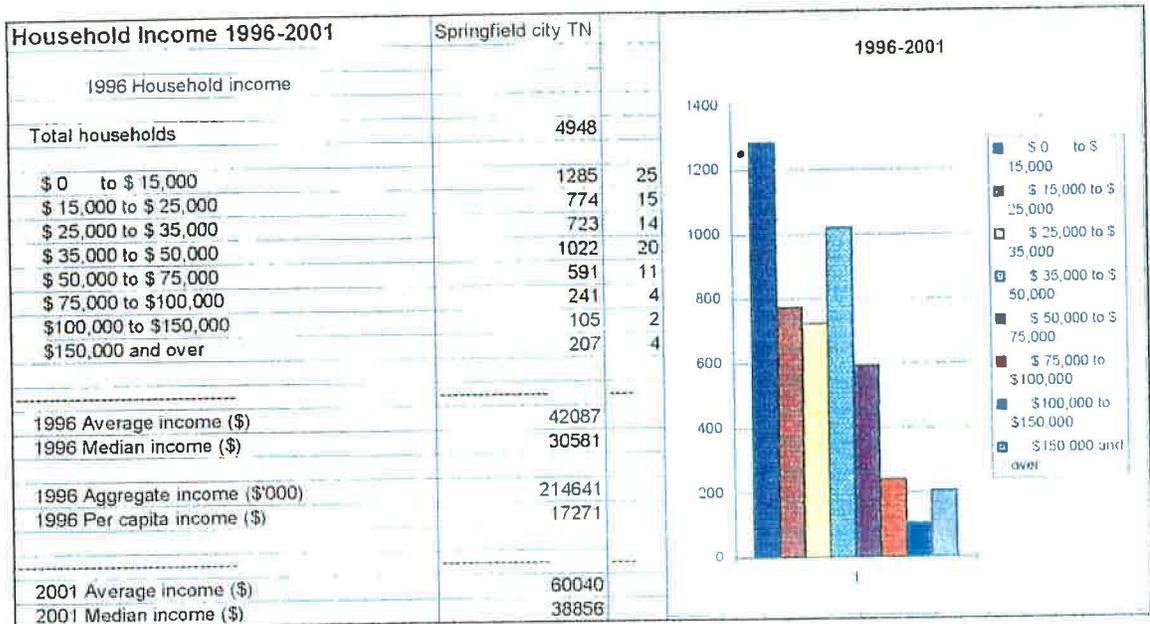
The City should encourage affordable housing to all income levels. Also, improving existing neighborhoods will provide a better residential environment. Upgrading or removing dilapidated houses will not only improve the conditions and appearance of the central city, but also will maintain the housing stock of the community.

### **Income**

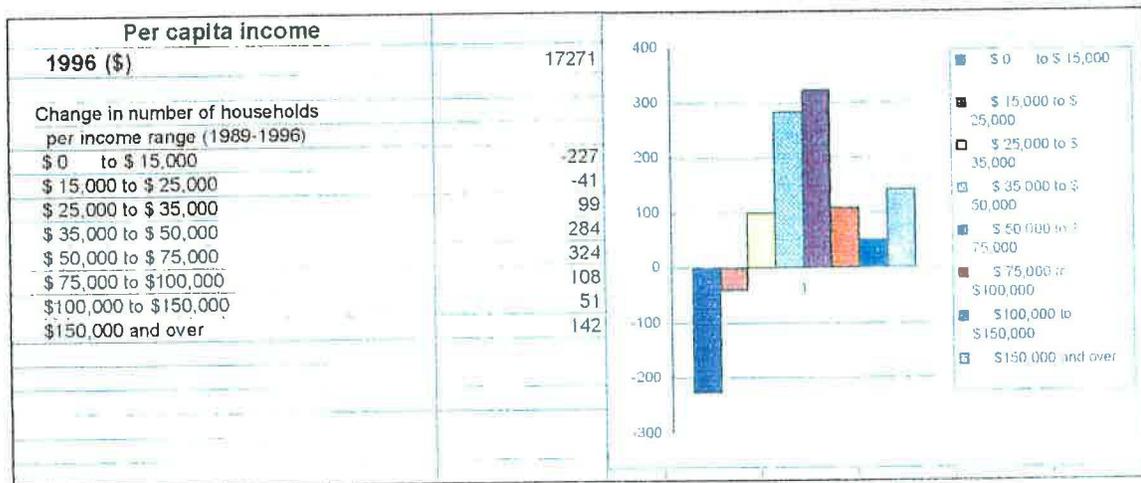
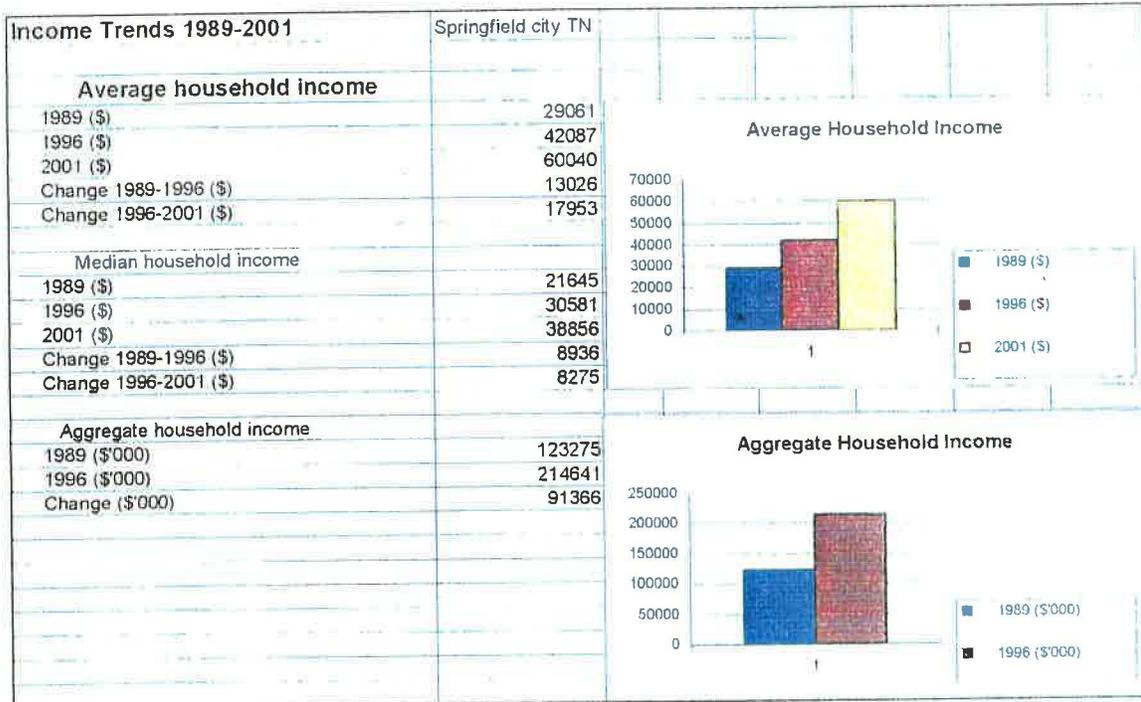
A principal indicator for analyzing the well being of the population is the per capita personal income. This indicator represents the amount of resources available to individuals to consume, to save, to borrow or invest. For 1993 the Per Capita personal income in Tennessee was \$18,439, that is 89% of the national average. Neighboring Davidson County has historically shown a per capita personal income greater than the national average. Even though this statistic is not available for the City of Springfield, the statistic for Robertson County per capita personal income enables us to broadly measure the well being of the immediate region. For 1993, Robertson County per capita personal income reached to \$16,070 which is 77% of the national average. This percentage has been constant over time.

Springfield, in 1990, showed 20% of the individuals of our community and 17% of the families of the community are below the poverty level. To improve the standard of living in the Springfield community, it will be necessary to provide more job opportunities with higher earnings. Encouraging the opening of new industries and business establishments is one method of battling higher levels of poverty. The City

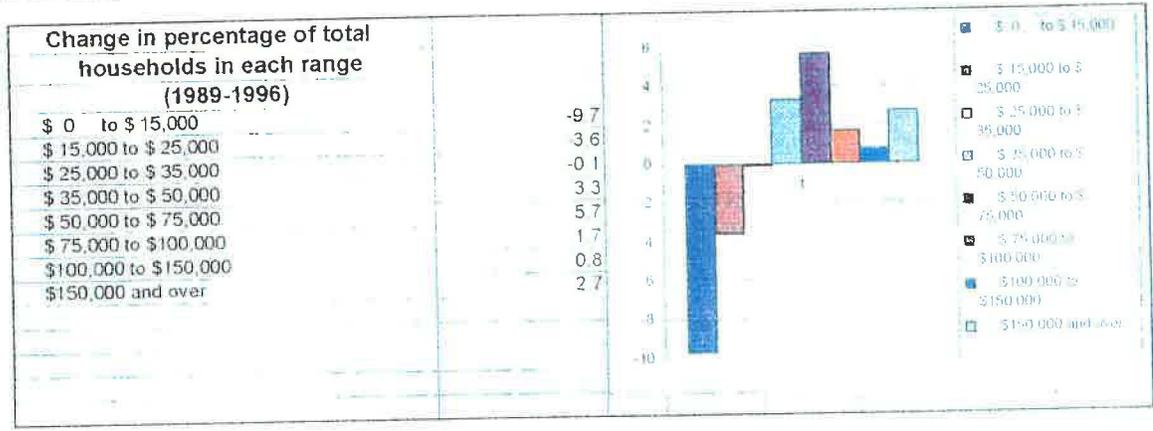
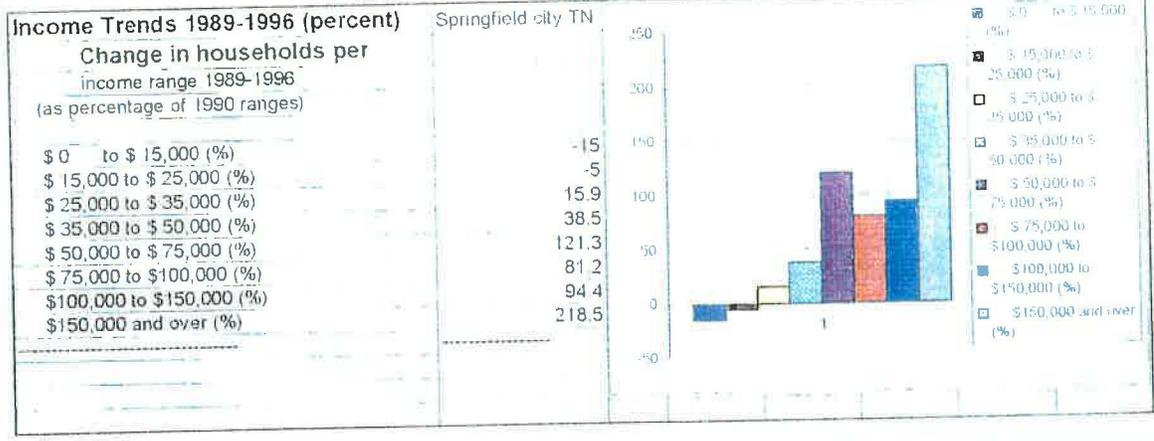
has historically showed levels of income lower than Robertson County and the State of Tennessee. Consequently, the percentage of persons below poverty level is also higher than the County and State level.











## Education

EDUCATIONAL ATTAINMENT OF PERSON 25 YEARS AND OLDER  
 PERCENT

	1989	1990	1991	1992
<b>Robertson County</b>				
Less than 9th grade	59%	44%	29%	34%
High School Graduate or Higher	41%	56%	71%	65%
<b>Springfield</b>				
Less than 9th grade	53%	42%	34%	20%
High School Graduate or Higher	47%	58%	66%	80%
<b>Nashville</b>				
Less than 9th grade	45%	29%	18%	25%
High School Graduate or Higher	55%	71%	82%	75%

Source: U.S. Census of Population

A high proportion of well-educated people is a favorable attribute to the City of Springfield. The increase in the level population literacy not only increases productivity, but also increases the standard of living through more conscientious citizens in matters such as nutrition, sanitation, health, education and even the government of the next generation.

The increase of population with lower levels of education is directly related to unskilled labor force, this is especially true for Robertson County and Davidson County. The impact of the neighboring areas to Springfield is a permanent effect that should always be considered for future planning. The future labor force must be trained and skilled to adapt to the trend of new and advancing technology. This technological advancement is expected to continue in all levels of society as we become a more computerized and industrialized community. Without continued improvements in educating the labor force and the future generations, the result may be low skilled workers with limitations in economic growth. These factors are important on a broad scale because the area surrounding Springfield has a big influence in the quality of labor force that may migrate to the City or become incorporated through annexation.

Selected educational statistics for public schools in Robertson County show a tendency of increasing demand for education in the area. The following table shows that over the first three years of the current decade, the net enrollment expanded its rate of growth to 11%, while for the decade of the 1980s the growth was 9.5%. Additionally, it is appreciable that there is an increase in education investment since the expenditure per pupil has been increasing over time.

#### ROBERTSON COUNTY

##### SELECTED EDUCATIONAL STATISTICS - PUBLIC SCHOOLS

	1980	1979	1978	1977	1976
<b>Net Enrollment</b>	6,367	7,185	7,420	8,125	9,035
<b>Percent Growth</b>		12.8	3.3	9.5	11.2
<b>Average Daily Attendance</b>	5,753	6,714	6,712	7,223	7,939
<b>Percent Growth</b>		16.7	-0.03	7.6	9.9
<b>Expenditure per Pupil</b>	210	456	1,405	3,096	3,305

Source: Annual Statistic Report of The  
Tennessee Department of Education.

## Employment and Wages

The expansion in the economic activity of the City is one of the best prospects for the creation of future employment. However, the growth that this area has shown is not enough to decrease the level of unemployment to the regional level. The unemployment level of the City is higher than the County and Tennessee levels. However, if we compare the unemployment rate of Springfield in 1980, there is a significant improvement in employment levels.

### LABOR FORCE AND UNEMPLOYMENT

<b>Tennessee</b>					
Labor Force (000)	1,289	1,526	2,080	2,385	2,664
Unemployment	6.3%	4.4%	7.3%	5.2%	4.8%
<b>Robertson County</b>					
Labor Force (000)	10,324	15,493	18,630	21,120	24,420
Unemployment	4.7%	5.6%	6.9%	5.4%	5.0%
<b>Springfield</b>					
Labor Force (000)	3,713	3,615	4,664	5,145	n/a
Unemployment	7.6%	5.2%	10.7%	6.3%	n/a

Source: Tennessee Dept. of  
Employment Security

The sector exhibiting greater levels of employment is the manufacturing sector, followed by the trade and government sector. The economic activity in Robertson County that generates the lowest level of employment is in the agriculture sector. According to the last census, the City of Springfield employment is basically the same as the county pattern of employment by sector. The manufacturing sector is the main source of employment. Services rank as the second sector that concentrated high level of labor force and retail trade is ranked as third. Labor force by industry is completely related to the economic structure of the City. If the pattern of growth continues to have the same structure, the principal sector to generate employment will continue being the manufacturing sector.

## ROBERTSON COUNTY

### COVERED EMPLOYMENT AND WAGES BY SECTOR

<b>Total</b>			
<i>Annual Average Employment</i>	7,777	9,694	8,842
<i>Annual Average Wage</i>	14,172	16,466	19,834
<b>Agriculture, Forest. &amp; Mining</b>			
<i>Annual Average Employment</i>	58	84	95
<i>Annual Average Wage</i>	11,129	11,828	13,675
<b>Construction</b>			
<i>Annual Average Employment</i>	328	370	474
<i>Annual Average Wage</i>	13,974	15,339	18,559
<b>Manufacturing</b>			
<i>Annual Average Employment</i>	1,239	2,617	4,238
<i>Annual Average Wage</i>	17,267	18,611	23,642
<b>Transport., Comm. &amp; Utilities</b>			
<i>Annual Average Employment</i>	42	207	246
<i>Annual Average Wage</i>	19,525	21,642	28,088
<b>Trade</b>			
<i>Annual Average Employment</i>	1,534	2,110	2,527
<i>Annual Average Wage</i>	10,662	12,661	14,685
<b>Services</b>			
<i>Annual Average Employment</i>	675	981	1,012
<i>Annual Average Wage</i>	9,808	12,743	15,975
<b>State &amp; Local Government</b>			
<i>Annual Average Employment</i>	874	1,126	2,093
<i>Annual Average Wage</i>	14,774	17,625	21,491

*Source: Tennessee Dept. of Employment Security*

Considering the wages by sector in Robertson County, transportation, communication & utilities has the highest annual average wage. The manufacturing sector is the second sector with the higher annual average wage, followed by the state and local government.

A healthy business environment requires a quality and an abundant labor force. The rapid growth of new firms and the expansion of the existing ones is only a sample of the potential growth of the city. This labor force could be enhanced by more adult education; involving the business community to create job training programs and internships; providing quality residential conditions to encourage labor force migration

to the area; and developing a fluent transportation network to enhance the conditions of the commuting labor force.

## Land Use

This section identifies a general description of the urban designs for the past 26 years. Since an objective of this plan is to address current situations and future goals, historical urban patterns are described in broad terms for comparative analysis. Historical descriptions of the urban pattern of land use are established as is the current pattern. From these descriptions, trends can be established and policies forwarded to address expected land use patterns.

### Land Use 1972

In 1972, the commercial land use was concentrated primarily in the central business district. There was some evidence of commercial development along the arterial highways in the southern section and northern section of the urban area boundary. Industry was concentrated in the eastern portion of town and western portion of town. Residential land use occupied the majority of the developed land in the region. Vast amounts of vacant property were available away from the major highway corridors.

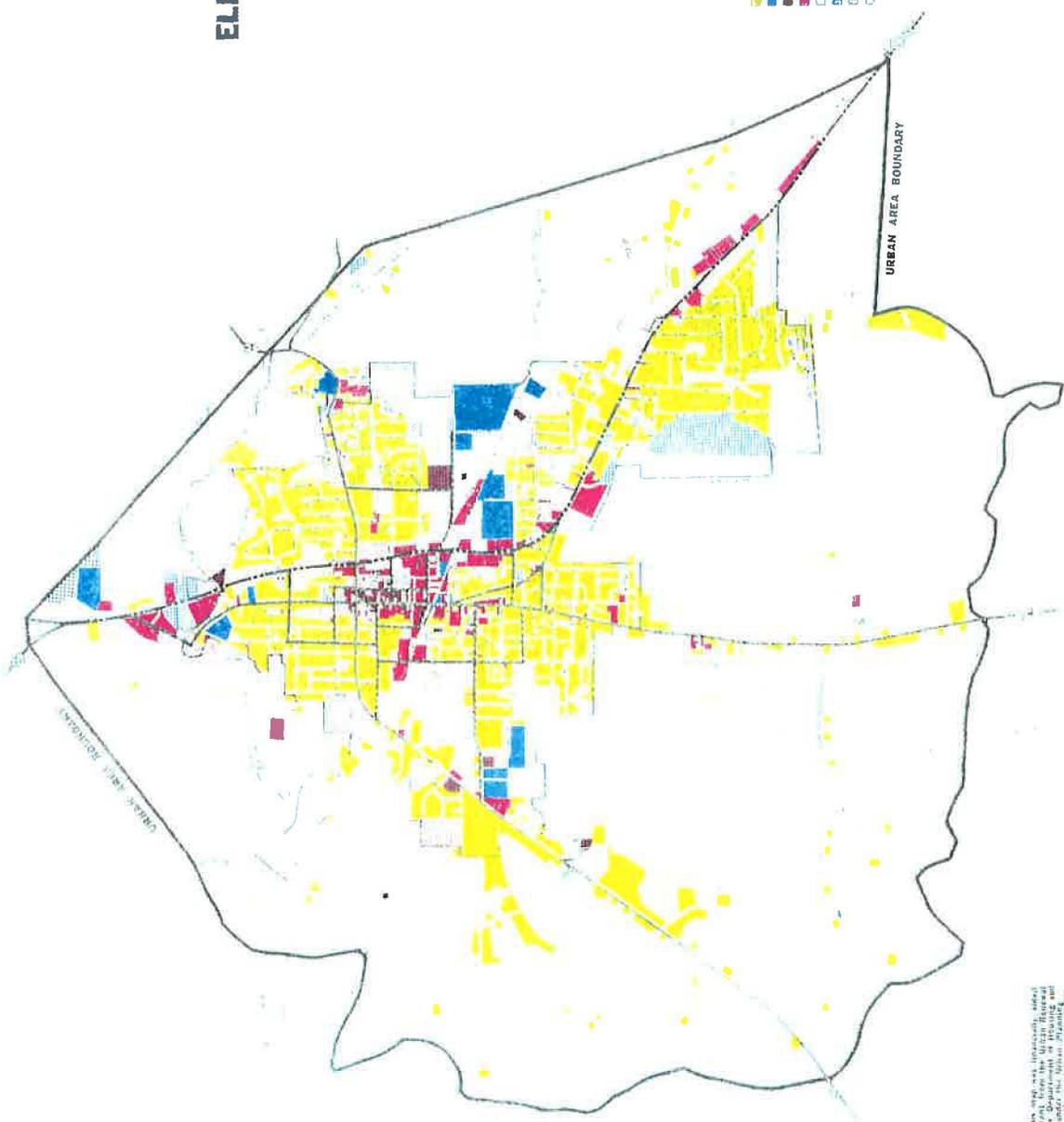
The urban pattern in 1972 reflected the initial development of the southern industrial park and the beginning of land subdivision outward from the central city for residential purposes. Also, we see the initial trend of highway strip development for commercial land use, which also marks the beginning of a decline of activity in the central business district. Agriculture was still the primary land use for the surrounding region.



# ELEMENTS OF PHYSICAL DEVELOPMENT

## SPRINGFIELD TENNESSEE

1972



- LAND USE**
- RESIDENTIAL
  - MANUFACTURING
  - TRANSPORTATION, COMMUNICATION and UTILITIES
  - WHOLESALE and RETAIL TRADE
  - SERVICES
  - CULTURAL, ENTERTAINMENT and RECREATION
  - RESOURCE PRODUCTION and EXTRACTION
  - UNDEVELOPED LAND and WATER AREAS
- THOROUGHFARES**
- MAJOR ARTERIAL
  - MINOR ARTERIAL
  - COLLECTOR

The preparation of this map was financially aided by the State of Tennessee through the Urban Regional Development Authority. The Urban Regional Development Authority is a public corporation created by the Tennessee General Assembly in 1954. It is authorized to...

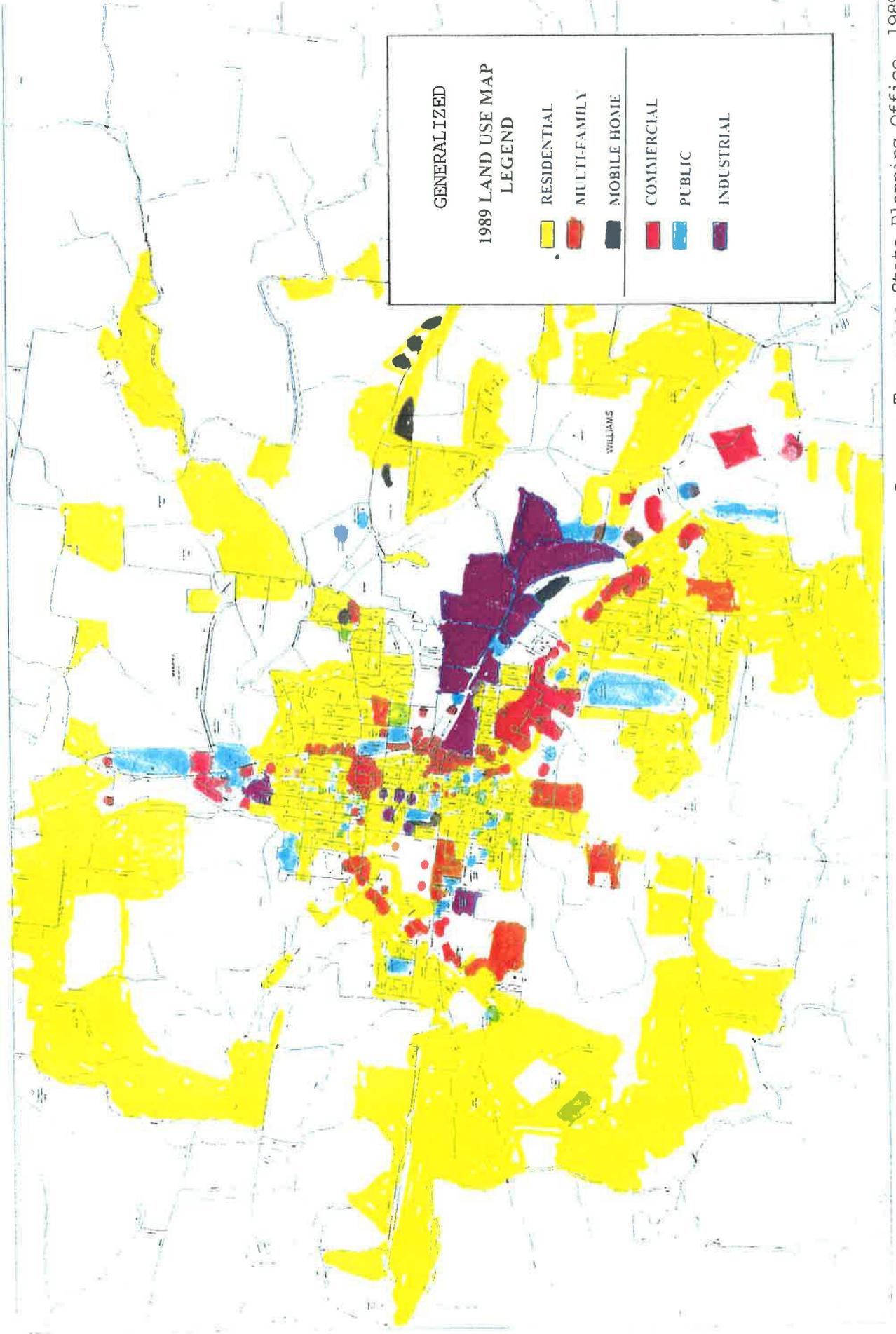
## Land Use 1989

The commercial land use patterns of the late 1980s reveal a continuation of dispersal from central business district. Shopping center type development had taken place in the traditional style of urban sprawl noted earlier. Manufacturing land uses had intensified in the eastern portion of town along Industrial Drive. Also during this period was the continuation of development of the surrounding property for residential land use. Many of the newer subdivisions involved the construction of new streets and utilities to provide access into this developing territory.

With the increasing demand for development of property for residential land use came the demand for the expansion of the city utility, transportation, police and fire protection infrastructure. These new developments created a burden on the existing city infrastructure that continues well into 1990's.

The increasing development of property for manufacturing purposes had probably increased the demand for residential growth and commercial sprawl. These patterns of growth are primarily concentrated in the southern and eastern portions of the urban region. No dramatic changes are observed in the northern and western section of the region from 1972. This may be explained by the geographic location of the Nashville-Metro Area been located on the southern side of the City as well as unsuitable topology and the lack of substantial utilities the northwestern section of the planning area.

The land use trend seems to be addressed to the southeastern section of the planning region. Accordingly, this area will have the impact of increasing demand for community services as the City grows in that direction.



Source: Tennessee State Planning Office, 1989

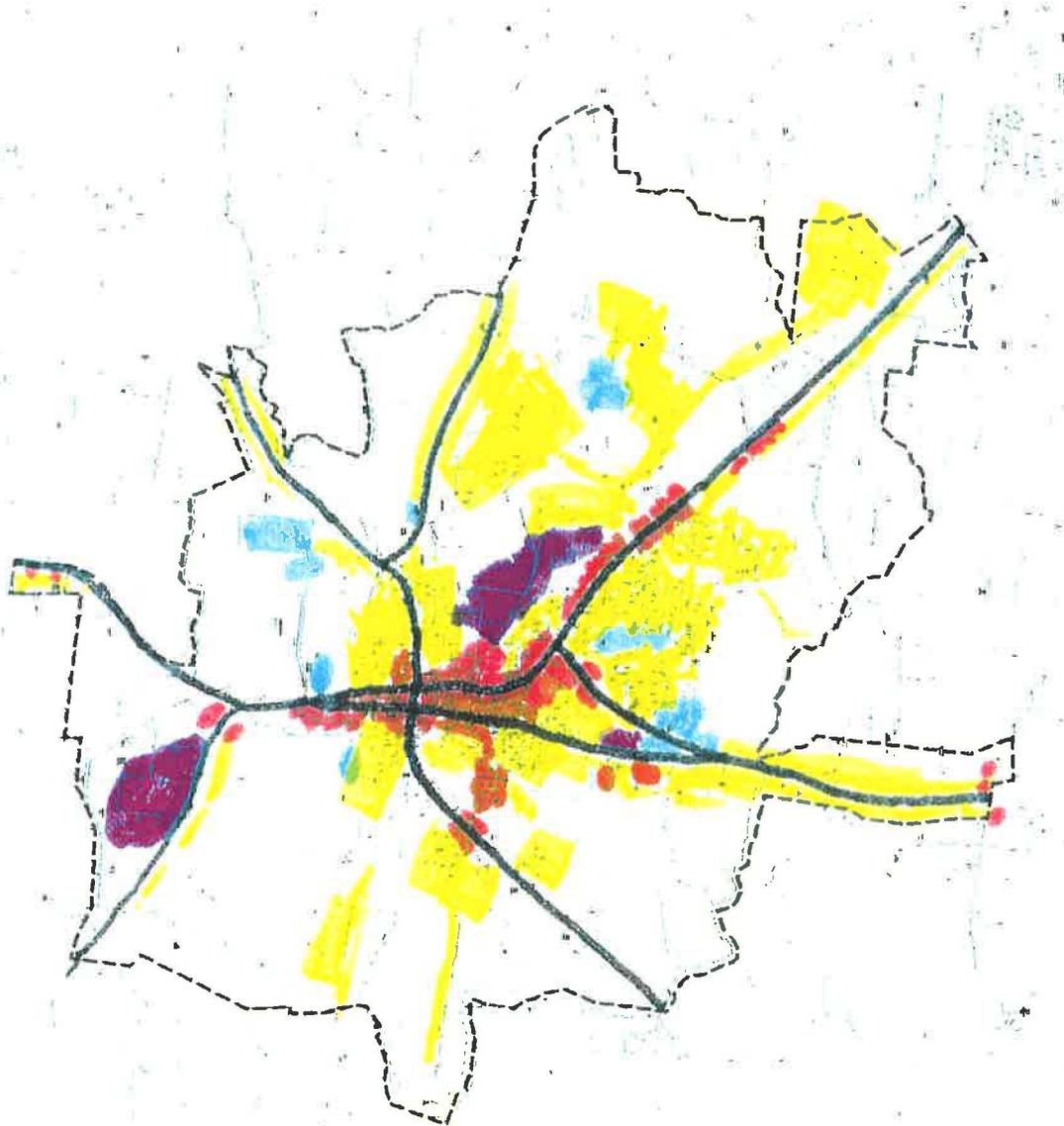
## Land Use 1999

The current land use pattern reveals that commercial development continues to grow in an outward direction, primarily southward. Industrial development is now occurring in the northern fringe of the planning region. Residential development has continued to grow in the eastern, southern and western portion of town. In 1993, the City annexed a large portion of land in the southeastern direction as part of the development of a municipal golf course and residential area. Also worthy of mention is the new location of a hospital on Highway 431 in 1995. This establishment will likely stimulate related health services growth in that region. The City also annexed southward along the Highway 41 corridor in 1998 to the town limits of Greenbrier. Other annexations have also taken place as a result of an annexation study approved by the Board of Mayor and Aldermen in the late 1990s. Primary areas of concern in annexing areas into the City are the provision of utility services and fire protection.

It is important to mention that the Tennessee Department of Transportation (TDOT) has proposed a new four-lane highway that will traverse Robertson County in the future. Presently, the preferred route by TDOT officials traverses the county northward of the present City Limits and the airport. As the next decade ensues and funding for that route becomes more of a reality, prospective commercial and industrial growth may be anticipated in that segment of our community. Annexation strategies by the City should begin soon thereafter to provide planning and zoning mechanisms in the area prior to the need to react to those situations.

General Land Use  
1999

- Low Density Residential
- High Density Residential
- Commercial
- Industrial
- Public/Semi Public



## The Twenty-Year Growth Plan

The following section addresses the issues concerning the mandated Growth Legislation, set forth in Public Act 1101 of May 1998, for the City of Springfield. Enclosed herein is the (1) City projected population estimates, (2) a defined territory for the Urban Growth Boundary (UGB), (3) proposed land use classifications within the UGB and (4) an inventory and analysis of each department of the City to address the anticipated growth.

### Twenty-Year Population Projections – A prerequisite of Tennessee

#### Public Chapter 1101

In assistance to the State toward establishment of population estimates, The University of Tennessee (UT) provided each county and city with population projections statewide. Each community was allotted an opportunity to contest the estimates within a limited timeframe. The projected population growth of Springfield for the years 2000 to 2020 was shown by UT to be only 34.25 percent. Therefore, City officials respectfully contested the UT projections with locally submitted projections based upon the following rationale:

1. Growth for Springfield within the current decade alone is 19.8 percent compared to the combined growth for the previous two decades of 15.5 percent. Springfield's growth rate over the current decade has increased markedly.
2. Taking into consideration, the abundance of undeveloped land around Springfield, this growth trend should continue upward for the next twenty years.
3. Springfield is located within the Nashville Standard Metropolitan Statistical Area (SMSA) and abuts the Clarksville (SMSA). Between 1970 and 1990, both SMSA's grew between 40 and 43 percent each. In the two decades between 1980 and 2000, both SMSA's maintained steady growth at between 41 and 43 percent. Within the years 2000 to 2020, this population growth trend should at least be maintained, but is likely to increase instead of decrease.
4. Robertson County grew 43.3 percent between 1970 and 1990. Based upon the current trend of 29.8 percent, Robertson County is on a pace to grow between the years 1990 to 2010 by well over 60 percent. This steady increase of growth should continue through the years 2010 to 2020.
5. Robertson County should continue to transform from an agriculturally based county into a suburban county within the next twenty years. As land to the

south of Nashville becomes more developed and costly, Robertson County will have an abundance of scenic and relatively inexpensive undeveloped land to meet the growing demand for housing.

6. Springfield will be the major beneficiary of Robertson County's growth due to its ability to provide a full range of municipal services, especially water and sewer. Much of Robertson County at the present time cannot accommodate high density growth due to water and wastewater system limitations.
7. If Springfield and Robertson County experience half of the growth spurt that Rutherford and Williamson counties experienced between 1970 and 1990, a development boom driven by a growth rate of 70 percent within the next twenty years is possible. Both Rutherford and Williamson counties have continued to maintain rapid growth within the current decade. This booming growth pattern should easily find its way north within the next decade.
8. A special census was conducted in Springfield in 1997-98 and the city has grown since that time in both new housing and annexation of populated areas. The population of Springfield will be at or near 14,000 by year 2000.
9. In conclusion local officials projected the growth rate in Springfield to be no less than 30 percent in each of the next two decades. This will result in a cumulative growth rate of at least 60 percent during the years extending from 2000 to 2020. The City of Springfield's population projections are as follows:

### 20-Year Population Projections

2000	14,000
2005	16,100
2010	18,200
2015	20,930
2020	23,660

## Twenty-Year Growth Boundary

In compliance with the provisions of Tennessee Public Act 1101 of 1998, the City of Springfield defined an Urban Growth Boundary to contain future urban services. Once established, the UGB cannot be amended for a period of at least three years, and only then upon the approval of the Robertson County Coordinating Committee according to State Law. The territory described on the following map and legal description is proposed as the UGB for the City of Springfield, Tennessee.

The territory is (1) reasonably compact yet sufficiently large enough to accommodate residential and non-residential growth, projected to occur in twenty years; (2) is contiguous to the existing municipal boundary; (3) is such that a reasonable person, based upon historical experience, economic trends, and topographical characteristics, would project as the likely site of high density growth over the next twenty years; (4) is located such that the City of Springfield is better prepared than any other municipality in Robertson County to provide services to the area; and (5) reflects the City of Springfield's duty to facilitate full development of resources inside the municipality, manage and control urban expansion outside the municipality while taking into account the impact to agricultural lands, forests, recreational areas, and wildlife management areas.

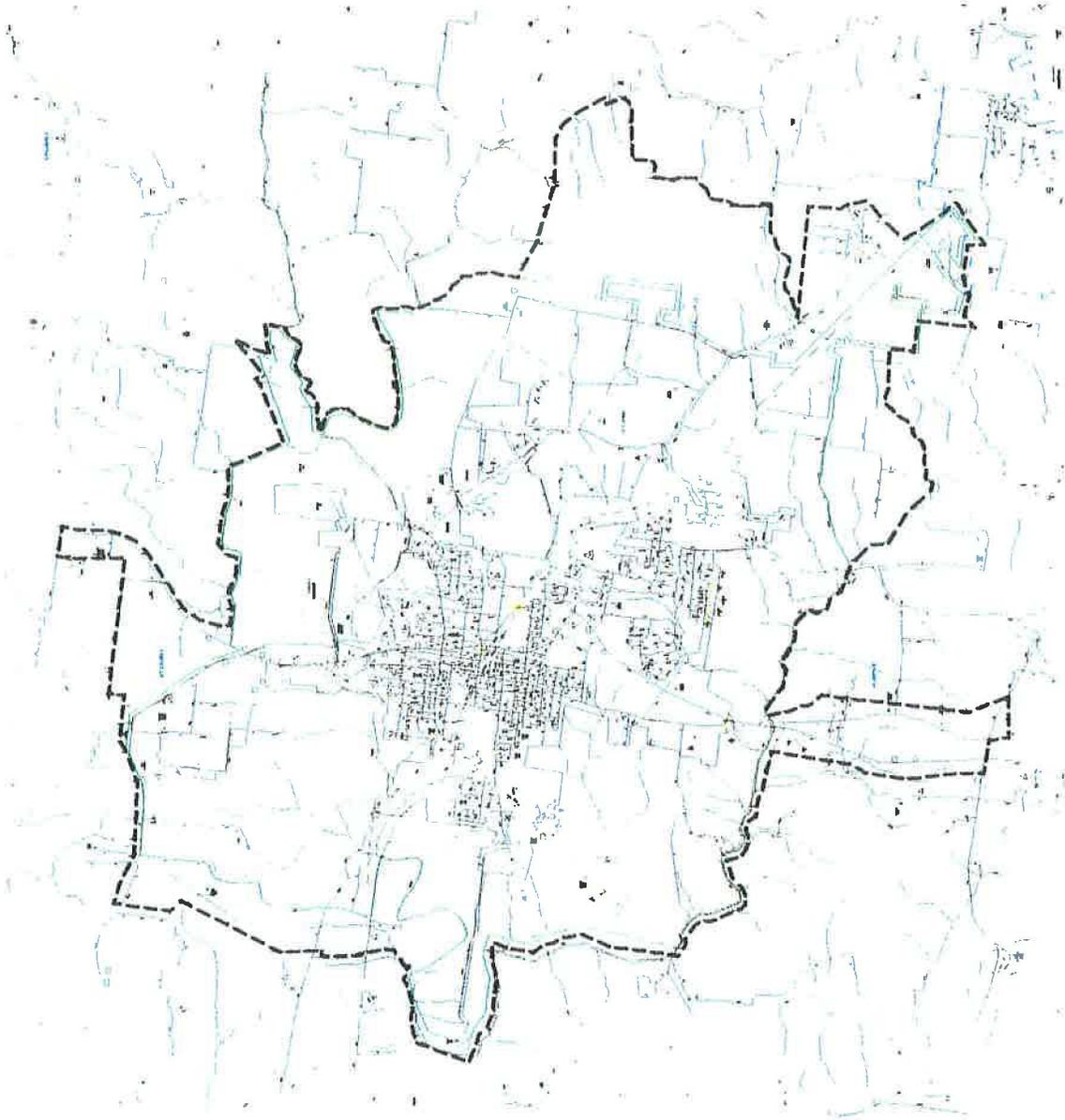
The City has Planning Region of approximately 25.9 square miles. The Planning Region was established in 1972 in conjunction with the land use plan adopted at that time. Currently, nearly all the property located outside the City Limits, but within the Planning Region, is zoned AG, Agricultural District. These properties are mostly composed of low-density, residential and agricultural land use. The purpose of establishing the Planning Region over twenty years ago was to provide the City with zoning jurisdiction in this territory to direct the future development and preservation. The proposed urban growth area is approximately 35.2 square miles in size and incorporates all of the City's existing Planning Region.

In establishing the Springfield UGB, the above factors were considered as well as careful attention placed upon the distance of the proposed boundary from the existing and proposed fire hall. The City wishes to maintain a distance within five miles from

either station for response time. This distance is directly related to the City's insurance rating for homeowners and businesses. Also, the City cooperated with neighboring city leaders and county representatives to establish a boundary that was agreeable to adjoining local governments. This cooperative approach was initiated in the very early stages of the development of the Springfield UGB and that of neighboring municipalities.

Springfield  
Urban Growth  
Boundary  
Proposed By  
Springfield  
Planning Commission  
8/5/99

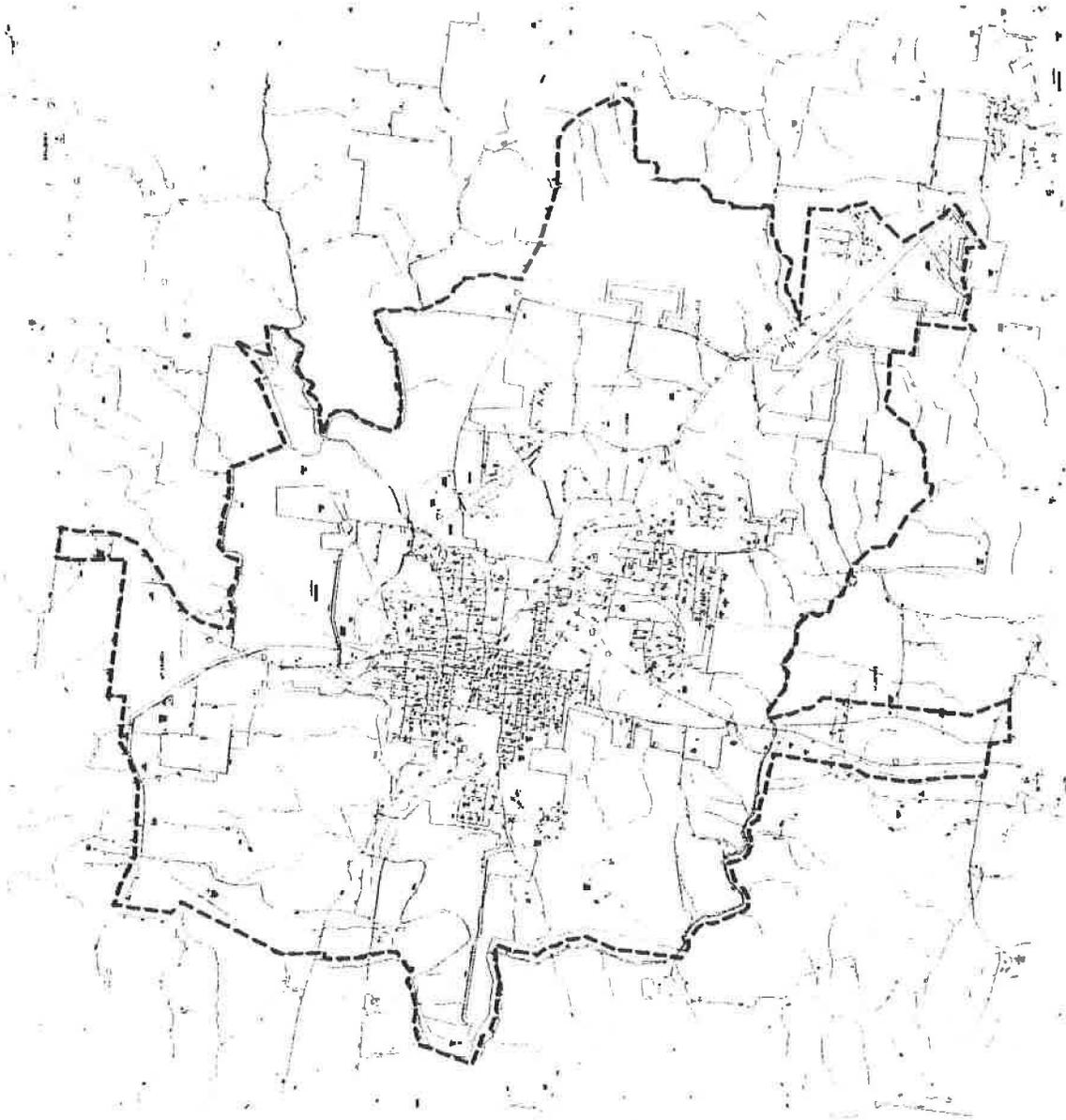
Urban Growth Boundary



Springfield  
Urban Growth  
Boundary

Proposed By  
Springfield  
Planning Commission  
8/5/99

Urban Growth Boundary



## **Inventory and Analysis of Services**

The following sections address those services that the City of Springfield provides to its citizens. The City provides police protection, fire protection, parks and recreation, sanitation pick-up, planning and zoning, street maintenance and repair, a municipal golf course, water and sanitary sewer, natural gas, and electrical service. Each department has provided a brief description summarizing a plan to provide services to the proposed UGB.

### **Police Protection**

As the population increases through natural migration or annexation, there will be a need for increases in police protection. Typically, increases in population result in increased crime and additional traffic patrol. Importantly, annexed areas, even those without high numbers of population, mean more road miles for patrolling and eventually result in a response-time increases. In order for the City to provide adequate police protection at the same levels of service now enjoyed, additional manpower and cruisers will be needed to enhance the police force.

As the City grows in size and density, there will be an ever-increasing demand for more precincts in addition to the main police department station. Precincts should be sought in the northern and southern portions of the UGB. Construction costs estimates for the two precincts is estimated to be approximately \$500,000.

Funding for the construction of new precincts would be obtained through the issuance of notes or municipal bonds. The City, however, will most likely attempt to retain space at new fire stations or other City facilities for use as small Police Department precincts. The Springfield Police Department currently has agreements with the Springfield Housing Authority and Bransford Community Development Center for the use of their facilities as police precincts. Other options available to the Police Department include leasing or purchasing office space in existing commercial facilities.

Prior existing conditions and recent annexations have required the City to modify its radio system in order to resolve communication difficulties due to variations in topography. The City is currently purchasing equipment and constructing facilities for the installation of a repeater system that will allow the police and other departments to improve radio communications at all points within the existing or future city limits. This project will cost under \$40,000 and will be finalized early in Fiscal Year 2000.

The Springfield Police Department currently has agreements with all Robertson County law enforcement agencies to provide or receive mutual aid in the event of unusual emergency situations.

In order to maintain current levels of service, annual operating budgets for the Police Department should increase proportionate to increased population and, to a lesser degree, increased land area. Over the next twenty years, the City can, on average, expect to add 1.25 uniformed officers per year, 1 detective every 5 years, 1 administrative assistant every 7 years, and 3 dispatchers every 10 years.

The number of current positions and salaries for various Police Department job titles are as follows:

#### POLICE DEPARTMENT

POLICE RECORDS CLERK (1)	\$17,576	\$23,982
RADIO DISPATCHER (10)	\$19,386	\$26,416
ADMINISTRATIVE SECRETARY (2)	\$19,386	\$26,416
POLICE OFFICER (19)	\$22,402	\$30,555
MASTER POLICE OFFICER (5)	\$23,566	\$32,136
COMMUNICATIONS SUPER (1)	\$24,794	\$33,758
POLICE SERGEANT (5)	\$25,979	\$35,422
POLICE LIEUTENANT (2)	\$28,642	\$39,083
DETECTIVE (4)	\$28,642	\$39,083
ASST POLICE CHIEF (1)	\$33,176	\$45,261
POLICE CHIEF (1)	\$40,331	\$55,078

Each patrol officer is assigned his or her own patrol vehicle which will stay in service for a period of approximately 6 years. Costs for police vehicles in the FY 2000 budget are estimated to be \$25,000.00 each.

A future goal of the policing effort of the City includes patrolling in quadrant sectors. A proposed boundary for the quadrants is Hwy 431 north-south and CSX Railroad east-west.

### 20-Year Budget Comparison - Police

Budget – 1977-78	1999-2000	% Change	Projection 2020
\$330,713	\$2,316,256	+86%	\$4,308,236

### Fire Protection

The City of Springfield Fire Department protects an area of approximately 12 square miles with a population of about 13,019 people in 1998. Predictions for the next 20 years will be to protect an area consisting of over thirty square miles with an estimated population of between 23,000 and 25,000.

The main goal for the Springfield Fire Department is to maintain or improve a Class 4 insurance rating. The main objectives will require accomplishments of strategic planning for adding additional fire station(s), personnel, equipment and replacement of some of the existing equipment.

The City of Springfield is in the process of implementing its long-term plan for water system improvements. These improvements will strengthen fire protection capability through increased water system pressures and fire flows. The Water/Wastewater Department's ability to perform computer aided water system modeling also provides assistance in designing, constructing and maintaining a water system capable of providing and sustaining adequate fire protection.

Water system pressure and fire flows have also been improved through the City's program of replacing undersized water mains with 8 inch mains which are of sufficient size to provide effective operation of fire hydrants. A program to replace all substandard fire hydrants throughout the City with new hydrants has been underway

for several years. Additional new hydrants have been installed in selected areas to improve neighborhood fire protection. New fire hydrants have also been installed in newly annexed areas in accordance with City policy.

An increase in the number of fire inspection personnel, increased code enforcement, the initiation of more fire suppression preplanning by fire department personnel, and more thorough subdivision plat and site plan review have all worked to improve the fire protection system and reduce fire loss. The Springfield Fire Department currently has agreements with all Robertson County fire departments to provide or receive mutual aid in the event of unusual emergency situations.

The City has set aside \$150,000 for the acquisition of a site for a future fire station to serve the southern portion of the City within the next four to five years. Property acquisition should be finalized during Fiscal Year 2000. The estimated cost of the new station is \$550,000 and will be funded through the issuance of municipal bonds. The initial staffing and equipping of the new station shall be the minimal amount necessary to improve response time within the service area.

This service plan includes the replacement of existing fire apparatus and the addition of new pieces of equipment according to the following schedule. All Fire Department truck purchases will be funded through notes of 5 to 10 years, or through the issuance of municipal bonds, which will have debt service schedules extending 15 or 20 years.

Current Equipment	Replacement Date	Replacement Vehicle	Cost
1975 American LaFrance	2000-2001	1500 G.P.M. Pumper	\$210,000.00
1977 American LaFrance	2003-2005	1500 G.P.M. Pumper	\$220,000.00
1981 85' Snorkel	2003-2005	75' Quint Ladder/1500	\$475,000.00
1988 E-1 Pumper	2008	1500 G.P.M. Pumper	\$240,000.00
1993 Rescue	2012	New Fire-Rescue	\$140,000.00
1996 E-1 Pumper	2016	1500 G.P.M. Pumper	\$240,000.00
2000 Chev. 1-Ton Brush	2020	1-Ton Brush Unit	\$ 60,000.00

The increased staffing and assignment of full-time and volunteer fire fighters will be necessary to maintain adequate response time as the City grows in area and population. Staffing decisions will depend upon the speed, type, location and density of future development. On the average, the City can expect to add 1 full-time fire fighter every year and 1 volunteer fire fighter every two years over the next twenty years.

Fire Department staffing levels and salary ranges for the FY 2000 budget are as follows:

**FIRE DEPARTMENT**

SENIOR FIREFIGHTER (13)	\$22,402 - \$30,555
FIRE LIEUTENANT (3)	\$24,794 - \$33,758
FIRE CAPTAIN (3)	\$28,642 - \$39,083
FIRE SUPP/PLANNING OFF.(1)	\$31,595 - \$43,118
ASST FIRE CHIEF (1)	\$33,176 - \$45,261
FIRE CHIEF (1)	\$40,331 - \$55,078

**20-Year Budget Comparison - Fire**

Budget - 1978-79	1999-2000	% Change	Projection 2020
\$284,304	\$1,191,458	+96%	\$2,335,258

**Water Department**

Our first obligation is to existing customers, those that have a contract for service. Minimum standards must be met consistently. Our second priority is to the potential future customers, those that may purchase a residential or commercial lot with a expectation for utility service. Our responsibility is to assure, to the highest degree possible through plan review and development regulations, that the water connection

provided will meet the minimum standards of flow and pressure. We must meet this responsibility in such a way that our first priority, the existing customer, does not have its level of service jeopardized. Third, we need to address the utility needs of the developer of land. After protecting the interest of the existing customer and the future customer, the developers' need for utility service should be addressed. Meeting the developers' need is accomplished in part by the City establishing a reasoned plan for the inevitable growth the community anticipates. While also requiring development, the new homes and businesses need to participate financially in providing the expanded utilities.

The City's Water Department has made tremendous advances in facility inventory over the last few years. There is now an accounting of what facilities we have and where they are located. The source of water for the City is the Red River. There are 579 fire hydrants inside the City and approximately 300 outside of the City Limits. The City has a pumping capacity of 10,000,000 gallons per day. The limitation on the available source is also 10,000,000 gallons. The Water Treatment Plant has a capacity also of 10,000,000 gallons. The City has a storage capacity of 11,985,000 gallons. The average daily water use is 5,500,000 gallons.

The Springfield Water/Wastewater Department provides potable water to all residential, commercial and industrial properties located within the City of Springfield. The department also provides water to a portion of Robertson County, including some of the land within the urban growth area. The City of Springfield is responsible for financing and constructing all general benefit facilities (water treatment plant, water storage tanks, and transmission mains) within its service area. Industrial, commercial and residential developers are responsible for financing and constructing local benefit facilities (transmission lines and distribution lines) servicing their developments. The City is responsible for operating and maintaining all general benefit facilities and all local benefit facilities which have been accepted by the City.

The construction of proposed water general benefit facilities will be generally accomplished through the issuance of municipal bonds. Debt service on bonds is currently retired through water rates and connection fees. In order to meet increased costs due to growth, the City will be studying the possible implementation of water impact fees. Impact fees are levied against new development and are tied to the costs

to provide general benefit capacity in water facilities for new development based upon a master water capital improvement plan. The impact fees can be used to pay the direct construction costs of general benefit facilities, or can be used to pay the debt services on the bonds used to finance construction of the general benefit facilities.

The City recently completed the expansion of its water treatment plant, which doubled the treatment and pumping capacity of the plant. Other short term capital improvement projects, to be constructed within the next three years, which will improve service both within the city limits and the urban growth boundary are as follows:

East Hillcrest Pump Station Replacement	\$ 822,000
US 431 South Transmission Main	\$1,760,000
Tom Austin Hwy. 1.5 MG Elevated Tank	\$1,770,000
Telemetry for all Storage Tanks	\$ 50,000

Other long term water capital improvement projects are as follows:

William Woodard Rd 16 in. Water Line	\$1,056,000
County System Tie-Ins	\$ 200,000
Matthews d. 24 in Transmission Line	\$3,900,000
Corbin Rd. Water Tank	\$ 872,000
Perimeter Loop	\$9,360,000

The Matthews Road Transmission Line and the Perimeter Loop construction would occur near the end of the 20 year plan of service. Both projects would serve the UGB and the portion of the City water system serving county customers outside the UGB. The necessity for the Corbin Road Water Tank project would depend upon the timing of development around the proposed Highway 840 corridor.

In order to more cost effectively serve its water customers, the City of Springfield will be exploring the possibility of entering into partnership agreements for both operations and sources of new water supply with adjoining water utilities. In addition, the City will be performing studies to determine a new rate schedule and connection fees to be implemented in order to help fund short and long term capital improvements

Ordinary budgeted costs of operations and maintenance should grow proportionately to the increased number of customers and size of the service area. The City maintains a substantial Water Capital Reserve Fund for the replacement of depreciated plant, facilities, and equipment

### 20-Year Budget Comparison - Water

Budget – 1977-78	1999-2000	% Change	Projection 2020
\$556,883	\$4,036,070	+86%	\$7,507,090

### Electrical Service

The City of Springfield provides electrical service to locations within the city limits. Electrical service is provided to areas outside of the city limits by Cumberland Electric Membership Corporation (CEMC). The City presently serves 6,326 customers with an average Kilowatt Hours of 670,580 being purchased per day.

Areas outside of the City Limits are served by CEMC. When the City of Springfield annexes territory, it purchases utility lines and other facilities from CEMC. The City maintains a Special Fund for Electric Plant Purchases for facility acquisitions from TVA and CEMC. Transfers from the operating fund are made each year into this fund to pay for annexed plant purchases.

For purposes of planning electrical service delivery to the UGB, the territory was viewed in individual geographical sections. Utilizing a land use inventory map that was prepared in conjunction with this study, numbers of potential customers were then estimated. The following lists the sections of the UGB for electrical service:

Area	Location	Total units
North	Hwy 41N to Hwy 49E	@ 100 units

Northeast	Hwy 49E to Hwy 76E	@ 107 units
Southeast	Hwy 76E to Hwy 41S	@ 209 units
South	Hwy 41S to Hwy 431S	@ 253 units
Southwest	Hwy 431S to Hwy 49W	@ 177 units
West	Hwy 49 W to Lawrence Lane	@ 52 units
Northwest	Sulfur Fork Creek to Hwy 41N.	@ 140 units

The Electric Department projected costs for annexation of customers from CEMC to the City for the years 2000 to 2020. The projections are based upon a 3% average increase per year in housing units and commercial establishments. A recent annexation, along the Hwy 41 South corridor cost approximately \$6,040 per unit including 10-year lost revenue payments. This is typical in comparisons to other annexation experiences. Using this figure as an average cost per unit, estimating 2,146 additional units in the UGB by 2020 our total projected cost for these annexed areas is approximately \$13,000,000.

That estimate assumes purchase of facilities from CEMC to serve existing and future units. Obviously, there will be additional development in these areas subsequent to the purchase of CEMC's lines, but with the infrastructure purchased and in place, the additional line extension cost to serve the new units will be minimal.

The Springfield Electric Department has no bond debt. Current annual payments due to CEMC, as compensation for lost revenue, will end in Fiscal Year 2010. The total amount owed to CEMC over the eleven-year period amounts to \$607,184. The City maintains a substantial Electric Capital Reserve Fund for the replacement of depreciated plant, facilities and equipment.

SPRINGFIELD ELECTRIC DEPARTMENT  
URBAN GROWTH PLAN  
19-Aug-99

AREA	BOUNDARIES	PRESENT # UNITS	PRESENT					AVG. COST PER UNIT	YR 2020 PROJECTED TOTAL COST
			YR 2000	YR 2005	YR 2010	YR 2015	YR 2020		
NORTH	HWY 161 TO HWY 49E	109	111	127	145	168	194	\$ 6,040.00	\$ 1,168,747.89
N E.	HWY 49E TO HWY 76E	116	118	135	156	179	206	\$ 6,040.00	\$ 1,243,805.10
S E.	HWY 76E TO HWY 41S	250	254	292	336	386	444	\$ 6,040.00	\$ 2,680,614.43
SOUTH	HWY 41S TO HWY 431S	313	318	365	420	483	556	\$ 6,040.00	\$ 3,356,129.27
S W.	HWY 431S TO HWY 49W	207	210	242	278	320	367	\$ 6,040.00	\$ 2,219,548.75
WEST	HWY 49W TO LAWRENCE LA.	55	56	64	74	85	98	\$ 6,040.00	\$ 589,735.17
N W.	LAWRENCE LA. TO HWY 41N	159	161	186	213	245	282	\$ 6,040.00	\$ 1,704,870.78
<b>TOTALS:</b>		1,209	1,227	1,411	1,623	1,866	2,146	\$ 42,280.00	\$ 12,963,451.38

### 20-Year Budget Comparison-Electric

Budget – 1977-78	1999-2000	% Change	Projection 2020
\$3,293,591	\$14,736,557	+ 78%	\$26,231,071

### Sanitary Sewer Service

The existing Sanitary Sewer System serves 5,021 customers inside the City Limits and 18 customers outside. The system utilizes an extended aeration type of sewer treatment plant. There are presently four pump stations that function within the system.

With competing interests, it has been necessary to establish a priority for providing service. An underlying focus in this report is addressing the needs or obligations based on the appropriate priority.

Our first obligation is to existing customers, those that have a contract for service. Minimum standards must be met consistently. Our second priority is to the potential future customers, those that may purchase a residential or commercial lot with an expectation for utility service. Our responsibility is to assure, to the highest degree possible, through plan review and development process, the wastewater connection provided meets the minimum standards of capacity. We must meet this responsibility in such a way that our first priority, the existing customer, does not have its level of

service jeopardized. Third, we need to address the utility needs of the developer of land. After protecting the interest of the existing customer and the future customer, the developers' need for utility service should be addressed. Meeting the developers' need is accomplished in part by the City establishing a reasoned plan for the inevitable growth the community anticipates. While also requiring development, the new homes and businesses need to participate financially in providing the expanded utilities.

Our current task is outlining a coordinated, practical Master Plan for improvements, modifications and expansions to the existing wastewater system. The plan presented is in phases and identified by the problem that is addressed and a recommendation.

The City's Wastewater Department has made tremendous advances in facility inventory over the last four years. We now have an accounting of what facilities we have and where they are located.

This master plan was developed using this inventory, addressing the existing system's weaknesses, and overlaying the wastewater system demand that anticipated growth will cause. This master plan includes projects underway, additional projects from the near horizon of 2000, and major projects beyond 2000.

The following recommendations are qualified and based on our current understanding of the wastewater system:

The Springfield Water/Wastewater Department provides sanitary sewer service to residential, commercial and industrial properties located within the City of Springfield. The City of Springfield is responsible for financing and constructing all general benefit facilities (wastewater treatment plant, interceptors, force mains and lift stations) within the service area. Industrial, commercial and residential developers are responsible for financing and constructing local benefit facilities (mains, lift stations and force mains) servicing their developments. The City is responsible for operating and maintaining all general benefit facilities and all local benefit facilities, which have been accepted by the City.

The construction of proposed wastewater general benefit facilities will be accomplished through the issuance of municipal bonds. Debt service on bonds is currently retired through sewer rates and connection fees. In order to meet increased cost due to growth, the City will be studying the possible implementation of sewer impact fees.

Impact fees are levied against new development and are tied to the costs to provide general benefit capacity in wastewater facilities for new development based upon a master wastewater capital improvement plan. The impact fees can be used to pay the direct construction costs of general benefit facilities, or can be used to pay the debt service on the bonds used to finance construction of the general benefit facilities.

The City has just completed an infiltration and inflow correction project to serve the Bransford drainage basin at a cost of over \$2,000,000. This project will help to regain treatment capacity at the wastewater treatment plant by reducing the infiltration of ground water and inflow of storm water runoff into the sanitary sewer system. The City has also recently constructed the Sherwood Forest interceptor which can provide capacity for 1,000 equivalent single family units. An additional construction fee must be paid before connection to this facility is allowed. Other short-term capital improvement projects, to be initiated within the next three years, are as follows:

Main extension – Chaucer Village and Quail Acres	\$606,000.
Engineering Design – Hwy 41 South	\$100,000.

Other long term capital improvement projects, which will service the current city limits and future annexations are as follows:

Main Extensiion – Hwy. 41 South	\$2,187,000
Wastewater Treatment Plant Expansion	\$7,000,000
Legacy Relief Line	\$ 333,000
Highway 41 North Interceptor	\$ 757,000
South Main Interceptor	\$ 894,000
Carr Creek Interceptor Additions	\$4,770,000

The Carr Creek Interceptor project, if needed, would be constructed very near the end of the 20 year plan of service period.

In order to help meet the increased costs of operations, maintenance, capital outlay and capital improvements; the City will be performing studies to determine a new sewer rate and connection fee schedule to be implemented. Major capital improvements will

be funded through the issuance of municipal bonds with debt service payment schedules of 15 to 20 years. Future wastewater long term debt payment capability will be improved because of the reduction of current annual debt service payments by \$300,000 per year within six years, due to the retirement of four bond issues within the next three to six years.

Ordinary budgeted costs of operations and maintenance should grow proportionately to the increased number of customers and the size of the service area. The city maintains a substantial Wastewater Capital Reserve Fund for the replacement of depreciated plant, facilities and equipment.

### 20-Year Budget Comparison - Sewer

Budget – 1977-78	1999-2000	% Change	Projection 2020
\$186,058	\$2,730,663	+ 93%	\$5,270,180

### Gas Service

The City of Springfield presently serves 3,951 customers inside the City Limits and 2,099 customers outside the City. Of these totals, 5,291 are residential customers, 724 are commercial and 35 are industrial. There is no storage capacity within the system. The average daily sales for summer months is 2,252,000 cubic feet and 4,660,400 cubic feet during winter months.

The City of Springfield's Gas Department has existing mains on approximately eighty percent (80%) of the roads within the proposed UGB. Future gas lines will be installed on the remaining roads as needed due to growth of those areas. The existing policy covering how lines are installed is subject to the number of customers per mile. Also, as areas are annexed, those areas will be served by the gas utility as required by the annexation plan of services.

Line extension projects to be completed within the next three years are as follows:

Highway 431 South	\$ 70,000
Legacy Subdivision	\$ 5,000
Oakland Road	\$ 15,000
Oakland Farms	\$ 5,000
Edgar Dillard Road	\$ 30,000
Ewell Elliott Road	\$150,000
Battle Creek Road	\$ 15,000
Highway 49 East (25 to 76)	\$150,000

The City will begin Phase V of the cast iron main replacement program in spring of the year 2000. The estimated cost of the project is \$850,000 and will be paid for with cash out of depreciation funds. All cast iron gas mains within the City of Springfield will have been replaced at the conclusion of this project.

The total current Gas Department debt service on municipal bonds shall be retired in Fiscal year 2009. The City maintains a Gas Capital Reserve Fund for the replacement of depreciated plant, facilities and equipment.

The Springfield Gas System has realized a reduced cost of gas supply and an annual refund of savings due to its co-founding and participation in the Tennessee Energy Acquisition Corporation. TEAC is a membership organization open to cities, towns, utility districts, gas authorities, and other public entities throughout the State of Tennessee. This corporation acquires and manages gas supply for its members and, at their request, manages their interstate pipeline transportation and storage business as well.

### 20-Year Budget Comparison - Gas

Budget - 1977-78	1999-2000	% Change	Projection 2020
\$1,146,340	\$7,563,496	+ 85%	\$13,992,468

## Solid Waste Collection

The City presently provides sanitation pick up for residential and small commercial properties.

Presently there are 4,950 sanitation customers. This number will increase as new land is opened for subdivisions and as the city annexes additional territory. The Public Works survey of the UGB identifies 1,209 existing dwelling units. Sanitation is presently operated as an enterprise fund, that is, the customer costs pay for the service provision.

As part of the sanitation service, the City also picks up brush and other items on a regular basis within the serviced territory. These costs are funded within the enterprise fund.

Should a new landfill open in Robertson County, the City will evaluate the feasibility of providing residential and small commercial service under contract through competitive bid. The City will also evaluate providing solid waste collection through competitive bid contract in a joint service agreement with other surrounding communities.

Ordinary budgeted costs of operations and maintenance should grow proportionately to the increased number of customers and, to a lesser degree, size of the service area. New garbage trucks cost approximately \$100,000 each and will be funded with notes extending from three to five years. The City maintains a Sanitation Capital Reserve Fund for the replacement of depreciated equipment and facilities.

### 20-Year Budget Comparison - Sanitation

Budget – 1979-80	1999-2000	% Change	Projection 2020
\$237,525	\$838,561	+ 72%	\$1,442,325

## Road and Street Construction and Repair

A goal of this study was to prepare an inventory of the existing street and road network within the UGB. City staff surveyed the street network, tabulating the length, width, type of surface, and number of dwelling units on each street within the UGB.

Simultaneously, a windshield survey of the land use of the area was obtained and mapped. The data was inserted into a Public Works database for future analysis as annexations in the area are proposed. At that time, costs associated with street maintenance and upgrades may be better estimated.

Name	Length	Width	Surface	Units
AirportRd.	11290	21	Asphalt	23
BanksDr.	1391	21	Asphalt	14
Betts	8600	20	Asphalt	13
BobWilksRd.	2200	9	Gravel	3
BoydHollandRd.	5600	19	Asphalt	2
BridgesRd.	2520	12	Gravel	6
BurrRd.	3500	20	Asphalt	12
CemeteryRd.	1310	15	Gravel	5
ClarenceMurphyRd.	5899	11	Asphalt	8
ClarityRd.	3980	15	Asphalt	
ClearviewDr.	750	9	Concrete	10
Concord	4190	15	Asphalt	30
CourtlandRd.	6629	15	Asphalt	20
E.CountyFarmRd.	980	21	Asphalt	4
E.CoutsRd	890	11	Gravel	4
E.LakeRd.	4800	14	Asphalt	14
E.SloanRd	450	11	Asphalt	4
E.SmithRd.	1227	12	Gravel	2
Fawn	700	27	Asphalt	13
FeltsRd.	6045	14	Asphalt	8
Flewellyn	2150	19	Asphalt	9
GregoryRd.	3239	15	Asphalt	9
Henderson	1220	16	Gravel	7
Henry Ford	1440	20	Asphalt	2
HighlandDr.	3713	28	Asphalt	40

HighOaksPl.	1473	14	Asphalt	4
HolmanRd.	2349	13	Asphalt	4
Hwy41N.	12600	25	Asphalt	25
Hwy431N	10451	25	Asphalt	34
Hwy49	11900	27	Asphalt	29
Hwy49N	18600	27	Asphalt	69
Hwy76	20130	25	Asphalt	70
JimGowerRd.	1889	14	Asphalt	6
KinneysRd	13000	21	Asphalt	28
KinneysSchoolRd.	13869	14	Asphalt	23
LahrRd.	7444	17	Gravel	
LahrRd.	4250	14	Asphalt	28
LauraLn	500	21	Asphalt	4
LawrenceLn	7322	21	Asphalt	34
LeddingRd.	830	13	Gravel	3
MariviewDr.	446	21	Asphalt	2
MerrelLn.	300	21	Asphalt	6
MoncriefCirc.	1857	21	Asphalt	17
MooreDr.	376	21	Asphalt	2
MorrisDr.	1420	28	Asphalt	14
Mt.ZionRd.	500	19	Asphalt	1
N.WallaceRd.	2660	14	Asphalt	4
NewChapelRd.	4750	16	Asphalt	21
NewCutRd.	15154	22	Asphalt	44
NicksRd	2000	18	Asphalt	24
OaklandRd.	3700	21	Asphalt	11
Old41N.	6300	20	Asphalt	19
Old431	9712	22	Asphalt	62
OldGreenBrierPike	10200	21	Asphalt	51
OldNewCutRd.	4120	16	Asphalt	35
OwensChapelRd.	4000	23	Asphalt	9
OzaneRd.	2058	15	Asphalt	18
PadfieldRd.	3240	13	Gravel	2
PalestineRd.	6921	21	Asphalt	19
ParadiseLn.	954	15	Asphalt	5
PinsonSchoolRd.	11148	15	Asphalt	18
PittRd.	3700	19	Asphalt	4

R.A.BentonLn.	800	10	Gravel	1
RaymondHeadRd.	6600	13	Asphalt	12
RichardManor	800	21	Asphalt	.4
RoberstonAve.	1487	21	Asphalt	18
RobertsonLn	545	21	Asphalt	6
S.GarrettRd.	2130	16	Asphalt	9
S.Hire	1450	11	Asphalt	3
S.OldNewCutRd.	655	11	Asphalt	3
SloanRd.	2460	16	Asphalt	5
StaceySpringsRd	9443	16	Asphalt	42
T.H.MinnisRd.	1650	9	Asphalt	2
TalleyRd.	735	11	Asphalt	3
ThomasCt.	700	21	Asphalt	10
TomAustinMemorialHwy.(431 S.)	8439	28	Asphalt	10
U.T.FarmRd.	5609	18	Asphalt	3
W.CountyFarmRd.	1163	21	Asphalt	4
W.Johnson	3093	11	Gravel	2
W.Smith	3356	11	Gravel	5
WallaceRd.	3350	11	Gravel	6
WallingRd.	855	22	Asphalt	2
WartraceCemeteryRd.	1100	10	Gravel	2
WDBLRd.	300	14	Asphalt	0
WilksRd.	2740	19	Asphalt	5
WilliamWoodardRd.	16460	20	Asphalt	5
WorshamSpringsRd.	7681	15	Asphalt	36
	390437			1209

The UGB contains approximately 74 actual street miles. A substantial proportion of those streets do not presently meet the minimum standards for street design, in terms of width and surfacing, established in the Springfield Subdivision Regulations. Therefore, annexation of some of the areas will be costly in terms of roadway upgrades. The current estimated costs for widening and resurfacing the streets within the UGB, in order to meet minimal standards, is \$23.90 per linear foot. In developer-initiated annexation proposals, some of these associated costs may be passed on to the developer in timed intervals. This is the current policy on annexation for developing

vacant land and accessing that land via existing streets. Additionally, the City may expect to incur costs associated with purchasing vehicles and equipment to continue the provision of services currently provided within the City.

In addition to the annual operating budget, the city receives annual street aid from the State. This amount for 1999 was approximately \$350,000 and may be expected to increase over time as the population increases.

The City is in the process of purchasing land for the extension of Bill Jones Drive to connect with Industrial Drive. The cost of the acquisition will be approximately \$125,000. The first phase of the Highway 431 South/Blackpatch Drive Connector has begun at a cost of nearly \$600,000. Both projects have been funded through the issuance of municipal bonds. Within the next three years, the City will initiate the construction of the Bill Jones Drive/Industrial Drive Connector at a cost of \$625,000. The completion of the Highway 431/Blackpatch Drive Connector will also begin at a cost of approximately \$3,000,000. Both of these projects will be funded with municipal bonds with a debt service schedule of 20 years.

Ordinary budgeted costs of operations and maintenance should grow proportionately to increased population and road mileage annexed.

### 20-Year Budget Comparison - Streets

Budget – 1977-78	1999-2000	% Change	Projection 2020
\$299,080	\$1,091,968	+ 73%	\$1,889,105

### Recreational Facilities and Programs

Particular aspects of community services contribute greatly to the quality of life. Parks, open spaces, and recreational opportunities can certainly be counted among those aspects. In order to continue the quality of parks and recreation in the face of a

growing community, the Springfield Parks and Recreation Department must accommodate the changes that are taking place now and plan ahead for the future.

The City provides six parks that total approximately 200 acres. The smallest park is only 1 acre in size and the largest is 134 acres. There are presently 9 full-time employees, 2 part-time, and 6 seasonal workers. The City provides 3 softball fields, 4 baseball fields, 2 football fields, 2 soccer fields, 2 basketball courts, 8 tennis courts, 1 volleyball court, 4 picnic areas, and 3 pavillions for recreational opportunities. Also, the City operates a 36,000 square foot community center. Among the structured recreational programs are softball, baseball for tots and youth, soccer, swimming, and walking on nature trails.

The City also owns and operates The Legacy golf course which operates as an enterprise fund. The City currently offers recreational programs to both city and county residents.

Major short-term capital improvement projects to be initiated within the next three years which will serve citizens residing within the current city limits and future annexed areas are as follows:

Greenway System	\$4,000,000
Improvements to Garner St., Bransford and American Legion Parks	\$ 260,000
Travis Price Park Improvements	\$ 101,000
South Community Park Land Acquisition and Improvements	\$ 800,000

Federal and state grants in the amount of \$3,370,000 will be used to fund a portion of the improvements listed above. Municipal bond proceeds in the amount of \$700,000 will also be utilized.

Within the near future, the City will advance proposals for a cooperative effort with the county in the joint construction of recreational facilities to be used by the school system and the general public.

Ordinary budgeted costs of operations and maintenance for the Parks and Recreation Department should grow proportionately to the increased number of residents

## 20-Year Budget Comparison - Recreation

Budget -- 1979-80	1999-2000	% Change	Projection 2020
\$84,600	\$840,120	+ 80%	\$1,512,216

### Zoning Services

At present, the City of Springfield exercises land use planning and zoning within the City and within a prescribed Planning Region. The proposed UGB encompasses all of this territory as well as additional property that is likely to develop with urban services over the next twenty years.

The following proposed land use map depicts a generalized land use pattern that may be anticipated as Springfield develops from a fairly compact city, similar in form to that described in the Sector Model shown previously in this document, into a more dispersed city. As this effect takes place, more noticeable patterns of development that emulate the Multiple-Nuclei Model, will surely become more apparent. Such nuclei include the hospital campus, the north industrial park, and the relocation of the retail center from the central business district to the area of Hwy 431S and Hwy 41S.

Efforts to contain urban sprawl from Springfield should be maintained by adopting this plan and keeping the content herein abreast of the ever-changing physical, political, and demographic environment.

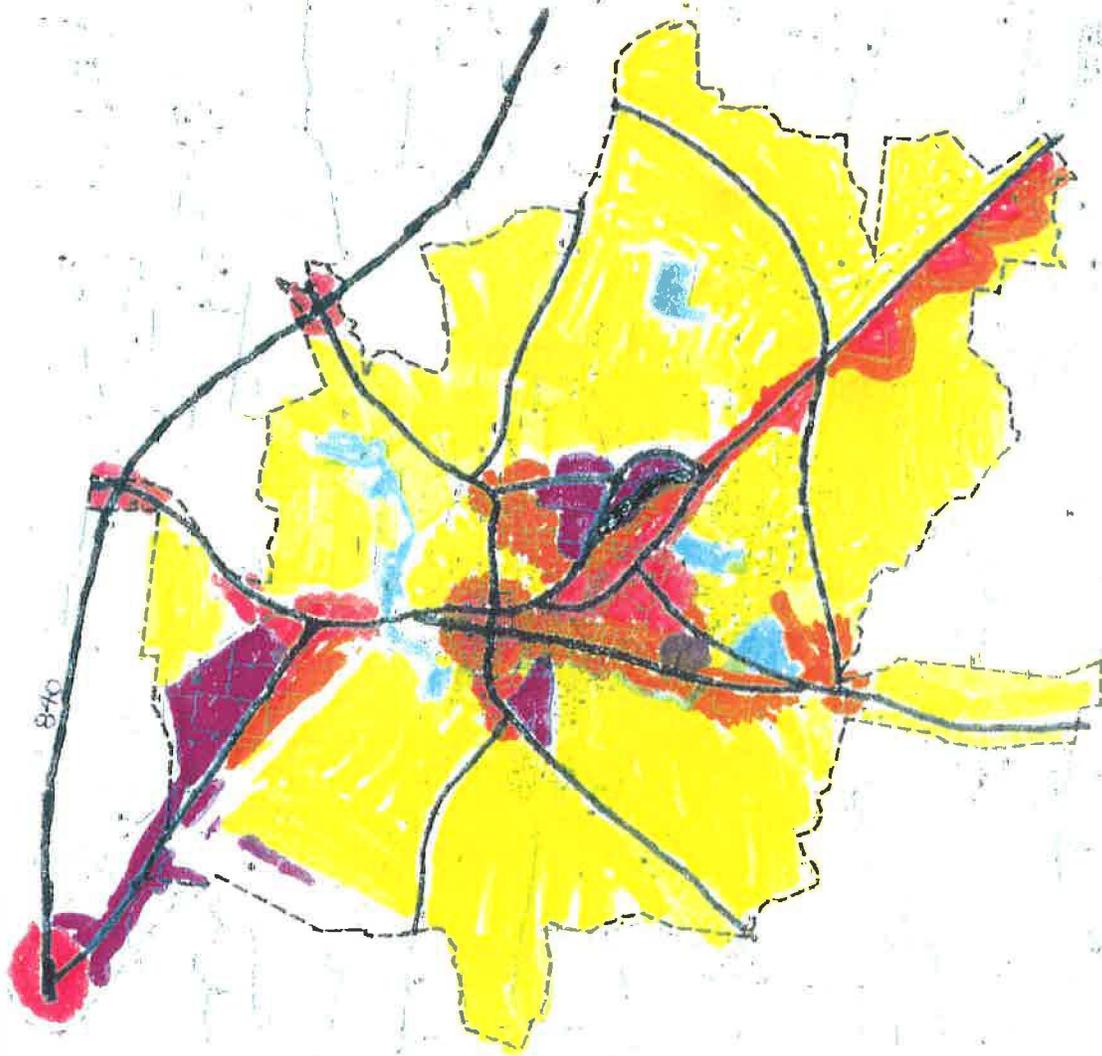
## 20-Year Budget Comparison

Budget -- 1979-80	1999-2000	% Change	Projection 2020
\$8,871	\$271,287	+ 70%	\$461,188



Proposed  
General Land Use  
2020

- Low Density Residential
- High Density Residential
- Commercial
- Industrial
- Public/Semi Public





## Conclusion

This initial document contains the necessary elements to address the minimum requirements for establishing the City of Springfield's Urban Growth Boundary. It also serves as a reference tool for local officials concerning the demographic and physical profile of the community at the end of the twentieth century. As mentioned throughout this document, community conditions and the planning environment change over periods of time. This document and the data herein should be kept current and include new census data as it becomes available. Community input should continue to be obtained. A citywide survey would net ideas, concerns, and results that remain untapped to a large degree.

The community values of the current era include the desire for government to be accountable and to perform responsibly. Also, there is a desire to respect the values of others. Cooperation among local governments is not only needed but is now actually required through mandate by the General Assembly in the passage of Tennessee Public Chapter 1101. Now municipal and county governments must work together in establishing a growth plan throughout Tennessee.

Lastly, in projecting future development and desired outcomes with new construction and new infrastructure in the name of economic opportunity, we must not overlook our responsibility to preserve and maintain open space, the natural environment, the agricultural sector's need for land and the preservation of heritage and structures.

Springfield is geographically poised to experience rapid growth. The proximity to Nashville causes concern for planners as urban sprawl is likely to continue outward from Nashville into Robertson County. This will most likely be observed in the southern portion of Robertson County and near the interstate highway access points in the coming decade.

Springfield is also experiencing on a smaller scale the early stages of urban sprawl as business, new residences and industry are now locating outward from the original Central Business District (CBD). Residential development southward of the CBD is expected to continue along with the establishment of commercial pods or nuclei that

develop near such populated areas. Adjoining those commercial pods will be establishments of similar use and of high density. Special caution must be adhered to contain those developments in a fashion than slows the urban sprawl-process in a fashion that allows infrastructure the opportunity to stay ahead of the demand. Traffic safety, water and sewer demands, police and fire protection, sanitation pick-up and other utilities are areas of great concern in keeping pace with a community that continues to develop outward from the central city. Preserving the CBD and reuse of existing structures is desirable and in many cases may be more economically feasible than new construction.

The population characteristics of the area include substantial numbers of persons of labor force age. Noteworthy of that age group, however, is that they include households with children. There are noticable trends in the aging population as well. Medical technology, health awareness and baby boomers entering retirement years indicate that this trend will continue well beyond the next decade. The community needs to prepare to meet the needs of the aging population including housing, health systems, transit systems, and recreational opportunities.

Attracting industry is a primary concern for many local officials. The need to create jobs and provide better wages for the population has resounding impacts within the economic prosperity of the region. With a healthy industrial base, commercial and service establishments also prosper. Industries also boost the local tax base which eases the burden of property taxes on individual homeowners. As the community develops it's industrial base, special concerns for the agricultural sector of the business community need to be considered as well.

The land use trends in Springfield depict the outward dispersal of commercial and residential activity. The development of industrial parks also depicts the early stages of a pattern observed in the Harris-Ulman Multiple-Nuclei Model discussed early in this document. Given the knowledge of the standardized models and the local land use trend, land use in the Springfield UBG should become characteristically similar to that identified in the previous section under the analysis for land use zoning.

Finally, the theme of this document is that a general plan reflects the times. A good plan must be responsive to the social and cultural mix that characterizes each particular

place and era. No longer is a general plan just the product of a planning department or planning commission. It is broad based, including input from each sector of the local government. Most importantly, however, is that the plan must be reflective of the community itself. Citizen input is crucial. Continuous input and update of the plan must continue well into the timeframe of this plan. Resource management, natural and man-made, will likely become more and more important as Springfield enters the next century. Lastly, the Tennessee General Assembly will undoubtedly be dealing with legal ramifications concerning the mandates of local growth plans for some time to come. Adjustments and new legislation are likely to continue as these plans are adopted statewide. The results of such legislation will be the production of local plans that carry the authority of the law as well as their own logic.

This plan belongs to the people.

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**An Addendum to the Springfield Urban Growth Plan  
To Include an Analysis of Vacant Land and the Impact on Agricultural and  
Forest Land**

Public Chapter 1101 mandates cities to evaluate future growth trends and establish an urban growth boundary. This has been done in the Springfield Urban Growth Plan that was prepared by Staff of the City in conjunction with the Springfield Regional Planning Commission. An Urban Growth Boundary of 35.2 square miles (including the current city boundaries) was recommended by the Planning Commission. After public hearing and further study by the City, this area was reduced in size by 33 percent to 26.5 square miles. This is slightly smaller than the city's current planning region boundary. This addendum will evaluate vacant land in the City for its potential in accommodating the 2020 growth for Springfield.

To assist communities in preparing their growth plans, the University of Tennessee Center for Business and Economic Research has prepared population projections for all Tennessee Communities and Counties. The University's projections are required to be used in defining Urban Growth Boundaries. The projections are shown in the table below.

**TABLE 1, UT POPULATION PROJECTIONS  
City of Springfield**

1990 CENSUS	CURRENT	2010	2020
11,227	13,019	15,698	18,062

According to these projections, Springfield is expected to grow by 5,043 persons by the year 2000, a 38.7 percent increase.

In order to establish a baseline for evaluating new growth, the following figures were obtained from the City's Utility Billing Department. At the present time, there are 5,527 housing units in Springfield, 916 Commercial Units and 182 Industrial units. These figures were determined by current electrical meter connections. Based on the number of housing units and the current population, it was determined that the average number of persons per household is 2.36 persons. This figure was used to calculate the number of additional housing units that will be needed by the year 2020. Given a total population increase of 5,043 persons, 2,137 new homes or housing units will need to be constructed to accommodate the 2020 population.

The overall density of Springfield's housing is much greater than many of its neighboring cities. The City has a density of .67 acres per dwelling unit.

Projecting this figure forward, the city will use 1,432 additional acres of residential land by the end of the planning period.

Springfield currently has 916 commercial units in the community. The average acreage occupied by each unit is 1.17 acres. Based on the population projections and the average density, the City will need approximately 415 acres of commercial land to accommodate this growth by the end of the planning period.

Springfield has a strong industrial employment base, many more industries than neighboring cities its size. There are currently 182 industrial establishments of all sizes operating in the city. The average amount of land occupied by each industry is 4.18 acres. Based on the 2020 population, approximately 295 acres of new industrial land will be needed by the end of the planning period. Table 2 summarizes the amount of land needed for Springfield's anticipated growth during the next twenty years, and compares it to the amount of land available in each zoning category.

#### Total Land in Springfield by Zoning Classification (in Acres)

Residential	Commercial	Industrial	Agricultural
3,829.84	1,482.45	797.72	1142.93

#### Vacant Land in Springfield by Zoning Classification

269.17	408.57	29.31	309.52
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#### Needed for 2020 Anticipated Growth

1,431.79	415.22	294.69	Total 2141.70
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#### Net Land Needed for Future Urban Growth

1,162.62	6.65	265.38	1434.65
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#### Minimum Amount Needed in the Urban Growth Boundary.

Total			1,125.13
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The above table indicates that if every acre of vacant land in the City of Springfield was used for the anticipated 2020 growth, that there would still be a need for 1,125 acres in the Urban Growth Boundary. In fact, much more land is needed in the UGB. Most of the vacant land in the city now is due to ownership

that does not want to sell, limitations because of steepness of topography, flooding, poorly drained soils or neighborhood conditions that make it undesirable for new development to take place. The City has recommended a growth area of 26.77 square miles, an area roughly the size of its planning region which was given to it by the State over 30 years ago. The Springfield Regional Planning Commission has prepared Long Range plans for this area, has prepared a zoning plan for it and is currently enforcing zoning in the region. The city is the major provider of the services needed for urban development in the region. It provides water service, gas service and back up fire and police protection via mutual aid agreements with the county. The city is the sole provider of sewer service in the middle portion of the county. It is therefore the entity best suited to provide urban services to the region in the future.

Most past annexations by the City of Springfield have been due to petition of the property owner or owners because of a desire for its urban services. This is the way that annexation is expected to take place in the future. Examples are Legacy Subdivision, Oakland Farms, and the Batson property east of highway 431, south of the city. Quail Acres and Chaucer Village subdivisions, on Black Patch Road, were taken in at request of the property owners due to failing septic tanks and the need for sewer. These areas were annexed and sewer and improved fire protection have now been provided.

### **Analysis of Agricultural and Forest Land in the Proposed Growth Boundary**

In March of 2000, the staff of the Springfield Planning Department made a field inspection of lands in the urban growth boundary to assess possible impacts on Agricultural and Forest lands. This survey revealed that there are less than ten active farm operations within the area. Farm operations were observed on Lahrs Road, on the Batson property near where the Southwest Connector Road is being constructed, on New Chapel Road, North of the Industrial Park along the Barren Plains Highway, south of Travis Price Park, and at the UT Agricultural Experiment Station on Experiment Station Road. These areas account for a very small percentage of the land in the proposed growth boundary.

By far the largest portion of land in the region consisted of rural non-farm development, residential subdivisions and vacant idle farmland that are becoming overgrown with second growth. The existing farms are currently coexisting with rural non-farm homes and subdivisions without apparent harm. In fact, there are a number of active farm operations in the current City. Farm operations in the growth area would continue to exist unhindered by being in the Urban Growth Boundary, as have the operations in the City. The city has an agricultural zone that offers protection to farm operations as well as non-conforming use provisions in its zoning ordinance. The conversion of farms to subdivisions or other urban type uses is at the will of the farm owner, not as a result of being in the growth boundary. They are given protection from the

pressure to subdivide by agricultural zoning of the city and by the Greenbelt Tax provisions of the State of Tennessee.

There are numerous tracts of forestland in the proposed growth boundary. Most of these are small to medium sized tracts of mixed hardwood growth. These are scattered throughout the region and none appear to be commercial forest operations. These would be preserved at the will of the landowner and given the same zoning and tax protection as the farmland above.

### **Conclusion of the Vacant Land Analysis**

Springfield is located within the Nashville Standard Metropolitan Statistical Area (SMSA) and abuts the Clarksville SMSA. Based upon the city's growth history, the growth history and projections for the region, the abundance of undeveloped land surrounding the city, its role as an industrial, commercial and agricultural hub, and its ability to provide a full range of quality municipal services; Springfield should easily exceed the conservative growth projections established by the University of Tennessee. The UT projections indicated a population figure of 18,062 for 2020. The city's projections indicated a population of 23,660, a 5598 increase over the UT figures. The City's projections will require 1,598 acres of land for additional residential development, 391 additional acres for commercial development, and 327 additional acres for industrial development. This amounts to a need of 2,307 additional acres above those discussed above. Counting this additional acreage, there would be a minimum need of 3,432 acres in the UGB.

Springfield is one of the older cities in Tennessee and much of the residential units are located on relatively small lots that are much smaller than the average sized lots proposed in today's real estate development market. The city also has a relatively large percentage of high-density public housing, and an unusually large number of dwelling units, which can only be described charitably as substandard. Although the city is currently involved in a very aggressive program to remove unsafe dwelling units, and is working with programs such as Habitat for Humanity to place new housing on vacant urban lots; the reality of the situation is that only a small percentage of the vacant land created through unsafe building abatement will be suitable for new development. It is more likely, however, that residential developers will seek large tracts of land on the edge of the city, within easy range of city services, to construct larger homes on bigger lots which are more suitable in meeting the demands of the regional housing market. It is clear that as the Greater Nashville Region grows, Springfield will become much more of a bedroom community than it has been.

From field observation of the proposed growth area, it appears that much of the land is predetermined to go into urban use. The residential subdivisions, rural non-farm development and idle farmland indicate this. Subdivisions developed at urban densities will eventually need the sewer service that the city

can provide. Most of the idle farmland is due to developers holding the land for future urban type development. It is the conclusion of this analysis that the City of Springfield is the entity best able to provide needed services to the central portion of Robertson County and that the 26.5 square mile Urban Growth Boundary should be approved.

Population density under current city boundaries is 1085 persons per square mile. Population density under the proposed urban growth boundary is 893 persons per square mile.

<sup>1</sup> Note

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<sup>1</sup> This Addendum was added to the Springfield Growth Plan at the March 30, 2000 Meeting of the PC 1101 Steering Committee

**WHITE HOUSE**



**WHITE HOUSE** (AS OF AUGUST 22, 2000)  
**URBAN GROWTH BOUNDARY MAP**

<b>CITY LIMITS</b>		<b>CITY LIMITS</b> 4.52 SQ. MILES 2892.80 ACRES
<b>URBAN GROWTH BOUNDARY</b>		<b>URBAN GROWTH AREA</b> 13.70 SQ. MILES 8768.0 ACRES

**THE CITY OF  
SPRINGFIELD**  
ENGINEERING  
DEPARTMENT  
DRAWN BY H. GUPTON

**CITY OF WHITE HOUSE**  
**Municipal/Regional Planning Commission**  
**MINUTES**

March 8, 1999

**Call to order**

Meeting was called to order at 6:00 p.m.

**Roll Call**

**Members Present**

Chairman Decker, Mayor Hobbs, Stan McAfee,  
Darrell Leftwich and Larry Allen, Secretary

**Members Absent**

Mary Coffman-Baker

**Others Present**

Don Martin, State Local Planning Advisor,  
Alderman Farris Bibb, and Amy O'Brien, Planning  
Department Secretary

**Approval of prior minutes** dated February 8, 1999. Motion was made to approve the minutes as written by Mayor Hobbs, seconded by Stan McAfee. Motion passed unanimously.

**AGENDA**

**PUBLIC HEARING**

**Item #1** Consideration of the Urban Growth Plan as required by Public Chapter 11.01. Map displayed at the hearing. Companion items enclosed @ (existing land use classification table), @ (Urban Growth Boundary Report Guide).

Chairman Decker opened the public hearing by first giving a brief overview of what the Urban Growth Development Plan is. Mayor Hobbs stated that Robertson County executive Roy Apple is present here in the audience tonight and we appreciate his presence. This Plan has been mislabeled as an annexation bill which it is not. Public Chapter 11.01 is a planning law that the general assembly enacted for all cities and counties to work together in planning. Each county is required to select a growth coordinating committee, composed of officials in the municipalities and the county. This committee's priority is to work out a 20 year growth plan. The matter of annexation is a by product of this legislation. The plan of service law has been increased and the notification process has been extended from 10 days to 15 days, these are the only changes. This plan once adopted by the counties and cities cannot be amended for 3 years. This should be completed by January 1, 2000. There are 3

things in the Urban Growth Process:

1. Urban Growth
2. Plan Growth
3. Rural Growth

The Rural Growth Area once adopted will in all likely hood never be changed. They are designated as wildlife areas and should never be changed. State parks, lakes and this type of things will be included in the rural growth area.

The Plan Growth Area can be changed. It would be difficult but there could be a corporation adopted in this area.

The Urban Growth Area the cities and the counties must come up with their own statistical data with some 20 years ahead. Alderman Farris Bibb is representing our city in Robertson County and from what we have seen the City of White House has the most compact plan of all the other cities. This could happen over the next 20 years and we will provide all of the municipalities to all of the citizens. Just because you see this on this map does not mean you will absolutely be annexed into the city. The Mayor will go over the map which is attached, the booklet of the Urban Growth Boundary, and the tape is available for viewing. Mayor Hobbs handed out a booklet (attached) of the statistical views and went over them thoroughly.

Chairman Decker stated that on a county level they are really stressed they have to also plan for schools and such, and this is just a 20 year plan and may never be adopted by this is management for the growth that is expected in the future.

Chairman Decker opened the public hearing.

Jack Jones - Mt. Pleasant Road, Greenbrier - Spoke in opposition. Stated his property is zoned agricultural and the Urban Growth Boundary is out of proportion in his opinion. He is happy with the services he receives from the county. Does not want to be in the city now or ever and does not think this will benefit him at all.

C.I. Brothers - 4180 Bethlehem Road - Spoke in opposition. Stated this plan does not benefit him or his neighbors at all and wishes to be left out of the cities plans. He wishes to stay in the county, all of his children are grown and sees no benefit for his family.

Kerry Henderson - Hwy 76 - Spoke in opposition. Stated he is satisfied with his services from the county and pays both city and county taxes and does not want to pay anymore property taxes. Read from Public Chapter 11.01. There is little to no agricultural land in this Urban Growth Plan. City cannot force zoning if the land is zoned agricultural. You don't recognize the land as agricultural. The plan has my property zoned commercial and I plan on farming this land and do not wish it changed. Chairman Decker asked Mr. Henderson what plan was he referring to that did not recognize agricultural land? Mr. Henderson stated the general land use plan and looking at the plan that you have and the comprehensive plan. Chairman Decker stated that if growth occurs this is where we would like to see it in the Comprehensive Plan.

Paula Melton Eller - Melton Road - Spoke in opposition. Stated she does not want to be in the Cities Urban Growth Boundary. She also stated that she does not feel the city in the position to fill the responsibilities. Does not feel like the people were told far enough in advance of this happening. Very frustrated for having to take time off of work to find out about the agenda and the time change for the meeting. Where are the bases for the proposed changes you are making? What are the population changes? Who thought this was a good idea and who's idea was this?

Mark Haller - Marlin Road - Spoke in opposition. Feels that the map is not explanatory enough. Does not feel like this is a very compact plan. People do have livestock and do farm. Does not see any of the municipalities now on Hwy 31-W, there is no storm drainage, street lights, or sidewalks. Thinks boundaries are very liable. On Marlin Road the lots there are around 6 acres and does not feel the residents there are not going to sell their properties for subdivisions. Does not see how the city could arrive at the cost estimates because the cost of gravel and paving are extremely high and thinks the city figures are too low.

Phillip Kennedy - Hwy 76 - Spoke in opposition. Stated that he has farmed here for years and would like to see his children do the same. The land he has is agricultural and wants it to stay that way. Does not care now or 20 years from now to be in the City of White House, there are not many farmers left and this would narrow that margin.

Chairman Decker closed the public hearing. Chairman Decker stated that he appreciates this response. Chairman Decker stated that this is only a plan and from the other cities he has seen personally White

House has the smallest boundaries. The cost to annex would be so great we can't just start annexing people. Mayor Hobbs stated that if land is presently in the Urban Growth Boundary area or in the Planning Growth Boundary area according to the law and it is agricultural land then that land cannot be unilaterally be rezoned, as long as the owners want the land to remain agricultural regardless of whatever area it may be in, it will remain agricultural. Mayor Hobbs stated that the Urban Growth Plan for White House is very compact and not liberal. The price of the roads is just for resurfacing of a road for \$30,000.00 for 1 mile, it would be more if it had to be dug completely out. Don Martin stated that of all of Sumner County, White House has the most compact plan. Mayor Hobbs stated that under law we are required to have two of these meetings and that at the Planning Commission's next meeting April 12, 1999 @ 6:00 p.m. this will be discussed and no action is to be taken tonight this is merely a public hearing. Chairman Decker closed the public hearing.

#### **PUBLIC HEARING**

**Item #2** **Planning Commission Considers Rezoning** - Parcels 20, 21 & 22 of tax map 77G & J, from R-20 to R-10. Subject property is located on College Street, in Sumner County.

Chairman Decker stated that we decided to do this because the majority of the block is already R-10. Chairman Decker then opened the public hearing.

**Dorothy Brinkley** - 321 College Street - Have been getting all of the drainage from the apartments. North Palmers Chapel and College Street is where her home is located and flooding the side of her house, and if the property is zoned are they going to get the water from these also. Mayor Hobbs stated that the drainage was an issue for the Codes Department. Mrs. Brinkley commented on the ambulance service in Robertson County taking so long to respond having to come from Cross Plains. She feels like if she pays city taxes that the ambulance shouldn't have to come from Cross Plains.

**Sue Wilkinson** - here to represent June Wilkinson Taylor, who had requested the zoning change.

**Howell Wilson** - lives adjacent to this property. Came before the Board of Zoning Appeals a couple of years ago and asked for a variance to rezone his property and the property where he lives. He stated that he had no problem with the rezoning to R-10 except he would request nothing larger than a duplex be built here. Chairman Decker asked Mr. Wilson to come forward and point out exactly

CITY OF WHITE HOUSE  
*Municipal/Regional Planning Commission*  
MINUTES  
April 12, 1999

Call to order

6:00 p.m.

Roll Call

Members Present

Chairman Decker, Mayor Hobbs, Stan McAfee,  
Darrell Leftwich, Mary Coffman-Baker, and Larry  
Allen, Secretary

Members Absent

None

Others Present

Don Martin, State/Local Planning Advisor,  
Alderman Farris Bibb, J.R. Wooten, Building  
Inspector and Amy O'Brien, Planning Department  
Secretary

Approval of prior minutes dated March 8, 1999. Motion was made to approve the minutes as written by Stan McAfee, seconded by Darrell Leftwich. Motion passed unanimously.

AGENDA

PUBLIC HEARING (Second Public Hearing)

Item #1 Consideration of the Urban Growth Plan as required by Public Chapter 11.01. Map will be displayed at the hearing.

Chairman Decker stated that this is only a projection of where we think growth will take place within the next 20 years. This is not an annexation meeting. If you think this is a meeting to discuss details or lack thereof, or if someone told you that you are going to be annexed, this is a false statement. What we are here for is to establish where we would like to see growth in the next 20 years. Nothing changes until growth occurs. There will be separate meetings for annexation. There were 3 people to sign up to speak on this topic, all of which have spoken at the last meeting, therefore, they were asked to sum up their topics as briefly as possible.

Paula Eller - Melton Road - Stated the current Urban Growth Plan is inadequate for the agricultural plan. Chairman Decker stated that Mrs. Eller has already made this comment in the prior meeting. Mrs. Eller stated that she did have one more topic and this is a petition signed by her neighbors in opposition to the Urban Growth Area, 240 signatures are on the paper. They wish not to be involved in this plan of growth and wishes that they would be considered in the Robertson County Growth Plan instead of White House.

Mark Hallar - 172 Marlin Road - As stated before he feels like this plan for the Urban Growth is very liberable. Stated he does not feel the benchmark is the size of what other communities or cities is and he feels like the benchmark should be what this city believes they are going to bring into their city in the next 20 years. This is merely a competition between city governments and county governments. Most of these people would like to stay county not city. He stated what he would like to see as a customer to the city and see what plans of service they would offer. He does not see the city spending the kind of money necessary for drainage, roads, lighting etc. Stated in his opinion this is not very conservative and the benchmark is incorrect, the benchmark should be what you can do in the next 20 years. Chairman Decker stated that our plan is more conservative than the others he has seen, and if we do annex, you will receive all of the services offered by the city, whether you are aware of it or not. Chairman Decker stated to Mr. Hallar that he is not a customer and there is only one government and if annexation takes place, the services will be received by everyone involved.

Phillip Kelly - Hwy 76 - Wishes for his property to be left in the county because his property is agricultural land and has no business in any city.

Chairman Decker asked if there was anyone else wanting to speak? There being none, the public hearing was closed.

Mayor Hobbs asked to make a few comments. Alderman Farris Bibb represents our city on the Robertson County side and on March 27, 1999, there was a goal setting meeting for Robertson County. The county government, the school system and home builders were in attendance at this committee meeting. Mayor Hobbs read the closing paragraph of their meeting. In ten years Robertson County will be an organized community built to collaborative planning, strong leadership, community pride, and smart growth improving the quality of life for all citizens. Robertson County will build a community with a strong teaching system, a safe and

healthy place with a strong and sensible transportation system. Nurtures individuals characteristics and life styles. Now that we have a vision of Robertson County in ten years, it is up to us as leaders in this community to be sure we get there. In my opinion, this is a very important statement. This act 11.01 is mandated by law and we have no choice but to do this. Agricultural land cannot and will not be changed without owner's approval. This is not an annexation law or a taxing law, it is growth and planning with close areas. So we should make no mistake, there will be an Urban Growth Plan. With all of the areas identified. The city or county will offer amenities that will be available to the affected properties.

Stan McAfee stated that the way he understands the Urban Growth Plan and the way the people are interpreting the plan are different. As far as the city, these people are no closer to being annexed in the city as the county. We have the right to annex whether there is an Urban Growth Plan or not. The only concern I have personally is if your not in our plan, Coopertown could put you in theirs. Coopertown is the largest city in Robertson County. I think that we should protect these areas for our town, because if we don't annex you, then someone else will. I think we can provide if we do annex you. The city does provide the services to the annexed property owners.

Chairman Decker stated most of this property is already in our Planning Region anyway, except Robertson County, and that was a mistake on their part, so eventually you could be in the city limits. Chairman Decker asked for further comments from the board.

Jack Jones - Mt. Pleasant Road - If we are annexed into the city, are we going to be double taxed because most of the people here are in the greenbelt already, are we going to have to pay a city tax also? Chairman Decker stated that if property is passed on, and someone's family member dies and the property is zoned agricultural, and that family decides to sell the property to a developer, then we would change the zoning and it will not be the agricultural zoning anymore. Mayor Hobbs stated that we already have properties in the city now and they pay taxes based on the greenbelt rate.

Darrell Leftwich stated that this is not annexation, but this is something that the City has to do. I would never vote for annexation if the property owner did not wish for that zone. The motion was made to approve the Urban Growth Plan in Robertson and Sumner Counties for the City of White House, and forward the

recommendation to the Board of Mayor and Alderman by Darrell Leftwich, seconded by Stan McAfee. Motion passed unanimously.

## PUBLIC HEARING

Item #2 Mr. Bob Goodall requests -

- A. Annexation into the City of White House, 16.34 acres found in Sumner County, tax map 97, parcel 28.01. Subject property is East of and adjacent to the existing Northwoods Planned Unit Development.
- B. The zoning be changed from R-20 to LDRPUD - Low Density Residential Planned Unit Development for Phase 8.
- C. Amended Preliminary Master Plan approval for the addition of the above mentioned property to the existing master plan. (Includes 49 lots).

Chairman Decker opened the public hearing.

Kenny Edison - 232 Marlin Road - Who is asking to rezone this property the owner or the developer, as far as I know this property has not been sold? Mr. Bob Goodall stated it is under contract pending this decision. Mr. Edison asked if the houses facing Marlin Road buffering would be completed before starting on another phase? Larry Allen stated the buffering issue is going to make a retention area and landscape instead of the huge mounds. Mr. Edison's question to Mr. Allen was, are we going to be able to see the houses on the Marlin Road side? Chairman Decker asked Mr. Edison to come forward and look at the plan for the subdivision.

Chairman Decker closed the public hearing.

Chairman Decker made a few comments to the board. 1. This is the second request to redo a preliminary master plan. One main reason for a Planned Unit Development is there are promises made to people in that neighborhood for green areas, parks, privacy, etc. These things are done in order for smaller lot sizes. I think we should not change a preliminary plat for these reasons. 2. The last time we required this we talked about shielding these houses from the people in this neighborhood from having to look at the backs of other houses. I personally drove through there today and found two things upsetting. 1. The streets are not adequate and 2. a turn lane. The turn lane is about 6 inches lower than the street

### Notice of Public Hearing

#### City of White House

Notice is hereby given that the White House Municipal Planning Commission will conduct a public hearing on Monday, March 8, 1999, and April 12, 1999 at 6:00 PM in the municipal center for the purpose of considering an urban growth plan, which is required pursuant to Public Chapter No. 1101 of the state of Tennessee.

Billy Cunningham

City Recorder

Resolution 99-06

A RESOLUTION RECOMMENDING THE ADOPTION OF AN URBAN GROWTH BOUNDARY AND PLAN ENCOMPASSING CERTAIN AREAS IN ROBERTSON AND SUMNER COUNTIES.

WHEREAS, the General Assembly enacted Public Act 1101 of 1998 providing for the orderly growth of cities and counties, and

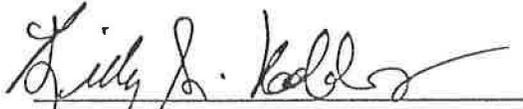
WHEREAS, it is the responsibility of each city to develop an urban growth boundary that is compact in area to justify the providing of municipal services within the next twenty (20) years, and

WHEREAS, the White House Municipal/Regional Planning Commission have conducted two public hearings, one on March 8, 1999 and one on April 12, 1999, as required by law, and

WHEREAS, in conjunction with the State Planning Office and in reference to the Comprehensive Plan of 1997 certain statistical information has been submitted,

NOW, THEREFORE, BE IT RESOLVED that the Urban Growth Boundary and Plan for certain areas of Robertson and Sumner Counties as contained on a map prepared by the State Planning Office is hereby adopted and forwarded to the Growth Coordinating Committee for each county.

Adopted this 15th day of April, 1999.

  
Billy S. Hobbs, Mayor

ATTEST:

  
Billy Cunningham, City Recorder

**HELPFUL FACTS FOR GROWTH MANAGEMENT PLANNING**

- 1) Size of existing city (incorporated area) in acres or square miles: 8
- 2) Size of city 20 years ago: 3 sq miles
- 3) Size of proposed Urban Growth area: 3.5 sq miles
- 4) Present distance between reporting city and adjoining cities: Contiguous to 3 cities
- 5) Distance between cities 20 years ago: 3.4 miles
- 6) Present zoning of proposed Urban Growth areas: Agriculture
- 7) Zoning necessary/desired for proposed Urban Growth area: Agriculture - subject to owner's desire to change
- 8) Existing/proposed acreage by zoning classification:

Land Use Classification (Present Zoning)	Existing Acreage	Additional Acreage Proposed (UGB)
Agriculture	2,530	1265
Residential	2,167	-
Commercial	70	50
Industrial	216	-
Institutional (parks, schools, etc.)	170	25
Other (Describe)		

- 9) Population: 2000 6550 2010 10,450 2020 14,350
- 10) Estimated costs of city services:

Service	Provide in 20 Yr. Time Frame (Y/N)	Cost	Tax Base
Police	Y	3,100,000	
Fire	Y	1,595,000	
Water	N		
Sewer	Y	11,025,921	
Solid Waste	Y	500,000	
Roads	Y	200,000	
Electrical	-		
Gas	-		
Other Parks		1,000,000	

\*Tax Base is dependent on tax appraisal of property at the time an urban growth area or parts thereof may be added to the city limits.

**CITY OF WHITE HOUSE**

**SUMNER AND ROBERTSON COUNTIES**

**TENNESSEE**

**PROPOSED URBAN GROWTH PLAN**

**MARCH 1999**

# PROPOSED URBAN GROWTH PLAN

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## **Introduction:**

In compliance with the requirements of Public Chapter 1101 the following report contains minimum information relative to the development of the core infrastructure of the present city, and a projection of urban services and facilities in the proposed urban growth area.

The official map of the urban growth boundary is on file with the Secretary of the Growth Coordinating Committee of each county - Sumner and Robertson. In addition, a copy is on file in the Codes Administrator's office, which delineates the location of present municipal facilities and proposed facilities in the urban growth boundary.

All maps referred to in this report are made apart of the report.

Public Hearings on the adoption of the urban growth plan were held on March 8, 1999 and April 12, 1999.

# Population Trends

The official 1998 population, as the result of a special census and the annexation of an area:

1998 - 5,770

The calculations of 1998 revealed that there are approximately 2.6 persons per household. One of the indicators of population growth is the issuance of single family dwelling building permits. During 1998 the city issued 150 single family dwelling permits, therefore, assuming this trend to continue the city population is projected as follows:

<u>Year</u>	<u>Robertson</u>	<u>Sumner</u>	<u>Total</u>
2000	2907	3643	6550
2010	3997	6453	10450
2020	5087	9263	14350

The above does not reflect population in the urban growth boundary.

The following pages reflect population trends through 2010, which are apart of the city's Comprehensive Plan completed in 1997 by R.M. Plan Group.

# Population

**County Population Trends.** The two counties in which White House is located — Sumner and Robertson — have experienced significant and sustained growth since 1970. Between 1970 and 1990, Sumner County population increased by 50,015 or 95.7 percent, from 52,266 in 1970 to 102,281 in 1990. During the same period, Robertson County population increased by 12,392 or 42.6 percent, from 29,102 in 1970 to 41,494 in 1990. The average annual increase was 2,500 or 4.8 percent for Sumner County and 620 or 2.1 percent for Robertson County.

**County Population Projections.** The Tennessee State Planning Office projects that, between 1997 and 2010, the collective population of Sumner and Robertson Counties will increase by 35,428. By the year 2005, that the population of Sumner County will increase to 137,966 and the population of Robertson County will increase to 49,344. The Planning Office further projects, by the year 2010, that the population of Sumner County will increase to 147,691 and the population of Robertson County will increase to 51,737.

**City Population Trends.** The City of White House has experienced significant and sustained growth since 1980. Incorporated in 1971, the first official census for White House was the 1980 U.S. Census at a population of 2,254. In the 1990 U.S. Census, the City's population was 2,987, an increase of 733 or 32.5 percent. In the 1994 special census, the City's population was 4,260, an increase of 2,006 or 89 percent since 1980. The average annual increase between 1980 and 1994 was 143 or 6.4 percent during the 14-year period.

As of April 1997, the City's population was 5,594. The count was based a second special census for that period. The increase between 1994 and 1997 was 1,334 or 31.3 percent. The average annual increase was 445 or 10.4 percent during the 3-year period.

Table 1  
POPULATION TRENDS  
City of White House, Unincorporated  
Planning Area, Sumner &  
Robertson Counties  
1970-1997

Year	City of White House	Uninc. Planning Area	Sumner and Robertson Counties
1970	*	1,200	81,368
1980	2,254	1,400	122,811
1990	2,987	2,600	143,775
1994	4,260	3,500	155,400
1997	5,594	4,500	164,000

\*not incorporated

Source: U.S. Census, 1970, 1980, 1990. The years 1994 & 1997 are based on a special census conducted by the City of White House.

Unincorporated Planning Area population is based on estimates prepared by RM Plan Group.

Between 1980 and 1990, White House increased at a higher rate than 13 of the 21 incorporated areas with a population greater than 1,000 in the Greater Nashville Region, exclusive of Nashville-Davidson County. Based on limited availability of population information for the 21 incorporated areas since 1990, White House continued to increase at a higher rate than the majority.

**City Population Projections.** Based on current trends, White House will reach a population between 7,700 and 8,200 by the year 2005, an increase of approximately 2,100-2,600 or 37-46 percent. Based on maintaining the City's share of county population growth, and assuming that there are no economic, political or environmental constraints, White House will reach a population between 9,300 and 10,000 by the year 2010, an additional increase of approximately 1,600-1,800 or 20-22 percent. The 1997-2010 population change represents an increase of approximately 3,700-4,400 or 66-79 percent.

**Unincorporated Planning Area Population Trends.** The unincorporated portion of the Planning Area experienced similar growth to the City of White House between 1980 and 1997. In 1980, the unincorporated area population was estimated at 1,400, and, in 1997, was estimated at 4,500. The increase was 3,100 or 221 percent since 1980. The average annual increase between 1980 and 1997 was 182 or 13 percent during the 17-year period.

**Unincorporated Planning Area Population Projections.** The unincorporated portion of the Planning Area is projected to increase in population at a rate similar to that for the City of White House. The unincorporated area will reach a population of 8,000 for the year 2005 and 10,500 for the year 2010. The 1997-2010 population change represents an increase of approximately 6,000 or 133 percent.

Table 2  
POPULATION PROJECTIONS  
City of White House, Unincorporated  
Planning Area, Sumner &  
Robertson Counties  
1990-2010

Year	City of White House		Uninc. Planning Area	Sumner and Robertson Counties
	Low	High		
1990	2,987	2,987	2,600	143,775
1997	5,594	5,594	4,500	164,000
2005	7,700	8,200	8,000	187,310
2010	9,300	10,000	10,500	199,428

Source: City of White House & Unincorporated Planning Area projections are based on estimates prepared by RM Plan Group, Nashville, February, 1997.

Sumner & Robertson County Projections, Tennessee State Planning Office, December 1996.

Population Age Characteristics. White House could be characterized as having more young families with children than Sumner and Robertson counties as a whole. In 1990, persons 19 years and under represented 34.2 percent of the total White House population compared to 29.7 and 30.1 percent in Sumner and Robertson Counties respectively. Persons between the typical child-bearing ages of 20 and 44 represented 42.3 percent of the total White House population compared to 39.6 and 38.9 percent in Sumner and Robertson counties respectively. Conversely, persons 45 years and over represented 23.5 percent of the total White House population compared to 30.6 and 31.6 percent in Sumner and Robertson Counties respectively.

Corresponding age characteristics are not available for 1997; however, based on recent school district enrollment trends, White House is maintaining its lead in share of children. The higher percentage of children is a major factor in White House's population projections

Table 3  
POPULATION AGE CHARACTERISTICS  
TOTAL NUMBER  
City of White House, Sumner County  
& Robertson County  
1990

Age	City of White House	Sumner County	Robertson County
Under 5	259	6,252	3,167
5-19	761	24,187	9,324
20-29	494	14,647	5,943
30-44	771	25,871	9,962
45-64	470	24,324	8,043
65 & over	232	7,000	5,055
TOTAL	2,987	102,281	41,494

Source: U.S. Census 1990

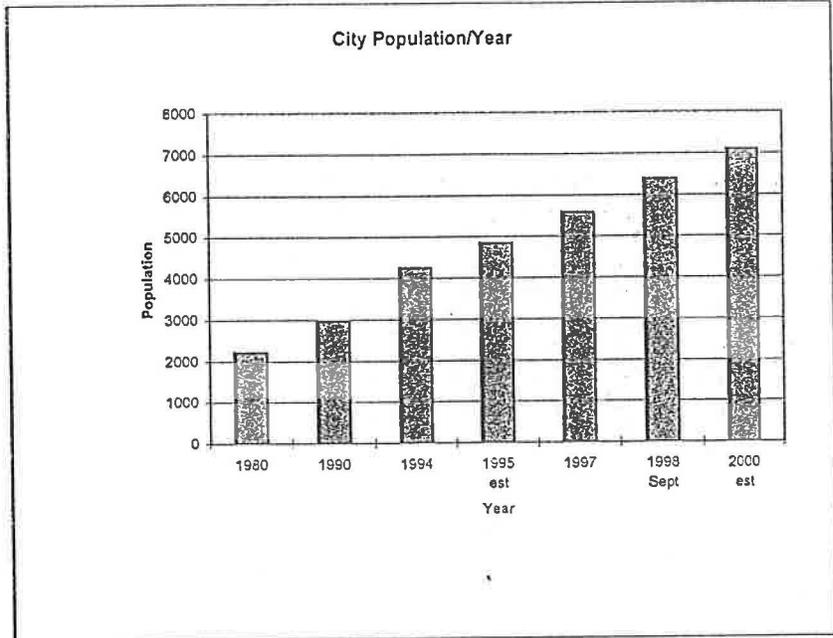
Table 4  
POPULATION AGE CHARACTERISTICS  
PERCENT SHARE  
City of White House, Sumner County  
& Robertson County  
1990

Age	City of White House	Sumner County	Robertson County
Under 5	8.7	6.1	7.6
5-19	25.5	23.6	22.5
20-29	16.5	14.3	14.3
30-44	25.8	25.3	24.0
45-64	15.7	23.8	19.4
65 & over	7.8	6.8	12.2
TOTAL	100.0	100.0	100.0

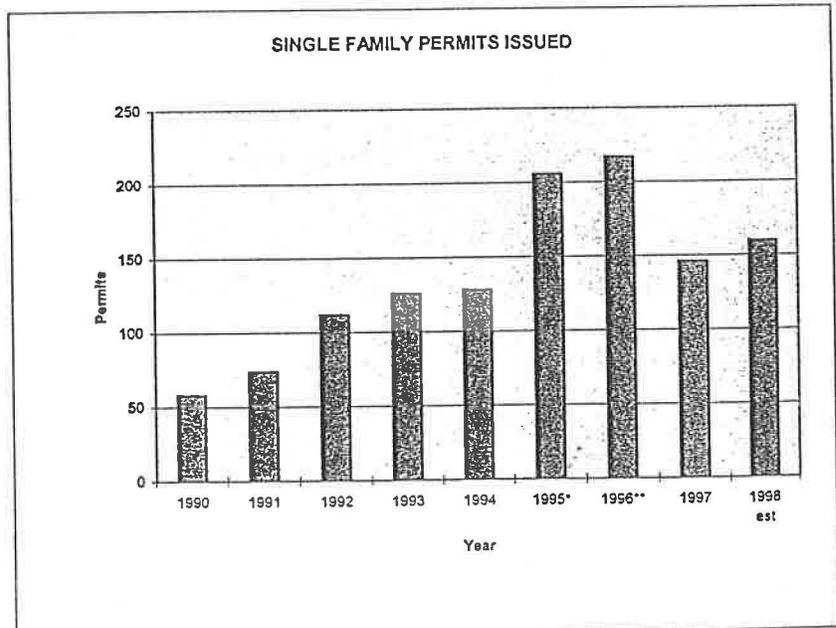
Source: U.S. Census 1990

## COMMUNITY DEVELOPMENT DATA FOR THE CITY OF WHITE HOUSE (population/permits)

YEAR	POP.	% change
1980	2225	
1990	2987	34.2%
1994	4260	42.6%
1995 est	4843	13.7%
1997	5594	15.5%
1998 Sept	6400	32.1%
2000 est	7100	10.9%



Year	Permits	% change
1990	58	
1991	74	27.6%
1992	112	51.4%
1993	126	12.5%
1994	128	1.6%
1995*	206	60.9%
1996**	217	5.3%
1997	146	-32.7%
1998 est	160	9.6%



\*Increase in number due to city impact fee implementation Dec. 1995

\*\*Increase in number due to Robertson County impact fee implementation Dec. 1996

**EXISTING LAND USE CLASSIFICATION**  
**WHITE HOUSE CORPORATE LIMITS**

USE CATEGORY	ROBERTSON CO	SUMNER CO	TOTAL PER CATEGORY (AC)
RESIDENTIAL	1,191.85 ACRES (65%)	975.15 ACRES (45%)	2,167 ACRES
AGRICULTURE	0	0	0 ACRES
INDUSTRIAL	205.2 ACRES (95%)	10.8 ACRES (5%)	216 ACRES
COMMERCIAL	49 ACRES (70%)	21 ACRES (30%)	70 ACRES
PUB/SEMI-PUB	283.5 ACRES (70%)	121.5 ACRES (30%)	405 ACRES
FARMSTEAD	885.5 ACRES (35%)	1644.5 ACRES (65%)	2530 ACRES
VACANT	506 ACRES (40%)	759 ACRES (60%)	1265 (MOSTLY FROM FARMSTEAD)
USABLE	430.1 ACRES (85%)	645.15 ACRES (85%)	1075.25 ACRES
UNUSABLE	105 ACRES (15%)	113.85 ACRES (15%)	218.85 ACRES
<b>TOTAL / COUNTY</b>			<b>5400 ACRES</b>

# Housing

**City Housing Trends.** As of 1990, the City of White House contained 1,122 housing (dwelling) units. The dominant type was single-family at 958 units or 84.9 percent of the total. Two-family/multi-family represented the second largest type at 129 units or 11.5 percent of the total. Mobile home and other represented the balance at 41 units or 3.6 percent of the total.

As of 1995, White House contained 1,822 units. Between 1990-95, building permits reflected an additional 673 single-family units, less three demolished, for a net increase of 670. During the same period, multi-family increased by 30 units. As of 1995, White House's housing stock was estimated to contain 1,628 single-family units, 159 two-family/multi-family units and 41 mobile home/other units.

The increase between 1990 and 1995 was 700 units or 62.4 percent. Residential building permits averaged 117 units annually for the six-year period.

**City Housing Projections.** Based on a projected population of 7,700-8,200 by the year 2005 and 9,300-10,000 by the year 2010, an additional 1,140 - 1,330 and 620-700 dwelling units are required for the two periods respectively. The housing projections are based on an average of 2.6 persons per dwelling unit. The projections assume a modest vacancy rate. Based on recent trends, approximately 85 percent of all new dwelling units will be single-family and 15 percent will be multi-family.

**Unincorporated Planning Area Housing Projections.** Based on a projected population of 8,000 by the year 2005 and 10,500 by the year 2010, an additional 1,340 and 960 dwelling units are required for the two periods respectively. The housing projections are based on an average of 2.6 persons per dwelling unit.

Table 5  
HOUSING UNITS IN STRUCTURES  
City of White House  
1990

Type	Number Units	% of Total
1-unit detached	939	83.7
1-unit attached	13	1.2
2-4 units	92	8.2
5-9 units	34	3.0
10 + units	3	.3
Mobile home	34	3.0
Other	7	.6
<b>TOTAL</b>	<b>1,122</b>	<b>100.0</b>

Source: U.S. Census, 1990

Table 6  
HOUSING PROJECTIONS  
City of White House  
1990-2010

Year	Single-Family		All-Family	
	Low	High	Low	High
1990	958	958	1,122	1,122
1995	1,628	1,628	1,822	1,822
2005	2,500	2,680	2,960	3,150
2010	3,050	3,280	3,580	3,850

Source: RM Plan Group, Nashville, February, 1997

# CITY OF WHITE HOUSE

## CHAPTER 1101

### City Data Questionnaire

1. FIRE

ISO Rating 6

Number of Firefighters: Full Time 6 Volunteer 6

Number of Fire Stations: 1

Response Area: City Only 13 square miles Outside 0

2. POLICE

Number of Police: Full Time 13 Part Time 0 Auxiliary 0

Number of Cruisers in Service: 12

Number of Other Vehicles: 3 (SWAT)

Dispatching: In-house yes County E-911 no Other (describe)

E-911 is located in Sumner and Robertson Counties, then transferred to the Police Department.

3. ELECTRICAL

Service Provided by Municipality: Yes  No X

Other Provider Name: Cumberland Electric Membership Corporation

Number of Customers: In City  Outside City

Average Kilowatt Hours: Purchased per day  Sold per day

4. GAS

Service Provided by Municipality: Yes  No X

Other Provider Name: Nashville Gas Company

Number of Customers: In City  Outside City

Number & Type of Customers: Residential X Commercial X Industrial X

Storage Capacity:

Average Daily Purchase: Summer  cu.ft. Winter  cu.ft.

Average Daily Sales: Summer  cu.ft. Winter  cu. ft.

5. WATER

Service Provided by Municipality: Yes  No X

Other Provider Name: White House Utility District

Water Source: Old Hickory Lake

Number of Fire Hydrants: In City 280 Outside City

Number of Wells:

Pumping Capacity (gallons per day): 15,000,000 GPD

**WATER (CONTINUED)**

Limitations on Available Source: None  
Water Treatment Plant Capacity (gallons per day) \_\_\_\_\_  
Storage Capacity (gallons) 2,250,000  
Average Daily Water Use (gallons) \_\_\_\_\_  
Average Percent of Unaccounted for loss: \_\_\_\_\_

**6. SEWER**

Number of Customers: In City 2200 Outside City 1  
Sewer Treatment Plant Type: Biological & Natural  
Average Daily Flow (gpd and % of capacity): 428 MGD  
Number of Pump Stations: 8  
Moratorium/DEC restrictions in force (describe): No

**7. SOLID WASTE COLLECTION**

Non-Municipal: Municipal  
Number of Employees: 6  
Subsidized and Annual Cost: \$94,000.00  
Dump and Tipping Fee \$68,300.00 year  
Number of Vehicles Utilized: 3  
How Many Days A Week Vehicles Utilized: 5  
Cost of Sanitation Fee Per Month: \$13,500.00  
Pick-up: Semi-weekly \_\_\_\_\_ Weekly X Other (describe) \_\_\_\_\_

**8. ROADS AND STREETS**

Total Miles: In City 55 TDOT 35 City Maintained 55  
Total Lane Miles City Maintained: 110  
Average Lane Miles Resurfaced Annually: 2  
Street Maintenance Budget: \$45,000.00  
1998-99 Street Capital Budget: \$65,000.00  
Number of Road Employees: 3  
Total Vehicles/Equipment: Dump Trucks 2 Graders 1 Bulldozers \_\_\_\_\_  
Backhoes 1 Tar Sprayers 1 Other Paving Machine, 2 Rollers,  
Patching Machine

9. **STREET LIGHTING**

Provides Street Lights: Yes X No X  
Number of Lights Supported: 600  
Average Cost Per Light Per Month: 7.92  
Cost of New Light Installation: Included in monthly billing  
Cost of Monthly Maintenance: Included in monthly billing

10. **LIBRARY**

Library Service: Yes X No       
Buildings: Amount 1 Total Square Feet 6290  
Weekly Service Hours: Monday, Tuesday, Wednesday, Friday: 10:00 AM - 5:30 PM  
Thursday: 12 Noon - 8:00 PM  
Saturday: 10:00 AM - 4:00 PM  
Budget: Annual 53,000 Acquisitions 7012.02  
Number of Librarians: Full Time 1 Part-Time 3 Volunteer 4  
Book Collection: Number of Volumes: 12,394 Number of Periodicals 41  
CD's/Tapes/Records: Number of Videos 375 Number of Computer Games 0  
Other(describe) 18 Educational CD ROM Programs

11. **PARK**

Parks: Total 4 Total Acres: 133.9  
Smallest Park in Acres: 2 acres  
Largest Park in Acres: 89.9 acres  
98-99 Annual Budget: \$ 235,230.00  
Number of Employees: Full Time      Part Time      Seasonal Pd. Vol.       
Number of Fields/Courts: Softball 2 Baseball 4 Football 2  
Soccer 4 Basketball 2 Tennis 3 Volleyball 2  
Number of Picnic Area 3 Pavilion 4 Arena      Swimming Pool       
Square Foot of Community Center: Current Community Center 32,000  
Other Centers (describe): New Recreation Center will have approximately 60,000 sq.ft.  
City Supported Programs: Softball Yes X No       
Baseball (Tots) Yes X No       
Baseball (Youth) Yes X No       
Baseball (Adult) Yes X No       
Soccer Yes X No       
Swimming Yes      No X  
(will begin with construction of new recreation center)  
Nature Trails Yes X No       
Senior Center Yes X No       
Other Programs: Arts and Crafts, Orchestra & Choir,  
Theatre

## PROPOSED URBAN GROWTH BOUNDARIES

### CITY OF WHITE HOUSE - SUMNER COUNTY

Beginning at the western right of way line of Highway 31 W North, which is the present city limit line of the City of White House, continuing north with 31 W to Bowling Branch Road, following Bowling Branch Road to where it intersects with Martin Lane, which is also the city limit line of the Town of Walnut Grove . Following the city limit line of the Town of Walnut Grove to where it intersects with the city limit line of the City of White House at Honey Run Creek then following said city limit line withthe city limit line of the Town of Walunt Grove in an easterly direction to the intersection of Shun Pike, then following Shun Pike to Jones Road in a southerly direction to the first curve of Jones Road, then in a straight line southwesterly encompassing Ben Albert Road to where it intersects with Tyree Springs Road, then north with Tyree Springs Road to the intersection of Marlin Road; following Marlin Road west to where it intersects with the present city line, then south with 31 W South to the present city limit line. Said boundaries shall include 500 feet beyond said description except where it follows the city limit line of the Town of Walnut Grove. All lands lying within said description shall be apart of the urban growth boundary of the City of White House, Sumner County.

The attached map is made apart of this description.

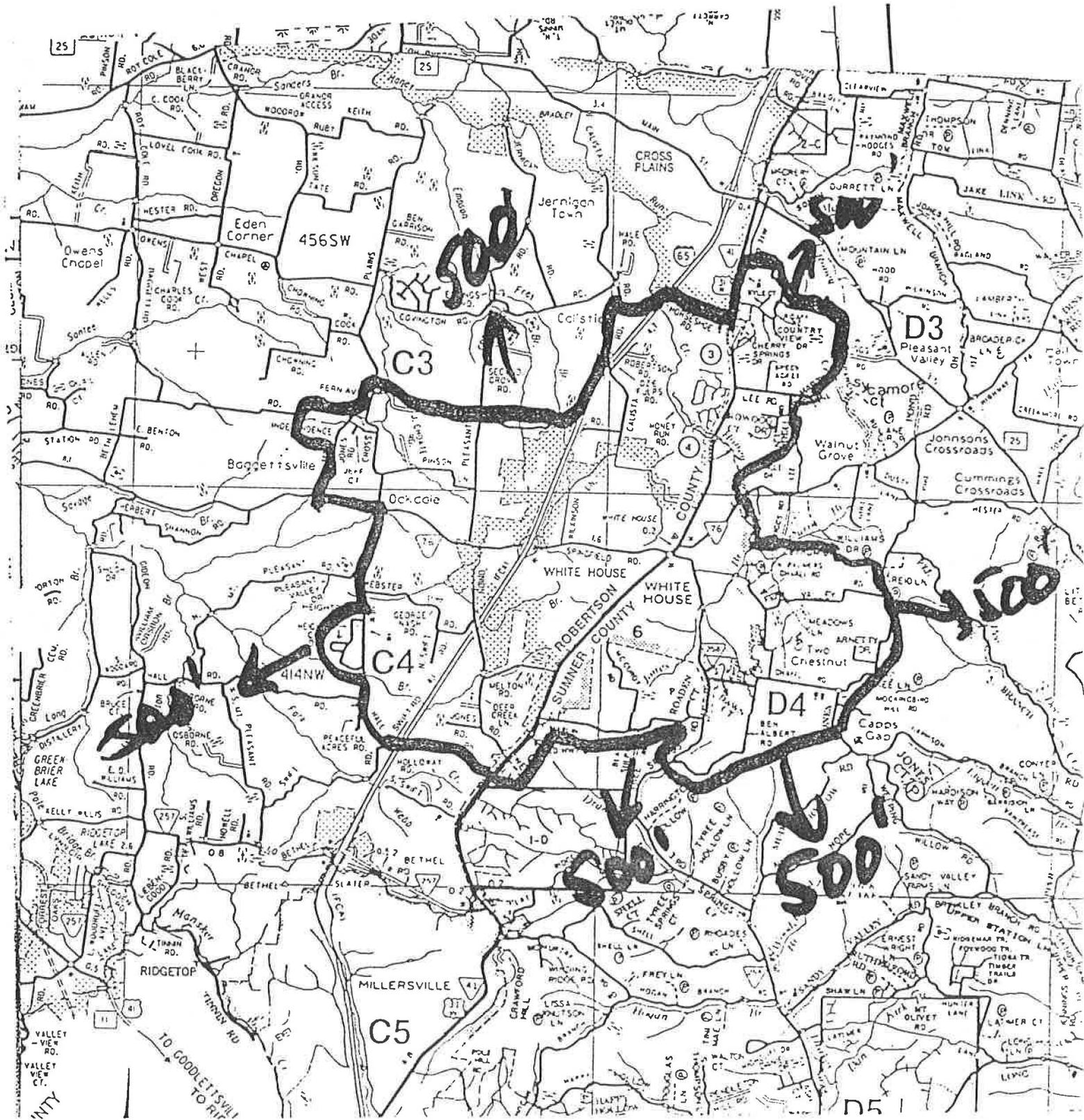
## PROPOSED URBAN GROWTH BOUNDARIES

### CITY OF WHITE HOUSE - ROBERTSON COUNTY

Beginning at the western right of way line of Highway 31W South, which is the present city limit line of the City of White House, continuing westerly with New Halls Road to where New Halls Road intersects with Heights Circle Drive, continuing with Heights Circle Drive to where it intersects with the northerly point of New Halls Road continuing north with New Halls Road to where it intersects with Highway 76 West then west to where it intersects with Maxie Jones Road; then north with Maxie Jones Road to include Independence Street to where said area intersects with Bethlehem Road then east to the intersection of Cross Plains Road, then north to the intersection of Boyles Road, following Boyles Road in its entirety; crossing Pleasant Grove Road to Bill Moss Road; following Bill Moss Road to where I-65 North crosses Bill Moss Road; then north with I-65 North to where Calista Road crosses I-65; then north on Calista Road to the intersection of Horseshoe Road; then east with Horseshoe Road following the southern city limit of the City of Cross Plains to where it intersects with Highway 31W North, which is the city limit line of the City of White House.

Said boundaries shall include 500 feet beyond said description, except where the description follows the city limit line of the City of Cross Plains. All lands lying within said description shall be apart of the urban growth boundary of the City of White House, Robertson County.

The attached map is made apart of this description.



CITY OF WHITE HOUSE FIRE DEPARTMENT

1998

APPARATUS SCHEDULE:

1. Engine One- 1993 Emergency One pumper, (International cab), 4 door, 1000 gallon tank, 1,250 gpm pump.
2. Engine Two- 1980 Emergency One pumper, (Chevy cab), 2 door, 750 gallon tank, 1,000 gpm pump.
3. Rescue One- 1998 Emergency One Rescue/Pumper, (International cab), 2 door, 500 gallon tank, 1,250 gpm pump.
4. Rescue Two- 1998 Emergency One Rescue, (Ford cab), 2 door, 500 gallon tank, 350 gpm pump.
5. Chief Unit- 1997 Chevy Blazer, 4 door.

*City Of White House Fire Department Urban Growth Plan  
Project "2020"*

- Objective:** Growth for the next 20 years.
- Land area:** 25 square miles consisting of existing 13 square miles of the Corporate City limits and the addition of approximately 12 square miles in the adjoining Counties of Robertson and Sumner.
- Goals:** Additional Fire Halls, Manpower, Equipment, and Water supply.  
(station number, location, area of coverage, manpower, equipment, date of activation, cost, and estimated hydrant count)

**Station One-Headquarters**  
ADMINISTRATION - CODES - TRAINING  
416 Hwy 76,  
area covered - 8 square miles  
Four bays

Manpower: (15), Chief, Inspector, Training Officer, \*Lt. Commander, Firefighters -3 per shift  
Equipment: Engine One- 1993 pumper, Rescue One- 1998 rescue/pumper,  
Engine Two- 1980 pumper Ladder One- 2005 aerial platform.  
Implementation date: 2005  
Equipment Cost \$375,000.00

**Station Two**  
Meadows Road  
Single bay  
area of coverage - 5.5 square miles

Manpower: (6) Firefighters- 2 per shift  
Equipment: Rescue Two- 1998 rescue unit  
Implementation date: 2003  
Equipment Cost \$  
Building Cost \$120,000.00

**Station Three**  
Hwy 31W & I-840  
Two bay

area of coverage - 5 square miles

Manpower: (9) Firefighters- 3 per shift

Equipment: Engine Three- 1980 pumper (from st. 1) Rescue Three- 2015 rescue/pumper

Implementation date: 2015

Equipment Cost \$215,000.00

Building Cost \$140,000.00

**\*\*Station Four**

Hwy 76W & New Halls Road  
Two bay

area of coverage - 7 square miles

Manpower: (6) Firefighters- 3 per shift

Equipment: Rescue Four- 2010 rescue/pumper

Implementation date: 2010

Equipment Cost \$215,000.00

Building Cost \$130,000.00

- \*Lt. shift commander will oversee all department activities
- \*\* Station Four possibly to house Robertson Co. EMS unit

**HYDRANTS:**

Robertson Co. 59  
Sumner Co. 41

**TOTAL MANPOWER:** including administration 36

**EQUIPMENT COST : \$ 805,000.00**  
**BUILDING COST : \$ 390,000.00**  
**HYDRANTS COST : \$ 250,000.00**  
**MICS. COST : \$ 150,000.00**  
**TOTAL COST \$1,595,000.00**



# RECREATION AND PARK DEVELOPMENT STANDARDS

CITY OF WHITE HOUSE  
PARKS & RECREATION DEPARTMENT



January, 1999

## I. INTRODUCTION

Recreation and Park Standards are to define the amount of facilities & open space required to minimally meet the leisure land, facilities, programs and services needs of the residents of the White House population.

## II. CHARACTERISTICS OF WHITE HOUSE PARK CLASSES

<u>Park Class</u>	<u>Size</u> (acres)	<u>Type</u>
Neighborhood Parks	2.5-5.0	Passive
Single Purpose Parks	10-30	Active
Community Parks	70-120	Active/ Passive
Greenways	1.0-12.0 (miles)	Passive

### III. MINIMAL LOCAL LEVEL OF SERVICE (LOS)

#### PARKS

Neighborhood Parks and larger passive classified parks should be located within 2.0 miles of each of the residence of the City of White House.

Single Purpose Parks shall be developed within the corporate boundaries of the City of White House. Facilities within this park classification are to serve one or more recreation facets (i.e. athletics, natural resource, etc.).

Community Parks shall be developed within 3.0 miles to 5.0 miles of each residence of the City of White House. Community Parks should not be more than seventy-five percent (75%) developed for the purposes to assure that an adequate passive area is preserved. Community Parks may also serve the same purpose as neighborhood parks in order to assure an adequate level of service.

Greenways are to be developed as linear parks which primary function will be as a trail system. In the development of Greenways every effort should be made to link all public facilities along its route. Greenways should be located within five miles of each residence of the City of White House.

#### IV. MINIMAL LOCAL LEVELS OF SERVICE (LOS)

##### FACILITIES

<u>Type</u>	<u>Number</u>	<u>Per Capita</u>
Baseball\Softball	1	3,000
Soccer	1	3,000
Tennis Courts	1	3,000
Sand Volleyball	1	3,000
Basketball Courts (outside)	1	5,000
Football Stadiums (w\ track)	1	20,000
Picnic Shelters	1	3,000
Playgrounds	1	4,000
Gymnasium	1	10,000
Auditoriums	1	20,000

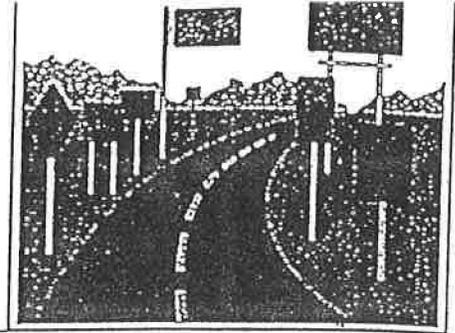
Swimming Pools	1	12,000
Greenways	1 mile	4,000
Nature Trails	1	9,000
Sr. Citizens Area	1	8,000
Archery Range	1	8,500
Club \ Multiuse room	1	8,000
Game Rooms	1	8,000
Public Golf Course	1-hole per 3,000 res. 9-hole course min.	

#### V. REVIEW OF DEVELOPMENT STANDARDS

The Parks & Recreation Department is to annually review the established development standards to assure that in accordance with participation and future trends that the best interest of the Citizens of White House are being met.

All recommended amendments shall be brought to the Leisure Services Board and Board of Mayor and Aldermen for approval.

CITY OF WHITE HOUSE  
 PUBLIC WORKS DEPARTMENT  
 427 INDUSTRIAL DRIVE, P.O. BOX 69  
 WHITE HOUSE, TENNESSEE 37188-0069  
 (615) 672-0215  
 RANDALL BRILEY, DIRECTOR



URBAN GROWTH FOR CITY OF WHITE HOUSE

*Major roads in proposed urban growth area for White House, Tennessee.*

*All figures are to the nearest 10<sup>th</sup> of a mile.*

ROBERTSON COUNTY

<i>Calastia Road</i>	<i>1.0</i>		
<i>Pleasant Grove Road</i>	<i>1.4</i>		
<i>Cross Plains Road</i>	<i>1.1</i>	<i>TOTAL MILES</i>	<i>8.7</i>
<i>Union Road</i>	<i>1.8</i>		
<i>New Hall Road</i>	<i>2.5</i>		
<i>Maxie Jones</i>	<i>.9</i>		

SUMNER COUNTRY

<i>Fern Valley Road</i>	<i>1.5</i>		
<i>South Palmers Road</i>	<i>.6</i>		
<i>Shun Pike Road</i>	<i>1.5</i>		
<i>Ben Albert Road</i>	<i>1.4</i>	<i>TOTAL MILES</i>	<i>10.2</i>
<i>Lee Road</i>	<i>.8</i>		
<i>Martin Lane</i>	<i>.3</i>		
<i>Bowling Branch Road</i>	<i>2.3</i>		
<i>Marlin Road</i>	<i>1.0</i>		
<i>Mc Crudy Road</i>	<i>.8</i>		

*GRAND TOTAL MILES 19.9*

Proposed needs in the Street Department based on number of new residents

*With the growth of 250 residents a year, and new streets being developed, it will require every 500 new residents another street employee and another 500 new residents will require an employee, and backhoe with smooth mouth bucket and dump truck, also another side arm mowing tractor. Also one more roller and patching machine, plus up grading old equipment.*

Proposed needs for Sanitation plus trash carts based on number of new residents

*Sanitation will need 2 men every 1000 new stops, plus a new truck. At another 500 new stops will need another recycle trailer, at 1000 new stops another truck and two men for recycle. At 1000 new stops another chipping truck and chipper. Plus up grading of old equipment and one trash cart per new resident.*

Proposed needs for City Maintenance Shop based on number of new residents

*Maintenance shop will require another mechanic in approximately four years if growth continues. Plus new technical equipment to work on new cars plus upgrade shop tools.*

# Police Department

The University of Tennessee, Municipal Technical Advisory Service completed in 1997 a comprehensive study of the police department.

**PERSONNEL:** The study recommends that the city employ three (3) police officers per one thousand (1,000) population. Based on the projected growth of 390 persons per year computed from the issuance of 150 single family building permits each year, with approximately 2.6 persons per household; the present city limits would contain approximately 14,350 people by the year 2020. Therefore, based on the above formula the city would need to employ twenty-eight (28) additional policemen just for the present city limits.

The proposed urban growth area had a projected population of 4,500 in 1997. Assuming a 13% growth factor from 1997 to 2020; the proposed growth boundary would contain approximately 13,650 persons. Therefore, if one would assume that the entire proposed growth boundary were annexed to city - which is highly unlikely - the police department would need an additional thirty-nine (39) officers.

**NOTE:** The following calculations are based on population for calendar year 2020:

Present City - add 28 officers..... projected cost \$700,000.00

Urban Growth Boundary, if all were incorporated, add 39 officers...projected cost \$975,000.00

Total if all were implemented.....\$1,675,000.00

## SUPPORT STAFF: (Based on optimum)

1.	Dispatcher (20)	\$420,000.00
2.	Record Clerk (6)	\$138,000.00
3.	Court Clerk (3)	\$ 72,000.00
4.	Secretary (1)	<u>\$ 20,000.00</u>
	TOTAL	\$650,000.00

## EQUIPMENT:

1.	Vehicles (70)	\$175,000.00
2.	Support	\$100,000.00

## REAL PROPERTY:

Two Precincts \$500,000.00

**GRAND TOTAL ESTIMATED COST:** \$3,100,000.00

**URBAN GROWTH  
PRELIMINARY CONTINGENCY PLAN  
CITY OF WHITE HOUSE  
SEWER DEPARTMENT**

**Total Estimated Cost for Stations and Lines:**

Sumner County	\$ 7,137,764.00
Robertson County	<u>\$ 3,888,157.00</u>
Grand Total	\$11,025,921.00

**URBAN GROWTH  
PRELIMINARY CONTINGENCY PLAN  
CITY OF WHITE HOUSE  
SEWER DEPARTMENT**

**SUMNER COUNTY AREAS**

HIGHWAY 31-W NORTH PUMP STATION (Blue area on map)	TOTAL COST	\$1,169,266.00
BOWLING BRANCH ROAD PUMP STATION (Red area on map)	TOTAL COST	\$ 490,875.00
HONEYRUN CREEK PUMP STATION (Sumner/Robertson County) (Orange area on map)	TOTAL COST	\$2,676,266.00
FERN VALLEY PUMP STATION (Green area on map)	TOTAL COST	\$ 988,625.00
JONES ROAD PUMP STATION (Purple area on map)	TOTAL COST	\$ 411,125.00
SOUTH TYREE SPRINGS PUMP STATION INCLUDES BEN ALBERT ROAD AREA. (Pink area on map)	TOTAL COST	\$ 587,538.00
MARLIN ROAD PUMP STATION (Sumner and small portion of Hwy. 31-W Robertson County) (Yellow area on map)	TOTAL COST	<u>\$ 814,069.00</u>
TOTAL COST FOR SUMNER COUNTY AREA		\$7,137,764.00

**URBAN GROWTH  
PRELIMINARY CONTINGENCY PLAN  
CITY OF WHITE HOUSE  
SEWER DEPARTMENT**

**ROBERTSON COUNTY AREAS**

HORSESHOE ROAD PUMP STATION  
(Red area on map)

TOTAL COST       \$ 483,725.00

BOYLES ROAD PUMP STATION (Contains two areas: Bill Moss and Pleasant Grove Roads)  
(Purple area on map)

TOTAL COST       \$ 905,644.00

OAKDALE PUMP STATION  
(Green area on map)

TOTAL COST       \$ 827,888.00

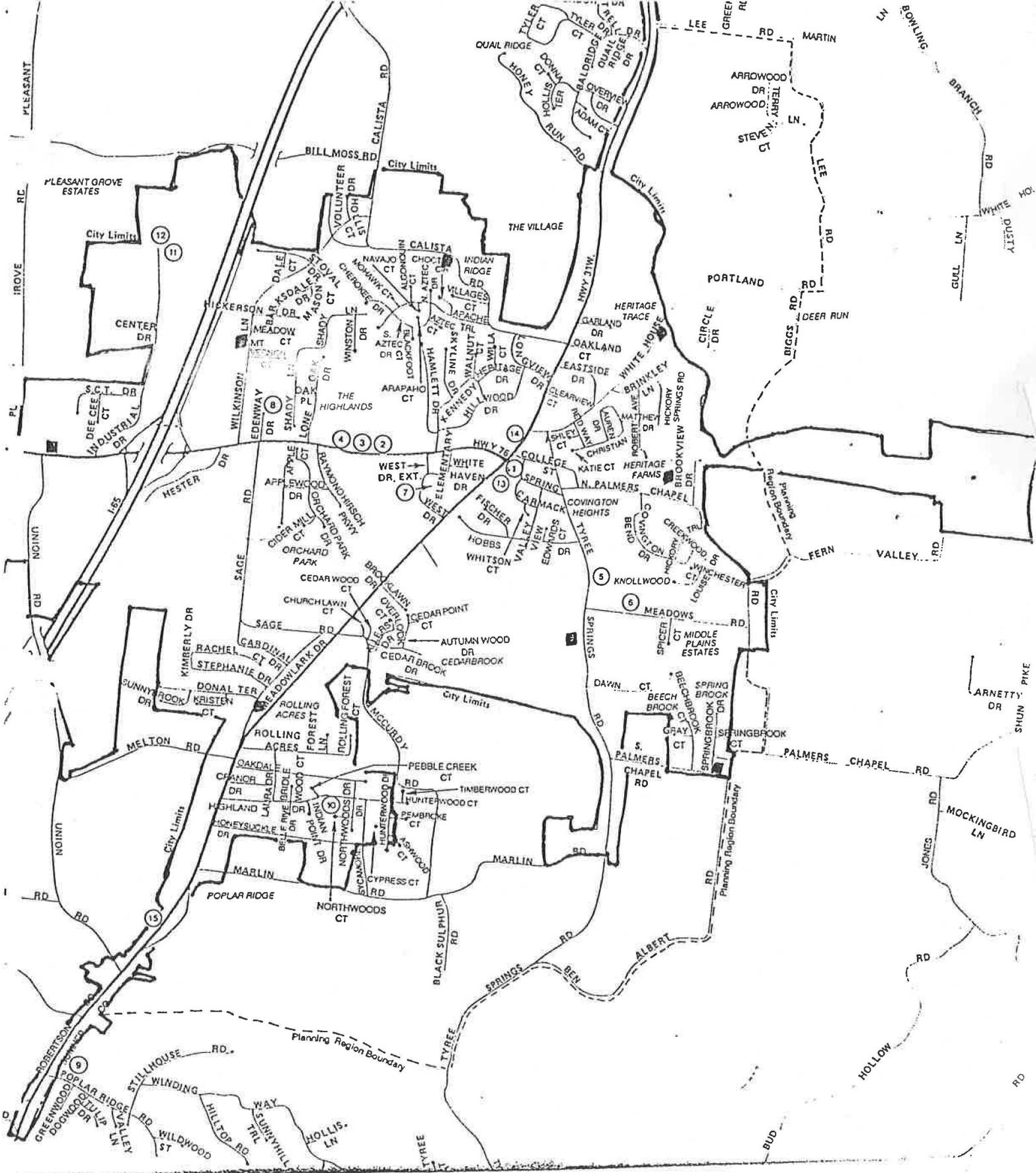
WEBSTER ROAD PUMP STATION  
(Aqua area on map)

TOTAL COST       \$ 651,750.00

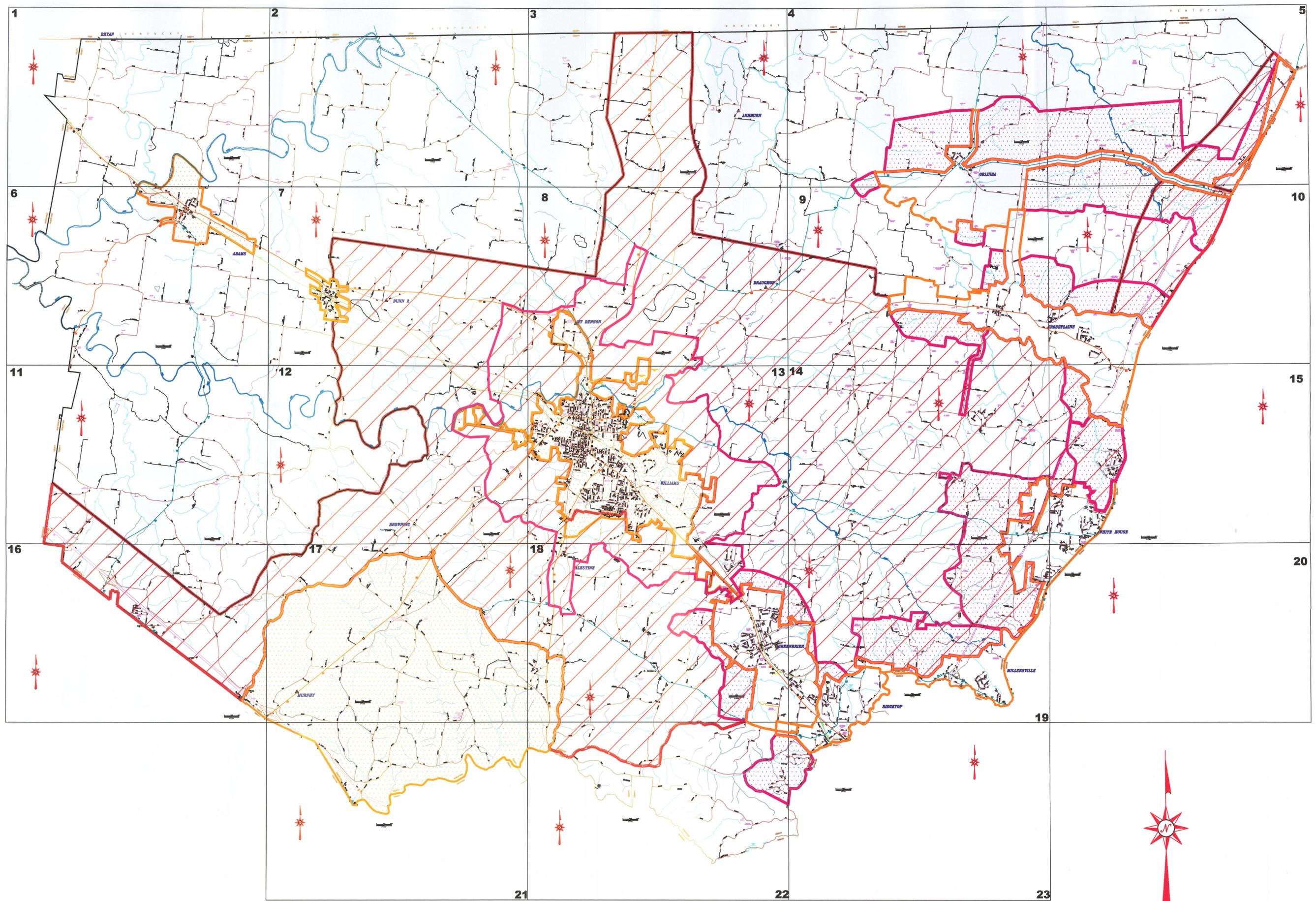
NEW HALL ROAD PUMP STATION  
(Peach area on map)

TOTAL COST       \$1,019,150.00

TOTAL COST FOR ROBERTSON COUNTY AREA       \$3,888,157.00



Main Pump Stations - Total of 8  
 w Collection Lines RANGE in size from 4" - 12"



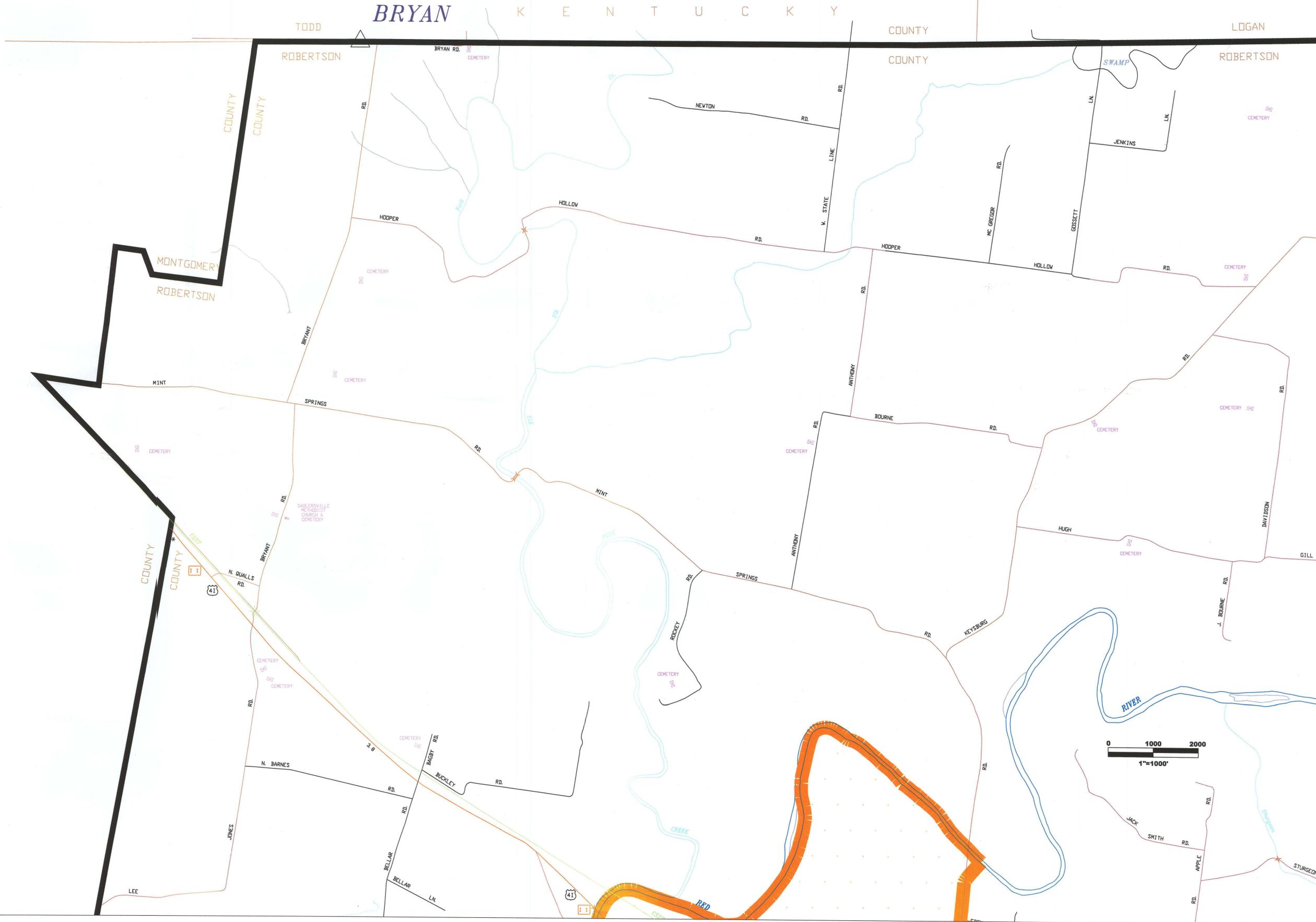
Local Government Planning Advisory Committee  
 Date: April 25, 2001  
 To: Approve Robertson County Growth Plan  
*Tom Stiner*  
 Tom Stiner, Chairman

**ROBERTSON COUNTY  
 URBAN GROWTH BOUNDARY MAP**  
(AS OF AUGUST 20, 2001)

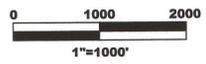
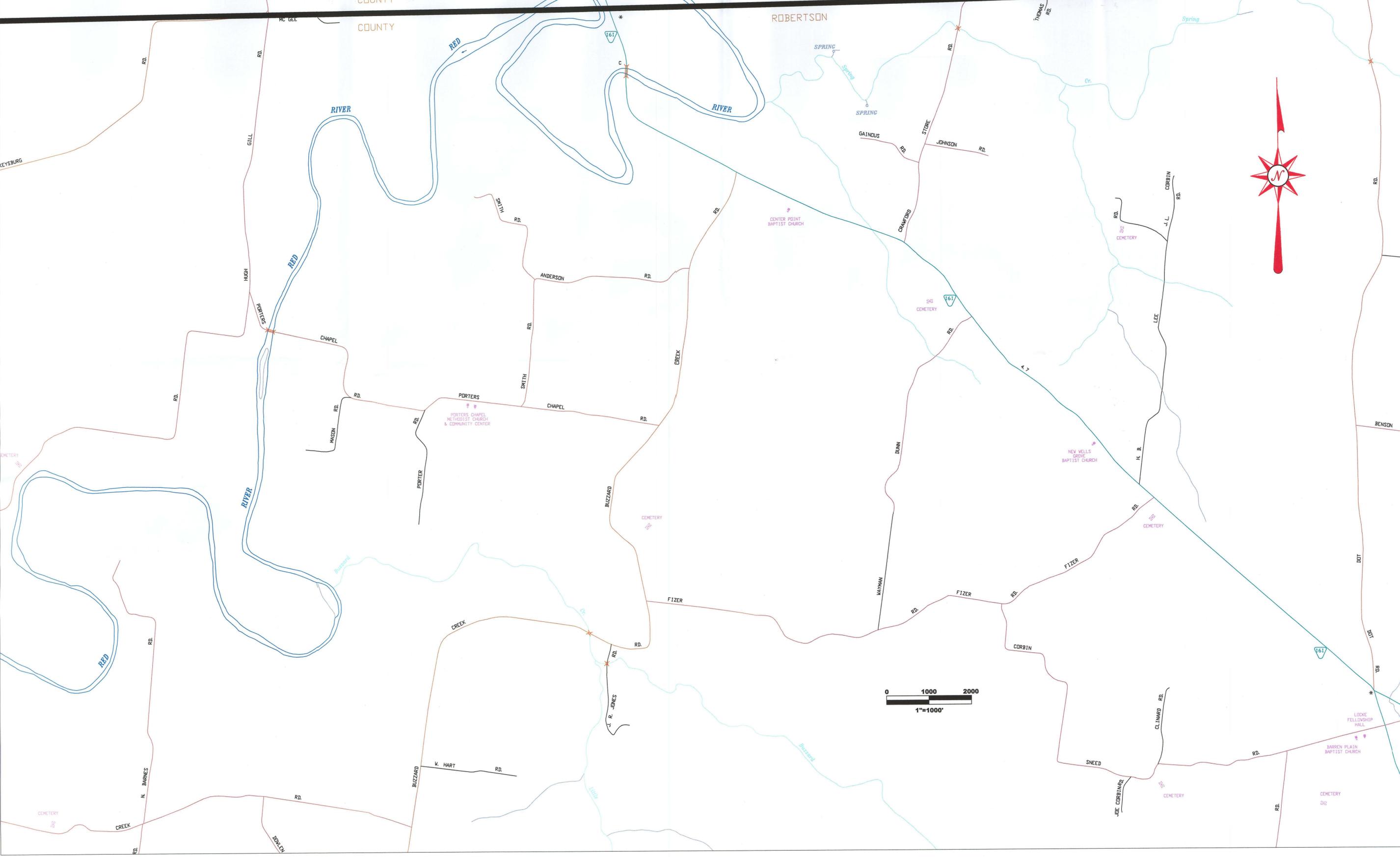
CITY LIMITS	
COUNTY PLANNED GROWTH AREA	
URBAN GROWTH BOUNDARY	
COUNTY RURAL GROWTH AREA	



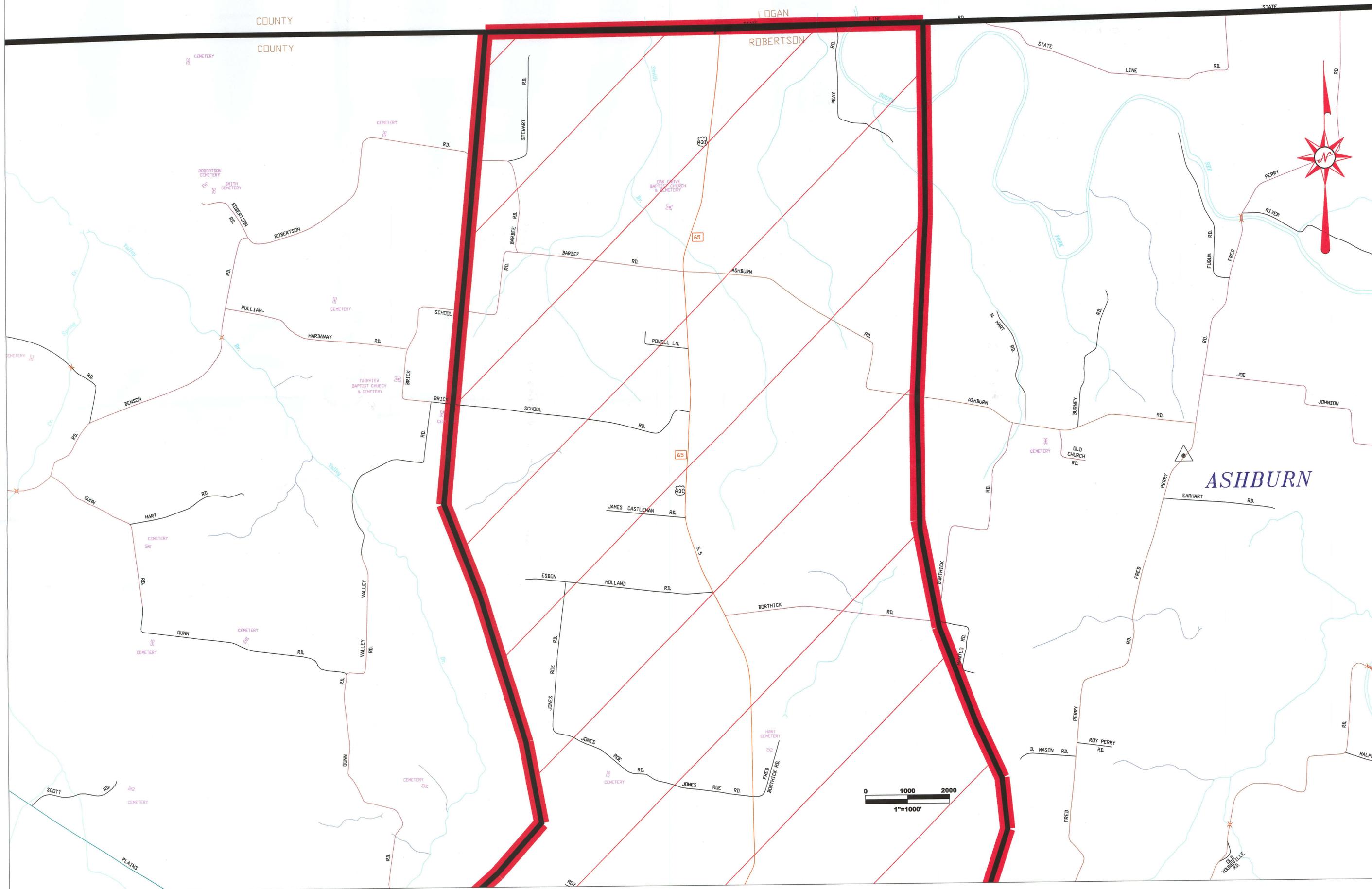
BRYAN K E N T U C K Y



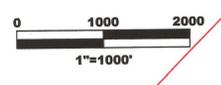
E N T U C K Y      K E N T U C K Y

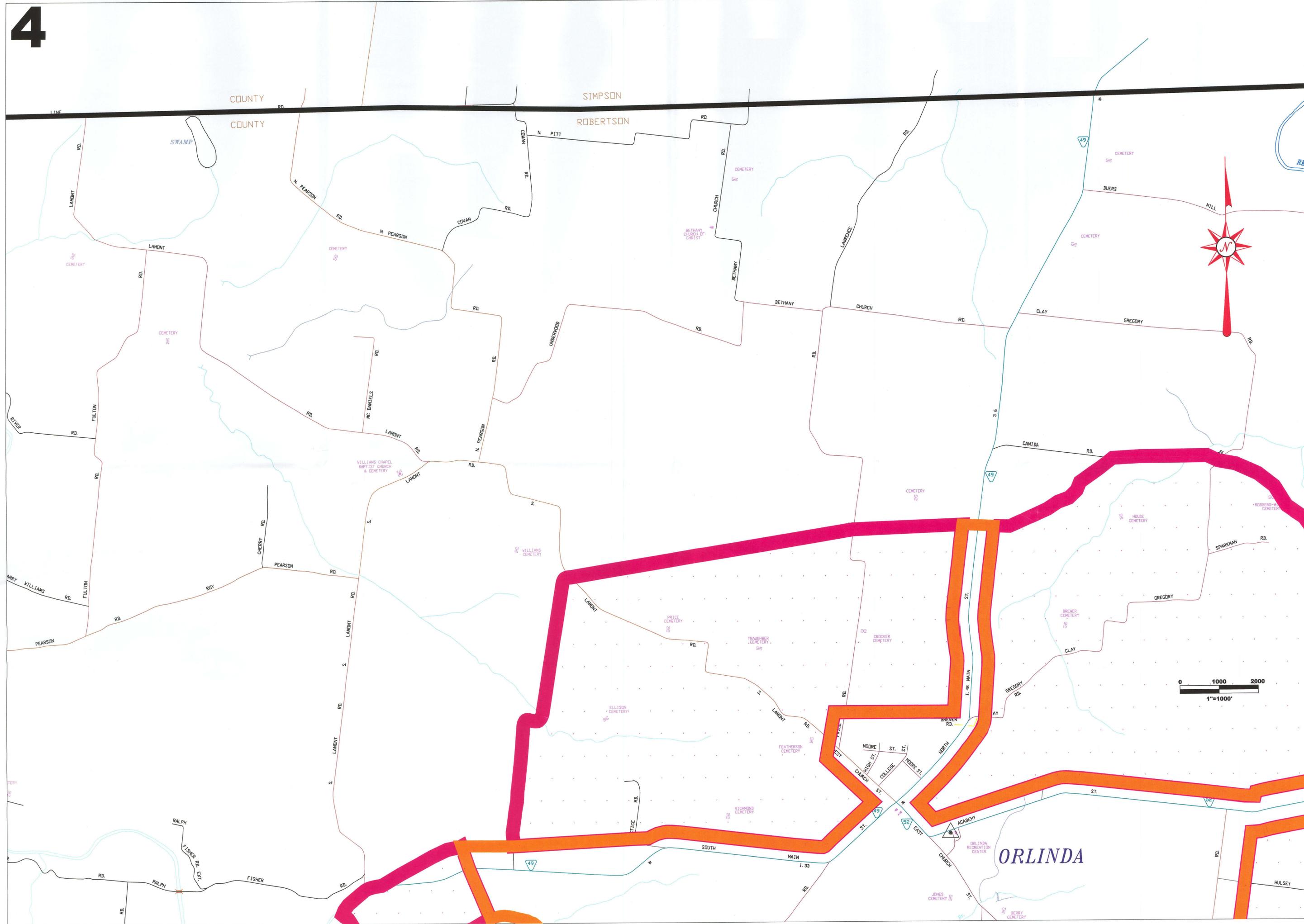


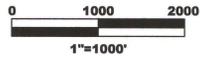
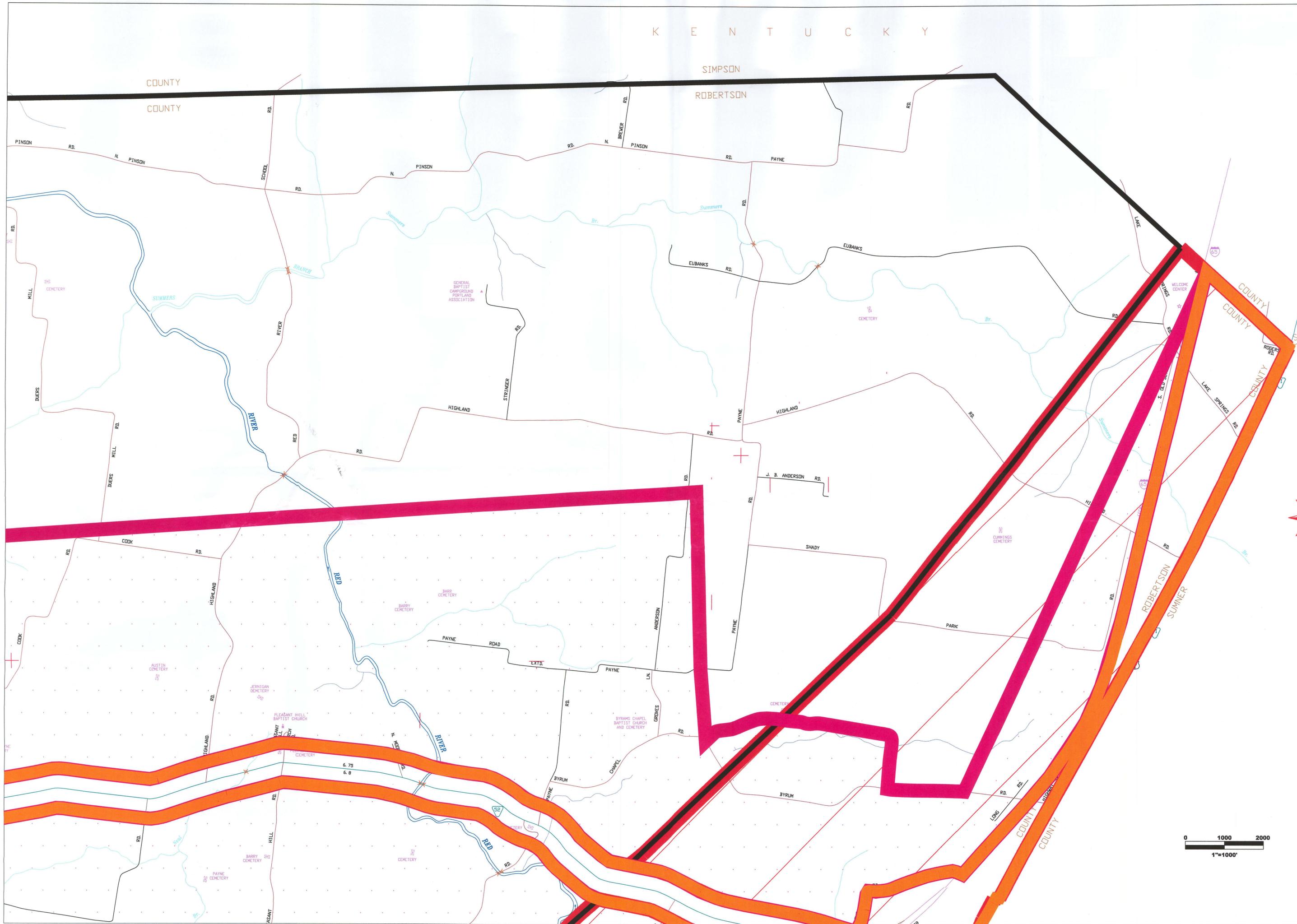
LOGAN COUNTY  
ROBERTSON COUNTY

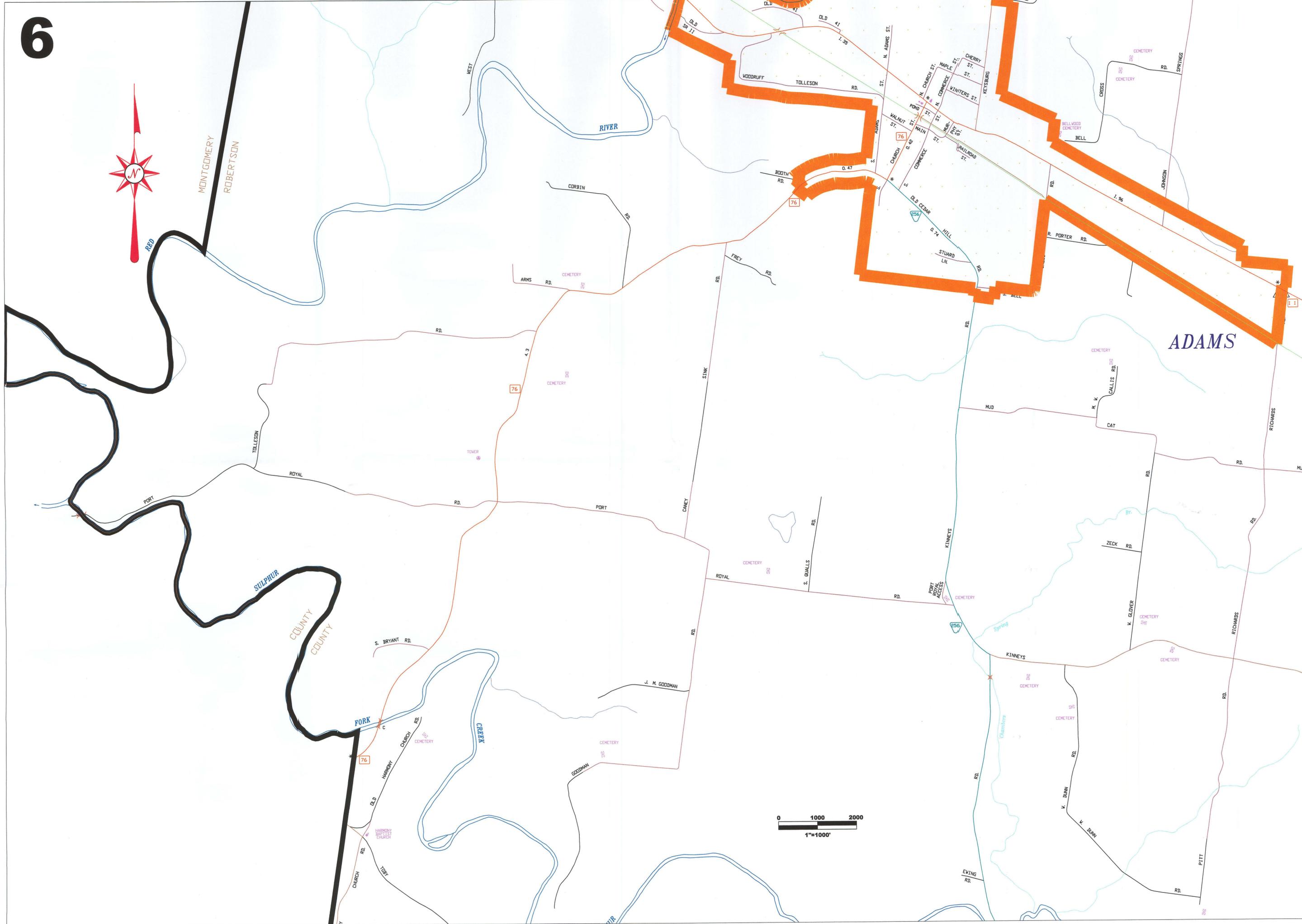


ASHBURN







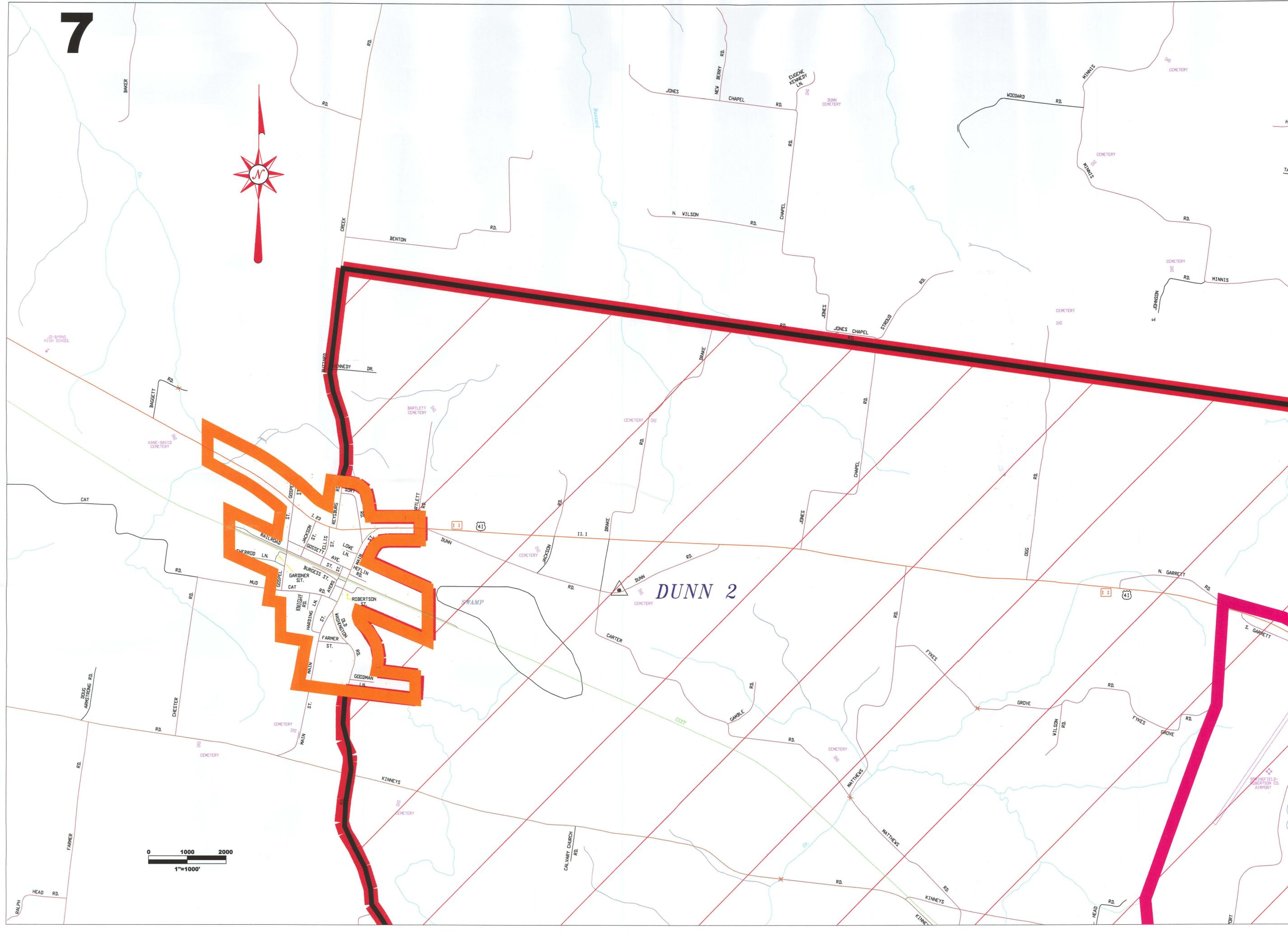
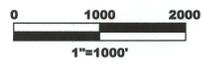


MONTGOMERY  
ROBERTSON

SULPHUR  
COUNTY

ADAMS

0 1000 2000  
1"=1000'



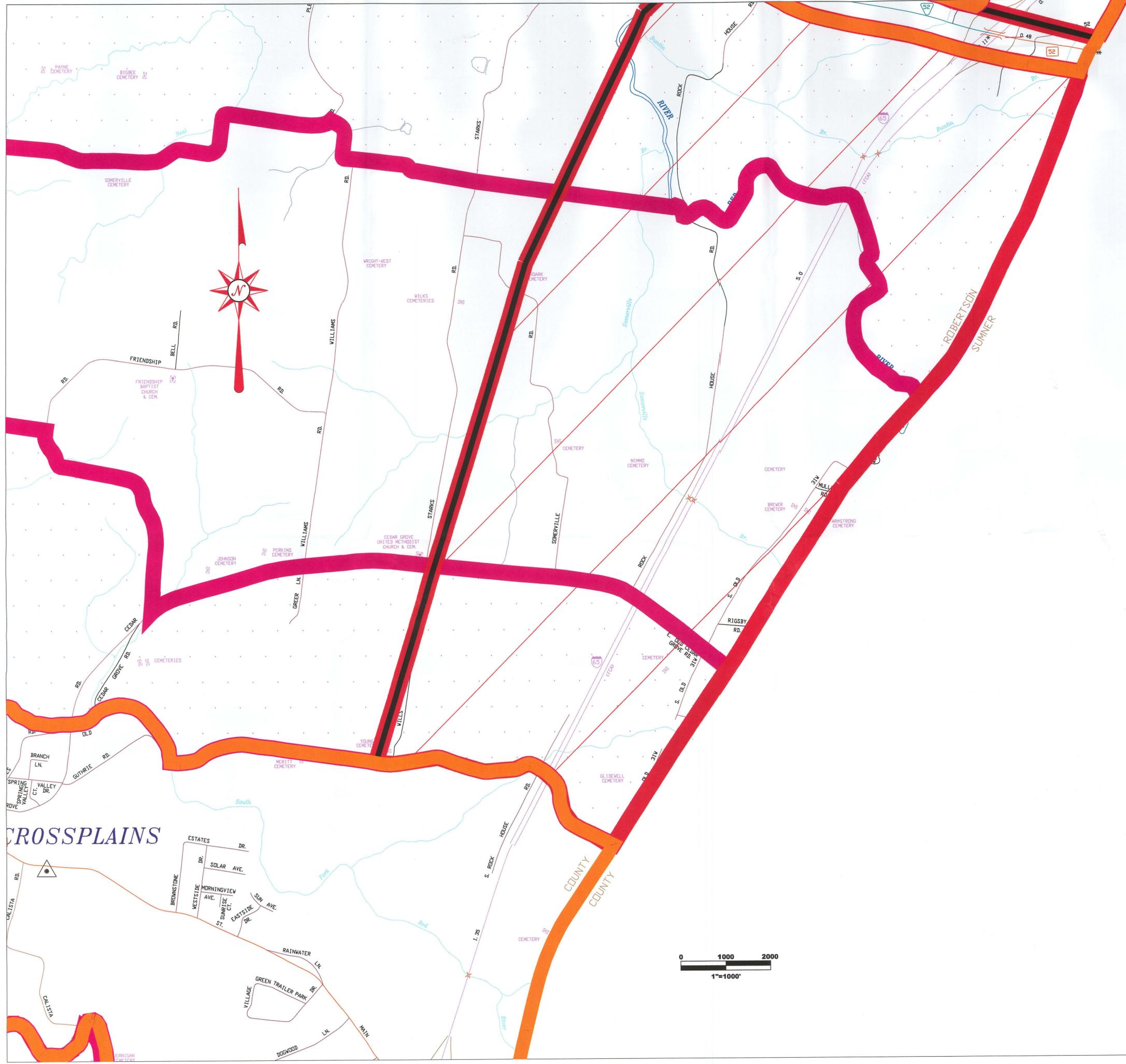
DUNN 2

11.1

SPRINGFIELD-MURKIN AIRPORT

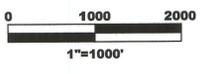


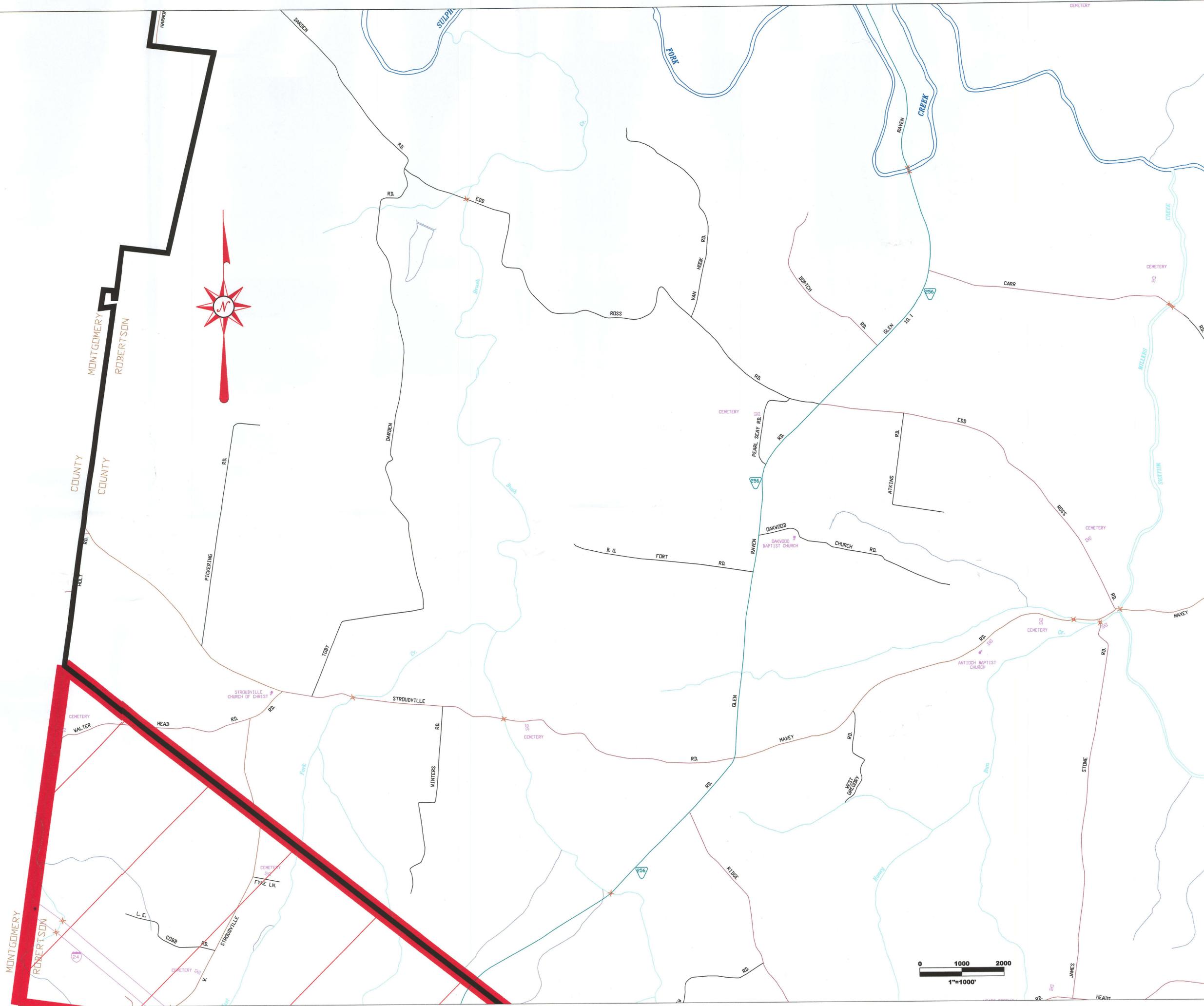


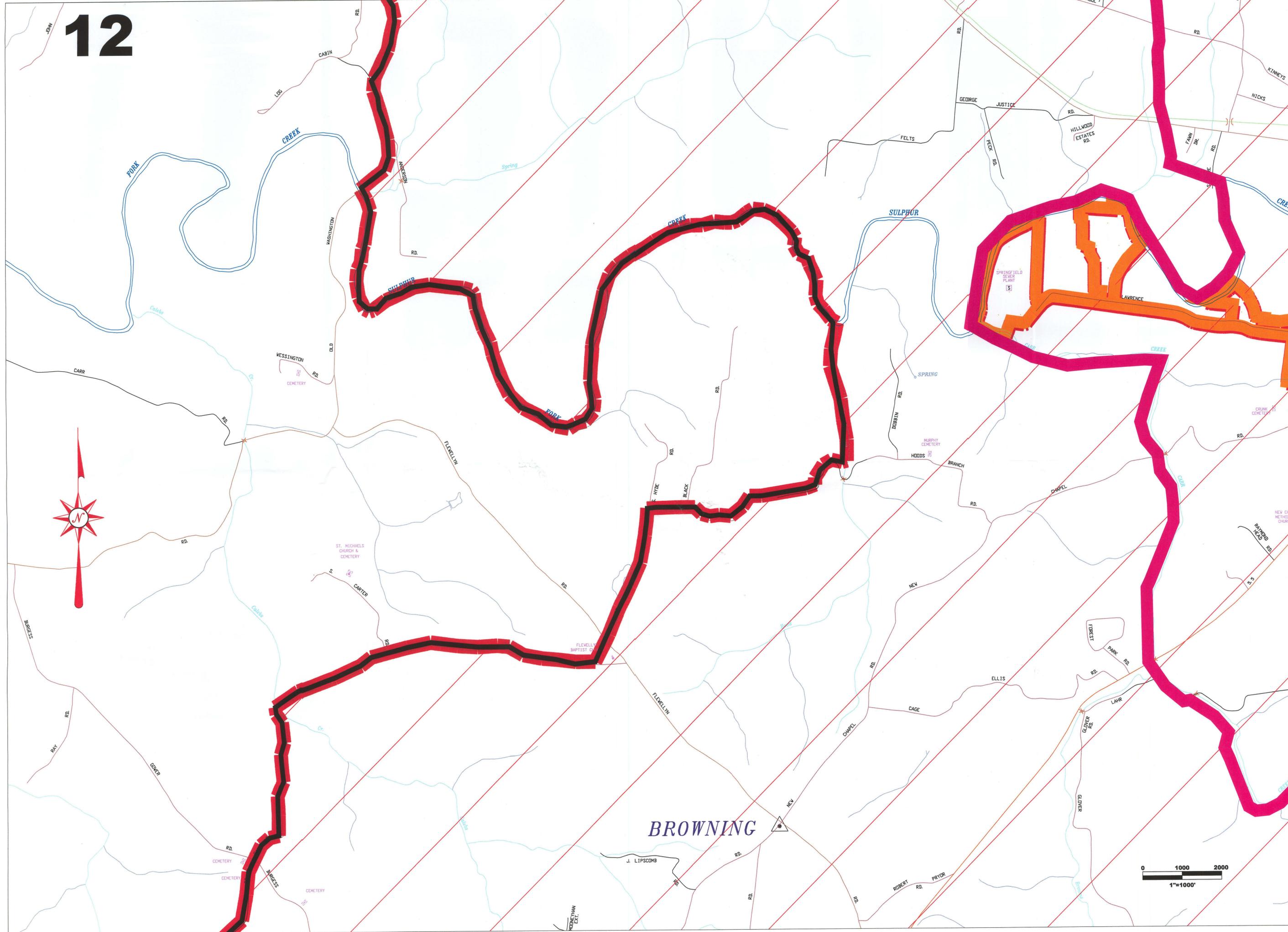
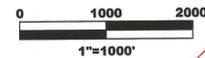


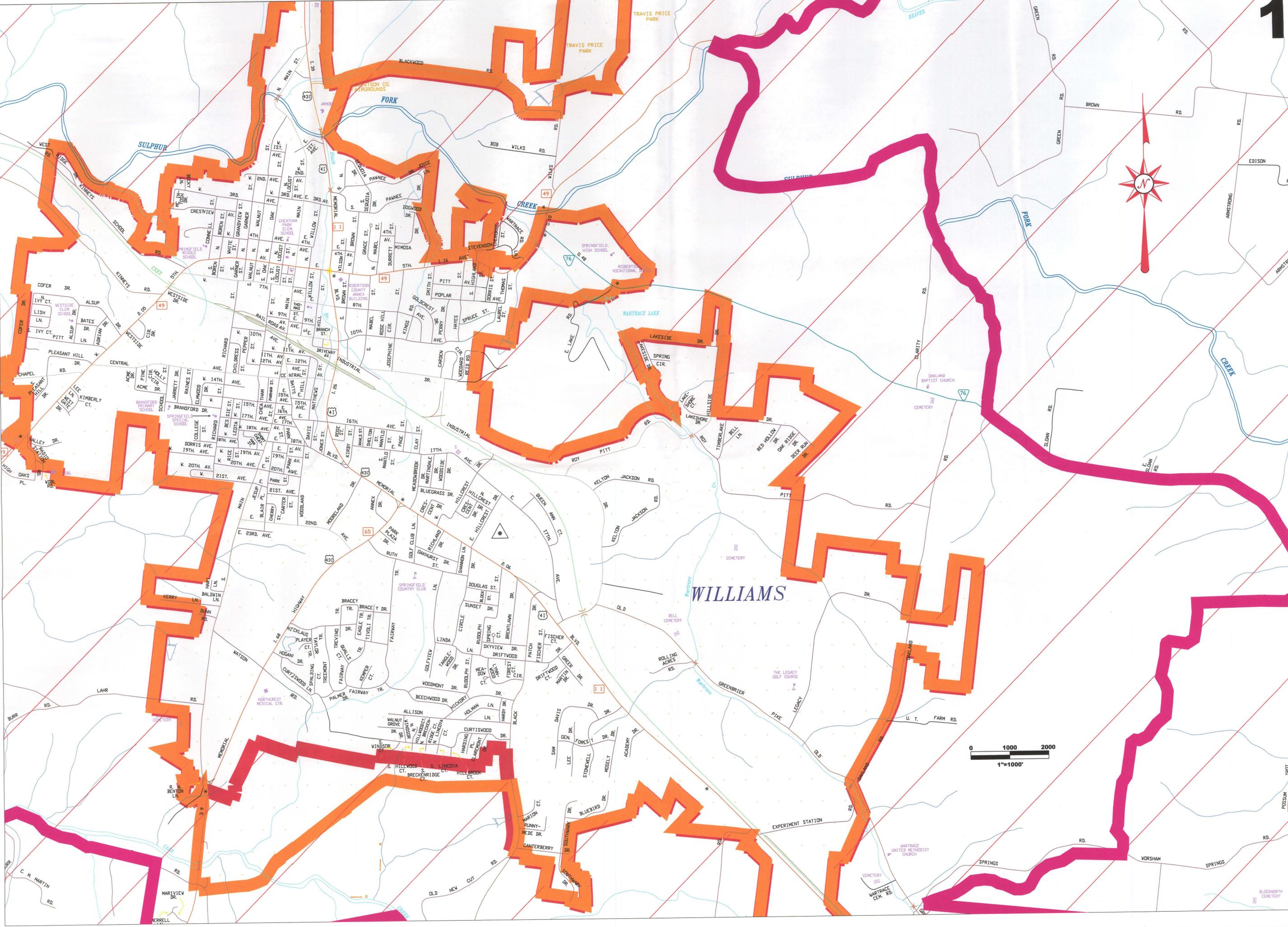
CROSSPLAINS

COUNTY COUNTY

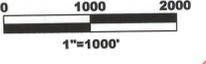




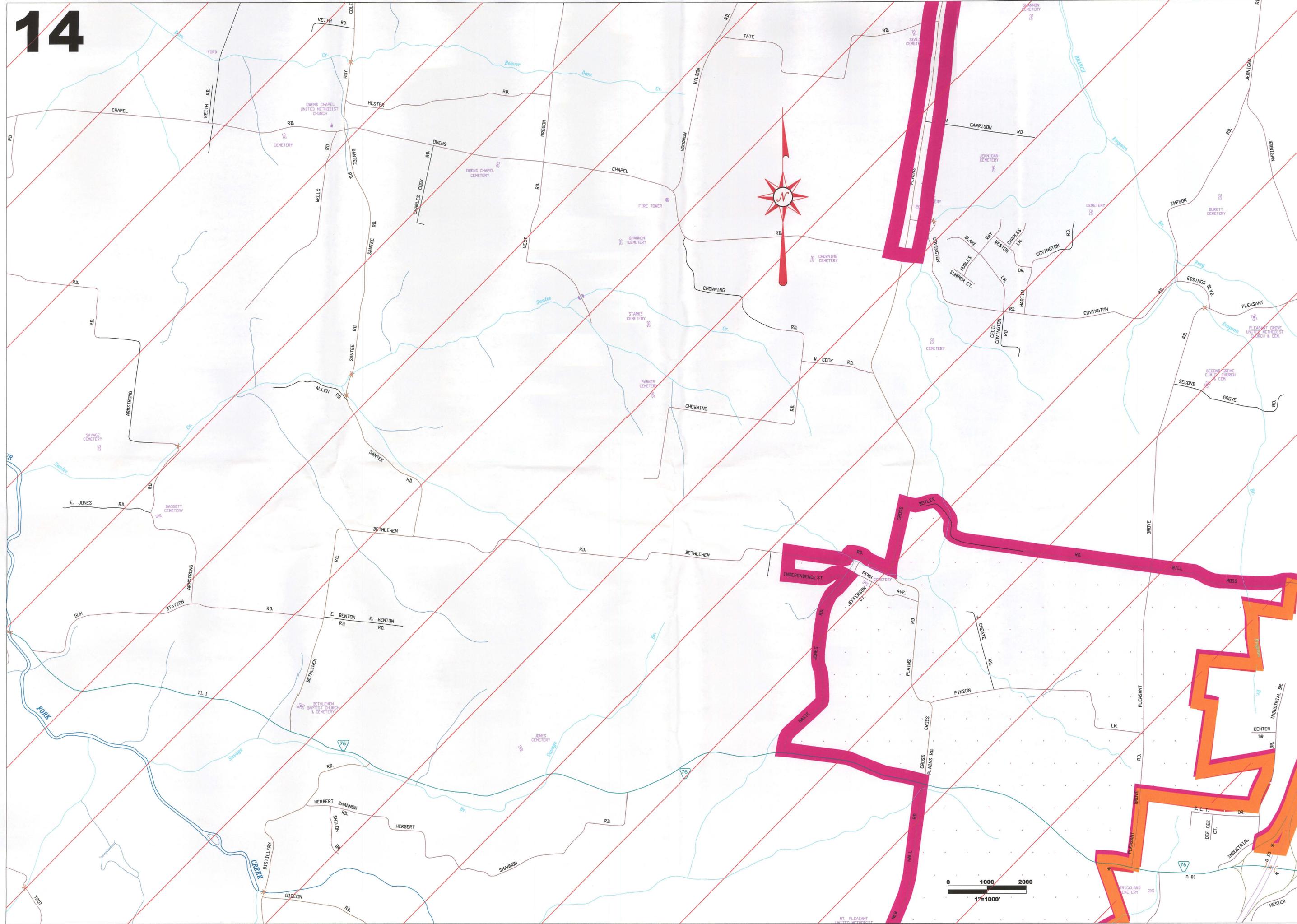


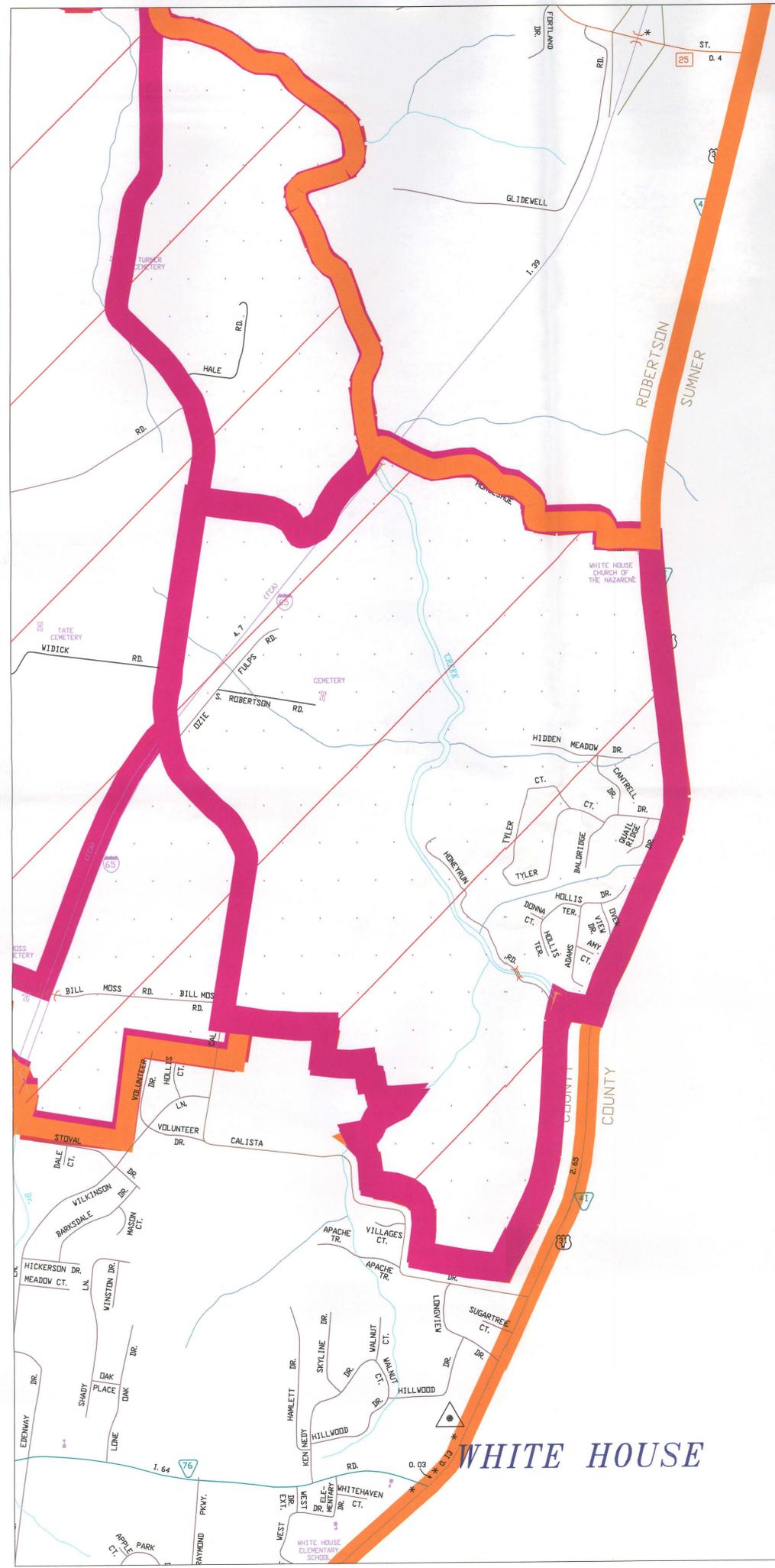


# WILLIAMS

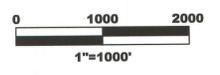


Map labels include street names (e.g., Main St, Industrial Ave, Highway 49), landmarks (e.g., Springfield High School, Wartrace United Methodist Church), and geographical features (e.g., Sulphur Fork Creek, Wartrace Lake). The name 'WILLIAMS' is prominently displayed in the center.





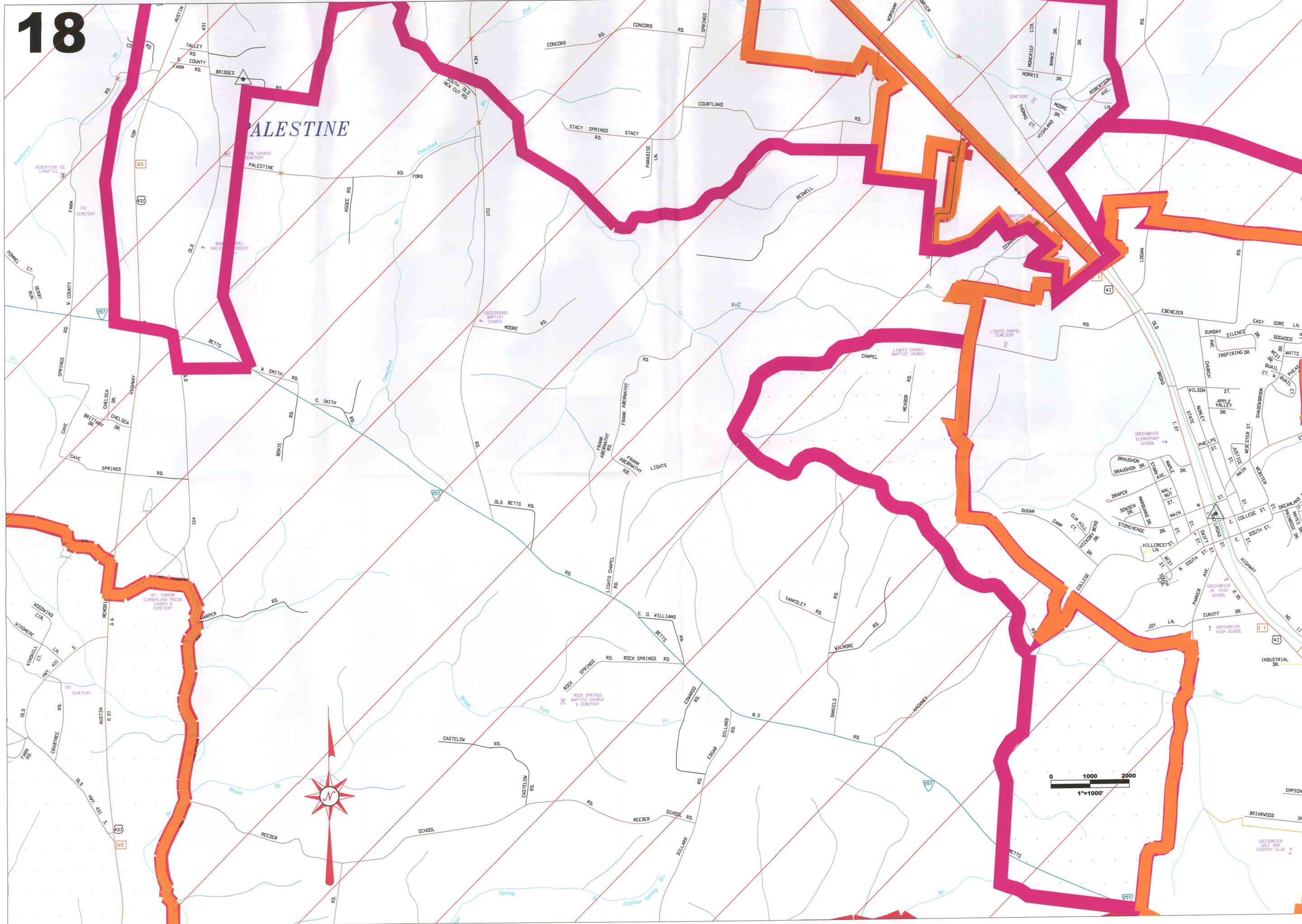
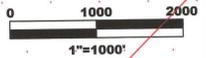
WHITE HOUSE

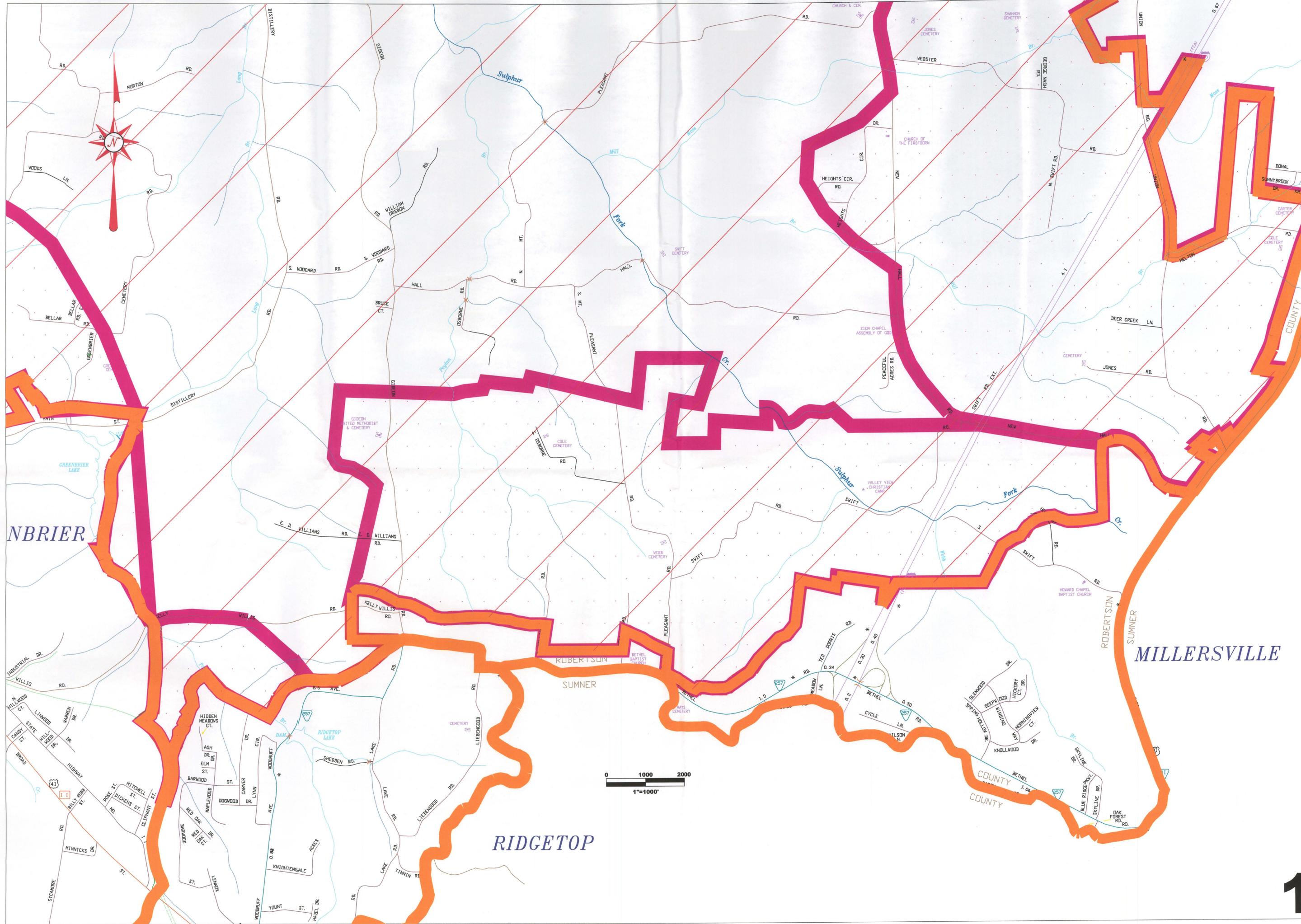






PALESTINE

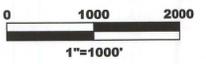


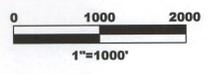
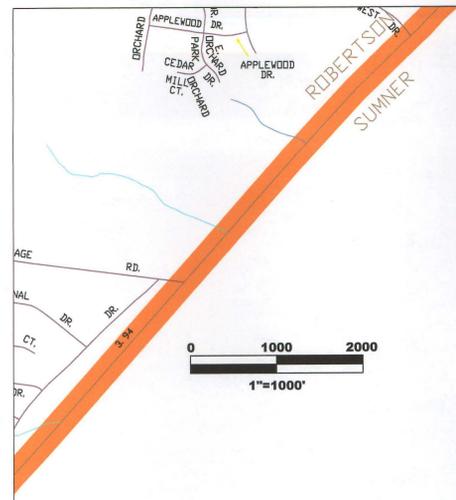


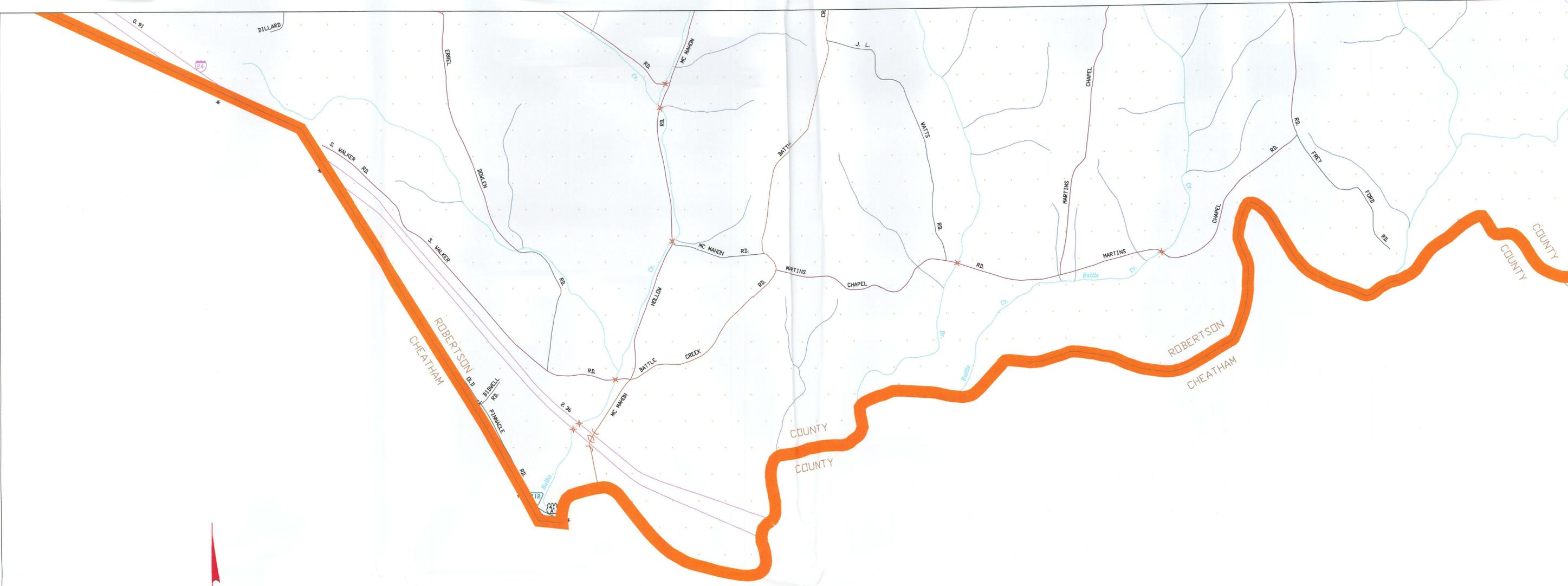
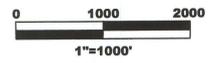
GREENBRIER

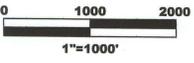
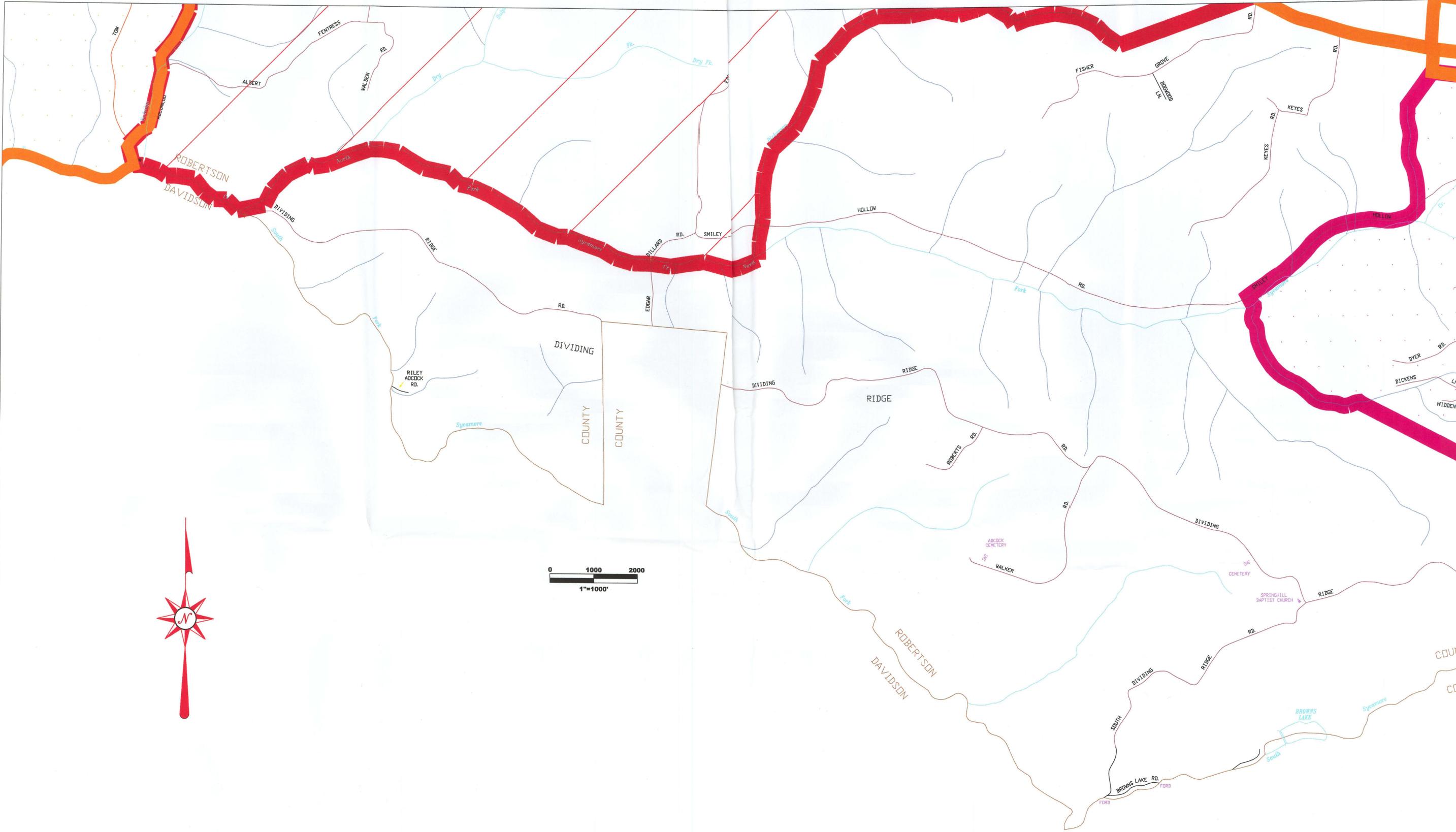
MILLERSVILLE

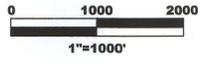
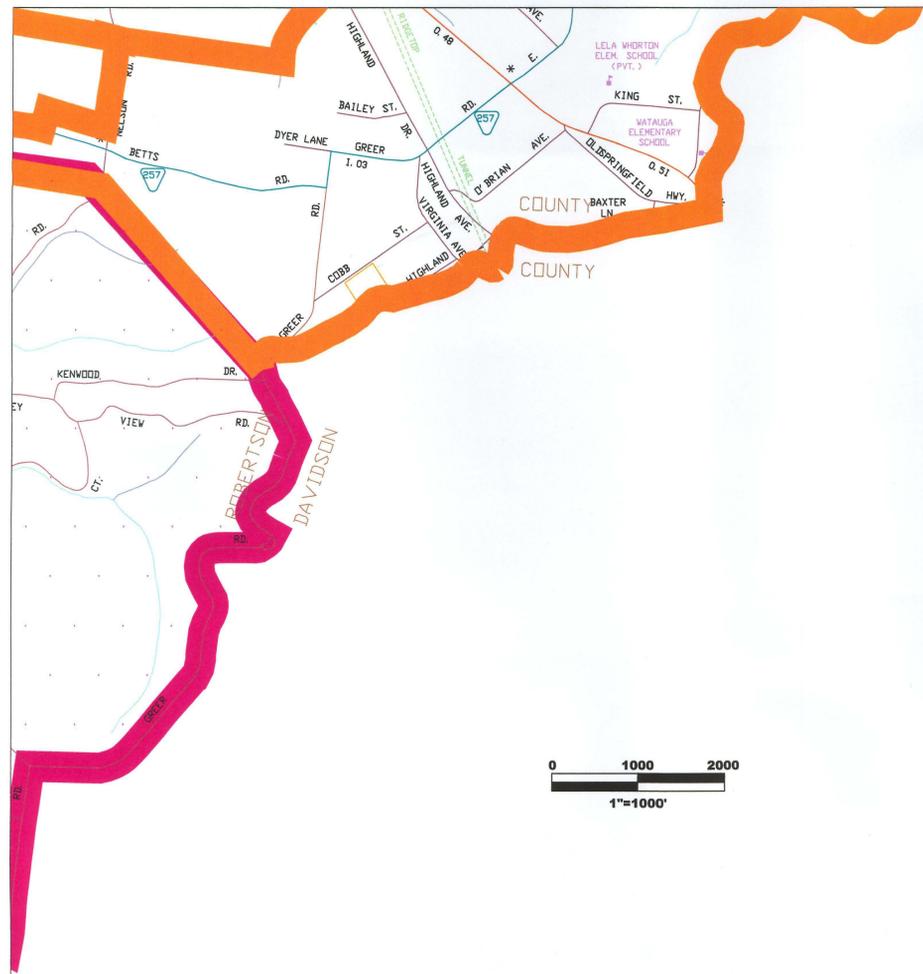
RIDGETOP











## EXHIBIT "A"

### AGREEMENT

This Agreement by and between Robertson County, Tennessee, hereinafter referred to as "COUNTY", and the City of Springfield, the City of Cross Plains, the City of Orlinda, the City of Adams, the City of Cedar Hill, the City of White House, the City of Coopertown, the City of Millersville, the Town of Greenbrier, the City of Ridgetop, hereinafter referred to as "CITIES";

#### RECITALS:

**WHEREAS**, Public Chapter 1101 of the Acts of 1998 of the General Assembly of the State of Tennessee ("Chapter 1101") requires cities and counties in Tennessee to adopt a growth plan for the county and cities contained within that county; and

**WHEREAS**, these growth plans are to be developed through a system of communication and cooperation by and between the local governments involved; and

**WHEREAS**, any undertaking such as the development of a 20 year growth plan requires an input and vision of not only the governments involved but also the citizens of these governments; and

**WHEREAS**, the County recognizes that certain geographical areas adjacent to the Cities municipal boundaries may be a part of the Cities urban growth boundaries in order for the Cities to properly plan for development and/or the impact of the area upon the Cities infrastructure; and

**WHEREAS**, the Cities recognize that the forestalling of the annexation of these areas does not hinder their ability to adequately plan for the Cities future; and

**WHEREAS**, both the County and the Cities recognize that the adoption of a growth plan for the County requires cooperation and compromise; and

**WHEREAS**, cooperation between and among local governments sometimes requires an agreement to preserve the intent of the parties; and

**WHEREAS**, Public Chapter 1101, particularly T.C.A. 6-58-104, recognizes the importance of local government's ability to enter into such an agreement.

**NOW, THEREFORE**, in consideration of the premises and mutual covenants herein set forth, the County and the Cities do mutually agree as follows:

**Section 1.** This Agreement is entered into pursuant to the authority granted the County and the Cities by T.C.A. 6-58-104(a)(6)(A) and (C).

**Section 2.** The County agrees to the inclusion of certain areas in the respective Cities' urban growth boundaries as reflected in the recommended growth plan for Robertson County as presently approved by the Coordinating Committee at its August 22, 2000 meeting. These areas include areas which may otherwise be objectionable to the County absent this Agreement. The parties agree that it is not necessary to specifically identify the geographical areas that would or would not be approved by the parties without this Agreement.

**Section 3.** Other than as set forth herein, the Cities agree not to annex, by any method prescribed by law including but not limited to ordinance, petition or referendum, any area outside the current municipal boundary of each City but inside the proposed City's planned urban growth boundary as depicted in the Recommended Growth Plan for Robertson County.

**Section 4.** As a prerequisite to a City annexation of property outside its current municipal limits and within its approved urban growth boundary, each City agrees as follows:

1. It shall first require the majority of a petition of property owners within the designated area to be submitted to the City Clerk requesting annexation of a particular area into the City.
2. The petition shall describe with reasonable certainty the area requested to be annexed.
3. Upon receipt of such a petition, the City shall request the County Assessor of Property to certify upon evidence of title based upon County records that said petition represents a majority of property owners owning property within the designated area to be annexed. If individual parcels within the area have one owner, that owner shall count as one owner, regardless of the number of parcels owned within the area by the individual. If a parcel has more than one owner, the owners comprising a majority of the ownership interests in that parcel must petition together as the owner. For the purposes of defining parcel, a parcel is a separately identified parcel of property within the records of the County Assessor of Property's Office. The identification of parcels and property owners, for these purposes, shall be made effective on the date the petition is presented to the City Clerk.
4. If the petition as submitted does not contain a majority of the property owners within the affected area as set forth herein, the City agrees not to annex said area. If the petition does contain a majority of the property owners, the procedure for annexation may continue as otherwise allowed by State law to determine whether the area shall be annexed or not.

**Section 5.** This Agreement has a set term of ten (10) years as allowed by T.C.A. 6-58-104, and shall continue thereafter automatically until terminated or renegotiated. The parties acknowledge that this Agreement is an integral part of the Recommended Growth Plan adopted by the County and the Cities being submitted to the local government planning advisory committee, and pursuant to the authority of T.C.A. 6-58-107, this Agreement is thus included as part of the County's growth plan. The parties agree that none of the parties will attempt to terminate or renegotiate this Agreement except in compliance with the notice provisions of T.C.A. 6-58-

104(a)(6)(C). The parties further acknowledge that any change in this Agreement shall be treated as an effort to amend the County's growth plan and the coordinating committee shall be re-established or reconvened to consider the amendment. Subsequent to any action of the coordinating committee, the growth plan must be submitted to the local governments for their ratification, and then be submitted to the local government planning advisory committee for final approval. The procedures of any amendment shall follow the original procedures of adoption of the original growth plan.

This agreement shall be effective only upon the ratification of the Recommended Growth Plan for Robertson County, of which this agreement is a part, by all of the jurisdictions within the County, and the subsequent approval of the growth plan by the Local Government Planning Advisory Committee.

**IN WITNESS WHEREOF**, this Agreement is executed on the date indicated by the County and each City, pursuant to applicable resolutions duly authorizing the signature of the respective governmental representative.

1/5/01  
Date

Robertson County, Tennessee

By: Roy A. Apple  
Roy A. Apple, County Executive

1/5/01  
Date

City of Springfield, Tennessee

By: Dave Lisher  
Mayor

1/11/01  
Date

City of Cross Plains, Tennessee

By: Tommy Sullivan  
Mayor

1-8-01  
Date

City of Orlinda, Tennessee

By: Ruey Star  
Mayor

1-9-01  
Date

City of Adams, Tennessee

By: Omer Gene Brooks  
Mayor

1-8-01  
Date

1-8-01  
Date

1-9-01  
Date

1-9-01  
Date

1-8-01  
Date

1-9-01  
Date

City of Cedar Hill, Tennessee

By: Michael S. Denton  
Mayor

City of White House, Tennessee

By: Gilly S. Halden  
Mayor

City of Coopertown, Tennessee

By: William E. Davis  
Mayor

City of Millersville, Tennessee

By: Lay Hall  
Mayor

Town of Greenbrier, Tennessee

By: Ronnie Brown  
Mayor

City of Ridgely, Tennessee

By: Larry Carter  
Mayor

Cross Plains

STATE OF TENNESSEE )

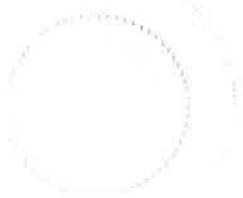
COUNTY OF ROBERTSON )

I, Tammy Covington, do hereby certify that I am the duly appointed City Recorder of the City of Cross Plains, Tennessee, and as such official I further certify that attached hereto is Resolution 10-01 which ratifies the Robertson County Growth Plan as adopted by the Robertson County Coordination Committee. The City of Cross Plains Board of Mayor and Aldermen approved the resolution on March 4, 2010.

WITNESS MY OFFICIAL SIGNATURE and the Seal of said City, this 31<sup>st</sup> day of March, 2010.

  
\_\_\_\_\_  
Tammy Covington  
City Recorder

SEAL



**CITY OF GREENBRIER**

**RESOLUTION 10-02**

**RESOLUTION RATIFYING THE REVISED ROBERTSON COUNTY GROWTH PLAN  
AS ADOPTED BY THE ROBERTSON COUNTY COORDINATING COMMITTEE ON  
JANUARY 29, 2009 AND ON JANUARY 5, 2010**

**WHEREAS**, on January 29, 2009, the Robertson County Coordinating Committee has adopted a recommended Growth Plan Revision for Robertson County and each municipality within the County which complies with TCA 6-58-101, et seq; and

**WHEREAS**, the Robertson County Coordinating Committee and the municipalities of Portland, White House, and Orlinda have held the requisite public hearings pursuant to TCA 6-58-104 and 6-58-106; and

**WHEREAS**, after the revised Growth Plan was approved by the Committee on January 29, 2009, it was submitted to each respective municipality within the County for approval by their governing body, together with the governing body of Robertson County, Tennessee; and

**WHEREAS**, either by affirmative vote for approval or by the lack of a timely vote for disapproval, all respective municipalities and the County approved this 2009 revision; and

**WHEREAS**, all municipalities that had a geographical presence in Robertson County and participated in the original Growth Plan Adoption Project approved by vote of their respective governing bodies in January, 2001 and Agreement which provided certain agreed restrictions upon the annexation ability of each municipality; and

**WHEREAS**, said Annexation Agreement is attached as Exhibit "A" hereto and was made an integral part of the 2000-2001 adopted original Growth Plan by the County and each municipality participating in the original Growth Plan; and

**WHEREAS**, following the 2009 approved revision of the plan referenced above, it was determined that the City of Portland, Tennessee, which did not participate in the original Growth Plan Project, had thus not approved the 2001 Annexation Agreement referenced herein; and

**WHEREAS**, the Coordinating Committee met on January 5, 2010 to review the current circumstances of the 2009 Plan, and upon motion duly made, seconded and then adopted, further ratified and approved the 2009 Revised Plan with certain suggested amendments to the 2001 Annexation Agreement, such that the Revised Growth Plan and 2001 restrictions would not apply to certain property located in Robertson County, Tennessee for which the City of Portland had already furnished certain utilities and infrastructure, but that said Agreement would otherwise remain in full force and affect as part of the original Plan as revised; and

**WHEREAS**, it is the purpose of this Resolution to approve the Committee's suggested Amendment to the 2001 Annexation Agreement and to further ratify and approve the 2009 Growth Plan revision, as previously approved and as amended herein;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of Greenbrier, Tennessee as follows:

**Section 1.** The City of Greenbrier, Tennessee hereby approves the proposed Amendment to that Annexation Agreement originally authorized by the Board of Mayor and Aldermen at the regular meeting held on December 4, 2000 and signed by then Mayor Ronnie Osborne on January 8, 2001, such that the annexation restrictions as set forth in that Agreement will not apply to the City of Portland as to those parcels of real property located with Robertson County as set forth on the attached map Exhibit "B-1" and listed by tax map and parcel number on Exhibit "B-2".

**Section 2.** Further, the City of Greenbrier, Tennessee does ratify and approve the revised Growth Plan approved by the Coordinating Committee on January 29, 2009 and furthermore approves the suggested amendment to the Annexation Agreement as recommend by the Committee at its meeting on January 5, 2010.

**Section 3.** The Mayor is hereby authorized and directed to execute any documents as reasonably requested in the furtherance of the intent of this Resolution.

**Section 4.** All resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Adopted this 1 of March, 2010



Mayor Billy Wilson

Attest:



City Recorder

I hereby certify that this is a true and accurate copy as approved by the Board of Mayor and Aldermen.



Rachel Slusser, City Recorder

3-5-10

Date

# City of Millersville

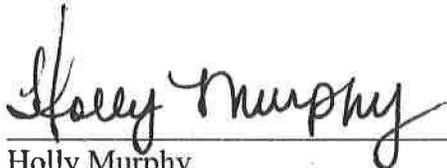
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1246 Louisville Hwy.  
Millersville, TN 37072-3613

Phone (615) 859-0880

Fax (615) 851-1825

I, Holly Murphy, City Recorder for the City of Millersville, Tennessee hereby certify that attached hereto is a true and exact copy of Resolution 10-R-01, which was adopted by the City Commission on March 16, 2010.

  
\_\_\_\_\_  
Holly Murphy



**CITY OF MILLERSVILLE**

**RESOLUTION 10-R-01**

**A RESOLUTION RATIFYING THE REVISED ROBERTSON COUNTY GROWTH PLAN AS ADOPTED BY THE ROBERTSON COUNTY COORDINATING COMMITTEE ON JANUARY 29, 2009 AND ON JANUARY 5, 2010**

**Whereas**, on January 29, 2009, the Robertson County Coordinating Committee has adopted a recommended Growth Plan Revision for Robertson County and each municipality within the County which complies with TCA 6-58-101, et seq; and

**Whereas**, the Robertson County Coordinating Committee and the municipalities of Portland, White House and Orlinda have held the requisite public hearings pursuant to TCA 6-58-104 and 6-58-106; and

**Whereas**, after the revised Growth Plan was approved by the Committee on January 29, 2009, it was submitted to each respective municipality within the County for approval by their governing body, together with the governing body of Robertson County, Tennessee; and

**Whereas**, either by affirmative vote for approval or by the lack of a timely vote for disapproval, all respective municipalities and the County approved this 2009 revision; and

**Whereas**, all municipalities that had a geographical presence in Robertson County and participated in the original Growth Plan Adoption Project approved by vote of their respective governing bodies in January, 2001 an Agreement which provided certain agreed restrictions upon the annexation ability of each municipality; and

**Whereas**, said Annexation Agreement is attached as Exhibit "A" hereto and was made an integral part of the 2000-2001 adopted original Growth Plan by the County and each municipality participating in the original Growth Plan; and

**Whereas**, following the 2009 approved revision of the plan referenced above, it was determined that the City of Portland, Tennessee, which did not participate in the original Growth Plan Project, had thus not approved the 2001 Annexation Agreement referenced herein; and

**Whereas**, the Coordinating Committee met on January 5, 2010 to review the current circumstances of the 2009 Plan, and upon motion duly made, seconded and then adopted, further ratified and approved the 2009 Revised Plan with certain suggested amendments to the 2001 Annexation Agreement, such that the Revised Growth Plan and 2001 restrictions would not apply to certain property located in Robertson County, Tennessee for which the City of Portland had already furnished certain utilities and infrastructure, but that said Agreement would otherwise remain in full force and affect as part of the original Plan as revised; and

**Whereas**, it is the purpose of this Resolution to approve the Committee's suggested Amendment to the 2001 Annexation Agreement and to further ratify and approve the 2009 Growth Plan revision, as previously approved and as amended herein;

**NOW, THEREFORE, BE IT RESOLVED** by the Millersville Board of Commissioners of Millersville, Tennessee as follows:

**Section 1.** The City of Millersville, Tennessee hereby approves the proposed Amendment to that Annexation Agreement originally authorized by the Board of Commissioners and signed by then Mayor Ray Hall on January 9, 2001, such that the annexation restrictions as set forth in that Agreement will not apply to the City of Portland as to those parcels of real property located within Robertson County as set forth on the attached map Exhibit B-1 and listed by tax map and parcel number on Exhibit B-2.

**Section 2.** Further, the City of Millersville, Tennessee does ratify and approve the revised Growth Plan approved by the Coordinating Committee on January 29, 2009 and furthermore approves the suggested amendment to the Annexation Agreement as recommended by the Committee at its meeting on January 5, 2010.

**Section 3.** The Mayor is hereby authorized and directed to execute any documents as reasonably requested in the furtherance of the intent of this Resolution.

**Section 4.** All resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

**RESOLVED**, this 16<sup>th</sup> day of March 2010.

BOARD OF COMMISSIONERS

By: *Dan Toole*  
Dan Toole, Mayor

Attest:

By: *Holly L. Murphy*  
Holly L. Murphy, City Recorder



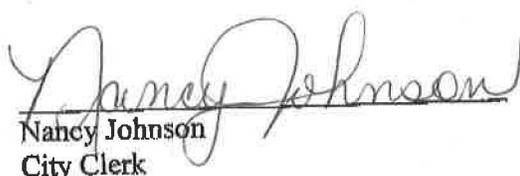
Orlinda

STATE OF TENNESSEE )

COUNTY OF ROBERTSON )

I, Nancy Johnson, do hereby certify that I am the duly appointed City Clerk of the City of Orlinda, Tennessee, and as such official I further certify that attached hereto is Resolution 10-02 which ratifies the Robertson County Growth Plan as adopted by the Robertson County Coordination Committee. The City Commission of Orlinda approved the resolution on February 11, 2010.

WITNESS MY OFFICIAL SIGNATURE and the Seal of said City, this 31<sup>st</sup> day of March, 2010.

  
Nancy Johnson  
City Clerk

SEAL

## CERTIFICATION

The undersigned, Karen H. Johnson, the City Recorder for the City of Portland, Tennessee does hereby attest and certify that the attached is a true, complete, and official copy of Resolution No. 10-27 which was adopted by the Mayor and Board of Aldermen of the City of Portland, Tennessee, upon motion duly made, seconded, and approved by a majority voice vote at the meeting of the Portland City Council on March 1, 2010. I do further attest and certify that the meeting was duly advertised, convened, and held according to law and the City's Charter and that there was a quorum of the members of the Mayor and Board of Aldermen present at the meeting at which the following Resolution No. 10-27 was adopted.

CITY OF PORTLAND

BY: 

\_\_\_\_\_  
Karen H. Johnson, City Recorder

Resolution

City of Portland, Tennessee

No. 10-27

**RESOLUTION RATIFYING THE REVISED ROBERTSON COUNTY GROWTH PLAN AS ADOPTED BY THE ROBERTSON COUNTY COORDINATING COMMITTEE ON JANUARY 29, 2009 AND ON JANUARY 5, 2010**

**Whereas**, on January 29, 2009, the Robertson County Coordinating Committee has adopted a recommended Growth Plan Revision for Robertson County and each municipality within the County which complies with TCA 6-58-101, et seq; and

**Whereas**, the Robertson County Coordinating Committee and the municipalities of Portland, White House and Orlinda have held the requisite public hearings pursuant to TCA 6-58-104 and 6-58-106; and

**Whereas**, after the revised Growth Plan was approved by the Committee on January 29, 2009, it was submitted to each respective municipality within the County for approval by their governing body, together with the governing body of Robertson County, Tennessee; and

**Whereas**, either by affirmative vote for approval or by the lack of a timely vote for disapproval, all respective municipalities and the County approved this 2009 revision; and

**Whereas**, all municipalities that had a geographical presence in Robertson County and participated in the original Growth Plan Adoption Project approved by vote of their respective governing bodies in January, 2001 an Agreement which provided certain agreed restrictions upon the annexation ability of each municipality; and

**Whereas**, said Annexation Agreement is attached as Exhibit "A" hereto and was made an integral part of the 2000-2001 adopted original Growth Plan by the County and each municipality participating in the original Growth Plan; and

**Whereas**, following the 2009 approved revision of the plan referenced above, it was determined that the City of Portland, Tennessee, which did not participate in the original Growth Plan Project, had thus not approved the 2001 Annexation Agreement referenced herein; and

**Whereas**, the Coordinating Committee met on January 5, 2010 to review the current circumstances of the 2009 Plan, and upon motion duly made, seconded and then adopted, further ratified and approved the 2009 Revised Plan with certain suggested amendments to the 2001 Annexation Agreement, such that the Revised Growth Plan and 2001 restrictions would not apply to certain property located in Robertson County, Tennessee for which the City of Portland had already furnished certain utilities and infrastructure, but that said Agreement would

Ridgetop

STATE OF TENNESSEE )

COUNTY OF ROBERTSON )

I, Kelly Ryder, do hereby certify that I am the duly appointed City Recorder of the City of Ridgetop, Tennessee, and as such official I further certify that attached hereto is Resolution 10-01 which ratifies the Robertson County Growth Plan as adopted by the Robertson County Coordination Committee. The City of Ridgetop Board of Mayor and Aldermen approved the resolution on February 16, 2010.

WITNESS MY OFFICIAL SIGNATURE and the Seal of said City, this 31<sup>st</sup> day of March, 2010.



Kelly Ryder  
City Recorder



## RESOLUTION 10-01

### RESOLUTION RATIFYING THE REVISED ROBERTSON COUNTY GROWTH PLAN AS ADOPTED BY THE ROBERTSON COUNTY COORDINATING COMMITTEE ON JANUARY 29, 2009 AND ON JANUARY 5, 2010

**Whereas**, on January 29, 2009, the Robertson County Coordinating Committee has adopted a recommended Growth Plan Revision for Robertson County and each municipality within the County which complies with TCA 6-58-101, et seq; and

**Whereas**, the Robertson County Coordinating Committee and the municipalities of Portland, White House and Orinda have held the requisite public hearings pursuant to TCA 6-58-104 and 6-58-106; and

**Whereas**, after the revised Growth Plan was approved by the Committee on January 29, 2009, it was submitted to each respective municipality within the County for approval by their governing body, together with the governing body of Robertson County, Tennessee; and

**Whereas**, either by affirmative vote for approval or by the lack of a timely vote for disapproval, all respective municipalities and the County approved this 2009 revision; and

**Whereas**, all municipalities that had a geographical presence in Robertson County and participated in the original Growth Plan Adoption Project approved by vote of their respective governing bodies in January, 2001 an Agreement which provided certain agreed restrictions upon the annexation ability of each municipality; and

**Whereas**, said Annexation Agreement is attached as Exhibit "A" hereto and was made an integral part of the 2000-2001 adopted original Growth Plan by the County and each municipality participating in the original Growth Plan; and

**Whereas**, following the 2009 approved revision of the plan referenced above, it was determined that the City of Portland, Tennessee, which did not participate in the original Growth Plan Project, had thus not approved the 2001 Annexation Agreement referenced herein; and

**Whereas**, the Coordinating Committee met on January 5, 2010 to review the current circumstances of the 2009 Plan, and upon motion duly made, seconded and then adopted, further ratified and approved the 2009 Revised Plan with certain suggested amendments to the 2001 Annexation Agreement, such that the Revised Growth Plan and 2001 restrictions would not apply to certain property located in Robertson County, Tennessee for which the City of Portland had already furnished certain utilities and infrastructure, but that said Agreement would otherwise remain in full force and affect as part of the original Plan as revised; and

**Whereas**, it is the purpose of this Resolution to approve the Committee's suggested Amendment to the 2001 Annexation Agreement and to further ratify and approve the 2009 Growth Plan revision, as previously approved and as amended herein;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of Ridgetop, Tennessee as follows:

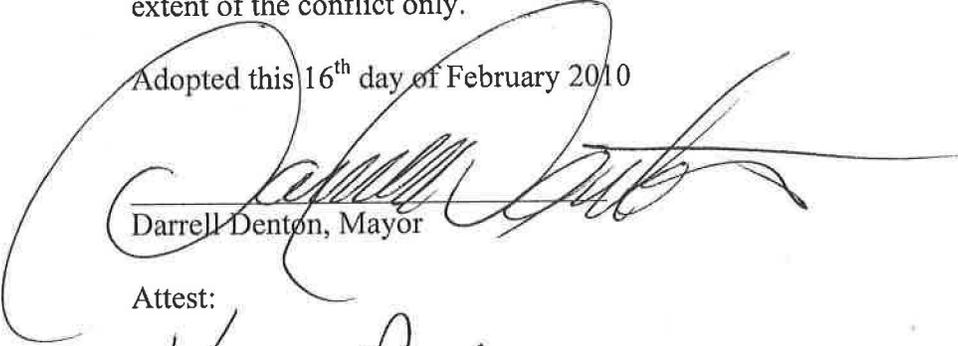
**Section 1.** The City of Ridgetop Tennessee hereby approves the proposed Amendment to that Annexation Agreement originally authorized by the Board of Mayor and Aldermen and signed by then Mayor Darrell Denton on January 9, 2001, such that the annexation restrictions as set forth in that Agreement will not apply to the City of Portland as to those parcels of real property located within Robertson County as set forth on the attached map Exhibit B-1 and listed by tax map and parcel number on Exhibit B-2.

**Section 2.** Further, the City of Ridgetop, Tennessee does ratify and approve the revised Growth Plan approved by the Coordinating Committee on January 29, 2009 and furthermore approves the suggested amendment to the Annexation Agreement as recommended by the Committee at its meeting on January 5, 2010.

**Section 3.** The Mayor is hereby authorized and directed to execute any documents as reasonably requested in the furtherance of the intent of this Resolution.

**Section 4.** All resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Adopted this 16<sup>th</sup> day of February 2010

  
\_\_\_\_\_  
Darrell Denton, Mayor

Attest:

  
\_\_\_\_\_  
Kelly Rider, City Recorder

RESOLUTION NO. 0228/0010

10.A-4

**RESOLUTION RATIFYING REVISED ROBERTSON COUNTY GROWTH PLAN AS  
ADOPTED BY THE ROBERTSON COUNTY COORDINATING COMMITTEE ON  
JANUARY 29, 2009 AND ON JANUARY 5, 2010**

WHEREAS, on January 29, 2009, the Robertson County Coordinating Committee has adopted a recommended Growth Plan Revision for Robertson County and each municipality within the County which complies with TCA 6-58-101, et seq; and

WHEREAS, the Robertson County Coordinating Committee and the municipalities of Portland, White House and Orlinda have held the requisite public hearings pursuant to TCA 6-58-104 and 6-58-106; and

WHEREAS, after the revised Growth Plan was approved by the Committee on January 29, 2009, it was submitted to each respective municipality within the County for approval by their governing body, together with the governing body of Robertson County, Tennessee; and

WHEREAS, either by affirmative vote for approval or by the lack of a timely vote for disapproval, all respective municipalities and the County approved this 2009 revision; and

WHEREAS, all municipalities that had a geographical presence in Robertson County and participated in the original Growth Plan Adoption Project approved by vote of their respective governing bodies in January, 2001 an Agreement which provided certain agreed restrictions upon the annexation ability of each municipality; and

WHEREAS, said Annexation Agreement is attached as Exhibit "A" hereto and was made an integral part of the 2000-2001 adopted original Growth Plan by the County and each municipality participating in the original Growth Plan; and

RESOLUTION NO. 022210010

WHEREAS, following the 2009 approved revision of the plan referenced above, it was determined that the City of Portland, Tennessee, which did not participate in the original Growth Plan Project, had thus not approved the 2001 Annexation Agreement referenced herein; and

WHEREAS, the coordinating Committee met on January 5, 2010 to review the current circumstances of the 2009 Plan, and upon motion duly made, seconded and then adopted, further ratified and approved the 2009 Revised Plan with certain suggested amendments to the 2001 Annexation Agreement, such that the Revised Growth Plan and 2001 restrictions would not apply to certain property located in Robertson County, Tennessee for which the City of Portland had already furnished certain utilities and infrastructure, but that said Agreement would otherwise remain in full force and affect as part of the original Plan as revised; and

WHEREAS, it is the purpose of this Resolution to approve the Committee's suggested Amendment to the 2001 Annexation Agreement and to further ratify and approve the 2009 Growth Plan revision, as previously approved and as amended herein;

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session this the 22<sup>nd</sup> day of February, 2010, as follows:

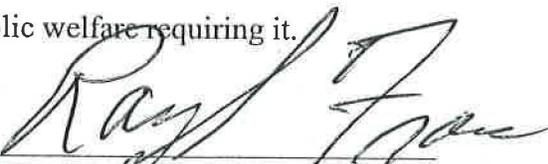
1. Robertson County, Tennessee hereby approves the proposed Amendment to that Annexation Agreement originally authorized by the County in its regular meeting in December, 2000 and signed by then County Executive Roy A. Apple on January 5, 2001, such that the annexation restrictions as set forth in that Agreement will not apply to the City of Portland as to those parcels of real property located within Robertson County as set forth on the attached map, Exhibit B-1, and listed by tax map and parcel number on Exhibit B-2.

RESOLUTION NO. 022210010

2. Further, Robertson County, Tennessee does ratify and approve the revised Growth Plan approved by the Coordinating Committee on January 29, 2009 and furthermore approves the suggested amendment to the Annexation Agreement as recommended by the Committee at its meeting on January 5, 2010.

3. The County Mayor is hereby authorized and directed to execute any documents as reasonably requested in the furtherance of the intent of this Resolution.

Passed this the 22<sup>nd</sup> day of February, 2010, to be effective on the date of its passage, the public welfare requiring it.

  
\_\_\_\_\_  
COUNTY COMMISSIONER

  
\_\_\_\_\_  
COUNTY MAYOR

ATTEST:

  
\_\_\_\_\_  
SUSAN K. ATCHLEY  
County Clerk



*State of Tennessee, Robertson County,  
I, Susan K. Atchley, County Clerk of  
Robertson County, do hereby certify that this  
is an exact copy of Resolution #022210010 the  
"Revised Robertson County Growth Plan as  
Adopted by the Coordinating Committee."*

  
\_\_\_\_\_  
Susan K. Atchley, Robertson County Clerk

Owner	Property Address	Tax Map & Parcel #
COOPER PRENTICE ETUX	PAYNE RD 6721	M012 P17.00
POWERS TIMOTHY E ETUX	LAKE SPRINGS RD 6232	M012 P45.00
L & W PROPERTIES GP	VAUGHN PKY	M012 P44.03

STATE OF TENNESSEE )

COUNTY OF ROBERTSON )

I, Jane Shugart Murphy, do hereby certify that I am the duly appointed City Recorder of the City of Springfield, Tennessee, and as such official I further certify that attached hereto is Resolution 10-02 which ratifies the Robertson County Growth Plan as adopted by the Robertson County Coordination Committee. The City of Springfield Board of Mayor and Aldermen approved the resolution on February 16, 2010.

WITNESS MY OFFICIAL SIGNATURE and the Seal of said City, this 31<sup>st</sup> day of March, 2010.

  
\_\_\_\_\_  
Jane Shugart Murphy  
City Recorder

SEAL

White House

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

I, Amanda Priest, do hereby certify that I am the duly appointed City Recorder of the City of White House, Tennessee, and as such official I further certify that attached hereto is Resolution 10-04 which ratifies the Robertson County Growth Plan as adopted by the Robertson County Coordination Committee. The City of White House Board of Mayor and Aldermen approved the resolution on February 18, 2010.

WITNESS MY OFFICIAL SIGNATURE and the Seal of said City, this 31<sup>st</sup> day of March, 2010.



Amanda Priest  
City Recorder

SEAL

## Public Notices of Meetings

PUBLIC NOTICE

THE ROBERTSON COUNTY GROWTH COORDINATING COMMITTEE WILL MEET ON TUESDAY, JULY 29, 2008, AT 7 P.M., IN THE BOARD ROOM AT SPRINGFIELD CITY HALL, 405 NORTH MAIN STREET, SPRINGFIELD, TENNESSEE TO DISCUSS AND POSSIBLY TAKE ACTION ON AMENDING THE RECOMMENDED GROWTH PLAN FOR ROBERTSON COUNTY.

THE COMMITTEE IS RESPONSIBLE FOR ESTABLISHING THE URBAN GROWTH BOUNDARIES FOR EACH CITY WITHIN THE COUNTY, AND THE PLANNED GROWTH AREAS AND RURAL AREAS FOR THE UNINCORPORATED TERRITORY OF ROBERTSON COUNTY.

GEORGE JAMES, SECRETARY

July, 2008

the aforesaid promissory note and deed of trust to the Mildred E. Sanford Marital Trust, Sharon S. Price and Jonathan Scott Sanford, Co-Trustees, of record in Record Book 1258, Page 426, Register's Office for Robertson County, Tennessee. The Mildred E. Sanford Marital Trust is the owner and holder of said promissory note, together with the rights and privileges granted pursuant thereto; and

WHEREAS, the said Mildred E. Sanford Marital Trust has requested the undersigned to serve as Substitute Trustee, said appointment is of record at Record Book 1266, Page 770 in the Register's Office for Robertson County, Tennessee; and

WHEREAS, default has been made in the payment of said installments now due and the Mildred E. Sanford Marital Trust, the holder and owner of said note has declared the entire balance

of the west edge of curb-rail on the East side of Willow Street, a corner with P.E. Hancock, the Northwest corner of this property; thence with West edge of curb-rail South 4<sup>1</sup>/<sub>2</sub> West 118.9 feet to a point in North margin of 5th Avenue East; thence with the South edge of curb-rail on the North side of 5th Avenue East, South 87<sup>1</sup>/<sub>2</sub> East, 107.6 feet to a nail, a corner with James T. Wentworth, et al; thence with line of said Wentworth North 8<sup>1</sup>/<sub>2</sub> East 118.9 feet to an iron pin, a corner with aforesaid P. E. Hancock; thence with line of said Hancock, North 87<sup>1</sup>/<sub>2</sub> 30' West 114 feet to the beginning.

AND BEING the same property conveyed to William E. Hood by Mary Dudley Onstott and Larry E. Farris, in a deed appearing of record in Record Book 595, page 376, Register's Office for Robertson County, Tennessee.

The address of the above property is 200 5th Avenue East,

Springfield, TN 37172  
Other Interested Parties:  
Bob Bell,  
Charles Yates  
Robertson County Trustee  
City of Springfield  
Robertson County Times  
Insertion Dates:  
June 25, 2008  
July 2, 2008  
July 9, 2008  
L3926-Converse-Sanford

**SUBSTITUTE TRUSTEE'S SALE**

Default having been made in the payment of the debts and obligations secured to be paid by a certain Deed of Trust executed April 17, 2007 by Christopher M. Hendley and wife, Mary C. Hendley to Rudy Title and Escrow, as Trustee, as same appears of record in the office of the Register of Robertson County, Tennessee, in Record Book 1187, Page 424, and the undersigned having been appointed Substitute Trustee by instrument recorded in the said Register's Office, and the owner of the debt secured, LaSalle Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust 2007-3, Mortgage Loan Asset-Backed Certificates, Series 2007-3, having requested the undersigned to advertise and sell the property described in and conveyed by said Deed of Trust, all of said indebtedness having matured by default in the payment of a part thereof, at the option of the owner, this is to give notice that the undersigned will, on Wednesday, July 23, 2008 commencing at 11:30 AM, at the Front Door of the Courthouse, Springfield, Robertson County, Tennessee proceed to sell at public outcry to the highest and best bidder for cash, the following described property, to wit:  
Sited in County of Robertson, State of Tennessee.

Land in Robertson County,

208 Adams Avenue  
Memphis, Tennessee 38103  
901 526 8296  
File # 7001-073480-FC  
Published: June 25  
July 2  
July 9  
Home Loan Services/Christopher Hendley  
L3923-Hendley-3480

**SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on July 16, 2008 at 10:00 AM, local time, at the west door, 501 North Main Street door, Robertson County Courthouse, Springfield, Tennessee pursuant to Deed of Trust executed by Garry W. Bogle and Sherry E. Bogle, husband and wife to Larry N. Westbrook, Esq., Trustee, on April 7, 2006 at Book 1100, Page 10 and conducted by Shapiro & Kirsch, LLP, Substitute Trustee, all of record in the Robertson County Register's Office.

Owner of Debt: PHH Mortgage Corporation

The following real estate located in Robertson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Described property located in Robertson County, Tennessee, to wit:

Lot Number 26 on the Plan of Chelsea Place, Section 2, of record in Plat Book 7, Page 54, in the Register's Office for Robertson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Street Address: 3023 Britney Drive, Greenbrier, TN 37073

Current Owner: Garry W. Bogle and wife, Sherry E. Bogle

The street address of the above described property is believed to be 3023 Britney Drive, Greenbrier, TN 37073, but such address is not

the lender may be re- This office is an attorney used for Shapiro & Trustee www.kirsch Law Office LLP 6055 Pri Memphis Phone 901 Fax 901-76 Publicator 2 & 9, 200 File No. 08 L3922-Bog

SUBSTITU WHEREAS made in th and obligat by that cer cuted on Denise J.

Trustee, record in Robertson

under Book ("Deed of

WHEREAS of said De transferred of America

WHEREAS N.A., the cr er of said

"Owner an the unde Trustee

Substitute filed for re Office of Tennessee;

powers and nal Trustee Trust; and

NOW, TH hereby giv indebtednes due and pa said Deed o

and Holder signed, M Services, In

or his duly a agents, by v authority ve

Thursday, J been postp ou's sale d

2005), com at the Ma Robertson

Springfield, sell at public and best bid

lowing desc ed in T Tennessee, t

A certain tra Robertson Tennessee,

to wit: Being land lying in of Robertson

said tract Properties,

**PUBLIC NOTICE**

THE ROBERTSON COUNTY GROWTH COORDINATING COMMITTEE WILL MEET ON TUESDAY, JULY 29, 2008, AT 7 P.M. IN THE BOARD ROOM AT SPRINGFIELD CITY HALL, 405 NORTH MAIN STREET, SPRINGFIELD, TENNESSEE TO DISCUSS AND POSSIBLY TAKE ACTION ON AMENDING THE RECOMMENDED GROWTH PLAN FOR ROBERTSON COUNTY.

THE COMMITTEE IS RESPONSIBLE FOR ESTABLISHING THE URBAN GROWTH BOUNDARIES FOR EACH CITY WITHIN THE COUNTY, AND THE PLANNED GROWTH WITH AREAS AND RURAL AREAS FOR THE UNINCORPORATED TERRITORY OF ROBERTSON COUNTY.

GEORGE JAMES, SECRETARY

**PUBLIC NOTICE**

The Adams Board of Commissioners will meet in special session on Thursday, July 17, 2008 at 7:00 P.M. in the Adams City Hall Conference Room, 7721 Highway 41 N, Adams, Tennessee to consider the following:

**ORDINANCE NO 2008-05** An ordinance to consider the request of Omer Gene Brooksher to rezone property located at 7730 Highway 41N, in Adams, TN, Robertson County, Map 041C Parcel 02700, from residential to commercial.

All interested parties are invited to attend.

Melissa Jones  
City Recorder

**NOTICE OF PUBLIC HEARING**

The Millersville City Commission will conduct a public hearing on Tuesday, July 15, 2008 at 6:30 P.M. in the Commission Chambers at City Hall, 1246 Louisville Highway, to consider the following:

- 1. Ordinance 08-533, to amend the Millersville Code of Ordinance, Chapter 90, Section 7, Definitions.
- 2. Ordinance 08-534, to amend the Millersville Code of Ordinance, Chapter 90, Section 174, (a), and (b), relating to home additions and accessory buildings.
- 3. Ordinance 08-539, to amend the solid waste fee schedule.

All interested parties are invited to attend this meeting and make their view known.

## PUBLIC NOTICE

THE ROBERTSON COUNTY GROWTH COORDINATING COMMITTEE WILL HOLD TWO PUBLIC HEARINGS TO DISCUSS AND POSSIBLY TAKE ACTION ON AMENDING THE GROWTH PLAN FOR ROBERTSON COUNTY, TENNESSEE. COPIES OF THE PROPOSED CHANGES ARE AVAILABLE FOR REVIEW IN THE ROBERTSON COUNTY PLANNING OFFICE AND AT THE COMMUNITY DEVELOPMENT OFFICE OF THE SPRINGFIELD CITY HALL.

MEETING ONE WILL BE HELD AT THE SPRINGFIELD CITY HALL ON AUGUST 26, 2008 AT 7:00 PM.

MEETING TWO WILL BE HELD AT THE SPRINGFIELD CITY HALL ON SEPTEMBER 30, 2008 AT 7:00 PM.

THE COMMITTEE IS RESPONSIBLE FOR ESTABLISHING THE URBAN GROWTH BOUNDARIES FOR EACH CITY WITHIN THE COUNTY, AND THE PLANNED GROWTH AREAS AND RURAL AREAS FOR THE UNINCORPORATED TERRITORY OF ROBERTSON COUNTY.

GEORGE JAMES, SECRETARY

Trustee named in said Deed of Trust; and NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Owner and Holder, and that the undersigned, Nationwide Trustee Services, Inc., Substitute Trustee, or his duly appointed attorneys or agents, by virtue of the power and authority vested in him, will on Thursday, January 14, 2010, commencing at 12:00 PM at the Main Entrance of the Robertson County Courthouse, Springfield, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Robertson County, Tennessee, to wit:

Being Lot No. 11-B as shown on the Boundary Survey of R. C. Luther Property a plat of which is of record in Deed Book 342 Page 335 Register's Office for Robertson County, Tennessee to which plan reference is hereby made for a more complete description. Being the same property conveyed to Robert A. Luther and wife Mitzie K. Luther by deed from Robert C. Luther and wife Clara J. Luther of record in Deed Book 342, Page 766, Register's Office for said County. The said Mitzie J. Luther and Mitzie K. Luther being one and the same person.

PROPERTY ADDRESS: 5080 Williams Road, Cross Plains, TN 37049

CURRENT OWNER(S): Robert A Luther and Mitzie J Luther aka Mitzie J. Luther

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose.

SUBORDINATE LIENHOLDERS: N/A

OTHER INTERESTED PARTIES: N/A

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Nationwide Trustee Services, Inc., Substitute Trustee c/o NDS1 Nationwide Trustee Services,

## CITY OF SPRINGFIELD CHRISTMAS & NEW YEAR HOLIDAY SANITATION SCHEDULE

The Christmas Holidays will be observed by the City of Springfield on Thursday and Friday, December 24 and 25, 2009. Residents normally receiving household collection on Thursday or Friday will have their refuse cart collected Wednesday, December 23rd.

The New Year's Day Holiday will be observed on Friday, January 1, 2010. Residents normally receiving household collection on Friday will have their household cart collected on Wednesday, December 30, 2009.

All carts should be curbside by 5:30 a.m. If there are any questions, contact the Public Works Department at 384-2746.

No. 721537

## PUBLIC NOTICE

THE ROBERTSON COUNTY GROWTH COORDINATING COMMITTEE WILL MEET ON TUESDAY, JANUARY 5, 2010, AT 5 P.M., IN THE BOARD ROOM AT SPRINGFIELD CITY HALL, 405 NORTH MAIN STREET, SPRINGFIELD, TENNESSEE. IN CASE OF INCLEMENT WEATHER THE MEETING WILL BE POSTPONED TO TUESDAY JANUARY 12, 2010 AT 5:00 PM AT SPRINGFIELD CITY HALL. INCLEMENT WEATHER WILL BE DETERMINED BY THE CLOSING OF ROBERTSON COUNTY SCHOOLS.

MAPS FOR ROBERTSON COUNTY AND EACH INCORPORATED CITY ARE AVAILABLE FOR REVIEW AT THE ROBERTSON COUNTY PLANNING OFFICE.

THE COMMITTEE IS RESPONSIBLE FOR ESTABLISHING THE URBAN GROWTH BOUNDARIES FOR EACH CITY WITHIN THE COUNTY, AND THE PLANNED GROWTH AREAS AND RURAL AREAS FOR THE UNINCORPORATED TERRITORY OF ROBERTSON COUNTY.

GEORGE JAMES, SECRETARY

No. 721539

## HOLIDAY SCHEDULE FOR ROBERTSON CO. SOLID WASTE DEPARTMENT

**TRANSFER STATION**  
 Thursday, Dec. 24 open 7am-12pm  
 Friday, Dec. 25 Closed  
 Saturday, Dec. 26 Closed  
 Friday, Jan. 1 Closed

**CONVENIENCE CENTERS**  
 \*Wednesday, Dec. 23 open 1pm-6pm  
 \*Thursday, Dec. 24 open 6am-11am  
 Friday, Dec. 25 Closed  
 Saturday, Dec. 26 Closed  
 Friday, Jan. 1 Closed

\*The Centers will have special hours this Wednesday & Thursday only, due to the Holidays

Dates of the City of Adar

- January
- February
- March 2
- April 6
- May 4
- June 1

All meetings b the public. Me City Hall confe Highway 41N,

For mor Joi

No. 721478

## NOTICE OF TRADE

The Tennes Development Adjustment A tional Automc in the produc located in Sp those who w justment Ass by foreign c benefits, retr

The U.S. De tition TAW# of July 13, 2009, and a Former emp the Tennes development c and 3:00 p worker wh 2010, shou 877-813-05 0298 or V a.m. and 3 for filing th timely. Fee filing late.

The Tennes Developm gram and are availa ities.

El Depar Fuerza L gram de das y s personas

TAW# 071681

# TONY DORRIS AGENTS AND DEVELOPERS, LLC



Tony Dorris, Chief Manager • Denise Dorris, Secretary

## RESIDENTIAL LOTS

Building Lots located around  
Springfield Course.  
Starting at \$52,900

Condo -  
Starting at \$35,000

## CONDO

2 Bath Condo - Springfield.  
Maintenance included.

## HOMES FOR SALE

3 Bedroom, 2 Bath ... \$129,900

3 Bedroom, 2 Bath,  
1 Car Garage ..... \$139,900

3 Bedroom, 2 Bath,  
2 Car Garage ..... \$190,000

3 Bedroom, 2 Bath,  
2 Car Garage ..... \$194,000

Call Tony or Maribeth to view these excellent properties. 384-9786 or 394-8386

Drama  
Greater Faith Community  
Action Corporation &  
Greater Faith Drama Team  
present a drama on Satur-  
day, Aug. 9, 7 p.m. at Greater  
Faith Apostolic Church,  
1001 Goldcrest Dr. 615-944-  
7041. All are invited to come  
witness this powerful  
drama.

\*\*\*\*\*  
Public Hearings  
The Robertson County  
Growth Coordinating com-  
mittee will hold two public  
hearings to discuss and  
possibly take action on  
amending the growth plan  
for Robertson County. First  
meeting will be held at the  
Springfield City Hall on Aug.  
26, 7 p.m. Second meeting  
will be held at the Spring-  
field City Hall on Sept. 30,  
2008 at 7 p.m.

\*\*\*\*\*  
Lifestyle Matters  
Seminars  
Held at Cross Plains Com-  
munity Service Center, 4560  
Gan Rd., Cross Plains  
on Sunday afternoons from  
2-5 p.m. on Aug. 10, 17, 24,  
& 31. Cost \$24.95. To regis-  
ter or for more information  
contact 615-654-0220. Each  
session begins with a "Meal

and Mingle time". Lunch will  
be served promptly at 2 p.m.  
allowing for a time of social  
interaction. Each session  
includes a DVD presenta-  
tion, break out discussion  
time and handouts.

\*\*\*\*\*

★ ★ ★  
JUNK & ABANDONED Ve-  
hicles bought anyway,  
anyhow, any condition!  
Best price in town. Call  
Ellis 389-1870, hm. 382-  
6816. 10ts. 10-7

# COPE'S EXCAVATING

Sifted dirt, topsoil & fill dirt

Dozer • Loader • Trackhoe • Backhoe

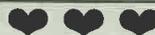
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Done Right!

Randy Cope  
384-0429

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DUMP DIRT ON WDBL Lane  
off 49W across from Radio  
Station. Call 384-5264. 55ts.  
10-14-08

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erties, for details contact us  
at 384-6134. 1-31 tfn



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dachshunds.com 615-  
654-8101. 15ts. 8-19

WILL DO BUSH HOGGING,  
mowing, plowing, garden  
tilling, house pressure  
washing. Reasonable rates.  
Free estimates. Leave mes-  
sage 615-654-8353 Bill.  
27ts. 9-24

conveyance to Sandra F. Jones, Trustee, to relinquish any and all right, especially marital rights, which she may have in said property, by virtue of her marriage to Jonathan Townsend, but she is in no way obligated for the repayment of the indebtedness secured by this Deed of Trust. ALSO KNOWN AS: 3101 Bluebird Drive, Springfield, Tennessee 37172 This sale is subject to all matters

Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. W&A No. 953 142322 DATED August 1, 2008. INSERTION DATES: WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

**PUBLIC NOTICE**

The Robertson County Growth Coordinating committee will hold two public hearings to discuss and possibly take action on amending the growth plan for Robertson County, Tennessee. Copies of the proposed changes are available for review in the Robertson County Planning Office and at the Community Development Office of the Springfield City Hall.

Meeting one will be held at the Springfield City Hall on August 26, 2008 at 7:00 PM.

Meeting two will be held at the Springfield City Hall on September 30, 2008 at 7:00 PM.

The committee is responsible for establishing the urban growth boundaries for each city within the county, and the planned growth areas and rural areas for the unincorporated territory of Robertson County.

George James, Secretary PN-012

**PUBLIC NOTICE**

A special session of the Board of Commissioners for Robertson County, Tennessee will be held at 7:00 P.M. Monday, August 25, 2008 in the Juvenile Courtroom at the County Office Building in Springfield, Tennessee to consider the following items:

- 1. Consider adoption of a Budget for Fiscal Year 2008-2009
- 2. Consider establishment of a Tax Rate supporting the 2008-2009 Fiscal Year Budget

All members of the Board of Commissioners for Robertson County, Tennessee are hereby notified of said SPECIAL SESSION in accordance with Section 5-5-105 Tennessee Code Annotated.

No other items of business may be addressed at this Special Session.

A Public Hearing on the budget proposed will be conducted on Tuesday, August 19, 2008 at 7:00 P.M. at the Juvenile Courtroom at the County Office Building.

Howard R. Bradley County Mayor PO#4557 PN-010

...the earlier of four (4) months from the date of the first publication of this notice, or twelve (12) months from the decedent's date of death, otherwise the claims will be forever barred. The 24th day of July, 2008. Cornwell, Administrator of George W. Smelcer Jr., Deceased D. Wilks, Attorney with Hudgens Probate Clerk Publication dates: July 30 and August 6, 2008

...of this notice, otherwise, the claims will be forever barred. This the 22nd day of July, 2008. Ruth Marshall Co-Executrix Evelyn Cole Co-Executrix Estate of Lela Corynne Hardin, Deceased Larry W. Simmons, Attorney Kenneth Hudgens Probate Clerk Publication dates: July 30 and Aug. 6, 2008 L3994

**NOTICE TO CREDITORS ESTATE OF JUNE M. ARMS**

Notice is hereby given that the 18th day of July, 2008, Letters Testamentary, in respect to the estate of June M. Arms, deceased, were issued to the undersigned by the Probate Court of Robertson County, Tennessee. All persons resident and non-resident, having claims, matured or unmatured, against said estate are required to file same with the Clerk of the above Court within four (4) months from the date of the first publication of this notice, otherwise, the claims will be forever barred. This the 18th day of July, 2008. Duncan Wayne Arms Executor Estate of June M. Arms, Deceased James M. Balthrop, Attorney Kenneth Hudgens Probate Clerk Publication dates: July 30 and Aug. 6, 2008 L3993

**NOTICE TO CREDITORS ESTATE OF MARGARET GERALEEN READ**

Notice is hereby given that the 18th day of July, 2008, Letters Testamentary, in respect to the estate of Margaret Geraleen Read, deceased, were issued to the undersigned by the Probate Court of Robertson County, Tennessee. All persons resident and non-resident, having claims, matured or unmatured, against said estate are required to file same with the Clerk of the above Court within four (4) months from the date of the first publication of this notice, otherwise, the claims will be forever barred. This the 22nd day of July, 2008. B. Read Executor of Margaret Geraleen Read, Deceased D. Wilks, Attorney Kenneth Hudgens Probate Clerk Publication dates: July 30 and August 6, 2008

**NOTICE TO CREDITORS ESTATE OF MARY ELIZABETH WILSON**

Notice is hereby given that the 18th day of July, 2008, Letters Testamentary, in respect to the estate of Mary Elizabeth Wilson, deceased, were issued to the undersigned by the Probate Court of Robertson County, Tennessee. All persons resident and non-resident, having claims, matured or unmatured, against said estate are required to file same with the Clerk of the above Court within four (4) months from the date of the first publication of this notice, otherwise, the claims will be forever barred. This the 18th day of July, 2008. Bertha Lynn Anderson Executrix Estate of Mary Elizabeth Wilson, Deceased Jonathan A. Garner, Attorney Kenneth Hudgens Probate Clerk Publication dates: July 30 and Aug. 6, 2008 L3992

**NOTICE TO CREDITORS ESTATE OF WAYNE BAGGETT**

Notice is hereby given that the 18th day of July, 2008, Letters Testamentary, in respect to the estate of Johnny Wayne Baggett, deceased, were issued to the undersigned by the Probate Court of Robertson County, Tennessee. All persons resident and non-resident, having claims, matured or unmatured, against said estate are required to file same with the Clerk of the above Court within four (4) months from the date of the first publication of this notice, otherwise, the claims will be forever barred. This the 22nd day of July, 2008. Wayne Baggett Executor Johnny Wayne Baggett R. Goodman III, Attorney Kenneth Hudgens Probate Clerk Publication dates: July 30 and August 6, 2008

**SUBSTITUTE TRUSTEE'S SALE**

Sale at public auction will be on August 20, 2008, at 10:00 a.m., local time, at the west door, 501

PUBLIC NOTICE

THE ROBERTSON COUNTY GROWTH COORDINATING COMMITTEE WILL MEET ON THURSDAY, JANUARY 29, 2009, AT 7 P.M., IN THE BOARD ROOM AT SPRINGFIELD CITY HALL, 405 NORTH MAIN STREET, SPRINGFIELD, TENNESSEE TO DISCUSS AND POSSIBLY TAKE ACTION ON AMENDING THE RECOMMENDED GROWTH PLAN FOR ROBERTSON COUNTY.

A REVISED MAP FOR ROBERTSON COUNTY AND EACH INCORPORATED CITY, WITH CHANGE PROPOSALS FOR PORTLAND, WHITE HOUSE, ORLINDA AND ROBERTSON COUNTY HAS BEEN PREPARED. COPIES ARE AVAILABLE FOR REVIEW AT THE PORTLAND, WHITE HOUSE, AND ORLINDA CITY HALLS AND AT THE ROBERTSON COUNTY PLANNING OFFICE.

THE COMMITTEE IS RESPONSIBLE FOR ESTABLISHING THE URBAN GROWTH BOUNDARIES FOR EACH CITY WITHIN THE COUNTY, AND THE PLANNED GROWTH AREAS AND RURAL AREAS FOR THE UNINCORPORATED TERRITORY OF ROBERTSON COUNTY.

GEORGE JAMES, SECRETARY *OK.*

Please publish this one time only in the Jan 14th edition of the Robertson County Times and bill Robertson County

the Robertson County Court-  
house, Springfield, Tennessee,  
offer for sale certain property  
hereinafter described to the  
highest bidder FOR CASH, free  
from the statutory right of  
redemption, homestead, dower,  
and all other exemptions which  
are expressly waived in the  
Deed of Trust, said property  
being real estate situated in  
Robertson County, Tennessee,  
and being more particularly  
described as follows:  
Land in the 7th Civil District of  
Robertson County, Tennessee,  
more particularly described as  
follows, to-wit: Beginning at a  
point in the center of Edd Ross  
Road marked by an iron pin in  
the south margin, the north-  
west corner of a tract of land  
which belongs to Jessie Wash-  
ington, having a deed reference  
in Deed Book 79, page 38, Reg-  
ister's Office for Robertson  
County, Tennessee, the north-  
east corner of this tract and  
continuing as follows: S 1 deg.  
14 min. 26 sec. W, 865.30 feet  
to a fence post marked by an  
iron pin at the base, the south-  
west corner of said tract of land  
which belongs to Jessie Wash-  
ington in the north boundary of  
a tract of land which belongs to  
Roy C. Shepard, Sr., having a  
deed reference in Deed Book  
173, page 249, Register's Office  
for Robertson County, Ten-  
nessee; thence N 87 deg. 37  
min. 12 sec. W, with a fence,  
314.39 feet to a fence post  
marked by an iron pin at the  
base, the southeast corner of a  
tract of land which belongs to  
Jessie Washington, having a  
deed reference in Deed Book  
180, page 335, Register's Office  
for Robertson County, Ten-  
nessee; and the north boundary  
of said tract of land which  
belongs to Roy C. Shepard, Sr.;

the undersigned by the Probate  
Court of Robertson County,  
Tennessee. All persons, resi-  
dent and non-resident, having  
claims, matured or unmatured,  
against said estate are required  
to file same with the Clerk of  
the above named Court within  
the earlier of four (4) months  
from the date of the first publi-  
cation of this notice or twelve  
(12) months from the deced-  
ent's date of death, otherwise  
their claims will be forever  
barred.  
This 29TH day of DECEMBER,  
2008  
CAROL DUNN WALDO,  
ADMINISTRATRIX  
ESTATE OF WILLIE J. DUNN,  
JR.  
Charlotte L. Rhodes  
Attorney for Estate  
Kenneth Hudgens, Probate  
Clerk  
Publication dates: Jan. 7 and  
Jan 14, 2009  
L6076

**SUBSTITUTE TRUSTEE'S SALE**  
Sale at public auction will be on  
January 28, 2009 at 2:00 PM  
Central Standard Time, at the  
west door, 501 North Main  
Street door, Robertson County  
Courthouse Springfield, Ten-  
nessee pursuant to Deed of  
Trust executed by Margie  
Brown, single to Hallmark Title  
Company, Trustee, on Decem-  
ber 30, 2004 at Book 995, Page  
46 and conducted by Shapiro &  
Kirsch, LLP Substitute Trustee,  
all of record in the Robertson  
County Register's Office.  
Owner of Debt: US Bank  
National Association as Trustee  
for Aurora Loan Services  
FFMLT 2005-FFH2  
The following real estate  
located in Robertson County,  
Tennessee, will be sold to the  
highest call bidder subject to all

the Register's Office, and the  
owner of the debt secured,  
LaSalle Bank National Associa-  
tion, as Trustee for Ownit Mort-  
gage Loan Trust, Mortgage  
Loan Asset-Backed Certifi-  
cates, Series 2006-4, having  
requested the undersigned to  
advertise and sell the property

the corporate limits of the City  
of Greenbrier, Tennessee, to  
wit:  
The westerly portion of the real  
estate conveyed in Deed Book  
108, Page 497, in the Register's  
Office for Robertson County,  
Tennessee, being more particu-  
larly described as follows:  
BEGINNING at a post in the

**NOTICE**

The Springfield Water and Wastewater  
Department is taking bids for janitorial  
services at the department office at 824  
Central Avenue. Prospective bidders are  
to go to that location to pick up bid pack-  
ages and to review the services that are  
to be provided. Sealed bids are to be  
delivered to the department office at 824  
Central Avenue no later than 2:00 p.m.,  
on Tuesday, January 27, 2009. If you  
have questions, please contact Alice  
Hilliard, at 615-382-1600.

Roger Lemasters,  
Director Springfield Water and  
Wastewater Department

**ADVERTISEMENT FOR BID**

**City of Greenbrier**

Owner

**202 West College Street**

Address

**Greenbrier, Tennessee 37037**

Separate sealed BIDS for the construction **CONTRACT 108 - PUMP  
STATION REPLACEMENTS** - as per plans and specifications will be  
received by **CITY OF GREENBRIER** at the office of **CITY HALL,  
202 WEST COLLEGE STREET, GREENBRIER, TN 37037**  
until 2:00 p.m., CST, **JANUARY 29, 2009**, and then at said office  
publicly opened and read aloud.

The **CONTRACT DOCUMENTS** may be examined at the follow-  
ing locations:

**CITY OF GREENBRIER**  
202 West College Street  
Greenbrier, Tennessee 37037

**JAMES C. HAILEY & CO.**  
PO Box 148059  
2622 Old Lebanon Rd. Suite 200  
Nashville, Tennessee 37214

**F. W. DODGE CORPORATION**  
1604 Elm Hill Pike, Suite 200  
Nashville, Tennessee 37210

**NASHVILLE CONTRACTORS ASSOC**  
220 Great Circle Road, Suite 136  
Nashville, Tennessee 37228

**AGC TENNESSEE PLAN ROOM**  
101 West 21st Street  
Chattanooga, TN 37408

**KNOXVILLE BUILDERS EXCHANGE**  
300 Clark Street  
Knoxville, TN 37921

Copies of the **CONTRACT DOCUMENTS** may be obtained at  
the office of **JAMES C. HAILEY & COMPANY**, located at  
**2622 Old Lebanon Rd., Suite 200, Nashville,  
Tennessee 37214**, upon payment of **\$200.00 for each set  
per contract.**

Any **BIDDER**, upon returning the **CONTRACT DOCUMENTS**  
promptly and in good condition, will be refunded the payment, and any  
non-bidder upon so returning the **CONTRACT DOCUMENTS** will  
be refunded **\$50.00 for each set per contract.** The  
deposit of the low bidder will be retained by **James C. Hailey &  
Company.**

January 2008

Billy Wilson, Mayor

**PUBLIC NOTICE**

THE ROBERTSON COUNTY GROWTH COORDINATING  
COMMITTEE WILL MEET ON THURSDAY, JANUARY 29,  
2009, AT 7 P.M., IN THE BOARD ROOM AT SPRINGFIELD  
CITY HALL, 405 NORTH MAIN STREET, SPRINGFIELD, TEN-  
NESSEE TO DISCUSS AND POSSIBLY TAKE ACTION ON  
AMENDING THE RECOMMENDED GROWTH PLAN FOR  
ROBERTSON COUNTY.

A REVISED MAP FOR ROBERTSON COUNTY AND EACH  
INCORPORATED CITY, WITH CHANGE PROPOSALS FOR  
PORTLAND, WHITE HOUSE, ORLINDA AND ROBERTSON  
COUNTY HAS BEEN PREPARED. COPIES ARE AVAILABLE  
FOR REVIEW AT THE PORTLAND, WHITE HOUSE, AND  
ORLINDA CITY HALLS AND AT THE ROBERTSON COUNTY  
PLANNING OFFICE.

THE COMMITTEE IS RESPONSIBLE FOR ESTABLISHING THE  
URBAN GROWTH BOUNDARIES FOR EACH CITY WITHIN  
THE COUNTY, AND THE PLANNED GROWTH AREAS AND  
RURAL AREAS FOR THE UNINCORPORATED TERRITORY OF  
ROBERTSON COUNTY.

**GEO. JAMES, SECRETARY**

PUBLIC NOTICE

THE ROBERTSON COUNTY GROWTH COORDINATING COMMITTEE WILL MEET ON TUESDAY, JANUARY 5, 2010, AT 5 P.M., IN THE BOARD ROOM AT SPRINGFIELD CITY HALL, 405 NORTH MAIN STREET, SPRINGFIELD, TENNESSEE. IN CASE OF INCLEMENT WEATHER THE MEETING WILL BE POSTPONED TO TUESDAY JANUARY 12, 2010 AT 5:00 PM AT SPRINGFIELD CITY HALL. INCLEMENT WEATHER WILL BE DETERMINED BY THE CLOSING OF ROBERTSON COUNTY SCHOOLS.

MAPS FOR ROBERTSON COUNTY AND EACH INCORPORATED CITY ARE AVAILABLE FOR REVIEW AT THE ROBERTSON COUNTY PLANNING OFFICE.

THE COMMITTEE IS RESPONSIBLE FOR ESTABLISHING THE URBAN GROWTH BOUNDARIES FOR EACH CITY WITHIN THE COUNTY, AND THE PLANNED GROWTH AREAS AND RURAL AREAS FOR THE UNINCORPORATED TERRITORY OF ROBERTSON COUNTY.

GEORGE JAMES, SECRETARY

Please run this notice in the December 23, 2009 edition of the times and bill Wava at Howard Bradley's Office

Thank you

George James

## Minutes of Growth Committee Meetings

January 31, 2008

May 29, 2008

July 29, 2008

August 26, 2008

September 30, 2008

January 29, 2009

January 5, 2010

MINUTES  
ROBERTSON COUNTY COORDINATING COMMITTEE MEETING  
JANUARY 31, 2008

MEMBERS PRESENT: Farris Bibb, James Brown Jr., Matt Burnett, Mayor Billy Paul Carneal, Don Eden, Jerome Ellis, Joshua Evans, Gene Federman, George James, Robert Mobley, Mayor Kenneth Wilber and Martha Wilkinson

MEMBERS ABSENT: Kevin Breeding, Mayor Omer Gene Brooksher, John Buchanan, Mayor Danny Crosby, Mayor Barry Faulkner, Mayor Mark Johnson, Kelvin Penuel, Mayor Tom Richards and Dan Whitlow

ALSO PRESENT: Mayor Howard Bradley, Angie Carrier, Bob Hoge, Gina Holt and Paul Nutting

CALL TO ORDER

Robertson County Mayor Howard Bradley called the organizational meeting of the Robertson County Coordinating Committee to order at 7:01 p.m. in the Board room at Springfield City Hall. Eleven (11) members were present for a quorum. Mr. Eden arrived later making a total of twelve (12) members present.

ELECTION OF A CHAIRMAN

Mayor Bradley opened the floor for nominations for the position of Chairman. Ms. Martha Wilkinson nominated Mr. Don Eden for the position of Chairman. Hearing no other nominations, Mayor Bradley entertained a motion that nominations cease and that Mr. Eden be elected Chairman by acclamation.

Mr. James Brown moved to cease nominations and to elect Mr. Don Eden Chairman by acclamation. Mr. Don Eden was unanimously elected Chairman by acclamation.

ELECTION OF A VICE CHAIRMAN

Mr. Eden had not yet arrived and Mayor Bradley opened the floor for nominations for the position of Vice Chairman. Ms. Martha Wilkinson nominated Mr. Jerome Ellis for the position of Vice Chairman.

Mayor Carneal moved to cease nominations and to elect Mr. Jerome Ellis Vice Chairman by acclamation. Mr. Ellis was unanimously elected Vice Chairman by acclamation.

#### ELECTION OF A SECRETARY

In the absence of Mr. Eden, the Vice Chairman Mr. Ellis opened the floor for nominations for the position of Secretary. Mr. Gene Federman nominated Mr. George James for the position of Secretary. Ms. Wilkinson moved to cease nominations and to elect Mr. James Secretary by acclamation. Mr. James was unanimously elected Secretary by acclamation.

#### DISCUSSION ABOUT THE WORK OF THE ROBERTSON COUNTY COORDINATING COMMITTEE

The members discussed the work to be accomplished by the committee and the next steps to be taken in the process. The members were informed that Mayor Bradley reconvened the Robertson County Coordinating Committee at the formal written requests of the City of White House and the City of Portland.

Mr. Farris Bibb informed the members of the committee that the City of White House is seeking to amend its current recommended growth plan and urban growth boundary in order to accommodate possible future annexations.

Mayor Kenneth Wilber stated that the City of Portland is seeking the initial approval of a proposed recommended growth plan and urban growth boundary within Robertson County.

Mr. Don Eden arrived at the meeting and was recognized by Mr. Ellis. Mr. Eden requested that Mr. Ellis continue to preside.

The committee discussed establishing a meeting date for the first regular meeting. A suggestion was made to schedule the next regular meeting for Tuesday, April 29, at 7 p.m., at Springfield City Hall. This will allow all of the cities, which are seeking to amend current growth plans or presenting new growth plans, three months to prepare their documentation and to hold necessary public hearings before submitting their formal proposals to this committee for review and possible action.

A motion was made and seconded to schedule the first regular meeting on April 29 at the time and location previously suggested. The motion passed unanimously.

Mr. Bob Hoge briefed the committee on the previous work of the Robertson County Coordinating Committee in developing and ratifying the current Recommended Growth Plan for Robertson County.

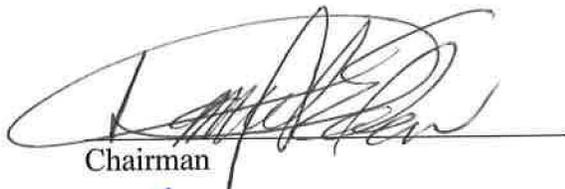
The consensus of the committee was to provide copies of the current Recommended Growth Plan for Robertson County to all of the members. The City of Springfield staff agreed to coordinate the production of copies of the current county growth plan for members.

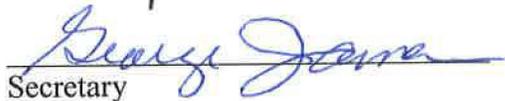
It was also the consensus of the committee to contact Mr. Sam Edwards, Executive Director of the Greater Nashville Regional Council, in order to schedule a training session for members that would provide an overview of Public Chapter 1101 and the work of the county coordinating committee. The training session will be held at a date prior to the next regular meeting.

ADJOURNMENT

There being no further business to discuss, Mr. Ellis entertained a motion to adjourn.

Motion: Mayor Carneal – To adjourn.  
Second: Mr. Bibb  
The motion passed unanimously.

  
Chairman

  
Secretary

1-29-09  
Date

MINUTES  
ROBERTSON COUNTY COORDINATING COMMITTEE MEETING  
MAY 29, 2008

MEMBERS PRESENT: Martha Wilkinson, Gene Federman, Don Eden, Mayor Omer Gene Brooksher, Robert Mobley, Kevin Breeding, Mayor Kenneth Wilber, Farris Bibb, George James, James Brown Jr., Dan Whitlow, and Kelvin Penuel

MEMBERS ABSENT: Mayor Tom Richards, Mayor Danny Crosby, Mayor Barry Faulkner, Joshua Evans, Mayor Mark Johnson, Mayor Billy Paul Carneal, Jerome Ellis, Matt Burnett, and John Buchanan,

ALSO PRESENT: Allen Dyer, Angie Carrier, Bob Hoge, Paul Nutting, Paula Eller, Melinda Keen and Addam McCormick

CALL TO ORDER

Chairman Don Eden called the meeting to order at 7:03 PM in the Board Room at Springfield City Hall. Secretary George James called the role. Twelve (12) members were present for a quorum. Chairman Eden stated that the committee would listen to the boundary change proposals from White House, Portland and Orlinda and take the items for study. He stated that no official action on the changes would be taken at this meeting.

PRESENTATION OF GROWTH BOUNDARY EXPANSION, WHITE HOUSE

White House Mayor, Farris Bibb and Planner Addam McCormick made a presentation on their proposed growth change. They proposed that a three (3) square mile addition be made to the west of the city. The area would come from the Robertson County growth area. They proposed a large area be added west of New Haul road, and one north of Bill Moss Road. They gave each member a copy of a comprehensive growth plan boundary expansion study for the city.

Robertson County Growth  
Committee Meeting  
May 29, 2008

#### PRESENTATION OF GROWTH BOUNDARY EXPANSION, PORTLAND

Mayor Kenneth Wilber made a presentation of the Portland growth area expansion. He presented members a copy of a map showing the change which would require a withdrawal of a portion of the Orlinda growth boundary and the additional of a part of the Robertson County growth area. The proposal included an addition of 2.9 square miles. The area is bounded by the Kentucky State boundary on the north and by Highland Road on the south.

Mayor Wilber stated that a new Interstate 65 interchange is proposed to be located near Lake Springs Road and that the City of Portland needs the additional area to provide sewer services to industrial and commercial sites in the area. The city has had one public hearing on the proposal with one more to go. They are coordinating the public hearings with Orlinda.

#### PRESENTATION OF GROWTH BOUNDARY CHANGE, ORLINDA

City Manager Kevin Breeding presented the growth boundary change for Orlinda. He stated that he is in agreement with the change that Portland is proposing. The two cities are working together in order for Orlinda to get sewer service at their interchange area. He stated that the change would be good for Orlinda, Portland and Robertson County. He stated that Orlinda is currently getting a new motel at the I65 interchange that would not have been possible without the Portland sewer. Orlinda has held one public hearing on the proposal and has one to go.

#### SETTING A DATE FOR THE NEXT MEETING

Chairman Eden suggested that the next meeting be held on Tuesday, July 29 at the Springfield City Hall, beginning at 7:00 PM. By consent the proposal was approved.

#### ADJOURNMENT

The meeting was adjourned at 8:10 PM.

  
Chairman

  
Secretary

1-29-09  
Date

MINUTES  
ROBERTSON COUNTY COORDINATING COMMITTEE MEETING  
JULY 29, 2008

MEMBERS PRESENT:

Martha Wilkinson, Gene Federman, Don Eden,  
Mayor Omer Gene Brooksher, Mayor Barry  
Faulkner, Robert Mobley, Kevin Breeding, Mayor  
Kenneth Wilber, Jerome Ellis, Matt Burnett, Farris  
Bibb Jr., George James, James Brown Jr.,  
Dan Whitlow, Joshua Evans and Kelvin Penuel

MEMBERS ABSENT:

Mayor Tom Richards, Mayor Danny Crosby, Mayor  
Mark Johnson, Mayor Billy Paul Carneal, and John  
Buchanan

ALSO PRESENT:

Allen Dyer, Angie Carrier, Bob Hoge, Amy Wald,  
Denise Germinden, Karla Johnson, Luther Bratton,  
Jerry Taylor, Allen Dyer, Al West, Jim Hodges,  
Steve Osborne, Tim Hardin, Brian Goodwin, Carl  
Swann, Paula Eller, David M. Arentt, Melinda  
Wagner and Addam McCormick

CALL TO ORDER

Chairman Don Eden called the meeting to order at 7:02 PM in the Board Room at Springfield City Hall. The Pledge of Allegiance to the American Flag was said. Secretary George James called the role. Sixteen (16) members were present for a quorum. Chairman Eden stated that the committee would listen to the boundary change proposals from White House, Portland and Orlinda and decide whether or not to take them for public hearing.

## PRESENTATION OF GROWTH BOUNDARY EXPANSION, WHITE HOUSE

White House Mayor, Farris Bibb and Planner Addam McCormick made a presentation on their proposed growth change. They proposed that a three (3) square mile addition be made to the west of the city. The area would come from the Robertson County growth

area. They proposed a large area be added west of New Haul road, and one north of Bill Moss Road. The city has held two public hearings on the proposal. The site of Heritage High School, which is in the existing growth area, has now been annexed.

## PRESENTATION OF GROWTH BOUNDARY EXPANSION, PORTLAND

Mayor Kenneth Wilber made a presentation of the Portland growth area expansion. He presented members a copy of a map showing the change which would require a withdrawal of a portion of the Orlinda growth boundary and the additional of a part of the Robertson County growth area. The proposal included an addition of 2.9 square miles. The area is bounded by the Kentucky State line on the north and by Highland Road on the south. He stated that the City of Portland and the City of Orlinda were in agreement with the change.

Mayor Wilber stated that a new Interstate 65 interchange is proposed to be located near Lake Springs Road and that the City of Portland needs the additional area to provide sewer services to industrial and commercial sites in the area. The city has had two public hearing on the proposal. They are coordinating the public hearings with Orlinda.

## PRESENTATION OF GROWTH BOUNDARY CHANGE, ORLINDA

City Manager Kevin Breeding presented the growth boundary change for Orlinda. He stated that he is in agreement with the change that Portland is proposing. The two cities are working together in order for Orlinda to get sewer service at the Orlinda interchange. He stated that the change would be good for Orlinda, Portland and Robertson County. He stated that Orlinda has held two public hearings on the proposal. Manager Breeding stated that there has been no opposition from within the area itself.

## ACCEPTANCE FOR PUBLIC HEARINGS

Chairman Eden asked the committee if they thought the plans were ready for public hearing. Two must be held by the Growth Committee. Several members of the committee felt that they were. Joshua Evans made a motion that the plans be for consideration and for public hearing. The motion was seconded by Dan Whitlow and passed by a vote of 15 to 1.

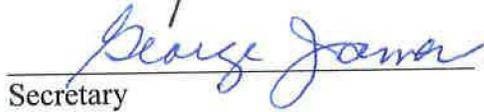
The Committee asked Don Eden and George James to select some dates for the public hearings, contact the communities and to publish notice of the hearings.

ADJOURNMENT

The meeting was adjourned at 8:23 PM.

  
Chairman

1-29-09  
Date

  
Secretary

Note:

Following the meeting Mr. James and Mr. Eden set the following dates:

Public Hearing Number 1 - 7:00 PM August 26, 2008 at the Springfield City Hall.

Public Hearing Number 2 - 7:00 PM September 30, 2008 at the Springfield City Hall.

Notice of the Public Hearings was published in the Browser and the Robertson County Times.

MINUTES  
ROBERTSON COUNTY COORDINATING COMMITTEE MEETING  
AUGUST 26, 2008

MEMBERS PRESENT: Martha Wilkinson, Gene Federman, Don Eden, Kevin Breeding, Mayor Kenneth Wilber, Mayor Billy Paul Carneal, Matt Burnett, Farris Bibb Jr., John Buchanan, George James, James Brown Jr., Dan Whitlow, and Kelvin Penuel

MEMBERS ABSENT: Mayor Tom Richards, Mayor Danny Crosby, Mayor Mark Johnson, Mayor Omer Gene Brooksher, Mayor Barry Faulkner, Robert Mobley, Jerome Ellis, and Joshua Evans

ALSO PRESENT: Allen Dyer, Angie Carrier, Bob Hoge, Bill Jones, Faye Jones, Kevin Nash, Phyllis Nash, Ginger Gungerich, David Cassidy, Tony Tate, Angie Tate, Amy Wald, Melinda Wagner and Addam McCormick, Jim Pascal, Margo Farnsworth, and Clay Sneed

CALL TO ORDER

Chairman Don Eden called the meeting to order at 7:05 PM in the Board Room at Springfield City Hall. Secretary George James called the role. Thirteen (13) members were present for a quorum. Chairman Eden stated that this was a public hearing on changes to the Robertson County Growth Plan. Notice of the hearing has been published in the Robertson County Times and the Bargain Browser. Mr. Eden further stated that another public hearing would be held at the Springfield City Hall on September 30, 2008.

Chairman Eden called the Public Hearing to order. He asked those in the audience with questions or comments to come forward to the lectern and present them. One or two of the respondents stated that they would like to know more about the proposals. In response to this comment, Chairman Eden asked each community to make a brief presentation of their growth boundary proposal and be available for questions.

## WHITE HOUSE

White House Planner, Addam McCormick, was the first to comment. He presented maps of the area and discussed the city's proposal. He stated that they will make a three (3) square mile addition to the west of the city. The area will come from the Robertson County growth area. A large area will be added west of New Haul Road, and another one north of Bill Moss Road. He stated that the site of Heritage High School, which is in the existing growth area, has now been annexed.

## PORTLAND

Mayor Kenneth Wilber made a presentation of the Portland growth area expansion. He presented a map showing the change which would require a withdrawal of a portion of the Orlinda growth boundary and the addition of a part of the Robertson County growth area. The proposal includes an addition of 2.9 square miles. The area is bounded by the Kentucky State line on the north and by Highland Road on the south. He stated that the City of Portland and the City of Orlinda were in agreement with the change.

Mayor Wilber stated that a new Interstate 65 interchange is proposed to be located near Lake Springs Road and that the City of Portland needs the additional territory to provide sewer services to industrial and commercial sites. The city is coordinating its Public Hearings with Orlinda. When asked what services the city is providing to the growth area, Mayor Wilber stated that water, sewer and gas are being provided. Upon annexation, the city will provide improved fire and police protection to the area.

## ORLINDA

City Manager Kevin Breeding discussed the growth boundary change for Orlinda. He stated that he is in agreement with the change that Portland is proposing. The two cities are working together in order for Orlinda to get sewer service at the Orlinda interchange on I 65. He stated that the change will be good for Orlinda, Portland and Robertson County. Manager Breeding stated that there has been no opposition from residents within the area itself.

## PUBLIC HEARING PARTICIPANTS

Margo Farnsworth of the Red River Association and Jim Pascall discussed the importance of protecting the character of Robertson County and the watershed of the growth areas.

David Cassity of Cedar Hill, Alderman Clay Sneed of Springfield, Phyllis Nash and Kevin Nash of White House also spoke.

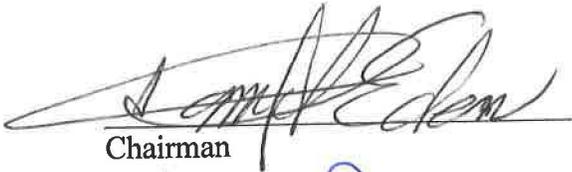
Chairman Eden explained the process for completing the Growth Plan Amendment. He stated that after the second Public Hearing the committee could approve the amendments and send the plan to the State and County for final approval.

SECOND PUBLIC HEARING

Chairman Eden stated that there would be a second public hearing held by the Growth Committee on September 30, 2008 at 7:00 PM at the Springfield City Hall. Notice of the meeting has been published in the Browser and the Robertson County Times.

ADJOURNMENT

The meeting was adjourned at 8:10 PM.

  
Chairman

  
Secretary

1-29-09  
Date

MINUTES  
ROBERTSON COUNTY COORDINATING COMMITTEE MEETING  
SEPTEMBER 30, 2008

MEMBERS PRESENT: Martha Wilkinson, Joshua Evans, Kevin Breeding, Mayor Kenneth Wilber, Mayor Billy Paul Carneal, Farris Bibb Jr., George James, James Brown Jr., and Kelvin Penuel

MEMBERS ABSENT: Mayor Tom Richards, Mayor Danny Crosby, Mayor Mark Johnson, Mayor Omer Gene Brooksher, Mayor Barry Faulkner, Robert Mobley, Matt Burnett, John Buchanan, Dan Whitlow, Jerome Ellis, Don Eden, and Gene Federman

ALSO PRESENT: Paula Eller, Angie Carrier, Bob Hoge, Jack Jones, Phillip Kelley, Diane Kelley, Jackie Wilber, Melinda Wagner and Addam McCormick, Jim Pascal, Margo Farnsworth, and Paul Nutting

CALL TO ORDER

Secretary George James called the meeting to order at 7:02 PM in the Board Room at Springfield City Hall. Mr. James chaired the meeting. Both Chairman Eden and Vice-Chairman Ellis were absent. James called the role. Nine (9) members were present. Chairman James stated that a quorum was not present. Martha Wilkinson stated that the committee could conduct a public hearing without a quorum. The purpose of the meeting was to hold a public hearing on changes to the Robertson County Growth Plan. Notice of the hearing has been published in the Robertson County Times and the Bargain Browser. The purpose of the meeting was to hold a public hearing on changes to the Portland, White House and Orlinda Growth Boundaries.

Phillip Kelley addressed the group. He stated that he is a dairy farmer whose farm is located in the growth boundary. He is concerned that the current agreement on annexation might be changed. He was assured by the committee that the agreement with

Robertson County that no city would annex in their growth area without being petitioned by a majority of the property owners in the annexation area would remain in the plan.

Jack Jones also addressed the committee. He stated that he owns a large farm in the proposed expansion area at the southwest corner of Highway 76 and New Haul Road. He is concerned about annexation that would interfere with his farming operation. He felt that the agreement on annexation could be circumvented, if a large farm was annexed along with several home sized parcels. The homeowners could out vote the large land owner because each property owner's vote has the same weight. Mr. Jones stated that he would like for his farm to be left out of the proposed growth boundary.

Secretary James stated that the next step, if the committee agrees, would be to compile the proposed changes onto one map so that every entity in the county would be able to see exactly how each boundary would be changed. A second meeting will be held by the Growth Committee to see if they are in agreement with the changes. Following that meeting and a positive vote by the committee, the document would be sent to each governing body in the county for ratification.

#### ADJOURNMENT

The meeting was adjourned at 8:14 PM.

  
Chairman

  
Secretary

1-29-09  
Date

MINUTES  
ROBERTSON COUNTY COORDINATING COMMITTEE MEETING  
JANUARY 29, 2009

MEMBERS PRESENT: Martha Wilkinson, Gene Federman, Don Eden, Mayor Omer Gene Brooksher, Sam Childs, Joshua Evans, Kevin Breeding, Mayor Kenneth Wilber, Mayor Billy Paul Carneal, Farris Bibb Jr., George James, James Brown Jr., Dan Whitlow and Kelvin Penuel

MEMBERS ABSENT: Mayor Tom Richards, Mayor Barry Faulkner, Robert Mobley, Mayor Daryl Denton, Jerome Ellis, Matt Burnett, and John Buchanan

ALSO PRESENT: Jerry Taylor, Allan Dyer, Luther Bratton, Melinda Keen, Jack Jones, Phillip Kelley, Diane Kelley, Paula Eller, Bill Jones, Phil Klober, Addam McCormick, Angie Carrier, Denise Germindin, Erin McLerran, Karin Johnson, Howard Bradley, Rod Kirk, Jurine Brown, Sam Childs, Michael Werner, Paul Nutting, Bob Hoge, David Amonette, and Mike Callis

CALL TO ORDER

Chairman Don Eden called the meeting to order at 7:02 PM in the Board Room of Springfield City Hall. The pledge of allegiance to the American flag was said. Secretary George James called the roll. Fourteen (14) members were present. Chairman Eden stated that a quorum was present.

A motion was made by Gene Federman to approve the minutes of the August 26, 2008 meeting. The motion was seconded by Dan Whitlow and passed unanimously. (14-0)

A second motion was made by Kelvin Penuel to approve the minutes of September 30, 2008. The motion was second by Mayor Billy Paul Carneal and passed unanimously. (14-0)

Chairman Eden stated that he believes the meeting should start with a review of the proposed growth boundary map that had been prepared by Austin Peay. He asked Mayor Kenneth Wilber to discuss the Portland change. Mayor Wilbur stated that the Portland City Limits now extended into Robertson County and they wanted to add to their growth boundary. Orlinda has agreed to relinquish a portion of their growth area to Portland.

A discussion was held as to whether Robertson County should take some action to relinquish their areas requested by Portland and White House. After discussion it was decided that the county's ratification of the new official map is all that will be needed to change the area, a special resolution to relinquish is not needed.

A review of the maps was conducted. Bob Hoge passed out the new maps prepared by Austin Peay. Martha Wilkinson stated that she was disappointed in the clarity of the maps. She and others felt that the maps should be improved and redistributed to the county and all cities before ratification.

White House discussed their changes. They stated that they had a Farmer Jack Jones spoke. He stated that the White House proposal includes 279 acres of his property. He was concerned that the current agreement with Robertson County which allows cities to annex into their growth boundary if petitioned by a majority of property owners in the proposed annexation area. He said that a few homeowners with small lots could out vote him on the annexation of his property. He stated that he would only agree to the boundary change if White House agrees not to annex his property without his request.

A motion was made by Kelvin Penuel to adopt the Growth Plan as presented and correct the plan to be more readable before being distributed to the County and Cities for ratification. The motion passed by a vote of 10-4. Don Eden, Mayor Omer Gene Brooksher, Mayor Sam Childs, Joshua Evans, Kevin Breeding, Mayor Kenneth Wilber, Farris Bibb, Jr., George James, Dan Whitlow, and Kelvin Penuel voted aye. Martha Wilkinson, Gene Federman, Mayor Billy Paul Carneal, and James Brown Jr. voted no.

A motion was made by Dan Whitlow that as the Committee moves forward in presenting the approved Growth Plan, a minimum of three maps shall be presented to each governmental entity for consideration. Each map shall depict in its entirety the County of Robertson. One map will show the currently approved growth plan. The second will show the proposed changes overlaid on the current plan and the third will depict the proposed changes as they will appear if the amended plan is ratified by the cities and county. The motion was seconded by Martha Wilkinson and passed unanimously. (14-0)

ADJOURNMENT

The meeting was adjourned at 8: 02 PM.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

Don Eden, Mayor Omer Gene Brooksher, Mayor Sam Childs, Joshua Evans, Kevin Breeding, Mayor Kenneth Wilber, Farris Bibb, Jr., George James, Dan Whitlow, Kelvin Penuel voted aye. Martha Wilkinson, Gene Federman, Mayor Billy Paul Carneal, and James Brown Jr. Voted no. Motion passed by a vote of 10-4.

MINUTES  
ROBERTSON COUNTY COORDINATING COMMITTEE MEETING  
JANUARY 5, 2010

MEMBERS PRESENT: Martha Wilkinson, Gene Federman, Don Eden, Mayor Omer Gene Brooksher, Sam Childs, Joshua Evans, Kevin Breeding, Mayor Kenneth Wilber, Mayor Billy Paul Carneal, Jerome Ellis, Matt Burnett, Farris Bibb Jr., George James, Dan Whitlow and Kelvin Penuel

MEMBERS ABSENT: Mayor Tom Richards, Mayor Barry Faulkner, Robert Mobley, Mayor Daryl Denton, John Buchanan and James Brown, Jr.

ALSO PRESENT: County Attorney, Clyde Richert; Melinda Dyer; Denise Germindin; Addam McCormick; Angie Carrier; Rod Kirk; Scott McDaniel; Bob Hoge; Paul Nutting; Portland Attorney, David Amonette; and Bob Hoge

CALL TO ORDER

Chairman Don Eden called the meeting to order at 5:00 PM in the Board Room of Springfield City Hall. Secretary George James called the roll. Fifteen (15) members were present; including Joshua Evans and Kevin Breeding who arrived shortly after the roll was called. Chairman Eden stated that a quorum was present.

COMMITTEE BUSINESS

Chairman Eden opened the meeting by stating that the purpose of this meeting was to finalize the Growth Plan package for submission to the Local Government Planning Advisory Committee in Nashville. He stated that when he and George James began to put the Growth Plan package together they found that Portland had not passed a resolution agreeing to the Interlocal Agreement on Annexation that had been ratified by

Robertson County and all other cities in the county. The committee stated that they felt that Portland should sign the Annexation Agreement as well.

Chairman Eden stated that he had met with Mayor Kenneth Wilber and the Portland Board of Mayor and Aldermen to discuss the agreement. He stated that Portland was concerned about their ability to obtain a petition signed by a majority of the property owners in a portion of their growth area. Mayor Wilber stated that the city had provided water, sewer and gas service to the Northeast Industrial Park and was concerned that now some of the industries in the area would not sign a petition for annexation.

Chairman Eden discussed the Interlocal Agreement on Annexation and stated that it was an important protection for the residents of the county. He stated that he felt that it was very important for all cities in the county to ratify the agreement. He proposed that Portland be allowed a one time exemption to the Interlocal Agreement to annex certain properties. This would be a one time only chance for the city to annex the properties without following the agreement. After this, Portland would agree to follow the Annexation as written just like any other city in the county.

Mayor Wilber discussed the proposed agreement and distributed a map with the parcels marked that Portland would like to be exempt from one annexation. Don Eden stated that Robertson County and all other Cities in the County would have to ratify the agreement for it to be valid.

Portland Attorney David Ammonett spoke for Portland and stated that he felt that Portland did not have to agree to the Annexation Agreement.

Robertson County Attorney Clyde Richert spoke for the County and said that the agreement should be approved. He stated that it had been a part of the Growth Plan from the first and that the amendment should stay in.

Chairman Eden had been working with Mayor Wilber on a compromise agreement. He proposed that Portland sign the Interlocal Annexation Agreement under condition that they were given a "one time only" exemption to annex the properties in a selected portion of their growth area by any means possible. From that point forward, they would honor the Interlocal Agreement and would only annex if petitioned by a majority of the property owners in the annexation area. Mayor Wilber agreed to Chairman Eden's proposal and presented a map showing the territory Portland wanted to exempt from the agreement. (copy attached).

A motion was made by Dan Whitlow that Clyde Richert draft a motion that the agreement with Portland, allowing them a one time only exemption from the Annexation Agreement, be passed; and that a resolution endorsing the growth plan and approving the Annexation Agreement with Portland be distributed to Robertson County and all Cities in the county for ratification. The motion was seconded by Martha Wilkinson and passed by a vote of fourteen to one (14-1). All members present voted aye except Mayor Wilber who voted no.

ADJOURNMENT

The meeting was adjourned at 6:20 PM.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

Letter from Chairman Don Eden  
Transmitting Copies of Growth Plan  
To  
Robertson County and Incorporated Cities

**ROBERTSON COUNTY COORDINATING COMMITTEE  
ROBERTSON COUNTY PLANNING AND ZONING OFFICE  
527 S. BROWN STREET, SPRINGFIELD, TN 37172**

March 27, 2009

Cities of Robertson County  
Robertson County

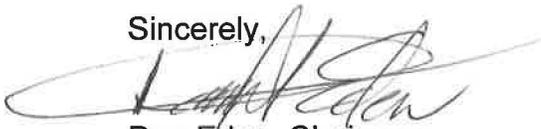
Dear Mayor Bradley and City Mayors of Robertson County:

Attached are three maps which depict the existing and proposed Growth Plan for Robertson County and its cities. This plan was approved by the County Coordinating Committee on January 29, 2009 and complies with TCA 6-58-101 et. seq. The Robertson County Coordinating Committee and the Cities of Portland, White House and Orlinda have held the requisite public hearings pursuant to TCA 6-58-104 and 6-58-106.

The plan needs to be ratified by your Governing Body within 120 days of receipt of the plan. After Robertson County and all the cities in Robertson County have passed resolutions endorsing the plan, it can be sent to the State Local Government Planning Advisory Committee for finalization.

Please review the plan, and if you are in agreement with the new plan, please pass the enclosed model resolution and return it to the Robertson County Planning Office. If you have questions, don't hesitate to give Martha Wilkinson, Bob Hoge (384-3666) or George James (382-2200) a call.

Sincerely,



Don Eden, Chairman  
Robertson County Coordinating Committee

DE/gj

Letters from Communities and County Verifying  
Receipt of Plan

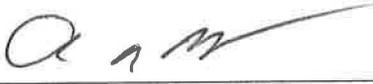
Adams  
Cedar Hill  
Coopertown  
Cross Plains  
Greenbrier  
Millersville  
Orlinda  
Portland  
Ridge Top  
Robertson County  
Springfield  
White House

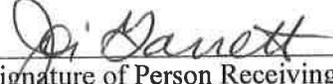
ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of

Adams on 3-30, 2009 and was received by Joi Garrett

Who is the City Recorder for the City of Adams.

  
Signature of Person Delivering

  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of

Cedar Hill on 3-30-09, 2009 and was received by Melissa Ellis

Who is the City Clerk for the City of Cedar Hill.



Signature of Person Delivering

City Clerk  
Melissa Ellis

Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of  
Coopertown on 3-30, 2009 and was received by J. S. CHILDS

Who is the MAYOR for the City of Coopertown.

  
\_\_\_\_\_  
Signature of Person Delivering

  
\_\_\_\_\_  
Signature of Person Receiving

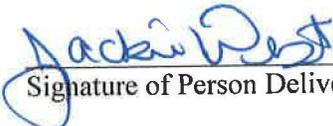
**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of

Cross Plains on 3-30-, 2009 and was received by \_\_\_\_\_

Who is the \_\_\_\_\_ for the City of Cross Plains.

  
\_\_\_\_\_  
Signature of Person Delivering

  
\_\_\_\_\_  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of

Greenbrier on 3-30-09, 2009 and was received by Amy Burnett

Who is the City Clerk for the City of Greenbrier.

Jackie West  
Signature of Person Delivering

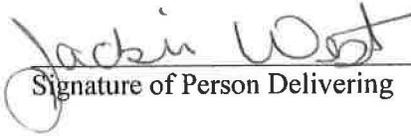
[Signature]  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of  
Millersville on 3-30-, 2009 and was received by \_\_\_\_\_

Who is the \_\_\_\_\_ for the City of Millersville.

  
\_\_\_\_\_  
Signature of Person Delivering

  
\_\_\_\_\_  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of

Orlinda on March 30, 2009 and was received by \_\_\_\_\_

Who is the City Clerk \_\_\_\_\_ for the City of Orlinda.

Jackie West  
Signature of Person Delivering

Nancy Johnson, City Clerk  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of  
Portland on 3-30, 2009 and was received by Mayor Wilber  
Who is the Mayor for the City of Portland.

  
\_\_\_\_\_  
Signature of Person Delivering

  
\_\_\_\_\_  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of

Ridge Top on 3-30-09, 2009 and was received by Teresa Holbert

Who is the City Clerk for the City of Ridge Top.

Jackie West

Signature of Person Delivering

Teresa Holbert

Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to

Robertson County on 3-30, 2009 and was received by Howard  
Bradley

Who is the County Mayor for Robertson County.

  
Signature of Person Delivering

  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of  
Springfield on 4-21-, 2009 and was received by PAUL JOHN NUTTING  
Who is the CITY MANAGER for the City of Springfield.

George E. James  
Signature of Person Delivering

Paul John Nutting  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

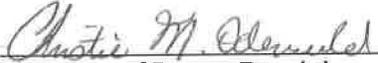
ROBERTSON COUNTY COORDINATING COMMITTEE  
FOR ROBERTSON COUNTY

The revised Recommended Growth Plan for Robertson County was delivered to the City of

White House on March 30, 2009 and was received by Christie Odemwald

Who is the City Recorder for the City of White House.

  
Signature of Person Delivering

  
Signature of Person Receiving

**Note to person receiving:** Please have your jurisdiction's governing body take action on the revised Recommended Growth Plan for Robertson County as soon as possible. The revised Recommended Growth Plan must be ratified or rejected by a formal resolution of the governing body within 120 days after receiving a copy of the plan.

Orlinda Growth Plan  
Prepared November 11, 1999

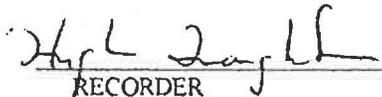
And

July 24, 2008 Amendment

FIRST PUBLIC CHAPTER 1101 MEETING

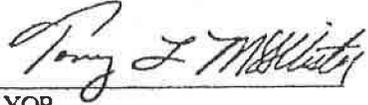
THE TOWN OF ORLINDA HELD A PUBLIC HEARING ON APRIL 29<sup>th</sup>, 1999, 7:00 PM AT THE ORLINDA CITY HALL. THERE WERE SEVENTEEN CITIZENS IN ATTENDANCE. QUESTIONS AND COMMENTS CONCERNING FARMLAND PROTECTION, IMPACT FEES AND PROPERTY RIGHTS WERE DISCUSSED. THE MEETING ADJOURNED AT 8:45 PM.

  
MAYOR

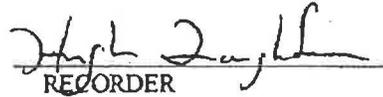
  
RECORDER

SECOND PUBLIC CHAPTER 1101 MEETING

THE TOWN OF ORLINDA HELD A PUBLIC HEARING ON MAY 13<sup>th</sup>, 1999 AT 7:00 PM IN THE ORLINDA CITY HALL. THERE WERE NO CITIZENS IN ATTENDANCE FOR THIS MEETING.



MAYOR



RECORDER

**HELPFUL FACTS FOR GROWTH MANAGEMENT PLANNING**

- 1) Size of existing city (incorporated area) in acres or square miles: 222322 A
- 2) Size of city 20 years ago: 576.93 A
- 3) Size of proposed Urban Growth area: 9873.76 A
- 4) Present distance between reporting city and adjoining cities: Adjoining
- 5) Distance between cities 20 years ago: 2.84 miles
- 6) Present zoning of proposed Urban Growth areas: Agricultural
- 7) Zoning necessary/desired for proposed Urban Growth area: \_\_\_\_\_
- 8) Existing/proposed acreage by zoning classification:

Zoning Classification	Existing Acreage	Proposed Acreage (U.G.A.)
Agriculture		
Residential		
Commercial		
Industrial		
Institutional (parks, schools, etc.)		
Other (Describe)		

9) Population: 2000 600+ 2010 650+ 2020 700+ *These are the numbers projected by the University of Tennessee March 25, 1999*

10) Estimated costs of city services:

Service	Provided in 20 Yr. Time Frame (Y/N)	Cost	Tax Base
Police	Y	35,000.00	
Fire	Y	Volunteer Fire	Dept
Water	Y	WHD	
Sewer	?	?	
Solid Waste	?	?	
Roads	Y	8,500.00 Annually	
Electrical	Y	CEHC	
Gas	Y	SPFD GAS	
Other			

- 12) City/county bond rating: N/A
- 13) City/county bonded indebtedness: \$ 800,000.00

THE CITY OF ORLINDA, TENNESSEE

ORLINDA CITY COMMISSION

RECOMMENDATION TO  
ROBERTSON COUNTY  
COORDINATING COMMITTEE  
URBAN GROWTH BOUNDARY

Introduction

This report and recommendation, adopted by the Orlinda City Commission on November 11, 1999, is prepared in accordance with the requirements of Section 7, Public Chapter 1101, and submitted to the Robertson County Coordinating Committee. Section 7. a. 2. states "Before formally proposing *urban growth boundaries* to the coordinating committee.... 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."

## **History**

The Town of Orlinda, originally known as Washington Tract and later as Crocker's Crossroad, received its new name in 1887, when postal officials required a new name. Orlinda is the heart of a fertile farming district, long regarded as one of the best farming areas of the entire State of Tennessee. With the exception of commercial enterprises at I - 65 interchange and town, and residential areas, most of the land is devoted to productive farming enterprises. Orlinda was incorporated 1966, and today has a population of approximately 600 persons. The town is chartered with a City Manager-Commissioner form of government.

## **Purpose**

The purpose of this growth plan and recommendation is to encourage protection of prime farmland, orderly and planned development of residential and commercial areas, to be carried out in a way that prevents urban sprawl, and that utilizes resources within the existing city limits and Urban Growth Boundary. This goal is outlined in the "Guide for Community Leaders" which states:

“the AdHoc Committee vigorously pursued a solution to growth that seeks to meet the public service demands of commercial and residential growth, while maintaining the character of Tennessee’s rural areas.....Public Chapter 1101 provides sufficient flexibility so that local governments may tailor their growth plans to suit the unique character of their area.”

America is losing its prime farmland to urban sprawl at an alarming rate and the Middle Tennessee area is one of the most endangered in the United States. It is the definite intent of this plan to maintain the rural character of the Orlinda area, both within the present city and the UGB.

### **Implementation**

The City Commission is investigating and considering a number of options to accomplish this intent including, but not limited to, the following:

Encourage the donation of agricultural conservation easements to the City of Orlinda or non-profit land trusts. see Appendix A

Establishing a Farmland Protection Fund, applying for grants from federal and private sources for Purchase of Development Rights (PDR’s). For example, the 1996 Farm Bill enacted by Congress established the Farmland Protection Program whereby

local governments may apply for grants for acquisition of conservation or agricultural easements. see Appendix B

Enabling Transfer of Development Rights (TDR's) program that concentrates development in already built up areas and cluster areas while protecting farmland and compensating owners who give an agricultural easement to the city or land trust. By focusing new development in higher density areas served by public facilities less land will be consumed by sprawl. In addition, by operating through private market mechanisms, TDRs do not require a significant expenditure of public funds to achieve the vision of orderly growth and farmland protection. see Appendix C

Establishing a Planning Commission for the City of Orlinda with the responsibility to develop a comprehensive, long range plan for preserving the character of the area and recommend to the City Commission the ordinances necessary to carry out the plan.

Establish Agricultural Protection Zoning.

### **Resources Survey \***

**Existing Land - capability/suitability** - economic value to the city and county.

*Capability/suitability* - Virtually all the land within the Town of

Orlinda belongs to the Pembroke-Crider and Pembroke-Baxter-Crider

association of soils with limited areas of Dickson-Sango-Guthrie

association. These are level to gently sloping, well drained, brown and

dark-brown silty soils, identified by the Natural Resources

Conservation Service as Class I and Class II Prime farmland.  
see Appendix D.

*Karst area* - The entire Town of Orlinda and surrounding area has topography formed over limestone or dolomite by solution, characterized by closed depressions (sinkholes), caves and underground drainage, termed as karst. Pervasive karst development underlies all of north Robertson County, where there are thousands of depressions. This zone continues for many miles into Kentucky and constitutes one of the major karst regions of the world. Intense suburban development can adversely affect the contamination of the underground drainage system. see Geologic Hazards Map of Tennessee - Appendix E.

*Economic value* - According to 1997 Census of Agriculture, farms in Robertson County sold agricultural products totalling \$71,904,000 with crop sales accounting for 69% and livestock sales accounting for 31%, representing a 26% increase over 1992. Of the 1474 farms in the county, 662 were operated by full time farmers, a decrease of 5% from 1992. While current figures are not available for Orlinda, it is estimated farm income generated in the Orlinda area will significantly exceed the county average. A nationwide Cost of Community Services study indicates \$.37 public

service cost for each \$1.00 of tax revenue raised from Farm and Forest land, \$1.15 public service cost for each \$1.00 of tax revenue from Residential property, and \$.28 public service cost for each \$1.00 of tax revenue from Commercial/industrial property. see Appendix F.

**Existing total area** - Size of the existing city is 5110 Acres. The size twenty years ago was 577 Acres. Orlinda adjoins the City of Cross Plains on the south and the City of Portland at the Sumner County line on the east.

**Existing agricultural/wetlands/recreational/forest/wildlife areas**

Agricultural - 4382 Acres - 85% of existing land area  
Wetlands - all in wooded areas - 30 Acres  
Forests - 375 Acres  
Recreational - 2 Acres  
Wildlife areas - 70% of existing land can produce food, water, and shelter for wildlife.

**Existing residential areas**

170 Acres located in the town center - does not include new houses in recently annexed areas - 3%

**Existing commercial/industrial areas** - 151 Acres - 3%

**Existing roads** - Approximately 17.1 miles.

**UGB land - capability/suitability** - economic value to the city and county. UGB land constitutes the same capabilities and economic values as the present existing city.

**UGB total area** - 12,240 Acres

**UGB agricultural/wetland/forest/recreation/wildlife areas**

Agricultural - 10,709 Acres - 87%

Wetlands - all in wooded areas - 20 Acres

Forests - 1125 Acres

Wildlife areas - 98% of UGB land can produce food, water, and shelter for wildlife.

**UGB residential areas**

257 homes are located throughout the UGB area with an estimated area of 386 Acres calculated at 1.5 Acres per residential lot.

**UGB commercial/industrial areas** - to be determined.

**UGB roads** - 29.8 miles.

**Combined Existing City and UGB area** - 17,350 Acres

\* Resources Survey data are estimates provided by Robertson County NRCS

### **Population Survey**

Existing within current city limits - Approximately 600. According to projections by the University of Tennessee, dated March 25, 1999,

population will increase to 650+ in 2010 and 700+ in 2020.

If pressure for new housing continues at the present rate these projections will be low.

**Existing within the UGB** - There are presently 257 homes within the UGB area with an estimated population of 771 persons.

**Total existing population** within city limits and UGB - 1371

**Projected 2020 within current city limits and UGB** - Based on UT projections, population would increase 16% to 1590.

### **Public Service Inventory and Analysis**

Police Protection is provided by the town on Friday, Saturday and Sunday nights for all annexed areas. This protection is provided by Robertson County Sheriff's Department through an agreement with the town. The town will provide police protection for the area which comes under its jurisdiction in the future.

Fire protection is provided by the Orlinda Volunteer Fire Department, with two fire stations and will be extended to any area which comes under the town's jurisdiction in the future.

Water is provided by White House Utility District. This arrangement will continue under the jurisdiction of the town and WHUD.

Sewer service currently is not available. However, plans are underway to establish a system with WHUD or Portland.

Streets and roads within the existing town limits are maintained by the

town. The town will extend this service to areas which come under its jurisdiction.

Electricity and gas are provided by Cumberland Electric Membership Corp and Springfield Department of Utilities, respectively.

Street lighting, park service and traffic control are provided.

Zoning and Planning services will be established

## **Conclusion**

In view of the above information, recognizing the municipality's duty and capability to manage and control urban development within the present city limits and the UGB, while taking into account the protection of agricultural lands, forests, recreation areas and wildlife management areas, we recommend our Urban Growth Boundary be established as outlined.  
see Appendix G.

Appendix A - American Farmland Trust, Agricultural Conservation Easements

Appendix B - USDA 1996 Farm Bill - Fact Sheet Farmland Protection Program

Appendix C - Putting Growth in Its Place, Planning Commission  
Journal No. 31, Summer 1998

Appendix D - USDA Soil Map

Appendix E - Tenn. Dept. of Conservation - Geologic Hazards Map

Appendix F - American Farmland Trust - Cost of Community Services

Appendix G - UGB Map

Tony J. Miles  
Mayor

Ricky Stark  
Commissioner

Dale Swearingen  
Commissioner

Alfred C. Farris  
Commissioner

\_\_\_\_\_  
Commissioner

Samuel L. Justice  
Orlinda Representative, County Coordinating Committee





# FACT SHEET

## AGRICULTURAL

## CONSERVATION

## EASEMENTS

### DESCRIPTION

A conservation easement is a deed restriction landowners voluntarily place on their property to protect resources such as productive agricultural land, ground and surface water, wildlife habitat, historic sites or scenic views. They are used by landowners ("grantors") to authorize a qualified conservation organization or public agency ("grantee") to monitor and enforce the restrictions set forth in the agreement. Conservation easements are flexible documents tailored to each property and the needs of individual landowners. They may cover an entire parcel or portions of a property. The landowner usually works with the prospective grantee to decide which activities should be limited, to protect specific resources. Agricultural conservation easements are designed to keep land available for farming.

### RESTRICTIONS

In general, agricultural conservation easements limit subdivision, non-farm development and other uses that are inconsistent with commercial agriculture. Some easements allow lots to be reserved for family members. Typically, these lots must be small—one to two acres is common—and located on the least productive soils. Agricultural conservation easements often permit commercial development related to the farm operation and the construction of farm buildings. Most do not restrict farming practices, although some grantees ask landowners to implement soil and water conservation plans. Landowners who receive federal funds for farm easements must implement conservation plans developed by the USDA Natural Resources Conservation Service.

### TERM OF THE RESTRICTIONS

Most agricultural conservation easements are permanent. Term easements impose restrictions for a specified number of years. Regardless of the duration of the easement, the agreement is legally binding on future landowners for the agreed-upon time period. An agricultural conservation easement can be modified or terminated by a

court of law if the land or the neighborhood changes and the conservation objectives of the easement become impossible to achieve. Easements may also be terminated by eminent domain proceedings.

### RETAINED RIGHTS

After granting an agricultural conservation easement, landowners retain title to their property and can still restrict public access, farm, use the land as collateral for a loan or sell their property. Land subject to an easement remains on the local tax rolls. Landowners continue to be eligible for state and federal farm programs.

### VALUATION

Landowners can sell or donate an agricultural conservation easement to a qualified conservation organization or government body. In either case, it is important to determine the value of the easement to establish a price or to calculate tax benefits that may be available under federal and state law. The value of an agricultural conservation easement is generally the fair market value of the property minus its restricted value, as determined by a qualified appraiser. In general, more restrictive agreements and intense development pressure result in higher easement values.

### TAX BENEFITS

Grantors can receive several tax advantages. Donated agricultural conservation easements that meet Internal Revenue Code section 170 (h) criteria are treated as charitable gifts. Term easements do not qualify. Donors can deduct an amount equal to up to 30 percent of their adjusted gross income in the year of the gift. Corporations are limited to a 10-percent deduction. Easement donations in excess of the annual limit can be applied toward federal income tax for the next five years, subject to the same stipulations. Most state income tax laws provide similar benefits. Some state tax codes direct local tax assessors to consider the restrictions imposed by a conserva-

  
American Farmland Trust

TECHNICAL ASSISTANCE  
Herrick Mill, One Short Street  
Northampton, MA 01060  
Tel: (413) 586-4593  
Fax: (413) 586-9332  
Web: [www.farmlandinfo.org](http://www.farmlandinfo.org)

NATIONAL OFFICE  
1200 18th Street, NW, Suite 800  
Washington, DC 20036  
Tel: (202) 331-7300  
Fax: (202) 659-8339

## AGRICULTURAL CONSERVATION EASEMENTS

*For additional information on agricultural conservation easements and farmland protection, the Farmland Information Center offers publications, an on-line library and technical assistance. To order AFT publications, call (800) 370-4879. The Farmland Information Library is a searchable database of literature, abstracts, statutes, maps, legislative updates and other useful resources. It can be reached at <http://www.farmlandinfo.org>. For additional assistance on specific topics, call the technical assistance service (413) 586-4593.*

tion easement. This provision generally lowers property taxes on restricted parcels if the land is not already enrolled in a differential assessment program. Differential assessment programs direct local tax assessors to assess land at its value for agriculture or forestry, rather than its "highest and best" use, which is generally for residential, commercial or industrial development.

The donation or sale of an agricultural conservation easement usually reduces the value of land for estate tax purposes. To the extent that the restricted value is lower than fair market value, the estate will be subject to a lower tax. In some cases, an easement can reduce the value of an estate below the level that is taxable, effectively eliminating any estate tax liability.

Recent changes to federal estate tax law, enacted as part of the Taxpayer Relief Act of 1997, provide an additional incentive for landowners to grant conservation easements. Executors can elect to exclude 40 percent of the value of land subject to a donated qualified conservation easement from the taxable estate. This exclusion will be phased in over a five-year period. In 1998, landowners may exclude up to \$100,000 under the provision, which will increase to a maximum of \$500,000 in 2002. The full benefit offered by the new law is available for easements that reduce the fair market value of a property by at least 30 percent. Smaller deductions are available for easements that reduce property value by less than 30 percent.

### HISTORY

Every state has a law pertaining to conservation easements. The National Conference of Commissioners on Uniform State Laws adopted the Uniform Conservation Easement Act in 1981. The Act served as a model for state legislation allowing qualified public agencies and private conservation organizations to accept, acquire and hold less-than-fee simple interests in land for the purposes of conservation and preservation. Since the Uniform Conservation Easement Act was approved, 21 states have adopted conservation

easement enabling laws based on this model. 23 states have drafted and enacted their own enabling laws. Accepting donated conservation easements is one of the major activities of land trusts. Land trusts exist in all 50 states. They monitor and enforce the terms of easements. Some also purchase conservation easements.

### BENEFITS

- Conservation easements permanently protect important farmland while keeping the land in private ownership and on local tax rolls.
- Conservation easements are flexible, and can be tailored to meet the needs of individual farmers and ranchers and unique properties.
- Conservation easements can provide farmers with several tax benefits including income, estate and property tax reductions.
- By reducing estate taxes, conservation easements help farmers and ranchers transfer their operations to the next generation.

### DRAWBACKS

- While conservation easements can prevent development of agricultural land, they do not ensure that the land will continue to be farmed.
- Agricultural conservation easements must be carefully drafted to ensure that the terms allow farmers and ranchers to adapt and expand their operations and farming practices to adjust to changing economic conditions.
- Donating an easement is not always a financially viable option for landowners.
- Monitoring and enforcing conservation easements requires a serious commitment on the part of the easement holder.
- Subsequent landowners are not always interested in upholding easement terms.
- Conservation easements do not offer protection from eminent domain. If land under easement is taken through eminent domain, both the landowner and the easement holder must be compensated.

UNITED STATES DEPARTMENT OF AGRICULTURE

**Natural Resources Conservation Service**

People in Partnership For a Healthy Land

**USDA 1996 Farm Bill**  
*Conservation Provisions*

## Fact Sheet Farmland Protection Program

Notice: This information is based on the Public Notice of Request for Proposals for the Farmland Protection Program published in the Federal Register May 28, 1997. The notice can be viewed on the World Wide Web at <http://www.nrcs.usda.gov>.

### Introduction

The Farmland Protection Program (FPP) is a voluntary program that helps farmers keep their land in agriculture. The program provides funding to State, local, or tribal entities with existing farmland protection programs to purchase conservation easements or other interests. The goal of the program is to protect between 170,000 and 340,000 acres of farmland. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) has been designated as the lead agency in implementing this program.

### How FPP works

USDA joins with State, local, or tribal governments to acquire conservation easements or other interests from landowners. Participating landowners choose to keep their land in agriculture and agree not to convert the land for nonagricultural use. Landowners retain all rights to use the property for agriculture. All lands enrolled must have a conservation plan developed according to the NRCS Field Office Technical Guide.

Applications for the FPP come from States, tribes, and local governments that have existing farmland protection programs. Priority is given to applications that strive for perpetual easements, although a minimum of 30 years is required. Applications that protect locally significant lands are also considered if they are economically viable units.

### Eligibility

To qualify for FPP, the land offered must:

- Be prime, unique, or other productive soil;
- Be part of a pending offer from a State, local, or tribal farmland protection program;

# NRCS Farmland Protection Program

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## What is the FPP?

The Farmland Protection Program keeps productive farmland in agricultural use by assisting States, Tribes, or local entities in the purchase of conservation easements or development rights on prime, unique, or other productive farmland.

Through a cooperative agreement, the Natural Resources Conservation Service (NRCS) provides up to 50% of the purchase cost for easements of 30 years duration or longer on eligible farmland.

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## Eligible Farmland

- Contains prime, unique, or other productive farmland
  - Is privately owned and is part of a working farm
  - Has a pending offer for purchase of development rights or a conservation easement from a State, Tribe, or local farmland protection program
  - Has a conservation plan approved by the local Land Conservation Committee
- 

## Who can participate?

State, Tribal, or local entities with a qualifying farmland protection program can participate. A qualifying program utilizes voluntary easements or other legal devices to protect prime farmland.

NRCS provides up to 50% of the purchase cost of the easement to the cooperating entity. The cooperating entity acquires, manages, and enforces the easement.

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## Application procedures:

Each year the NRCS issues a Request for Proposals, detailing the current application guidelines and priorities. The cooperating entity then submits a proposal to the State NRCS Farmland Protection Program Manager. The proposal includes:

- An overview of the State, Tribal, or local farmland protection program
- The amount and source of funds available for easement acquisition
- The parameters and their values used to set acquisition priorities
- A list of information on pending offers, including: parcel size and location, acres of prime farmland, easement cost and duration, and development pressure

- Be privately owned;
- Be large enough to sustain agricultural production;
- Be accessible to markets for what the land produces and have adequate infrastructure and agricultural support services; and
- Have surrounding parcels of land that can support long-term agricultural production.

If the land cannot be converted to nonagricultural uses because of existing deed restrictions or other legal constraints, it is ineligible for FPP.

### **Funding**

Funds for FPP come from the Federal Government's Commodity Credit Corporation (CCC), which funds several USDA conservation programs. Total funding for the FPP, established in the 1996 Farm Bill, is \$35 million over 6 years.

### **For More Information**

NRCS, the Farm Service Agency, Extension Service, or local conservation district can provide more information. Local USDA Service Centers are listed in the telephone book under U.S. Department of Agriculture. Information is also available on USDA's World Wide Web site: <http://www.nrcs.usda.gov>.

**RESTORING AMERICA'S WETLAND HERITAGE--IT'S IN YOUR HANDS.**

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| NRCS homepage | USDA homepage |

# Putting Growth In Its Place

## WITH TRANSFER OF DEVELOPMENT RIGHTS

by Rick Pruett, AICP

Most communities would like to save something. It might be environmentally-sensitive areas,

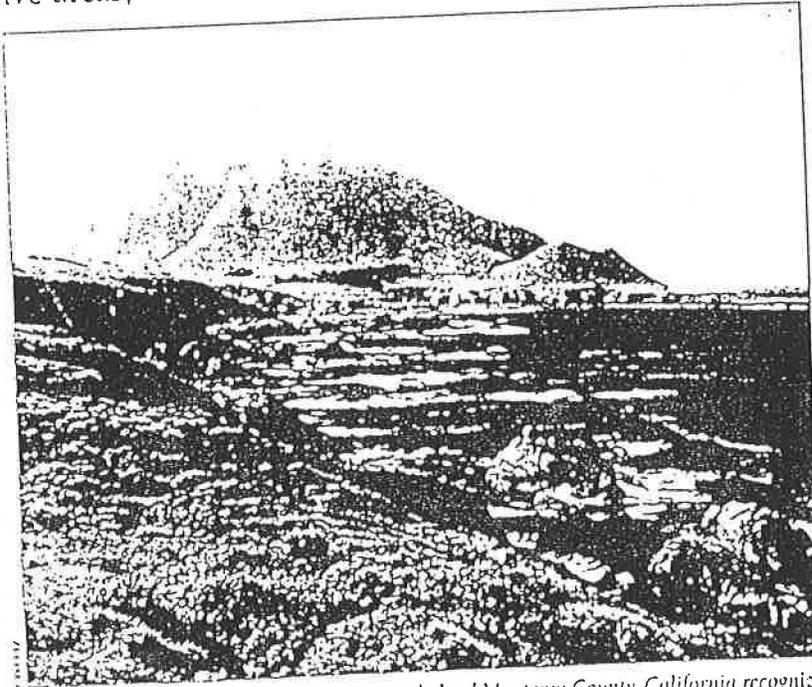
farmland, historic landmarks, open space, or other places with special significance. But there is typically a dilemma. Elected officials are often reluctant to impose restrictive land use controls on property owners without providing some form of compensation. However, most communities have little or no money available for compensation.

Some communities address this dilemma by adopting what is called a transfer of development rights or TDR program. TDR is a market-based technique that encourages the voluntary transfer of

growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). In this process, development pays for preservation.

With TDR, a community motivates sending site owners to record permanent deed restrictions on their property, forever ensuring that the land will only be used for approved activities such as farming, conservation, or passive recreation. When these deed-restrictions are recorded, transferable development rights, or TDRs, are created. Sending site owners are compensated for their reduced development potential by being able to sell their TDRs to the developers of receiving sites.

In the receiving areas, a TDR-based zoning code offers developers a choice.



The process of preparing a TDR ordinance helped Monterey County, California recognize the need to preserve the spectacular scenery of Big Sur.

**TO BE SUCCESSFUL,  
A MARKET FOR THE  
DEVELOPMENT RIGHTS  
MUST BE CREATED.  
THAT MEANS  
ENCOURAGING BOTH  
THE SALE AND THE  
PURCHASE OF THE  
DEVELOPMENT RIGHTS.**

Developers who decide not to buy TDRs are allowed less development on the receiving sites. But developers who purchase TDRs are allowed extra development, or bonus density. When a program is well designed, the extra revenues from higher-density projects make it more profitable for developers to use the TDR

option despite the extra cost of having to buy the development rights. *Using TDRs: A Basic Example, p. 15*

Not all TDR programs are successful. But when a community creates the components needed for a TDR market, everybody wins. Sending site owners are compensated for permanently preserving their properties. Receiving site developers enjoy greater returns even though they have to buy TDRs. And communities achieve their land use goals using private sector money rather than tax dollars.

**If TDR Is So Great,  
Why Doesn't Everyone  
Use It?**

As I learned by sending questionnaires to the 3,500 largest communi-

ties in the country, many people still consider TDR to be experimental. But, in fact, it is not a recent innovation. TDR has been in use for thirty years in the United States, dating back to the New York City Landmarks Preservation Law of 1968.

Nor is TDR untested. My survey uncovered 112 TDR programs in 25 states across the country. Of these 112 TDR programs, 47 are in cities, 30 in counties, and 30 in towns; another five programs are multi-jurisdictional, allowing transfers between different municipalities. While most programs are relatively small in scale, some programs have permanently preserved large amounts of land: 29,000 acres in Montgomery County, Maryland; 15,000 acres in the New Jersey Pinelands; and 5,000 acres in Calvert County, Maryland.

Some survey respondents reported





## Using TDRs: A Basic Example

Let's say you own a farm on a two-lane rural road five miles from the nearest village. Under your county's zoning, you can create a maximum of seven residential lots on your land. Of course, once you sell the lots, you will lose the income you currently receive from farming the land.

However, because your community has a TDR program, and has included your land within a designated TDR "sending zone," you could choose to permanently deed restrict your land to agricultural use. In return, you will receive "development rights or credits." You decide to deed-restrict your land and receive six development rights from the county (calculated according to a formula in your the county's TDR ordinance).

Five miles away, a developer named Smith buys a parcel of land within an area the county has designated as a TDR receiving zone (because it is near utilities, transportation, public services, shopping, and employment as well as existing development). Smith could, by right, build on his site at a density of six units per acre. But, the TDR ordinance gives him the option of building at a higher density if he makes use of development rights.

Smith contacts you about purchasing your six development rights, which would allow him to build a 12-unit development. He calculates that his additional profit from building the 12-unit project will more than offset the expense of buying your development rights. You decide that his offer is acceptable, and sell Smith your six development rights.

The end result: You continue to farm your land while gaining income from the sale of your property's development rights. Smith is able to build a more profitable project. The community meets its goal of preserving farmland without spending additional tax dollars, and without forcing property owners to forego development-related profits.

## Montgomery County, Maryland

The southern half of Montgomery County, Maryland contains the cities of Bethesda, Silver Spring, Rockville, and other suburbs of Washington, D.C. To preserve the rural character of the northern half of the County, the County changed its agricultural zoning from one unit per two acres to one unit per five acres in 1974. Nevertheless, sprawl consumed almost 20 percent of the County's agricultural land in the 1970s.

A County-appointed task force concluded that it would be far too costly to buy agricultural easements on all the land that needed to be preserved. In addition, the task force believed it would be unfair to simply downzone all farmland without providing some form of compensation. Furthermore, the task force concluded that growth would have to be allowed in appropriate areas in order to avoid the unintended effect of encouraging the development of large-lot estates on land zoned for agricultural preservation.

Using these assumptions, the County adopted a comprehensive plan in 1980 designed specifically to be implemented through TDR.

The County rezoned a 91,000-acre agricultural reserve from a maximum density of one unit per five acres to one unit per 25 acres (this minimum lot requirement was based on a study indicating that 25 acres was the smallest farm that could function on a cash crop basis in Montgomery County). But property owners in the agricultural reserve who agree to permanently deed restrict their land for agricultural use are allowed to sell their development rights at the rate of one TDR per five acres. This five-to-one ratio provides an attractive incentive for owners to sell their development rights rather than build on 25-acre lots.

The County designates receiving zones based on their proximity to transportation, urban services, and existing development. Within these receiving zones, developers are given a choice: develop without TDRs at a lower density, or buy TDRs and build at a higher density. The density bonuses are high enough that developers find it cheaper to buy development rights than acquire

*continued on page 16*

that they do not use TDR because there is little or no open space or farmland left in their communities. Admittedly, of the 112 TDR programs identified, most are aimed at saving undeveloped areas (63 on preserving ecologically-sensitive areas, natural resources, and open space; 21 on protecting agricultural land and rural character). But more than two dozen programs are designed to work in fully-developed communities by preserving historic landmarks, revitalizing downtowns, creating housing, protecting infrastructure capacity, encouraging desirable land uses, and promoting appropriate urban design. See, e.g., the sidebar on San Francisco's program aimed at historic preservation, on p. 19

Many respondents reported that they don't use TDR because their communities prefer to rely on traditional zoning and outright acquisition for preservation. This reliance is ironic since most of the respondents predicted that they will achieve no more than half of their land use goals given the strength of their present zoning controls and the amount of funding currently available for acquisition.

In fact, acquisition dollars can go further when used in conjunction with a TDR program. For example, a community can buy development rights itself and then resell these TDRs, using the proceeds to replenish a revolving fund which can be used over and over rather than for a single, one-time acquisition.

Finally, many people assume that TDR is used primarily as a legal defense against takings challenges — claims that regulation goes so far that it "takes" private property for public use without just compensation. People who make that assumption are justifiably skeptical of TDR because the courts have not as yet directly ruled on TDR's role in the takings issue.

The case of *Suitum v. Tahoe Regional Planning Agency*, may eventually clarify TDR's ability to mitigate and/or compensate for takings. If the courts ultimately find the Tahoe Regional Planning Agency (which justified a prohibition on

*continued on page 16*

## Montgomery County, Maryland

*continued from page 15*

additional land. However, the bonuses are not so high that the additional development could overwhelm the capacity of the structure system in the receiving areas.

Except for projects providing affordable housing, higher densities are only available for projects that make use of TDRs. Since there is a market for higher-density development that can only be met by using transfers, there is a strong demand for TDRs. As a result, over 29,000 acres of farmland have been permanently preserved to date — about one-third of the County's 91,000-acre goal.

240-777-2590

## New Jersey Pinelands

The New Jersey Pinelands is a one-million-acre area occupying much of the southeastern quarter of the state of New Jersey. The area is agriculturally productive, particularly for cranberries and blueberries, and contains one of the largest and least polluted aquifers in the northeastern United States. Its swamps and forests are home to 1,200 species of plants and animals, causing it to be designated as the country's first National Reserve in 1978.

Following that designation, the State of New Jersey established the Pinelands Commission, a regional agency covering seven counties and 53 local jurisdictions. The State required all 60 communities to amend their plans and codes to conform with the Pinelands Comprehensive Management Plan, adopted in 1980. The Pinelands Comprehensive Management Plan is designed to be implemented by various tools including federal and state land acquisition funding, land use controls, and TDR.

The Plan includes strong environmental protections for the 368,000 acres of land in the designated preservation and agricultural districts. However, landowners in these districts who record conservation easements on their property receive development rights (known as Pineland Development Credits or PDCs) which can be sold to the developers of receiving areas located in 23 different jurisdictions.

*continued on next page*

## Putting Growth In Its Place

*continued from page 15*

development in certain designated environmental zones by the availability of TDRs to the owners of undevelopable parcels), we can expect a significant increase in the use of TDR.

But a loss for the Tahoe RPA is not likely to have a significant effect on most TDR programs because unlike the Tahoe



*The Tahoe Regional Planning Agency, formed by the states of California and Nevada, uses four TDR techniques within a 207,000-acre basin to minimize further degradation of Lake Tahoe's water clarity.*

program few other TDR programs prohibit all development on sending sites. Of the 112 programs I surveyed, all but seven either allow some development on sending sites as a matter of right or provide a process for allowing some development under specified circumstances (such as hardship or a demonstration that environmental impacts can be mitigated). In other words, almost all communities with TDR programs do not rely on TDR as their only legal defense against a takings claim.

*[Editor's Note: More details on the Sui-tum case are available on the PlannersWeb site: [www.plannersweb.com/tb.html](http://www.plannersweb.com/tb.html)]*

## How Does TDR Compare With Other Preservation Techniques?

The best combination of preservation techniques varies depending on the circumstances of the individual community. A community might be able to achieve its land use goals using only acquisition if it has relatively little land to preserve and sufficient public support to adopt funding mechanisms to pay for outright acquisition. But elsewhere, acquisition might only achieve a fraction of a community's goals since the public would not approve the funding needed for outright acquisition of all the land that needs to be preserved.

Rather than use tax revenues, some communities generate the funding for land acquisition through fees imposed on new development. However, since these fees are not collected until new development is approved, complete reliance on this method provides no protection for significant properties until development occurs and the fees are collected.

Many communities primarily rely on zoning. But how effective is zoning in protecting special natural areas, open space, farmland, and historic structures?

To begin with, zoning does not provide any form of permanent protection. Zoning evolves as roads and other infrastructure make outlying land more buildable. We are all aware, also, that zoning can change as the local political winds shift. Moreover, many planners have come to recognize that zoning sometimes does not achieve its desired effect. For example, many communities thought they had safeguarded their rural areas with low density, large-lot zoning only to discover that many people were willing to buy and develop ten-, twenty- and thirty-acre lots for their country estates, farmettes, and ranchettes.

Some communities have turned to newer zoning techniques such as clustering, allowing individual property owners to transfer density within a single parcel. Because no transactions are needed, property owners find clustering very attractive. But clustering often allows the development of land that

ought to be preserved and, ironically, can end up promoting the development of small urban-style enclaves in the middle of rural areas. Even worse, some communities simply rezone land for higher densities without requiring TDRs or any other form of preservation. Needless to say, a developer will not pay for extra density when the community gives it away for free.



Boulder County, Colorado has entered into inter-governmental agreements allowing transfers to receiving sites within the City of Boulder and two other incorporated cities from sending sites within unincorporated areas of the County, like this dairy farm outside the City of Longmont.

### SUCCESS FACTORS

In studying the 112 TDR programs uncovered in the survey, I tried to identify factors that were more likely to contribute to a successful program. Since TDR markets are driven by supply and demand, a TDR program works best when it motivates sellers to sell and buyers to buy.

#### 1. Encouraging TDR Sales

TDR programs typically identify sending areas where TDRs will be made available to property owners. These are the areas that the community wants to protect from over-development, such as important natural areas, farmland, historic landmarks, and so on. The

compensation offered property owners by TDRs often makes it possible for communities to adopt strong land use measures that might otherwise be considered politically unacceptable.

However, to be successful, a market for the development rights must be created. That means encouraging both the sale and the purchase of the development rights.

Successful TDR programs encourage TDR sales by reducing the development potential of the sending sites through zoning restrictions, environmental regulations, farmland protection measures, and ordinances that require adequate public facilities before development can occur. In addition to prompting transfers, these sending site restrictions, of course, help to protect the resources that the communities want to save.

Just as sending site owners need to be encouraged to sell their development rights, receiving site developers must be motivated to buy TDRs. Developers will only buy TDRs if they can make a greater profit from a project that uses TDRs.

Unfortunately, a number of TDR programs have failed to create enough of an incentive in their designated receiving zones for developers to want to purchase TDRs — in other words, allowable densities are high enough without TDRs that developers do not see enough reason to purchase TDRs. Similarly, some developers may avoid the higher density allowed by TDR because it would require the installation of sewerage or other infrastructure at prohibitive expense. Some communities address this problem through capital improvements in receiving areas.

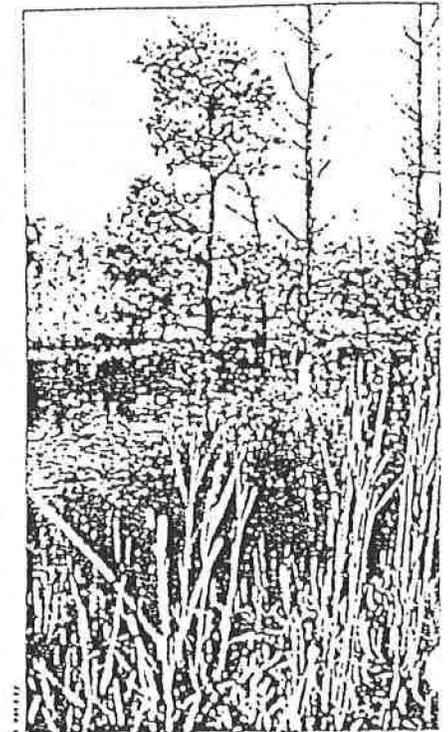
#### 2. Selecting Receiving Sites

The selection of the receiving areas is also critical to the success of TDR programs. Sometimes it has been difficult for rural communities to develop workable receiving areas. Again, receiving areas will only work if there is sufficient demand for higher density development (allowing for use of the additional density provided by the development rights).

*continued on page 18*

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The receiving sites are capable of accepting more than double the number of PDCs that can be generated by the sending sites. This ratio is intended to ensure that the PDCs will remain marketable. Density bonuses are awarded to receiving sites as a matter of right to eliminate any uncertainty that a developer might have about the ability to use TDR.



The New Jersey Pinelands is home to some 1,200 species of plants and animals.

In addition, the Pinelands Commission monitors land use approvals throughout the planning area to make sure that communities are only awarding increased density to developments that use PDCs.

The State of New Jersey maintains a Pinelands Development Credit Bank as a "buyer of last resort," although most PDC transactions are handled privately. The State also markets the program, administers the transfers, and provides financing for infrastructure improvements in receiving areas. Due to this ongoing support, as well as the comprehensive nature of the original plan, the Pinelands program has permanently preserved over 15,000 acres of land to date.

# Cupertino, California

While most TDR programs transfer floor area or dwelling units, Cupertino, California's program transfers vehicle trips.

Cupertino, population 40,000, is located five miles west of downtown San Jose, California. In 1973, the City imposed new development limits in its DeAnza/Stevens Creek commercial corridor in order to keep traffic within the capacity of the street system. However, Cupertino recognized that some land uses would be well below these development limits while other uses would not be able to locate there without some relief from these limits. The City decided to use a transfer mechanism to provide flexibility in locating a mix of land uses and densities while still maintaining an overall development limit that could be accommodated by the transportation system.

Specifically, the development limit is 16 one-way, peak-hour vehicle trips per acre of commercial land. A manual developed by the City lists the trip-generation rates for various land uses. Through a Use Permit process, the City approves trip transfers as long as a reasonable amount of development potential stays on the sending site to ensure the economic viability of that parcel.

In Cupertino, receiving site developers are motivated to buy trips because there are few other mechanisms available for getting the extra density they want. The sending site owners are motivated to sell because the high demand for trip rights creates an attractive selling price. At one point, the estimated value of a trip right reached \$50,000. In fact, some developers acquired trip rights early in the program believing that their value would increase over time.

Under the Cupertino program, transfers have been so active that the development capacity of the corridor has been reached. In the last transfer, a 785,000 square foot research and development office park was built using 322 trip rights purchased from three separate sending sites. In this transaction, Cupertino was able to allow its major employer, Apple Computer, to expand without overwhelming the capacity of the City's street system.

## Putting Growth In Its Place

*continued from page 17*

One approach is for the community to consider designating village or hamlet areas where more concentrated development will be encouraged. TDRs can then



*By allowing the transfer of rights from three separate sending sites, Cupertino, California was able to approve an office park for Apple Computer on this receiving site without overburdening the City's transportation system.*

be used to obtain the higher densities.

Alternatively, some programs have overcome this problem when one or more jurisdictions with good receiving sites voluntarily agree to accept rights transferred from sending sites in other jurisdictions. Such voluntary inter-jurisdictional transfers occur in Morgan Hill,

California and Boulder County, Colorado.

Regional programs work even better at balancing sending and receiving zones. The Tahoe Regional Planning Agency's TDR program, for example, provides for transfers of development

rights among six different communities in the states of California and Nevada. The New Jersey Pinelands program involves even more jurisdictions.

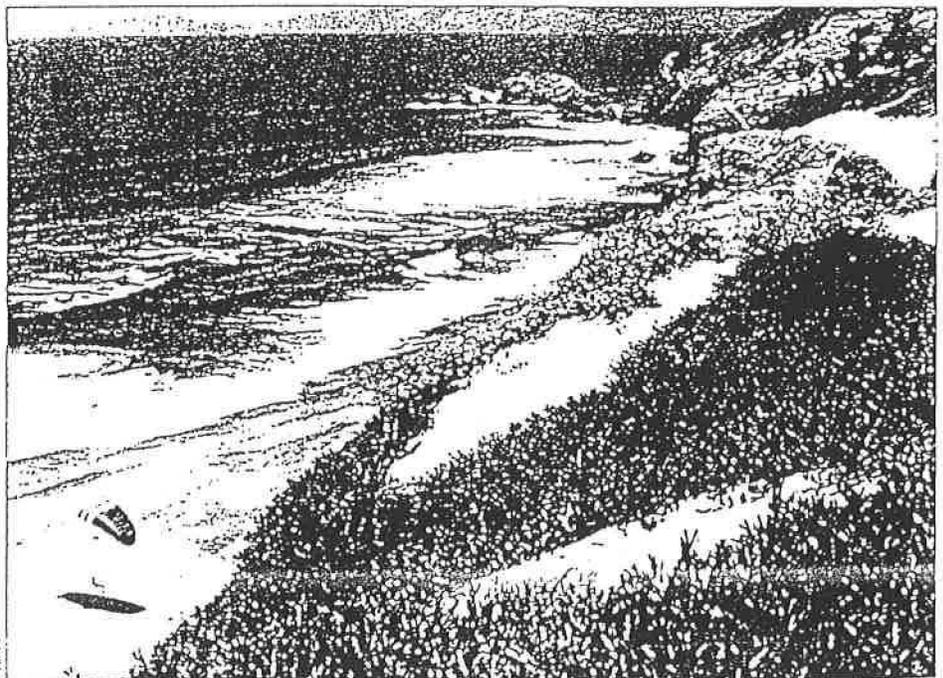
*New Jersey Pinelands p. 16*

### 3. Facilitating Use of TDRs

Some communities approve transfers of development rights administratively, without public hearings or discretionary decisions.

This approach can increase the use of TDRs since it gives developers greater certainty over the cost, timing, and approval of their projects.

Many communities also facilitate transfers by treating TDRs as a commodity, available for sale to anyone at any time. In addition, some programs



*Using a TDR program designed to protect areas subject to landslides and other hazards, Pacifica, California preserved this 20-acre bluff top overlooking the Pacific Ocean.*

feature a "TDR bank" which serves as a buyer and seller of TDRs when private transactions become too time consuming. Finally, the most successful TDR programs provide ongoing information to the general public, as well as staff support and instructional materials to assist TDR buyers and sellers.

#### 4. Building Public Support

A successful TDR program will mean more intense development at receiving sites. The community as a whole needs to understand and accept that this will occur. Community-wide, comprehensive planning efforts are important in developing TDR programs. In the context of a comprehensive plan, the public is encouraged to identify areas where more intense development would be appropriate (i.e., the receiving areas) as well as areas that need to be preserved (i.e., the sending areas). Not surprisingly, the most successful TDR programs are in communities that specifically designed their comprehensive plans to be implemented through TDR.

Just as comprehensive planning can be good for TDR, TDR can be good for comprehensive planning. Communities often face a certain pessimism when confronted with overwhelming problems like urban sprawl. They recognize that they don't have the money needed to buy all of the land that ought to be saved; and they are reluctant to impose significant land use restrictions without compensating property owners for the resulting reduction in property values.

An effective TDR program can add optimism to the planning process by offering a way for compensation to be provided affected property owners without the use of tax dollars. This optimism can encourage the public to establish stronger land use protection goals.

In Monterey County, California, the process of preparing a TDR-based plan helped the community reach a consensus regarding the need to preserve the unique environment of the Big Sur. As a result, "critical viewshed" restrictions were imposed that prohibit any new development that would be visible from the Pacific Coast Highway. To mitigate

the impact of these restrictions, affected property owners receive development rights, which can be transferred for use elsewhere. The TDR mechanism helped enable the county to move forward with its goal of preserving an outstanding scenic resource.

#### SUMMING UP:

Transfer of development rights offers communities a way of saving environmentally sensitive areas, farmland, historic landmarks, and other important resources. TDR capitalizes on the ability to separate development rights from other property rights. These development rights can then be moved from properties where development would be detrimental to properties where development would be beneficial.

Just examining the feasibility of a TDR program can often benefit a community. Once people realize they aren't powerless to shape their community's future, they can begin to think seriously about what is really important to them. They start to recognize the significance of surrounding farmlands, natural areas, historic resources — and begin asking questions about how these areas can be best preserved. TDRs may or may not turn out to be part of the answer. But they can help stimulate the discussion. ♦

*Rick Pruetz, AICP, is the City Planner for Burbank, California. This article condenses some of the material contained in Pruetz's, recently published, Saved By Development: Preserving Environmental Areas, Farmland and Historic Landmarks With Transfer Of Development Rights, a comprehensive guide to TDR programs nationwide. For information on ordering Saved By Development, contact Arje Press, at: 310-305-3568; email: arje@ibm.net.*



Additional information on transfer of development rights programs is now available on the PlannersWeb site at: [www.plannersweb.com/tdr.html](http://www.plannersweb.com/tdr.html)



TDRs have helped preserve architecturally significant buildings in downtown San Francisco.



## San Francisco, California

San Francisco is one of several cities using TDRs for historic preservation purposes. While San Francisco's use of TDRs began in the 1960s, it received a boost in 1985 with the adoption of a new downtown plan which designated 253 properties as architecturally significant and 183 other properties as contributing buildings. The new plan also led to the overall lowering of allowable densities downtown, creating a greater incentive for developers to acquire TDRs to achieve the density desired for high-rise offices.

The San Francisco TDR program has several elements that have helped make it work. The owners of potential sending sites are motivated to sell their development rights because it is difficult to get permission to alter or demolish a significant historic building. At the other end of the transfer, developers are interested in acquiring development rights because the demand for new office space is often high. Moreover, TDRs are the only method for exceeding the density otherwise allowed.

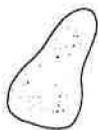
In addition, the TDR transfer process is handled administratively by the zoning administrator, and is not likely to subject projects to delay.

The bottom line is that a growing number of historic structures have been permanently preserved and their development rights transferred to other sites.

There are three major areas of karst development in Tennessee. These are the Central Basin, the Highland Rim and the Valley and Ridge. In Middle Tennessee the Ridley and Lebanon Limestone outcrop areas (inner part of the Central Basin) have numerous sinkholes, caves and disappearing streams. Murfreesboro is at the approximate center of this area. Similar solution features are present in other limestone formations of the Central Basin, but none of them exhibit as many as do the Ridley and Lebanon. In general, any soluble rock type (limestone, dolomite, gypsum) can exhibit karst features. However, because of certain features such as the degree of "purity" of the rock (absence of insoluble minerals), bedding characteristics, or the presence of well-developed joints and distinct bedding planes, some units develop more than others.

Two major areas of pervasive karst development are present on the Highland Rim. One is principally in the northern parts of Montgomery and Robertson Counties, where there are thousands of depressions. This zone continues for many miles into Kentucky and constitutes one of the major karst regions of the world. The solution features are developed mostly in the Saint Louis and Sainte Genevieve Limestones. The other karst area is along the eastern zone of the Eastern Highland Rim adjacent to and including the lower slopes of the Cumberland Plateau Escarpment. The major concentrations of caves and sinkholes are around Sparta and McMinnville. They are also formed in the St. Louis Limestone and the Monteagle Limestone (equivalent to the Ste. Genevieve). Since the Monteagle principally crops out along the lower part of the Cumberland Plateau Escarpment, it coincides with the belt of landslide-prone colluvium which is shown in green on the map. Where two or more hazards coincide, the map color for the principal hazard has been used.

In East Tennessee each carbonate belt has considerable solution feature development. However, the units with the most karst features are those of the Knox Group, certain formations of the Chickamauga Group (e.g. Holston Formation) and the Honaker Dolomite. Specific areas of high concentration of karst features are the Powell River Valley (principally Claiborne, Campbell and Union Counties), the lower Holston River Valley (Knox and Jefferson Counties), the Ft. Loudon Lake area (Knox, Loudon and Blount Counties) and the upper Holston River Valley in the area of Boone Lake.



Karst areas (areas with caves, sinkholes and disappearing streams)



Areas with a high density of karst features



# FACT SHEET

## COST OF COMMUNITY SERVICES STUDIES

### DESCRIPTION

Cost of Community Services studies are an inexpensive, easy-to-understand way to determine the net fiscal contribution of different land uses to local budgets. Municipal records are reorganized to assign the cost of local public services to privately owned farm, forest and open lands, as well as residential, commercial and industrial lands. The result is a set of ratios that compare the annual income to the annual expenditures for different land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

### METHODOLOGY

COCS studies involve five basic steps:

1. Define the scope of the project and identify land use categories to study (e.g., residential, commercial, industrial, farm and forest land).
2. Collect data on local revenues and expenditures.
3. Group revenues and allocate them to the land use categories identified in step 1.
4. Group expenditures and allocate them to the land use categories identified in step 1.
5. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, although ensuring reliable figures requires the assistance of local officials and service providers. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant

amount of research, including extensive personal interviews.

### HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that are likely to benefit most from the information provided by fiscal impact analyses rarely have the expertise or resources to conduct a study, which tend to be expensive. Also, these studies rarely consider the fiscal contribution of farm, forest and recreational lands, which are very important to rural economies.

American Farmland Trust developed COCS studies in the mid-1980s to give communities a simple, inexpensive method of evaluating the contribution of farm, forest and ranch lands to the local tax base. COCS studies have been conducted in at least 58 communities in the United States.

### FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and community leaders to understand the relationships between residential and commercial growth, land conservation and their municipality's bottom line.

COCS studies can help local officials and farmland protection advocates counter three claims that are commonly heard at local meetings in rural and suburban communities:

  
TECHNICAL ASSISTANCE  
Herrick Mill, One Short Street  
Northampton, MA 01060  
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SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

State/Town	Residential including farm houses	Combined Commercial & Industrial	Farm/Forest Open Land	Source
<b>Connecticut</b>				
Bolton	1 : 1.05	1 : 0.23	1 : 0.50	Geisler, 1998
Durham	1 : 1.07	1 : 0.27	1 : 0.23	Southern New England Forest Consortium, 1995
Farmington	1 : 1.33	1 : 0.32	1 : 0.31	Southern New England Forest Consortium, 1995
Hebron	1 : 1.06	1 : 0.47	1 : 0.43	American Farmland Trust, 1986
Litchfield	1 : 1.11	1 : 0.34	1 : 0.34	Southern New England Forest Consortium, 1995
Pomfret	1 : 1.06	1 : 0.27	1 : 0.86	Southern New England Forest Consortium, 1995
<b>Idaho</b>				
Canyon County	1 : 1.08	1 : 0.79	1 : 0.54	Hartmans and Meyer, 1997
Cassia County	1 : 1.19	1 : 0.87	1 : 0.41	Hartmans and Meyer, 1997
<b>Maine</b>				
Bethel	1 : 1.29	1 : 0.59	1 : 0.06	Good, Antioch New England Graduate School, 1994
<b>Maryland</b>				
Carroll County	1 : 1.15	1 : 0.48	1 : 0.45	Carroll County Dept. of Management & Budget, 1994
Cecil County	1 : 1.12	1 : 0.28	1 : 0.37	Cecil County Office of Economic Development, 1994
Frederick County	1 : 1.05	1 : 0.39	1 : 0.48	American Farmland Trust, 1997
<b>Massachusetts</b>				
Agawam	1 : 1.05	1 : 0.44	1 : 0.31	American Farmland Trust, 1992
Becket	1 : 1.02	1 : 0.83	1 : 0.72	Southern New England Forest Consortium, 1995
Deerfield	1 : 1.16	1 : 0.38	1 : 0.29	American Farmland Trust, 1992
Franklin	1 : 1.02	1 : 0.58	1 : 0.40	Southern New England Forest Consortium, 1995
Gill	1 : 1.15	1 : 0.21	1 : 0.38	American Farmland Trust, 1992
Leverett	1 : 1.15	1 : 0.29	1 : 0.25	Southern New England Forest Consortium, 1995
Southborough	1 : 1.03	1 : 0.26	1 : 0.45	Adams and Hines, 1997
Westford	1 : 1.15	1 : 0.53	1 : 0.39	Southern New England Forest Consortium, 1995
Williamstown	1 : 1.11	1 : 0.40	1 : 0.34	Hazler et al., 1992
<b>Minnesota</b>				
Farmington	1 : 1.02	1 : 0.18	1 : 0.48	American Farmland Trust, 1994
Lake Elmo	1 : 1.07	1 : 0.20	1 : 0.27	American Farmland Trust, 1994
Independence	1 : 1.04	1 : 0.19	1 : 0.47	American Farmland Trust, 1994
<b>Montana</b>				
Gallatin County	1 : 1.45	1 : 0.13	1 : 0.25	Haggerty, 1996
<b>New Hampshire</b>				
Deerfield	1 : 1.15	1 : 0.22	1 : 0.35	Auger, 1994
Dover	1 : 1.15	1 : 0.63	1 : 0.94	Kingsley et al., 1993
Exeter	1 : 1.07	1 : 0.40	1 : 0.82	Niebling, 1997
Fremont	1 : 1.04	1 : 0.94	1 : 0.36	Auger, 1994
Stratham	1 : 1.15	1 : 0.19	1 : 0.40	Auger, 1994

## SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

State/Town	Residential including farm houses	Combined Commercial & Industrial	Farm/Forest Open Land	Source
<b>New Jersey</b>				
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33	American Farmland Trust, 1998
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66	American Farmland Trust, 1998
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36	American Farmland Trust, 1998
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35	American Farmland Trust, 1998
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54	American Farmland Trust, 1998
<b>New York</b>				
Amenia	1 : 1.23	1 : 0.17	1 : 0.25	Bucknall, 1989
Beekman	1 : 1.12	1 : 0.18	1 : 0.48	American Farmland Trust, 1989
Dix	1 : 1.51	1 : 0.27	1 : 0.31	Schuyler County League of Women Voters, 1993
Farmington	1 : 1.22	1 : 0.27	1 : 0.72	Kinsman et al., 1991
Fishkill	1 : 1.23	1 : 0.31	1 : 0.74	Bucknall, 1989
Hector	1 : 1.30	1 : 0.15	1 : 0.28	Schuyler County League of Women Voters, 1993
Kinderhook	1 : 1.05	1 : 0.21	1 : 0.17	Concerned Citizens of Kinderhook, 1996
Montour	1 : 1.50	1 : 0.28	1 : 0.29	Schuyler County League of Women Voters, 1992
Northeast	1 : 1.36	1 : 0.29	1 : 0.21	American Farmland Trust, 1989
Reading	1 : 1.08	1 : 0.26	1 : 0.32	Schuyler County League of Women Voters, 1992
Red Hook	1 : 1.11	1 : 0.20	1 : 0.22	Bucknall, 1989
<b>Ohio</b>				
Madison Village	1 : 1.67	1 : 0.20	1 : 0.38	AFT and Lake County Ohio SWCD, 1993
Madison Township	1 : 1.40	1 : 0.25	1 : 0.30	AFT and Lake County Ohio SWCD, 1993
<b>Pennsylvania</b>				
Carroll Township	1 : 1.03	1 : 0.06	1 : 0.02	Kelsey, 1992
<b>Rhode Island</b>				
Hopkinton	1 : 1.08	1 : 0.31	1 : 0.31	Southern New England Forest Consortium, 1995
Little Compton	1 : 1.05	1 : 0.56	1 : 0.37	Southern New England Forest Consortium, 1995
West Greenwich	1 : 1.46	1 : 0.40	1 : 0.46	Southern New England Forest Consortium, 1995
<b>Utah</b>				
Cache County	1 : 1.27	1 : 0.25	1 : 0.57	Snyder and Ferguson, 1994
Sevier County	1 : 1.11	1 : 0.31	1 : 0.99	Snyder and Ferguson, 1994
Utah County	1 : 1.23	1 : 0.26	1 : 0.82	Snyder and Ferguson, 1994
<b>Virginia</b>				
Clarke County	1 : 1.26	1 : 0.21	1 : 0.15	Piedmont Environmental Council, 1994
<b>Washington</b>				
Skagit County	1 : 1.25	1 : 0.30	1 : 0.51	American Farmland Trust, 1999
<b>Wisconsin</b>				
Dunn	1 : 1.06	1 : 0.29	1 : 0.18	Town of Dunn, 1994

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about cost of community services studies. Inclusion in this table does not signify review or endorsement by American Farmland Trust.

# City of Orlinda

City Commission  
Ricky Stark, Mayor  
Alfred Brickles, Vice-Mayor  
Pete Denning  
Rebecca Durham  
Tabitha Swearingen



Administration  
Kevin Breeding  
City Manager  
Nancy Johnson  
City Clerk

## MEMORANDUM

**TO: Robertson County Growth Coordinating Committee**  
**FROM: Kevin Breeding, City Manager**  
**DATE: July 24, 2008**  
**RE: Proposed Orlinda/Portland Growth Area Change**

Please accept this letter as formal endorsement of the change in the Urban Growth Boundary currently proposed by the Cities of Orlinda and Portland. You have received a formal proposal booklet from the City of Portland. As you know, those proposals are designed in large part to justify the requested changes and to help demonstrate that the city can provide the necessary services to support the additional area if it is eventually annexed. Because the City of Orlinda would actually be relinquishing a portion of our growth area instead of annexing it, it makes little sense for us to submit a formal plan confirming our ability to serve a larger area. Furthermore, Orlinda does not have the resources to create maps and some of the other documents contained in Portland's booklet, but since we are both focusing on the same area, the map within the Portland proposal clearly shows the portion of Orlinda's growth boundary which we proposing to surrender. All that being said, please allow me the opportunity to briefly state the City of Orlinda's position on this proposal and why we support it.

As you can see by the map in Portland's Growth Boundary Extension Proposal, the City of Orlinda Urban Growth Boundary includes a small, triangular shaped area in the northeastern most corner of Robertson County which extends all the way to the state line. Because growth boundary extensions must be contiguous to existing growth boundaries or city limits, it would be difficult if not impossible for Portland to have extended their growth boundary to include the area they desire. That area is shown on the proposal map and includes the Tennessee Kentucky Industrial Park and other areas that may be suitable for future development. It is, therefore, understandable why Portland would like to have the identified area inside their own growth boundaries. What may not be readily apparent, however, is why Orlinda is willing to relinquish it.

Over a year ago the City of Orlinda and the City of Portland formed a committee made up of council members from both bodies to begin exploring the possibility of working out some type of agreement regarding the portion of Orlinda's Growth Boundary which extends to the state line. This committee met several times over the course of the past year and considered several different proposals. The one before you now is the one that was finally approved, both by the committee and later by both City Council's in the form of a resolution. You can see the physical changes to the map/growth boundaries that we have agreed on. What you can not see is the concessions that Portland made in consideration of Orlinda's willingness to surrender a portion of our growth area. In short, the City of Portland has agreed to provide sanitary sewer service to the portion of Orlinda City Limits on the east side of I-65 in the near future, and also agreed to provide service within the city limits on the west side of I-65 to Rock House Road at some point in the future with some stipulations. In short, this means that for the first time in Orlinda's history we have the ability to tell potential commercial and industrial developers that sewer either is or can be made available to them-something we have never been able to do and which has cost us several potential businesses and industries in the past.

*"The Sunniest Spot in Tennessee"*

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Telephone: (615) 654-3366 • Telecopier: (615) 654-1070 • Email: [Orlinda@onebox.com](mailto:Orlinda@onebox.com)

Clearly, then, Orlinda feels that the value of having sewer service available to the I-65 interchange area is greater than the value of having the aforementioned area inside our Urban Growth Area. Obviously Portland believes that the value of gaining the area is greater than the cost of providing the sewer service. The enchanting part of this "deal" is that both cities can, and I believe are, correct. In other words this really is a win-win situation. A few more facts may help the Growth Committee agree with that statement.

First, one needs to know that the City of Orlinda currently has no property tax, no impact fees, no business or industrial taxes of any kind. While this will not always be the case, for the foreseeable future there is no way that the area in question could generate any real income for our city, even if we annexed it. That being said, every time our fire department receives a call from this area it is creating expenses for Orlinda.

Second, Portland can provide services to the area that Orlinda simply can not and will not be able to for many years to come. Portland has sewer, natural gas, water, and a police department; Orlinda has none of those things. If Portland is allowed to extend its growth area to include the KY-TN industrial park and then annexed that park, they would also be able to provide better fire protection to it. Myself and the Orlinda City Council have the utmost confidence in our fire department and we strongly believe it is the best volunteer fire department in the County of not the state, so it is not easy for us to concede that another department might be more capable of serving some of our property owners. But the reality is that Portland's current Fire Department budget is more than 9 times larger than Orlinda's. They also have full-time firefighters on each shift and we do not. Portland is a much larger city with far greater resources and therefore a better ability to provide the type of protection that could be required by buildings such as those in the industrial park.

Third, and perhaps most importantly, this "deal" seems to be what the vast majority of both people and businesses in that area want. As you know, one of the requirements of a growth boundary change is that public hearings be held. Hearings were held in both Orlinda and Portland City Halls and having attended three out of four I can tell you that the vast majority of people, as well as representatives of some of the industrial park businesses, were very much in favor of the proposed change in growth area.

Finally, Orlinda believes that the importance of both Orlinda and Portland's government bodies working together cannot be overstated. We believe this is a model of how governments can and should work together to solve problems to the benefit of all their citizens. For this reason, it our strongest hope and our most sincere request that the full committee honor the hard work that Portland and Orlinda have put into working out this compromise by approving our recommendation and allowing Orlinda to relinquish the identified portion of our growth area and by allowing Portland to extend its own growth area to the limits shown on the map. Clearly Orlinda will be more affected by this change than any other city or even Robertson County, yet we fully support the requested change. We therefore ask that you do the same by approving the proposed Growth Boundary extension.

Sincerely,



Kevin Breeding  
City Manager

Portland Growth Plan

# URBAN GROWTH BOUNDARY CITY OF PORTLAND, TENNESSEE

## INTRODUCTION

Through Public Chapter 1101, of 1998, the Tennessee General Assembly provided the structure and process for local governments to cooperatively determine their own future. Known as an "Urban Growth Boundary" (UGB) the plan is to identify a region that contains the corporate limits of the municipality where growth is expected and where future annexations may occur. The urban growth boundary is to include territory:

- reasonably compact but large enough to accommodate twenty years growth;
- that is contiguous to the existing municipal boundaries;
- that is reasonably likely to experience growth over the next twenty years, based upon history, economic and population trends, and topographic characteristics;
- where the municipality is better able than other municipalities to efficiently and effectively provide urban services; and
- that reflects the municipality's duty to fully develop the area within the current boundaries, while controlling and managing growth outside those boundaries, taking into account the impact on agriculture, forest, recreation and wildlife.

To comply with this Act, the City of Portland has defined an "Urban Growth Boundary" encompassing 79.0 square miles, surrounding the existing municipality, which encompasses 12.9 square miles, and compiled the following justification for this 20-year growth boundary.

The process of developing an urban growth boundary involves analysis of several factors. Portland's Urban Growth Boundary will be defined in a step by step analysis. These seven steps are as follows:

1. Population analysis and projections
2. Inventory and analysis of existing land use
3. Vacant land inventory and analysis
4. Inventory and analysis of existing infrastructure and public services
5. Determination of minimum space needs based on projected population growth
6. Proposed Urban Growth Boundary
7. Future infrastructure and urban services

## **I. Population Projections**

Portland's most recent official population figure is 10,941 as of July 1, 2007. It should be noted that this figure is developed by adding persons annexed into the city to the last community-wide special census. Thus, this number does not include persons who have located within the existing incorporated area since the last official community-wide census.

Population projections for Portland **provided by the UT Center for Business and Economic Research**, are as follows:

### **POPULATION ESTIMATES AND PROJECTIONS 2000-2025**

Year	Population	Net Increase beyond 2000
<b>2000</b>	<b>8,458</b>	
<b>2005</b>	<b>10,194</b>	<b>1,736</b>
<b>2010</b>	<b>11,536</b>	<b>1,342</b>
<b>2015</b>	<b>12,895</b>	<b>1,359</b>
<b>2020</b>	<b>14,293</b>	<b>1,398</b>
<b>2025</b>	<b>15,730</b>	<b>1,437</b>

These numbers will be utilized in developing estimates of minimal future land requirements and in establishing requirements for future infrastructure and public services.

## **II. Existing Land Use**

A land use inventory was completed for the City of Portland, in 2008. Data developed in that effort is presented in the following table. At the time of the survey a total of 3,543 or 61.7 percent of the 5,470 total acres found within the city were being utilized for some form of urban usage.

### **EXISTING LAND USE CITY OF PORTLAND, TENNESSEE**

LAND USE CATEGORY	ACREAGE	PERCENT OF TOTAL	
		Developed Land	All Land
Residential	1,764	49.8	30.7
Commercial/Private Services	142	4.0	2.5
Industrial	524	14.9	9.1
Public/Semi-Public	611	17.2	10.6
Transportation Rights of Way	502	14.2	8.7
<b>Sub-Total Developed</b>	<b>3,543</b>	<b>100.0</b>	<b>61.7</b>
<b>Vacant</b>	<b>2,197</b>		<b>38.3</b>
<b>Total</b>	<b>5,740</b>		<b>100.0</b>

### **III. Vacant Land Inventory and Analysis**

In order to develop an estimate of total land space required to serve the projected needs of the future population, two factors must be evaluated. The first is an evaluation of the suitability of Portland's vacant land base for active urban usage. In developing this information estimates of land unsuitable for active urban usage must be developed and this acreage added to the total land area required to support the projected population. Area unsuitable for development includes land subject to flooding, wetlands, karst areas and areas with excessive slope.

Within Portland, a total of approximately 2,197 acres are presently undeveloped. These lands are not developed for a variety of reasons. However, the combination of flooding and wetland condition constrains a significant fraction of the city's total vacant land inventory. Such lands are generally considered as unsuitable as development sites. An examination of geotechnical information and flood data indicate roughly half the 2,197, undeveloped acres are generally unsuitable as development site for urban activities. Thus, a total inventory of around 1,100 acres presently exists within the city that is considered as suitable sites for urban land use.

### **IV. Inventory and Analysis of Existing Infrastructure and Public Services Utilities**

#### **Sanitary Sewer**

Currently, a total of 3,706 residential, industrial, and commercial buildings are connected to the City of Portland Sewer System. Of these, 21 are outside the city limits. Those within the city limits that are not connected are on the edge of the community and are found in rural areas with larger lots that have quality septic fields. The city has funds budgeted for the 2009 fiscal year that will allow for the continued rehabilitation of the existing sewer system and for extensions to provide sewer to those with septic field problems. These extensions are in the planning phase and are being coordinated with the City of Portland's master plan and its current MOMS program. Upon completion, the sanitary sewer will cover 90 percent of the municipality.

Within the past year, the City has completed an annual MOM's report, prepared master planning documents for SRF funds for sewer improvements, applied and received industrial fast track grants to provide rehabilitation and increase capacity of the sewer system in affected watersheds, appropriated funding for master planning documents for providing sewer along Highway 109 watershed and Highway 52 watershed, that implements the layout for the future construction of large interceptors and larger master pump stations, with a goal of pump station reduction, and spent \$350,000 on sewer plant improvements to facilitate larger capacity.

#### **Water**

Portland's water distribution system currently extends in all directions from the boundaries of the city. White House Utility District provides water service to those few areas within the proposed UGB boundary where the city does not provide such service. The water system in Portland has been significantly upgraded since 1999. The construction of a 3.0 MGD water plant was placed on line in 2002. In addition, the City of Portland also has three (3) 500,000 gallon

water tanks, and a mile long 16" ductile iron line from the plant to feeder lines within the distribution system. The weak point of Portland's water system is the raw water source, which, under drought conditions, does become inept. However, the city is pursuing the possibility of reservoir construction, buying supplemental finished water from other providers, and alternative raw water sources such as the Cumberland River.

## **Natural Gas**

Portland's Natural Gas System completely covers the municipality and extends into most areas included within the UGB (and even beyond). Natural gas is a utility that the city extends on the basis of "feasibility" outside its city limits, rather than by mandate. Little, if any, extension will be required to serve the UGB. All that remains to be done within the city limits is to loop any dead-end lines for system integrity. Gas mains are extended into city subdivisions as they are built.

## **Other Urban Services**

### **Garbage Collection**

Portland provides garbage collection one time per week for all residential customers. Within the past year, the city initiated an equipment lease program that resulted in the purchase of two new rear loader trucks and a knuckle boom for junk pickup. Based on sanitation expenditures, this equates to \$196.90 per capita per year.

### **Street Lighting**

The city provides street lights through a contract with the local electric utility. A total of \$167,000.00 has been provided in the fiscal year 2008 budget for this service.

## **Transportation**

### **Street Development**

Most street development within the city limits consists of minor streets, constructed by private developers, then dedicated to the city. In the past, the city has rarely pursued street development, except for industrial access roads funded by state monies and small local match.

### **Major Highways**

The City of Portland is fortunate to be located near and have access to three major arterial roads, consisting of Highway 109, Highway 52 and Highway 31, as well as Interstate 65. Since these are major arterial routes and part of the Federal highway system, funding improvements to these routes is done through the Metropolitan Planning Organization (MPO).

The State Department of Transportation is expected to begin immediately with improvements to Highway 109, beginning at the southern end of the City of Portland (intersection of Highway 76) and on to Interstate 65, northwest of the city. Portland is seeking to build a by-pass sometime in the future that will connect the improved Highway 109 to Highway 52 West.

### **Street Maintenance**

Currently, the City of Portland earmarks \$120,000 each year for street maintenance. Decisions concerning street repaving are made on an as needed basis. It is apparent that future expansion will require significant additional

expenditure in order to maintain streets being added by future annexations. At the present time, street repaving costs an average of forty to fifty thousand dollars per mile. On average paving lasts approximately ten years on minor streets and seven years on collector streets. This means that the city gains an additional maintenance cost averaging four to five thousand dollars per year for each mile of minor street added to the city and six to seven thousand dollars for each mile of collector street.

## **Protective Services**

### **Police Protection**

The cost of providing police protection is fundamentally based on the size of the area covered, as well as the number of citizens and households to be protected. Portland's city limits currently cover 12.9 square miles. With the latest certified population count of 10,941, and the current fiscal year budget at \$2,516,416.00, Portland has a current per capita cost of \$230.00, for police protection.

The Police Department currently has 26 officers as follows: 1 chief, 1 assistant chief, 3 officers assigned to criminal investigations, and the remaining 21 officers assigned to routine patrol, including 2 narcotics K-9 units. Each officer is also assigned his or her own fully equipped patrol unit. Based on national staffing guidelines for the Southeastern Region, the city would be considered 81.25 percent staffed.

### **Fire Protection**

Presently, the City of Portland operates its fire protective services from a single fire station located on North Broadway and Freedom Drive. The city's current ISO rating is CLASS 5. This classification determines the property insurance rates to be paid by all residential and some commercial property owners.

The city owns and operates four Class A pumper trucks with a combined pumping capacity of 4,500 gallons per minute and a combined water carrying capacity of 3,000 gallons. The department is considered a combination department with a total of 25 members consisting of 7 full-time employees and 18 volunteers. The station is manned by 2 firefighters on a 24-hour, seven day a week basis. The current fiscal year budget is \$787,078.00. Therefore, Portland has a current per capita cost of \$71.94, for fire protection.

## **Planning and Zoning Services**

The City of Portland has operated a program of land use controls to include zoning and subdivision regulations within the "Portland Planning Region" for many years. The City, also, enforces building and other construction codes within this territory through an interlocal agreement developed with Sumner County many years ago. This situation has served to insure a condition wherein development along Portland's fringe has consistently met standards necessary to achieve orderly annexation. It is proposed that this condition will continue.

## V. Minimum Future Land Space Needs

### Developed Land

In order to develop an estimate of the minimum land space required to serve the projected needs of the future population, two factors must be evaluated. The first is an evaluation of the suitability of Portland's land base for active urban usage. In developing this information, estimates of land unsuitable for active urban usage must be developed and the acreage added to the total land area required to support the projected population. This information is found in part three of this analysis. From that information, it is estimated that roughly 1,100 acres of undeveloped land suitable for urban development is currently located within the city.

A simple ratio of land space to population provides a rough approximation of future space needs. The following analysis offers such an approximation.

$$\frac{\text{Current urban land}}{\text{Current population}} = \text{urban land area per capita}$$

$$\frac{3,543 \text{ acres of urban land}}{10,941 \text{ persons}} = .545 \text{ acres per person}$$

If it is assumed that this ratio of .545 acres of urban land will be required for each new resident, then by the year 2020, a theoretical total of 2,952 acres (.545 acres X 5,417 persons) of land will be required for active urban usage.

### Total Land Needs

The figure of 2,952 additional acres of land is a number that assumes future land will be totally usable for urban purposes. This will not be the case due to a number of environmental constraints that limit the use of certain sites. Within Portland, a total of 2,197 acres or 38.3 percent of the city's total land base is presently undeveloped. Some of this vacant land is suitable for urban usage and some is not. In addition, a significant amount of acreage is contained within long thin corridors that lie along several major streets. Much of this acreage is presently undeveloped and accounts for a significant portion of the vacant land inventory. Finally, there are undeveloped sites contained within the city that are simply not for sale. Thus, a further adjustment is required in order to gain a more accurate assessment of future space needs.

Thus, if it is assumed that all the suitable sites now contained within the city are developed over the next twenty years such that all 1,100 acres of unconstrained land located within the city are developed, a total of roughly 1,852 additional acres will be required to satisfy anticipated growth needs.

If it is further assumed that additional acreage is required in order to provide an inventory of sites and optional locations and that this inventory will also include properties that are constrained, future land space needs are increased by an additional 20 to 25 percent. Thus, total additional land space beyond the current corporate limits needed to accommodate the growth projected for the next twenty years is expected to be in the order of 2,300 to 2,500 acres (or 3.6 to 3.9 square miles).

## **VI. Proposed Urban Growth Boundary**

Portland's proposed Urban Growth Boundary (See Map Attached) encompasses an area of 76.5 square miles. The city offers as principal justification in reaching out into this defined area the fact that the City of Portland already serves the majority of this area with water and/or natural gas, and that the city is committed to providing full urban services as future development pressures may require. It is particularly important to note that Portland is the only provider of urban services located within Sumner County that has the ability to extend these utility services, public facilities, and urban services to this defined area in the future.

## **VII. Future Infrastructure and Urban Services**

### **Utilities**

#### **Sanitary Sewer**

The proposed UGB expansion is primarily based on areas that currently are receiving City of Portland sewer service and delineations where it may also make sense to provide this service in the future. Collection improvements were noted in this plan, with provisions to increase pump station capacities, line diameter sizes, rehabilitation of existing lines to improve capacity, and waste water plant improvements to handle anticipated growth and reduce inflow and infiltration to get back some "lost capacity". The city has spent \$345,000 in construction currently, has bid a project for construction at \$245,000 and set aside funds of \$1,200,000 to improve the current system. The city is also currently setting forth legislation to allocate another \$700,000 for infrastructure along Highway 52 West that will provide sewer that will be accessible to properties in Robertson County outside the current UGB and Portland city limits.

#### **Water Service**

Future improvements to the water system will primarily focus on either finding a raw water source or buying bulk supplemental water and reducing the demand on current raw water source. At the present time the city has a permit application to TDEC for the impoundment of Caney Fork Creek to supply this raw water. The city is also currently, as mentioned in this document, looking for finished water supply with White House Utility District to supplement the current system. The city has also implemented a "water loss" construction project that will furnish new metering systems and remove older, dilapidated lines and take them out of service. The city is also pursuing a master metering program.

#### **Natural Gas**

Unlike other utilities, natural gas must be purchased for resale. Municipality owned, the resale of natural gas must fund the needs of the utility and keep it financially independent, but not be geared to profit. Therefore, the costs for the expansion of Portland's gas system to serve all portions of the UGB are negligible.

## **Transportation**

In 1998, the city retained the services of Neal/Schaffer Engineers to develop a Major Thoroughfare Plan for the City of Portland and submit this plan to the MPO to obtain approval for placement on the Long-Range Transportation Plan. The geographic limits for this analysis is the territory included within the UGB. This plan will form the basis for location of major streets located within the city and the UGB. The city will pursue funding of these improvements as development warrants. The estimated cost to the city for currently projected improvements is approximately \$750,000.00.

As was indicated in the review of current infrastructure practices and costs the city gains an additional maintenance cost averaging four to five thousand dollars per year for each mile of minor street added to the city and six to seven thousand dollars for each mile of collector street. Thus, it is particularly important that new streets are built to a quality standard and that are in good condition when accepted for public maintenance. Moreover, it is important that the city maintain a constant awareness of the maintenance cost associated with annexation of both existing county roads and new streets.

## **Protective Services**

### **Police**

Based on the "trade area" to be encompassed with an UGB, and the estimated population within this area, 29.2 officers would be necessary at 100 percent staffing to adequately police the area. The costs to staff the Department at this rate – including personnel, training, uniforms, fringe benefits, overtime, equipment, firearms, vehicle, etc. will equal approximately \$45,000.00 per officer or \$495,000.00, for 11 additional officers in one year. At current per capita costs, the costs to protect the Year 2000 estimated population within the UGB would be approximately \$1.7 million.

Since police protection is a time sensitive service, the number of persons per square mile to be protected will decrease in the wider area of the UGB's 76.5 square miles, however, response time to this population will increase. This makes protection less effective for the person calling for immediate help, and should be taken into consideration. The physical location of the Police Department building must be considered in evaluating the adequacy of response time. The cost of any additional stations is not included within this cost estimate.

## **Fire Protection**

Fire protection is a time sensitive service and an increase in the city's coverage area would demand additional fire stations, which, in turn, would demand more manpower and equipment. Undertaking protection of more area will demand a minimum of 2 additional fire stations at an undetermined cost. Those costs cannot be adequately estimated until location sites are mandated for the additional stations.

If the city is to maintain its present CLASS 5 fire rating and remain in compliance with the National Fire Protection Association (NFPA) and Occupational Safety and Health Association (OSHA), 12 additional full-time firefighters must be employed and two additional fire engines must be purchased to protect the increased area within the UGB. The additional firefighter costs would be approximately \$450,000.00 per year, and the fire engines will cost approximately \$180,000.00 each.

At current per capita costs, the cost to protect the area within the UGB at the Year 2020 projected population rate of 10,026 would be approximately \$782,000.00. Assuming debt for the additional fire stations and fire-fighting equipment would increase the costs considerably; at least until the debt is retired. Depreciation costs would also increase due to increased wear and tear on equipment used in a broader area.

## **LIST OF ILLUSTRATIONS**

1. CURRENT LAND USE
2. SEWER SYSTEM
3. WATER SYSTEM
4. GAS SYSTEM
5. 201 SERVICE AREA
6. PROPOSED URBAN GROWTH BOUNDARY
7. LAND USE PLAN

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## 1.0 INTRODUCTION

In 1976, a "201" Wastewater Facilities Plan was submitted for Portland, Tennessee as required by the Federal Water Pollution Control Act Amendments of 1972, Public Law 92-500, Section 201. The 201 Area boundary is shown in Figure 1-1. The original 201 report identified water quality objectives, identified existing pollution sources and loadings, summarized overall water quality, and evaluated the existing sewer systems. In addition, the report compiled a complete environmental inventory for the planning area, projected future waste loads and flows, discussed treatment alternatives, examined preliminary designs and cost estimates, and covered an implementation program for the chosen alternative. The "201" was summarized by comparing existing environmental conditions to future conditions with and without implementation of the chosen alternative.

In 1981, the "201" was revised and resulted in the selection of the City's current treatment process. The chosen alternative was implemented in 1985 with the construction of the current treatment plant. Additional sludge handling and dechlorination facilities were added in 1995. The treatment plant in Portland, however, has reached its average daily design flow and has exceeded its peak capacity on many occasions.

Almost seventeen years have passed since the completion of the supplement and revisions to the "201" study. The town wishes to obtain State of Tennessee funding assistance for its wastewater system improvements. In order to be able to qualify for such funding the town must update its facilities plan and make application to the State for a State Revolving Fund loan and/or a Community Development Block Grant. EMPE, Inc. has been retained by Portland to update the Portland 201 Area Facilities Plan.

This report revises those portions of the Portland Facilities Plan that pertain to Portland. Newly developed technologies will be considered so that the impact of physical and demographic changes can be evaluated. Given the advances in wastewater treatment technology in the past decade combined with the high cost of wastewater treatment, it was determined that the best plan for 1981 might not be the best for 1997. In addition, the planning period of the study will be extended to 2020 and will include adjustments in population observed over the past sixteen years.

This document will then serve as a supplement to the 1981 "201" and should be used in conjunction with the two previous plans whenever possible. To avoid duplication of effort, this supplement will contain only that information which has been found to be in need of revision.

KENTUCKY  
SIMPSON COUNTY

REST AREA



ROBERTSON COUNTY

MITCHELLVILLE

CITY OF  
PORTLAND

STATE HWY 52

STATE HWY 52

US HWY 31W

I-85

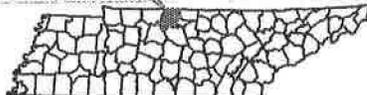
STATE HWY 109

STATE HWY 109

LEGEND

-  PORTLAND 201 AREA BOUNDARY
-  CURRENT PORTLAND CORPORATE AREA

PORTLAND, SUMNER COUNTY, TENNESSEE



**empe** Inc.  
consulting engineers and environmental scientists

NASHVILLE  
TENNESSEE

PORTLAND 201 AREA MAP

FIGURE 1-1  
PORTLAND, SUMNER COUNTY, TENNESSEE

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## 2.0 EXECUTIVE SUMMARY/CONCLUSIONS AND RECOMMENDATIONS

### 2.1 Summary

In response to increased residential, commercial, and industrial growth in the Portland 201 Area, coupled with direction from the State Division of Water Pollution Control to correct sewerage system overflows, the City of Portland retained EMPE, Inc. to perform a 20-year comprehensive study of wastewater collection and treatment needs.

Any recommended improvements from this Facilities Plan could not be on-line until year 2000; therefore, the adopted 20-year study period is from 2000 to 2020. Population forecasts were projected to the design year 2020. Population projections are discussed in Section 4. The 1995 City population was 6009, with the forecasted population in 2020 to be 11,320, an increase of 88% in the twenty-five year period. This equates to an average growth rate of approximately 2.6% per year.

The City of Portland's existing treatment plant has an average daily flow capacity of 1.0 million gallons per day (MGD) and a peak daily flow capacity of 2.5 MGD. A summary of Portland wastewater treatment plant operating data for the period between January 1, 1996 through December 31, 1997, is included in Table 3-1. The average daily flow for 1996-1997, from plant records, was 1.03 MGD. At present, the plant is meeting all effluent limitations. The City's current organic loading at the wastewater treatment plant is approximately 1,423 pounds per day of BOD, or 84% of design capacity of 1,700 pounds per day of BOD. However, during months of heavy loading, the facility is exceeding its design capacity. The plant utilizes the Schreiber Countercurrent Aeration Process to treat the wastewater that discharges into Summers Branch at river mile 8.8. Biosolids are presently being land applied through a contract operator.

In Section 4, existing sewer flow records, population projections, and future land use estimates were utilized to develop future flow projections. The resulting design flows for the year 2020 are 1.9 MGD average daily flow (ADF) and 3.8 MGD peak daily flow (PDF).

The State Division of Water Pollution Control was requested by Portland to issue design planning effluent limits for the upgraded plant at the present discharge point, mile 8.8 of Summers Branch. These limits are somewhat more restrictive than the current NPDES permit limits and are summarized in Table 6-1.

An evaluation of treatment alternatives was performed to determine the most cost effective treatment scheme. Details of the alternative analyses are found in Section 6. In summary, four major alternatives were investigated. The wastewater treatment alternatives included a no action plan, expansion of the existing countercurrent aeration system (Schreiber process), sequencing batch reactors (SBRs), and high rate activated sludge with separate stage nitrification. Overall, the Schreiber Process and Sequential Batch Reactor Process alternatives were the least cost

alternatives and are considered cost equivalent. Either alternative may be selected by the City for the wastewater treatment plant expansion. The pros and cons of each alternative are presented in Section 6.

Alternatives for handling biosolids were also evaluated. The four biosolids treatment and disposal alternatives included a no action plan, aerobic digestion followed by contract liquid land application, aerobic digestion followed by city operated liquid land application, and aerobic digestion followed by belt filter press dewatering and voluntary application of the resulting solid by local farmers. The most cost effective alternative is to continue with the current method of biosolids handling -- contract land application.

Section 8 presents preliminary design calculations to size process units, pumps, and blowers. Table 6-10 presents a summary of project costs that includes construction, engineering, and contingency costs. The construction cost estimate, including design and contingencies, is \$3.36 million.

In order for the interceptor sewer between Highway 109 and the wastewater treatment plant to carry the current and future peak flows from the collection system, the diameter must be increased to at least 30-inches. The construction cost estimate of the interceptor replacement, including design and contingencies, is estimated to be \$290,400.

The proposed Implementation Schedule is presented in Section 10, Table 10-1. The schedule proposes to start design by August 1998 and finish construction by February 2001.

## **2.2 Conclusions and Recommendations**

Based upon the results of this study, as summarized in this section with details provided in the text of this report, the following conclusions and recommendations are presented:

### Treatment Plant Conclusions

- In order to meet the needs for projected wastewater treatment and the no overflow goals of the State Division of Water Pollution Control over the 20-year design period, additional treatment facilities will be required.
- The current plant is capable of treating 1.0 MGD average daily flow and 2.5 MGD peak daily flow. Based on planning projections for growth and impacts due to sewer system rehabilitation, the future treatment requirements are 1.9 MGD average daily flow and 3.8 MGD peak daily flow.
- The total estimated project cost for all the proposed work, including engineering and contingencies, is \$3,651,000.

## Collection System Conclusions

- The collection system still experiences excessive infiltration and inflow.
- There are forty-four pump stations in the collection system, either existing or approved for construction.
- There have been many incidents of leaking manholes and sewer lines from so called "new construction".

## Recommendations

1. We recommend the City of Portland proceed with design and construction of one of the existing plant expansion options, as presented in Sections 6 and 8 of the Facility Plan and begin the implementation shown in Table 10-1.
2. Replace the existing 21-inch and 24-inch diameter sewer between Highway 109 (Broadway) and the wastewater treatment plant pump station. Increase the pipe diameter to 30-inches.
3. Incorporate a policy that minimizes the installation of new sewage pumping stations. Where feasible, reduce the number of pump stations in the system by combining flows from several smaller pump stations into one gravity-fed system flowing to a new larger pump station.
4. Integrate tighter specifications into the design and construction of new sewer systems. Provide resident inspection during the installation of new sewer lines, manholes, and pump stations.
5. Maintain a continual sewer rehabilitation program.
6. Inspect all manholes in the sewer system on a biannual basis.
7. Perform flow isolation at least biannually during the next ten years to isolate problem reaches.
8. Develop a plan between City of Portland and its sewer customers to repair leaking services. Smoke test the system to identify leaking services and inflow sources (roof leaders, storm drain connections, etc.). The leaking services should be televised and the defects repaired.
9. Implement a plumbing code for new sewer taps. Defective hammer taps increase the infiltration rate into the sewer system.
10. Preliminary financial considerations indicate a sewer rate increase may be necessary. A rate study should be conducted.

## **3.0 EXISTING CONDITIONS/BACKGROUND**

The City of Portland has the only municipal wastewater treatment and collection system in the 201 Study Area. The majority of the system was constructed in 1962, with additions to the collection system made to keep pace with new development of residential, commercial, and industrial establishments.

### **3.1 Present Wastewater Collection System Evaluation**

The collection system totals approximately 160,000 linear feet of gravity sewer, including approximately 140,000 linear feet of 8-inch sewer; 11,700 linear feet of 10-inch sewer; 3,300 linear feet of 12-inch sewer; 3,000 linear feet of 21-inch sewer; and 2,000 linear feet of 15-inch sewer. Over 80,000 linear feet of sewer pipe in the city is made of vitrified clay; the majority of pipe joints are of hot poured bituminous material. The remaining sewer lines, particularly those constructed after 1975, consist of PVC pipe. Generally, the manholes are poured-in-place concrete construction. In recent years, manholes are constructed of cast-in-place concrete. The manhole covers have no ventilation holes in them beneficially reducing inflow and infiltration (I/I) contributions.

Prior to 1990, there were twenty-four pump stations/lift stations in the collection system, ranging from very small units serving single industries to large units at the treatment plant. The pump stations serving the industrial area and the main pump station do not have bypasses. Many of the others do have bypasses. Some of the lift stations have an overflow that discharges to an adjacent manhole rather than to a ditch or stream.

Since 1990, developers have been allowed to add twenty grinder stations/lift stations to the collection system. The large number of pump stations adds significantly to the operation and maintenance costs of keeping the collection system in good working order.

Portland's collection system is already flowing at or above the average wet weather daily flow capacity of the wastewater treatment plant of 1.0 MGD, and is at the treatment plant's peak daily flow capacity of 2.5 MGD. Groundwater infiltration was reduced in the sewer system by a sewer system rehabilitation project in 1995 and 1996. Groundwater infiltration and rainfall inflow should be reduced further, so that the proposed expanded capacity is not built to simply satisfy I/I flows, but is put to use providing infrastructure for growth.

### **3.2 Present Wastewater Treatment System Evaluation**

The Portland Wastewater Treatment facility is composed of a raw influent pump station, influent flow measurement, mechanically cleaned bar screen, aerated grit chamber, Schreiber countercurrent activated sludge, secondary clarification, chlorination, dechlorination, post aeration, and effluent flow measurement. Biosolids are treated in an aerobic digester and land

applied by a contract operator.

The facility is currently at its design capacity. Table 3-1 shows a comparison of the wastewater treatment plant's original design criteria and the current plant loadings. Inspection of Table 3-1 shows that the plant is currently at the design capacity from both an average and peak daily flow perspective as well as from a peak monthly BOD loading standpoint.

**Table 3-1**  
**Comparison of Existing and Designed Treatment Capacity**  
**Portland Wastewater Treatment Plant**

	Initial 1986	Current (1996-1997)	Current Design Capacity
Estimated Sewered Population	2,750	4,018	6,634
Per capita contributions			
Average daily flow, gpcd	63	71.25	63.00
Residential and Commercial Wastewater, MGD	173,250	286,300	417,942
Industrial Wastewater, MGD	98,000	238,020	140,000
Infiltration and Inflow, MGD		510,000	443,000
Total Average Daily Flow, MGD, monthly avg	680,000	1,034,320	1,000,942
Hydraulic Peaking Factor	2.4	2.4	2.5
Total Peak Daily Flow, MGD	1,630,000	2,472,000	2,500,000
BOD concentration, mg/l, monthly average		165	204
BOD loadings, lb/day, monthly average	783	1,423	1,700
BOD loadings, lb/day, peak month		1,874	-
Suspended Solids Conc., mg/l, month average		138	158
Suspended Solids loadings, lb/day, monthly avg	628	1,190	1,315
Ammonia-Nitrogen conc., mg/l, monthly average		13.8	30.0
Ammonia-Nitrogen loading, lb/day, monthly avg		119	250

These capacity limitations are illustrated by operational problems now being experienced at the wastewater treatment plant. Due to high BOD loadings the facility currently has trouble maintaining a dissolved oxygen concentration of 2 mg/l in the aeration basins on a consistent basis. It is believed that this has led to the development of filamentous organisms in the biomass that has a detrimental affect on the settling properties of the biosolids. During periods of wet weather, when peak hydraulic flows are encountered, the plant has considerable difficulty

maintaining compliance with effluent discharge limitations. This condition is expected to continue to deteriorate as the city grows and new sources of organic and hydraulic loadings are added.

The plant operators indicate that the correction of the following problems should be incorporated into the plant expansion:

- the raw influent screw pumps have an air locking problem at high flows and are frequently flooded during high flow conditions which leads to the entry of water and dirt into the lower bearing and premature failure of the bearing;
- water tends to back up at the bar screen and affect the accuracy of the parshall flume's influent flow measurement;
- existing and future grit chamber, aeration basins, secondary clarifiers, and chlorine contact tank need to be fitted with drains and diversions to allow for maintenance. If possible a dual train system is preferred that would allow one of the two trains to be taken out of service for maintenance at low flow conditions;
- the return activated sludge (RAS) pumps have a problem with air locking at high flows;
- the RAS control system is unable to operate in an automatic mode due to excessive turbulence in the flow measurement channel;
- the plant's control system is antiquated and needs to be replaced; the new system should be able to store data, provide trend plots and allow the operator to change the operational control settings and monitor the data signals sent to the control system for troubleshooting purposes; also the plant's data gathering equipment needs to be replaced, e.g., flow meters, dissolved oxygen meters, etc.;
- the existing office and laboratory building is at its capacity. Additional space is needed for the laboratory, office, garage / maintenance area. Space is also needed for locker rooms, showers, break room and a kitchen;
- laboratory equipment needs to be upgraded to meet current technical requirements and future State wastewater laboratory certification requirements;
- there is some concern that the effluent flow meter's accuracy is affected by turbulence from the post aeration process.

## 4.0 CONSIDERATIONS OF WASTEWATER FLOWS AND LOADING

One of the most important parts of a wastewater plan is to determine an accurate estimate of the waste load and flows that will occur by the end of the planning period (assumed to be year 2020). These estimates will govern the size of the wastewater treatment system necessary to serve the community throughout the planning period. The development of future flowrates and loadings is directly dependent upon the projected growth of the community in terms of population and land uses. In an effort to provide the most current planning information, the Plan compiles information from discussions with the local and regional planning authorities. As a result, this section will first discuss the present land use trends followed by the anticipated future land uses and population projections. This information will be used to project the future wastewater flowrates and waste loadings.

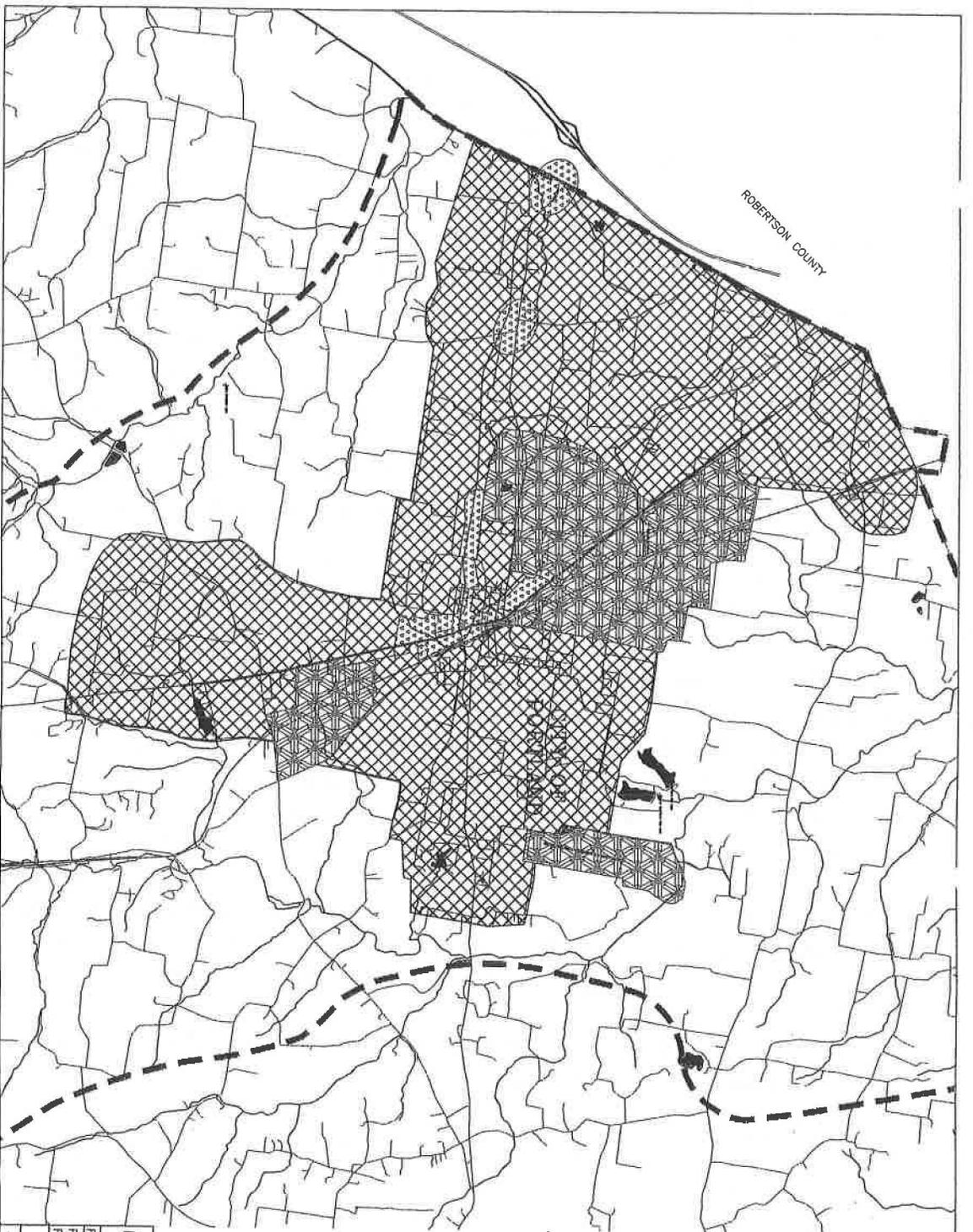
### 4.1 Land Use Trends

Over the years most of the commercial and industrial growth in Portland has occurred in a corridor along Route 109 which traverses north and south through the city. Portland has been successful in attracting a reasonably large industrial base for its size with most of the land allocated for industrial use in industrial parks either north or south of the city's center. Residential growth in the past has occurred in subdivisions created reasonably near the city's center.

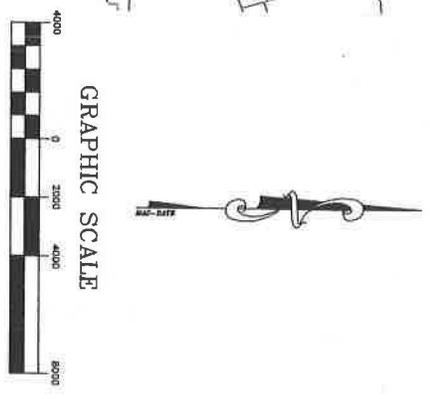
The State Planning Office is in the process of developing an updated land use plan. Figure 4-1 identifies the State Planning Office's initial projection of future land use patterns. There appears to be changes occurring to these past land use trends that will impact the growth of Portland in the future. One change is the aggressiveness that the City has shown in annexing along the major highway corridors. As annexation takes place, services are provided that in turn increase growth opportunity. A second change is the improvement of route 52 between I-65 and Portland. This convenient access will encourage growth to the west of the city. Over the past few years new subdivisions have been approved that indicate where much of the future residential growth may occur.

### 4.2 Population Projections

Projections of future population provide a basis for determining future needs of community services. Particularly when planning wastewater services, the quantity and location of future population is important. The interest of this Plan is to obtain future population figures for those particular sections of the 201 Planning Area needing wastewater facilities. Since all evidence points to growth in the Portland vicinity occurring both inside and outside of the current city limits, the population projections of both the city and the surrounding census division are



ROBERTSON COUNTY



GRAPHIC SCALE

( IN FEET )  
1 inch = 4000ft.

- LEGEND:
-  PORTLAND 201 AREA BOUNDARY
  -  RESIDENTIAL AREAS
  -  INDUSTRIAL AREAS
  -  CENTRAL BUSINESS DISTRICT / COMMERCIAL AREAS

**empe** inc.  
consulting engineers and environmental scientists  
NASHVILLE, TENNESSEE

FUTURE LAND USE PATTERNS  
FIGURE 4-1  
PORTLAND, SUMMER COUNTY, TENNESSEE

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important in determining the population served by wastewater treatment at the end of the planning period.

The historical population growth of Sumner County and Portland has been greatly influenced by its proximity to Nashville. The Tennessee State Planning Office states that,

“Taken together this information produces a picture of a state wherein an increasing proportion of the population is concentrating within urban areas which are, in turn, expanding beyond the central cities into the suburban fringe. Within Middle Tennessee this expanding population is locating in suburban areas which are within easy commuting distance to Metropolitan Nashville. Portland is one of those locations which is attracting a significant share of that suburban oriented population growth.”

Presented on Table 4-1 below are the population statistics for Portland and Sumner County.

**Table 4-1  
Population in Sumner County and Portland 1950 – 1990**

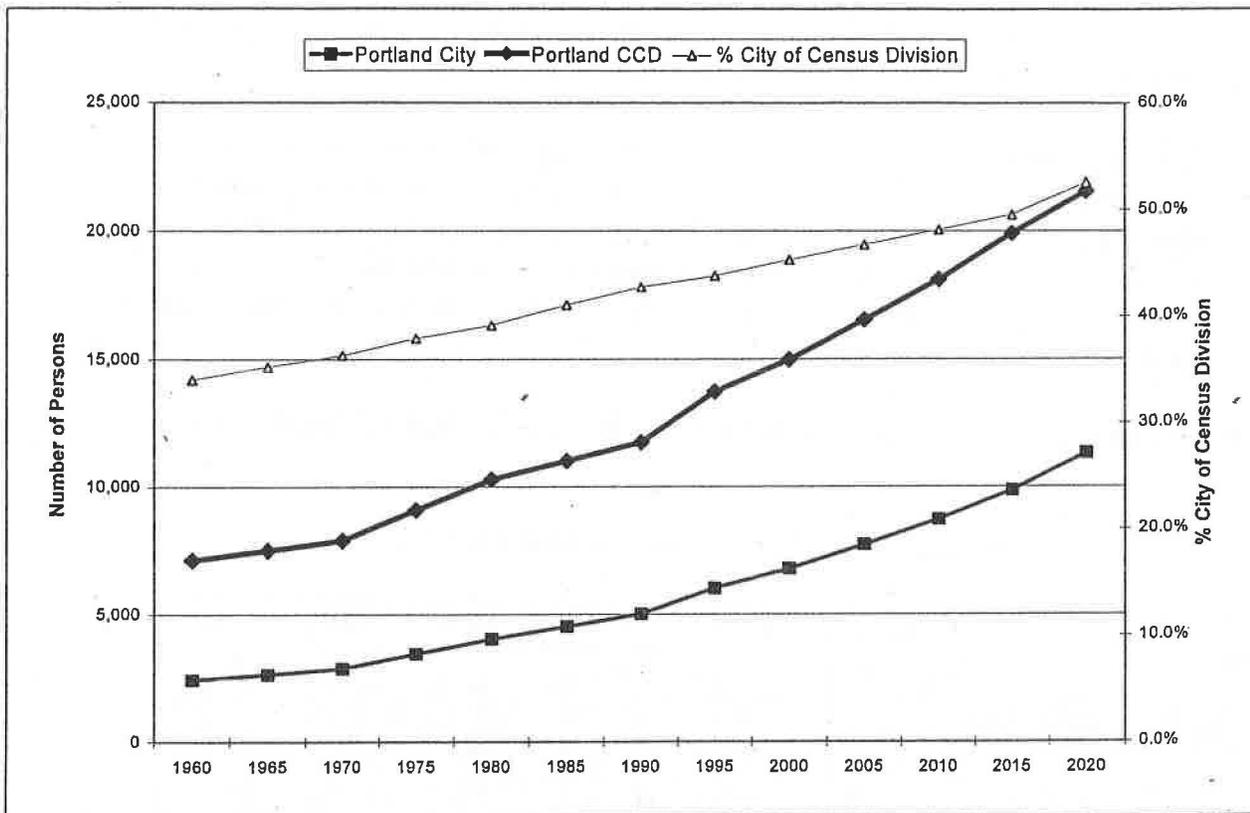
Year	1950	1960	1970	1980	1990
Portland City	N/A	2,424	2,872	4,030	5,017
Portland Census Division (PCCD)	6,943	7,114	7,895	10,290	11,739
Sumner County	33,533	36,217	56,284	85,790	103,281
Portland City as % of PCCD	N/A	34.1%	35.4%	39.2%	42.7%
PCCD as % of Sumner County	20.7%	19.6%	14.0%	12.0%	11.4%

Given these trends, the State Planning Office has developed the following population projections through the year 2020 (see Table 4-2). A graphical presentation of the historical and projected values is shown in Figure 4-2.

**Table 4-2  
Population Projections for Sumner County and Portland Through Year 2020**

Year	2000	2005	2010	2015	2020
Portland City	6,781	7,717	8,713	9,852	11,321
Portland Census Division (PCCD)	14,970	16,525	18,115	19,903	21,522
Sumner County	127,944	139,454	150,965	162,475	173,968
Portland City as % of PCCD	45.3%	46.7%	48.1%	49.5%	52.6%
PCCD as % of Sumner County	11.70%	11.85%	12.00%	12.25%	12.37%

**Figure 4-2  
Past and Future Population Trends for Portland Through Year 2020**



### 4.3 Flow and Waste Load Forecast

Section 3 clearly indicates that Portland must improve its wastewater treatment system to protect the health of its citizens and the water quality of Summers Branch. Before discussing alternative improvement schemes, it is necessary to derive the wastewater flow and waste loading expected in the design year.

Given the current development trends and the projections of future land use discussed earlier, it is evident that the future wastewater flows will be generated from areas that are currently not in the city boundaries of Portland. Therefore, this plan has estimated a portion of the Portland Census Division outside of the city to be served by city sewers by the design year of 2020. Table 4-3 below presents the development of the 2020 sewer population. In this projection the current city population increases from 60% served by sewer in 1995 to 85% served in 2020 while the population served in the Portland Census Division (which is not in the city) increases from 2% to 17%. The resulting year 2020 population served by the Portland wastewater system is 11,362 persons, approximately three times the 1995 sewer population.

**Table 4-3**  
**Projection of Year 2020 Population on City Sewer**

Year	1995	2000	2005	2010	2015	2020
Portland City	6,009	6,781	7,717	8,713	9,852	11,321
Portland CCD	13,720	14,970	16,525	18,115	19,903	21,552
% Sewered of City	60%	70%	75%	80%	83%	85%
City Sewered Pop.	3,605	4,747	5,788	6,970	8,177	9,623
% Sewered of CCD	2%	5%	8%	11%	14%	17%
CCD Sewered Pop.	154	409	705	1034	1407	1739
<b>TOTAL SEWERED</b>	<b>3,760</b>	<b>5,156</b>	<b>6,492</b>	<b>8,005</b>	<b>9,584</b>	<b>11,362</b>

For the purpose of this plan, two different flowrates have been projected on Table 4-4; one being the average daily flowrate during wet periods and the other being the peak hydraulic flow expected. The first flow is the nominal average daily flowrate the treatment facility expects to see during periods of wet weather and is the basis for the NPDES permit. The second is determined to insure that the treatment facility is capable of accepting and treating, the hydraulic peaks that the facility will experience during heavy rainfall events.

The following paragraphs describe the method of estimating the flowrates from each of the major contributors of wastewater.

Residential and Commercial flowrates are calculated on the basis of present residential and commercial use. Present use data indicates that residential and commercial customers with sewer service use approximately 75 gallons per person per day. Generally commercial usage increases in proportion to population growth since more population demands greater commercial services. It is assumed that all future population will have the same 75 gallons per person per day of water use.

Industrial flowrates are one of the most difficult to predict. Current water usage for industry is summarized in Table 4-5. This plan estimates a 100% increase in the industrial flowrate through year 2020. Such an increase is justified as follows:

1. The City of Portland has been very aggressive in its policy of attracting new industry. This is exemplified by the growth that has occurred historically.
2. The attitude of the present city officials is that this aggressive policy will continue during the planning period.
3. Based upon history, the existing industries are likely to experience some future growth.

Infiltration and Inflow: As in most Tennessee communities, the existence of extraneous water due to infiltration and inflow (I&I) sources will add a significant amount of flow to the system.

**Table 4 - 4  
Portland Wastewater Flow and Loadings Projections  
Design Year 2020**

**Assumptions:**

1	Planning year - 2020	
2	Year 2020 sewered population =	11,362
3	Residential and Commercial water use per capita (gpd) =	75
4	Residential and Commercial % returned to sewer =	95%
5	Growth in industrial usage =	100%
6	Increase in I/I over period =	15%
7	Monthly average BOD concentration (mg/l)=	165
8	Monthly average SS concentration (mg/l)=	138
9	Monthly average ammonia conc. (mg/l)=	13.8

	Current Flows Average	Future Flows Average	Peaking Factor	Future Flows Peak Daily
<b>Residential and Commercial - MGD</b>	279,246	809,551	2.0	1,619,102
<b>Industrial - MGD</b>	238,020	476,040	2.0	952,079
<b>Infiltration &amp; Inflow - MGD</b>	510,000	586,500	2.0	1,173,000
<b>TOTAL MGD</b>	<b>1,027,266</b>	<b>1,872,091</b>		<b>3,744,181</b>

Although the city recently completed a sewer system rehabilitation project, I&I sources will continue to need attention throughout the planning period. With the system expanding and the existing system aging, the I&I contribution is estimated to increase by 15% from its present level of 510,000 gallons per day average wet periods.

In accordance with the above, the total average daily flowrate for the 20-year design is 1.9 million gallons per day (MGD). The integrity of each unit should be checked at a hydraulic peak of 3.8 MGD. A summary of this information is presented in Table 4-4.

**Table 4-5  
1997 Industrial Water Usage**

<b>NAME OF DISCHARGER</b>	<b>GALLONS PER DAY WATER USED</b>
FLEETDESIGN	53,011
S.R. SMITH	236
THOMAS & BETTS CORPORATION	3,912
STEVISSON HAM	21,708
FAULTLESS DIVISION	39,417
PEYTONS MIDSOUTH	5,058
KIRBY BUILDING SYSTEMS	3,212
DEL-MET	3,707
SOUTHERN STAR/PHOENIA TECH	1,591
WESTERN ENTERPRISES	2170
M.P.G. LP	2,975
MARABINE	870
YAMAKAWA	18,766
GARCY CORP	4,254
TSUBAKI CON.	2248
HOSPITAL DISPOSABLES	73
CISSELL MAN	222
CROWN GROUP	30,759
C&G MACH TOOL.	139
APPLETON WIRE	2,044
LOGI WAREHOUSING	121
FLEXPAC INC	710
HOSPITAL DISPOSABLES	1,826
NATIONAL CATALOG CORP.	1,144
B. C. HOSPITAL. DISPOSAL	6,124
UNITED STRUCTURES.	1,444
NATIONAL METAL FINISHING	90
PRECISION INDUSTRIES	2126
DOUG COLLINS TOOL CO.	77
DIEMASTER TOOL	299
FLEX PLASTICS	2,671
PORTLAND PALLET	440
APACHE GROUNDING	54
COLLINS CONSTRUCTION	557
MALT O MEAL	49
CATERPILLAR LOGISTICS	706
LAWNLITE INDUSTRIES	741
<b>TOTAL</b>	<b>238,020</b>

## 5.0 COLLECTION SYSTEM IMPROVEMENTS

Various methods for upgrading the collection system to handle the capacity required for a twenty year planning period are presented herein.

### 5.1 Reduction to the number of pump stations

50

There are currently 44 pump stations in the collection system that are either existing or that have been approved by the City for new construction. These pump stations are indicated as red squares on Figure 5-1. The hatched portion of the map indicates the area served by gravity sewers without pump stations. This hatched area receives flows from the surrounding pump stations. With planning and foresight, many of the existing and future pump stations could be eliminated. It is expected that the capital cost of constructing an interceptor sewer would be less than the construction and long-term operation, maintenance, and replacement costs of two or more new pump stations. As a result, the City could eliminate many pump stations and combine the associated flows into interceptor sewers that drain to a single pump station.

The City should evaluate the cost of serving each new subdivision with consideration of long term growth in a drainage basin. Each developer should be required to contribute an equitable portion of the long term service costs, that is, a portion of the cost of an interceptor to serve the drainage basin. Then the City could consider constructing an interceptor sewer that would reduce the number of needed pump stations and share the construction financing with the developer(s). Figure 5-1 identifies seven developing areas (Areas AA through GG) where wastewater from each area could eventually be combined into a sewer interceptor and a single pump station.

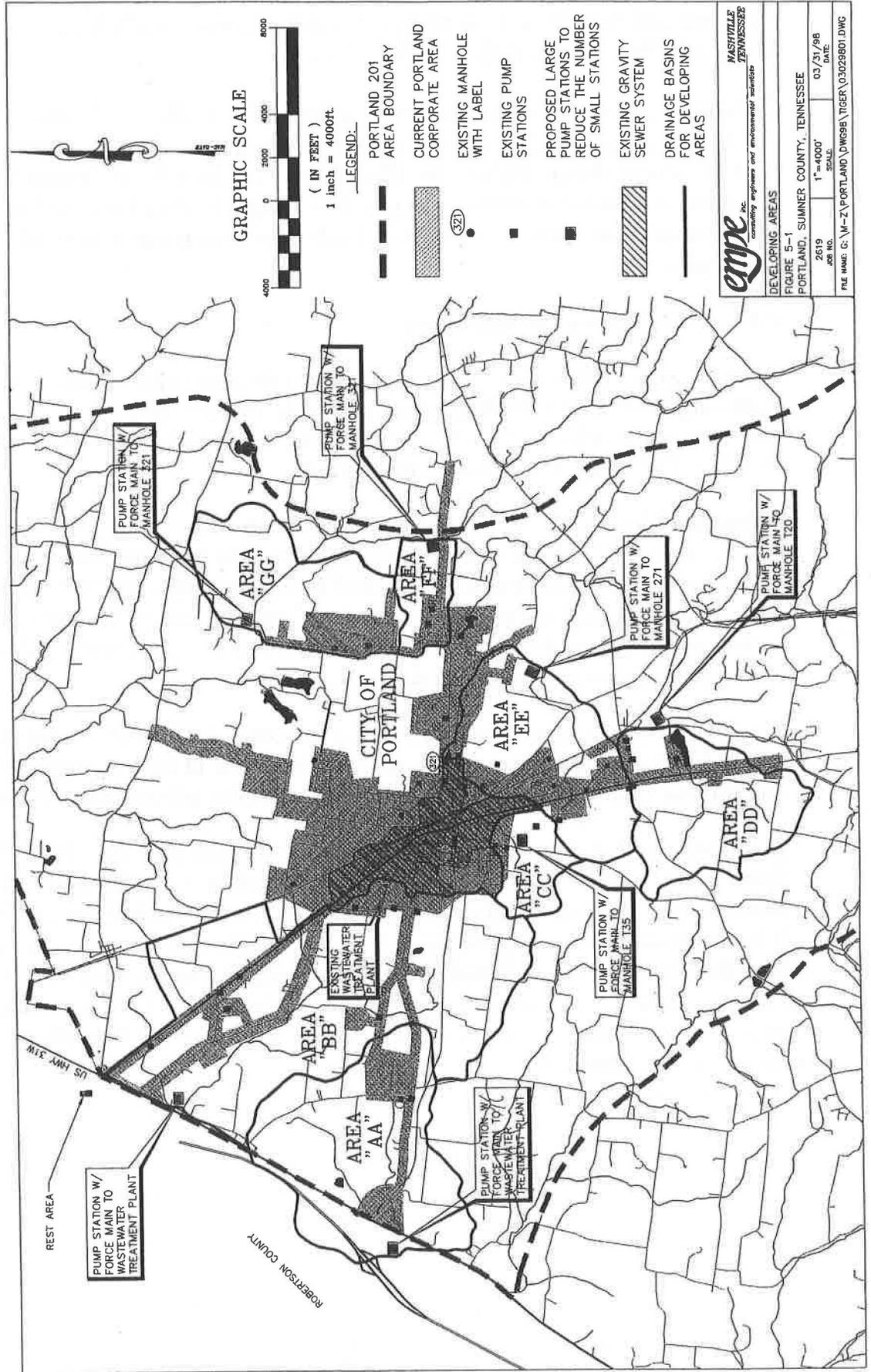
IMPACT  
FEES

### 5.2 Increase diameters of interceptor sewers

CAN WE BYPASS 21" LINE DURING THIS TECHNIQUE

The current collection system nearest the downtown area is currently unable to hydraulically handle all of the wastewater flow and extraneous contributions from infiltration and inflow. As a result, manholes in the system experience surcharging and sometimes overflow to the ground surface. There are at least three reasons for the backing up of wastewater in the sewer lines – 1) the treatment plant pumps are unable to pump all of the wastewater being delivered to its headworks, 2) infiltration and inflow into the collection system is still excessive and must be reduced, and 3) the pipe diameters of the interceptor sewer in the downtown area are too small.

The force main from each of Areas AA through GG will be discharged into the gravity sewer system draining to the wastewater treatment plant. It is suggested that the force main from Areas AA and BB enter the wastewater treatment plant from the plant's west side. Area CC could discharge into manhole T35, Area DD could discharge into T20, Area EE could discharge into manhole 271 below Pump Station T, and areas FF and GG could be discharged into Manhole 321 on Westmoreland Road. To handle the existing and future flows, it is suggested that the existing 10-inch, 12-inch, and 15-inch diameter gravity sewer lines downstream of Pump Station T be increased to an 18-inch diameter pipe. The smaller diameter pipes could be enlarged to a high-density polyethylene pipe material using a static or pneumatic pipe bursting technique. As



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 4000ft.

**LEGEND:**

- PORTLAND 201 AREA BOUNDARY
- ▨ CURRENT PORTLAND CORPORATE AREA
- (321) EXISTING MANHOLE WITH LABEL
- EXISTING PUMP STATIONS
- (Larger) PROPOSED LARGE PUMP STATIONS TO REDUCE THE NUMBER OF SMALL STATIONS
- ▨ (Diagonal lines) EXISTING GRAVITY SEWER SYSTEM
- ▨ (Horizontal lines) DRAINAGE BASINS FOR DEVELOPING AREAS

**empe**  
NASHVILLE, TENNESSEE  
community engineers and environmental scientists

DEVELOPING AREAS  
FIGURE 5-1  
PORTLAND, SUMNER COUNTY, TENNESSEE

JOB NO.	2619	SCALE	1"=4000'	DATE	03/31/08
FILE NAME G:\M-2\PORTLAND\DWG98A.TIGER\03029801.DWG					

*is a big sewer economically cheaper*

the new pipe is installed, each service lateral connection to the main line must be dug and connected to the new pipe. The construction cost estimate for enlarging the existing sewer on Oak Street and Potts Street to an 18-inch diameter interceptor is \$210,000 using the pipe bursting technique. The estimated project cost is \$277,200.

The current 21-inch interceptor sewer will hydraulically handle an estimated flow of 2.4 MGD at full flow capacity. To hydraulically carry the current peak flow and to carry the peak design flow of 4.0 MGD by the design year 2020, the existing 21-inch and 24-inch pipe from Highway 109 to the wastewater treatment plant must be enlarged to at least a 30-inch diameter pipe. The total estimated construction cost for the 30-inch interceptor sewer, which includes contingencies, is \$290,400.

### **5.3 Sewer System Rehabilitation**

Alternatives available to the City for rehabilitating the sewer system range from the City's crews correcting some minor problems such as sealing leaking manhole walls, replacing missing castings, etc., to using outside contractors to replace crushed sewer lines, repair service line breaks, perform pipe lining and joint grouting, etc.

It was noted during the 1995-96 sewer rehabilitation project that there were a number of leaking services and problems with roots in services. Since these problems were noted during television inspection performed in the summer month of June, it strongly suggests that a significant amount of infiltration related flows are coming from services during the wetter months. EMPE recommends Portland develop a plan with its sewer customers to repair leaking services. The services should be televised and the defects repaired.

Several manholes, wetwells, and valve boxes have been found to be leaking in so-called "new" systems. This indicates that tighter specifications need to be integrated into the design and construction of new sewer systems, and resident inspection of the contractor is necessary.

It is cautioned that although over \$400,000 of repairs were performed in 1995-96 on the main lines of the sewer system, the city needs to maintain a continual rehabilitation program. Rehabilitation of sewers is not a one-time fix that corrects all of the City's infiltration problems. It is recommended that all manholes in the sewer system be inspected on a biannual basis and that flow isolation be performed at least biannually during the next twenty years to isolate problem reaches. In particular, if repaired reaches continue to have significant flows in the early morning hours of 1:00 am to 5:00 am, the services in the respective reaches should be suspected and addressed.

## 6.0 TREATMENT SYSTEM IMPROVEMENTS

### 6.1 General

Four wastewater and biosolids treatment alternatives were analyzed in this study. The wastewater treatment alternatives included a no action, expansion of the existing countercurrent aeration system (Schreiber process), sequencing batch reactors (SBRs) and high rate activated sludge with separate stage nitrification. Biosolids treatment and disposal alternatives included a no action, aerobic digestion followed by contract liquid land application, aerobic digestion followed by city operated liquid land application, and aerobic digestion followed by belt filter press dewatering and voluntary application of the resulting solid by local farmers.

The capital and operations and maintenance costs of each alternative were estimated by using a 20-year project life and a discount rate of 2.1% per year, which is the current State Revolving Loan interest rate for the City of Portland. Preliminary evaluations of the existing plant site indicated that sufficient property was available for expansion of the facility without purchasing additional property. It should be noted that a significant part of the expandable portion of the site has poor drainage and has standing water present much of the time. This area should be evaluated for wetland characteristics before initiation of detailed design of the plant expansion so that any problems encountered do not interfere with the expansion's budgeting or scheduling plans.

The Tennessee Division of Water Pollution Control (TDWPC) was consulted to determine effluent planning limits for the expanded facility. Investigations were conducted to evaluate the benefits of moving the discharge point from mile 8.6 on Summers Branch to the Red River. Evaluations indicated that there was no benefit to changing the discharge point to the Red River since its low flow is similar to Summers Branch and the outfall line would have to be extended over 4 miles to reach the Red River.

The effluent planning limits issued by the TDWPC are listed in Table 6-1. The limits are based on a design flow of 1.9 MGD and are valid for one year from the date of issuance (March 11, 1998) unless construction plans and specifications are submitted. Conversations with State personnel indicated that future increases in the design discharge flow rate beyond the proposed 1.9 MGD may result in exceedingly stringent treatment standards due to the relatively small size of the receiving stream. *ELABORATE*

### 6.2 Wastewater Treatment System Alternatives

The existing treatment plant is composed of the following unit processes: raw influent pump station, flow measurement, bar screen, aerated grit chamber, countercurrent (extended aeration) activated sludge, secondary clarification, chlorination, chlorine contact, dechlorination, post

**TABLE 6.1**  
**PROPOSED DISCHARGE PLANNING STANDARDS**  
 City of Portland WWTP  
 Mile 8.6 of Summers Branch  
 Design Capacity=1.9 MGD

Effluent Characteristics	Effluent Limitations			Monitoring Requirements					
	Monthly Avg. Conc. mg/l	Monthly Avg. Amount lb/day	Weekly Avg. Conc. mg/l	Weekly Avg. Amount lb/day	Daily Max. Conc. mg/l	Daily Min. Percent Removal	Measurement Frequency	Sample Type	Sample Point
CBOD (5-Day)	15 Report	238	20	317	25 Report	40	3/week 3/week	composite composite	effluent influent
Ammonia, N (May 1-Oct. 31)	1.3	21	1.9	30	2.6		3/week	composite	effluent
Ammonia, N (Nov. 1-Apr. 30)	2.3	36	3.5	55	4.6		3/week	composite	effluent
Suspended Sids.	30 Report	475	40	634	45 Report	40	3/week 3/week	composite composite	effluent influent
Fecal Coliform	200/100ml				1000/100ml		3/week	grab	effluent
D.O.	6.0 Instantaneous minimum						5/week	grab	effluent
Chlorine residual, T					0.02		5/week	grab	effluent
Settleable Sids. (ml/l)					1.0		3/week	composite	effluent
pH (units)	Instantaneous minimum and maximum - 6.5-8.5						5/week	grab	effluent
Flow	Report				Report		7/week	continuous	effluent

The 3-Q-20 low flow for this segment = 0.1 cfs summer(s); 0.3 cfs winter(s)

The total chlorine residual effluent limit is determined by mass balance calculation utilizing the EPA acute toxicity value of 0.019 mg/l for protection of aquatic life.

The BOD and suspended solids shall achieve 85% removal on a monthly average basis.

Limitations and conditions contained herein are for planning and design purposes only and as such should not be construed as an indication that a permit will be issued for this project. Application for an NPDES permit should be filed as soon as a selected alternative is determined and project details are formulated.

These limits are valid for one year from the date of issuance.

Composite samples are proportional-to-flow.

aeration, effluent flow measurement followed by an 1.5 mile gravity outfall line. The following wastewater treatment alternatives were evaluated to determine their ability to cost-effectively treat the projected loadings:

Wastewater Alternative No. 1 - Expansion of the Existing Countercurrent (Extended Aeration) Activated Sludge System (Schreiber Process) - This alternative involves installing larger tube screw pumps in the influent pumping station and essentially duplicating the existing system by installing a second treatment train. The new treatment train will consist of a new influent channel, bar screen, grit chamber and two aeration basins/ secondary clarifiers. In order to make the comparison equivalent to the other alternatives, this alternative also includes the provision of a 0.5 MG aerobic digester, which is proposed to be located at the site of the former trickling filter which has now been converted into a digester. Costs are also included to upgrade the existing Schreiber system by installing new motors on the aeration blowers to allow maximum performance, install additional aeration diffusers to maximize aeration capacity and provide inspection/maintenance of the traveling bridge assemblies' center bearing and collector ring in each basin.

Wastewater Alternative No. 2 - Sequencing Batch Reactors (SBRs) - This alternative consists of installing larger tube screw pumps in the influent pumping station and utilizing the existing bar screen and aerated grit chamber and constructing a second, new bar screen and aerated grit chamber train identical to the existing system. The flow channel would be combined after the two-train preliminary treatment system and extended to the new SBR activated sludge process. Since the SBR basins use gravity to decant the basins, the top of the SBR reactors must be positioned approximately 10 feet higher than the existing Schreiber basins. A second set of tube screw pumps would be used to lift the wastewater to the top of the SBR reactors. The SBR process is composed of two large basins, which act as batch reactors. Each basin is filled with wastewater, mixed, aerated, settled, and decanted. The process is repeated with the cycle alternated between the two basins so that one basin is always being filled. In this alternative, one of the Schreiber basins would be used as a surge basin to collect the discharge from the SBRs and provide a constant discharge to downstream processes and to the receiving stream. The second Schreiber basin would be converted to an aerobic digester.

- 1) What about constant flow rate chlorine contact?
- 2) Arguing over SBR's
- 3) Any kind of surge basin?
- 4) Any problems with expansion?

NO PART OF EXISTING BASINS WOULD ACT AS A EQ. BASIN.

Wastewater Alternative No. 3- High Rate Activated Sludge with Separate Stage Nitrification - This alternative involves the construction of a new tube screw pumps in the raw influent pump station and a new preliminary treatment train composed of a bar screen and grit chamber similar to the other two alternatives. After preliminary treatment the wastewater would be treated by a high rate activated sludge system. One of the existing Schreiber aeration basins would be used for the nitrification stage while the second Schreiber aeration basin would be used as an aerobic digester.

- 5) Any advantage to what kind of stage?
- 6) Used Schreiber as a system during decant

Depth 10

Wastewater Alternative No. 4 – No Action – The no action wastewater treatment alternative was also evaluated. Currently, the Portland WWTP is approaching its design capacity. The clarifier overflow and solids loading rates are approaching the State of Tennessee’s design criteria for Sewage Works. The plant currently experiences problems maintaining a dissolved oxygen concentration above 1 mg/l in the aeration basins which results in the growth of filamentous bacteria and poor settling sludge. These settling problems in combination with wet weather flows stress the ability of the facility to maintain compliance with effluent discharge permit limits. Only through the vigilant and innovative efforts of the treatment plant’s staff has the facility been able to narrowly avoid frequent effluent permit violations.

Evaluations of population growth projections indicate that the plant loadings will continue to increase and cause additional operational strain on the existing plant, resulting in frequent discharge violations and degradation of water quality on Summers Branch and the Red River. Consequently, the no action alternative does not allow the City to maintain future compliance with their discharge permit and is rejected from further consideration.

### 6.3 Selected Wastewater Treatment Alternative

Tables 6-2, 6-3 and 6-4 include a total present worth cost analysis of wastewater alternatives 1, 2 and 3, respectively. The total present worth cost includes the estimated capital cost and the estimated present worth cost of the annual operation and maintenance for each system. A summary of the wastewater treatment alternatives and their total present worth costs is given in Table 6-5 below. Inspection of Table 6-5 indicates that wastewater treatment alternatives 1 and 2 have total present worth costs that are within 5 percent of each other. Consequently, based on the level of accuracy of the analysis these two alternatives are considered equivalent from a cost basis. Tables 6-2 and 6-3 also include a list of advantages and disadvantages of the Schreiber and SBR systems.

**Table 6-5  
Summary of Wastewater Treatment Alternatives  
Total Present Worth Costs**

<u>Alternative</u>	<u>Total Present worth Cost</u>
Alternative No. 1 - Schreiber Process	\$4,542,129
Alternative No. 2 – Sequencing Batch Reactions	\$4,452,521
Alternative No. 3 – High Rate Activated Sludge	\$6,716,873

**Table 6-2**  
**Wastewater Treatment Alternative No. 1 - Schreiber Process**

Capital Costs

1. Raw Wastewater Pump Station Improvements	187,500
2. Bar Screen, Grit Chamber and Grease Removal Process	348,300
3. Two New Schreiber Oxidation Ditches and Clarifiers	938,000
4. Rehabilitation to Existing Schreiber System	147,000
5. 0.5 MG Aerobic Sludge Digestion	<u>276,800</u>
<b>Subtotal Capital Cost</b>	<b>\$1,897,600</b>

Engineering and Construction Inspection @ 12%	227,712
Construction Contingency @ 20%	<u>379,520</u>
<b>Total Capital Cost</b>	<b>\$2,504,832</b>

Operations and Maintenance Costs

1. Raw Wastewater Pump Station	24,100
2. Grit Chamber, Bar Screen and Grease Removal Process	31,300
3. Schreiber Oxidation Ditch and Clarifiers	<u>70,400</u>
<b>Total Annual O&amp;M Cost</b>	<b>\$125,800</b>

**Wastewater Treatment Alt. No. 1 - Total Present Worth Cost**      **\$4,542,129**

Advantages:

1. The City's operators are familiar with this process.
2. The process has worked well in the past with a minimum of maintenance.
3. The process is efficient and has consistently met effluent discharge requirements.

Disadvantages:

1. There would be four separate aeration basins and clarifiers; all with drive motors, blowers, etc., and process control requirements as compared to two basins for the SBR process.
2. Expansion of the Schreiber system requires that the flow be split into two separate channels, which is difficult to do and usually leads to some imbalance between the two treatment trains.

**Table 6-3**  
**Wastewater Treatment Alternative No. 2 - Sequencing Batch Reactors (SBRs)**

Capital Costs

1. New Raw Wastewater Pump Station	355,200
2. Bar Screen, Grit Chamber and Grease Removal Process	348,300
3. Sequencing Batch Reactors (SBRs)	889,600 ✓ <i>cont. only</i>
4. Mod. of 1 Schreiber Basin to an Effluent Surge Basin and Pump Stati	55,000
7. Conversion of 1 Schreiber Basin to an Aerobic Digester	56,000
8. Demolition	<u>19,000</u>
<b>Subtotal Capital Cost</b>	<b>\$1,723,100</b>

Engineering and Construction Inspection @ 12%	206,772
Construction Contingency @ 20%	<u>344,620</u>
<b>Total Capital Cost</b>	<b>\$2,274,492</b>

Operations and Maintenance Costs

1. Raw Wastewater Pump Station and Bar Screen	26,130
2. Grit Chamber and Grease Removal Process	31,300
3. Sequencing Batch Reactors	74,200
4. Effluent Lift Station	<u>2,860</u>
<b>Total Annual O&amp;M Cost</b>	<b>\$134,490</b>

**Wastewater Treatment Alt. No. 2 - Total Present Worth Cost** **\$4,452,521**

Advantages:

1. The operational process is simpler than the Schreiber process. ✓
2. There are fewer mechanical pieces of equipment than in the Schreiber process ✓
3. Equipment is easier to work on and maintain than the Schrieiber process. ✓
4. Due to the process kinetics involved, the process is very efficient and probably ✓  
one of the most robust variations of the activated sludge process. |
5. The process' footprint is compact and lends itself favorably for future expansions. ✓

Disadvantages:

1. The Portland operators have no experience with this process. ✓
2. The most economical way to add this process to the existing facility involves adding a second set of screw pumps, after the bar screen and grit chamber, to lift the wastewater up to the SBR process; the SBR process also requires an ✓  
effluent surge basin and a third set of pump to maintain a constant discharge rate.
3. In the SBR Process both basins are designed to be in operation continuously. It is more difficult to take a SBR basin out of service than in the Schreiber Process. When you take 1 Schreiber Basin out of service you have 25% of the process off line verses 50% off line for the SBR Process. *What about a third SBR*

**Table 6-4**  
**Wastewater Treatment Alternative No. 3 -High Rate Activated Sludge  
with Separate Stage Nitrification**

Capital Costs

1. New Raw Wastewater Pump Station	187,500
2. Bar Screen, Grit Chamber and Grease Removal Process	348,300
3. High rate activated sludge with separate stage nitrification	2,149,000
4. Conversion of 1 Schreiber Basin to an Aerobic Digester	56,000
5. Demolition	<u>13,000</u>
<b>Subtotal Capital Cost</b>	<b>2,753,800</b>

Engineering and Construction Inspection @ 12%	330,456
Construction Contingency @ 20%	<u>550,760</u>
<b>Total Capital Cost</b>	<b>\$3,635,016</b>

Operations and Maintenance Costs

1. Raw Wastewater Pump Station and Bar Screen	24,100
2. Grit Chamber and Grease Removal Process	31,300
3. High rate activated sludge with separate stage nitrification	<u>134,900</u>
<b>Total Annual O&amp;M Cost</b>	<b>\$190,300</b>

**Wastewater Treatment Alt. No. 3 - Total Present Worth Cost**      **\$6,716,873**

## 6.4 Biosolids Treatment Alternatives

Existing biosolids treatment includes aerobic digestion provided by a 0.1 MG converted clarigester basin and a 0.1 MG converted trickling filter and a truck loading station to transfer biosolids to land application vehicles. The facility also has drying beds which can be used to dewater biosolids prior to land application.

The City of Portland is currently at the end of the second year of a three-year contract to have its biosolids land applied by a contractor. This contract includes an option to extend the contract for an additional two-year period upon mutual agreement of both parties. The City currently pays the contractor 2.5 cents per gallon to pick-up, haul and land apply the biosolids. The contractor is required to obtain land application permits and maintain records as required by State and Federal Regulation.

All biosolid treatment alternatives involve abandoning the converted trickling filter digester due to its shallow depth of approximately 6.5 feet. The following biosolids treatment alternatives were evaluated to determine their ability to cost-effectively treat the projected biosolids production:

Biosolids Alternative No. 1- Contract Land Application- This alternative involves the continued use of the current contract land application arrangement. A new 0.5 MG aerobic digester would be constructed to supplement the existing 0.1 MG (converted clarigester) aerobic digester in order to provide 60 days retention time to comply with EPA's 503 regulations. Since the contractor conducting the land application program has a lagoon for biosolids storage and utilizes his farm year round for land application of biosolids, additional digester storage beyond that required for compliance with 503 regulation was determined to be unnecessary.

Biosolids Alternative No. 2 – Liquid Land Application by the City – This alternative involves having the City conduct the land application program and includes the purchase of a 4,400-gallon nurse truck, a 2,200-gallon off-the-road liquid sludge injection vehicle and the construction of a 1.1 MG digester. The new digester would be operated along with the existing 0.1 MG (converted clarigester) digester to provide 120 days of biosolids storage volume. This volume of storage is double the capacity provided in the contract land application alternative in order to provide storage when inclement weather prevents land application of biosolids. The City would be responsible for locating and permitting land application sites. City personnel would load the nurse truck and drive to the land application site. The biosolids would be transferred into a 2,200-gallon liquid injection vehicle which would travel over pasture and inject the biosolids approximately 6 inches below the ground surface.

Biosolids Alternative No. 3 – Belt Press Dewatering and City Operated Application – This alternative involves construction of a 1.1 MG digester and operation of the existing 0.1

MG (converted clarigester) basin to provide 120 days of biosolids storage volume. The biosolids would be dewatered using a belt filter press to 15 to 18 percent solids. This material would be discharge by a screw conveyor into a dump truck which would haul the biosolids to local farmers. The farmers would be responsible for distributing the biosolids at no cost other than the free use of a manure spreader. This alternative also includes double the aerobic digester storage volume (120 days) as compared to the contract land application alternative in order to provide storage when inclement weather prevents land application of biosolids.

Biosolids Alternative No. 4 – No Action - The no action biosolids treatment alternative was also evaluated. The no action alternative would involve continuing the present biosolids treatment and contract land application method. However, at the present biosolids generation rate the plant is just able to comply with the Federal 503 Sewage Sludge regulations. In the next 20 years the volume of biosolids produced is expected to nearly double, which will reduce the biosolids retention time in the digester by one-half. In addition, due to the limited ability to thicken biosolids in the present digesters and the added through put, the volume of biosolids would more than double in the next 20-year planning period. Since the biosolids contract for land application is on a per gallon basis, cost savings can be realized by simple thickening and adequate digestion of the biosolids. The no action biosolids treatment alternative was rejected from further consideration because it would not allow the plant to maintain compliance with the 503 Sewage Sludge regulations.

## 6.5 Selected Biosolids Treatment Alternative

Tables 6-6, 6-7 and 6-8 include a total present worth cost analysis of biosolids alternatives 1, 2 and 3, respectively. Each table contains a brief listing of the advantages and disadvantages of each alternative. The total present worth cost includes the estimated present worth cost of the annual operation and maintenance for each system. A summary of the Biosolids Treatment Alternatives and the Total Present Worth Costs is given in Table 6-9. Inspection of Table 6-9 indicates that Biosolids Alternative No. 1, Contract Land Application, has both the lowest capital and O&M costs.

**Table 6-9**  
**Summary of Biosolids Treatment Alternatives**  
**Total Present Worth Costs**

<u>Alternative</u>	<u>Total Present Worth Cost</u>
Alternative No. 1 – Contract Land Application	\$3,422,719
Alternative No. 2 – Liquid Land Application by the City	\$4,639,264
Alternative No. 3 – Belt Press Dewatering and City Operated Application	\$4,840,795

**Table 6-6**  
**Biosolids Alternative No. 1 - Contract Land Application**

Capital Costs

1. 0.5 MG Aerobic Digester:	\$651,000
<b>Subtotal Capital Cost</b>	<b>\$651,000</b>
Engineering and Construction Inspection @12%	\$78,120
Construction Contingency @20%	<u>\$130,200</u>
<b>Total Capital Cost</b>	<b>\$859,320</b>

Annual Operations and Maintenance Costs

1. 0.5 MG and 0.1 MG Aerobic Digester	\$77,200
2. Contract hauling, spreading, and permitting of biosolids disposal 8,530 gallons per day, 2% solids, at \$0.025 per gallon	\$77,836
3. Coordination of land application contractor	<u>\$3,250</u>
<b>Total Annual O&amp;M Cost</b>	<b>\$158,286</b>

(50 years)

**Biosolids Alt No. 1 - Total Present Worth Cost** **\$3,422,719**

Advantages:

1. Has the lowest capital and present worth cost. ✓
2. City is not involved in permitting and operating a land application program. ✓

Disadvantages:

1. The City loses some control of the actual application of sludge. ✓
2. The biosolids contract land application price is subject to market conditions. The current biosolids application contract price is \$0.025 per gallon and is valid until March 1999 and has an option to extend the contract for 2 additional years by mutual agreement. ✓
3. If the biosolids solids concentration falls, the cost of disposal escalates correspondingly. ✓

**Table 6-7  
Biosolids Alternative No. 2 - Liquid Land Application by the City**

Capital Costs

1.	1.1 MG Aerobic Digester	1,061,000
2.	4,400 Gallon Biosolids Nurse Truck	78,500
3a.	Ag-Chem Terra-Gator Model 2204 liquid injection vehicle	156,650
3b.	Terra-Gator Shipping 1,000 miles at \$2.40/mile	2,400
4.	Three additional land application manuals	<u>7,500</u>
	<b>Subtotal Capital Cost</b>	<b>1,306,050</b>

	Engineering and Construction Inspection @ 12%	156,726
	Construction Contingency @20%	<u>261,210</u>
	<b>Total Capital Cost</b>	<b>\$1,723,986</b>

Annual Operation and Maintenance Costs

1.	1.1 and 0.1 MG Aerobic Digester	144,700
2a.	Nurse truck operations labor	10,876
2b.	Nurse truck maintenance, fuel and lubricants	2,800
3a.	Terra-Gator operations labor	4,857
3b.	Terra-Gator maintenance, fuel and lubricants	3,981
4.	Land Application Program Management & Coordinatio	<u>12,800</u>
	<b>Total Annual O&amp;M Cost</b>	<b>\$180,014</b>

**Biosolids Alt No. 2 - Total Present Worth Cost      \$4,639,264**

Advantages:

1. The City has control over the land application program and the method of applicati

Disadvantages:

1. This alternative includes a significant capital investment in specialized mechanical equipment.
2. The City is responsible for locating, permitting and coordinating the land applicatio biosolids. Many farmers may only want biosolids in the early spring before crops planted and late fall after the crops are harvested.
3. This alterntive involves some risk in transporting biosolids over local roads.
4. Approximately 50 acres of land is required for biosolids application. The land application site(s) have not been identified. The farther the sites are from the treatment plant, the less viable this alternative becomes.

**Table 6-8  
Biosolids Alt. No. 3 - Belt Press Dewatering and City Operated Application**

Capital Costs

1.	1.1 MG Aerobic Digester	\$1,061,000
2.	Belt Filter Press	
	a. 1 meter belt filter press	\$120,000
	b. Polymer blending system	\$8,000
	c. Biosolids pumps	\$12,000
	d. Biosolids screw conveyor for discharge to a truck	\$8,000
	e. Belt wash water booster pump	\$1,000
	f. Grating platform	\$5,000
	g. Metal building	\$15,600
	h. Building electrical	\$10,000
3.	Tandem dump truck	\$75,000
4.	Manure spreader	\$3,000
5.	Three additional land application manuals	\$7,500
	<b>Subtotal Capital Cost</b>	<b>\$1,326,100</b>

Engineering and Construction Inspection at 12%	\$159,132
Construction Contingency at 20%	\$265,220
<b>Total Capital Cost</b>	<b>\$1,750,452</b>

Annual Operations and Maintenance Costs

1.	1.1 and 0.1 MG Aerobic Digester	144,700
2.	1 m Belt filter press:	
	a. Operation labor	\$17,900
	b. Chemicals (polymer)	\$5,600
	c. Electricity	\$1,600
	d. Maintenance labor	\$930
	e. Maintenance parts	\$930
3.	Biosolids transport and application	
	a. Operation labor	\$3,066
	b. Maintenance labor	\$876
	c. Maintenance supplies-fuel, lubricants, tires, filters, et	\$2,422
4.	Land Application Program Management & Coordination	12,800
	<b>Total Annual O&amp;M Cost</b>	<b>\$190,824</b>

**Biosolids Alt No. 3 - Total Present Worth Cost                   \$4,840,795**

**Advantages:**

1. The belt filter press affords large reductions in the quantity of material transported.
2. This alternative gives the city more control over the land application program and allows for the economical distribution of biosolids to areas a longer distance from the treatment plant than with a liquid biosolids program.

**Disadvantages:**

1. This alternative has the highest capital and operational cost.
2. The City is responsible for locating, permitting and coordinating the land application of biosolids. Many farmers may only want biosolids in the early spring before crops are planted and late fall after the crops are harvested.
3. This alternative includes the assumption that the dewatered cake will be spread by farmers at no cost to the City, other than the provision of a manure spreader by the City. With this assumption, the City assumes the risk that the biosolids will be spread in a timely and proper manner and that no additional monetary inducement will be required to encourage farmers to accept the biosolids or comply with regulatory requirements.

## 6.6 Combined Wastewater and Biosolids Treatment Alternatives Costs

In order to fairly evaluate the wastewater and biosolids treatment alternatives both analyses included biosolids digestion. Consequently, the total estimated project cost cannot be calculated by simply adding the selected alternatives together, since this would include biosolids digestion twice. In addition, items common to all alternatives such as the control room improvements or chlorine contact modifications were not included in order to simplify the analysis. Table 6-10 includes the expected capital cost of the selected alternatives and the cost of other miscellaneous items expected to be required as part of the plant expansion. Inspection of Table 6-10 indicates that the total cost of the plant expansion is expected to be approximately \$3,361,000.

**Table 6-10**  
**Combined Cost Estimate of the Selected Wastewater**  
**and Biosolids Treatment Alternative**

Capital Costs

Wastewater Treatment Alternative No. 1 or 2 (choose either the SBR or Schreiber Process) and Biosolids Alternative No. 1	1,897,600
--	-----------

Other Miscellaneous Costs

1. Mobilization/Demobilization	10,000
2. Office, laboratory and maintenance area expansion	126,000
3. Laboratory equipment and laboratory countertops	93,500
4. SCADA control system	60,000
5. Effluent water recycling system	18,000
6. Influent flume and effluent weir	18,000
7. Asphalt Paving	24,000
8. Wetlands Investigation	1,000
9. Chlorine Contact Basin Improvements	38,000
10. Site preparation/Landscaping	20,000
11. Post Aeration Improvements	50,000
12. Electrical	90,000
13. Piping	100,000

<b>Subtotal Capital Cost</b>	<b>\$2,546,100</b>
------------------------------	--------------------

Design and construction inspection @ 12%	305,532
--	---------

Construction contingency @ 20%	509,220
--------------------------------	---------

<b>Total Capital Costs</b>	<b>\$3,360,852</b>
----------------------------	--------------------

Annual Operations and Maintenance Costs

1. O&M Costs of Wastewater Treatment Alternative 1 or 2	134,490
2. 0.5 MG and 0.1 MG Aerobic Digester	77,200
3. Contract hauling, spreading, and permitting of biosolids disposal 8,530 gallons per day, 2% solids, at \$0.025 per gallon	77,836
4. Coordination of land application contractor	3,250

<b>Total Annual O&amp;M Cost</b>	<b>\$292,776</b>
----------------------------------	------------------

## 7.0 ENVIRONMENTAL CONSIDERATIONS

### 7.1 Historical and Archeological Features

The original 201 Facilities Plan required an Environmental Assessment of the wastewater facilities planning area, which included the existing plant site. That Environmental Assessment does not mention the presence of any historical and/or archeological features within the existing WWTP site or adjacent to it.

### 7.2 Remedial Action

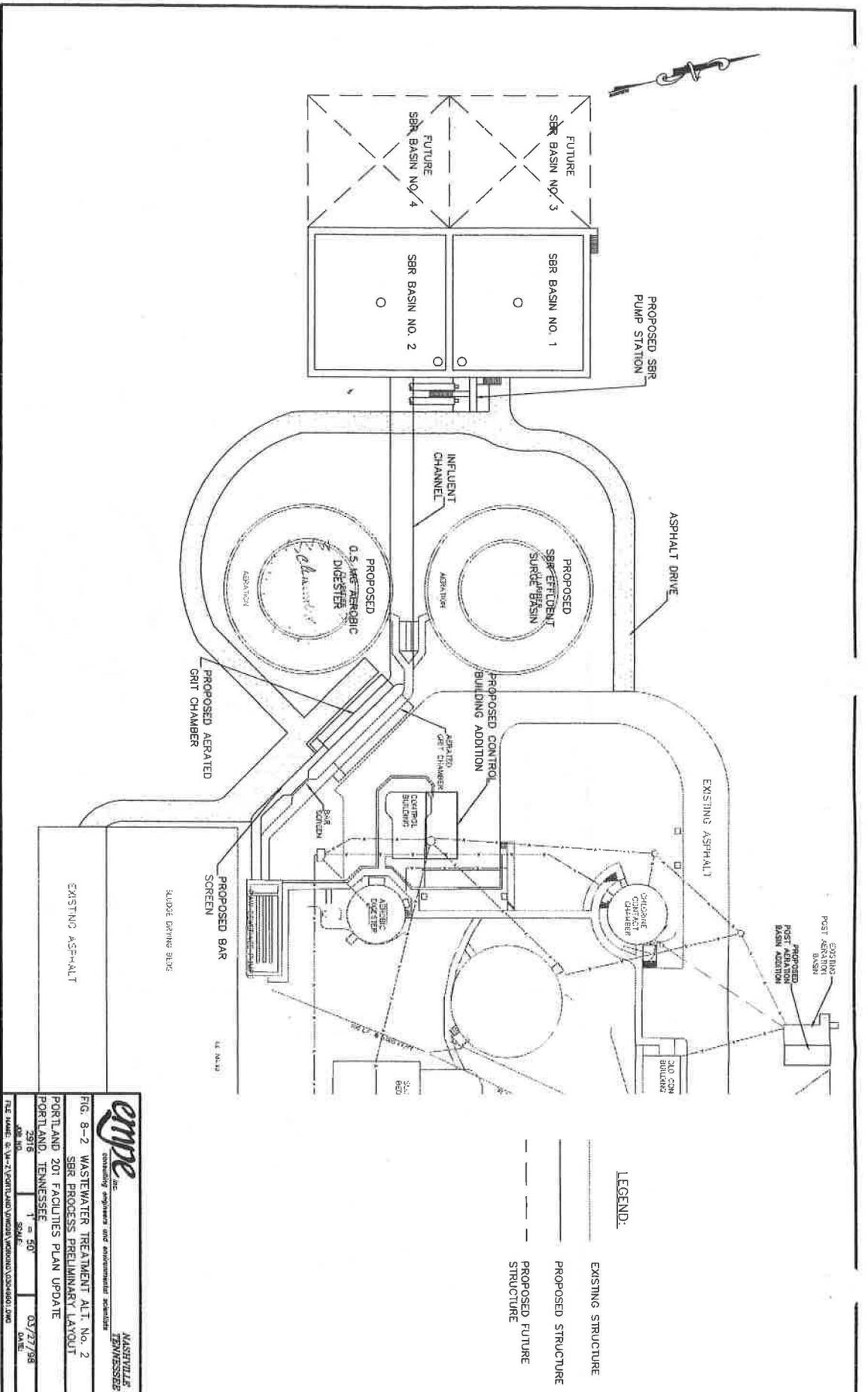
A large construction project, such as one that will be required for the next WWTP expansion, almost always creates temporary environmental impacts due to noise, dust, and soil erosion. However, these impacts can be kept to a minimum through the proper control measures required of the contractor in the construction specifications. Some of the following issues are noted, along with a brief description of the control measures which should be written into the specifications.

- Protection of Public Property - Specifications should require the contractor employ the "means and methods" to protect public property from damage, spillage of material or debris, or staining roadways. The contractor is responsible for restoration if public property is damaged.
- Protection of Waterways - Specifications should require the contractor to follow "rules and regulations" of U.S. and State agencies to protect all waterways from pollution, silting or flooding damage. A plan is required from the contractor, explaining the efforts to handle and dispose of sanitary, groundwater and storm water flows.
- Protection of Air Quality - Specifications should require the contractor to minimize air pollution resulting from exposed soils, combustion equipment, and trash burning/disposal.
- Construction Noise Control – Specifications should require the contractor to observe all local regulations and ordinances to insure that all construction activities will not exceed legal noise levels. Except for emergencies or specific work efforts planned and approved in advance, the contractor is required to limit the work to certain times of the day and week.
- Access to Public Services – Specifications should require the contractor maintain free access to all public service utilities such as fire hydrants, valves, manholes, etc.
- Erosion Control - Specifications should require the contractor to employ temporary or permanent measures to control erosion and sedimentation. These measures should be placed in an erosion control plan prepared by the contractor for submittal to and approval by the Owner. Specifications require the contractor to return the construction site to as good or better than its original condition.

#### 7.4 Wetland Issues

There are several wetlands on the National Wetland Inventory in the 201 Area. The closest natural wetland is located across the road from the existing wastewater treatment plant. Control measures must be implemented to minimize the detrimental impact on natural wetlands in the 201 Area. Wet areas at the plant site should be inspected before construction activity by a qualified environmental scientist to determine if these areas are protected wetlands.





**emp**  
*inc.*  
 consulting engineers and environmental scientists  
 NASHVILLE  
 TENNESSEE

FIG. 8-2 WASTEWATER TREATMENT ALT. NO. 2  
 SBR PROCESS PRELIMINARY LAYOUT  
 PORTLAND, TENNESSEE

2916  
 JOB NO. SCALE: 1" = 50'  
 03/27/98  
 DATE

FILE NAME: 8-14-2\PORTLAND\WORKING\03049801.DWG

## 8.0 PRELIMINARY DESIGN INFORMATION

This section recommends that the City of Portland construct a 1.9 MGD Schreiber Countercurrent Aeration or Sequencing Batch Reactors (SBRs) Wastewater Treatment Plant.

The preliminary design data and calculations for each unit wastewater treatment process proposed for the recommended treatment facility is presented below. A preliminary site layout of the proposed Schreiber and SBR processes is presented in Figures 8-1 and 8-2, respectively.

### A. Preliminary Treatment

#### Raw Pumping

Design capacity = peak flow 3.8 mgd or 2,638 gpm  
Provide 100 % standby capacity  
Future expansion to be considered.

#### Mechanical Cleaned Bar Screen

Design capacity = 3.8 mgd  
Space for future screen to be provided.

#### Aerated Grit Chamber

Minimum Detention time = 3 minutes or 1058 cubic feet @ 2,638 gpm  
Air = 80 cfm

### B. Oxidation Process

#### 1. Basin Volume

Detention Time Method @ 24 hours detention time @ 1.9 mgd design flow

Volume = 1.9 MG

SRT Method – Solids Retention Time

SRT = 30 days

MLSS = 3,000 mg/l

Waste biosolids = biosolids production @ .65 lb/lb. BOD<sub>5</sub> – effluent loss =  
(0.65 x 2,576) – (3 mg/l x 1.9 x 8.34) = 1,627 pounds sludge/day

SRT = (MLSS x 8.34 x Volume/Waste Sludge)

30 = (3,000 x 8.34 x Volume/1627)

Volume = 1.95 MG

### MLSS Loading Method

MLSS required @ 0.05 lb. BOD<sub>5</sub>/lb. MLSS = (2,576 lb. BOD<sub>5</sub>/0.05 lb. BOD<sub>5</sub>/lb. MLSS) = 51,520 lb. MLSS

Lb. MLSS = Volume in MG x concentration in mg/l x 8.34 lb/gallon

Assume 3,000 mg/l concentration

$$\text{Volume in MG} = (51,520 \text{ lb. MLSS} / 3,000 \text{ mg/l} \times 8.34) = 2.06 \text{ MG}$$

### Standard Loading Method @ 10 lbs. BOD/1,000 cubic feet

$$\text{Volume} = (2,576 \times 1,000 / 10) = 257,600 \text{ cubic feet}$$

$$\text{Volume} = 1.93 \text{ MG}$$

Volume to be used = 2.0 MG or 267,380 cubic feet

## 2. Oxygen Requirement

State Design Criteria: 2.35 lb. O<sub>2</sub>/lb. Peak Day BOD applied  
(2.35 lb. O<sub>2</sub>/lb. BOD) 3,982 lb. BOD/day = 9,357 lb O<sub>2</sub>/day

### Alternate Method

$$\text{Lbs O}_2 = (1.5 \times \text{lb Peak Day BOD applied}) + 4.6 \times \text{lb. Peak Day NH}_3 - \text{N applied} \\ = 1.5 (3,982 \text{ lb BOD}) + 4.6 (266) = 7,196 \text{ lb O}_2/\text{day}$$

$$\text{Lbs O}_2 = \text{Actual Oxygen Requirement (AOR)} = 300 \text{ lb. O}_2/\text{hr}$$

$$\text{SOTR} = \frac{(\text{AOR}) C^*20}{\alpha (\theta T - 20) [\tau \beta \Omega C^*20 - C]}$$

SOTR = Standard Oxygen Transfer Rate

$$C^*20 = 10.5 \text{ mg/l}$$

$$\alpha = 0.7$$

$$\theta = 1.024$$

$$T = 25^\circ\text{C}$$

$$\tau = \frac{C^*ST}{C^*S20} = \frac{8.26}{9.09} = 0.91$$

$$\Omega = \frac{P_b}{P_s} = \frac{14.3}{14.7} = 0.97$$

$$C = 2.0 \text{ mg/l}$$

$$\beta = 0.95$$

$$\text{SOTR} = \frac{300 (10.5)}{0.7 (1.0245) [0.91 (0.95) 0.97 (10.5) - 2.0]}$$

$$\text{SOTR} = 586 \text{ lb/hr}$$

Calculate air flow rate at standard conditions

Scfm = standard cubic feet per minute

$$\text{Scfm} = \frac{586 \text{ lb/hr}}{0.055 \text{ lb O}_2/\text{m} (4.06 \text{ m}) (0.075 \text{ lb}/\text{ft}^3) 0.232 \text{ lb O}_2/\text{lb air}}$$

$$\text{Scfm} = 2,513$$

Correct for local conditions of elevation = 800' MSL, 80°F and 50% RH

Acfm = Actual cubic feet per minute

$$\begin{aligned} \text{Acfm} &= \text{scfm} \frac{P_s - (RH_s \times PV_s) T_a P_b}{P_b - (RH_a \times PV_a) T_s P_a} \\ &= 2,513 \frac{(14.7 - (0.36 \times 0.3391)) 540 14.3}{(14.3 - (0.50 \times 0.5073)) 528 14.1} \end{aligned}$$

$$\text{Acfm} = 2,705$$

Provide a total of 6-40 hp blowers each capable of providing 676 Acfm with 50% standby capacity.

### 3. Biosolids Production

Use 0.65 lbs. Biosolids produced/lb. BOD5 removed @ SRT = 30 days

Average waste biosolids = total biosolids produces less effluent loss

$$\text{Total biosolids produced} = 0.65 \times 2,576 = 1,674$$

$$\text{Effluent solids @ 3 mg/l} = 1.9 \times 8.34 \times 3 = 47$$

$$\text{Average waste solids} = 1627 \text{ lbs. dry solids/day}$$

### 4. Return Sludge

$$50\text{-}150\% \text{ of average influent} = 0.95 \text{ MGD} - 2.85 \text{ MGD}$$

$$\text{Divided between 4 basins} = 165 \text{ gpm} - 495 \text{ gpm per basin}$$

Must be metered

C. Sedimentation

Overflow rate = 300 GPD/square foot average and 800 GPD/square foot peak

Sidewater Depth = 14 feet

Average hydraulic load = 1.9 MGD

Peak Hydraulic Load = 3.8 MGD

Average Solids Loading = 25 pounds/day/square foot

Peak solids loading = 35 pounds/day/square foot

Surface Area for Average Flow =  $(1,900,000/300) = 6,333$  square feet (critical condition)

Surface Area for Peak Flow =  $(3,800,000/800) = 4,750$  square feet =

Use four clarifiers each with 45 foot diameter

Surface area for four 45 foot diameter circular clarifiers = 6,361 square feet

Over flow rate at design flow = 1.9 MGD

$(1,900,000/6,361) = 298$  GPD/square foot

Check average loading @ MLSS = 3,000 and 100% recycle

$(1.9 \times 8.34 \times 3,000 \times 2/6,361) = 15$  lbs. MLSS/day/square foot

Check peak solids loading @ MLSS = 3,000 and 100% recycle  $3.8 \times 8.34 \times 3,000 \times 2/6,361 = 30$  (Okay, less than 35)

D. Disinfection

1. Chlorination

Design dosage = 5 mg/l @ 3.8 MGD = 158 lbs. Cl<sub>2</sub>/day

Average dosage = 3.0 mg/l @ 1.9 MGD = 48 lbs Cl<sub>2</sub>/day

2. Chlorine Contact

Existing converted secondary clarifier with 9.25' average depth and 28' diameter = 42,600 gallons – 5% for walls = 40,500 gallons

Retention time @ average flow = (40,500 gallons/1,319 GPM) = 30.7 minutes

Retention time @ peak flow = (40,500/2,638 GPM) = 15.4 minutes

E. Post Aeration

Oxygen Requirement – assume DO influent = 0 mg/l. Need 6.0 mg/l O<sub>2</sub>

Oxygen needed = 6 mg/l x 3.8 MGD x 8.34 = 190 lbs. oxygen/day

$$\text{SOTR} = \frac{(\text{AOR}) C^*_{20}}{\alpha (\theta^{1-20}) [\tau \beta \Omega C^*_{20} - C]}$$

$$\text{SOTR} = \frac{190 (10.5)}{0.7 (1.024^{25-20}) \left[ \frac{(8.263) (0.95) (14.3) (10.5) - 6}{9.091 \quad 14.7} \right]}$$

$$\begin{aligned} \text{SOTR} &= 898 \text{ lb/day} \\ &= 37 \text{ lb/hr} \end{aligned}$$

Assuming 10% transfer efficiency for diffused air:

$$\text{Scfm} = \frac{37 \text{ lb/hr}}{0.232 \text{ lb O}_2/\text{lb air} (0.10) 0.075 \text{ lb/ft}^3 (60 \text{ min/hr})}$$

$$\text{Scfm} = 354$$

Assume mechanical diffuser 2 lbs O<sub>2</sub>/hp/hr

$$\frac{37 \text{ lb O}_2/\text{hr}}{2 \text{ lb O}_2 \text{ hp/hr}} = 18.5 \text{ hp}$$

Plant currently has 2-5 hp aerator units in operation and 1-10 hp aerator in storage;  
install all three existing units for a total of 20 hp

F. Biosolids Aerobic Digestion

Average waste biosolids production = 1,674 lb/day

Assume biosolids can be thickened to 2% solids by decanting

$$\text{Biosolids volume} = \frac{1,674 \text{ lb/day}}{0.02 (8.34 \text{ lb/gal})} = 10,036 \text{ gallons/day}$$

Provide a 60 day SRT to comply with 503 regulations Class B, PSRP requirements

Digester Volume = 10,036 gal/day (60 days) = 602,000 gallons

Use existing digester (old clarigester) as aerobic digester  
Volume of existing digester = 102,000 gallons.

Required Digester Volume = 602,000 – 102,000 = 500,000 gallons

Provide mixer in new 0.5 MG digester to reduce air requirement – use 30 hp/MG  
30 hp/MG (0.5 MG) = 15 hp

Aeration Required:

Assume 50% of aeration requirements of an air mixed digester @ 30 ft<sup>3</sup>/1000 ft<sup>3</sup> min  
0.5(30 ft<sup>3</sup>/1000 ft<sup>3</sup> min)(500,000 gallons)/7.48 gallon/ft<sup>3</sup> = 1,002 ft<sup>3</sup>/min  
Provide aeration using four of the existing Schreiber blowers (one serving as a standby),  
that are to be removed from service, which are currently sheaved to run at 386 acfm each.

Volume of Biosolids to be land applied:

Assume 10 % biosolids reduction in 60 day SRT  
1,674 – 0.1(1,674) = 1,423 lbs/day

Volume to be land applied at 2 % solids content:

$$\frac{1,423 \text{ lbs/day}}{0.02 (8.34 \text{ lbs/day})} = 8,530 \text{ gallons/day}$$

## 9.0 PRELIMINARY RATE EVALUATION

Using the cost estimates from the selected alternatives for the wastewater system improvements, biosolids treatment, and the 30-inch diameter interceptor; the present budget will be evaluated to determine what effects the improvements may have on future wastewater rates.

The total costs for construction, operation, maintenance, and equipment replacement (OM&R) must be funded by an increase in sewer rates. The total estimated construction cost of the wastewater treatment plant, biosolids handling, and 30-inch interceptor sewer is \$3,651,000. Assuming construction costs will be funded in part by a \$500,000 Community Development Block Grant and in part by a 2.5% loan from the State Revolving Fund, the principal and interest to be paid in the first year will be \$261,400. Assuming the OM&R costs will increase by \$24,000 over the present OM&R costs, the total added annual cost associated with the wastewater treatment plant, biosolids handling, and 30-inch interception sewer, is \$285,400.

In June 1997, there were 1,535 sewer customers. Assuming an existing sewer budget surplus of \$148,999, the sewer rate increase required to fund the proposed construction, operation, maintenance, and equipment replacement will average \$6.10 per month per customer.

\$ 7.40 → 15.8% *Budget*

## 10.0 IMPLEMENTATION PLAN

Shown below is an implementation schedule to design, construct, and begin operation of the recommended wastewater treatment plant.

### 10.1 Institutional Responsibilities

The City of Portland owns and operates the existing wastewater treatment works and has the legal authority for financing, operating and maintaining the expansion and improvements to the wastewater treatment plant.

### 10.2 Implementation Schedule

The proposed implementation schedule for completion of the project is set forth in Table 10-1. It is noted that the Facility Plan is proposed for submittal to the State in June 1998 and construction is scheduled for completion by February 2001.

TABLE 10-1

Wastewater Treatment Plant Expansion Implementation Schedule		
	Activity	Date
1	Submit 201 Plan to Portland Public Works Committee	April 1998
2	Present 201 Plan to City Council for adoption	May 1998
3	Conduct Public Hearing	May 1998
4	Submit 201 Plan to Tennessee Department of Environment and Conservation for review and approval.	June 1998
5	Get on the State's construction loan priority list	June 1998
6	City to secure project financing	
7	Negotiate Engineering Contract for design and Construction Services and Proceed with Design	August 1998
8	Complete Design of wastewater treatment plant	January 1999
9	Obtain Approval from State to Advertise for Construction	March 1999
10	Receive Construction Bids	June 1999
11	Award Construction Contract and Begin Construction	August 1999
12	Completion of Construction	February 2001
13	Complete Start-up services and O&M Manual	February 2002

### **10.3 Financial Requirements**

The estimated project cost for the selected wastewater and biosolids treatment alternatives is presented in Section 6. The total estimated construction cost for wastewater treatment and biosolids handling, which includes design and contingencies is \$3.36 million. Portland will explore several sources for funding this project. The project will probably be financed from more than one source, with funds coming from both the State Revolving Fund loan and a Community Development Block Grant.

In the immediate future, the 24-inch and 21-inch interceptor sewer between Highway 109 and the wastewater treatment plant should be replaced by a 30-inch interceptor sewer. This cost is included in the preliminary rate evaluation in Section 9. After the construction is complete on the new 30-inch interceptor sewer, the City should evaluate enlarging the 10-inch interceptor on Oak Street and the 12-inch and 15-inch interceptor on Potts Street to an 18-inch diameter interceptor sewer. The work associated with the 18-inch diameter interceptor sewer was not included in the preliminary rate evaluation in Section 9.

The total estimated construction cost for the 30-inch interceptor sewer and the 18-inch interceptor sewer, which includes design and contingencies, is \$567,600.

The estimated operation and maintenance cost of the wastewater treatment plant and biosolids handling was presented in Table 6-10. Initial O&M cost in Year 2000 is estimated to be \$293,000.

### **10.4 Public Involvement**

The City Council will schedule a Public Hearing to discuss the project, including any proposed sewer rate adjustment and to entertain any questions that the public may have. Advertisements concerning the public meeting will include the date, time, and place for the meeting. Further, the advertisement will state that Portland proposes to borrow a specific amount of money to expand the wastewater treatment plant and that the sewer rates will have to be increased in order to finance, operate and maintain the expanded plant and improve the collection system. Mention will also be made that the City will apply for a Community Development Block Grant and State Revolving Fund loan to aid in funding the project. The advertisement will be made at least two weeks prior to the meeting.

During the Public Meeting the following information will be presented: project description, project schedule, protection of environment, and sewer rates.



**URBAN GROWTH BOUNDARY  
PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN THAT** the City of Orinda in Robertson County Tennessee and the City of Portland in Sumner County Tennessee will each hold two (2) public meetings for discussion relative to adjusting the municipality **URBAN GROWTH BOUNDARY (UGB)**. The purpose of this meeting will be to discuss adjustments to each municipalities existing UGB. The dates will be as follows:

**Orinda, Tennessee – Public Hearings:**

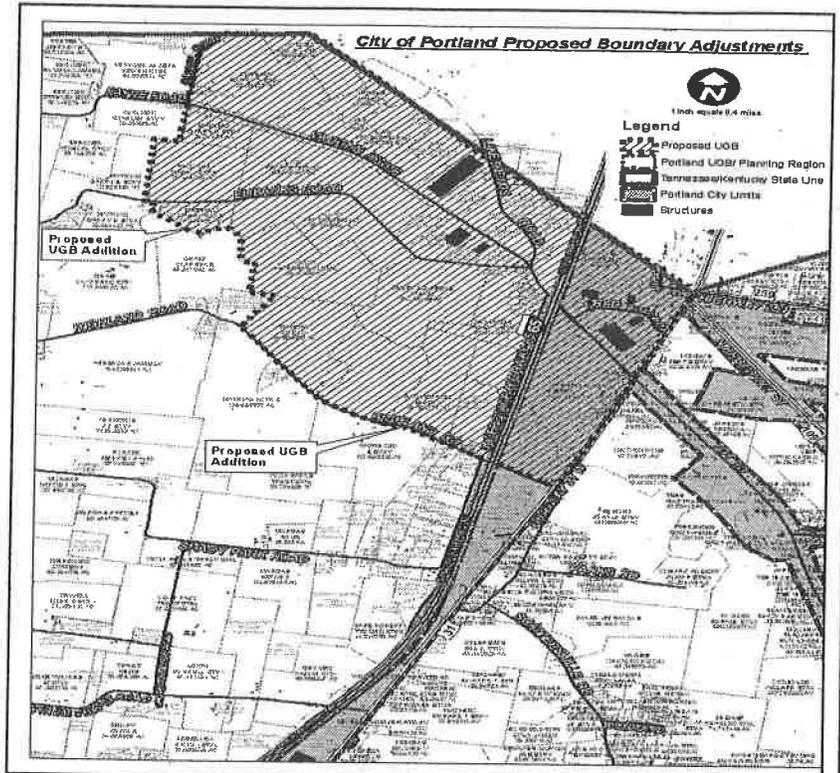
- 1) Meeting Date: **May 13<sup>th</sup>, 2008 @ 7:00 p.m.**  
Location: Orinda City Hall – 7501 Highway 52 – Orinda, Tennessee
- 2) Meeting Date: **May 27<sup>th</sup>, 2008 @ 7:00 p.m.**  
Location: Orinda City Hall – 7501 Highway 52 – Orinda, Tennessee

Any questions prior to the meeting please contact **Kevin Breeding, Orinda City Manager** at 615.654.3366.

**Portland, Tennessee – Public Hearings:**

- 1) Meeting Date: **May 19<sup>th</sup>, 2008 @ 6:30 p.m.**  
Location: Portland City Hall – 100 South Russell St. – Portland, Tennessee
- 2) Meeting Date: **June 2<sup>nd</sup>, 2008 @ 6:00 p.m.**  
Location: Portland City Hall – 100 South Russell St. – Portland, Tennessee

Any questions prior to the meeting please contact the **Planning Office – Melinda Keen** or **Mayor Ken Wilber** at 615.325.6776.



# Bluegrass Festival

Sat. May 3rd, 2008

**Town of Westmoreland  
Ball Parks - Pleasant Grove Rd.**

**9:00 A.M.**

**Till  
???**

**NO COOLERS  
NO ALCOHOLIC  
BEVERAGES!**

**Concessions  
Available**



**Jesse McReynolds**

**Emcee  
Cousin Bill**

**Music by  
Jesse McReynolds &  
The Virginia Boys  
Clearview  
Southern Express  
New Foundation**

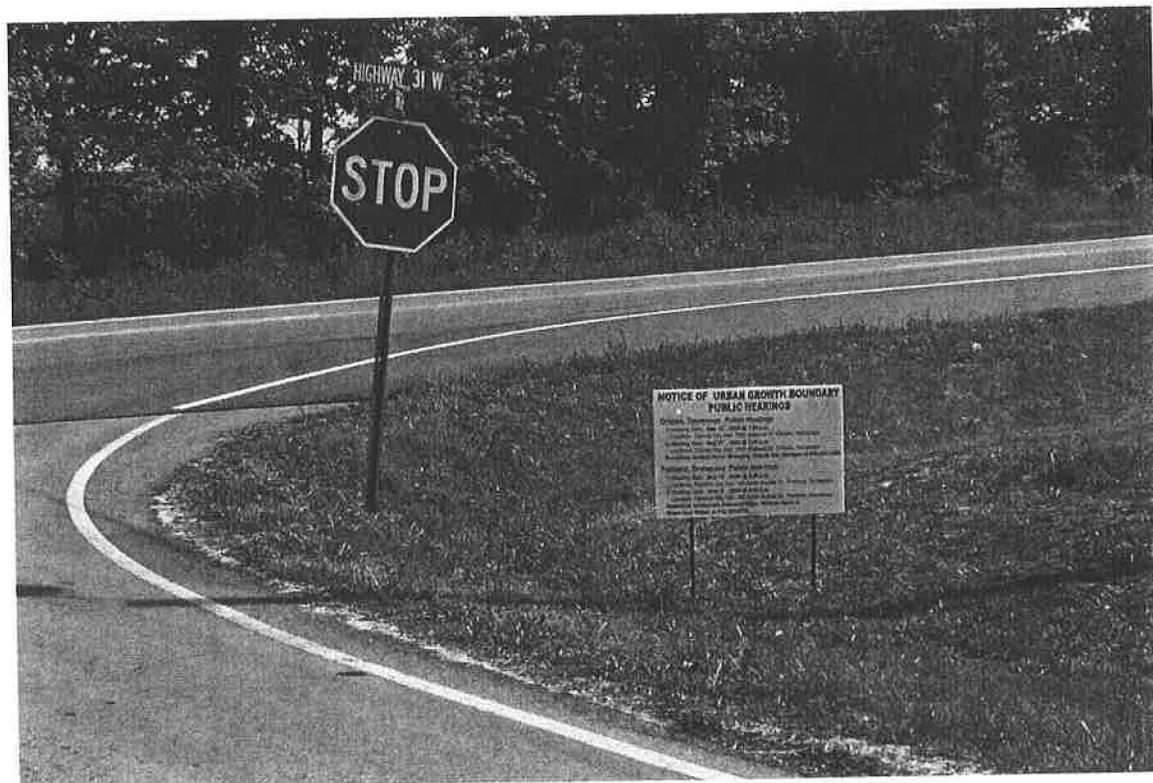
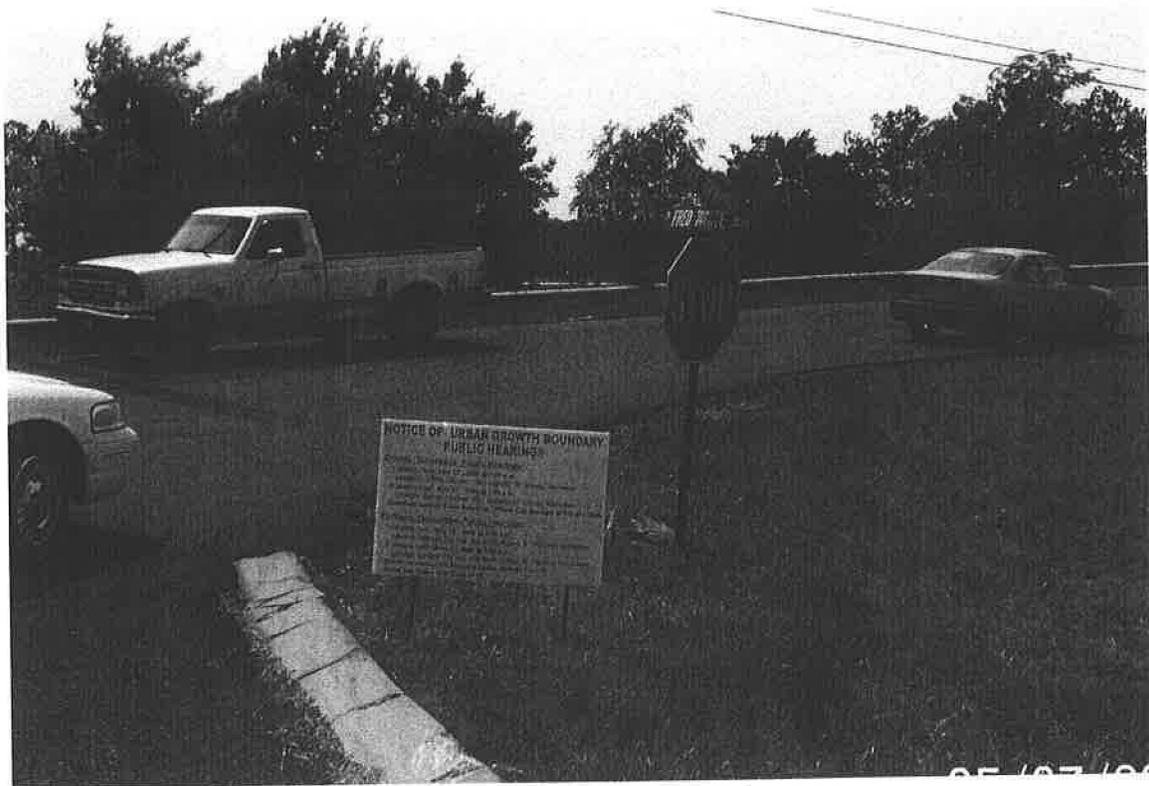
**Games For Kids**

**Tickets  
Available At  
Cathy's  
Country  
Cupboard  
(615)644-  
4142**

For More Information  
Call Gary Reece  
(615)633-5488

Website: <http://newfoundation.trindod.com>





Photographs of signage notifying stakeholders of public hearing that were posted at the intersections of Lake Springs Road/Fred White Boulevard and Highway 31W/Highland Road



URBAN GROWTH BOUNDARY ADJUSTMENT  
PUBLIC HEARING - CITY HALL  
MAY 19<sup>TH</sup>, 2008 @ 6:30 P.M.

NAME:

ADDRESS:

Jim Short

800 College Street, Portland, TN 37148

Martha Short

9541 Eubanks Rd, Portland, TN 37148

CHEAYII JAMES

Po Box 745 / 6052 Old Delmar Rd So Portland <sup>37148</sup> 37148

Mrs Charles H Evelyn Keen

6046 S. Old Detour Rd Portland Tenn 37148

Debbie murillo

1174 Vaagner Pkwy Portland TN 37188

Ann's Gudew Mathias

457 Fern Valley Dr White Horse In 37188

Al Baker

8771 N. Pinson Rd Portland (Robertson Co)



**UGB PUBLIC HEARING**

**SIGN-IN SHEET - JUNE 2, 2008**

Name	Sign In:
Martha Short	9541 Eubanks Road Portland, TN 37148 → * Send TDOT INFO
Jim Short	888 College Street Portland, TN 37148 → * jim.short@usabldg.com
Kelvin Pennel	KPL
Luther Brant	Luther Brant
Allen Dyer	Allen Dyer
Bonnie Meadows	



\*\*\*\*\*CAR-RT LOT\*\*C 001  
08/29/2008 0004562 0001  
CITY OF PORTLAND  
100 S RUSSELL ST  
PORTLAND, TN 37148-1208  
37148120800

# ADLER



Celebrating 50 Years of being your Community Newspaper

24 Pages

Portland, Tennessee

## Appropriates City to seek expansion of urban growth boundaries

Portland  
struction.

... need to get on about  
ss ... et the children, who  
... in ... classroom."  
... completing Phase I, which  
... nd remodeling," said comb  
... bs of White House. "Let's  
... and let them get started and  
... ut of those portables."  
... l the majority of the come  
... ie importance of getting the  
... tables and into classrooms,  
... nd Resolution 0712-05 to  
... ion management failed.  
... nission to agree by a vote of  
... the \$41,539,973 to fund the  
... e new schools.  
... Schools Director expects to  
... eaking date of early April  
... schools at Tuesday night's  
... ng.  
... out the fact that we're ready  
... rd," said Glen Gregory,  
... ntative on the school board.  
... en done months ago."

By Sonya Thompson  
tplsonya@bellsouth.net

Portland Mayor Ken Wilber shared urban growth boundary expansion plans with the Regional Planning Commission Monday night.

According to Wilber, both the City of Portland and the City of White House have requested an expansion to urban growth boundaries.

"A work study was assembled a couple of weeks ago," said Mayor Wilber. "We have been asked to look at an urban growth line extension. There will be two individual public hearings (White House and Portland) on the issue. Once we all agree and there are no questions, it will go before Orinda's growth committee."

"This is a 20-year growth plan," Wilber added. "We know the interchange will be coming and we want to make sure everything is in line with the interchange."

Information about the pub-  
... will be available



## Kindergarten funding

... or today's youth, will host a  
... ' on Wednesday, March 26.  
... nts and grandparents are  
... ne together and converge on  
... port of its agenda - which  
... on pro-K funding for Summer

Leader Photo/SONYA THOMPSON

... showed up for Portland's annual Easter Egg Hunt

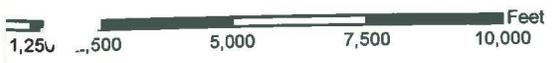








Map - 5



1	2	3	4	
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
	21	22	23	



# White House Growth Plan

May 29, 2008

Robertson County Coordinating Committee

City of White House Proposed Robertson County Growth Boundary Map Extension

The City of White House is proposing an additional three square miles of growth boundary as shown on the enclosed map. The areas are north of Bill Moss and Boyles Road, west of New Hall Road, south of SR 76, and west of Cross Plains Road near the Boyles Road intersection. The existing city limits and growth boundaries are also shown on the enclosed map. The areas shown include properties on both sides of the roadways listed above which are currently within the designated growth boundary.

The additional areas are being requested to provide areas for future anticipated growth and due to the City's ability to plan for and provide future city services. The properties in the proposed growth boundary area have great development potential due to the natural features of the properties. Planned land uses in the area include agricultural preservation, single family residential developments with open space clustering or master planned developments, public and semi-public uses, and mixed use residential and commercial uses at select locations on major roadways. The City is currently studying with the current 2008 Comprehensive Land Use Review and Update project the preservation of agricultural lands thru land trusts, open space cluster subdivision design, and the potential for a transfer of development rights program. The Comprehensive Land Use Review and Update project is proposed to be completed in the fall of 2008. Public review of proposals will be held in July 2008.

The City will finance extension of municipal services in the growth boundary areas with the future annexation and development of properties. The City has policies regarding roadway and sewer improvements required with future developments. The City will finance projects thru city impact fees, sewer commitment fees, user fees, sanitation fees, and other fund sources. The City plans the financing and implementation of projects thru the Six Year Capital Improvement Program. The 2007-2008 Fiscal Year Budget Capital Improvement Plan was adopted at \$ 5,814,150. Proposed 2008-2009 Fiscal Year Budget Capital Improvement Plan \$ 6,063,212.

**Public Hearings Completed:**

Public Review and Hearings:

March 6, 2008 (12 in attendance)

March 10, 2008 (14 in attendance)

Hearings Held During Planning Commission Meetings

April 14, 2008 Map Proposal and Inter local Agreement

May 12, 2008 Support Documentation

Special called Board of Mayor and Aldermen Meeting

May 22, 2008

During the public hearings the citizens and property owners expressed the following concerns:

- Properties being annexed
- Properties being included in growth boundary
- Agricultural preservation
- Economic problems with being required to pay city taxes on farm land.
- Inter local agreement expiration
- Inter local agreement provides protection and why is the city changing the agreement.
- Notice of public hearings not adequate
- Changing way of life with development of area
- City Services not needed

**Enclosed Information:**

1. Growth Boundary Expansion Map completed by McGill and Associates, Waste Water Consultant as part of Master Plan.
2. Population Information
3. Municipal Service Information
4. Land Use Classification Chart
5. City Department Information
  - Fire Department/Police Department/Waste Water Master Plan
6. Citizen Information on Public Review Meetings
7. Meeting Minutes for April Planning Commission and May Aldermen Meeting.  
No one spoke at public hearing at May Planning Commission Meeting.

RESOLUTION 08-07

A RESOLUTION RECOMMENDING THE ADOPTION OF AN  
URBAN GROWTH BOUNDARY MAP AMENDMENT ENCOMPASSING  
CERTAIN AREAS IN ROBERTSON COUNTY.

---

WHEREAS, the General Assembly enacted PUBLIC Act 1101 of 1998 providing for the orderly growth of cities and counties and regulations for the adoption and amendment of the growth boundaries, and

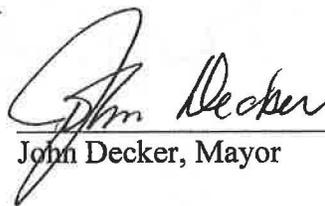
WHEREAS, it is the responsibility of each city to plan and develop proposals for areas of the growth boundary where the city can plan for the future use and can plan and provide municipal services within the next twenty (20) years, the city request the expansion areas to contain property on both sides of the roadways already contained in growth boundary, and

WHEREAS, the City has conducted 5 public hearings, two public review and hearing meetings were conducted on March 6, 2008 and March 10, 2008 and at the regular meetings of the Planning Commission on April 14, 2008 and May 12, 2008 and at the May 22, 2008 Board of Mayor and Aldermen Special Called Meeting, as required by law, and

WHEREAS, a map detailing proposed expansion and support documentation has been submitted,

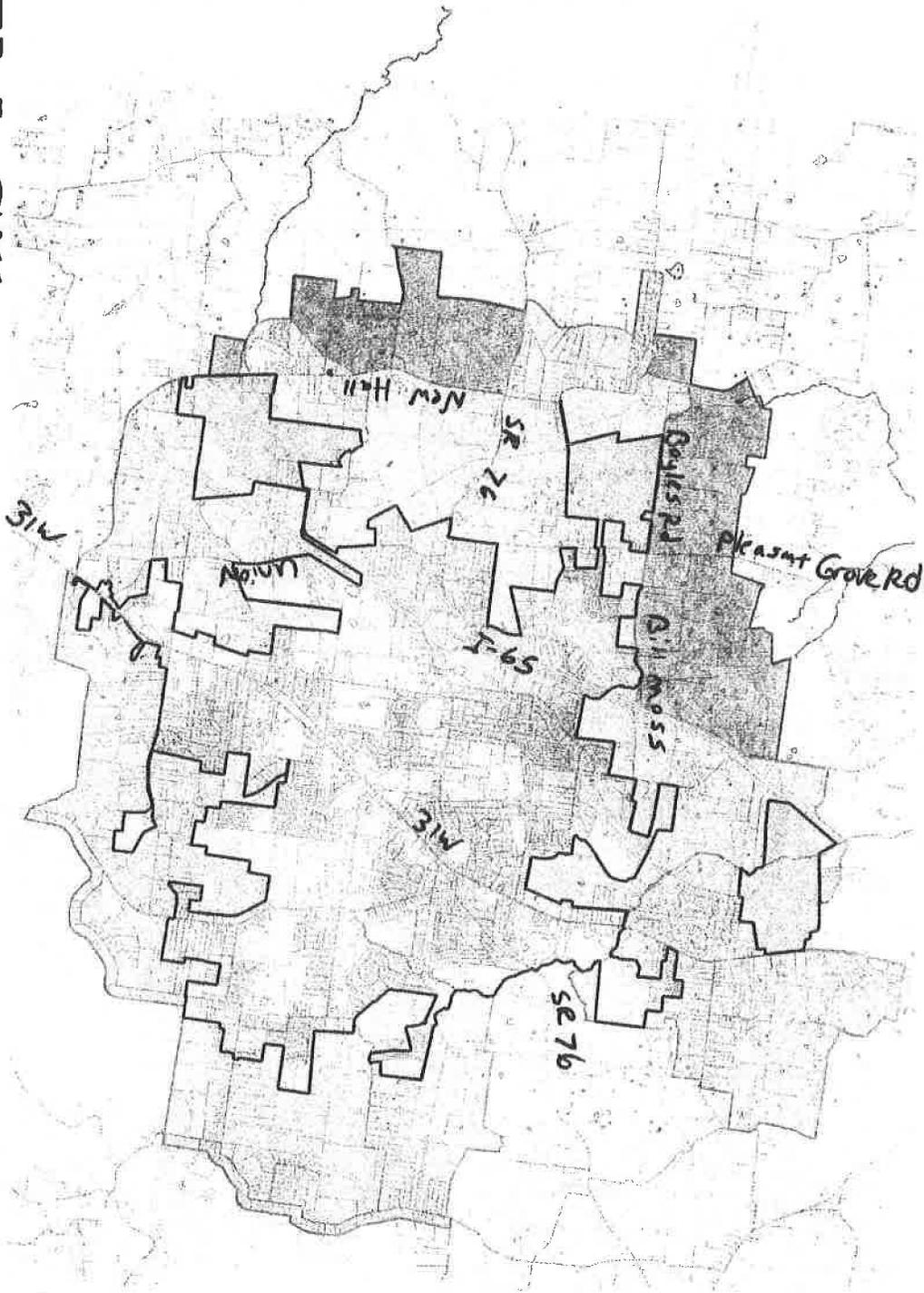
NOW, THEREFORE, BE IT RESOLVED that the Urban Growth Boundary Expansion for certain areas of Robertson County as contained on map prepared by the City of White House's Waste Water Engineering Consultant is hereby adopted and forwarded to the Robertson County Growth Coordinating Committee.

Adopted this 22<sup>nd</sup> day of May 2008.

  
John Decker, Mayor

ATTEST:

  
Christie Odenwald, City Recorder



WHITE HOUSE, TN  
URBAN GROWTH AREAS  
SCALE: 1" = 100'

LEGEND

-  URBAN GROWTH AREA
-  WATER
-  OTHER

FIGURE 5.1

City of White House Land Use Classification

As of May 6, 2008 the City limits is 11.2 square miles or 7,168 acres.  
 Robertson County 6.52 / Sumner County 4.68

		Robertson RC	Sumner SC
<b>Residential</b>			
<b>High Density Residential</b>	<b>95</b>		
Developed 74%	70	37	33
Vacant	25	4	21
	<b>1.30%</b>		
<b>Medium Density Residential</b>	<b>1,724</b>		
Developed 44%	753	311	442
Vacant	971	828	143
	<b>24.10%</b>		
<b>Low Density Residential</b>	<b>2,337</b>		
Developed 75%	1,769	644	1,131
Undeveloped	568	204	358
<b>Residential Total:</b>	<b>4,156</b>	<b>49% of RC 71% of SC</b>	
	<b>58% of 7,168</b>		
<b>Commercial</b>	<b>653</b>		
Developed 42%	269	220	49
Undeveloped	384	316	68
	<b>9.10%</b>		
<b>Industrial</b>	<b>511</b>		
Developed 46%	234	234	N/A
Undeveloped	277	277	
	<b>7.10%</b>		
<b>Public /Semi Public</b>	<b>1206</b>		
(Including Roadways)		699	507
	<b>16.80%</b>	<b>17% of RC 17% of SC</b>	
<b>Farmstead / Agricultural</b>	<b>642</b>		
		399	243
	<b>8.90%</b>	<b>9.5% of RC 8% of SC</b>	
<b>Totals:</b>	<b>7,168 Acres</b>	<b>4,173 acres</b>	<b>2,995</b>
	RC 58%/	/6.52 sq	Acres/4.6
	SC 42%	miles	8 sq miles

2,867 Acres 71% RC/ 29% SC

**TOTAL UNDEVELOPED PROPERTY AVAILABLE (NA PUBLIC/SEMI PUBLIC)**

**TOTAL UNDEVELOPED PROPERTY AVAILABLE (NA PUBLIC/SEMI PUBLIC/ FARMSTEAD/AGRICULTURAL) 2,225 Acres 73% RC/27% SC**

**Definitions/Calculation Methods**

**Per City's Waste Water Master Plan City 60% Developed.**

**This information was used to calculate Low Density Residential Figures.**

**The R-20 zoning district is the basic zoning district outside of other uses listed.**

**Low Density Residential 2 units per acre (-) Density**

**Medium Density Residential 2-3.5 units per acre density**

**High Density Residential 3.5 units per acre (+) density**

**Farmstead/Agricultural Uses included agricultural uses included only in R-20 Zoning Districts without development plans approved.**

**Developed Properties Included Completed or Areas Under Construction**

**Public/Semi-Public includes road right-of-ways, schools, parks, government properties, cemeteries.**

**City of White House Chapter 1101 Questionnaire**

**FIRE:**

ISO Rating 5  
Number of Fire Fighters 9 Full Time 15 Part Time Volunteers  
Number of Fire Station: 1 (2nd Currently Construction)  
Response Area: 11.2 square miles

**POLICE:**

Number of Police Full Time: 19 Part Time: 0 Auxiliary 8  
Number of Cruisers in Service: 17  
Number of Other Vehicles: 5  
Dispatching: In House Yes County E-911 No

**ELECTRICAL:** Service Not Provided by Municipality/ Cumberland Electric

**STREET LIGHTS:**

City Provides Payment of Street Light Electric Usage 07/08 Budget \$ 110,000  
Beginning January 1, 2009 the City will provide maintenance to decorative street lights.

**GAS:** Service Not Provided by Municipality/ Nashville Gas

**WATER:** Service Not Provided by Municipality / White House Utility District

Water Source: Old Hickory Lake  
Number of Fire Hydrants in City: 381  
Pumping Capacity (gallons per day) 15,000,000 GPD  
Limitation on Available Source: None  
Water Treatment Plant Capacity (gallons per day) 20 mgd  
Storage Capacity (gallons) 12 million  
Average Daily Water Use (gallons) 11 mgd  
Average Percent of Unaccounted for Loss 24%

**SEWER:**

Number of Customers: In City 3,703 Outside City 2  
Sewer Treatment Plant Type: Oxidation Ditch 1.4 MGD  
Average Daily Flow: (gpd and % capacity): .526 MGD 38%  
Number of Pump Stations: 10  
Moratorium/DEC restrictions in force (describe): None  
See Enclosed Waste Water Development Plan  
Waste Water Consultant Engineer Yes

**SOLID WASTE COLLECTION:**

Municipal  
Number of Employees 6  
Annual Dump and Tipping Fee \$140,000  
Number of Vehicles Utilized 6  
Number of Days a Week Vehicles Utilized 4  
Cost of Sanitation Fee Per Month \$15.00  
Pick Up Weekly  
Brush and Chipper Service Provided

**ROADS AND STREET:**

Total Miles in City 68.3 TDOT MAINTAINED: 14.1 City Maintained Miles: 54.2  
Total Lane Miles City Maintained 108.4  
Average Lane Miles Resurfaced Annually: 5.1 in 07/08 Fiscal Budget Year  
Annual Maintenance Budget (07-08FY) \$ 246,983  
07/08 Capital Budget /Resurfacing/State Street Aid \$400,000  
Number of Street Employees 3  
Vehicles and Equipment

**Types and Number of Vehicles:**

Dump Trucks: 3  
 Graders: 1  
 Bulldozers: 0  
 Backhoes: 1  
 Other: 1

**LIBRARY:**

Library Service: Yes X No \_\_\_\_\_  
 Buildings: Amount 1; Total Square Feet 6,290  
 Weekly Service Hours: Monday, Tuesday, Wednesday, Friday: 10:00 AM-5:30 PM  
Thursday: 12 Noon – 8:00 PM  
Saturday: 10:00 AM – 4:00 PM  
 Budget: Annual: \$162,690 Acquisitions: \$8,900  
 Patrons: 10,877  
 Number of Librarians: Full Time 3; Volunteers 6  
 Book Collection: Number of Volumes: 17,536 Number of Periodicals 40  
 Books on CD: 289; Books on Audiocassette: 464; DVDs: 357; Videocassettes: 671;  
 Electronic Books (R.E.A.D.S.): 773; Data Bases: 18; CD/ROMS 18  
 Educational CD Games: 33  
 Total number of materials: 20,199

**Project increases based on estimated 20 year population growth:**

Total Square Feet of Building: 12,500  
 Weekly Service Hours: Monday, Tuesday: 10:00 AM – 8:00 PM  
Wednesday: 10:00 AM – 5:30 PM  
Thursday: 10:00 AM – 8:00 PM  
Friday: 10:00 AM – 5:30 PM  
Saturday: 10:00 AM – 4:00 PM  
Sunday: 2:00 PM – 5:00 PM  
 Budget: Annual: \$300,000 Acquisitions: \$30,000  
 Patrons: 26,100  
 Number of Librarians: Full Time: 5; Part-time: 4; Volunteers: 12  
 Book Collection: Number of Volumes: 52,200  
 Total number of materials: 45,000

**PARK**

Parks Total	<u>6</u>	Total Acres	<u>156</u>
Smallest Park in Acres	<u>2.25</u>		
Largest Park in Acres	<u>84.45</u>		
07-08 Budget			
Number of Employees	Full Time <u>7</u>	Part Time <u>4</u>	
	Seasonal Paid <u>3</u>		
07/08 Department Budget	<u>\$593,387</u>		
Number of Fields/Courts			
Softball	<u>2</u>		
Baseball	<u>4</u>		
Football	<u>2</u>		
Soccer	<u>6</u>		
Basketball	<u>2</u>		
Tennis	<u>3</u>		
Volleyball	<u>2</u>		
Number of Picnic Areas	<u>4</u>		
Pavilion	<u>4</u>		
Community Center Sq Ft	<u>32,000</u>		
City Supported Programs			
Softball	<u>Yes</u>		

Baseball (tots)	<u>Yes</u>
Baseball (youth)	<u>Yes</u>
Baseball (adult)	<u>Yes</u>
Soccer	<u>Yes</u>
Swimming	<u>No</u>
Nature Trails	<u>Yes</u>
Greenway	<u>Yes</u>
Senior Center	<u>Yes</u>
Soccer Center Complex	<u>2,500 sq ft</u>

**Future Plans for Additional Facilities:**

Recreation center with swimming pool

50 + acre park land acquisition for passive and active recreation uses

Review proposals and land acquisition with development requests for small scale community parks 3-5 acres.

Construction of planned greenway routes and review proposals and land acquisition with development requests for links and extensions.

*Other Programs:*

Community Theatre

Summer Camp

July 4th Festival

Halloween Trail of Treats

Harvest Moon Festival

5k and 10K Runs

Easter Egg Hunt

Car and Tractor Shows

Safety Day

Carnival

**PLANNING/CODES and ENGINEERING DEPARTMENTS**

Planner	<u>1</u>
Engineer	<u>1</u>
Building Inspectors	<u>3</u>

*Programs and Boards:*

Building Inspections

Property Maintenance Enforcement

Development Inspections

Site and Development Plan Review

Building Plan Review

Comprehensive Planning

Planning Commission

Board of Zoning Appeals

Construction Board of Appeals

Property Maintenance Appeals

**City of White House 1101 Questionnaire**

<b>Population:</b>			
		<b>Robertson</b>	<b>Sumner</b>
1980 Census	2,254		
1990 Census	2,987		
1998 Census (City)	5,770	2,689	3,081
2000 Census	7,297	3,162	4,135
2005 Census (City)	8,530	3,896	4,634
2008 Census (City)	9,891	4,760	5,131

**Growth Rates**

1980-1990	32.50%
1990-2000	144%
2000-2005	16.80%
2005-2008	16%
2000-2010 Estimate	35-36%

**RM Plan Group 2008 Comprehensive Plan Reivew and Update Project Planning Consultant**

	<b>City of White House</b>		<b>Unincorporate Growth Area</b>	
	<b>Low</b>	<b>High</b>	<b>Low</b>	<b>High</b>
2008	9,400	10,000	3,500	3,650
2010	9,900	11,000	3,650	3,900
2015	11,150	13,500	4,100	4,450
2020	12,400	16,000	4,350	5,000
2025	13,700	18,500	4,700	5,500

**State of TN Population Estimates:**

2010	9,482
2015	10,487
2020	11,495
2025	12,541

**Building Permit Information: (1996+)**

1,747 Single Family Permits

113 Multi-Family Permits

57 Commercial Permits

22 Industrial Permits

<b>Building Permits</b>	<b>Single Family</b>	<b>Multi Family</b>
1996	205	10
1997	137	4
1998	151	12
1999	238	2
2000	115	4
2001	122	
2002	109	

2003	76	
2004	120	
2005	163	
2006	202	31
2007	91	50
<b>2008 (Jan-April)</b>	18	

City of White House Fire Department  
Urban Growth Plan

**The Objective:** To formulate a plan to include proposed equipment, personnel, and facilities needed to provide fire and emergency services for the next 20 years.

The Department currently maintains a class 5 ISO rating providing fire, rescue, and emergency medical services within the corporate city limits. There are 381 fire hydrants within the city limits the fire department services and test on an annual basis.

When station two is completed it will become the department's headquarters facility and station one will become a sub-station. The department's current fire apparatus will be distributed between the two stations along with the purchase of an aerial ladder truck after station two is completed. The current staffing will be utilized between the two stations with additional career firefighters added when construction is completed. Also the response area will be divided between the two stations with each station serving approximately 5.5 square miles.

White House Fire Department  
Station One  
416 Hwy 76  
1980-Present

Facility – Four Engine bays with administrative offices, training room, and Living quarters for four firefighters.

Personnel – Two Administration, One Fire Prevention, Nine Career Firefighters, and fifteen Part-time Firefighters

Equipment – Two Engines, Two Rescue Trucks, Brush Truck, Two Support Vehicles, and a Robertson County Medic Unit

Response Area – 10.5 sq. miles

White House Fire Department  
Station Two  
Business Park Drive  
Fall of 2008

Facility – Four Engine bays with Administrative Offices, Training Room,  
and Living quarters.

Personnel – Two Administration, One Fire Prevention, Nine Career  
Firefighters, and Twenty Part-time Firefighters

Equipment – One Engine, One Rescue Truck , Brush Truck, Aerial  
Truck and Two Support Vehicles

Response Area – 5 sq. miles

Facility Cost: 2.6 million

Equipment Cost: \$550,000

Personnel Cost: \$360,000

White House Fire Department  
Station Three  
Hwy 31W North  
2015

Facility – Two Engine bays with Living Quarters

Personnel – Twelve Career Firefighters

Equipment – One Engine, Brush Truck

Response Area – 5 sq. miles

Facility Cost: \$1,500,000

Equipment Cost: \$425,000

Personnel Cost: \$556,800

White House Fire Department  
Station Four  
Hwy 76 / Union Road  
2025

Facility – Two Engine bays with Living Quarters

Personnel – Eighteen Career Firefighters

Equipment – One Engine, One Aerial Truck

Response Area – 5 sq. miles

Facility Cost: \$3,500,000

Equipment Cost: \$1,000,000

Personnel Cost: \$979,200

White House Police Department  
Urban Growth Plan

**The Objective:** To formulate a plan to include proposed equipment, personnel, and facilities needed to provide police services for the next 20 years.

The Police Department is a full service 24-hour seven day-a-week organization protecting and serving the citizens of White House. The police department currently has 28 full-time positions, 2 part-time positions, and eight volunteer positions broken down as follows:

19 Full-Time Sworn Police Officers  
8 Volunteer Sworn Reserve Officers  
6 Full-Time Dispatchers  
1 Full-Time Administrative Assistant  
1 Full-Time Animal Control Officer  
1 Full-Time Records Clerk  
1 Part-Time Dispatcher  
1 Part-Time Records Clerk

**UNIFORM PATROL**

The uniform patrol, the backbone of the organization, responds to calls for service, writing crime and crash reports, crime preventive patrols and enforcing criminal and traffic ordinances. The uniform patrol is staffed by four patrol squads working a 12-Hour rotational schedule with each officer assigned their own marked patrol vehicle. The two day shift squads are composed of a sergeant, corporal and two patrol officers and the two night shift squads are composed of one sergeant and two patrol officers. Current required staffing is two officers on duty at all times patrolling two zones in eleven square miles. Future plans would be to increase the required staffing as the work load increases. This would include adding two more corporal positions for the night shift and adding a patrol captain to oversee the operations of the four squads including scheduling, training, equipment and fleet maintenance.

The Uniform Patrol has two K-9 units specifically trained for drug interdiction and has available to them a motorcycle, three bicycles and a golf cart to assist them with their patrol functions. Additional equipment to be added as needed to meet the objectives of the unit.

A staff of eight volunteer reservists is used to supplement the uniform patrol as back-up officers and to assist with traffic and crowd control at special events. The staffing is adequate to meet future needs.

**SUPPORT SERVICES**

Support Services is managed by a police captain. Support Services includes the Communications Center, Records, Community Relations, Criminal Investigations and Animal Control.

Our Communications Center located in the Police Department dispatches emergency 9-1-1 and non-emergency calls for police, fire and emergency medical services. There are two dispatch stations fully operational for radio, telecommunications, and computer aided dispatching. The required staffing is one dispatcher per shift. The dispatchers are moving to a straight twelve-hour schedule this July allowing us to staff two dispatchers on-duty during the peak call time of 11:00 a.m. – 11:00 p.m. Future plans would be to increase the number of dispatchers from six full-time to nine-full time as calls for service increase allowing us to increase the required staffing to two dispatchers on duty at all times.

Our Criminal Investigation Division currently consists of one detective sergeant overseeing all criminal investigations. Officers from the Uniform Patrol are assigned to assist on lower level criminal investigations and background investigations of potential employees. Additional detectives would be added in the future as needed by the increased work load.

The Community Relations Division is responsible for the management of various crime prevention projects including D.A.R.E. (Drug Abuse Resistance Education) taught at all of our public and private elementary schools; Captain Street Smart; Safety Day; Exploring for teenagers; Chamber of Commerce annual business fair; and many other events. Our Community Relations Division is staffed by one School Resource Officer assigned to Heritage White House High School. The support services police captain currently is active in all of these programs. Future plans would be to add a police sergeant specifically to supervise and conduct community relations programs relieving the police captain to focus on all Support Services responsibilities. An additional School Resource Officer would be added if circumstances allowed to be placed at White House High School.

The Records Bureau is staffed by one full-time records clerk and one part-time. New records software will be purchased this year to add to the efficiency of computerizing records for ease of distribution to the public and analytical assessment of criminal and traffic related information. The staffing is adequate to meet future needs.

The Animal Control section is staffed by one full-time Animal Control Officer. Current needs are being met. Change in County policy could dictate in the future whether staffing would need to increase.

#### **Administration/ Facilities**

The police department is administered by a Chief of Police. A full-time administrative assistant is assigned to the Chief's office. The Chief also delegates Internal Affairs Investigations to staff in both Support Services and Uniform Patrol as needed. The staffing level is adequate to meet future needs.

The building and grounds at 303 N. Palmers Chapel Road is sufficient to meet the needs of the police department personnel for the next twenty years. What will be needed though in this time frame are an indoor firing range and a temporary shelter for animals. The present outdoor firing range is located at Public Works and the grounds that it is located are needed by Public Works for future expansion of their facilities. Also, our temporary shelter for animals is located in the same area. An architectural assessment of our current facility and grounds is needed to best determine how to expand to meet this need.



# CITY OF WHITE HOUSE

## WASTEWATER SYSTEM MASTER PLAN



Engineering

• Planning

• Finance

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# WASTEWATER SYSTEM MASTER PLAN

## CITY OF WHITE HOUSE, TENNESSEE

---



September 2007

06624

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## SECTION 1

## EXECUTIVE SUMMARY

### A. Introduction

The City of White House is located along Interstate 65, approximately 22 miles north of Nashville. The City is included in both Robertson and Sumner Counties and covers 11 square miles. It was incorporated in 1971 and has experienced a large increase in population, growing from a population of 2,254 in the 1980 U.S. Census (the City's first official census) to 7,200 in the 2000 U.S. Census. The potential for further growth in the community is great, considering White House's position on Interstate 65 between Nashville and the Kentucky border.

White House owns, operates, and maintains a 1.4-million gallon per day (MGD) wastewater treatment plant to treat raw sewage and industrial wastewaters collected within the sanitary sewer network. Within the sewer network, the City also owns, operates, and maintains approximately 65 miles of small diameter force mains and vacuum collection sewers, approximately 25 miles of large diameter transmission force mains, and 10 lift stations and vacuum pumping stations. The City's collection system is unique, with 1,013 customers served by vacuum collection and 2,586 customers served by low pressure lines. No further growth is allowed in the vacuum systems. Approximately four miles of gravity sewer has been added in recent years.

The operation and maintenance of the collection system is a continual challenge, as much of it is over 20 years old and has received little preventative maintenance until recently. Historically, maintenance has been lacking in that there has been no comprehensive plan to preventatively maintain and replace aging portions of the sewer system. Subsequently, White House has recently begun a tracking and maintenance program with their pressure and vacuum systems. Within the pressure system, the City has started replacing the original Hydromatic low pressure grinder pumps with new E/One low pressure grinder pumps when the existing pumps fail or require excessive maintenance. White House has also begun testing, calibrating, and rebuilding (as needed) the vacuum pumps, sewage pumps, and vacuum valve controllers within the vacuum system. At the same time, the service areas have been growing inside the City Limits and the Urban Growth Boundaries, which are also expanding.

This master planning effort is needed to assist the City of White House in planning and managing the current and proposed residential and commercial growth in the City and within its Urban Growth Boundaries. The single most compelling wastewater system need for White House is to maintain or improve the level of service to the existing wastewater customers, while allowing for the expansion of the system in an orderly manner.



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The City of White House retained McGill Associates, P.A. in 2006, to develop a Wastewater System Master Plan that would address improvements within the system and prepare the City for expected future wastewater flows. This report contains McGill Associates' recommendations for needed improvements to both the collection system and the wastewater treatment plant. The recommendations are summarized and prioritized in a Service Plan and Capital Improvements Plan (CIP) that estimates costs for the recommended improvements.

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This Wastewater Master Plan encompasses a brief history and general description of the project area; the purpose and need for the proposed actions; and an evaluation of the wastewater treatment and collection system needs for the City of White House. This Master Plan addresses improvements that need to be made within the system and prepares the City for expected future wastewater flows.

### **B. Planning Objective and Approach**

The preparation of the Wastewater System Master Plan has followed an approach that contains the comprehensive planning elements associated with orderly and efficient growth of the wastewater system in support of, and as part of, the planned growth of the City of White House. It is the intent of this plan for the wastewater system to be a component of the growth of the City, but to not be the sole catalyst for that growth. In keeping with this, the plan has comprehensive components for the outgrowth of the City beyond its current limits and for the infill growth within the current City limits. This comprehensive approach coupled with the integrated place of the wastewater system in the overall growth equation for the City also requires a strategic component to the plan.

The growth of the wastewater system to support the growth of the City must be founded on the strength of the existing wastewater system. The strategic component of this plan is the capital improvements that must be made within the existing wastewater system in order to allow capital improvements that will be needed to support the more comprehensive infill and outgrowth of the City. The existing wastewater system has been constructed without any significant planning and subsequently has a very fragmented configuration throughout the City, and is therefore more costly to operate and maintain than should be expected. The existing system has hydraulic capacity problems in certain areas and functional problems in certain areas as a result of the mechanical and hydraulic design of the system being overstressed.

Coupling the strategic and comprehensive planning issues into a master plan has created a broader view of the wastewater system than has previously been undertaken. The plan identifies many capital improvements, both strategic and comprehensive, and prioritizes those improvements. Some of the improvements must be implemented to maintain the operational viability of the wastewater system for the benefit of the existing customers



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and should be initiated by the City. Other improvements would be initiated by the desire or need to support residential and/or commercial development and would be initiated in a planned manner when such development needs come forward to the City from other parties. When this occurs, this plan will define the manner in which those developments will be served with the City's wastewater system. This philosophical approach to both the strategic and comprehensive plan components is the basis of the capital improvements and the manner in which to implement them as contained in the Wastewater System Master Plan.

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### C. Wastewater System Evaluation

Previous studies and recent wastewater improvements were reviewed in order to effectively and thoroughly evaluate the existing wastewater collection and treatment system.

#### 1. *Previous Studies*

Previous studies conducted for the City of White House have been used in developing the wastewater system Master Plan document. Previous data by Quest Engineers, Inc., (2003) and Garver Engineers (1998) has been reviewed and evaluated.

#### 2. *Recent Wastewater Improvements*

The City of White House has recently undertaken a number of efforts to more closely manage and maintain their wastewater collection, pumping, and treatment systems. This wastewater master planning effort is the latest in a series of improvements to the City's wastewater system. These efforts include the following:

- **Wastewater Collection System Mapping**

The City has scanned thousands of existing collection system drawings and maps to a digital format for preservation and to improve archiving, cataloging, and data retrieval. The City has also created a new base wastewater collection system map. This mapping will aid in repair, maintenance, and planning efforts.

- **Wastewater Standards and Details Update**

The City has updated its sewer standards and details to help ensure that future extensions and additions to the collection system will be designed and installed properly. The City has also hired additional inspectors to ensure that the standards and details are followed in the construction of sewer system extensions.



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- Sewer Ordinance, Rates, Fees, and Charges Evaluation

The City has recently reviewed and updated its sewer ordinance, rates, fees, and charges in an effort to keep current with expenses, regulations, and practices.

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- Low Pressure Sewer Pump Maintenance and Replacement

The City is replacing more than 200 existing low pressure sewer pumps per year with new E/One pumps in an effort to improve service in difficult to serve areas and to reduce the number of pump failures and repair call-outs.

- Vacuum Valve and Controller Replacement

The City is replacing more than 100 vacuum valve and controllers per year in an effort to improve operation and provide more reliable service in the vacuum collection systems.

- Vacuum Pump and Sewage Pump Testing and Optimization

Since September of 2005, the City has tested, repaired, and rebuilt vacuum and sewage pumps in both of the existing vacuum pumping stations to provide the necessary redundancy and to improve the operation of these stations. The City has had thermographic scans performed of the electrical equipment at North Palmers. VPS to ensure its reliability and had the electric company replace the existing transformer to provide more consistent voltage at the pumping station. Improvements implemented by the City at the North Palmer's Vacuum Pumping Station and in its collection system have resulted in a reduction of vacuum pump run times by 40% since 2005. These changes have also resulted in a reduction of electrical costs of approximately 25% since 2005.

- Lift Station Odor Control

The City has replaced the previously utilized odor control system at several lift stations with new Vapex Hydroxyl Ion Fog Odor Control Systems. These odor control systems inject an ozone fog which reacts and neutralizes the odor causing compounds in the lift station wetwells. Odor complaints at the upgraded lift stations have been greatly reduced.



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## D. Recommended Improvements

The approach recommended for the City's long-term wastewater system strategy is to maintain its functionality through improvements to the collection and conveyance systems and wastewater treatment plant and to plan for future growth to ensure the preservation of the City's infrastructure investment. The following improvements are recommended in order to promulgate that approach.

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### 1. *Recommended Improvements to the Wastewater Collection System*

The improvements to the existing collection system can be divided into four key areas, as follows, although improvements in any area should also have positive effects on other areas. These improvements include the following:

#### *Vacuum Collection System Improvements*

- The removal of customers from the North Palmer's Vacuum Pumping Station collection system in order to reduce the area served.
- The continued replacement of vacuum valves and controllers.

#### *Low Pressure Sewer System Improvements*

- The replacement of low pressure sewer pumps in the South Palmer's Chapel Lift Station collection system and the demolition of the South Palmer's Chapel Lift Station.
- The replacement of low pressure sewer pumps in the Sage Road area.
- The continued replacement of low pressure sewer pumps.

#### *Lift Station Improvements*

- The replacement of the Tyree Springs and Wilkinson Lift Stations.
- The development of a system wide supervisory control and data acquisition (SCADA) system.

#### *Force Main Improvements*

- The extension of the 12-inch Northern Force Main between Calista and Bill Moss Roads.
- The extension of the 8-inch Union Road Force Main between Union Road and the wastewater treatment plant.

The estimated cost of the recommended conveyance system improvements is approximately \$4,217,319 over the next 20 years. These costs do not include extensions that will be paid for by future developments connecting to the collection system. These costs are in year 2007 dollars and do not include inflation.



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## 2. *Recommended Improvements to the Wastewater Treatment Plant*

In addition to the conveyance system improvements, there are several improvements that should be made at the wastewater treatment plant to ensure that the facility can continue to provide an acceptable level of treatment.

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The wastewater treatment plant improvements include the design and construction of a new headworks structure to add screening, a new solids dewatering and disposal facility, and improvements to the existing spray irrigation system.

The improvements also recommend the expansion of the treatment facility to keep pace with the growth of the City and the corresponding increase in wastewater flows and the development of a new outfall for the facility.

The estimated cost for improvements at the wastewater treatment plant is approximately \$9,140,572 over the next 20 years. These costs are in year 2007 dollars and do not include inflation.

### E. Summary of Recommended Capital Improvements Plan (CIP)

This Master Plan evaluates the existing and potential capacity of the existing sewer collection and treatment system and identifies the combination of improvements required to continue its ability to provide reliable wastewater service for the next 20 years. The Master Plan also evaluates the potential for growth in the City of White House and its Urban Growth Boundaries and provides recommendations for extending service to those areas as growth occurs.

The CIP, given in Tables 1.1 and 1.2, was developed to help the City of White House plan for and meet these existing and future needs for its wastewater conveyance system and treatment plant over the next 20 years.

#### 1. *Organization and Costs*

The recommended improvements, presented in Section 6, are organized in the CIP into two phases according to priority and a projection as to when additional service areas will be connected to the system. The 5-Year Primary Focus includes projects from FY 2007-2012. The Long Term Focus includes projects from FY 2012-2025.

The cost estimates presented in the Service Plan and CIP were compiled from recent regional and City of White House bid tabulations, manufacturer quotations, and other bid tabulation and planning level cost information. The costs reflect 2007 costs and have not been adjusted for inflation.



## 2. 5-Year Primary Focus (FY 2007-2012)

The projects recommended for implementation over the 5-year Primary Focus period are presented in Table 1.1.

**Table 1.1 – 5-Year Primary Focus**

Priority	Improvements	Cost
1	Wilkinson Lane Lift Station Replacement	\$ 295,000
2	Union Road Force Main Extension - Phase 1	\$ 484,950
3	WWTP Headworks Improvement	\$ 257,400
4	Copes Crossing Lift Station – City Contribution	\$ 418,935
5	North Palmer's Chapel Low Pressure Pump Conversion	\$ 357,456
6	Northern Force Main Extension	\$ 277,855
7	SCADA System	\$ 250,000
8	Vacuum Collection System Rehabilitation	\$ 495,000
9	Low Pressure Sewer Pump Replacement	\$ 297,000
10	WWTP Discharge Alternatives Study	\$ 50,000
11	South Palmer's Chapel Low Pressure Pump Conversion	\$ 260,250
12	WWTP Effluent Irrigation Improvements	\$ 707,672
<b>Total Construction Cost</b>		<b>\$ 4,213,350</b>

## 3. Long Term Focus (FY 2013-2025)

The projects recommended for implementation over the Long Term Focus period (FY 2013-2025) are presented in Table 1.2.

**Table 1.2 – Long Term Focus**

Priority	Improvements	Cost
1	WWTP Biosolids Dewatering Improvements	\$ 148,500
2	Sage Road Low Pressure Pump Conversion	\$ 386,000
3	Union Road Force Main Extension - Phase 2	\$ 632,940
4	WWTP Expansion	\$ 7,977,000
<b>Total Construction Cost</b>		<b>\$ 9,144,440</b>



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**F. Acknowledgements**

McGill Associates would like to thank the City of White House staff for their assistance in the preparation of this report, especially Ms. Angie Carrier, City Administrator; Mr. Bill Crusenberry, Director of Wastewater; Mr. Robert Allen, Chief Wastewater Treatment Plant Operator; Mr. Chris Keith, Field Supervisor; and Mr. Addam McCormick, Planning and Codes Director.



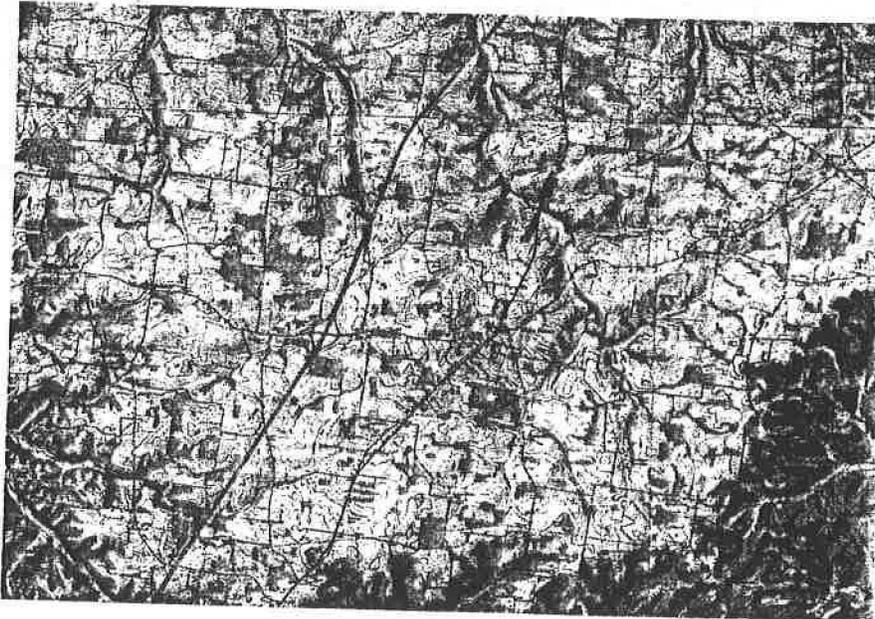
**A. Location**

The City of White House, Tennessee, is located along the boundary of Robertson and Sumner Counties in middle Tennessee. Robertson County is adjacent to Sumner, Davidson, Cheatham, and Montgomery Counties in Tennessee and Todd, Logan, and Simpson Counties in Kentucky. Sumner County is adjacent to Robertson, Davidson, Mason, Trousdale, and Wilson Counties in Tennessee, and Allen and Simpson Counties in Kentucky.

The climate in White House is temperate and continental, with long, warm summers and brief, cold winters. July is typically the hottest month, with an average high of eighty-eight degrees. The average low temperature in January is around twenty-four degrees. The average annual precipitation is 51 inches.

The City of White House has an estimated current population of approximately 8,530, the estimated current Sumner County population is approximately 145,009, and the estimated population of Robertson County is 60,379. A general area map of White House is provided in Figure 2.1.

**Figure 2.1 – Map of White House, Tennessee**



White House's position 22 miles north of Nashville makes it a site of significant suburban growth. White House is also located between the Kentucky border and Nashville on Interstate 65, a busy corridor linking Nashville with points north, including Bowling Green and Louisville, Kentucky.

**B. Population Trends**

For the purposes of this report, a 20-year planning period has been selected for all projections of future sewer needs. Based on available U.S. Census data, the 2005 population of Sumner County was 143,618, and the 2000 population of Robertson County was 54,433. The 2000 population of the City of White House was 7,220, and the 2005 special census estimated the City's population at 8,530. (All population numbers are based on the most current U.S. Census data available.) Table 2.1 contains projected population data for the entire state of Tennessee, Robertson and Sumner Counties, and White House through the year 2025, as forecast by the U.S. Census Bureau and the State of Tennessee.

**Table 2.1  
Population Projections for Tennessee, Sumner County, Robertson County, and the City of White House**

Region	2000	2005	2010	2015 <sup>(1)</sup>	2020	2025
Tennessee <sup>1</sup>	5,689,283	6,017,595	6,425,969	6,821,312	7,195,374	7,559,531
Sumner County <sup>1</sup>	130,449	143,618	161,570	177,616	193,675	209,736
Robertson County <sup>2</sup>	54,433	59,380	64,809	70,196	75,388	80,534
White House <sup>2</sup>	7,220	8,530	9,482	10,487	11,495	12,541

Notes:

1. U.S. Census Data
2. Tennessee Advisory Committee on Intergovernmental Relations, Center for Business and Economic Research, *Population Projections for the State of Tennessee*, December, 2003.

Table 2.2 quantifies the projected population increase from Table 2.1 in terms of percentage population increase for the State, Counties, and the City.



**Table 2.2**  
**Population Increases for Tennessee, Sumner County, Robertson County, and the**  
**City of White House**

Region	Population 2005	Population 2025	20-Year Population Increase	20-Year Percentage Population Increase
Tennessee	6,017,595	7,559,531	1,541,936	25.6%
Sumner County	143,618	209,736	66,118	46.0%
Robertson County	59,380	80,534	21,154	35.6%
White House	7,220	12,541	5,321	73.7%

The population and population projections are based on the existing City limits and historical growth in the community and similar communities. Robertson and Sumner counties, like the other counties surrounding Nashville and Davidson County, are predicted to be among the fastest growing counties in the entire State of Tennessee between 2005-2025.



## SECTION 3

## EXISTING SYSTEM CONDITIONS

### A. Sewer System Overview

The City of White House operates and maintains 90 miles of sewer collection lines, 10 major lift and pumping stations, and a 1.4 million gallons per day (MGD) wastewater treatment plant, which discharges into Frey Branch. The City's collection system is unique, with 1,013 customers served by vacuum collection, 2,586 customers served by low pressure lines, and approximately 237 served by gravity. No further growth is allowed in the vacuum collection systems. Approximately 20,000 feet of gravity sewer collection has been added in recent years.

The City's Wastewater Treatment Plant was originally constructed in 1983 and was last renovated in 2003. The most recent improvements at the facility included the construction of a new inlet structure, oxidation ditches, secondary clarifiers, sludge pumping station, ultraviolet disinfection, and effluent pipeline. The facility is designed and permitted to treat an average daily flow of up to 1.4 MGD.

The plant is permitted to discharge up to 1.1 MGD to Frey Branch and to spray irrigate up to 0.3 MGD to agricultural fields adjacent to the treatment plant.

For calendar year 2006, the White House WWTP treated an average flow of 0.56 MGD and a maximum flow of 1.26 MGD. The 2006 average flow was 40% of the plant's design capacity and the maximum flow was 46% of the plant's peak capacity of 2.75 MGD. Table 3.1 presents the average daily wastewater treated; the maximum wastewater treated for a single day in a calendar year; and the peaking factor, which is the ratio of the maximum day divided by the average day.



**Table 3.1 - Historical Sewage Treatment in Gallons  
White House WWTP**

Year	Average Day (MGD)	Maximum Day (MGD)	Peaking Factor
1999	0.48	1.40	2.9
2000	0.67	1.73	2.6
2001	0.58	1.38	2.4
2002	0.59	1.31	2.2
2003	0.65	1.69	2.6
2004	0.67	2.24	3.3
2005	0.49	1.05	2.1
2006	0.56	1.26	2.3
2007	0.47	1.13	2.4

White House Wastewater Treatment Plant Monthly Operating Reports 1999-2007.

**B. Existing Users**

Table 3.2 contains a breakdown of the City of White House's existing sewer customers.

**Table 3.2 -- Existing Sewer Customers**

Category	Vacuum Sewer Customers <sup>(1)</sup>	Low Pressure Sewer Customers	Gravity Sewer Customers
Residential	926	2,423	230
Non-Residential	87	163	7

Notes:  
1. Some customers served by vacuum collection have low pressure grinder pumps which pump into the vacuum sewer collection system. There are approximately 127 of these customers in the North Palmer's Chapel vacuum collection system and 68 in the Calista Road vacuum collection system.

**C. Annual Operating Budget**

The City of White House Comprehensive Annual Financial Report for the sewer system is included in Appendix A. The City's recently adopted sewer user rate structure is shown in Table 3.3. This rate structure is set by the City's Board of Mayor and Alderman and is adjusted periodically as required to meet all expenses, debts, and reserves of the sewer system operation.



**Table 3.3 – White House - Current Sewer Rates**

Customer	Residential	Non-Residential
Customer Charge for First 1,000 Gallons	\$14.00	\$28.00
Per Additional 1,000 Gallons	\$6.65	\$6.65
Capacity Fee	\$2,500	Varies

**D. Sewer Collection System**

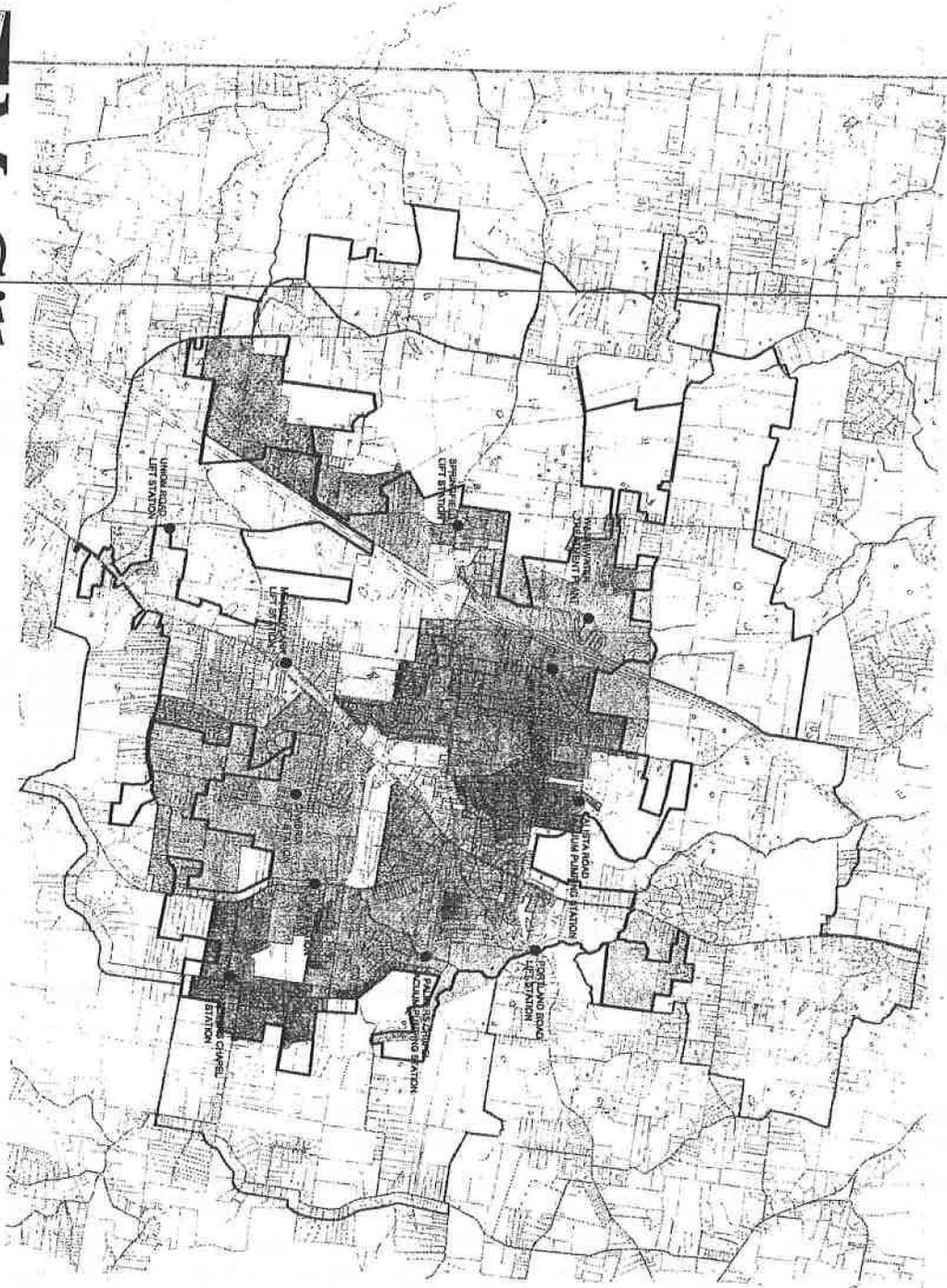
**1. *Lift and Pumping Stations***

The City of White House utilizes eight major lift stations and two vacuum pumping stations to pump collected wastewater to the wastewater treatment plant as shown in Table 3.4. These stations were constructed, beginning in 1983, either as part of a large sewer collection project or in response to development within the City limits. The lift and pumping stations and their collection areas are shown in Figure 3.1.

**Table 3.4 – Major Pumping and Lift Stations**

Pumping or Lift Station	Year Constructed	Design Capacity (GPM)	Manufacturer	Type
North Palmer's Chapel Vacuum Pumping Station	1985	500	AIRVAC	Vacuum
Portland Road Lift Station	1985	100	Smith & Loveless	Wet Pit/ Dry Pit
Calista Road Vacuum Pumping Station	1985	300	AIRVAC	Vacuum
Wilkinson Lane Lift Station	1983	675	Davco	Wet Pit/ Dry Pit
Tyree Springs Lift Station	1992	675	Smith & Loveless	Wet Pit/ Dry Pit
South Palmer's Chapel Lift Station	1994	220	Smith & Loveless	Wet Pit/ Dry Pit
Union Road Lift Station	2004	300	Smith & Loveless	Suction Lift
Cambria Lift Station	2006	160	Gorman Rupp	Suction Lift
Meadowlark Lift Station	1983	400	Davco	Wet Pit/ Dry Pit
Springfield Lift Station	1993	150	Smith & Loveless	Wet Pit/ Dry Pit





WHITE HOUSE, TN.  
SEWER SERVICE AREAS  
SCALE 1" = 4000'

FIGURE 3.1

The City does not currently have any flow measurement instrumentation or pump around connections installed at any of their lift or pumping stations.

## 2. Force Mains

The City's collection system consists of both low pressure and vacuum sewer collection lines. The small diameter low pressure force mains collect flow to lift stations and larger transmission force mains which convey flow to the wastewater treatment plant. The City's pumping and lift stations transmit wastewater to the treatment plant via four large diameter transmission force mains. These force mains are known as the Northern Force Main, Southern Force Main, Union Road Force Main, and the Western Force Main. These force mains, their lengths, design and connected capacities, and percent utilization are listed in Table 3.5. A map showing the major force mains in the City's collection system is included in Figure 3.2.

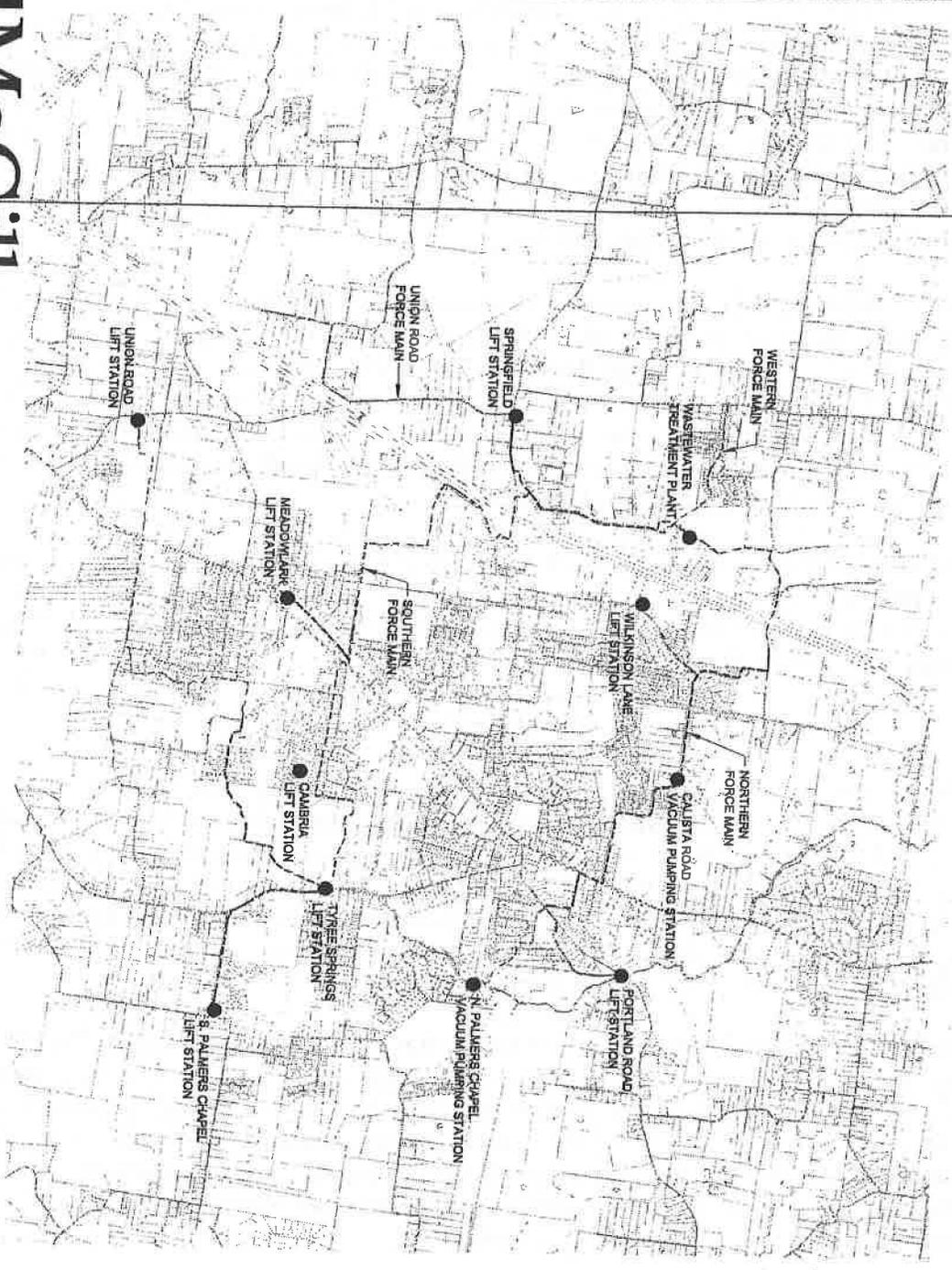
**Table 3.5 – White House – Force Main Capacities**

Force Main	Size(s)	Total Length (ft)	Design Capacity (GPM) <sup>1)</sup>	Connected Capacity (GPM)	Percent Utilization
Northern Force Main	8-inch	3,520	784	500	64%
	10-inch	12,190	1,225	1,720	140%
	12-inch	5,930	1,762	1,720	98%
Southern Force Main	12-inch	24,050	1,762	1,235	70%
Union Road Force Main	8-inch	9,185	784	33	4%
Western Force Main	8-inch	5,316	784	132	17%

**Notes:**  
 1. Force main design capacity is the calculated as the quantity of wastewater that can be conveyed at a pipeline velocity of 5.0 ft/sec.

The Northern Force Main consists of 3,520 feet of 8-inch, 12,190 feet of 10-inch, and 5,930 feet of 12-inch force main and begins at the North Palmer's Chapel Pumping Station, runs from there via a route overland to Eastside Drive, U.S. Highway 31W, Calista Road, Volunteer Drive, and Bill Moss Road; and finally enters the WWTP property from the north. The Northern Force Main route is shown on Figure 3.2. The Northern Force Main collects flow from North Palmer's Chapel Vacuum Pumping Station, Calista Road Vacuum Pumping Station, Portland Road Lift Station, Wilkinson Lane Lift Station, and several residential low pressure pumping stations.





**WHITE HOUSE, TN.  
 COLLECTION SYSTEM**  
 SCALE 1" = 3000'

- LEGEND**
- 4" FORCE MAIN
  - 6" FORCE MAIN
  - 8" FORCE MAIN
  - 10" FORCE MAIN
  - 12" FORCE MAIN

**FIGURE 3.2**

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The Southern Force Main consists of 24,050 feet of 12-inch force main and begins at the Tyree Springs Lift Station, runs cross-country to East Sage Road, follows East Sage Road, and then cross-country again to cross under Interstate 65 just south of the State Highway 76 interchange, and then north on Industrial Drive to enter the WWTP from the south. The Southern Force Main route is shown on Figure 3.2. The Southern Force Main collects flow from South Palmer's Chapel Lift Station, Tyree Springs Lift Station, Union Road Lift Station, Meadowlark Lift Station, Cambria Lift Station, and two non-residential low pressure pumping stations.

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The Union Road Force Main consists of approximately 9,200 feet of 8-inch force main, and begins at the southern end of North Swift Road and runs along the right-of-way to Union Road. The Union Road Force Main currently terminates at the intersection of Union Road and State Highway 76 into the 4-inch force main from the Springfield Lift Station. This force main was installed in 2006 to serve industrial and residential customers along Union Road and ultimately the Bear Creek Lift Station, which will serve the Bear Creek at Burris Ridge Subdivision.

The Western Force Main consists of 5,316 feet of 8-inch force main, and begins at the intersection of Holly Lane and Pleasant Grove Road and runs eastward to the WWTP. The Western Force Main collects wastewater from the 232 low pressure sewer grinder pumps in the Holly Tree Subdivision.

### 3. *Vacuum Sewer Collection Mains*

Most of the vacuum collection system was put into place in 1984 and 1985 with the construction of the North Palmer's Chapel and Calista Road Vacuum Pumping Stations. The City of White House's vacuum collection system was manufactured by AIRVAC, Inc., of Rochester, Indiana. AIRVAC is the largest vacuum sewer system provider in the world, with over 700 installations. The City has approximately 84,000 linear feet (LF) of vacuum collection main in the North Palmer's Chapel Vacuum system and 26,000 LF of collection main in the Calista Road Vacuum system.

The vacuum collection system consists of 3-inch to 10-inch PVC pipe installed in a stair-step manner to convey wastewater to a centrally located vacuum pumping station. Vacuum sewer collection mains, as their name implies, utilize a vacuum pressure to pull wastewater to a collection point, the vacuum pumping station. The wastewater is then pumped from the vacuum pumping station to the wastewater treatment plant by conventional wastewater pumping units located on the North Palmer's Chapel and Calista Road Vacuum Pumping Stations, respectively.

Typically, vacuum collection mains are viewed as "vacuum-assisted gravity sewers." Like gravity sewers, vacuum sewers are installed with a positive slope toward the vacuum station. When vacuum mains slope down against grade they become deep in the



ground. Typically, when this depth exceeds 6 to 8 feet, a "lift" is used to return the main to a more acceptable depth below ground. Lifts are 8-inch to 12-inch increases in the elevation of a vacuum pipeline created with 45 degree bends. It is at these lifts that vacuum assists the sewage on its travel toward the vacuum station.

The lifts are part of the stair-step configuration of the vacuum mains, which is a key feature of a vacuum system. The stair-step profile is used to keep an open passageway on the top of the piping network, thereby preventing the pipe from becoming sealed. By doing this, air flows above the liquid, and the vacuum that is created at the vacuum station can be transferred to every valve pit. This ensures that the maximum pressure differential, and hence, maximum energy, can be obtained at each valve pit. The vacuum produced by a vacuum station is generally capable of lifting sewage 15 to 20 feet, depending on the operating vacuum level of the system.

#### 4. Gravity Sewer Collection

The City has approximately 20,200 LF of 8-inch gravity sewer. This gravity sewer flows to the Portland Road, Union Road, Kensington Green, Springfield, and Cambria Lift Stations as shown in Table 3.6. The majority of the gravity sewer has been installed in the last five years as part of subdivision developments.

**Table 3.6 – Gravity Sewer Collection**

Lift Station	Gravity Sewer (LF)
Portland Road Lift Station	4,075
Union Road Lift Station	8,000
Kensington Green Lift Station	990
Springfield Lift Station	3,120
Cambria Lift Station	4,000

#### 5. Low Pressure Sewer Pumps

The City has approximately 2,586 customers equipped with low pressure sewer pumps. The vast majority of these customers (2,482) are served a single (simplex) low pressure sewer pump as shown in Table 3.7. Some customers with low pressure sewer pumps are connected to the vacuum sewer system through the use of buffer tanks.



**Table 3.7 – Low Pressure Sewer Simplex Customers**

Pump Manufacturer	Number	Average Age (years)	Expected Life (years) <sup>(1)</sup>
Hydromatic	2,069	9	6-8
E/One	412	2	10
Little Giant	1	--	--

1. Expected life taken from pump manufacturer's published literature.

Approximately 104 customers, primarily industrial and commercial customers, are served by duplex low pressure pumping units. The manufacturers and number of duplex and triplex pumps in the City's collection system are shown in Table 3.8.

**Table 3.8 – Low Pressure Duplex and Triplex Customers**

Pump Manufacturer	Number of Customers	Number of Pumps	Average Age (years)	Expected Life (years) <sup>(1)</sup>
Hydromatic – Duplex	79	158	9	6-8 <sup>(2)</sup>
E/One – Duplex	18	36	2	10
E/One – Triplex	4	12	2	10
Barnes - Duplex	3	6	--	--

1. Expected life taken from pump manufacturer's published literature.  
2. Expected life for pump operating at design operating point.

The primary difference between the Hydromatic grinder pumps and the E/One pumps installed in the City's collection system is the maximum discharge pressure the E/One pumps can produce. While both units can pump the range of flows produced in residential service, the E/One pump's semi-positive displacement pumping mechanism can produce heads over 138 feet (60 psi), while the centrifugal pump impeller utilized in the Hydromatic grinder can only produce approximately 53 feet of head (23 psi). This difference means that the E/One pump can be installed in a much wider variety of locations and in much more difficult-to-serve areas than its Hydromatic counterpart. The E/One units also carry a better warranty and have a better service life expectancy.

**6. Vacuum Sewer Collection Pods (Valve Pits)**

There are approximately 1,013 sewer customers connected to the North Palmer's Chapel and Calista Road Vacuum Pumping Stations. Of these customers, most are connected to the vacuum collection system with a vacuum sewer collection pod, also known as a valve pit. A number of customers pump to a neighbor's valve pit or to a vacuum buffer tank



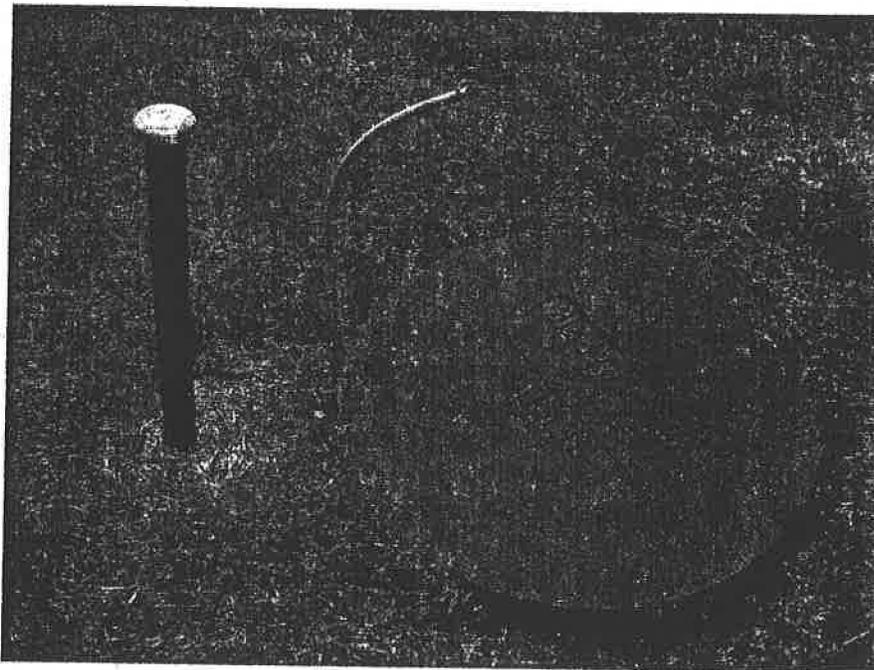
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utilizing low pressure sewer pumps. The City's collection system typically has 1.3 houses connected to one valve pit, although up to four homes can be connected to a valve pit if certain conditions are met.

The vacuum valve pit contains a vacuum valve, controller, and inlet sump. The inlet sump collects wastewater by gravity from the customer, where it is stored before it is drawn into the vacuum collection system. Once 10 gallons of sewage accumulates in the sump, the vacuum interface valve automatically opens utilizing the vacuum pressure in the collection main. No electrical power is required at the valve pit. An installed valve pit is shown in Figure 3.3.

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*Figure 3.3 – Valve Pit Lid and External Breather*



**A. Sewer Collection System Evaluation****1. *Force Mains***

The Northern Force Main currently collects pumped flow from lift and pumping stations of approximately 1,600 gpm. In addition to this flow, another 120 gpm in peak flow is connected to the force main from developments using low pressure sewer pumps. This total flow results in velocities in the 10-inch section of force main in excess of 7.0 feet per second, and in excess of 4.9 feet per second in the 12-inch section of force main. The velocity in the 10-inch section of the Northern Force Main is very high for a wastewater force main. The velocity in all sections of the Northern Force Main should be kept to less than 5.0 feet per second in order to keep the sewage pumps operating within their original design parameters.

The Southern Force Main currently collects pumped flow of 1,235 gpm in addition to a small number of customers connected directly using low pressure sewer pumps. This total flow results in velocities in the Southern Force Main of approximately 3.5 feet per second.

The most significant deficiency noted for the force mains is the high velocity in the 10-inch section of the Northern Force Main. The most notable result from this is that the high velocities result in higher head losses in the pipeline, resulting in lower flows from all the centrifugal pumps at the lift stations and pumping stations pumping to this force main. This reduction in flow results in several of these pumps operating below their design capacity thereby reducing the capacity of each lift station or pumping station.

The 10-inch section of the Northern Force Main between Calista Road and Bill Moss Road should be replaced with a new section of 12-inch force main to reduce the friction head losses and reduce the operating heads on the pumps in this section of the collection system. The high friction losses in the Northern Force Main are causing all the pumps in this system to operate at a higher head and therefore a lower flow.

In the case of Portland Road Lift Station, this increase in pumping head has reduced the lift station's pumping capability below the rated capacity of the station of 100 gallons per minute when all the pumping and lift stations are operating simultaneously. Data collected by the City indicates that all the pumping and lift stations connected to the Northern Force Main currently operate simultaneously at least once per day. The extension of a 12-inch force main to replace the 10-inch section between Calista Road and Bill Moss Road will return this portion of the collection system to its original design



capacity, but will not allow for any additional flow to be added to each lift station above its design capacity.

Other deficiencies noted in the force main network, include the termination of the 8-inch Union Road Force Main into a 4-inch force main at State Highway 76 and the long distance pumping of the flow from the Union Road Lift Station to the Tyree Springs Lift Station before it is pumped to the wastewater treatment plant.

## 2. Vacuum Sewer Collection Mains

Although AIRVAC had some involvement in the original layout and design of the vacuum collection system that was constructed in 1986/1987, vacuum collection lines for both the Calista Road and North Palmer's Chapel Vacuum Pumping Station have been extended several times to accommodate new development adjacent to areas served by the vacuum system. These extensions appear to have been undertaken without any review by AIRVAC and, in several cases, where another means of collection (low pressure sewer) was also available. Small changes in the length of collection lines or in the number of units connected to the vacuum collection system can disrupt the conveying capacity and reliable operation of the system.

According to a 2005 AIRVAC evaluation of the Calista Road Vacuum Collection system original design drawings, it appeared that the system was installed with no lifts, that the system flowed continuously downhill to the pumping stations. AIRVAC termed this discovery "highly doubtful." If the system could have been installed without any lifts, a conventional gravity sewer collection system could have been utilized instead of the vacuum system. It is likely that lifts were added in the field during construction with limited consideration about the effect this might have on the overall vacuum system design.

While the North Palmer's Chapel and Calista Road vacuum collection systems operate satisfactorily during normal (dry-weather) conditions, they do not function reliably during wet-weather conditions due to a combination of the vacuum collection system's original design and construction and extensions made to the system since then. Both collection systems have difficulty maintaining sufficient vacuum pressure throughout their system to keep all their vacuum valves in operation during times of significant flow. Both collection systems have been deemed to be at their design capacity by AIRVAC due to their inability to convey wet weather flows. Wet-weather flows are the combination of a system dry-weather wastewater flow from customers plus water infiltration and inflow (I/I) from rain, streams, and groundwater.

Given that there are no records available from construction of either the North Palmer's Chapel or Calista Road vacuum collection systems that would allow for a further evaluation of the original design of the system, it is not possible to determine if



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the system was originally designed and constructed to meet AIRVAC's design guidelines. However, AIRVAC has analyzed several portions of the vacuum collection system using information gathered from the existing system and from observations of operation of the system in a variety of flow conditions. Specifically, they have identified a section of the North Palmer's Chapel Vacuum Pumping Station collection system along Oak Valley Subdivision, Dawn Court and Tyree Springs Road, south of Raymond Hirsch Parkway, as extending further from the vacuum station and having friction losses higher than recommended for reliable operation.

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This section of vacuum collection system, along with the nearby White House High School and White House Middle School, should be converted to either low pressure or gravity sewer collection and their flows conveyed to either the existing Tyree Springs Lift Station or the proposed Copes Crossing Lift Station. These modifications will lessen the flows to most heavily utilized portion of the North Palmer's vacuum collection system and will improve operation of the vacuum station and other portions of its collection system.

### *3. Gravity Sewer Collection*

Given that the majority of the gravity sewer has been installed in the last five years as part of subdivision developments, several of which have not yet been fully built-out, the gravity sewer portion of White House's collection system has sufficient capacity for current and future development.

### *4. Low Pressure Sewer Pumps*

The City is currently replacing approximately 225 Hydromatic pumps per year. Units are identified for replacement when a unit fails or when repeated service calls make it uneconomical to keep a unit in service. At the current rate of replacement, it will take the City approximately 10 years to replace all the Hydromatic grinder pumps in their collection system. By the end of that time, the remaining Hydromatic pumps will be approaching almost 20 years of service. It is unrealistic to assume that the current rate of pump failure, approximately 225 per year for 8-12 year old pumps, will remain constant as the pumps age further. It is likely that the failure rate will exceed 225 pumps per year as the existing pumps age. It currently costs the City approximately \$1,200 to replace a Hydromatic grinder pump and controls with a new E/One After Market Grinder Pump (AMGP) and controls. E/One AMGPs are specifically designed to be installed in existing grinder pump wetwells, and a photo of one is shown in Figure 4.1.



**Figure 4.1 – E/One AMGP**



In order to keep ahead of the rate of pump failures, it is recommended that the City increase the rate of replacement to proactively replace Hydromatic grinder pumps before failures or other problems occur. The proactive replacement of pumping units should focus on areas within the City's collection system that have a high rate of failures or areas where pump replacement could provide reductions in flow to the City existing lift stations. It is recommended that the City replace at least a years worth of units at one time, approximately 225 units, in order to stay ahead of the rate of failures. In addition, the replacement of the Hydromatic low pressure pumps that currently pump to the South Palmer's Chapel Lift Station with new E/One AMGPs would reduce flow to the currently overburdened Tyree Springs Lift Station and redirect it directly to the Southern Force Main.

Another area of potential pump replacement includes the area bounded by State Highway 76, Sage Road, Raymond Hirsch Parkway, and U.S. Highway 31W. This area is currently served by low pressure grinder pumps that convey flow to the Wilkinson Lane Lift Station and ultimately to the overburdened Northern Force Main. This area is bisected by the Southern Force Main before it crosses under Interstate 65. The replacement of the existing grinder pumps with new E/One AMGPs would allow them to pump directly to the wastewater treatment plant via the Southern Force Main and free up capacity at the Wilkinson Lane Lift Station and in the Northern Force Main. These improvements are estimated to remove an additional 271 homes (48,000 gpd of wastewater) from the Wilkinson Lift Station and the Northern Force Main.



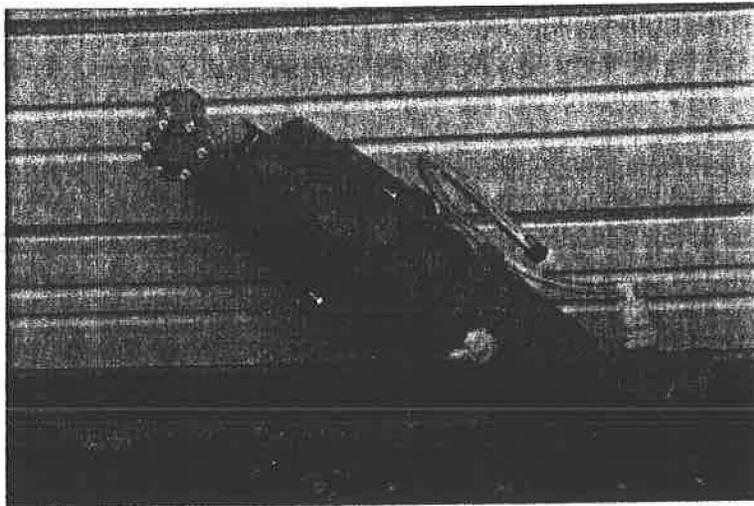
## 5. Vacuum Sewer Collection Pods (Valve Pits)

Other than recent expansions of the vacuum collection system, all of the vacuum valve pits were installed with the construction of the vacuum collection stations in 1984/1985. This means that most of the valve pits are 20 years old. According to AIRVAC's published maintenance recommendations, valve pit controllers should be rebuilt every 3-5 years of operation, and vacuum valves should be rebuilt every 7-10 years of operation. For the last two years, the City has been replacing between 75 and 100 units per year as problems are identified.

Unfortunately, there is no clear evidence of a valve's failure. The typical procedure for locating faulty valves in a vacuum collection system involves isolating sections of vacuum collection main by closing isolation valves and testing the vacuum integrity of the system. Unfortunately, many isolation valves in the City's vacuum collection system were left off or not installed during its construction. In the years since installation many valves, identified as needing replacement, were simply removed by maintenance personnel and not replaced. The lack of isolation valves requires City personnel to go valve-to-valve to identify failures, a huge expenditure of the City's manpower to both locate and replace the valve. A new valve and controller currently costs the city approximately \$975.

A vacuum valve (lower section) and controller (upper section) is shown in Figure 4.2.

*Figure 4.2 – Vacuum Valve and Controller*



**B. Pumping Station and Lift Station Evaluations**

**1. Capacity**

Given that there is not any flow measurement instrumentation installed at the City's lift and pumping stations, the following estimates of the flows at each station were developed. Table 4.1 estimates the current peak lift and pumping station flow based on an average flow per customer for the entire collection system.

**Table 4.1 – White House – Estimated Lift and Pumping Station Flows**

Pump Station	Connections <sup>(1)</sup>	Peak Flow (GPM) <sup>(2)</sup>	Design Capacity (GPM)	Percent Utilization
North Palmer's Chapel Vacuum Pumping Station	654 <sup>(3)</sup>	311	500	62%
Portland Road Lift Station	163	80	100	80%
Calista Road Vacuum Pumping Station	359 <sup>(4)</sup>	167	300	56%
Wilkinson Lane Lift Station	868	372 <sup>(5)</sup>	675	55%
Tyree Springs Lift Station	1,170 <sup>(6)</sup>	486	675	72%
South Palmer's Chapel Lift Station	286	135	220	61%
Union Road Lift Station	159	76	300	25%
Cambria Lift Station	144	72	160	45%
Meadowlark Lift Station	463	211	400	53%
Springfield Lift Station	10	4	150	3%

**Notes:**

1. Number of connections provided by City of White House; includes allocated sewer commitments.
2. Peak flow is calculated based on average flow for all persons within the City (61 gpd), 2.9 persons per connection, and utilizes a peaking factor ranging from 3.0 to 4.5 based on the contributing population (Harmon's Peaking Factor).
3. North Palmer's Chapel Vacuum Pumping Station connections include 127 customers connected to the vacuum system with low pressure sewer grinder pumps.
4. Calista Road Vacuum Pumping Station connections include 68t customers connected to the vacuum system with low pressure sewer grinder pumps.
5. Wilkinson Lane Lift Station flows are assumed to be higher than this value due to collection area containing a majority of the City's commercial area, including two hotels.
6. Tyree Springs Lift Station connections include South Palmer's and Union Road Lift Station customers (connections).



Table 4.2 utilizes an estimate of 100 gallons per person per day to generate the lift station peak flow values in accordance with the Tennessee Department of Environment and Conservation (TDEC) Design Basis for New Sewage Works Appendix- 2-A.

**Table 4.2 – White House – Lift and Pumping Station Capacities – Design Values**

Pump Station	Connections <sup>(1)</sup>	Peak Flow (GPM) <sup>(2)</sup>	Design Capacity (GPM)	Percent Utilization
North Palmer's Chapel Vacuum Pumping Station	654	512 <sup>(3)</sup>	500	102%
Portland Road Lift Station	163	132	100	132%
Calista Road Vacuum Pumping Station	359	273	300	91%
Wilkinson Lane Lift Station	868	611	675	91%
Tyree Springs Lift Station <sup>(4)</sup>	1,170	799	675	118%
South Palmer's Chapel Lift Station	286	219	220	100%
Union Road Lift Station	159	128	300	43%
Cambria Lift Station	144	116	160	73%
Meadowlark Lift Station	463	345	400	86%
Springfield Lift Station	10	9	150	6%

**Notes:**

1. Number of connections provided by City of White House; includes allocated sewer commitments.
2. Peak flow is calculated based on the typical design average flow for all persons within the City (100 gpd), 2.9 persons per connection, and utilizes a peaking factor ranging from 3.0 to 4.5 based on the contributing population (Harmon's Peaking Factor).
3. North Palmer's Vacuum Station observed to lose service at influent flows above 400 gpm. Loss of service attributed by AIRVAC to limitations in the vacuum collection system as constructed.
4. Tyree Springs Lift Station connections include South Palmer's and Union Road Lift Station customers (connections).

The primary difference in these two forms of lift station flow estimation is the assumption made about the average flow to each station made by each customer. In a completely uniform collection system the assumption, the usage of the City's system-wide average of 61 gallons per day per person would accurately estimate the flow for all the lift stations in the collection system. However, no collection system is uniform, and the City's is certainly no exception. The City's collection system not only varies, like most systems, in the nature of the customers collected from station to station in the percentage of business, residential, and industrial wastewaters, it also has the unique



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variable of type of wastewater collection. Vacuum sewer collection, low pressure sewer, and gravity sewer collection all have unique characteristics related to infiltration/inflow and the ratio of the peak flow to average flow.

Any leaks in a vacuum sewer system will tend to draw in groundwater or surface water at stream crossings, causing the average flow in these systems to be higher. Wet-weather infiltration is also possible in gravity sewer collection systems. Conversely, wet-weather infiltration is not possible in the force mains that make up a large percentage of the remainder of the City's wastewater collection system. However, due to the relatively small amount of gravity sewer line in the City's collection system and its recent installation, wet-weather infiltration is not assumed to be a significant problem in the gravity sewer portion of the collection system.

Table 4.1 likely under estimates the peak flows for the two vacuum pumping stations due to the wet-weather infiltration and inflow that exists in the vacuum collection system. Table 4.2, conversely, likely over estimates the peak flows at the lift stations. It more closely approximates the peak flows at the vacuum pumping stations. The actual average and peak flow at each lift station is likely in between the numbers estimated by the two methods and is impossible to determine precisely without flow monitoring at each lift station.

## *2. Power Costs*

The City of White House has tracked the monthly power costs at each of its lift and pumping stations over the last two years. A summary of the major lift stations, their average monthly electrical costs, and cost per customer is shown in Table 4.3.



**Table 4.3 – White House – Lift Station Operating Power Costs**

Pump Station	Connections <sup>(1)</sup>	Design Capacity (GPM)	Average Monthly Power Cost	Monthly Cost per Customer
North Palmer's Chapel Vacuum Pumping Station	654	500	\$1,998	\$3.05
Portland Road Lift Station	163	100	\$105	\$1.55
Calista Road Vacuum Pumping Station	359	300	\$1,096	\$3.05
Wilkinson Lane Lift Station	868	675	\$255	\$0.29
Tyree Springs Lift Station	1,170	675	\$250	\$0.21
South Palmer's Chapel Lift Station	286	220	\$96	\$0.34
Union Road Lift Station	159	300	\$50	\$0.31
Cambria Lift Station	144	160	\$105	\$0.73
Meadowlark Lift Station	463	400	\$179	\$0.39
Springfield Lift Station	10	150	\$40	\$4.00

**Notes:**  
 1. Number of connections provided by City of White House; includes allocated sewer commitments.  
 2. Tyree Springs Lift Station connections include South Palmer's and Union Road Lift Station customers.

The most notable result from this analysis is the high cost per customer for both vacuum pumping stations when compared to the cost for the other gravity and low pressure collection lift stations. The high cost per customer for the Springfield Lift Station is an anomaly due to combination of a very low number of customers and a minimum bill of \$40 for the station's electrical service.

**3. Physical Condition**

As part of the wastewater master planning effort, an inspection was performed on each of the lift stations and pumping stations in the City's collection system. The inspection reports for each lift station and pumping station are located in Appendix B.

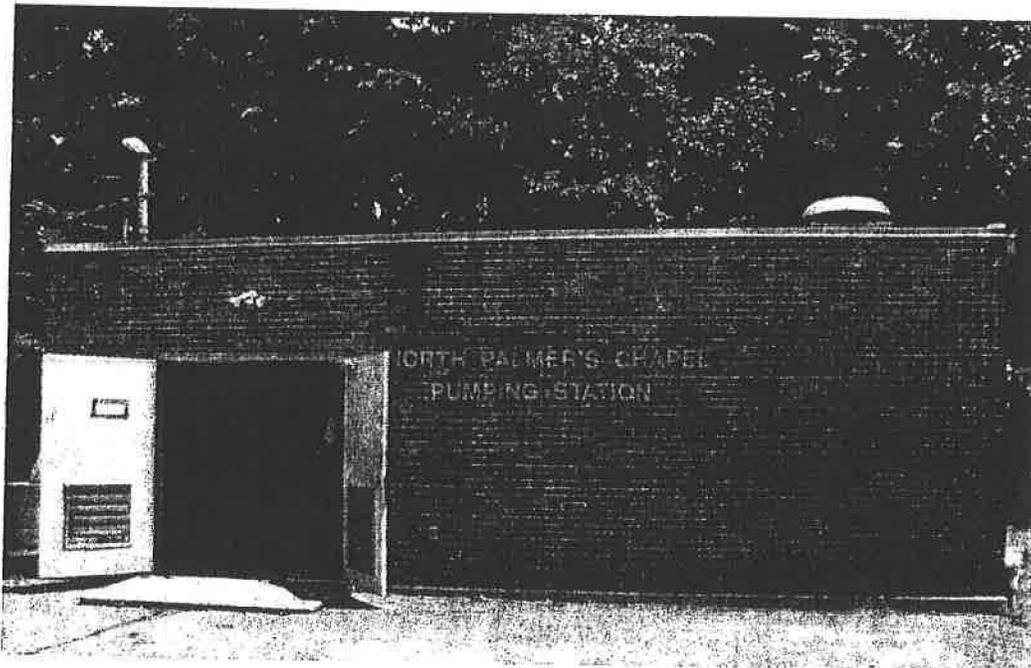
In general, the lift stations and vacuum pumping stations are well-kept and clean. All the sites are enclosed with locked permanent fencing. The lift stations are all equipped with local alarms (red light and audible alarms) to notify operators of an equipment failure or high wastewater level. The red light alarms are visible from each lift station enclosure's fencing. The vacuum pumping stations are equipped with an alarm system that phones utility staff to inform them of equipment failures or high wastewater levels.



#### 4. North Palmer's Chapel Vacuum Pumping Station

The North Palmer's Chapel Vacuum Pumping Station, originally constructed in 1987, is located on the northeast side of the City. The AIRVAC vacuum pumping station provides vacuum sewer service to approximately 654 customers, 527 residential and 68 non-residential, and approximately 737 acres of service area, which includes Tyree Springs Road, White House High School, White House Middle School, and North Palmer's Chapel Road. North Palmer's VPS has approximately 127 customers connected to its vacuum collection system through the use of low pressure sewer pumps. The vacuum pumping station was designed to pump up to 500 gpm of sewage into the 10-inch and 12-inch Northern Force Main. The North Palmer's Chapel Vacuum Pumping Station consists of three vacuum pumps, a 4,400-gallon vacuum collection tank, and two 500-gpm sewage pumps. The vacuum pumping station is also equipped with an emergency diesel engine generator to provide electrical power in the event of an outage. The North Palmer's Chapel Vacuum Pumping Station is shown in Figure 4.3. Due to vacuum line extensions beyond the original collection design and infill development over the last 20 years, the North Palmer's Chapel Vacuum Pumping Station is currently at its design limit. No additional new connections or subdivisions of existing parcels are being allowed to connect to the vacuum collection system. A map of the North Palmer's Chapel Vacuum Pumping Station collection area is shown in Figure 4.4.

Figure 4.3 – North Palmer's Chapel Vacuum Pumping Station





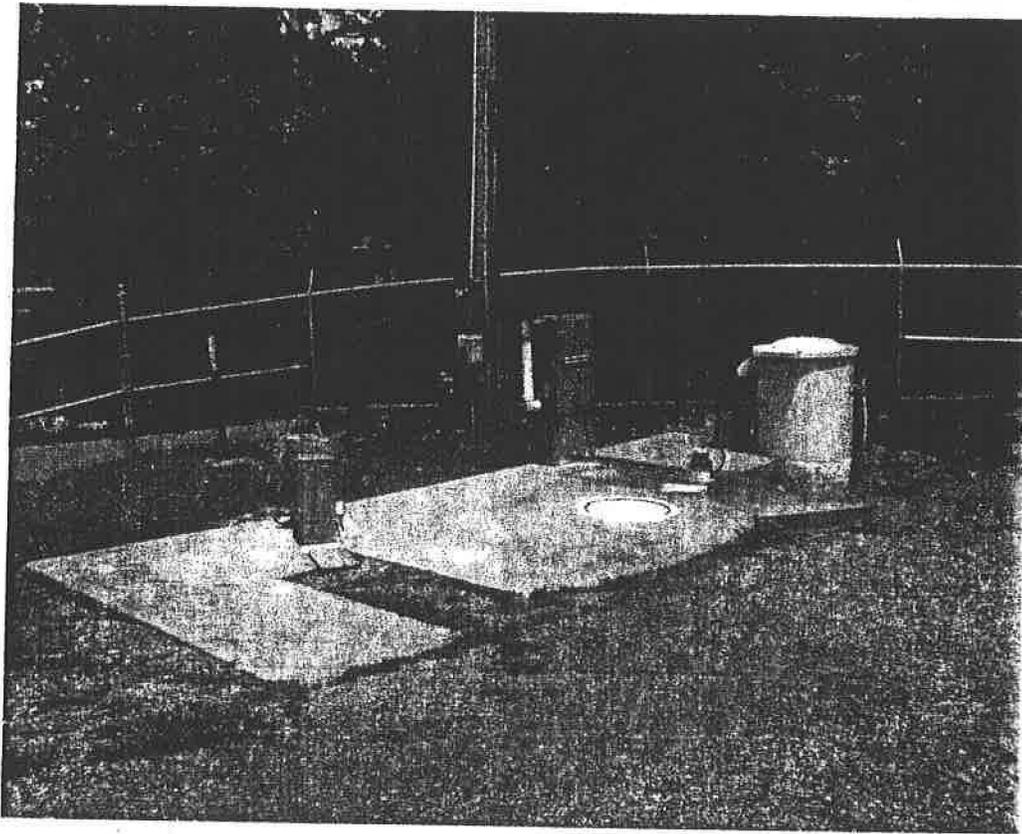
WHITE HOUSE, TN.  
 N. PALMERS CHAPEL ROAD SERVICE AREA  
 SCALE: 1" = 2000'

FIGURE 4.4

### 5. *Portland Road Lift Station*

The Portland Road Lift Station is a wet pit/ dry pit lift station originally constructed in 1987. This lift station is located on the northeast side of the City. The lift station provides sewer service to approximately 163 customers and about 775 acres of service area, which includes Portland Road, U.S. Highway 31, and Sumner Crossing Subdivision. The lift station was designed to pump up to 100 gpm of sewage into the 10-inch and 12-inch Northern Force Main. The Portland Road Lift Station consists of two 100-gpm sewage pumps and is shown in Figure 4.5. A map of the Portland Road Lift Station collection area is shown in Figure 4.6.

**Figure 4.5 – Portland Road Lift Station**



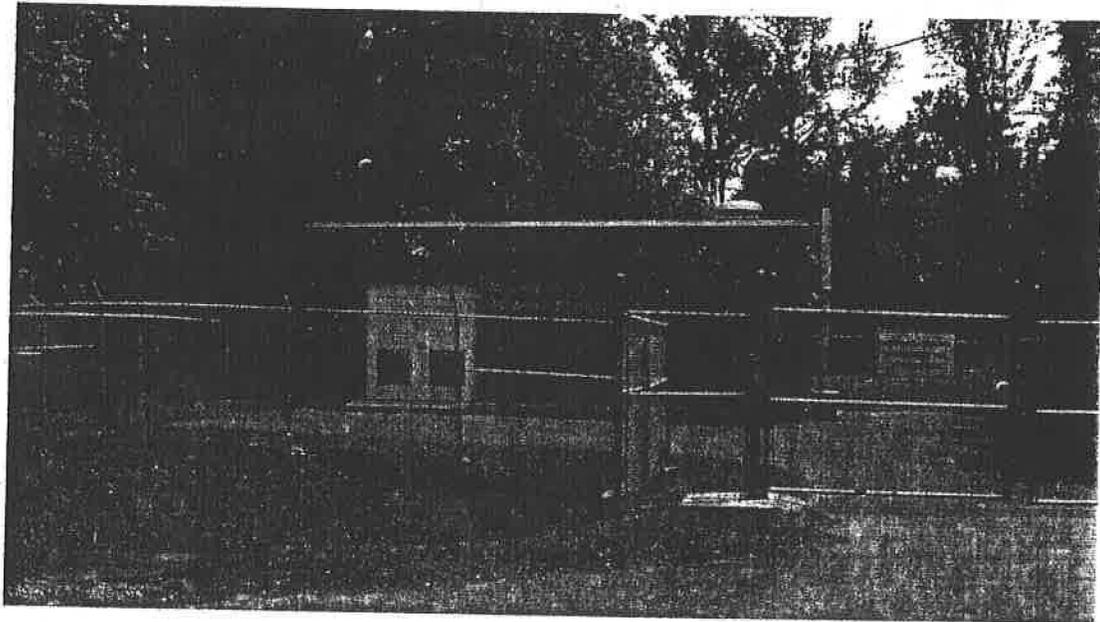


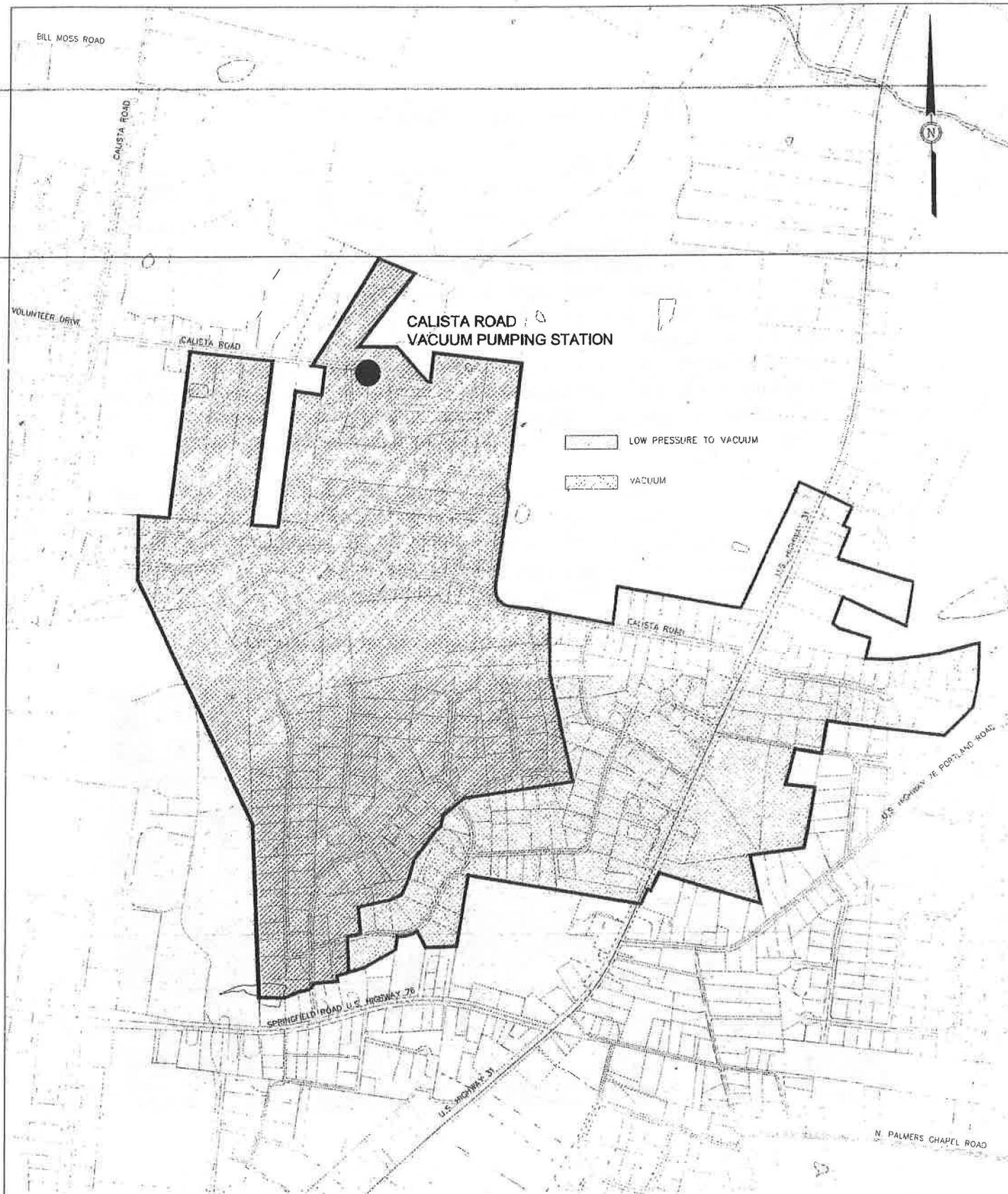
## 6. Calista Road Vacuum Pumping Station

The Calista Road Vacuum Pumping Station, originally constructed in 1987, is located in the northern area of the City. The AIRVAC vacuum pumping station provides vacuum sewer service to approximately 359 customers, 340 residential and 19 non-residential, and about 203 acres of service area, which includes Calista Road, Apache Trail, and extends to the south to include Hamlet and Skyline Drives. These customers include approximately 68 customers connected to the vacuum collection system through the use of low pressure sewer pumps. The vacuum pumping station was designed to pump up to 300 gpm of sewage into the 10-inch and 12-inch Northern Force Main. The Calista Road Vacuum Pumping Station consists of two vacuum pumps, a 4,400-gallon vacuum collection tank, and two 300-gpm sewage pumps. The vacuum pumping station is also equipped with an emergency diesel engine generator to provide electrical power in the event of an outage. The Calista Road Vacuum Pumping Station is shown in Figure 4.7.

Due to vacuum line extensions beyond the original collection design and infill development over the last 20 years, the Calista Road Vacuum Pumping Station is currently at its design limit. No additional new connections or subdivisions of existing parcels are being allowed to connect to the vacuum collection system. A map of the Calista Road Vacuum Pumping Station is shown in Figure 4.8.

**Figure 4.7 – Calista Road Vacuum Pumping Station**





WHITE HOUSE, TN.  
 CALISTA ROAD SERVICE AREA

SCALE: 1" = 1000'

**FIGURE 4.8**

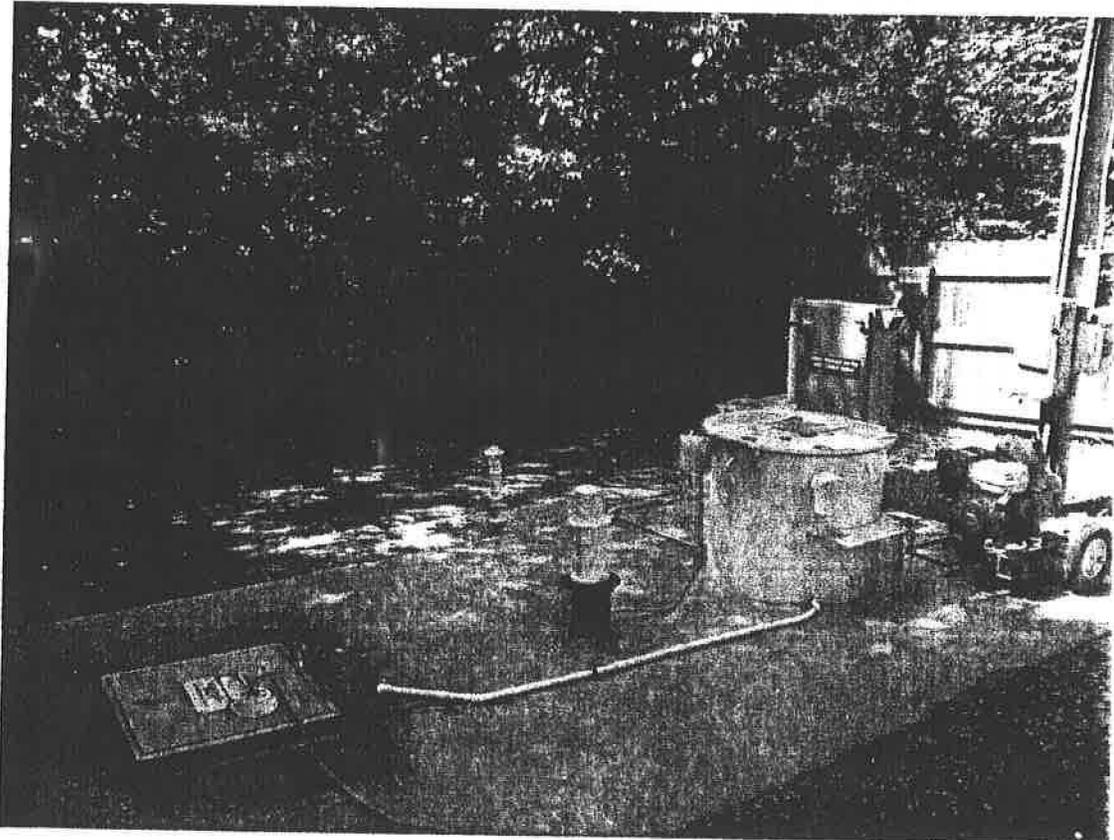
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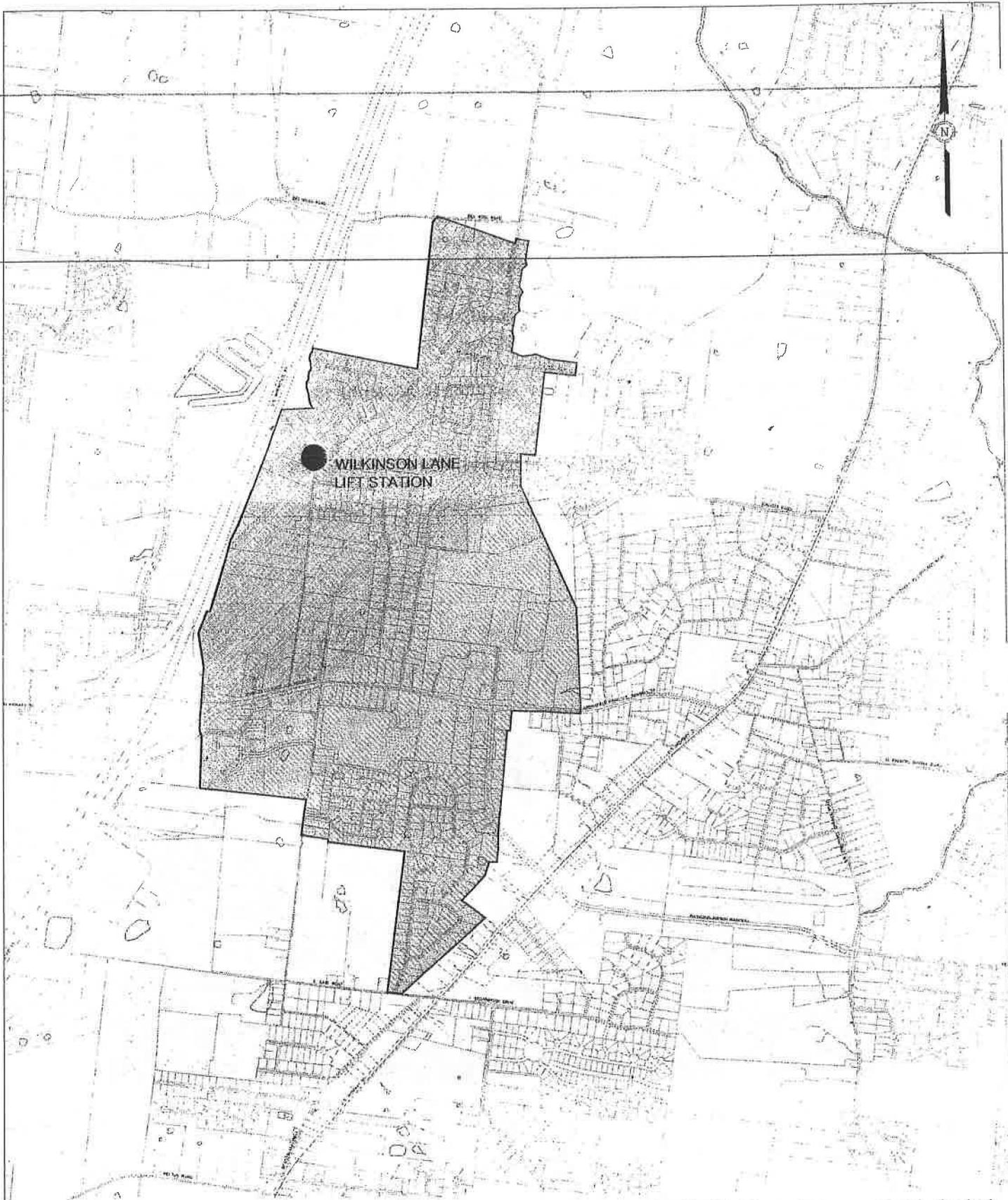
## 7. *Wilkinson Lane Lift Station*

The Wilkinson Lane Lift Station is a Davco wet pit/dry pit lift station originally constructed in 1983. The lift station is located on the northwest side of the City. The lift station provides sewer service to approximately 868 customers and approximately 1,032 acres of service area, which includes Wilkinson Lane, portions of State Highway 76, and Volunteer Drive. The lift station was designed to pump up to 675 gpm of sewage into the 10-inch and 12-inch Northern Force Main. The Wilkinson Lane Lift Station consists of two 675 gpm sewage pumps and is shown in Figure 4.9. A map of the Wilkinson Lane Lift Station collection area is shown in Figure 4.10.

This lift station will be replaced by a new 700 gpm submersible sewage lift station in the same location in the fall of 2007.

**Figure 4.9 – Wilkinson Lane Lift Station**





WHITE HOUSE, TN.  
WILKINSON LANE SERVICE AREA  
SCALE: 1" = 2000'

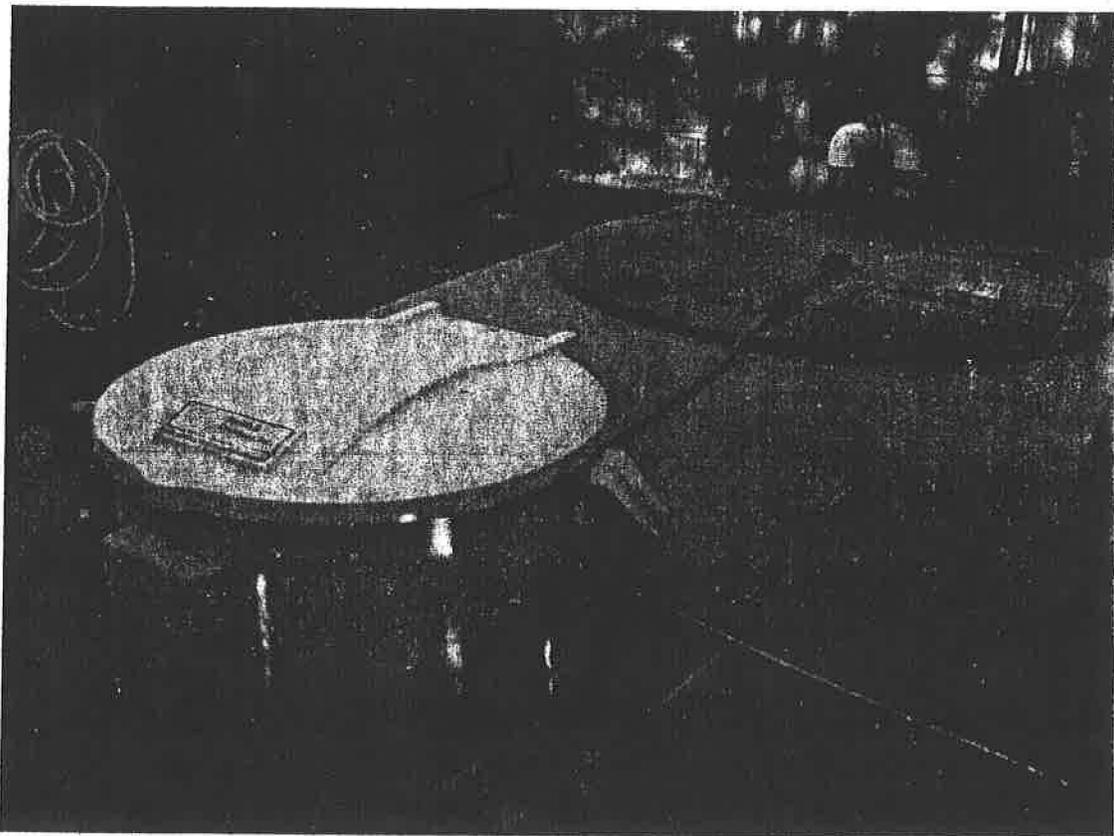
FIGURE 4.10

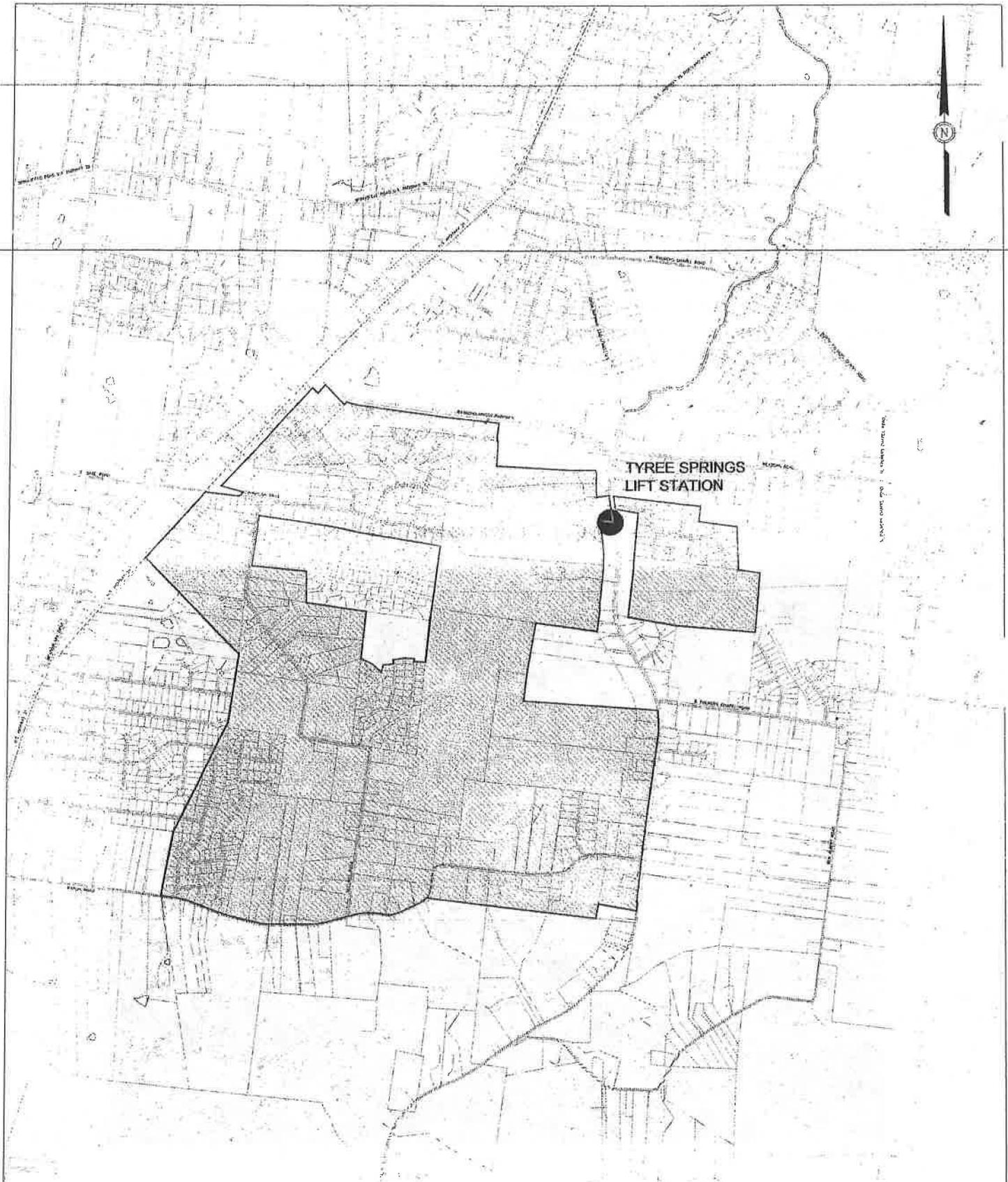
## 8. Tyree Springs Lift Station

The Tyree Springs Lift Station is a Smith & Loveless wet pit/dry pit lift station originally constructed in 1993. The lift station is located on the southeast side of the City. The lift station provides sewer service to approximately 1,170 customers and approximately 1,394 acres of service area, which includes Tyree Springs Road, portions of U.S. Highway 31, and McCurdy Road. The lift station was designed to pump up to 675 gpm of sewage into the 12-inch Southern Force Main. The Tyree Springs Lift Station consists of two 675-gpm sewage pumps and is shown in Figure 4.11. A map of the Tyree Springs Lift Station collection area is shown in Figure 4.12, excluding the collection areas for Union Road and South Palmer's Chapel Lift Stations.

South Palmer's and Union Road Lift Stations redundantly pump sewage through Tyree Spring Lift Station. Tyree Springs Lift Station is currently over its design capacity with this arrangement. No new connections or subdivisions of existing parcels are being allowed to connect to this lift station's collection system.

**Figure 4.11 – Tyree Springs Lift Station**





WHITE HOUSE, TN.  
TYREE SPRINGS SERVICE AREA  
SCALE: 1" = 2000'

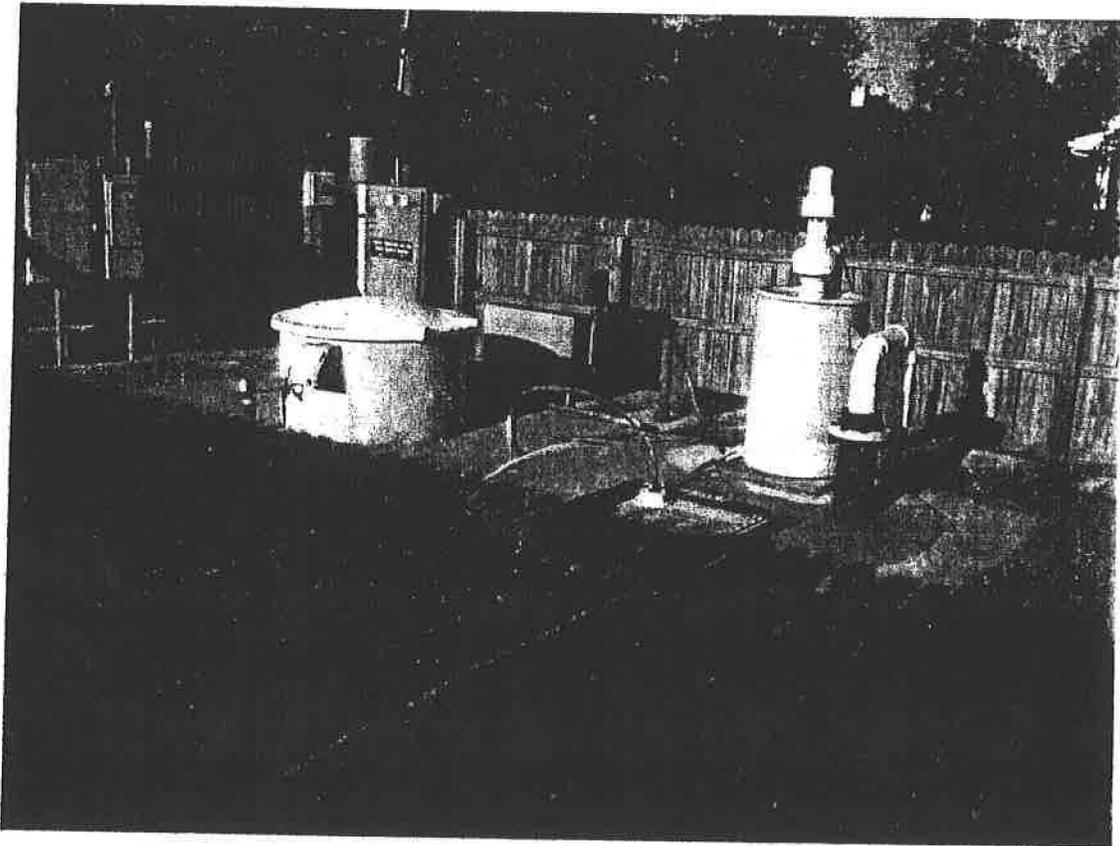
FIGURE 4.12

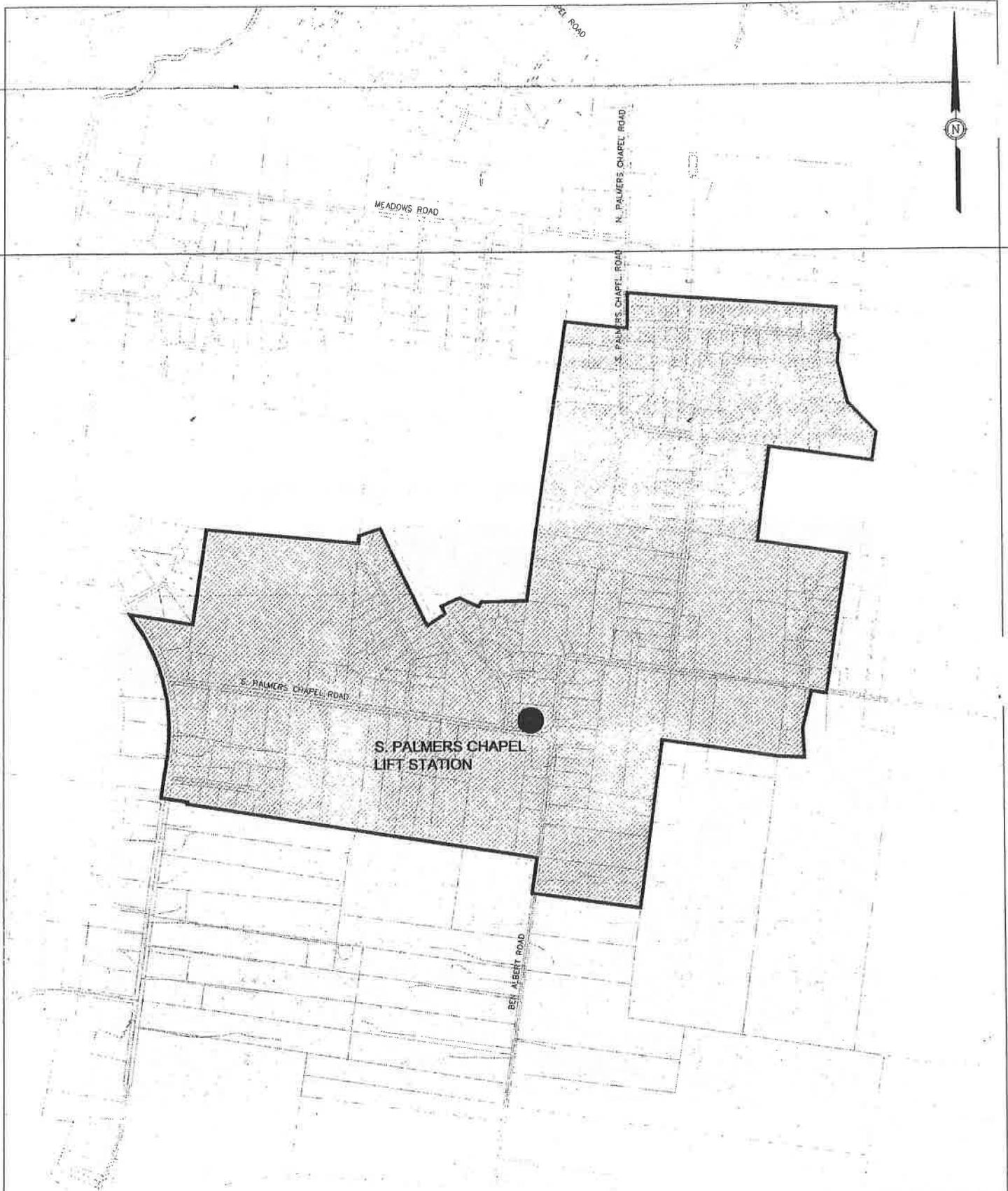
## 9. *South Palmer's Chapel Lift Station*

The South Palmer's Chapel Lift Station is a Smith & Loveless wet pit/dry pit lift station that was constructed in 1994. The lift station provides sewer service to approximately 286 customers and approximately 223 acres of service area, which includes South Palmer's Chapel Road, Thoroughbred Way, and Tison Way. The South Palmer's Chapel Lift Station was designed to pump up to 220 gpm of wastewater to Tyree Springs Lift Station, from which the wastewater is re-pumped to the wastewater treatment plant via the 12-inch Southern Force Main. The South Palmer's Chapel Lift Station consists of two 220-gpm sewage pumps and is shown in Figure 4.13. A map of the South Palmer's Chapel Lift Station collection area is shown in Figure 4.14.

South Palmer's Chapel Lift Station has been reported to overflow into the next door neighbor's swimming pool.

**Figure 4.13 – South Palmer's Chapel Lift Station**





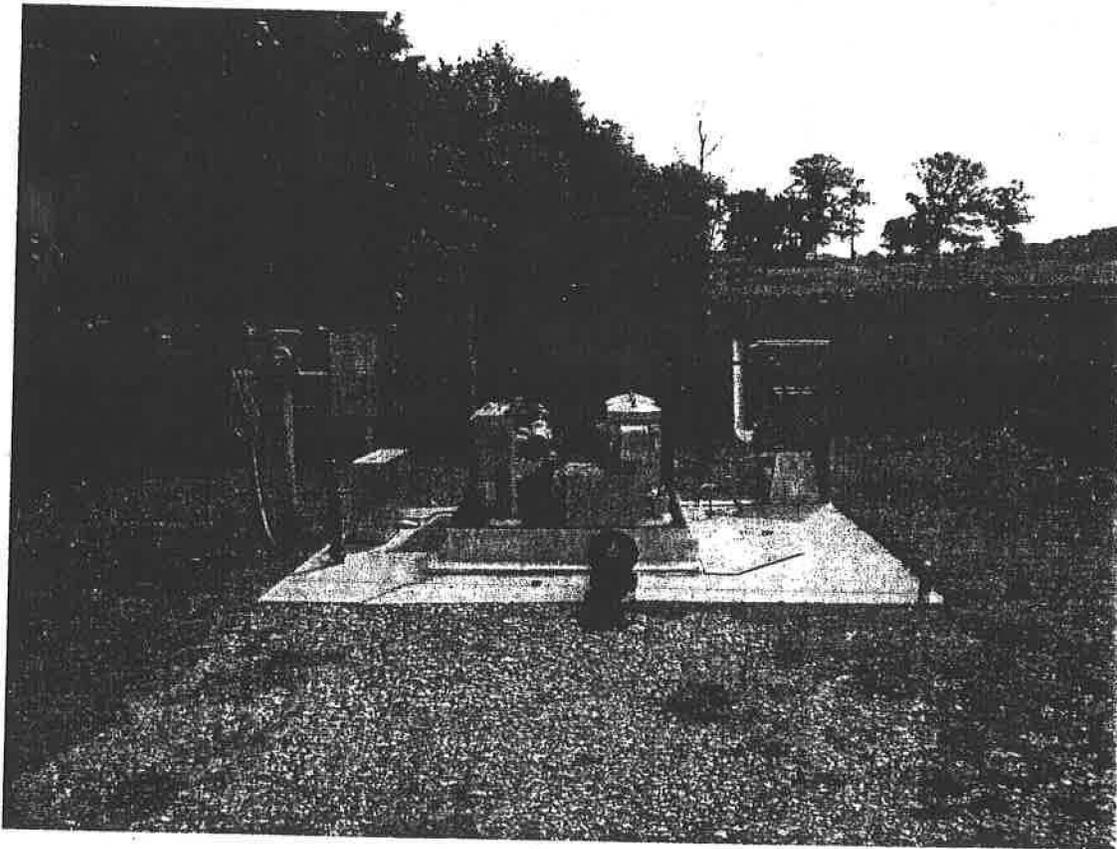
WHITE HOUSE, TN.  
S. PALMERS CHAPEL ROAD SERVICE AREA  
 SCALE: 1" = 1000'

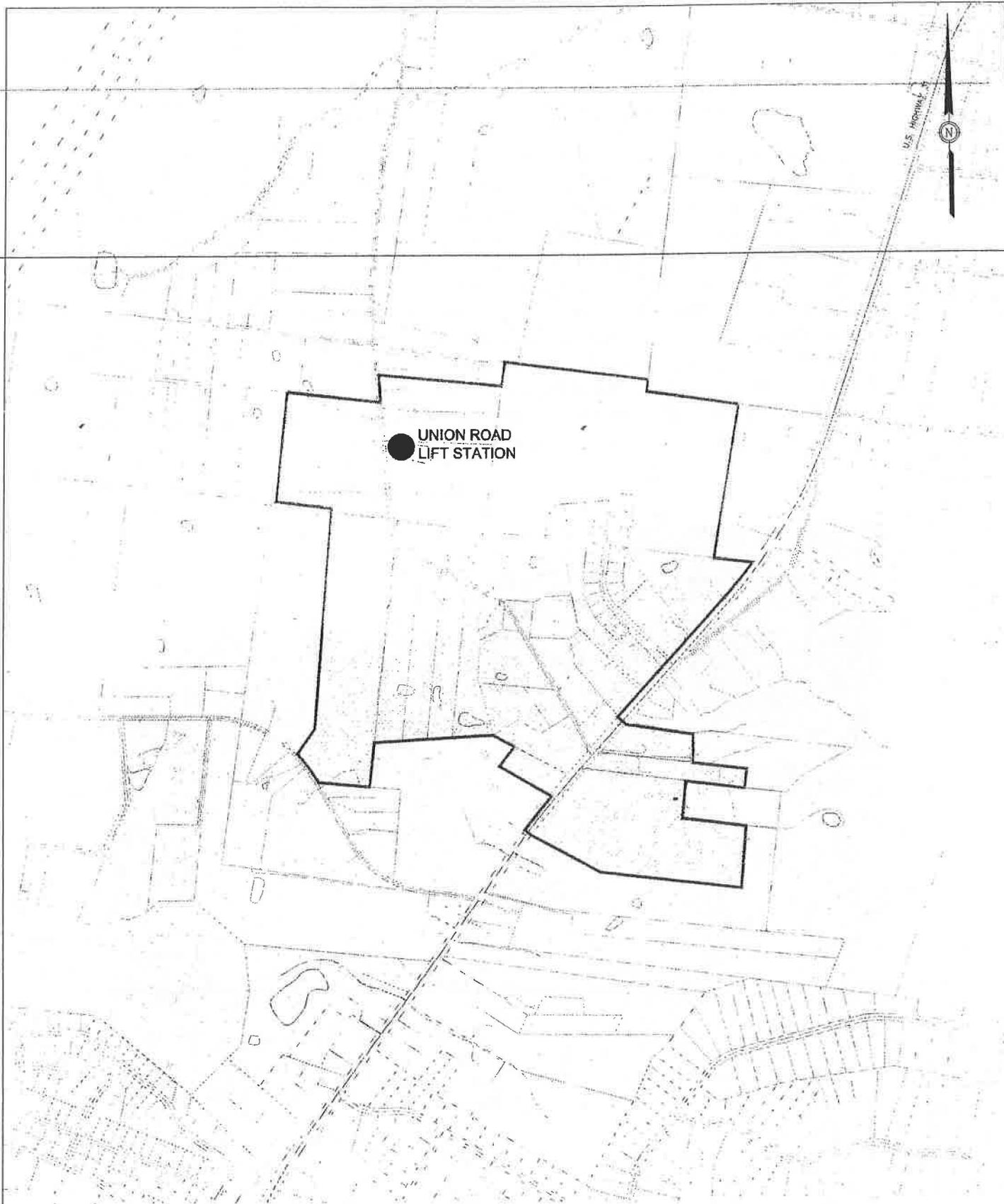
**FIGURE 4.14**

## 10. Union Road Lift Station

The Union Road Lift Station is a Smith & Loveless self-priming suction lift package lift station that was constructed in 2004 to provide sewer service to the Magnolia Village Subdivision. The Union Road Lift Station was designed to pump up to 300 gpm of wastewater to the wastewater treatment plant via the Southern Force Main. However, it appears that at some point the force main for the Union Road Lift Station was modified so it discharged into the Tyree Springs Lift Station wetwell, from which the wastewater is re-pumped to the wastewater treatment plant via the 12-inch Southern Force Main. The lift station provides sewer service to approximately 159 customers and approximately 190 acres of service area, which includes Magnolia Village Subdivision, U.S. Highway 31, Union Road, and White House Middle School. The Union Road Lift Station consists of two 300 gpm sewage pumps and is shown in Figure 4.15. A map of the Union Road Lift Station collection area is shown in Figure 4.16.

Figure 4.15 – Union Road Lift Station





WHITE HOUSE, TN.  
UNION ROAD SERVICE AREA  
SCALE: 1" = 1000'

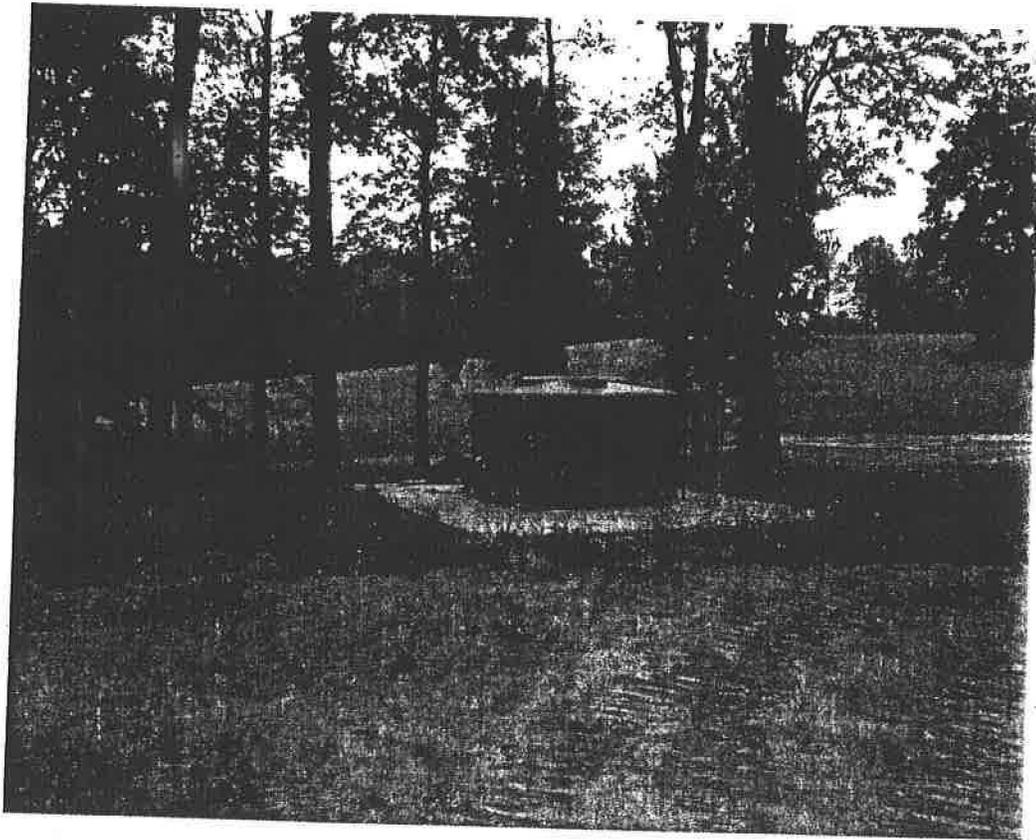
FIGURE 4.16

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## 11. Cambria Lift Station

The Cambria Lift Station is a Gorman-Rupp self-priming suction lift package station that was constructed in 2006. The Cambria Lift Station collection area consists of 8-inch gravity sewer in the Cambria Village Subdivision. The lift station provides sewer service to approximately 144 customers. The lift station was designed to pump up to 160 gpm of sewage into the 12-inch Southern Force Main. The Cambria Lift Station consists of two 160-gpm sewage pumps and is shown in Figure 4.17. A map of the Cambria Lift Station collection area is shown in Figure 4.18.

Figure 4.17 – Cambria Lift Station





WHITE HOUSE, TN.  
CAMBRIA SERVICE AREA  
SCALE: 1" = 2000'

**FIGURE 4.18**

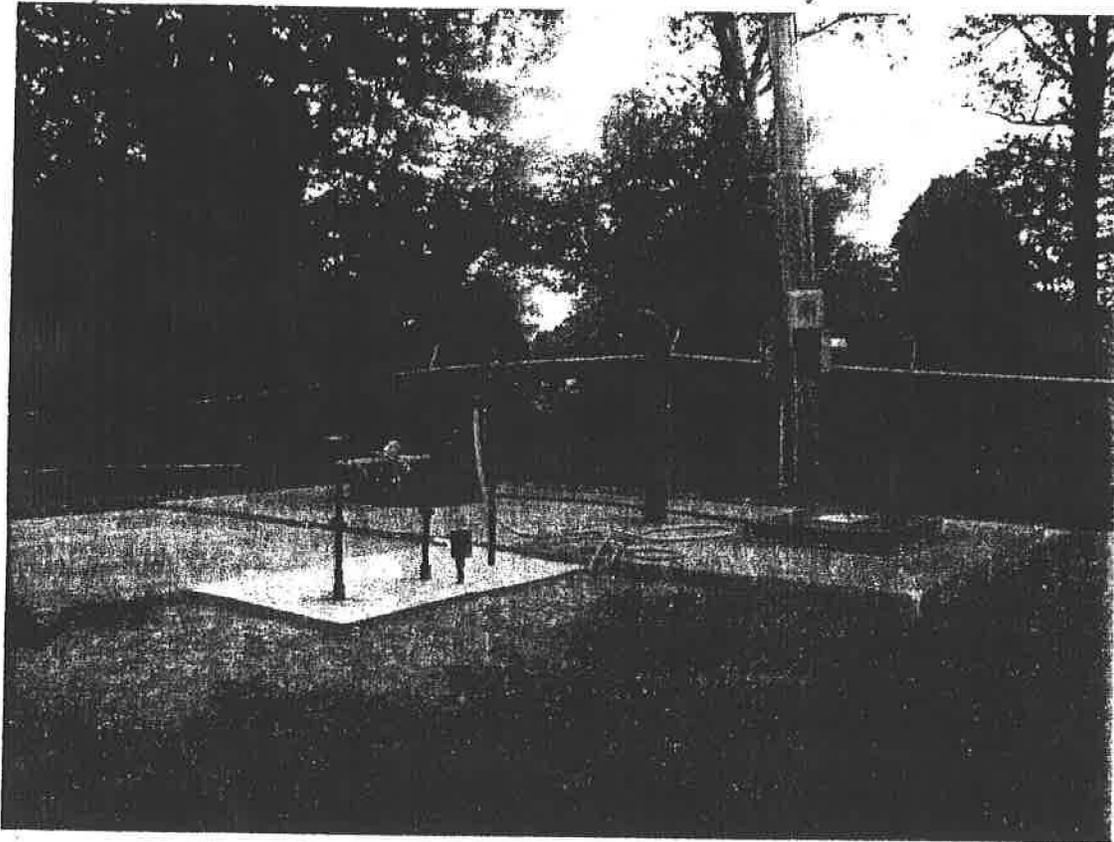


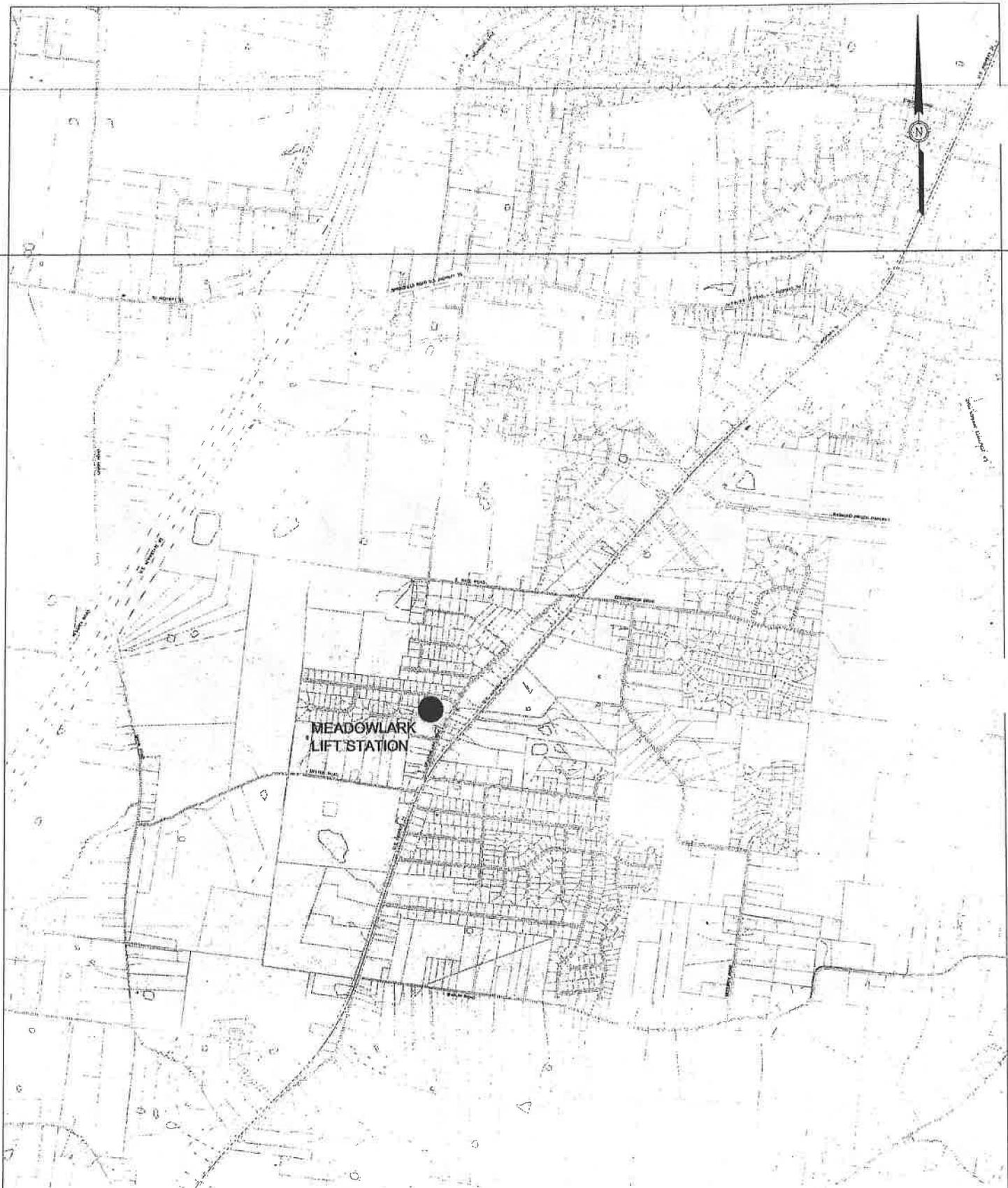
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## ***12. Meadowlark Lift Station***

The Meadowlark Lift Station is a Davco wet pit/dry pit package lift station originally constructed in 1983. The lift station is located on the southwest side of the City. The lift station provides sewer service to approximately 463 customers and approximately 1,041 acres of service area, which includes White House Elementary, portions of U.S. Highway 31, and Cardinal Drive. The lift station was designed to pump up to 400 gpm of sewage into the 12-inch Southern Force Main. The Meadowlark Lane Lift Station consists of two 400-gpm sewage pumps and is shown in Figure 4.19. A map showing the location of the Meadowlark Lift Station and its collection area is included in Figure 4.20.

**Figure 4.19 – Meadowlark Lift Station**





WHITE HOUSE, TN.  
MEADOWLARK ROAD SERVICE AREA  
SCALE: 1" = 2000'

**FIGURE 4.20**

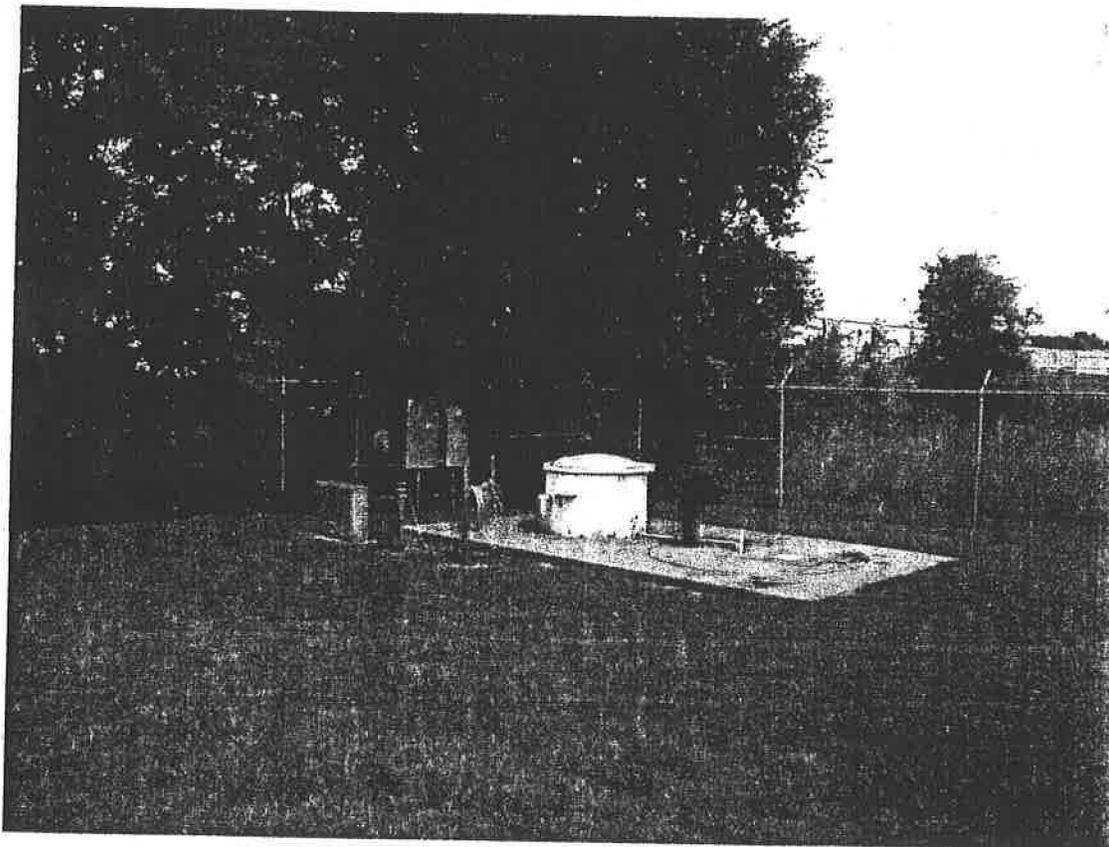


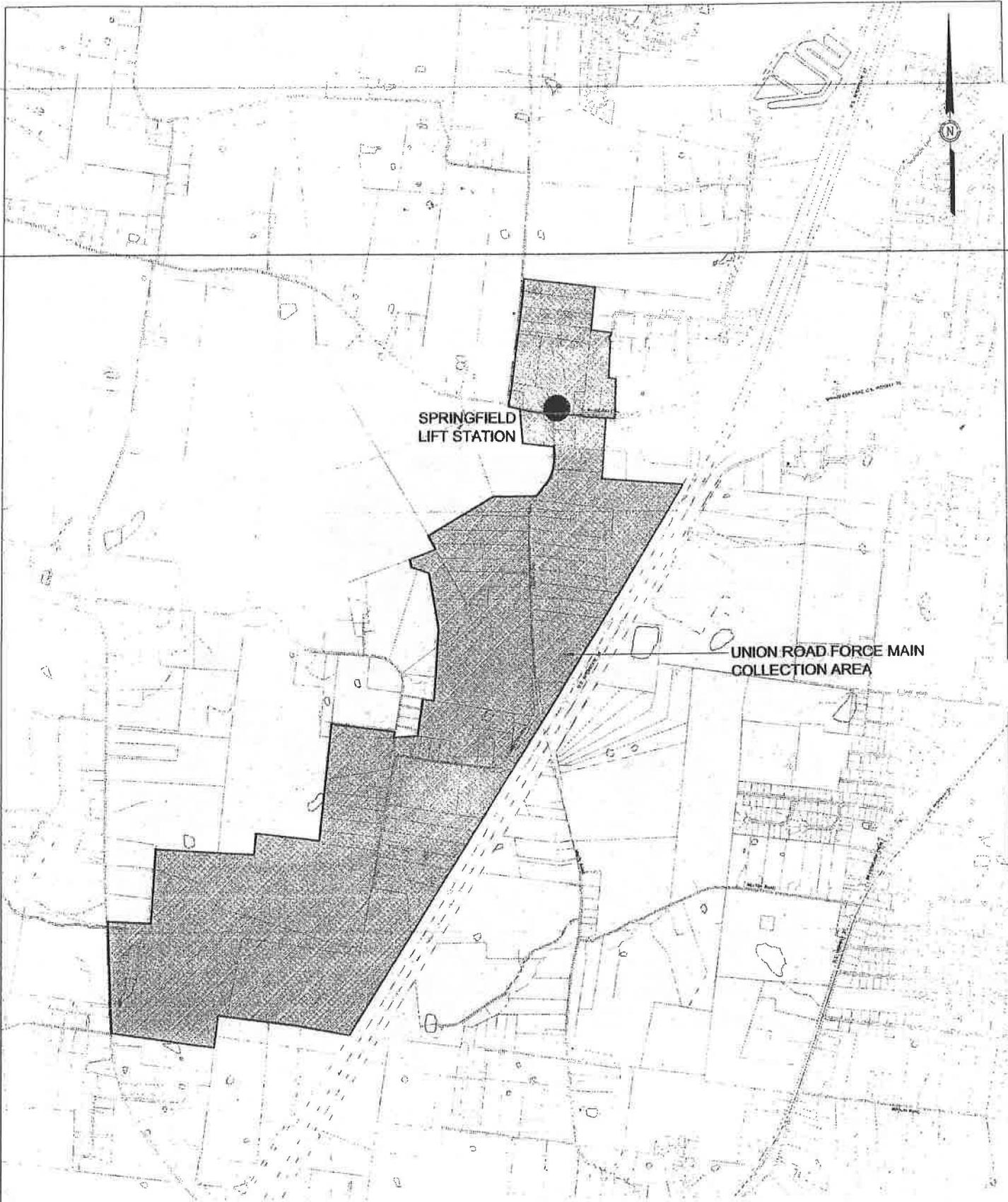
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### **13. Springfield Lift Station**

The Springfield Lift Station is a Smith & Loveless wet pit/dry pit package lift station originally constructed in 1993. The lift station is located on the west side of the City. The lift station provides sewer service to approximately 10 customers and approximately 266 acres of service area, which includes the northern section of Union Road and portions of State Highway 76. The lift station was designed to pump up to 220 gpm of sewage into a 6-inch force main that flows directly into the WWTP. The Springfield Lift Station consists of two 220 gpm sewage pumps and is shown in Figure 4.21. A map showing the location of the Springfield Lift Station and its collection area is included in Figure 4.22.

**Figure 4.21 – Springfield Lift Station**





WHITE HOUSE, TN.  
SPRINGFIELD ROAD SERVICE AREA  
SCALE: 1" = 2000'

FIGURE 4.22

#### ***14. Noted Deficiencies***

The most significant deficiency noted at all the vacuum pumping stations and lift stations was a lack of a uniform remote telemetry system or supervisory control and data acquisition (SCADA) system. The two vacuum pumping stations are equipped with telephone dialers to notify operators of an alarm situation, but the system does not transmit the type of alarm, nor does it allow for the remote monitoring of the pumping station equipment and operation. None of the lift stations are equipped with remote telemetry. The City's sewer system standards, revised in 2007, require the installation of instrumentation and radio telemetry to transmit both alarm and normal operating conditions to the SCADA system at the WWTP for all new lift stations. The revised sewer standards also require the installation of flow monitoring and pump around connections for all new lift stations. Pump around connections allow for the connection of portable sewage pumps in the event of an extended power failure or equipment failure at the lift station to maintain sewer-collection service.

Additional deficiencies noted at the existing lift stations is the lack of area lighting to provide illumination and security at the lift station sites and the lack of flow monitoring instrumentation.

#### **C. Wastewater Treatment Plant**

The City's wastewater treatment plant was originally constructed in 1982. The original facility consisted of two aerated lagoons and a walking spray irrigation system. The facility was expanded in 1993 to include a Lemna lagoon treatment system, ultraviolet disinfection, and an outfall pipeline to Frey Branch with a cascade aerator. An aerial view of the treatment plant site is shown in Figure 4.23.



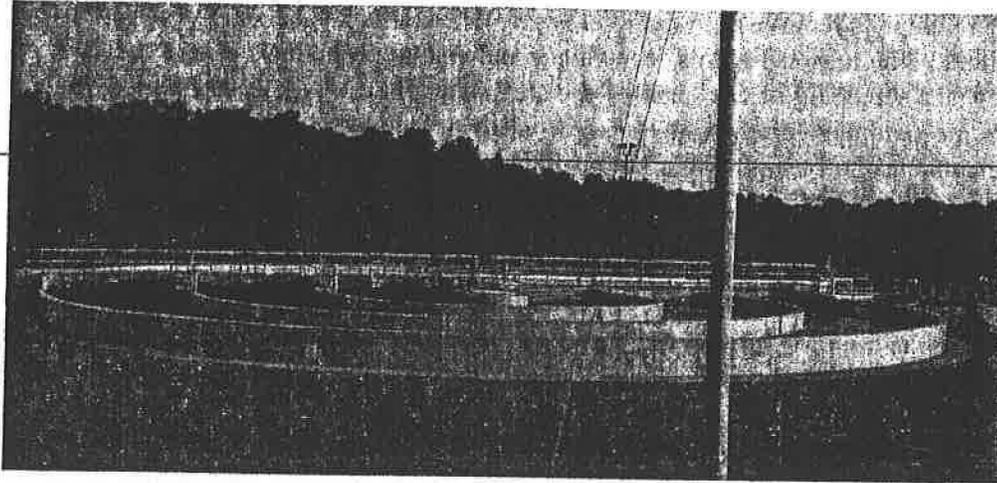
**Figure 4.23 – WWTP – Aerial View**



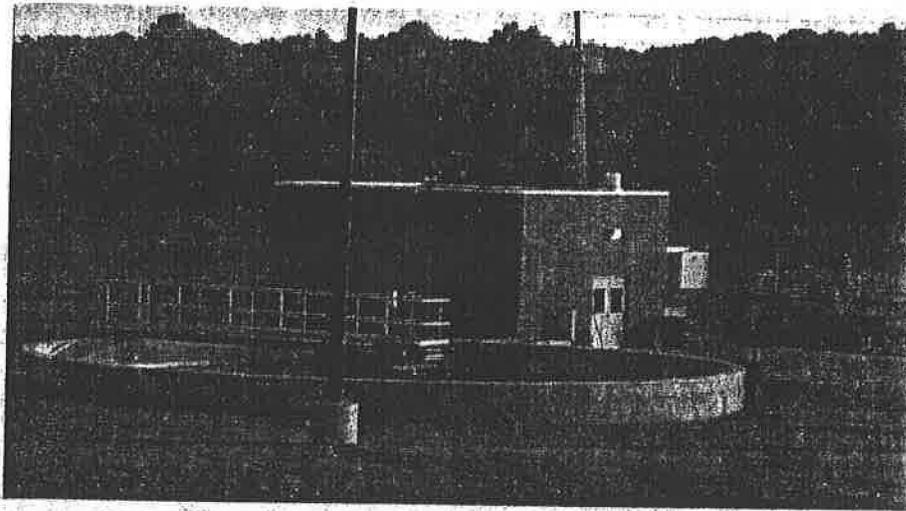
The latest expansion of the treatment plant occurred in 2000-2002. The most recent expansion included the addition of a headworks structure to combine and split the influent flow, oxidation ditches, two 50-foot diameter secondary clarifiers, return activated sludge/waste activated sludge (RAS/WAS) pumping station, new ultraviolet disinfection, and a new plant outfall pipeline. The plant is currently permitted to treat an average of up to 1.4 million gallons of wastewater daily. The facility is permitted to discharge up to 1.1 million gallons of treated wastewater to Frey Branch daily; the remaining 300,000 gallons of wastewater is spray irrigated on crop land adjacent to the facility. The Frey Branch discharge location is noted by the red dot at the top right of Figure 4.23. The oxidation ditches are shown in Figure 4.24, and one of the secondary clarifiers and RAS/WAS pumping station are shown in Figure 4.25.



**Figure 4.24 – WWTP – Oxidation Ditches**



**Figure 4.25 – WWTP – Secondary Clarifier and RAS/WAS Pumping Station**



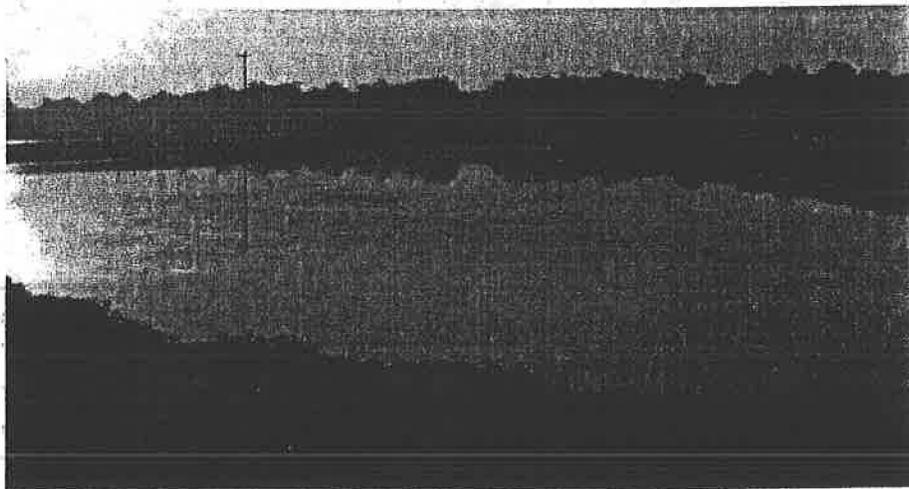
The plant is in compliance with its discharge permit (NPDES Permit No. TN0059404) and has no known violations over the last two years. The facility is required to remove 85% of influent chemical biological oxygen demand (CBOD5) and total suspended solids (TSS) on a monthly average basis for all wastewater discharge to Frey Branch. Effluent wastewater discharged to Frey Branch must not contain more than 10 mg/L of CBOD5 and 30 mg/L of TSS on a monthly average. Wastewater effluent to be used for irrigation must not contain more than 45 mg/L of BOD5 and 100 mg/L of TSS on a monthly average.



The wastewater treatment plant does have several operational issues. The operators routinely have to shut down the return activated sludge (RAS) and waste activated sludge (WAS) pumps to remove hair, rags, and other debris that has become wrapped up in their impellers. The reason for this recurring maintenance problem is due to the lack of raw wastewater screening at the head of the treatment plant. When unscreened wastewater enters the oxidation ditches, it is subjected to aeration and the turbulent action of the wastewater in the basins. This action tends to wind hair and other long particles into rope-like strands, which can become entangled in the oxidation ditch disc aerators or they can settle out in the secondary clarifiers and can become entangled in the RAS and WAS pump impellers. In order to prevent the ongoing maintenance problems and to prevent damage to equipment, it is recommended that the City install influent screens at their headworks to remove large solid and inorganic material prior its introduction into the treatment trains.

The facility currently pumps its waste activated sludge to the two aerated lagoons, constructed in 1983. The City partially treats these solids by maintaining aeration in the lagoons, but there is no way to remove solids from the basins for permanent disposal. The WWTP operators were told by the treatment plant designers that the lagoons have sufficient storage for more than 20 years of waste activated sludge storage. However, no studies or calculations have been discovered that support this assertion. The lagoons are shown in Figure 4.26.

**Figure 4.26 – WWTP – Aerated Lagoons**



The City needs to study and develop a solution for dewatering and disposal of the treatment plant's waste solids. Alternatives considered for solids dewatering and some of each options key criteria are listed in Table 4.4.



**Table 4.4 – White House – WWTP Dewatering Alternatives**

Dewatering Alternative	Biosolids Class <sup>(1,2)</sup>	Approximate Construction Cost	Operating Cost/Effort	Other Structures
Dewatering Boxes	B	\$ 110,000	Low	Conc. Pad
Belt-Filter Press	B	\$ 500,000	High	Building
Clam Shell Press	B	\$ 500,000	Medium	Building
Centrifuge	B	\$ 500,000	Medium	Building
Biosolids Dryer	A	\$ 1,000,000	Very High	Building
Solar Biosolids Dryer	A	\$ 600,000	Low	Conc. Pad

**Notes:**  
 1. Class A Biosolids can be disposed of in a municipal landfill, by land application, or given away/sold as mulch.  
 2. Class B Biosolids can be disposed of in a municipal landfill or by land application.

Based on the comparison of viable alternatives shown in Table 4.4, the utilization of dewatering boxes for biosolids dewatering not only has the lowest construction cost, but also has a low operating cost. Biosolids from the dewatering operation could be disposed of either by land application on dedicated cropland or by dumping at a municipal landfill. The land application cropland would need to in addition to the land currently utilized by the City for effluent irrigation.

The WWTP is permitted to dispose of up to 300,000 gallons per day of wastewater by irrigating crop land adjacent to the plant. The irrigation system consists of a pair of walking irrigators. These walkers require frequent service to remain in reliable operation. The limit switches that keep the walker in the fields have also failed, causing them to crash into fences at the edge of the fields. In order to eliminate this ongoing maintenance requirement and to help guarantee that the City can take full advantage of its irrigation capability, it is recommended that the City install a fixed irrigation system in the fields adjacent to the facility.



## SECTION 5

## FUTURE FLOW PROJECTIONS

### A. Population and Flow Projections

As presented in Section 2, the City is expected to experience significant population growth over the next 20 years. As presented in Section 3, the average sewer flows at the City's WWTP have not varied independent of recent population growth in the City. This variation could be caused by a number of factors, including improvements and repairs to the existing collection system to reduce inflow and infiltration. As a result of this lack of variation, historic sewer flow values have not been included in the projection of future flows. The future flows shown in Table 5.1 below are based on the City's average sewer flow per person of 61 gallons per day per person and the population projections by the U.S. Census Bureau and the State of Tennessee.

**Table 5.1 - Population and Sewer Flow Projections for White House, Tennessee**

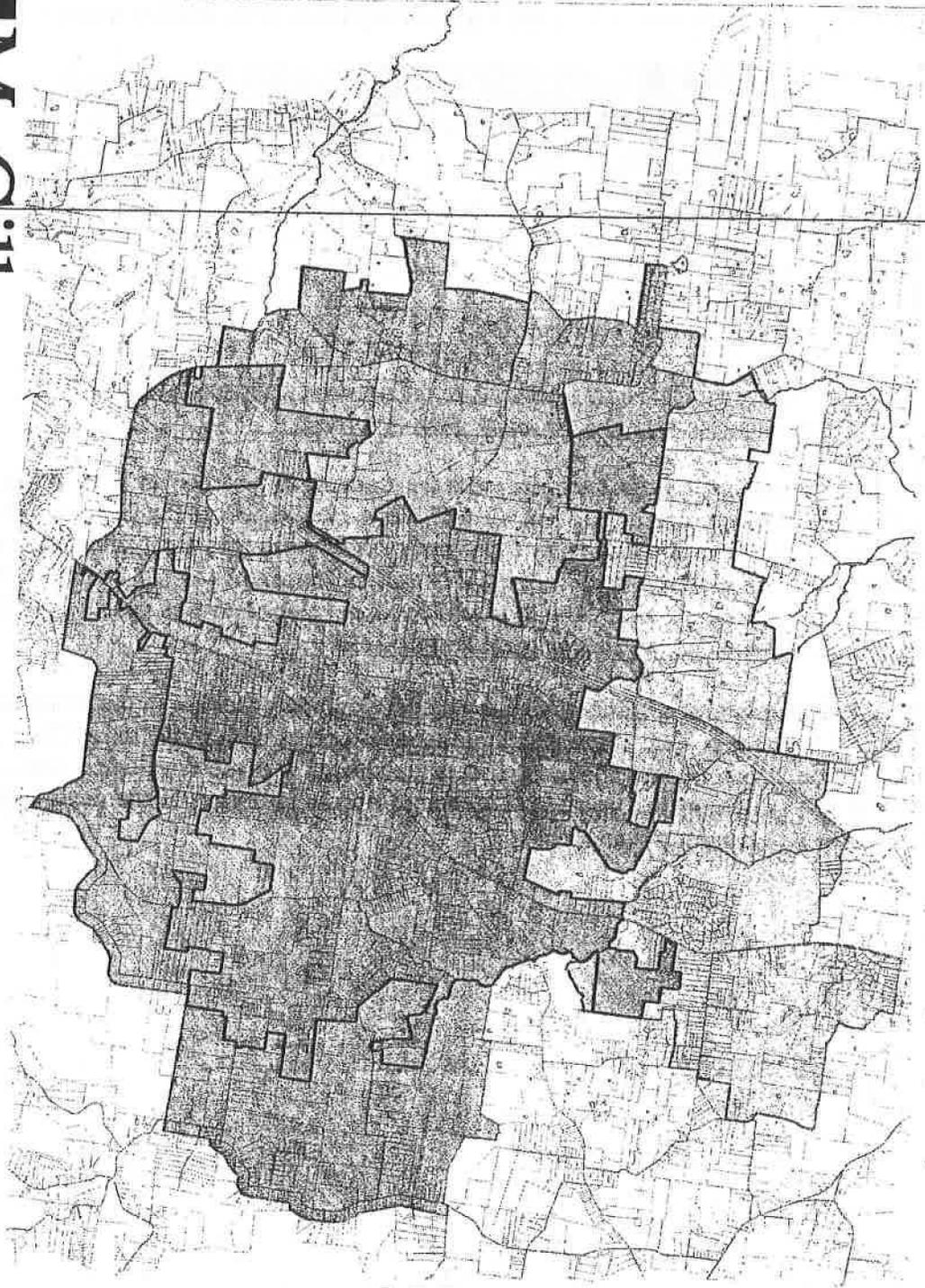
	2000	2005	2010	2015	2020	2025
White House Population	7,220	8,530	9,482	10,487	11,495	12,541
Average Sewer Flow (MGD)	0.67	0.49	0.61	0.64	0.70	0.77

At the rate of projected growth, the City's WWTP will have adequate capacity beyond 2025. However, it is assumed that this projection only accounts for population growth within the existing City Limits and does not account for annexation of the City's Urban Growth Boundary.

### B. Service Area Growth

The City Limits currently encompass an area of approximately 6,900 acres and the Urban Growth Boundaries (UGB) encompass an additional 8,900 acres. White House's existing City Limits and its Urban Growth Boundaries are shown in Figure 5.1. The City is in the process of expanding its UGB to include two undeveloped areas in Robertson County adjacent to the existing City Limits and Urban Growth Boundaries. These areas are identified as the Proposed Southwestern UGB and Proposed Northwestern UGB in Figure 5.1. A determination of the status of these areas was not complete before the conclusion of this planning effort, but it is assumed that they will be incorporated into the City before the end of this 20 year planning cycle. The area and percent developed for the existing City of White House and its Urban Growth Boundary areas, including the proposed areas, are shown in Table 5.2.





WHITE HOUSE, TN  
 URBAN GROWTH AREAS  
 SCALE: 1" = 400'

LEGEND

-  CITY OF WHITE HOUSE
-  SOUTHERN URBAN GROWTH BOUNDARY
-  WESTERN URBAN GROWTH BOUNDARY
-  WESTERN PREVIOUS URBAN GROWTH BOUNDARY
-  WEST-MIDWESTERN PREVIOUS URBAN GROWTH BOUNDARY
-  NORTHWESTERN URBAN GROWTH BOUNDARY
-  EASTERN URBAN GROWTH BOUNDARY

FIGURE 5.1

**Table 5.2 – White House – City Limits and Urban Growth Boundary Areas**

Zone	Area (acres)	Percent Developed <sup>(1)</sup>
White House City Limits	6,878	60%
Northeastern UGB	2,586	11%
Eastern UGB	1,725	7%
Southern UGB	2,459	<1%
Western UGB	2,122	7%
Proposed Western UGB	652	11%
Proposed Northwestern UGB	1,389	<1%

1. Percent developed is estimated for Urban Growth Boundaries area based on number of subdivided and smaller parcels and tracts.

The City's Urban Growth Boundary areas are assumed to be a part of the City by the end of the 20-year planning cycle. The City of White House, within the current City Limits, is projected to have a population of 12,541 by 2025. Utilizing the total acreage given in Table 5.2, the population density of the City will be approximately 1.8 persons per acre in 2025. If the entire Urban Growth Boundary is developed to this density by 2025, the population of the City would be approximately 32,200.

The City is aware of a number of proposed developments that are in the planning stages, identified in Table 5.3. These developments are located both in the existing City Limits and in the Urban Growth Boundary. It is anticipated that the developments outside the existing City Limits will request annexation prior to initiation of the development and that they will request sewer service.



**Table 5.3 – White House – Major Developments in Planning Stages**

Development	Zone/Geographical Location	Force Main	Proposed Units	Projected Average Flow at Completion (GPD)
Copes Crossing	City Limits	Southern FM	200	70,000
BrookHaven	City Limits	Southern FM	187	46,750
Calista Farms	City Limits	TBD	204	71,400
Bear Creek	City Limits	Union Road FM	627	206,375
Barton Meadows	City Limits	TBD	125	37,500
Stockbridge	Northwestern UGB	TBD	1,378	375,000
Heritage Estates	Western UGB	Western FM	370	92,500
<b>Total</b>			<b>3,091</b>	<b>899,525</b>

As is evident in Table 5.3 above, there are a considerable number of proposed units in the planning stages. These developments, if fully built out, could effectively double the current population and wastewater flow generated by the City. The primary unknown factor in this evaluation is the pace at which the development will occur and the rate at which new residents will occupy them, but it is realistic to assume that they will be complete before the end of this planning period, in 2025.

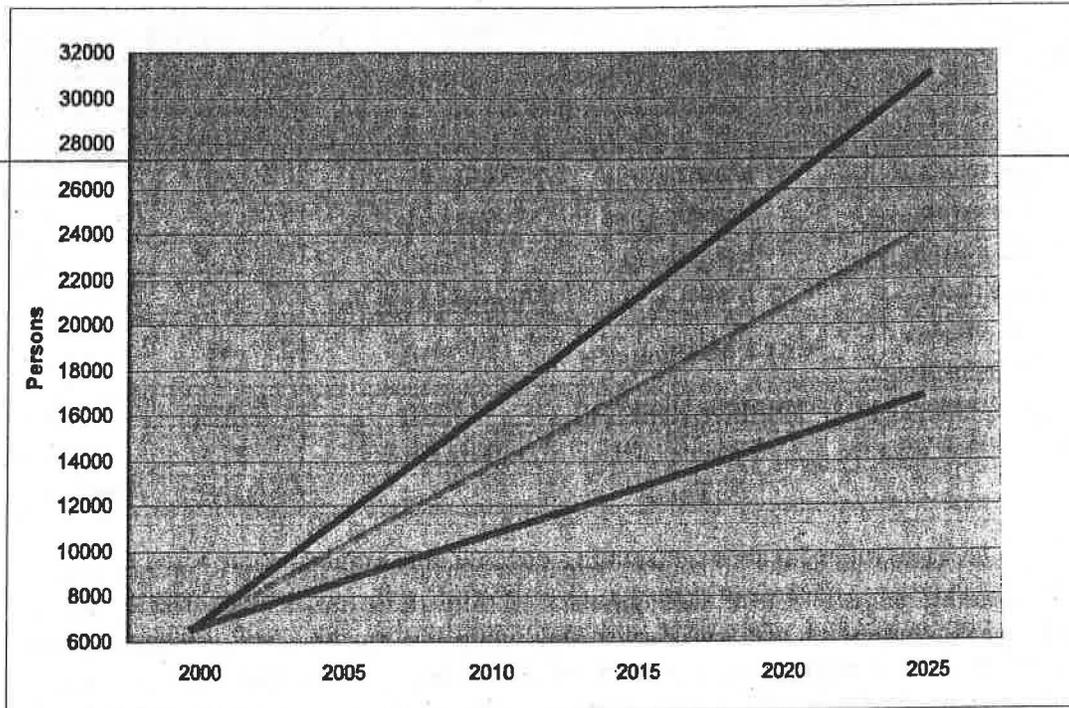
These developments, at an estimated 3.0 persons per residence, could add approximately 4,000 people inside the existing City Limits and another 5,250 inside the UGB.

While the existing collection system in the southern and western areas of the City is capable of conveying the wastewater flow projected from the developments listed above, the existing collection system in the northern areas of the City is stretched beyond its capacity and cannot accommodate additional development.

A range of population projections for the City are shown in Figure 5.2, which accounts for some of the uncertainty associated with predicting future development in the City and its UGB.



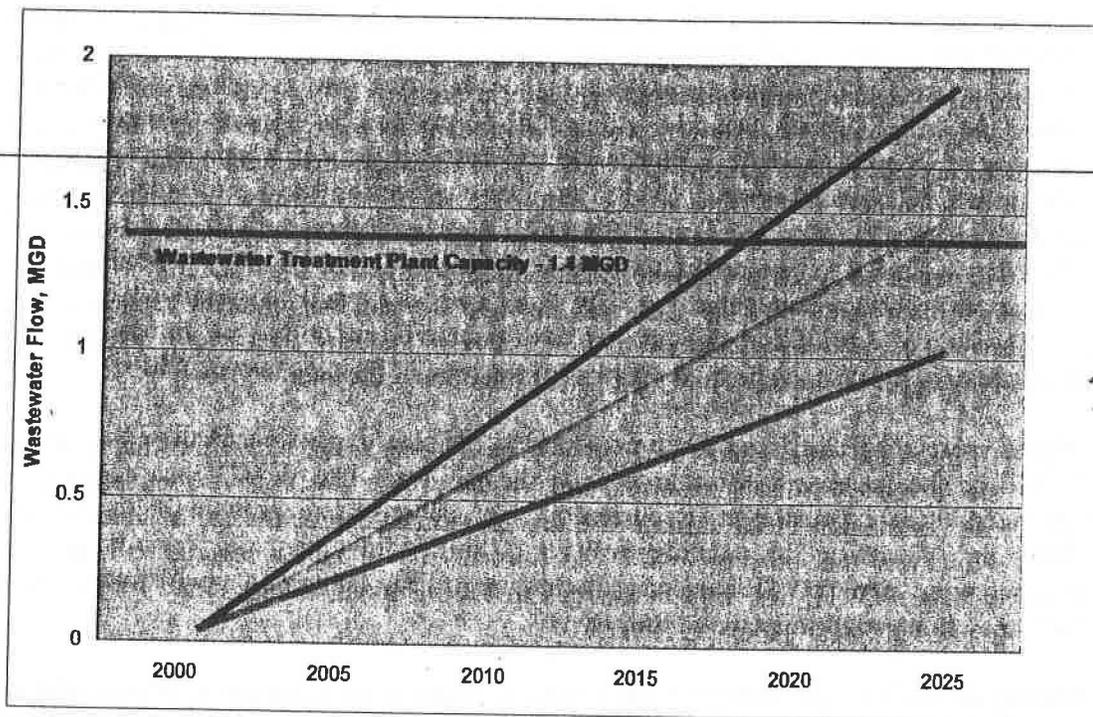
**Figure 5.2 – White House Estimated Population Growth**



This wide range of potential populations results in an equally wide range of projected wastewater flows as shown in Figure 5.3.



**Figure 5.3 – White House Projected Range of Wastewater Flows**



The WWTP will most likely need expansion between 2020 and 2025 according to the median projection from Figure 5.3.

**C. System Capacity Needs**

**1. *Collection System Capacity***

Based on the locations of proposed developments and the force main capacities presented in Table 3.5, the collection system will need to be expanded to the northern areas of the City. Given that the needed growth of the collection system is being driven by development in this area, the City's development policies dictate that the development process should shoulder the burden of developing adequate sewer collection infrastructure to meet its needs. The proposed developments and other future developments will need to construct adequate infrastructure to meet their own needs, with the City sharing in costs to upsize/upgrade collection system projects to meet the long-term sewer collection needs of areas in the UGB when the upsizing is in the City's best interest.



## **2. Wastewater Treatment Plant Expansion**

At the median rate of projected growth from Figure 5.2, the City will need to expand its WWTP and modify its discharge location between 2020 and 2025. However, given the large amount of development projected to begin in the next couple of years in the City and its Urban Growth Boundary, it would be prudent to monitor this growth and be prepared to accelerate the schedule for the next wastewater treatment plant expansion should it become necessary. Due to the many uncertainties in projected future growth and wastewater flows, the size of the WWTP expansion or the size of a new treatment facility will need to be determined when the existing facility nears its capacity. However, it is realistic to assume that the City will need to expand its treatment capacity to a minimum of 3.0 million gallons per day, effectively doubling its current capacity, to adequately plan for the next 20 years from the time of its expansion (2040 +/-)

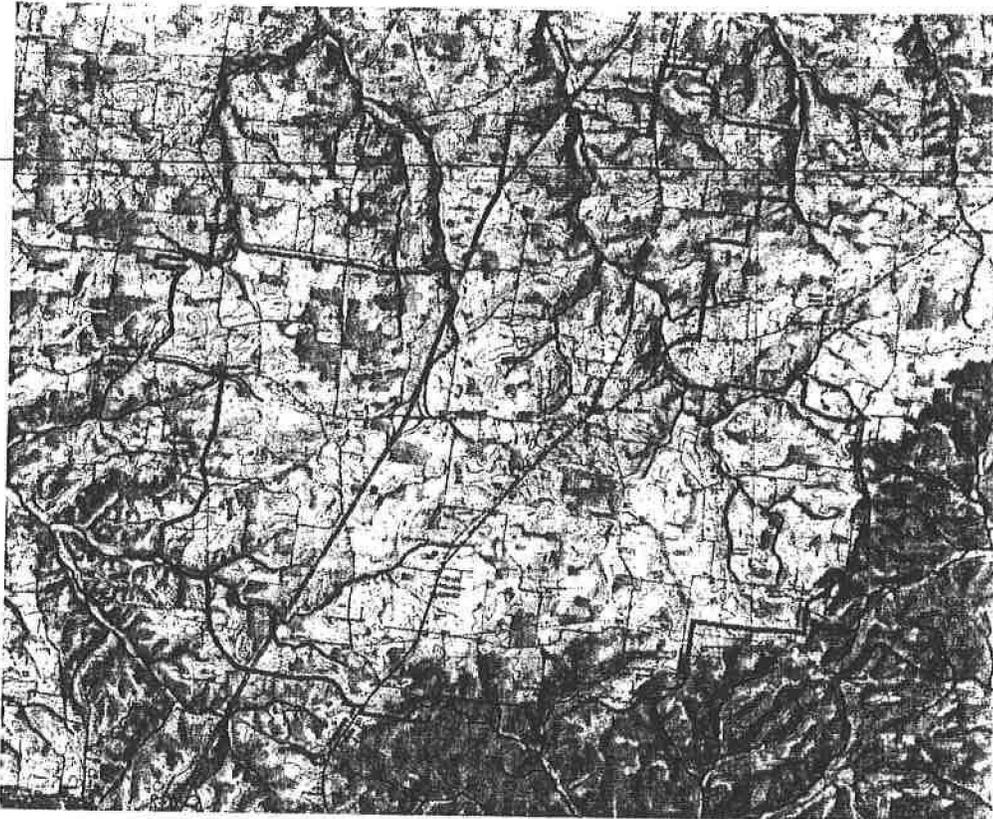
The most important issue when considering a future expansion of the existing WWTP will be the increase in discharge from the facility. The WWTP has adequate space available for expansion at its current site to accommodate growth for the foreseeable future. However, the existing WWTP is limited in one major regard; its point of discharge. The WWTP currently discharges to Frey Branch, a very small tributary of Honey Run and ultimately the Red River.

During preliminary discussions with TDEC, officials have indicated that they will not approve any additional discharge above the existing 1.1 MGD to Frey Branch. This means that the City will have to find another alternative for discharge of treated wastewater when expansion of its wastewater treatment capability becomes necessary. Alternatives for disposal include: locating an alternate discharge location, creating a reuse/reclaim system, building a new wastewater treatment plant near a larger receiving stream, or utilizing some combination of these alternatives.

The hydrology in the City and surrounding Sumner and Robertson Counties is shown in Figure 5.4. Note that the City is located at the high point, with all the streams radiating out from the center. There are no surface water streams flowing through the White House service area. All of the streams shown in the figure begin in the White House service area and flow out.



**Figure 5.4 – White House Hydrology**



Because the City is on a plateau, there is no dominant drainage basin. The streams in the City are, like Frey Branch, generally unsuited for assimilation of a significant wastewater discharge. The nearest significant receiving bodies of water to the existing WWTP are shown in Figure 5.5 and Table 5.4. The WWTP site is shown as a blue dot.



**Figure 5.5 – White House Wastewater Discharge Alternate Locations**



**Table 5.4 – White House – Future Treatment Discharge Options**

Receiving Stream	Location	Low Flow <sup>(1)</sup>	Drainage Area	Distance from WWTP
Honey Run Creek	I-65 Crossing	0.10 CFS	15 +/- sq. miles	2.64 miles
Honey Run Creek	South of Cross Plains	0.17 CFS	25.8 +/- sq. miles	4.55 miles
South Fork Red River	North of Cross Plains	0.50 CFS	19.7 +/- sq. miles	5.56 miles
Red River	I-65 Crossing	0.20 CFS	15.1 +/- sq. miles	8.14 miles
Red River	North of Orlinda	2.3 CFS	78.4 +/- sq. miles	11.42 miles
Sulphur Fork Creek	Near Springfield	2.5 CFS	84.6 +/- sq. miles	11.72 miles

Note 1. 7-Day / 10-Year Flow

There is, however, no guarantee that TDEC would permit discharge to any of these potential receiving bodies of water. Before the next treatment plant expansion becomes necessary, the potential discharge locations will need to be studied further and ultimately permitted with the State. Studying and attempting to permit one of these locations at this time is not recommended due to the amount of time before utilization of the new discharge location would be necessary. The TDEC requirements for permitting a new wastewater discharge location are evolving and will likely change again before the discharge permit would be needed by a new or expanded WWTP. TDEC will also not permit a new discharge location until it is ready for use.

Additionally, given that none of the potential discharge locations are large bodies of water, it is entirely possible that TDEC will only allow partial discharge of the expanded treatment plant flow at any single location, it would be in the City's best interest to investigate alternatives to conventional wastewater discharge to surface water. Alternatives to conventional discharge include reuse/reclaim water systems, spray irrigation, or drip irrigation. In a growing system, like White House's, the implementation of a reuse/reclaim system with a large residential component would be much easier to initiate than in older, more established communities. The City should initiate a preliminary WWTP discharge study to determine the parameters for a new discharge location and evaluate alternatives to a conventional discharge. The study will determine the regulatory, cost, and planning issues associated with a new WWTP discharge location.



**A. Existing System Improvements**

**1. *Northern Force Main Extension***

The 10-inch section of the Northern Force Main between Calista Road and Bill Moss Road should be replaced with a new section of approximately 3,500 LF of 12-inch force main to reduce the friction head losses and reduce the operating heads on the pumps in this section of the collection system. The cost for this force main extension is provided in Table 6.1 and a map showing the proposed project is provided in Figure 6.1.

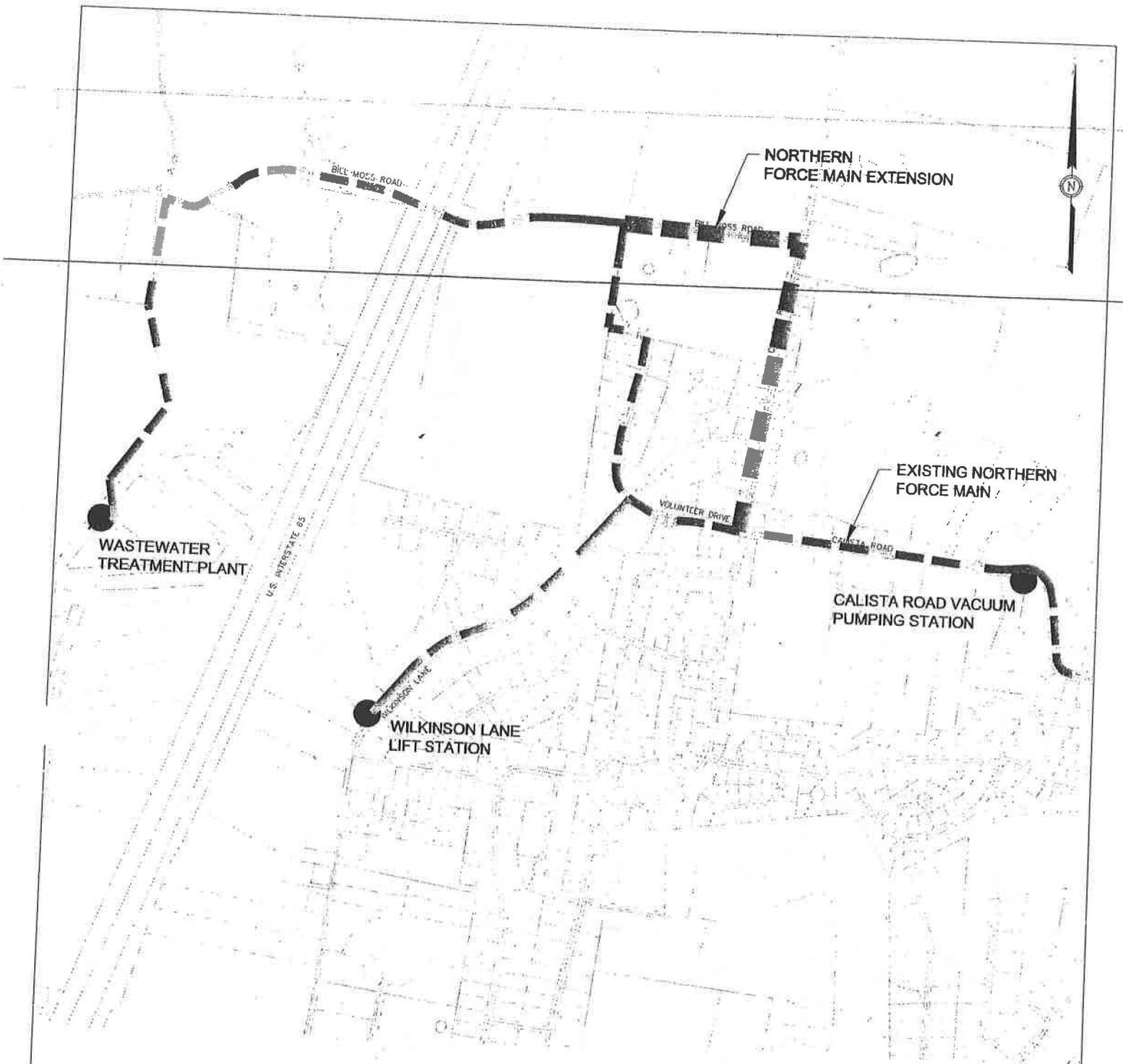
**Table 6.1 - Cost Estimate for Northern Force Main Extension**

<u>Improvements</u>	<u>Cost</u>
12-inch PVC Force Main	\$ 210,000
Asphalt Pavement Repair	\$ 3,000
Air Release Valve	\$ 6,000
Stone Backfill	\$ 8,750
<b>Total Construction Cost</b>	<b>\$ 227,750</b>
Contingencies	\$ 22,775
Design and Professional Services	\$ 34,163
<b>Total Project Cost</b>	<b>\$ 284,688</b>

**2. *Union Road Force Main Extension – Phase 1***

The Union Road Force Main is currently connected to a 4-inch force main at the intersection of State Highway 76 and Union Road. When the Bear Creek Lift Station is connected to the Union Road Force Main, it will be necessary to extend the 8-inch force main to the WWTP to accommodate flows from the new lift station. The estimated construction costs for this extension are provided in Table 6.2, and a map showing its location is provided as Figure 6.2.





NORTHERN FORCE MAIN EXTENSION

EXISTING NORTHERN FORCE MAIN

WASTEWATER TREATMENT PLANT

WILKINSON LANE LIFT STATION

CALISTA ROAD VACUUM PUMPING STATION

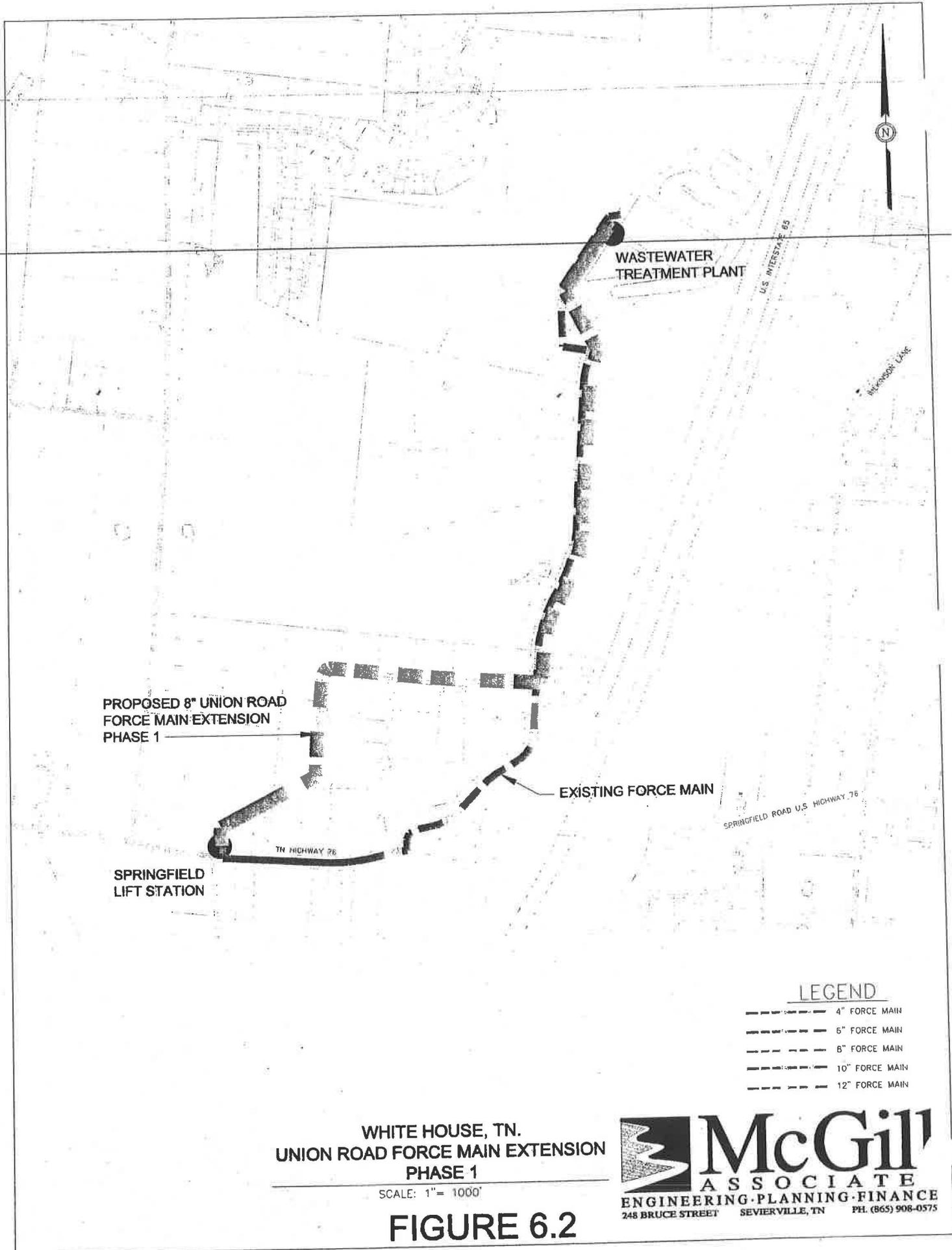
LEGEND

- 4" FORCE MAIN
- 6" FORCE MAIN
- 8" FORCE MAIN
- 10" FORCE MAIN
- 12" FORCE MAIN

WHITE HOUSE, TN.  
 NORTHERN FORCE MAIN EXTENSION  
 SCALE: 1" = 1000'

**FIGURE 6.1**

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**FIGURE 6.2**

**Table 6.2 - Union Road Force Main Extension - Phase 1**

<b>Improvements</b>	<b>Cost</b>
8-inch PVC Force Main	\$ 370,000
Asphalt Pavement Repair	\$ 3,000
Air Release Valve	\$ 6,000
Stone Backfill	\$ 18,500
<b>Total Construction Cost</b>	<b>\$ 397,500</b>
Contingencies	\$ 39,750
Design and Professional Services	\$ 47,700
<b>Total Project Cost</b>	<b>\$ 484,950</b>

**3. Low Pressure Sewer Pump Replacement**

In order to keep ahead of the rate of pump failures, it is recommended that the City replace the oldest Hydromatic grinder pumps in their system before failures or other problems occur. The proactive replacement of pumping units should also focus on areas within the City's collection system that have a high rate of failures. The cost for this replacement of pumps is provided in Table 6.3.

**Table 6.3 - Cost Estimate for Low Pressure Sewer Pump Replacement**

<b>Improvements</b>	<b>Cost</b>
E/One AMGP Replacement Pumps	\$ 270,000
<b>Total Construction Cost</b>	<b>\$ 270,000</b>
Contingencies	\$ 27,000
<b>Total Project Cost</b>	<b>\$ 297,000</b>

**B. Vacuum Collection System Rehabilitation Plan**

Complete replacement of the City's vacuum collection system with another type of collection system, either low pressure or gravity, is not a feasible alternative. It is estimated that the construction cost of a new gravity sewer collection system to serve the current vacuum sewer customers is approximately \$7,250,000. This project would generate no new customers, and would have to be paid for entirely by the existing customer base through rate increases. The electrical savings that might be realized by the



replacement of the vacuum collection system are negligible, approximately \$30,000 per year, when compared with the overall cost of the project. The most practical way to reduce or limit the areas that will remain connected to the vacuum collection system is to convert the extremities of the existing vacuum collection system service area to low pressure sewer service and pump the flow to a nearby lift station or force main.

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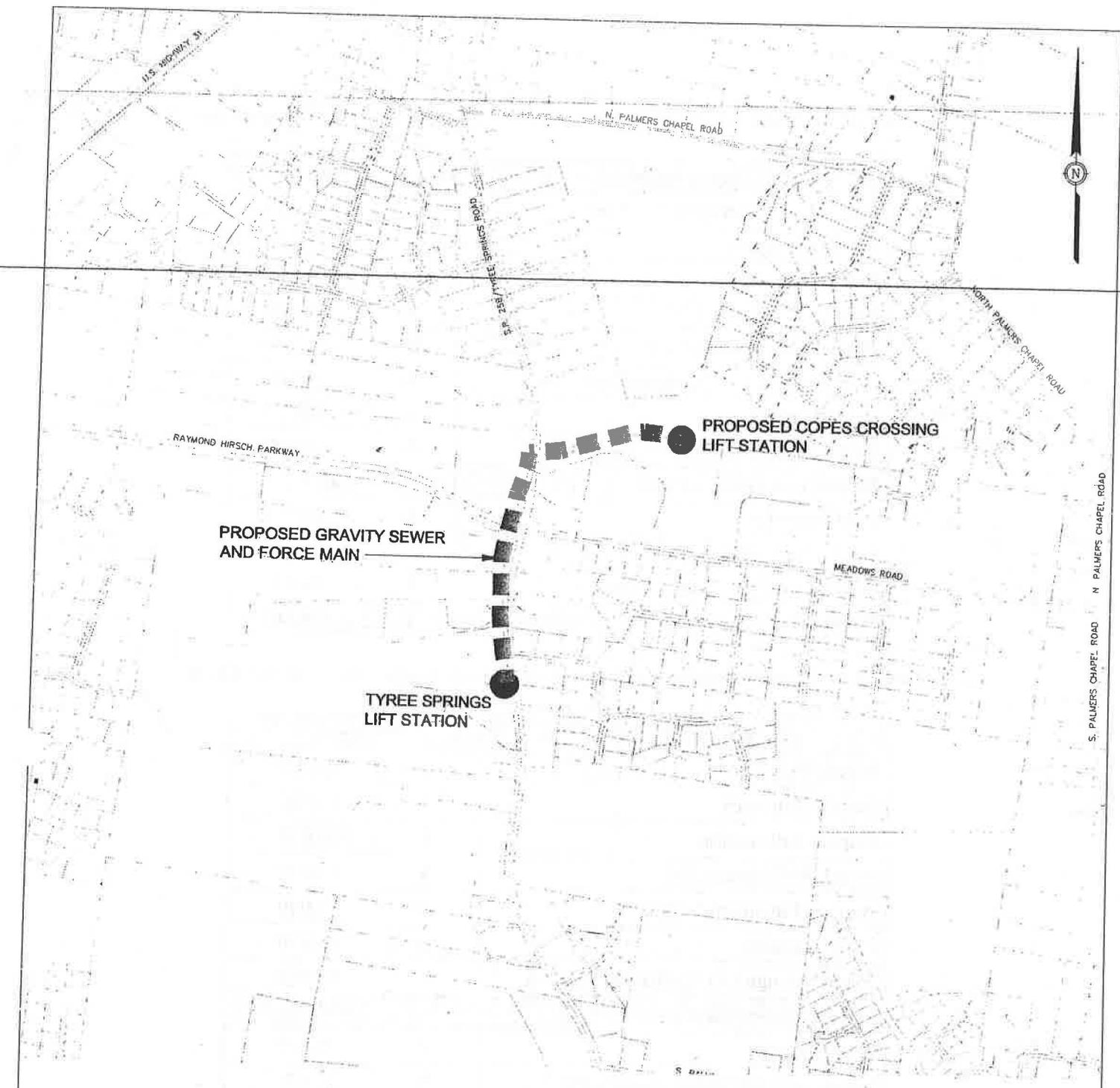
### *1. Copes Crossing Lift Station*

One such area that has been identified is near the intersection of Raymond Hirsch Parkway and Tyree Springs Road in the North Palmer's Vacuum Pumping Station collection area. The area is adjacent to the proposed Copes Crossing Lift Station, which is proposed to accommodate flow from the proposed Copes Crossing and BrookHaven subdivision developments and two commercial developments. It is proposed to redirect flow from nearby White House High School, White House Middle School, and Tyree Springs Lift Station via a new gravity sewer to the proposed Copes Crossing Lift Station, as shown on Figure 6.3. The cost for the Copes Crossing Lift Station will be shared between the subdivision developers and the City, per the City's development policies.

Flow from the Union Road Lift Station collection area will be redirected from its existing discharge into the Tyree Springs wetwell by connecting the Union Road Lift Station force main directly to the Southern Force Main; from there, it will be pumped to the wastewater treatment plant. The high school, middle school, and the areas along Tyree Springs Road are all currently served by the North Palmer's Chapel Vacuum Pumping Station.

The removal of the high school and middle school's wastewater flow from the North Palmer's Chapel Vacuum Station collection system will result in a reduction of almost 50 gallons per minute (gpm) and more than 100 gpm in peak flow to this station when the schools are in session. This is an average flow reduction of approximately 10 percent of the capacity of the North Palmer's Chapel Vacuum Pumping Station. This reduction should allow for limited infill growth in the existing North Palmer's Chapel Vacuum Station collection system on previously undeveloped lots. Total costs for the proposed Copes Crossing Lift Station and Sewer Lines project are given in Table 6.4. The costs projected to be the developers' responsibility are shown in Table 6.5.





PROPOSED GRAVITY SEWER  
AND FORCE MAIN

TYREE SPRINGS  
LIFT STATION

PROPOSED COPES CROSSING  
LIFT STATION

**LEGEND**

- 4" FORCE MAIN
- 6" FORCE MAIN
- 8" FORCE MAIN
- 10" FORCE MAIN
- 12" FORCE MAIN

WHITE HOUSE, TN.  
COPES CROSSING GRAVITY SEWER AND FORCE MAIN

SCALE: 1" = 1000'

**FIGURE 6.3**

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**Table 6.4 - Copes Crossing Lift Station and Sewer Lines – Total Project Cost**

<b>Improvements</b>	<b>Cost</b>
8-inch PVC Gravity Sewer Line	\$ 165,000
Sewer Manholes	\$ 27,500
Duplex Lift Station	\$ 350,000
8-inch PVC Sewer FM	\$ 82,500
Asphalt Pavement Repair	\$ 3,000
Bore Under Tyree Springs Road	\$ 15,000
Stone Backfill	\$ 20,625
Tyree Springs Lift Station Demolition	\$ 10,000
<b>Total Construction Cost</b>	<b>\$ 673,625</b>
Contingencies	\$ 67,363
Legal, Administrative, Easements	\$ 67,363
Design and Professional Services	\$ 80,835
<b>Total Project Cost</b>	<b>\$ 889,185</b>

**Table 6.5 - Copes Crossing Lift Station and Sewer Lines – Developers' Costs**

<b>Improvements</b>	<b>Cost</b>
8-inch PVC Gravity Sewer Line	\$ 90,000
Sewer Manholes	\$ 15,000
Duplex Lift Station	\$ 200,000
4-inch PVC Sewer FM	\$ 27,000
Asphalt Pavement Repair	\$ 3,000
Stone Backfill	\$ 11,250
Tyree Springs Lift Station Demolition	\$ 10,000
<b>Total Construction Cost</b>	<b>\$ 356,250</b>
Contingencies	\$ 35,625
Legal, Administrative, Easements	\$ 35,625
Design and Professional Services	\$ 42,750
<b>Total Developer Project Cost</b>	<b>\$ 470,250</b>
<b>City of White House Project Cost</b>	<b>\$ 418,935</b>



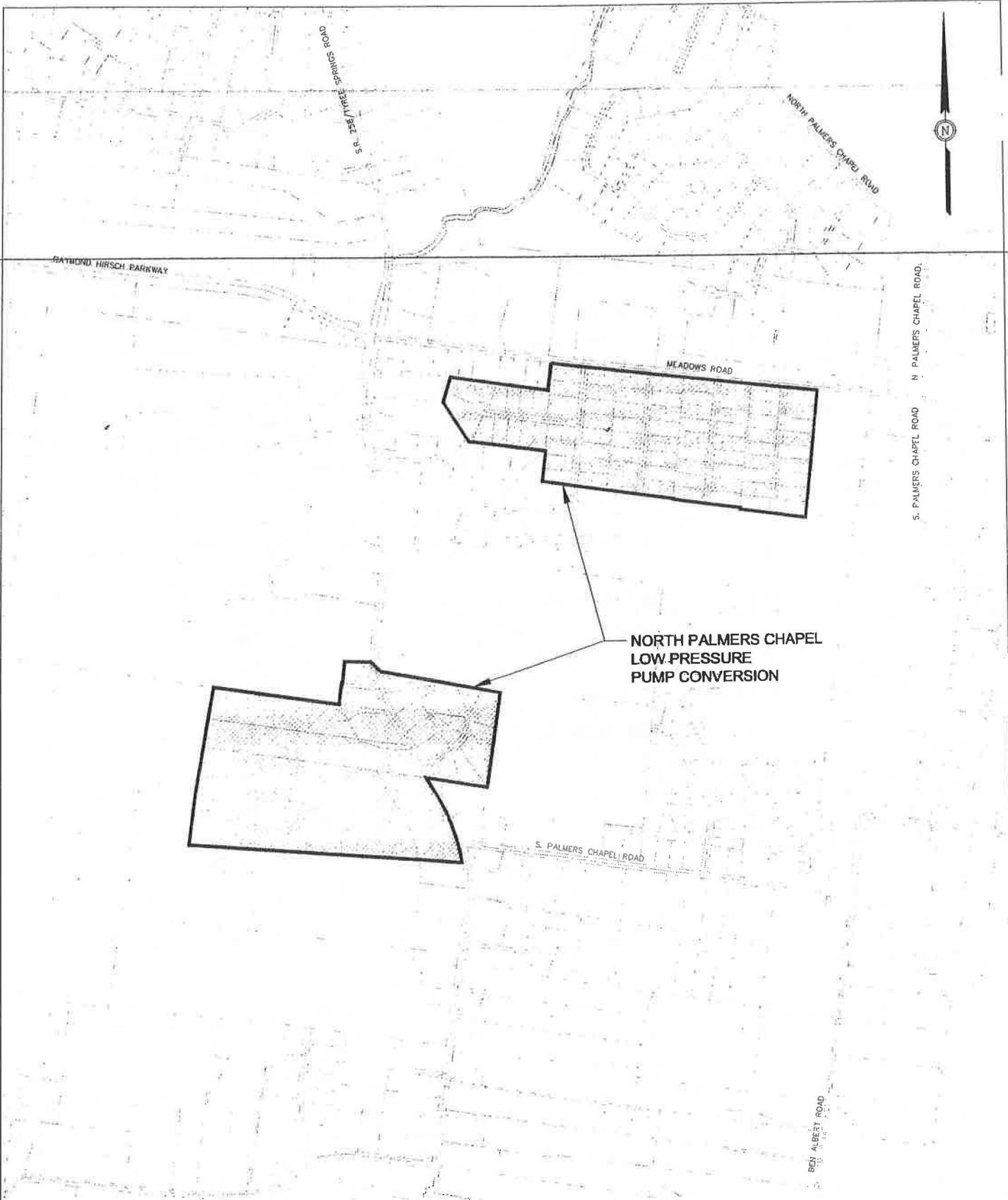
## 2. North Palmer's Vacuum Chapel Low Pressure Pump Conversion

In addition to the removal of the high school and middle school from the North Palmer's Chapel Vacuum Station collection area, it will also be possible to switch from vacuum to low pressure sewer collection in several other areas where existing vacuum and low pressure collection systems are in close proximity. Dawn Court, Oak Park Court, Spicer Court, and portions of Tyree Springs Road are currently served by vacuum but lie adjacent to low pressure sewer service, as shown in Figure 6.4. These areas can be converted through the installation of a duplicate collection system. There are also sections of the vacuum collection service areas along Patana and Strassle Drives that are served by low pressure sewer collection systems that pump to vacuum buffer tanks. These areas can be removed from vacuum sewer service through the extension of low pressure force main to the nearest low pressure force main or gravity sewer. These improvements are estimated to remove an additional 102 homes (18,000 gpd of wastewater) from the North Palmer's Chapel Vacuum Pumping Station. Costs for this conversion are provided in Table 6.6.

**Table 6.6 – North Palmer's Chapel Low Pressure Pump Conversion**

<b>Improvements</b>	<b>Cost</b>
E/One Low Pressure Pump Package	\$ 203,000
E/One AMGP Replacement Pumps	\$ 52,800
4-inch PVC Force Main	\$ 15,000
<b>Total Construction Cost</b>	<b>\$ 270,800</b>
Contingencies	\$ 27,080
Legal, Administrative, Easements	\$ 27,080
Design and Professional Services	\$ 32,496
<b>Total Project Cost</b>	<b>\$ 357,456</b>





WHITE HOUSE, TN.  
 NORTH PALMERS CHAPEL  
 LOW PRESSURE PUMP CONVERSION

SCALE: 1" = 1000'

**FIGURE 6.4**



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### 3. *Vacuum Collection System Rehabilitation*

In order to reduce the time and expense associated with locating and identifying faulty vacuum valves, it is necessary to proactively replace the oldest vacuum valves in the City's collection system and to install the isolation valves necessary to efficiently diagnose and repair vacuum collection system problems in the future. Costs for the rehabilitation of the vacuum collection system are shown in Table 6.7.

**Table 6.7 – Vacuum Collection System Rehabilitation**

<b>Improvements</b>	<b>Cost</b>
Vacuum Valve Replacement	\$ 200,000
Isolation Valve Installation	\$ 250,000
<b>Total Construction Cost</b>	<b>\$ 450,000</b>
Contingencies	\$ 45,000
<b>Total Project Cost</b>	<b>\$ 495,000</b>

### C. **Lift Station and Vacuum Pumping Station Plan**

The primary focus of lift station and pumping station improvements and replacements is on those lift stations operating at their design capacities. Lift and pumping stations at or near their design capacities or near their end of their expected service life include the North Palmer's Chapel and Calista Road Vacuum Pumping Stations and Wilkinson Lane, Portland Road, Tyree Springs, and South Palmer's Chapel Lift Stations.

#### 1. *Wilkinson Lane Lift Station Replacement*

The Wilkinson Lane Lift Station is at the end of its expected service life and is in need of replacement. The existing lift station will be replaced in the fall of 2007 with a slightly larger submersible lift station to accommodate its current sewer collection area and the additional flows from new development to the south on Wilkinson Lane. The costs for this replacement are shown in Table 6.8 and are being paid for by new development.



**Table 6.8 – Wilkinson Lane Lift Station Replacement - Developer's Costs**

<b>Improvements</b>	<b>Cost</b>
New Submersible Lift Station – Design, Permitting, and Construction	\$ 295,000

**2. South Palmer's Chapel Low Pressure Pump Conversion**

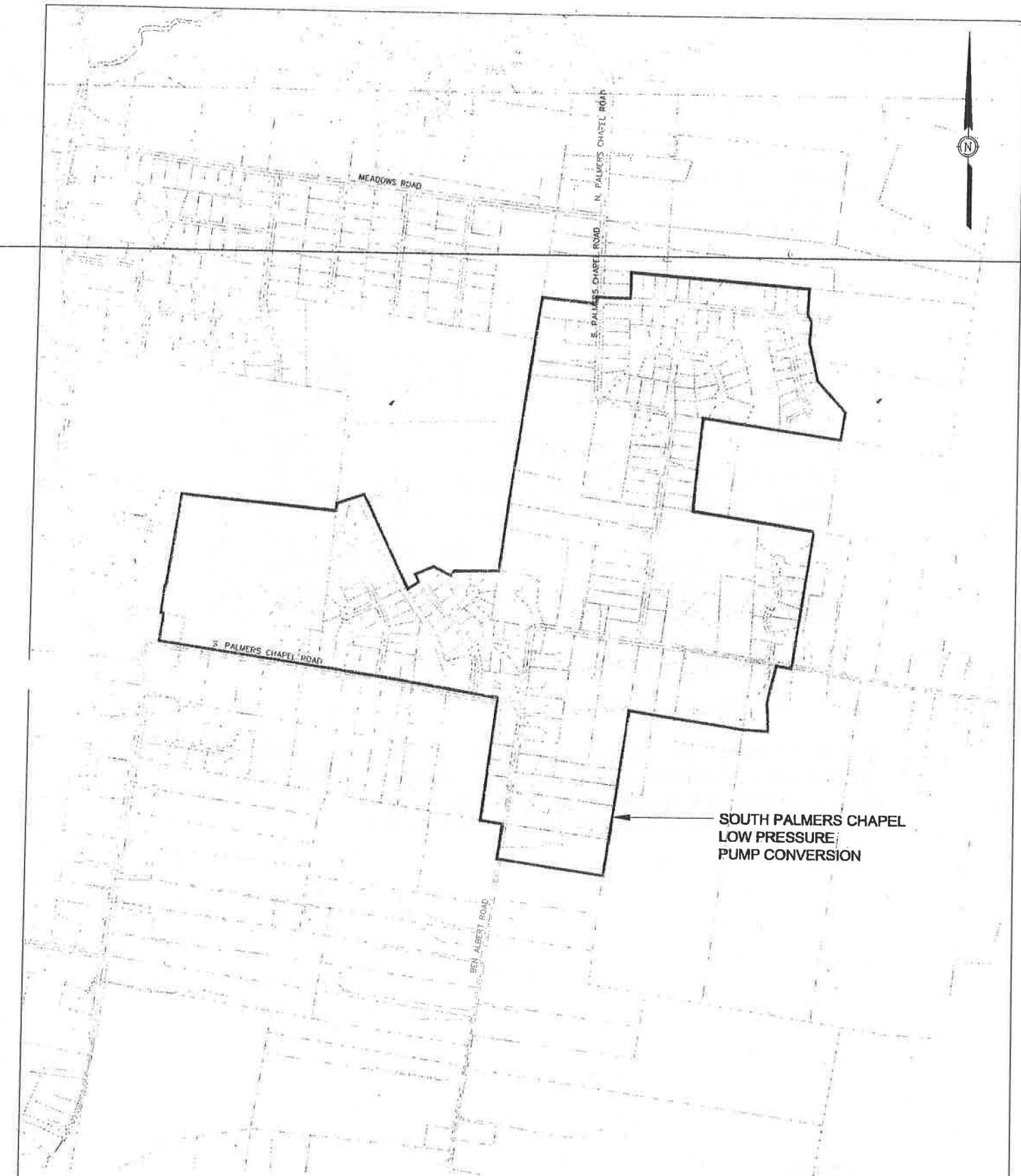
The South Palmer's Chapel Lift Station is nearing its design capacity and currently pumps wastewater collection from a low pressure collection system to the Tyree Springs Lift Station. The South Palmer's Chapel Lift Station pumps do not have sufficient head to pump to any other lift station or directly to the WWTP. When the Tyree Springs Lift Station is replaced by the new Copes Crossing Lift Station, the force main discharge from the South Palmer's Chapel Lift Station will be relocated to discharge into a new gravity sewer line running north down Tyree Springs Road to the new lift station.

The plan for the removal of the South Palmer's Chapel Lift Station is to replace the low head Hydromatic low pressure pumps at each house in its collection area with new E/One AMGP low pressure grinder pumps. The E/One pumps have sufficient pumping head to pump directly from the residences in the South Palmer's Chapel collection area to the relocated force main discharge point on Tyree Springs Road, as shown in Figure 6.5. The existing low pressure sewage pumps have reached the end of their expected service lives and will be replaced as part of the ongoing maintenance effort to install new E/One pumps. Once all the existing low pressure sewer pumps have been converted, the South Palmer's Chapel Lift Station can be bypassed and removed from service. The cost for the South Palmer's Chapel Low Pressure Pump Conversion is provided in Table 6.9.

**Table 6.9 – South Palmer's Chapel Low Pressure Pump Conversion**

<b>Improvements</b>	<b>Cost</b>
Low Pressure Sewer Pumps	\$ 210,000
Force Main Modification	\$ 7,500
Lift Station Demolition	\$ 10,000
<b>Total Construction Cost</b>	<b>\$ 227,500</b>
Contingencies	\$ 22,750
Design and Professional Services	\$ 10,000
<b>Total Project Cost</b>	<b>\$ 260,250</b>





WHITE HOUSE, TN.  
 SOUTH PALMERS CHAPEL  
 LOW PRESSURE PUMP CONVERSION

SCALE: 1" = 1000'

**FIGURE 6.5**



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### 3. SCADA for Lift and Pumping Stations

It is recommended that the City implement installation of a system-wide SCADA system to monitor the operation and alarms and install flowmeters and pump around connections at the pump stations and lift stations as detailed in Table 6.10. These improvements will allow the City to monitor the operation of their lift stations. The monitoring will also allow the City to anticipate potential problems and to proactively repair or replace the impaired equipment to avoid failures, potential spills and permit violations.

Table 6.10 – SCADA System

<u>Improvements</u>	<u>Cost</u>
Telemetry at Lift Stations	\$ 160,000
Telemetry at Vacuum Pumping Stations	\$ 30,000
Master Telemetry at WWTP	\$ 60,000
<b>Total Construction Cost</b>	<b>\$ 250,000</b>
Contingencies	\$ 25,000
Design and Professional Services	\$ 30,000
<b>Total Project Cost</b>	<b>\$ 305,000</b>

#### D. Wastewater Treatment Plant Improvements

##### 1. *Headworks Improvements*

In order to prevent the ongoing maintenance problems and to prevent damage to equipment, it is recommended that the City install influent screens at their headworks to remove large solid and inorganic material prior its introduction into the treatment trains. The cost for improving the headworks is shown in Table 6.11.



**Table 6.11 – WWTP Headworks Improvements**

<b>Improvements</b>	<b>Cost</b>
New Fine Screens	\$ 45,000
Screening Conveyor/Compactor	\$ 35,000
Flowmeters	\$ 15,000
Modifications to Existing Concrete	\$ 15,000
<b>Total Construction Cost</b>	<b>\$ 195,000</b>
Contingencies	\$ 39,000
Design and Professional Services	\$ 23,400
<b>Total Project Cost</b>	<b>\$ 257,400</b>

**2. Biosolids Dewatering**

Based on the comparison of viable alternatives detailed in Section 4, the utilization of dewatering boxes for biosolids dewatering not only has the lowest construction cost, but also has a low operating cost. Biosolids from the dewatering operation could be disposed of either by land application or by dumping at a municipal landfill. The cost for implementing this dewatering alternative is shown in Table 6.12.

**Table 6.12 – WWTP Biosolids Dewatering Improvements**

<b>Improvements</b>	<b>Cost</b>
Biosolids Dewatering Box	\$ 20,000
Biosolids Feed Pump	\$ 15,000
Polymer Feed System	\$ 5,000
Concrete Pad with Drainage	\$ 5,000
<b>Total Construction Cost</b>	<b>\$ 110,000</b>
Contingencies	\$ 22,000
Design and Professional Services	\$ 16,500
<b>Total Project Cost</b>	<b>\$ 148,500</b>



### 3. Effluent Irrigation System Improvements

The WWTP is permitted to dispose of up to 300,000 gallons per day of wastewater by irrigating crop land adjacent to the plant. In order to eliminate the ongoing maintenance requirement and to help guarantee that the City can take full advantage of its irrigation capability, it is recommended that the City install a fixed irrigation system in the fields adjacent to the facility. The costs for installing a fixed irrigation system are given in Table 6.13.

**Table 6.13 – WWTP Effluent Irrigation Improvements**

<u>Improvements</u>	<u>Cost</u>
Irrigation Guns - 30 GPM	\$ 7,280
Irrigation Guns - 50 GPM	\$ 125,775
Irrigation Guns - 100 GPM	\$ 54,000
PVC Irrigation Piping 4-inch	\$ 54,000
PVC Irrigation Piping 6-inch	\$ 93,000
PVC Irrigation Piping 8-inch	\$ 96,000
PVC Irrigation Piping 12-inch	\$ 129,000
Valves - 6-inch	\$ 2,400
Valves - 8-inch	\$ 10,000
Valves - 12-inch	\$ 3,600
<b>Total Construction Cost</b>	<b>\$ 536,115</b>
Contingencies	\$ 107,223
Design and Professional Services	\$ 64,334
<b>Total Project Cost</b>	<b>\$ 707,672</b>

#### E. System Capacity Development Plan

As development occurs on previously un-sewered lots within the existing collection system, it will become necessary to modify the existing collection system to redistribute its unallocated capacity. Some costs of these improvements may be recoverable from the new development, depending on the nature of the development in question. The projects below allow for the shifting of flow from one collection area to another.



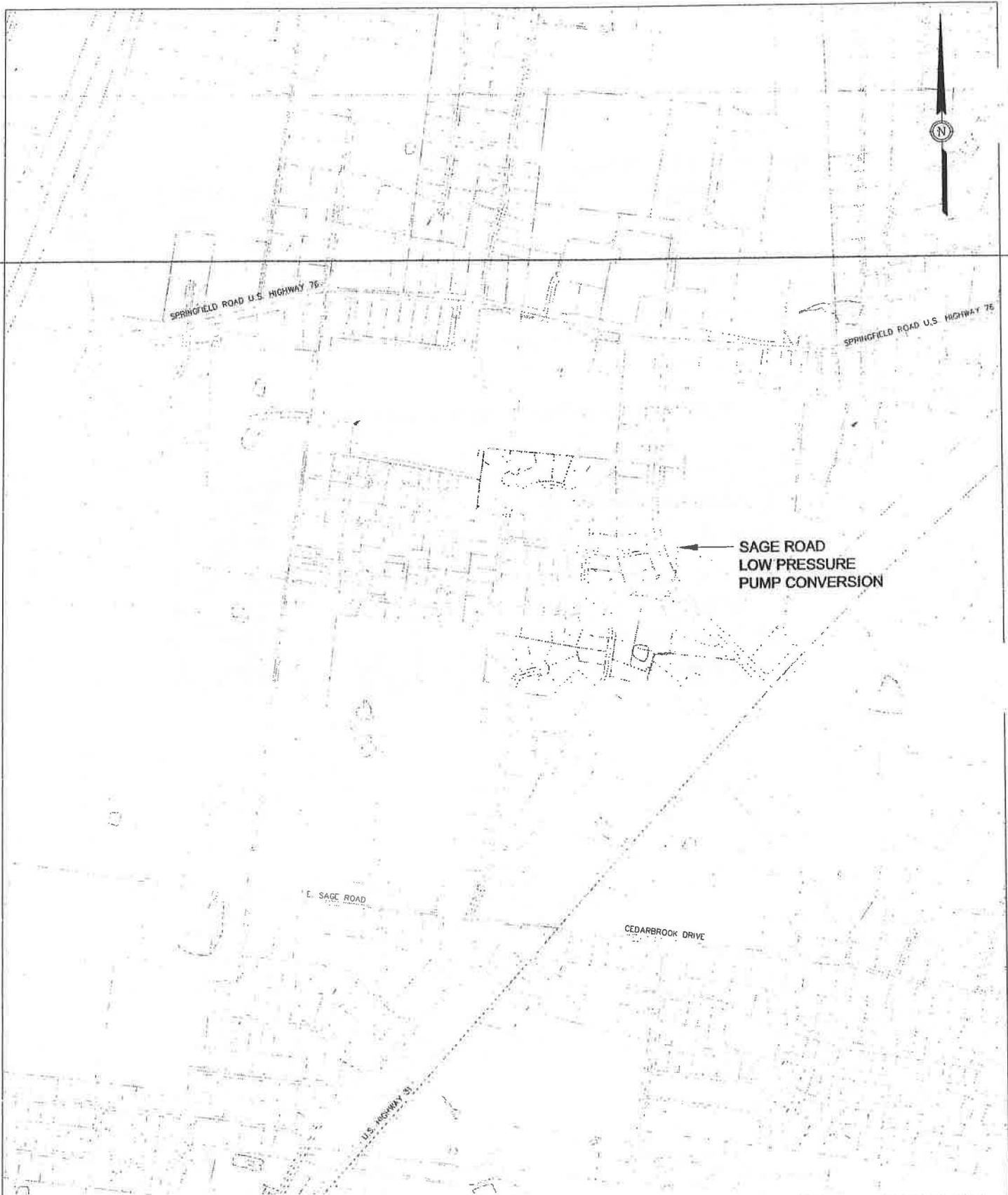
### 1. Sage Road Low Pressure Pump Conversion

The replacement of the existing grinder pumps with new E/One AMGPs would allow for the pumping of wastewater directly to the wastewater treatment plant via the Southern Force Main and free up capacity at the Wilkinson Lane Lift Station and in the Northern Force Main. These improvements are estimated to remove an additional 271 homes (48,000 gpd of wastewater) from the Wilkinson Lift Station and the Northern Force Main as shown in Figure 6.6. The shifting of flow from Northern Force Main to the Southern Force Main from the Sage Road area will free up some additional capacity to allow for infill development in the Northern Force Main collection area. The estimated cost for this transition is provided in Table 6.14.

**Table 6.14 – Sage Road Low Pressure Pump Conversion**

<b>Improvements</b>	<b>Cost</b>
Low Pressure Sewer Pumps	\$ 330,000
Force Main Modification and Valves	\$ 10,000
<b>Total Construction Cost</b>	<b>\$ 340,000</b>
Contingencies	\$ 34,000
Design and Professional Services	\$ 12,000
<b>Total Project Cost</b>	<b>\$ 386,000</b>





**WHITE HOUSE, TN.  
SAGE ROAD LOW PRESSURE  
PUMP CONVERSION**

SCALE: 1" = 1000'

**FIGURE 6.6**

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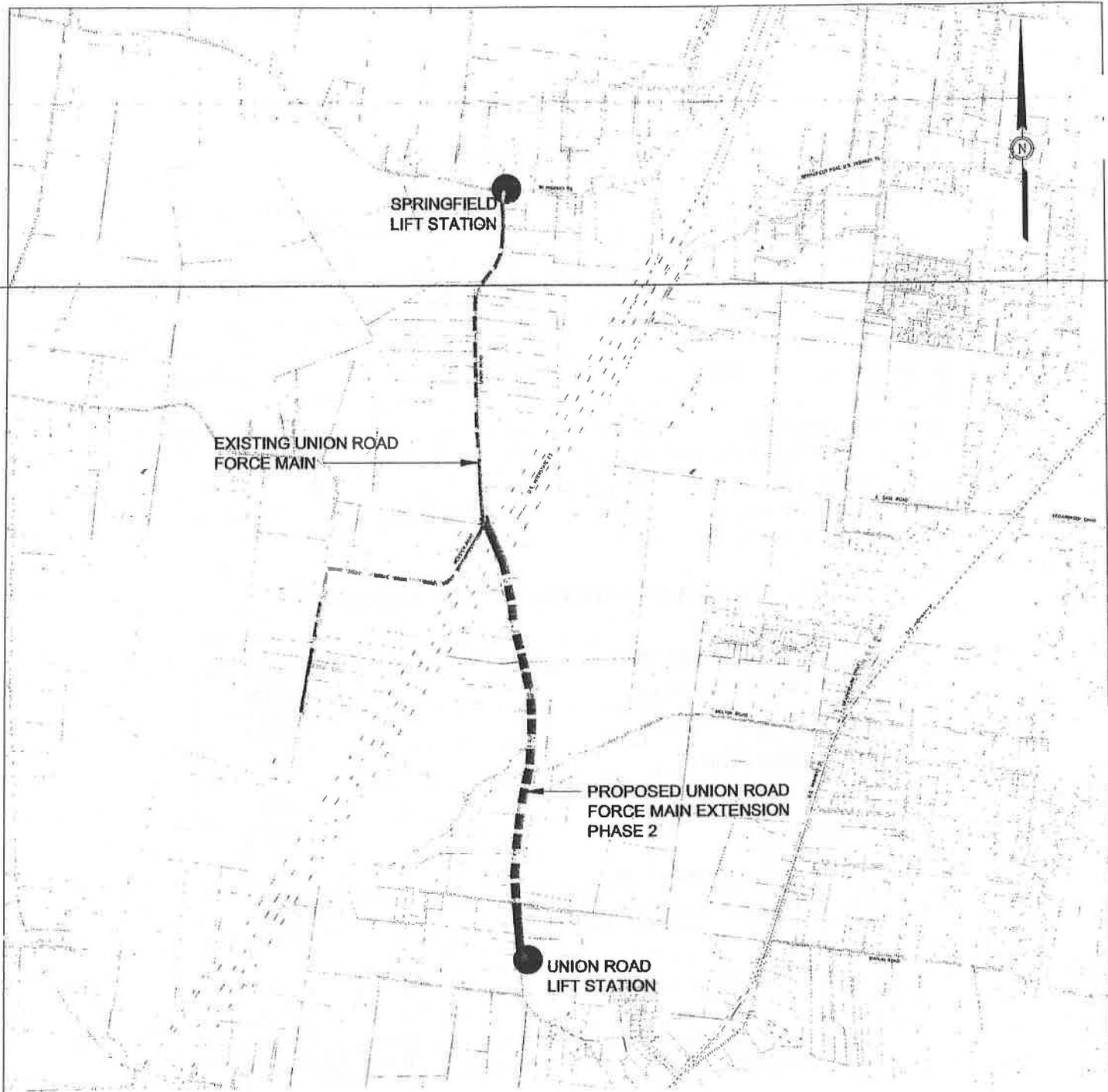
## 2. Union Road Force Main Extension – Phase 2

The most practical way to reduce flows to the Southern Force Main is to identify areas that can pump to other force mains. The Union Road Lift Station currently pumps to the Tyree Springs Lift Station wetwell. When the Tyree Springs Lift Station is replaced by the Copes Crossing Lift Station, the Union Road Lift Station discharge will be diverted directly into the 12-inch Southern Force Main at the Tyree Springs Lift Station site. However, given the proximity of the Union Road Lift Station to Interstate 65, it is not a practical long term solution to continue pumping wastewater over two miles to the east to the Tyree Springs site, only to have the wastewater come back to the west in the Southern Force Main and ultimately to the WWTP, when a new force main could eliminate this waste of pumping energy and free up capacity in the Southern Force Main. The new force main from the Union Road Lift Station would connect to the Union Road Force Main on the north side of the Interstate as shown in Figure 6.7. The costs estimated for this extension are given in Table 6.15.

Table 6.15 - Union Road Force Main Extension Phase 2

Improvements	Cost
8-inch PVC Force Main	\$ 280,000
Asphalt Pavement Repair	\$ 12,000
Air Release Valve	\$ 6,000
Bore Under I-65	\$ 160,000
Stone Backfill	\$ 14,000
Lift Station Modifications	\$ 7,500
<b>Total Construction Cost</b>	<b>\$ 479,500</b>
Contingencies	\$ 47,950
Legal, Administrative, Easements	\$ 47,950
Design and Professional Services	\$ 57,540
<b>Total Project Cost</b>	<b>\$ 632,940</b>





**LEGEND**

- 4" FORCE MAIN
- 6" FORCE MAIN
- 8" FORCE MAIN
- 10" FORCE MAIN
- 12" FORCE MAIN

**WHITE HOUSE, TN.  
UNION ROAD FORCE MAIN EXTENSION  
PHASE 2**

SCALE: 1" = 2000'

**FIGURE 6.7**



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### 3. Wastewater Treatment Plant Expansion

The expansion of the City's wastewater treatment capability is projected to be necessary between 2020 and 2025. This expansion would most likely double the City's capacity to approximately 3.0 MGD. Although construction of a new or second WWTP at an alternate site are possibilities, the investment that the City has already made in the existing facility makes it most cost effective to expand capacity at the existing facility. This expansion could require the addition of additional levels of treatment, such as tertiary filtration or nitrogen or phosphorus removal, depending on state and federal regulatory requirements. These additional levels of treatment could have a significant impact on the cost of the facility as shown in Table 6.16.

**Table 6.16 – Wastewater Treatment Plant Expansion**

<u>Item</u>	<u>Cost</u>
Mobilization	\$ 179,000
Influent Headworks	\$ 500,000
Flow Distribution Boxes	\$ 40,000
Oxidation Ditches	\$ 1,500,000
Final Clarifiers	\$ 575,000
RAW/WAS Pumping Station	\$ 300,000
Solids Dewatering Facility	\$ 250,000
Tertiary Filtration	\$ 800,000
UV Disinfection	\$ 400,000
Effluent Pumping Station	\$ 500,000
Sitework	\$ 437,000
Instrumentation	\$ 218,000
Electrical	\$ 437,000
<b>Total WWTP Construction Cost</b>	<b>\$ 6,136,000</b>
Contingencies	\$ 614,000
Legal, Administrative, Easements, Permitting	\$ 307,000
Design and Professional Services	\$ 920,000
<b>WWTP Project Cost</b>	<b>\$ 7,977,000</b>



**F. Urban Growth Boundary Service Plan**

The City's Urban Growth Boundary areas, shown in Table 6.17, are assumed to be a part of the City's wastewater service area by the end of the 20-year planning cycle for the purposes of the planning effort. In order to properly plan for growth in the City's wastewater collection system, it will be necessary to accommodate growth within each of the City's UGB areas. The cost of sewer infrastructure is expected to be predominantly paid for by property development companies and individuals with the City paying for any upsizing of lines that it deems desirable. The need for upsizing sewer proposed by development in the UGB will be evaluated by the City on a case by case basis.

**Table 6.17 – White House –Urban Growth Boundary Areas**

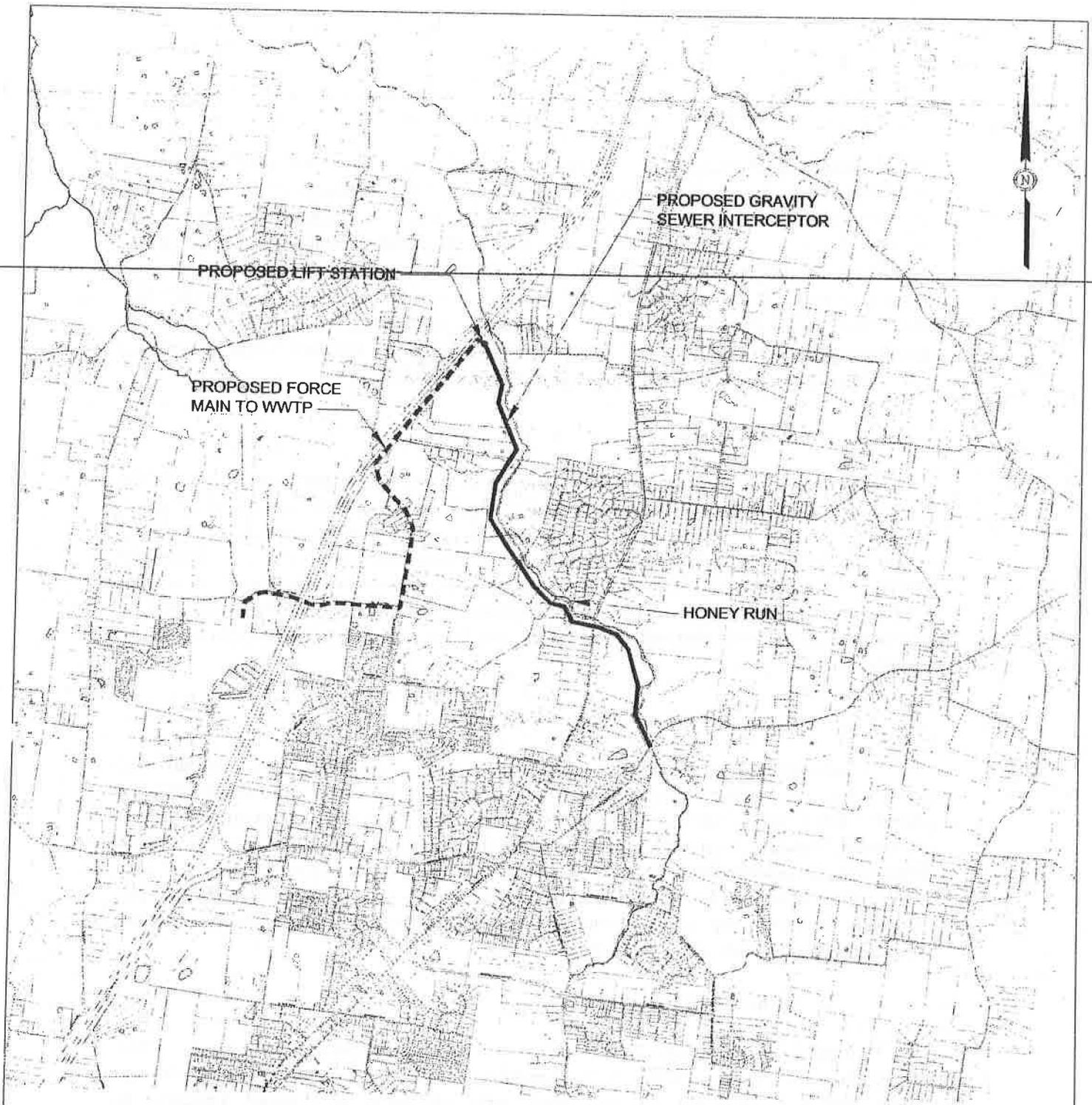
<i>Zone</i>	<i>Area (acres)</i>	<i>Percent Developed<sup>(1)</sup></i>
White House City Limits	6,878	60%
Northeastern UGB	2,586	11%
Eastern UGB	1,725	7%
Southern UGB	2,459	<1%
Western UGB	2,122	7%
Proposed Western UGB	652	11%
Proposed Northwestern UGB	1,389	<1%

1. Percent developed is estimated for Urban Growth Boundaries area based on number of subdivided and smaller parcels and tracts.

**1. *Northeastern UGB***

The Northeastern UGB encompasses approximately 2,586 acres. The topography of this area is dominated by Honey Run, which flows from the southeast to the northwest through the UGB. The City does not have any sewer collection adjacent to this area with sufficient unallocated capacity to accommodate its development. New sewer infrastructure will need to be constructed to serve this area. It is proposed that this area can be served by gravity sewer interceptors that follow the natural drainage of the area, following Honey Run to the northwest as shown in Figure 6.8. The gravity sewer interceptor would flow to a proposed lift station to be constructed where Honey Run flows under Interstate 65.





WHITE HOUSE, TN.  
NORTHEASTERN URBAN GROWTH  
BOUNDARY SERVICE PLAN

SCALE: 1" = 4000'

FIGURE 6.8



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## **2. Eastern UGB**

The Eastern UGB encompasses approximately 1,725 acres. The topography of this area is rolling, with some smaller tributaries of Honey Run. The smaller tributaries of Honey Run flow from the east to the northwest through the UGB. The City does not have any sewer collection system adjacent to this area with sufficient unallocated capacity to accommodate its development. ~~New sewer infrastructure will need to be constructed to~~ serve this area. It is proposed that this area can be served by gravity sewer lines that follow the natural drainage of the area, following the smaller streams to Honey Run to the northwest as shown in Figure 6.9. These gravity sewer lines are proposed to connect to the Honey Run interceptor sewer installed in the Northeastern UGB.

## **3. Southern UGB**

The Southern UGB encompasses approximately 2,459 acres. The topography of this area is rolling, with no predominant drainage pattern. The City has sewer collection facilities adjacent to this area with sufficient unallocated capacity to accommodate some of its development, most notably the Southern and Union Road Force Mains. Once the currently unused capacity in these lines is allocated, new sewer infrastructure will need to be constructed to serve this area. It is proposed that this area can be served by low pressure sewer systems that will pump to the existing collection infrastructure as shown in Figure 6.10.

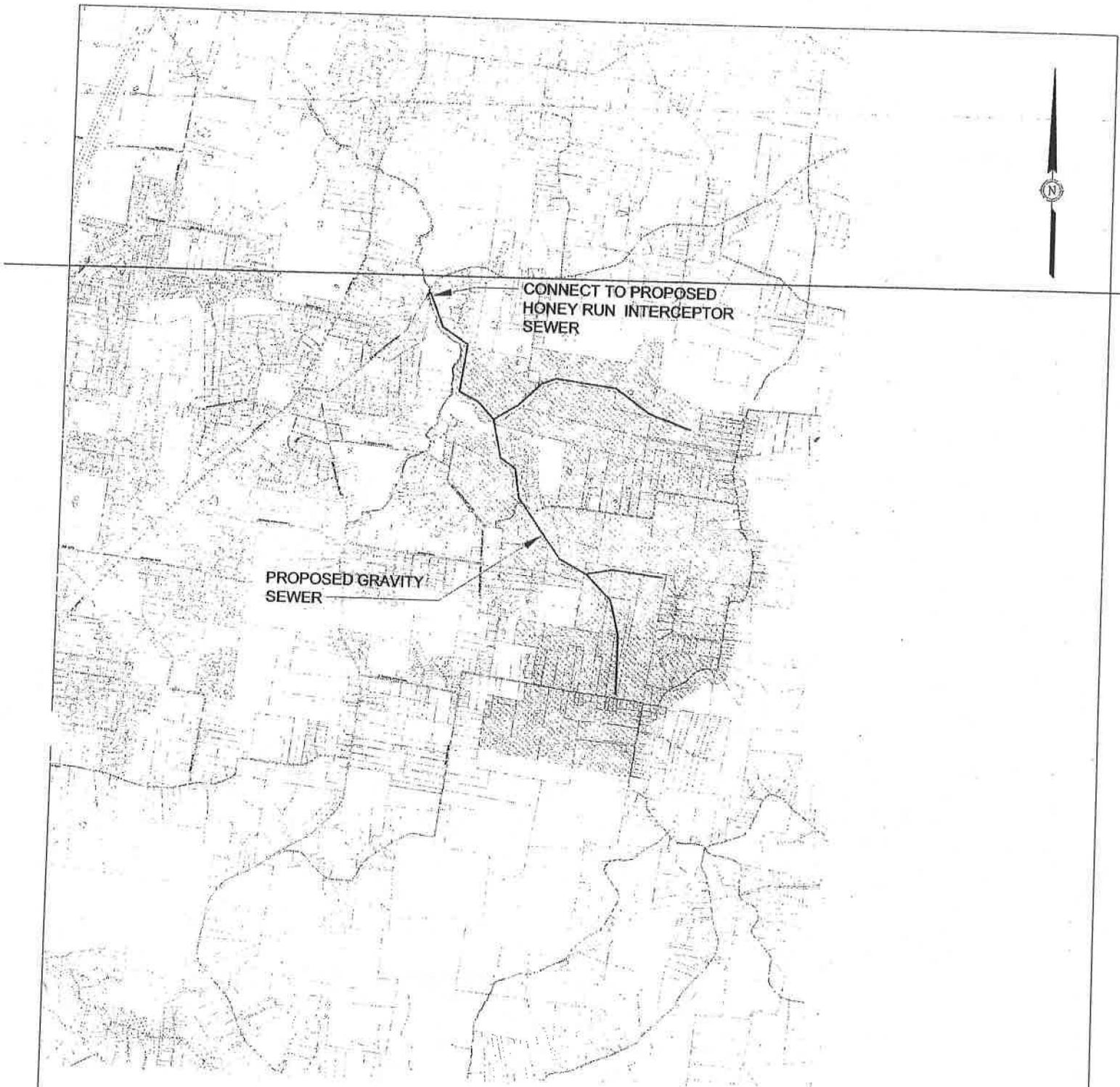
## **4. Western and Proposed Western UGB**

The Western and Proposed Western UGBs encompass approximately 2,122 and 652 acres, respectively. The topography of this area is rolling, with no predominant drainage pattern. The City has some sewer collection facilities adjacent to this area with sufficient unallocated capacity to accommodate its development, most notably the Union Road and Western Force Mains. Once the currently unused capacity in these lined is allocated, new sewer infrastructure will need to be constructed to serve this area. It is proposed that this area can be served by low pressure sewer systems that will pump to the existing collection infrastructure as shown in Figure 6.11.

## **5. Proposed Northwestern UGB**

The Proposed Northwestern UGB encompasses approximately 1,389 acres. The topography of this area is rolling, with no predominant drainage pattern. The City has no sewer collection adjacent to this area with sufficient unallocated capacity to accommodate its development. New sewer infrastructure will need to be constructed to serve this area. It is proposed that this area can be served by low pressure sewer systems that will pump to the WWTP as shown in Figure 6.12.





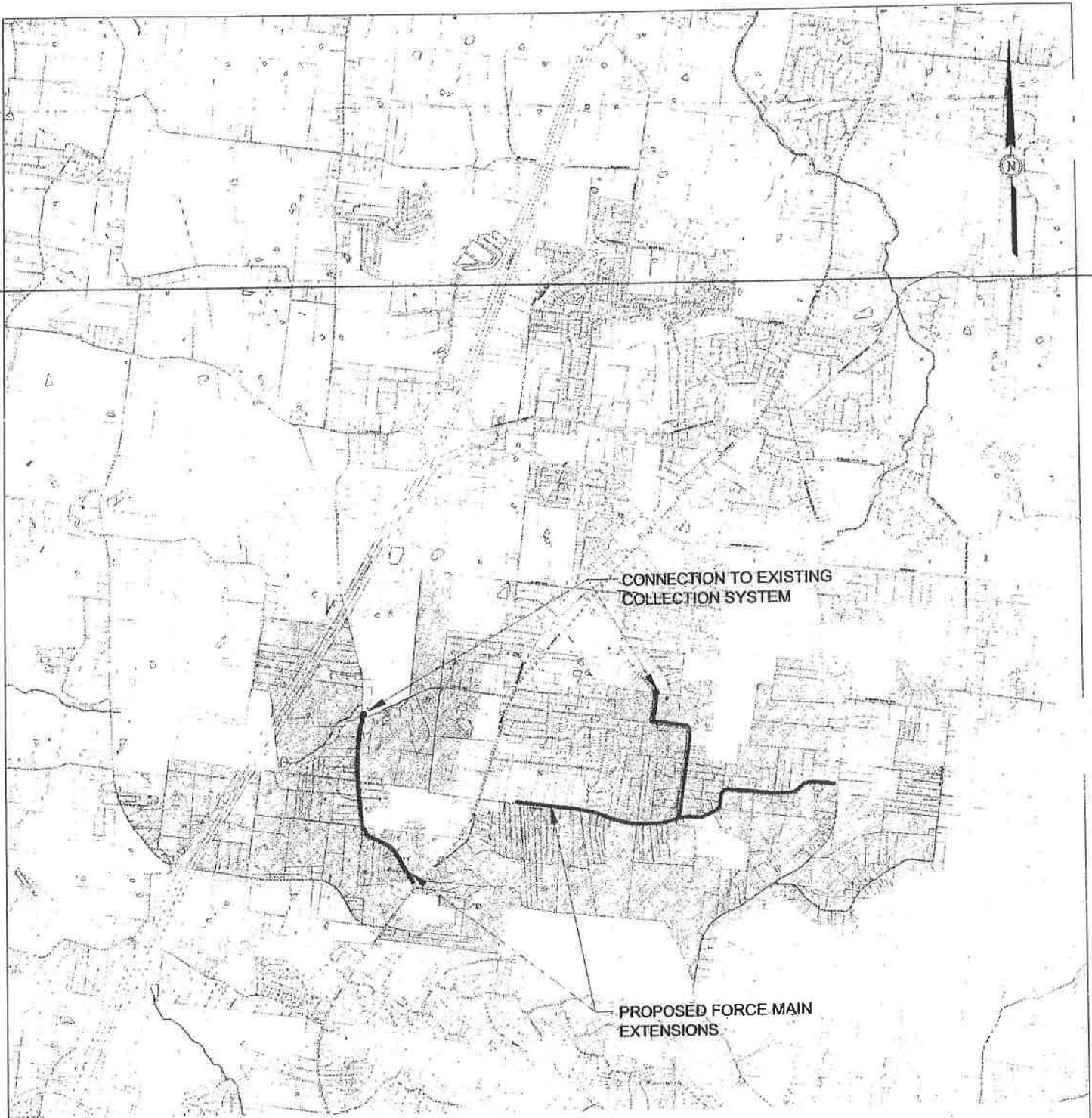
WHITE HOUSE, TN.  
EASTERN URBAN GROWTH BOUNDARY  
SERVICE PLAN

SCALE: 1" = 4000'

**FIGURE 6.9**



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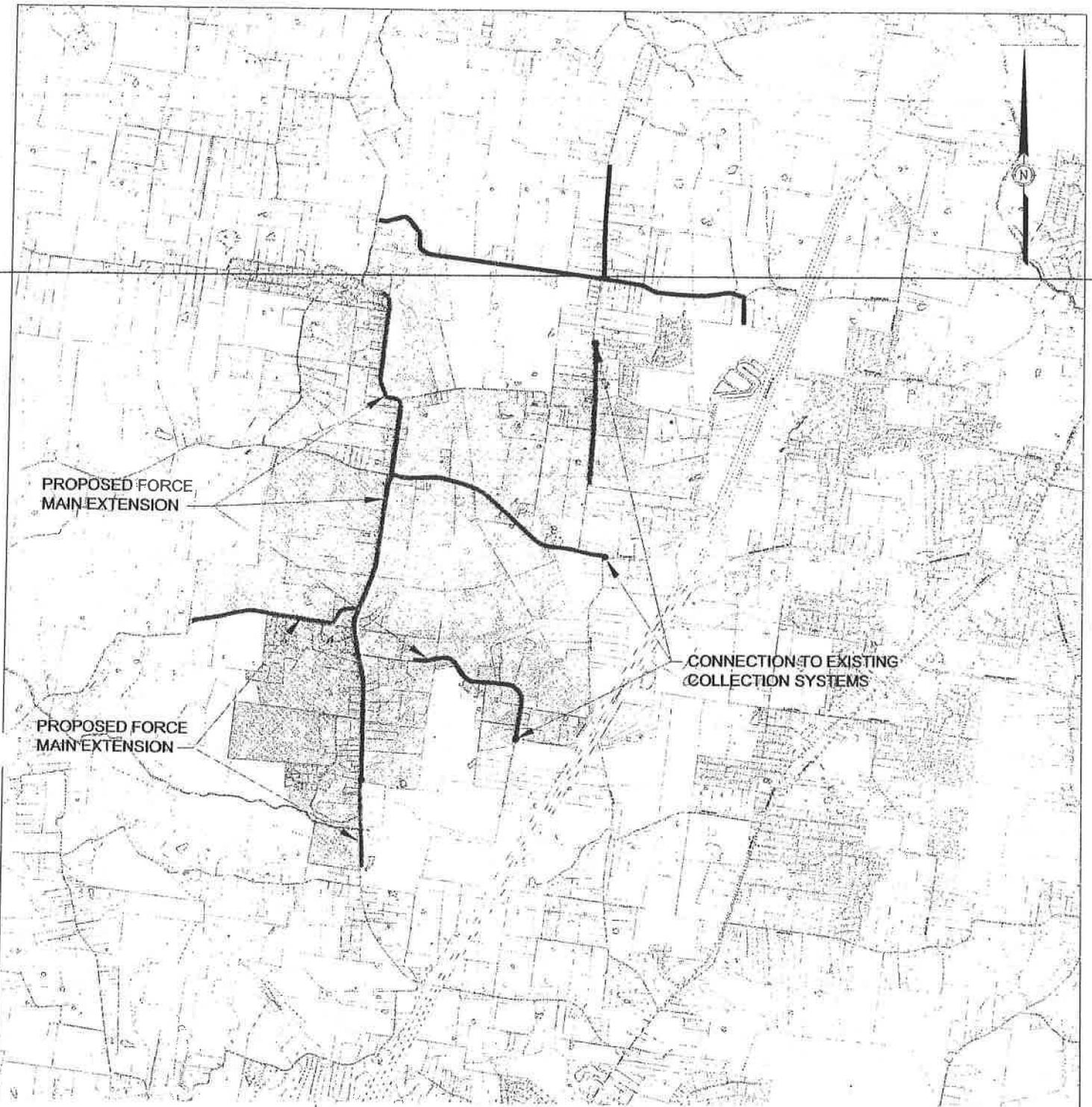


WHITE HOUSE, TN.  
SOUTHERN URBAN GROWTH BOUNDARY  
SERVICE PLAN

SCALE 1" = 4000'

**FIGURE 6.10**

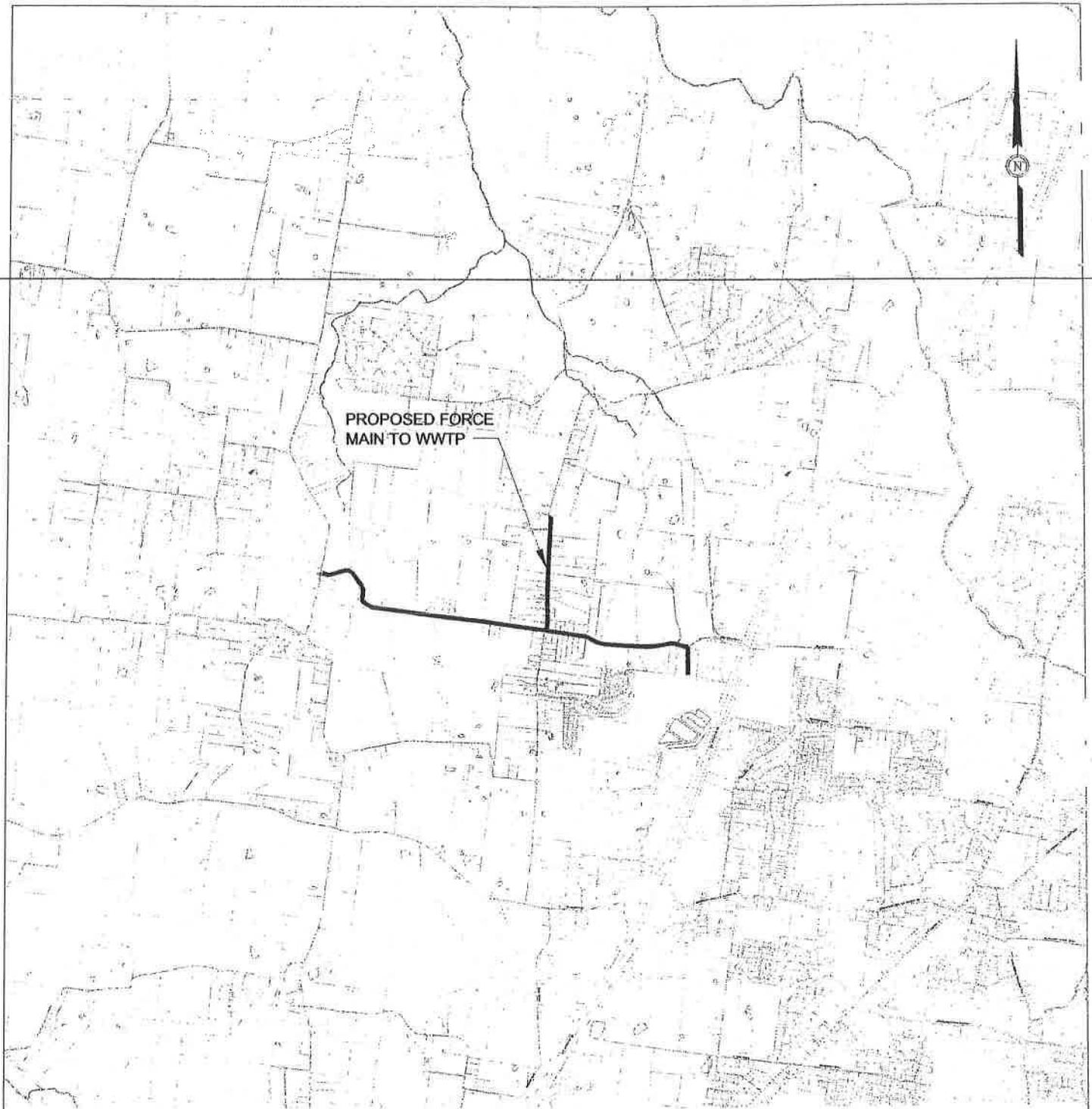
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WHITE HOUSE, TN.  
 WESTERN & WESTERN PROPOSED URBAN  
 GROWTH BOUNDARY SERVICE PLAN

SCALE: 1" = 4000'

**FIGURE 6.11**



WHITE HOUSE, TN.  
NORTHWESTERN PROPOSED URBAN  
GROWTH BOUNDARY SERVICE PLAN

SCALE: 1" = 4000'

**FIGURE 6.12**

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## SECTION 7

## CAPITAL IMPROVEMENT PROGRAM

### A. Objective

This Master Plan has evaluated the existing and potential capacity of the existing sewer collection and treatment system and has identified the combination of improvements required to continue its ability to provide reliable wastewater service for the next 20 years. The Master Plan also evaluated the potential for growth in the City of White House and its UGB and provides recommendations for extending service to those areas as growth occurs.

Included are projects to improve operation of existing collection facilities, accommodate additional infill growth, and reallocate existing sewer capacity, in addition to improvements to and expansion of the wastewater treatment plant.

The Capital Improvement Plan (CIP), given in Tables 7.1 and 7.2, was developed to help the City of White House plan for and meet these existing and future needs for its wastewater conveyance system and treatment plant over the next 20 years.

### B. Organization and Costs

The recommended improvements presented in Section 6 are organized into two phases according to priority and a projection as to when additional service areas will be connected to the system. The 5-Year Primary Focus includes projects from FY 2007-2012. The Long Term Focus includes projects from FY 2012-2025.

The cost estimates presented in the Service Plan and CIP were compiled from recent regional and municipal bid tabulations, manufacturer quotations, and other bid tabulation and planning-level cost information. The costs reflect 2007 costs and have not been adjusted for inflation.

### C. 5-Year Primary Focus (FY 2007-2012)

The projects recommended for implementation over the 5-year Primary Focus period are presented in Table 7.1.



**Table 7.1 – 5-Year Primary Focus**

<b>Priority</b>	<b>Improvements</b>	<b>Cost</b>
1	Wilkinson Lane Lift Station Replacement	\$ 295,000
2	Union Road Force Main Extension - Phase 1	\$ 484,950
3	WWTP Headworks Improvement	\$ 257,400
4	Copes Crossing Lift Station – City Contribution	\$ 418,935
5	North Palmer's Chapel Low Pressure Pump Conversion	\$ 357,456
6	Northern Force Main Extension	\$ 277,855
7	SCADA System	\$ 250,000
8	Vacuum Collection System Rehabilitation	\$ 495,000
9	Low Pressure Sewer Pump Replacement	\$ 297,000
10	WWTP Discharge Alternatives Study	\$ 50,000
11	South Palmer's Chapel Low Pressure Pump Conversion	\$ 260,250
12	WWTP Effluent Irrigation Improvements	\$ 707,672
	<b>Total Construction Cost</b>	<b>\$ 4,213,350</b>

**D. Long Term Focus (FY 2013-2025)**

The projects recommended for implementation over the Long Term Focus period (FY 2013-2025) are presented in Table 7.2.

**Table 7.2 – Long Term Focus**

<b>Priority</b>	<b>Improvements</b>	<b>Cost</b>
1	WWTP Biosolids Dewatering Improvements	\$ 148,500
2	Sage Road Low Pressure Pump Conversion	\$ 386,000
3	Union Road Force Main Extension - Phase 2	\$ 632,940
4	WWTP Expansion	\$ 7,977,000
	<b>Total Construction Cost</b>	<b>\$ 9,144,440</b>



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**APPENDIX A – CITY OF WHITE HOUSE – 2006  
COMPREHENSIVE ANNUAL FINANCIAL REPORT**



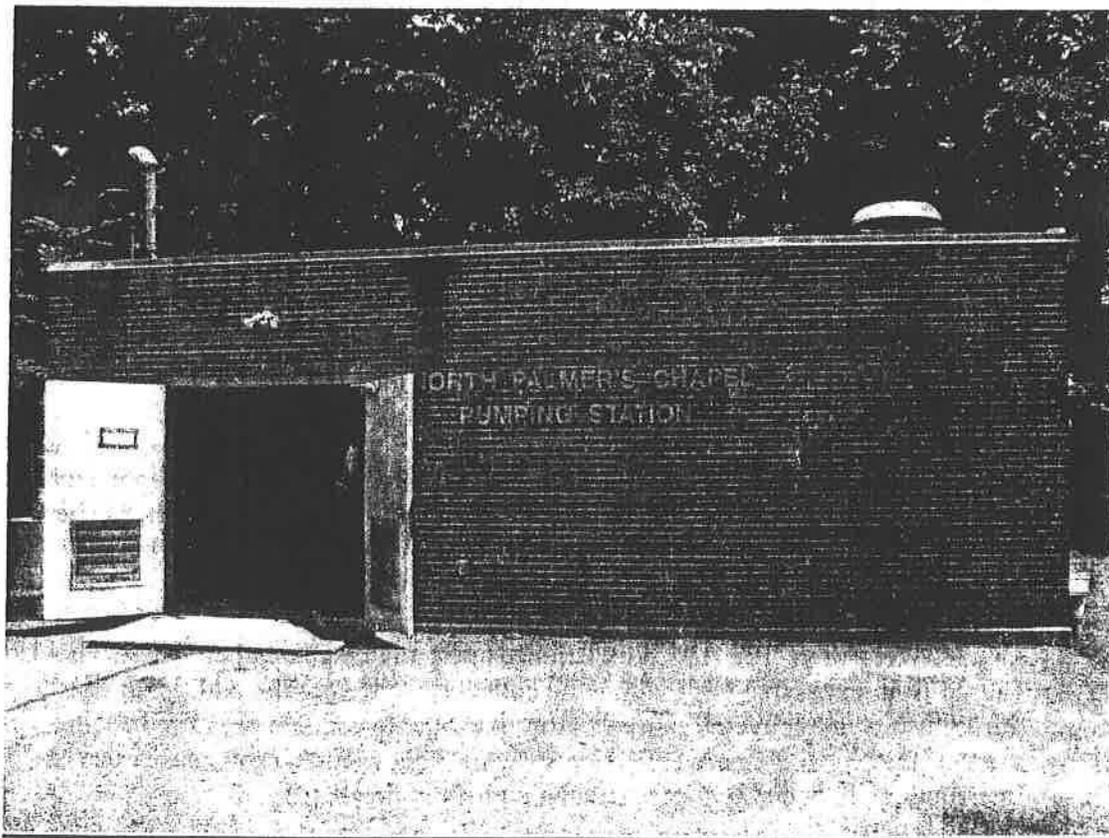
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**APPENDIX B – LIFT AND PUMPING STATION  
EVALUATIONS**



NORTH PALMERS CHAPEL VACUUM PUMPING STATION

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Name of Pump Station: North Palmers Vacuum Pumping Station

Address: Brookview Drive

Service Area: This pump station serves the eastern section of the wastewater service area, bounded to the north by Portland Road, the south by State Route 258 at Dawn Street, the east by North Palmers Chapel Road, and the west by Highway 31. Also included in the service area are the Middle School, High School, Police Station, and the Municipal Offices.

General Description and Age: Vacuum Pumping Station built in 1987

Site:

**Access:** Approximately 450 linear foot asphalt access from Brookview drive.

**Fencing:** 6-ft chain link fence with barbed wire top and double leaf gate.

**Parking:** The parking is adequate both inside and outside the fence, as shown in attached picture.

**Lighting:** No area lighting. (1)

**Water Supply:** Hose faucet outside of the building.

**General Appearance:** The site appeared clean and well maintained.

Inlet Sewer:

**Size, Depth, and Material:** 4-inch, 8-inch, and 10-inch vacuum sewer inlets into the vacuum storage tank. The vacuum sewer within this collection area has been expanded beyond its design capacity. This causes the vacuum pumps to run excessively and creates extra maintenance for the City. (2)

**Dry vs. Wet Flow:** The station experiences very high wet weather flows. This is caused from excessive I & I within the collection system. The additional flow during wet weather events causes a drop in available vacuum pressure in some areas of the North Palmers collection system. This vacuum drop causes service interruptions to occur and increases the pump run times. (3)

**Condition:** Areas of the system are thought to be in poor condition due to the excessive I & I issues encountered on a regular basis.

Pump Station:

**Vacuum Storage Tank:** 9' diameter vacuum storage tank with 4428 gallons total storage.

---

**Dry Well:** Dry well is approximately 12-feet below grade. It contains the vacuum storage tank and the sewerage pumps.

**Buildings:** Block building with a brick exterior, no insulation, and a flat roof.

**Dry Well Ventilation:** N/A

**Building Ventilation:** Louver with ceiling fan.

**Odor Control:** None

**Air & Vacuum Relief:** None.

**Building Lighting:** Overhead fluorescent.

Vacuum Pumps:

**Type & Number:** 3 Pumps at 490 CFM each

**Location:** Upper level of building.

**Condition & Adequacy:** According to previous studies, these pumps need to be rebuilt to better suit their use.

**Manufacturer & Model:** Busch model RA0030

**Ability to Handle Current Dry & Wet Weather Flows:** According to previous studies, the vacuum pumps run excessively during wet weather events and need to be rebuilt. (4)

Pumps:

Type & Number: 2 pumps at 75 HP each

Location: Lower level of building, dry pit.

---

Capacity: 500 GPM at 217 TDH

Manufacturer & Model: Paco model 53-415-1X

Condition & Adequacy: According to previous studies, these pumps are adequate to handle the flow condition.

Electrical:

Power Supply: 3 phase power @ 460 volts

Redundant Power Supply: Cummins Diesel Generator with 375 HP at 1800 RPM.

Pump Control System: Level control vacuum tank.

Alarm & Communications System: Chatterbox by Paco (auto dialer), automatically notifies maintenance personnel of any malfunction.

Condition & Adequacy: Good condition, adequate.

Force Main:

Size & Material: 8-inch PVC force main from lift station to the intersection of Portland Road and Eastside Drive (approximately 3,525 linear feet), where it connects to the 10-inch northern force main.

Route & Length: Sewage travels approximately 21,550 feet of pipe in the northern force main to the WWTP.

Discharge Point: WWTP

Condition & Adequacy: Thought by the City of White House to be in good condition.

Comments:

(1) There is no exterior lighting. The site should have a light added to the outside of the building.

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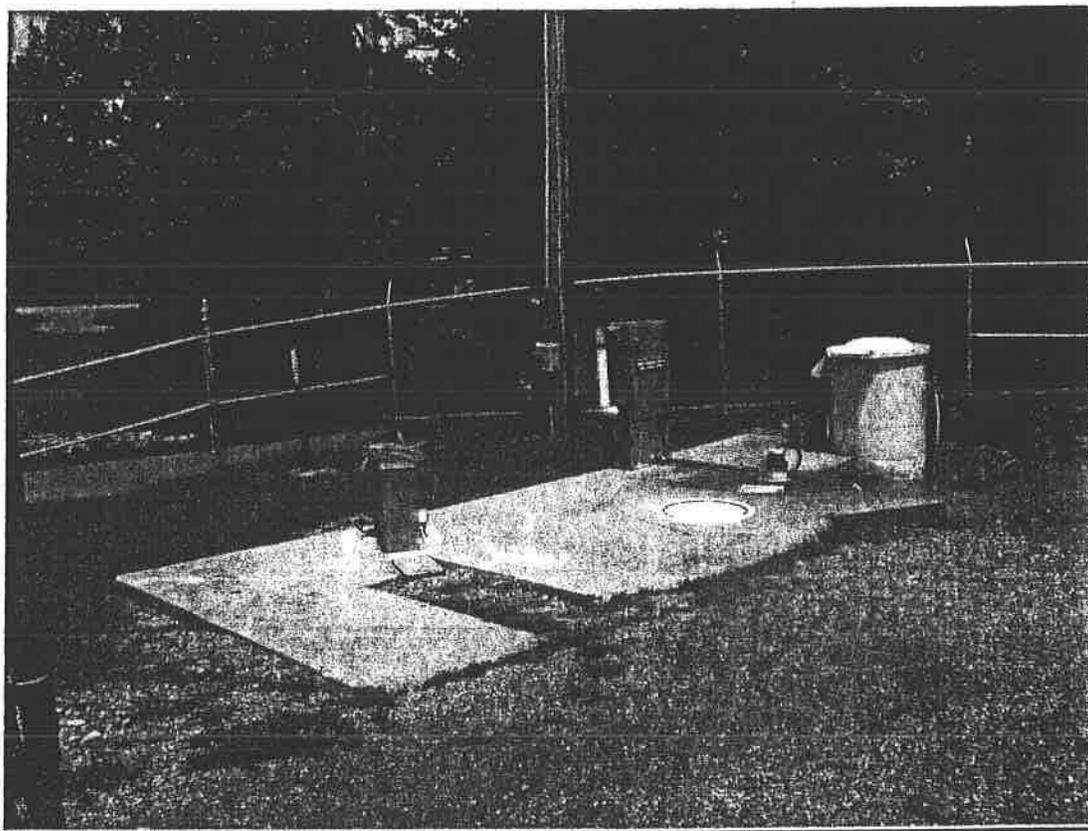
~~(2) The number of customers within the North Palmers collection system needs to be reduced to its original design capacity in order to reduce excessive maintenance and I & I issues.~~

(3) The North Palmers vacuum system also needs to be studied, tested, and repaired to reduce excessive I & I problem areas.

(4) The vacuum pumps need to be rebuilt.

**PORTLAND ROAD LIFT STATION**

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Name of Pump Station: Portland Road Lift Station

Address: Portland Road

Service Area: This lift station serves the northeastern portion of the wastewater service area, including Portland Road, Highway 31, and Sumner Crossing Subdivision. It pumps sewage thru the northern force main to the WWTP.

---

General Description and Age: Wet Pit/Dry Pit constructed in 1987.

Site:

Access: Off street paved access from Portland Road.

Fencing: 6-ft chain link fence with barbed wire top and double leaf gate.

Parking: Pull-off parking is inadequate (1); there is not much room between the gate and the road (as shown in the attached picture).

Lighting: No area lighting. (2)

Water Supply: Hose faucet from waterline.

General Appearance: The site had recently been excavated to repair a leak and had not been graded or cleaned up. (3)

Inlet Sewer:

Size, Depth, and Material: 10-inch force main (from Sumner Crossing Subdivision), 4-inch force main (from Highway 31 area) and 8-inch gravity (from Portland road area). Inlet depth is approximately 30 feet below grade at lift station.

Condition: Thought by the City of White House to be in generally good condition.

Pump Station:

Wet Well: 8-foot diameter wet well with approximately 3752 gallons total storage.

---

Dry Well: Dry well is clean in appearance and is approximately 30-feet below grade.

Buildings: N/A

Wet Well Ventilation: None.

Dry Well Ventilation: Fan ventilation that turns on with the lighting.

Building Ventilation: N/A

Odor Control: Vapex Hydroxyl Ion Fog Odor Control System.

Air & Vacuum Relief: None.

Building Lighting: N/A

Pumps:

Type & Number: 2 pumps at 50 HP each.

Location: In dry well.

Capacity: 200 GPM at 221 TDH each.

Manufacturer & Model: Smith and Loveless model 4D4A

Condition & Adequacy: Appear to be in good condition.

Electrical:

Power Supply: 3 phase power at 460 volts

Redundant Power Supply: None

Pump Control System: Smith and Loveless package, level control.

Alarm & Communications System: Local audible alarm and flashing red light

Condition & Adequacy: Good condition; adequate.

**Force Main:**

**Size & Material:** 8-inch PVC force main from lift station to the intersection of Portland Road and Eastside Drive (approximately 3,330 linear feet), where it connects to the 10-inch northern force main.

---

**Route & Length:** Sewage travels approximately 21,350 feet of pipe in the northern force main to the WWTP.

**Discharge Point:** WWTP

**Air & Vacuum Relief Valves:** None.

**Condition & Adequacy:** Thought by the City of White House to be in good condition.

**Comments:**

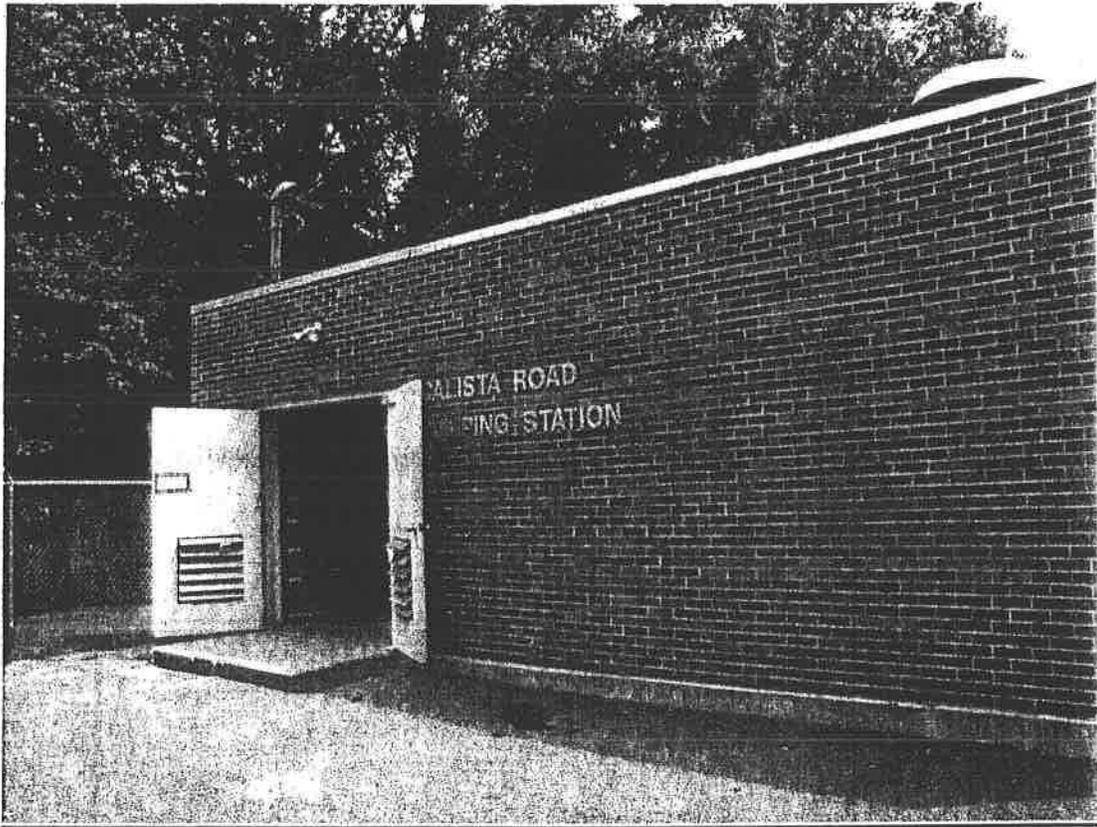
(1) Pull-off parking is inadequate. There is not enough room between oncoming traffic and the front gate (as shown in picture below). There is also not enough room to turn the vehicle around and backing into oncoming traffic is extremely dangerous. The fence should be modified to increase the length of the pull off and a turn around areas.

(2) There is no exterior lighting. The site should have a light added to the existing pole inside the fence.

(3) The site needs to be regarded and cleaned from the previous leak repair.

**CALISTA ROAD VACUUM PUMPING STATION**

---



Name of Pump Station: Calista Vacuum Pumping Station

Address: Calista Road

Service Area: This pump station serves the northern section of the wastewater service area, bounded to the north and west by Calista Road, the south by Heritage, Skyline, and Hamlet Drives, and to the east by the intersection of Seminole Lane and Apache Trail.

---

General Description and Age: Vacuum Pumping Station built in 1987

Site:

Access: Off street paved access from Calista Road.

Fencing: 6-ft chain link fence with barbed wire top and double leaf gate.

Parking: The parking is adequate both inside and outside the fence.

Lighting: Motion halogen above door.

Water Supply: None.

General Appearance: The site appeared clean and well maintained.

Inlet Sewer:

Size, Depth, and Material: 8-inch inlet sewer into the vacuum storage tanks.

Dry vs. Wet Flow: The station experiences high wet weather flows. This is caused from excessive I & I within the collection system. The additional flow during wet weather events causes a drop in available vacuum pressure in some areas of the Calista collection system. This vacuum drop causes service interruptions to occur and increases the pump run times. (1)

Condition: Areas of the system are thought to be in poor condition due to the excessive I & I issues encountered on a regular basis.

Pump Station:

Vacuum Storage Tank: 9' diameter vacuum storage tank with 4428 gallons total storage.

---

Dry Well: Dry well is approximately 12-feet below grade. It contains the vacuum storage tank and the sewerage pumps.

Buildings: Block building with a brick exterior, no insulation, and a flat roof.

Inlet Facilities Ventilation: N/A

Dry Well Ventilation: N/A

Building Ventilation: The louver and ceiling fan inside the building did not work. This created extreme temperatures on the day it was evaluated. (2)

Odor Control: None.

Air & Vacuum Relief: None

Building Lighting: Overhead fluorescent.

Vacuum Pumps:

Type & Number: 2 Pumps at 455 CFM each

Location: Upper level of building.

Condition & Adequacy: According to City of White House personnel, the pumps are adequate except in large wet weather events.

Manufacturer & Model: Busch model RA0030

Ability to Handle Current Dry & Wet Weather Flows: According to City of White House personnel, the vacuum pumps run excessively during wet weather events. (3)

Pumps:

Type & Number: 2 pumps at 75 HP each

Location: Lower level of building, dry pit.

---

Capacity: 300 GPM at 181 TDH

Manufacturer & Model: Paco model 53-415-1X

Condition & Adequacy:

Electrical:

Power Supply: 3 phase power at 460 volts

Redundant Power Supply: Cummins Diesel Generator with 375 HP at 1800 RPM.

Pump Control System: automatic

Alarm & Communications System: Chatterbox by Paco (auto dialer), automatically notifies maintenance personnel of any malfunction.

Condition & Adequacy: Good condition, adequate.

Force Main:

Size & Material: 8-inch PVC force main from lift station to Calista Road (approximately 150 linear feet), where it meets with the 10-inch northern force main.

Route & Length: Sewage travels approximately 11,060 feet of pipe in the northern force main to the WWTP.

Discharge Point: WWTP

Condition & Adequacy: Thought by the City of White House to be in good condition.

Comments:

(1) The Calista vacuum system needs to be studied, tested, and repaired to reduce excessive I & I problem areas.

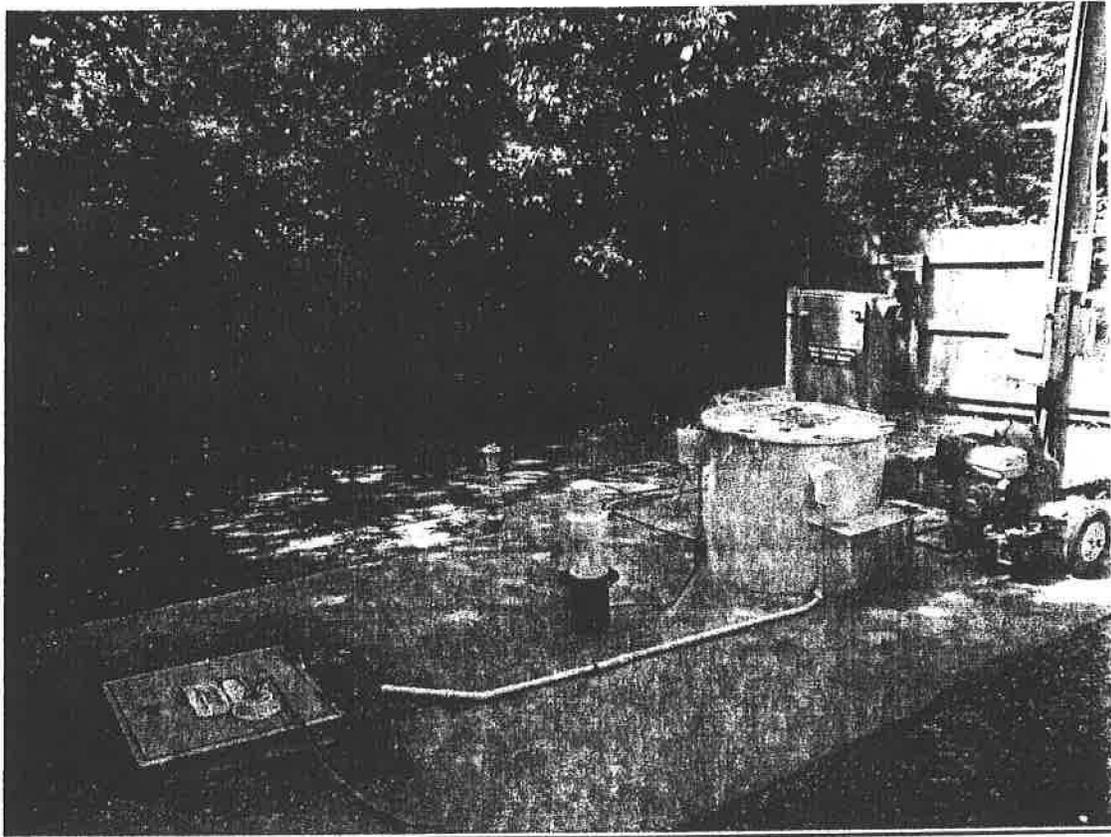
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~~(2) Louver and ceiling fan needs to be replaced in order to properly maintain all of the controls inside the building and for maintenance personnel.~~

(3) The vacuum pumps need to be rebuilt.

WILKINSON LANE LIFT STATION

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Name of Pump Station: Wilkinson Lane Lift Station

Address: Wilkinson Lane

Service Area: This lift station serves the northwestern portion of the wastewater service area, bounded to the north and west by Wilkinson Lane, to the south by the intersection of Cherry Lane and Sage Road, and to the east by Hillwood drive. The existing pump station will be replaced in September of 2007 in order to handle additional flow from new developments.

General Description and Age: Wet Pit/Dry Pit built in 1983.

Site:

**Access:** Paved access off of an existing driveway that connects to Wilkinson Lane.

**Fencing:** 6-foot wooden fence with double leaf gate,

**Parking:** Paved parking on private driveway. (1)

**Lighting:** No area lighting. (2)

**Water Supply:** Hose faucet.

**General Appearance:** The site had recently been excavated to repair a leak and has not been cleaned up. The fence is also in disrepair as shown in the attached picture. (3)

Inlet Sewer:

**Size, Depth, and Material:** 8-inch and 6-inch low pressure force mains currently enter the lift station at approximately 12-feet below grade.

**Condition:** Thought by the City of White House to be in generally good condition.

**Pump Station:**

Wet Well:

Dry Well: Dry well is clean in appearance and is approximately 12-feet below grade.

---

Buildings: N/A

Wet Well Ventilation: None.

Dry Well Ventilation: Fan ventilation that turns on with the lighting.

Building Ventilation: N/A

Odor Control: Vapex Hydroxyl Ion Fog Odor Control System.

Air & Vacuum Relief: None.

Building Lighting: N/A

**Pumps:**

Type & Number: 2 pumps at 50 HP each

Location: Dry well.

Capacity: 675 GPM at 147 TDH

Manufacturer & Model: Davco

Condition & Adequacy: This lift station is at its current capacity, hence the lift station upgrade and replacement.

Electrical:

Power Supply: 3 phase power at 460 volts

Redundant Power Supply: portable generator at the site, as seen in attached picture.

---

Pump Control System: level control

Alarm & Communications System: flashing red light

Condition & Adequacy: Good condition; adequate.

Force Main:

Size & Material: 8-inch force main from the lift station to the intersection of Wilkerson Lane and Volunteer drive, where it connects to the 10-inch northern force main.

Route & Length: Sewage travels approximately 10,540 linear feet of pipe in the northern force main to the WWTP.

Discharge Point: WWTP

Air & Vacuum Relief Valves: None.

Condition & Adequacy: Thought by the City of White House to be in good condition.

Comments:

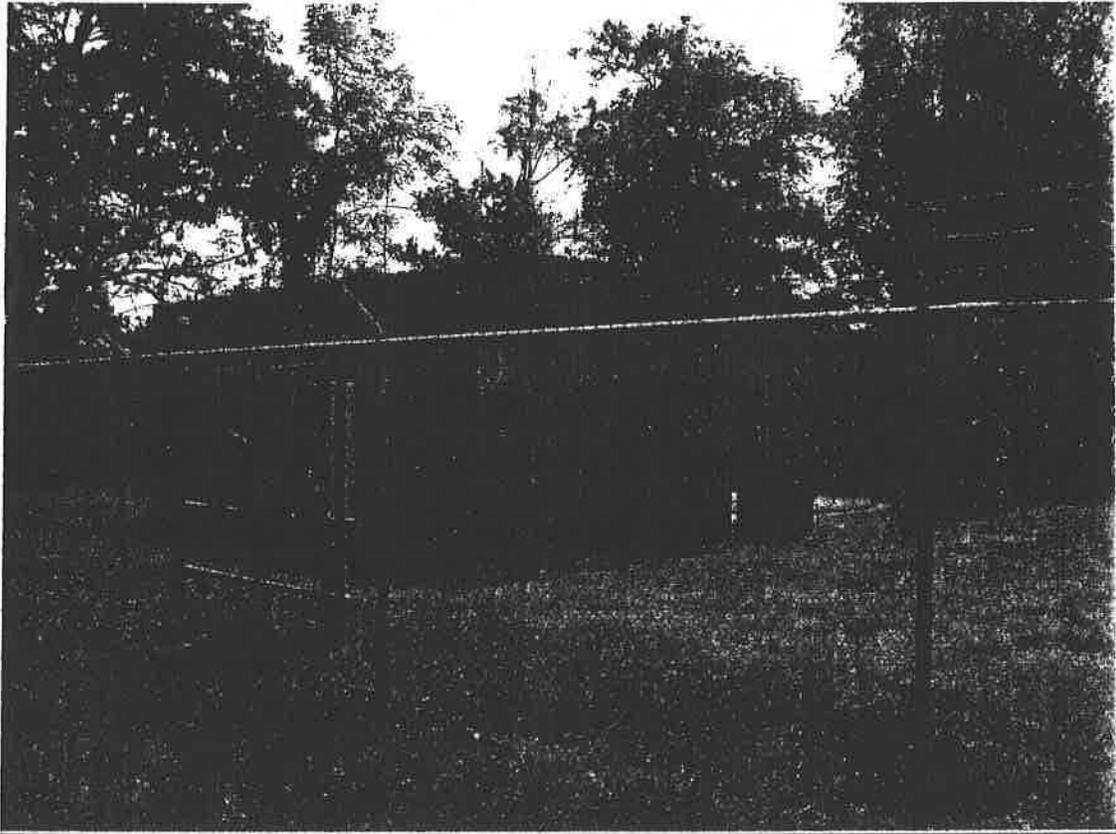
(1) When the lift station is replaced, a separate parking area off of the private driveway will be installed.

(2) There is no exterior lighting. The site should have a light added when the new lift station is constructed.

(3) The site needs to be cleaned up and the fence will be replaced with the new lift station.

**TYREE SPRINGS LIFT STATION**

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Name of Pump Station: Tyree Springs Lift Station

Address: Tyree Springs Road

Service Area: This lift station serves the southern portion of the wastewater service area, bounded to the north by Raymond Hirsh Parkway, to the east by Beechbrook Drive, the south by Marlin Road, and to the west by Highway 31. It receives sewage from the previously mentioned area as well as Union Road and South Palmers lift stations. The sewage leaves the lift station thru the southern force main to the WWTP.

General Description and Age: Wet Pit/Dry Pit built in 1993

Site:

**Access:** Off Street gravel access from Tyree Springs Road.

**Fencing:** 6-ft chain link fence with barbed wire top and double leaf gate around the site. There is also a 6-foot wooden fence encompassing the lift station (as shown in the attached picture).

**Parking:** Pull-off parking is inadequate (1); there is not much room between the gate and the road (as shown in the attached picture).

**Lighting:** No area lighting. (2)

**Water Supply:** Hose faucet.

**General Appearance:** The site appeared clean and well maintained.

Inlet Sewer:

**Size, Depth, and Material:** 6-inch force main from South Palmers lift station, 10-inch force main from Union Road lift station, and another 6-inch force main that collects from the Tyree Springs service area. Inlet depth is approximately 12-feet below grade.

**Condition:** Thought by the City of White House to be in generally good condition.

Pump Station:

Wet Well: 9' Diameter wet well with 4520 gallons total storage

Dry Well: Dry well is clean in appearance and is approximately 12-feet below grade.

---

Buildings: N/A

Wet Well Ventilation: 6-inch DIP vent

Dry Well Ventilation: Fan ventilation that turns on with the lighting.

Building Ventilation: N/A

Odor Control: Ferrous and Ferric Sulfates container outside of wooden fence. This unit was said to be out of service by White House personnel. (3)

Air & Vacuum Relief: None.

Building Lighting: N/A

Pumps:

Type & Number: 2 pumps at 50 HP each

Location: Dry well.

Capacity: 675 GPM at 145 TDH

Manufacturer & Model: Smith and Loveless model 4D4A

Condition & Adequacy: According to City of White House personnel, 2 pump failures have occurred in the month prior to inspection. The first was cause by large grease deposits on the floats and the second the pumps were air locked. (4)

Electrical:

Power Supply: 3 phase power @ 460 volts

Redundant Power Supply: None.

---

Pump Control System: Smith and Loveless, level control

Alarm & Communications System: Red light on control panel.

Condition & Adequacy: Good condition, adequate.

Force Main:

Size & Material: 12-inch force main from the lift station to the WWTP.

Route & Length: Sewage travels approximately 24,050 linear feet of pipe in the southern force main to the WWTP.

Discharge Point: WWTP

Air & Vacuum Relief Valves: None.

Condition & Adequacy: Thought by the City of White House to be in generally good condition.

Comments:

(1) Pull-off parking is inadequate. There is not enough room between oncoming traffic and the front gate (as shown in picture below). There is also not enough room to turn the vehicle around and backing into oncoming traffic is extremely dangerous. The fence should be modified to increase the length of the pull off and a turn around areas.

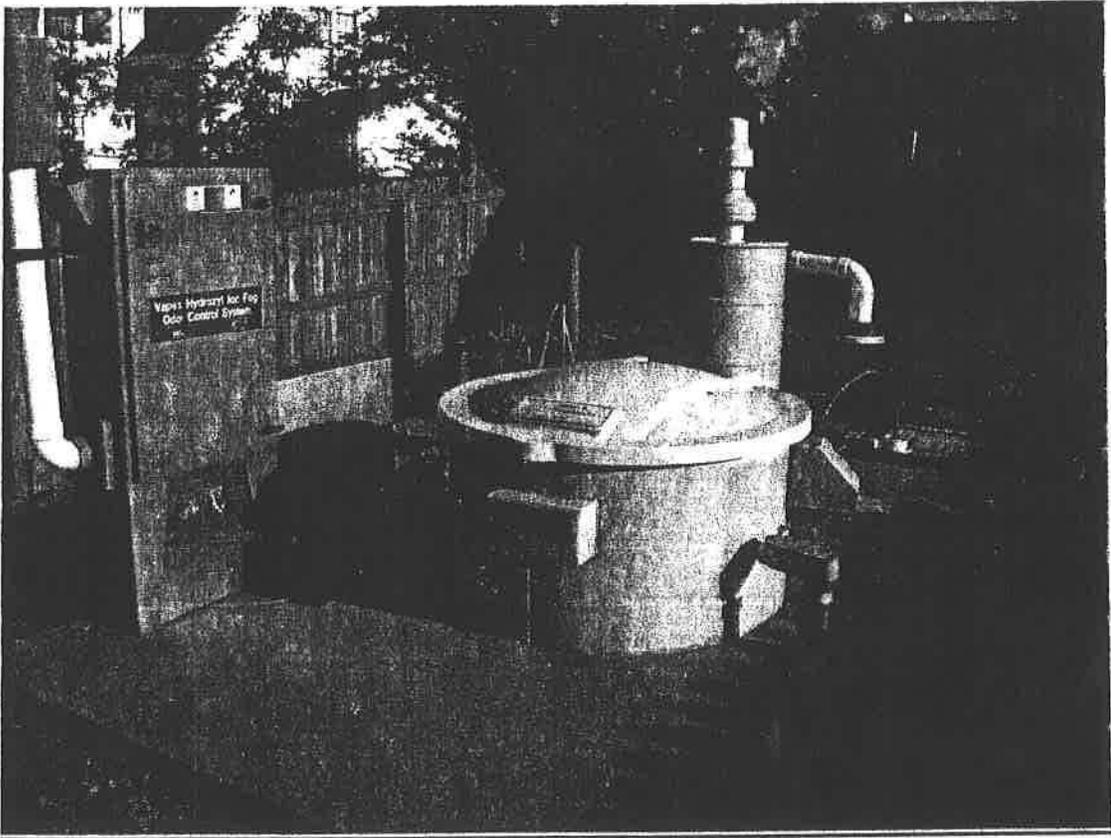
(2) There is no exterior lighting. The site should have a light added to the existing pole outside the fence.

(3) The odor control unit needs to be fixed or replaced.

(4) This lift station is overworked and may require replacement in the near future.

**SOUTH PALMERS CHAPEL LIFT STATION**

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Name of Pump Station: South Palmers Lift Station

Address: South Palmers Chapel Road

Service Area: This lift station serves the southeastern portion of the wastewater service area, bound to the north by Thoroughbred Way, the east by Tison and Grayson Lanes, the south by Marlin Road, and the west by SR 258.

---

General Description and Age: Wet Pit/Dry Pit built in 1994

Site:

Access: Off Street paved access from South Palmers Chapel Road

Fencing: 6-foot wooden fence with double leaf gate.

Parking: The parking is adequate both inside and outside the fence.

Lighting: No area lighting. (1)

Water Supply: Hose faucet.

General Appearance: The site appeared to be clean and well maintained

Inlet Sewer:

Size, Depth, and Material: 6-inch force main enter the lift station approximately 10-feet below grade.

Condition: Thought by the City of White House to be in generally good condition.

Pump Station:

Wet Well: 8' Diameter wet well with 3572 gallons total storage. This wet well has been reported to overflow into the adjoining neighbor's swimming pool (as shown in attached picture). (2)

---

Dry Well: Dry well is clean in appearance and is approximately 10-feet below grade.

Buildings: N/A

Wet Well Ventilation: None.

Dry Well Ventilation: Fan that turns on with lighting.

Building Ventilation: N/A

Odor Control: Vapex Hydroxyl Ion Fog Odor Control System and carbon filter (3).

Air & Vacuum Relief: None.

Building Lighting: N/A

Pumps:

Type & Number: 2 pumps @ 20 HP each

Location: Dry well

Capacity: 220 GPM @ 52 TDH

Manufacturer & Model: Smith and Loveless model 4C2A

Condition & Adequacy: Appear to be in good condition.

Electrical:

Power Supply: 3 phase power @ 460 volts

Redundant Power Supply: None.

---

Pump Control System: Smith and Loveless, level control.

Alarm & Communications System: Red light. Audible alarm in place, but not connected to electrical source. (4)

Condition & Adequacy: Good condition, adequate.

Force Main:

Size & Material: 4-inch force main from the lift station to the intersection of South Palmers Chapel Road and SR 258 (approximately 2,810 linear feet), where it turns to 6-inch pipe and goes to Tyree Springs lift station (approximately 2,825 linear feet). (5)

Route & Length: Sewage travels approximately 5,635 linear feet to Tyree Springs lift station and approximately another 24,050 linear feet to the WWTP.

Discharge Point: Tyree Springs lift station

Air & Vacuum Relief Valves: None.

Condition & Adequacy: Thought by the City of White House to be in good condition.

Comments:

(1) There is no exterior lighting. The site should have a light added to the outside of the building.

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(2) This problem could be solved by fixing the audible alarm or by incorporating a SCADA System.

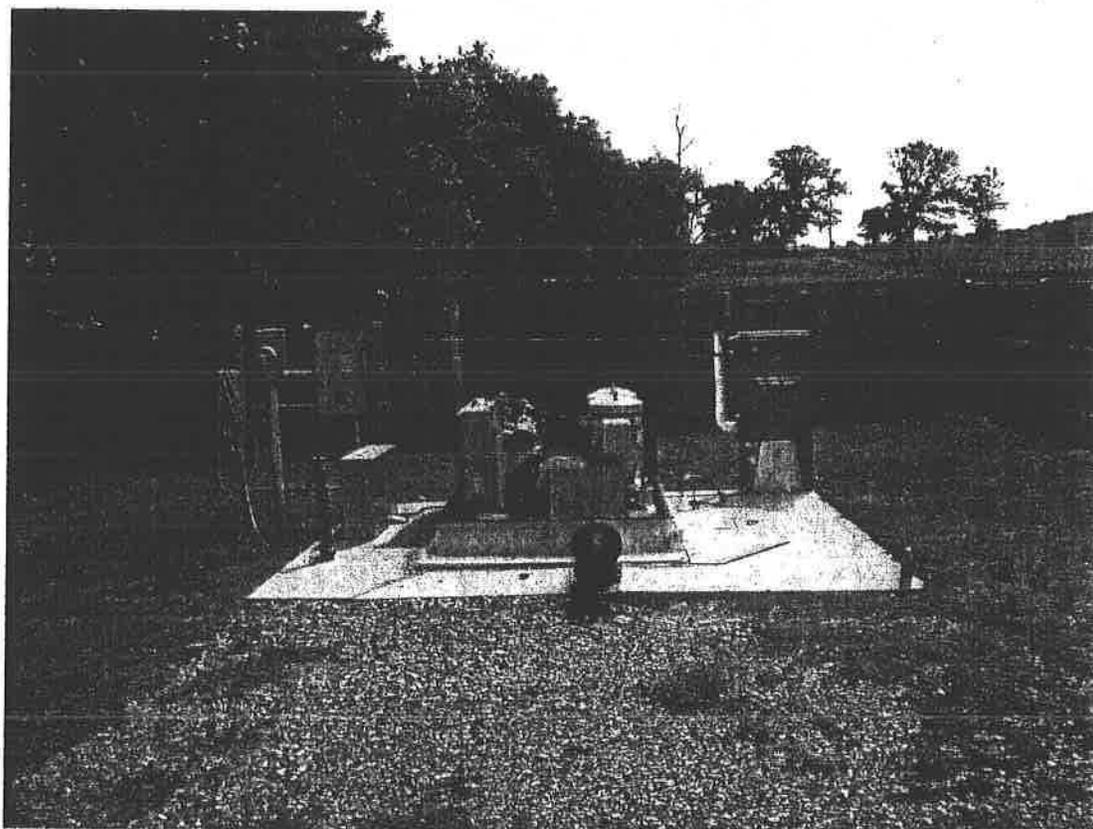
(3) Fix or replace carbon filter, as it is currently leaking and eating away at the concrete below. White House personnel has also reported the filter to emit a foul odor.

(4) Rewire the electrical to the audible alarm.

(5) Re-route the piping from the inlet side to the outlet side of Tyree Springs lift station to avoid re-pumping the sewage.

UNION ROAD LIFT STATION

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Name of Pump Station: Union Road/Magnolia Village Lift Station

Address: Union Road

Service Area: This lift station serves the southwestern portion of the wastewater service area, including Magnolia Village Subdivision, Highway 31, Union Road, Webb Lane, and the White House Middle School.

---

General Description and Age: Suction Lift Station built in 2004 (as shown in the attached picture)

Site:

Access: Off street gravel access from Union Road.

Fencing: 6-foot tall wood fence with double leaf gate.

Parking: Gravel parking inside and outside the fence are adequate.

Lighting: No area lighting. (1)

Water Supply: Hose faucet.

General Appearance: The site appeared clean and well maintained.

Inlet Sewer:

Size, Depth, and Material: 8-inch gravity from Magnolia Village Subdivision and 6-inch force main covering Highway 31, Union Road, Webb Lane, and the White House Middle School.

Condition: Thought by the City of White House to be in good shape.

Pump Station:

Wet Well: 6' diameter

Dry Well: N/A

---

Buildings: N/A

Wet Well Ventilation: None.

Dry Well Ventilation: N/A

Building Ventilation: N/A

Odor Control: Vapex Hydroxyl Ion Fog Odor Control System.

Air & Vacuum Relief: None.

Building Lighting: N/A

Pumps:

Type & Number: 2 pumps @ 30 HP each

Location: At grade.

Capacity: 300GPM @ 125 TDH

Manufacturer & Model: Smith and Loveless model 4C3B

Condition & Adequacy: Appear to be in good condition

Electrical:

Power Supply: 3 phase @ 460 volts

Redundant Power Supply: None.

Pump Control System: Smith and Loveless package, level control

Alarm & Communications System: red light

Condition & Adequacy: Good condition, adequate.

Force Main:

**Size & Material:** 8-inch force main from the lift station to McCurdy Road (approximately 12,360 linear feet), where it turns to 10-inch force main and goes to Tyree Springs lift station (approximately 6,700 linear feet). (2)

---

**Route & Length:** Sewage travels approximately 19,060 linear feet to Tyree Springs lift station and approximately another 24,050 linear feet to the WWTP.

**Discharge Point:** Tyree Springs lift station

**Air & Vacuum Relief Valves:** None.

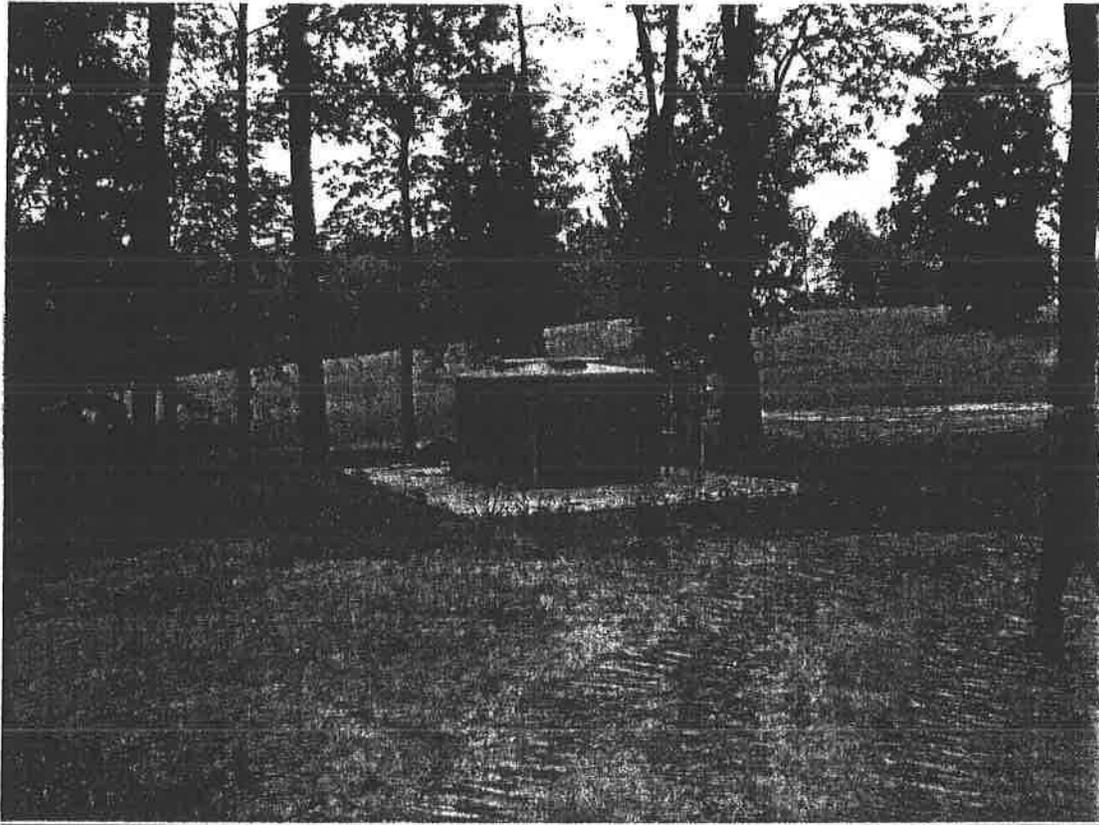
**Condition & Adequacy:** Thought by the City of White House to be in good condition.

Comments:

- (1) There is no exterior lighting. The site should have a light added to the outside of the building.
- (2) Re-route the piping from the inlet side to the outlet side of Tyree Springs lift station to avoid re-pumping the sewage.

**CAMBRIA LIFT STATION**

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Name of Pump Station: Cambria Lift Station

Address: Cambria Village Subdivision

Service Area: This lift station serves Cambria Village Subdivision.

---

General Description and Age: Suction lift station built in 2006

Site:

Access: Asphalt drive in Cambria Village Subdivision.

Fencing: There is no fencing surrounding this lift station. (1)

Parking: There is no designated parking area near the lift station. (2)

Lighting: No area lighting. (3)

Water Supply: No water supply. (4)

General Appearance: Appeared clean and new aside from the missing amenities (as shown in the attached picture).

Inlet Sewer:

Size, Depth, and Material: 8-inch PVC gravity from Cambria Subdivision.

Condition: New in 2006.

Pump Station:

Wet Well:

Dry Well: N/A

---

Buildings: N/A

Wet Well Ventilation: 6-inch DIP with cracks and holes into the wet well.  
Mechanical joint bolt were used in stead of flange bolts on the vent pipe. (5)

Dry Well Ventilation: N/A

Building Ventilation: N/A

Odor Control: None.

Air & Vacuum Relief: None.

Building Lighting: N/A

Pumps:

Type & Number: 2 suction lift pumps ?? HP each

Location: At grade.

Capacity: 160 GPM

Manufacturer & Model: Gorman Rupp model T3A3S-B / WWS

Condition & Adequacy: New

Electrical:

Power Supply: 3 phase power at 460 volts

Redundant Power Supply: None.

Pump Control System: Gorman Rupp EPS 2000

Alarm & Communications System: Red alarm light.

Condition & Adequacy: Good condition, adequate.

**Force Main:**

**Size & Material:** 3-inch PVC force main from lift station to the 12-inch southern force main.

**Route & Length:**

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**Discharge Point:** WWTP

**Air & Vacuum Relief Valves:** None.

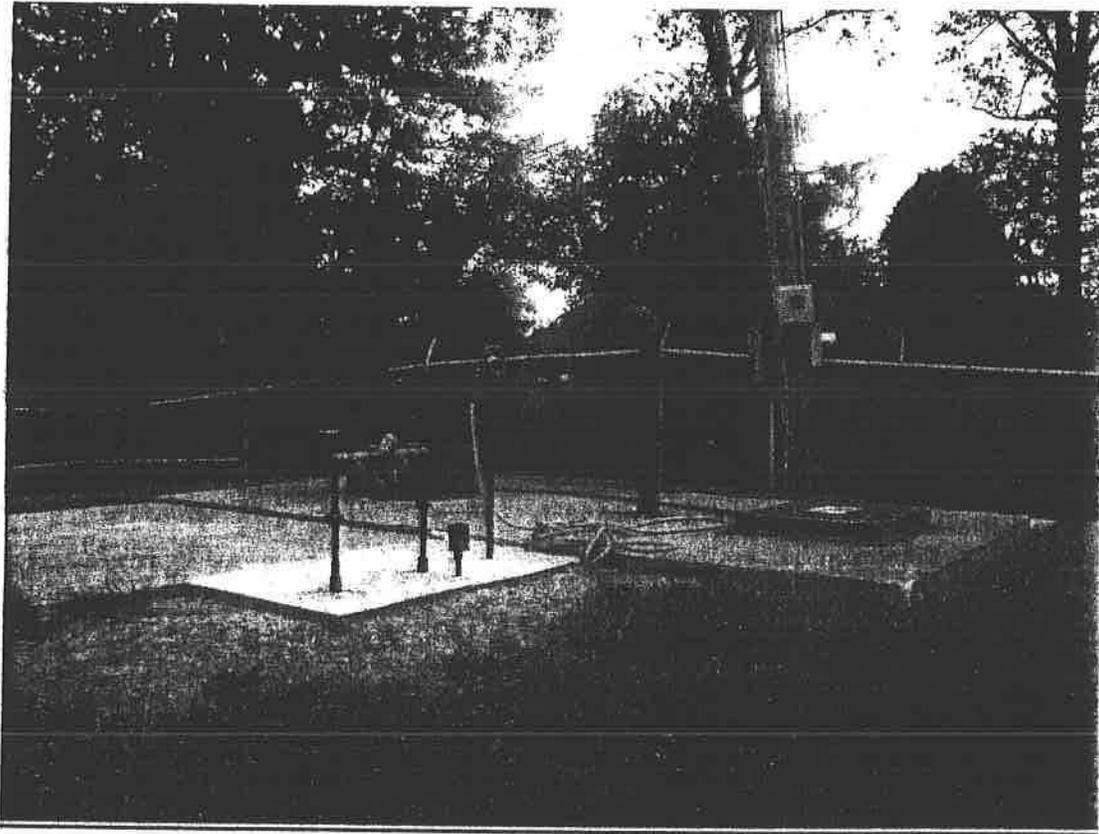
**Condition & Adequacy:** Thought by the City of White House to be in good condition.

**Comments:**

- (1) Fencing should be added surrounding the lift station in order to protect its operations.
- (2) Paved or gravel parking should be added inside and outside of the proposed fence.
- (3) Lighting should be added surrounding the lift station.
- (4) A hose faucet should be added to the site.
- (5) The vent pipe needs to be re-grouted around the slab penetration and the mechanical joint bolts need to be replaced with flanged bolts.

MEADOWLARK LIFT STATION

---



Name of Pump Station: Highway 31/Meadowlark Lift Station

Address: Meadowlark Road

Service Area: This lift station serves the southwestern portion of the wastewater service area, bound to the north by Highway 76, to the east by the intersection of Sycamore and Highland Drives, to the south by the intersection of Magnolia Boulevard and highway 31, and to the west by the end of Donal Terrace.

---

General Description and Age: Wet Pit/Dry Pit built in 1983

Site:

Access: Off Street paved access from Meadowlark Road

Fencing: 6-ft chain link fence with barbed wire top and double leaf gate.

Parking: Pull-off parking is inadequate (1); there is not much room between the gate and the road (as shown in the attached picture).

Lighting: No area lighting. (2)

Water Supply: Hose faucet.

General Appearance: The site appeared to be clean and well maintained.

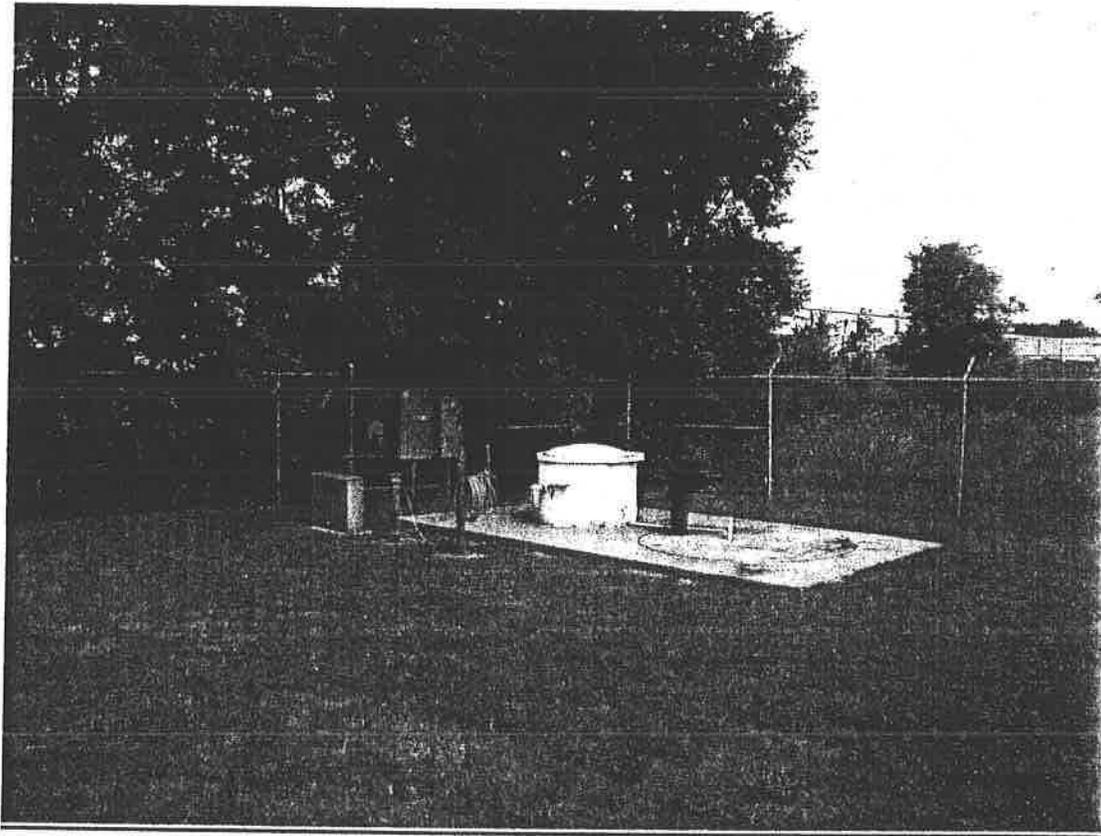
Inlet Sewer:

Size, Depth, and Material: Two 6-inch PVC force mains from the lift station service area.

Condition: Thought by the City of White House to be in generally good condition.

**SPRINGFIELD LIFT STATION**

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Name of Pump Station: Highway 76/Springfield Lift Station

Address: Highway 76

Service Area: This lift station serves the western portion of the wastewater service area, including Union Road and Highway 76. It pumps sewage thru its own force main to the WWTP.

---

General Description and Age: Wet Pit/Dry Pit built in 1993

Site:

Access: Off Street paved access from Highway 76.

Fencing: 6-ft chain link fence with barbed wire top and a roller gate.

Parking: Parking is adequate both inside and outside of the fence.

Lighting: No area lighting. (1)

Water Supply: Hose faucet.

General Appearance: The site appeared to be clean and well maintained.

Inlet Sewer:

Size, Depth, and Material: Two 8-inch gravity lines that serve Highway 76 and South Court Drive, 4-inch force main serving Highway 76 and Pleasant grove Road, and an 8-inch force main built to serve Union Road and the future development at Bear Creek. The 8-inch force main currently does not have any flow in it as no taps have been made.

Condition: Thought by the City of White House to be in good condition.

Pump Station:

Wet Well: 8' concrete wet well with 3572 gallons of total storage

Dry Well: Clean in appearance and is approximately 12-feet below grade.

---

Buildings: N/A

Wet Well Ventilation: 6-inch DIP vent (as shown in attached picture)

Dry Well Ventilation: Fan ventilation that turns on with the lighting.

Building Ventilation: N/A

Odor Control: None.

Air & Vacuum Relief: None.

Building Lighting: N/A

Pumps:

Type & Number: 2 centrifugal pumps @ 20 HP each

Location: Dry pit.

Capacity: 220 GPM @ 52 TDH

Manufacturer & Model: Smith and Loveless model 4C2A

Condition & Adequacy: Appear to be in good condition.

Electrical:

Power Supply: 3 phase power @ 460 volts

Redundant Power Supply: None.

---

Pump Control System: Smith and Loveless, level control

Alarm & Communications System: Red light.

Condition & Adequacy: Good condition, adequate.

Force Main:

Size & Material: 4-inch PVC force main from the lift station for approximately 1,150 linear feet, where it turns to a 6-inch force main.

Route & Length: Sewage travels approximately 7,700 feet of pipe to the WWTP.

Discharge Point: WWTP

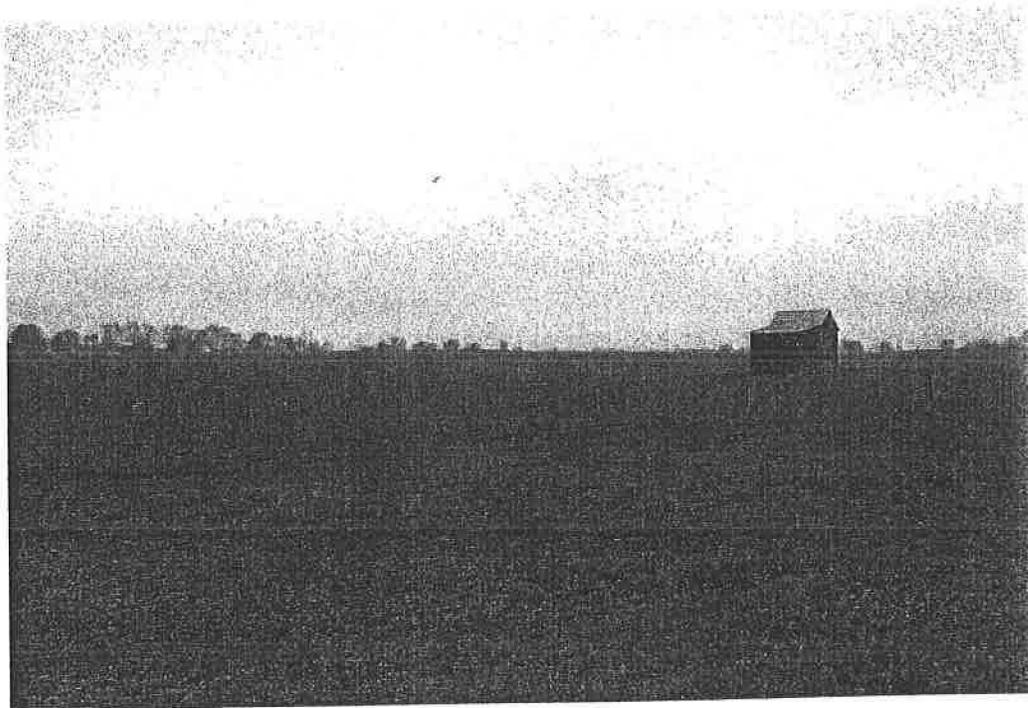
Air & Vacuum Relief Valves: None.

Condition & Adequacy: Thought by the City of White House to be in good condition.

Comments:

(1) There is no exterior lighting. The site should have a light added to the existing pole outside the fence.

A public hearing was held on March 6 to discuss White House and its proposal to amend the Robertson County Growth Boundary Map and Local Agreement. Following are the questions and comments made during the first hearing. Included are photos taken of the proposed Urban Growth Areas.



- Are any other cities in Robertson County asking to amend the inter-local agreement? Which ones?
- The current agreement between Robertson County and White House protects the rights of land owners from annexation unless a majority of included owners request the annexation. Why change the agreement? Why now?

- Please describe the purpose of expanding the current White House Urban Growth Plan.
- Why are the proposed properties considered Urban Growth areas instead of Planned Growth areas? Please explain the difference.
- Have any of the property owners in the proposed expansion areas requested annexation ?
- Would the City of White House consider renewal of the existing agreement with Robertson County? Why or why not?



Following are comments made at the first Public Hearing:

Jack Jones

- Disappointed with the way the changes and public hearings were communicated to the affected property owners. Many out in the county do not get the city papers. No mention or schedules were posted in the county paper. A more considerate means could have been individual mailings. Even a post card would have been sufficient to invite citizens to the meetings, explain the purpose, and how the changes might effect each owner.
- I have always worked with the city of White House. I have never said 'no', but I don't want to be included in the expanded Urban Growth Boundary. If the city decides to annex, my farm would be unfairly taxed. I have 200+ acres in the outskirts of the city. The proposal moves the boundaries too far along Mt. Pleasant Road.



## Martha Clepper

- We are losing our way of life.
- It was said that roads should not be the boundaries of the Urban Growth Plan. If the roads are not the basis, what is?



## John Evans

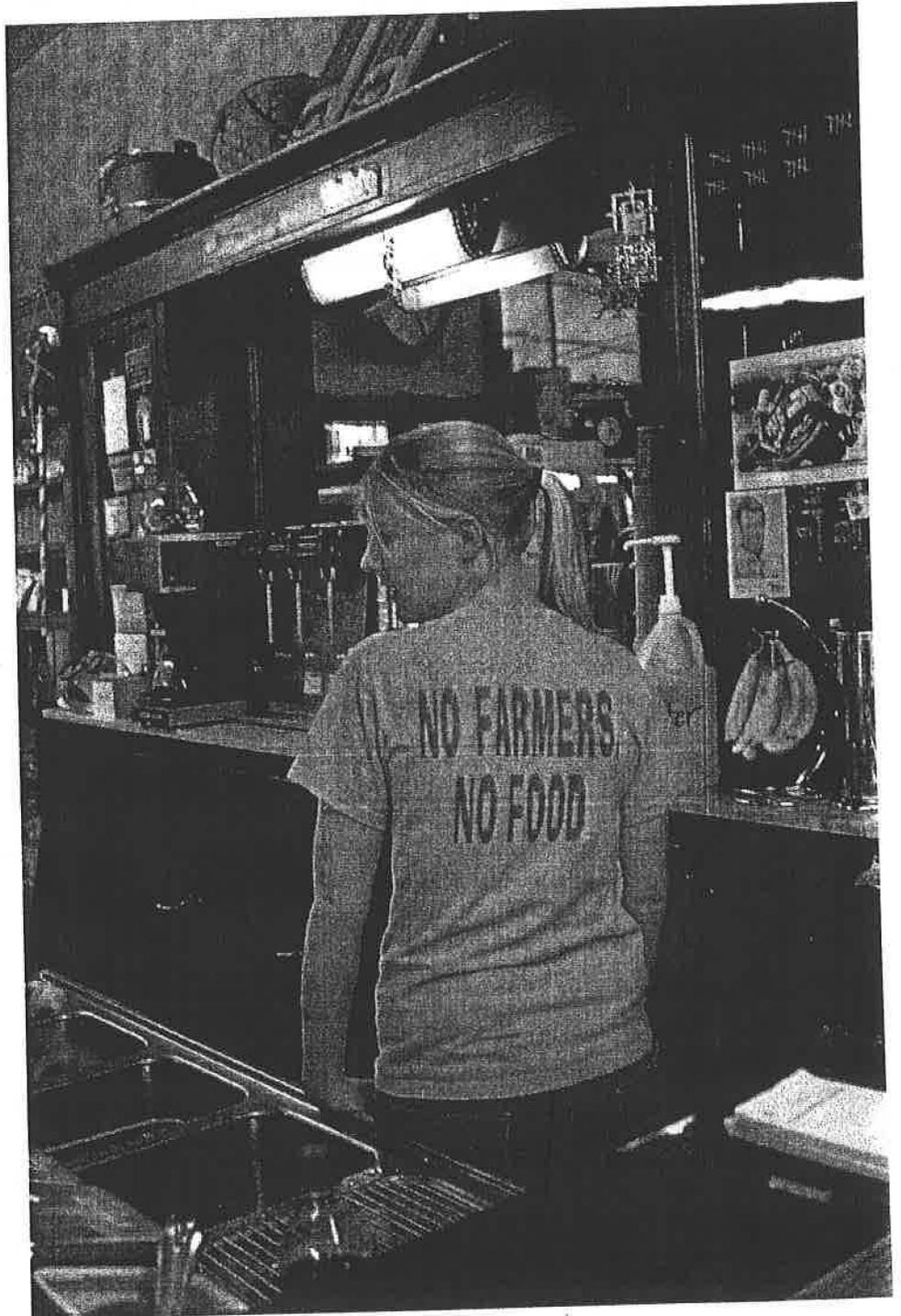
- The city of White House does not offer any services that I don't already get in the county. My fire and police protection are O.K. now. This proposed growth doesn't offer me any benefits, just more taxes.
- I prefer to have a voice as to whether I am in the city limits or not.

illy Jackson

This is my home - White House is my home. I love this place but I will sign my farm to a Land Trust before I will let it be annexed and developed. If I do that, it won't benefit either of us.



- How do we convey the importance of the farms of Robertson County to the city planners?
- How do we protect the farms from development and encroachment?
- How do we ensure representation and referendum before annexation?



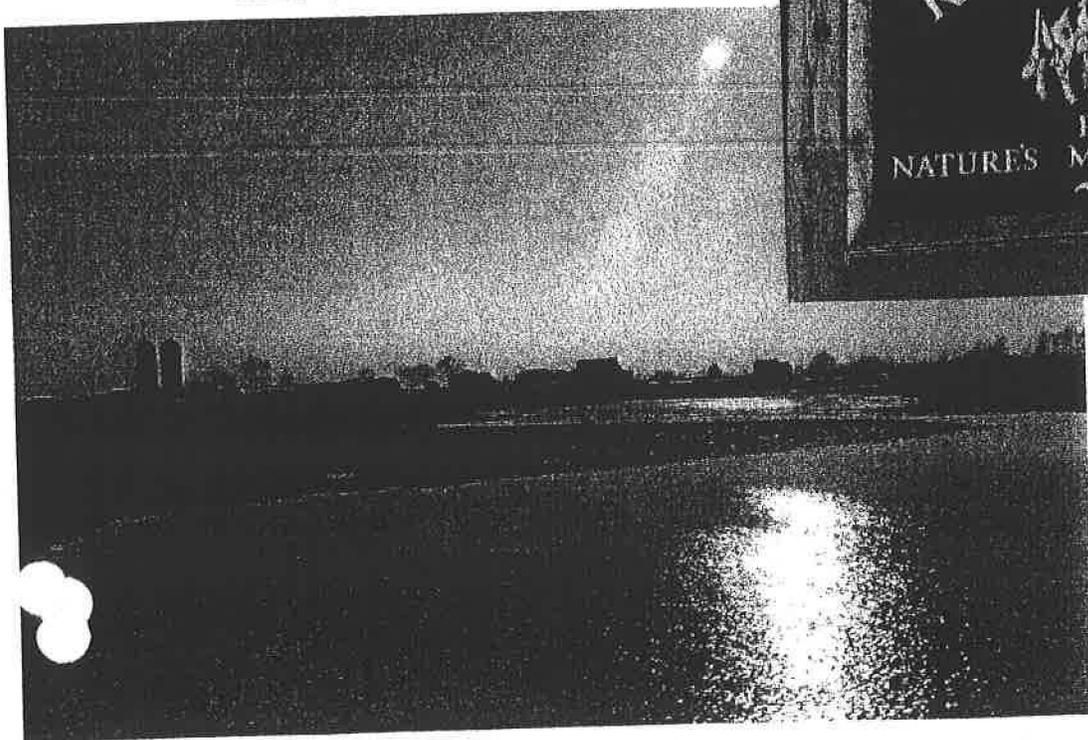
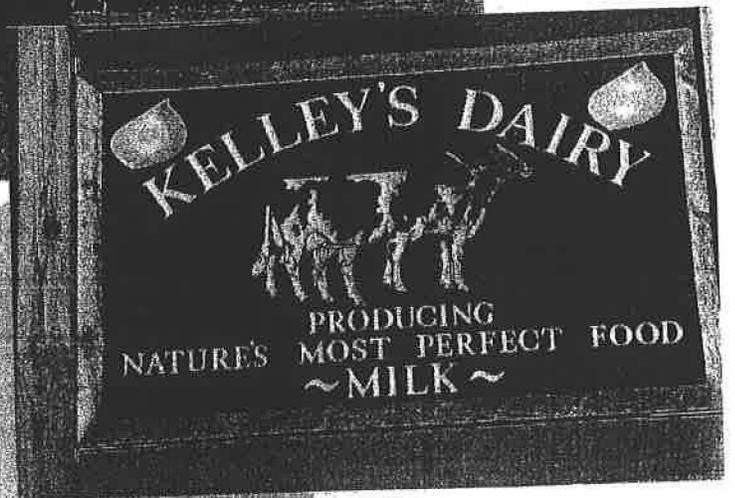
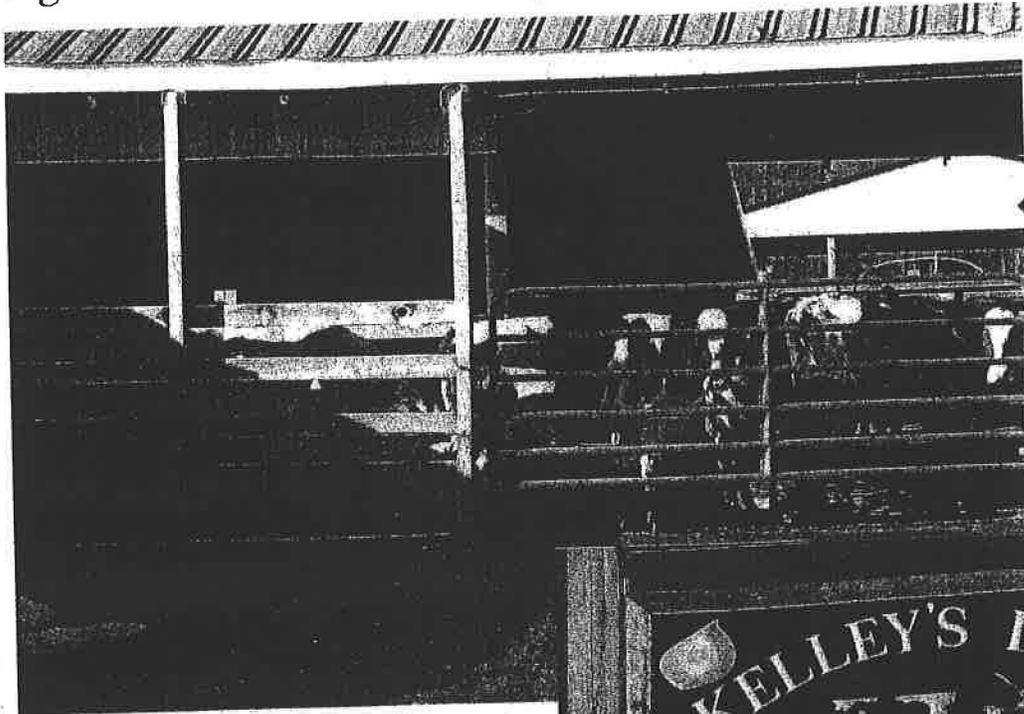
Phillip Kelley  
7882 Hwy 76 East

In reference to the proposed growth plan and annexation law: our family owns and operates approximately five hundred acres in and out of the White House city limits. It is an active dairy farm and our sole means of livelihood. My family has farmed this land for well over a hundred and twenty years and plans to do so for many years to come. Agricultural land is getting more scarce and more important to our lives every day. Our land is not for sale and will be left for future generations.

The added taxes and ordinances of the city will make farming increasingly difficult. I feel that all property owners should have a voice in whether they want to be annexed into the city. We do not wish to be annexed and do not want roads built on our land that we have worked so hard to preserve. If it is necessary all of the farm land currently owned by us can be put into a farm land trust. We ask that you take this into consideration when looking at the growth and annexation plan for White House.

Phillip Kelley

- I've given to the community of White House every time it was asked. My Father and Grandfather have given also. Now I just want to be left alone.
- I could sell and not work another day but I choose to get up at 4:30 every morning to milk the cows. I feed a lot of people.







there are regulations that have to meet subdivision regulations and detention requirements. The board asked if the storm water regulations are city or state regulations. Mr. Bailey stated that they are state and federal regulations. The board and staff explained that the request is only for the vacant property requested. Staff explained that if the property is annexed and once water and sewer is developed for this area, which could take several years, then the City could contact other property owners about being annexed into the City.

**Motion passed unanimously.**

## **PUBLIC HEARING {Item # 6}**

**Item # 6** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to approve the City's proposal to amend the Robertson County Growth Boundary Map and Local Agreement.

Chairman Thompson opened the public hearing.

Staff stated that in 1998 the state passed a law on growth boundaries. Staff stated in 2000 the City meet with both Robertson and Sumner counties to discuss and decide on growth boundaries. Staff explained the current growth boundary map. Staff stated the current inter local agreement has a 2011 expiration with an automatic renewal. Staff stated the City would like to put a time limit on it.

Mark McClusky- 3526 Honey Run Rd- Mr. McCluskey had a question regarding the local agreement and amendment. He lives within the growth boundary and is concerned with being annexed into the City.

Yolanda Reid- 3512 Pleasant Grove Rd.- Ms. Reid missed being in the growth boundary before and moved out to her address to be in the country. Ms. Reid stated that the vacant properties that are on this road are wet and would not develop without city sewer. Ms. Reid does not want the City to expand the growth boundary to this area.

Jack Jones- N. Mt. Pleasant Rd.- stated that he is opposed to being considered to be in the growth boundary. Mr. Jones stated at one time the growth boundary would only take 500 ft on New Hall Rd. and 500 ft on Hwy 76 of his property, and now it is over 200 acres in the growth plan. Mr. Jones stated his property is being used for agricultural purposes and does not want to have to pay city taxes. He has concerns with wording in the agreement and does not want to see an expiration date in the annexation agreement. Mr. Jones stated he does not have a problem with being in the growth boundary, but does not want 200 acres in the growth boundary and does not want an expiration date on the agreement.

Phillip Kelley- Hwy 76- Mr. Kelley stated he farms for a living and his property is in the growth boundary. Mr. Kelley stated he does not mind being in the growth boundary, but does not agree with the expiration date on the agreement and would like to see the agreement left the same.

Chairman Thompson closed the public hearing.

Staff stated the original proposal was to extend the growth boundary 500 ft beyond New Hall, Boyles, and Pinson Lane and the growth boundary was approved to have the roadways serve as the boundary. Staff stated that the City is looking at taking both sides of New Hall and Pinson Lane. Staff discussed there were two public planning meetings to discuss the amendment to the growth boundaries and to answer any questions. Staff stated the Board of Mayor and Aldermen will be reviewing the request at the May Meeting and the Robertson County Coordinating Committee Meeting is scheduled for May 29, 2008.

Chairman Thompson stated we had good participation on the public meetings and that they were advertised in the local papers. Chairman Thompson stated one of the main concerns from property owners is not being in the growth boundary as it is the removal of the agreement and the perception it gives. Chairman Thompson stated he does not know why the agreement needs to be removed. Mayor Decker discussed current growth boundary and why the City has to look at the growth boundary for future growth for sewer development and other city services. W G Jones stated he understands the Mayor's views on the City's plans for the future, but he has a conflict of interest and will not be voting on this item since he owns property in the growth area. Mike Arnold stated that the City has to plan for the future and that he will never vote for a forced annexation from the City.

**Motion was made to approve as recommended by staff by Mayor Decker. Motion died for lack of a second.**

Mike Arnold asked for discussion. Mr. Arnold asked what part of the local agreement was being amended. Staff stated the expiration date would need to be amended. Angie Carrier explained the agreement states that any property within the growth boundary has to have a majority of the owner's agreement to request annexation. Ms. Carrier stated the agreement will expire in 2011, but it automatically renews there after from year to year until expiration date is set. Ms. Carrier stated the growth boundary map would have to be re-visited every 5 years. David Amonette, City Attorney, asked if staff is recommending that there be no agreement between the City and other cities and counties. Staff stated that the City wants to put an expiration date on it, which after the expiration date the current agreement would expire.

**Chairman Thompson made a motion to approve the recommendation to the Board of Mayor and Aldermen to approve the City's proposal to amend the Robertson County Growth Boundary Maps not including the amendment to the agreement, seconded by Mike Arnold.**

The board had discussion that this approval will amend the growth boundary maps only, not the local agreement. The board had discussion on the wording of the expiration.

**Motion passed with Mike Arnold voting yes, Mayor Decker voting yes, and W G Jones abstained.**

**Motion passed.**

**CITY OF WHITE HOUSE**  
**Minutes**  
**Board of Mayor and Aldermen**  
**Special Session**  
**May 22, 2008**

**1. Call to Order by the Mayor**

Mayor Decker called the meeting to order at 7:05 p.m.

**2. Roll Call**

Ald. Arnold – Absent; Ald. Bibb – Present; Ald. Bracey – Present; Ald. Leftwich – Present; Mayor Decker – Present. **Quorum Present.**

**3. Public Hearing**

- A. Resolution 08-07 – A resolution recommending the adoption of an urban growth boundary map encompassing certain areas in Robertson County. **No one spoke for or against.**

**4. New Business**

- A. Board consideration of the following resolution:

1. Resolution 08-07 - A resolution recommending the adoption of an urban growth boundary map encompassing certain areas in Robertson County. Motion was made by Ald. Leftwich, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **Resolution 08-07 was approved.**

**4. Adjournment**

Motion was made by Ald. Bracey to adjourn. Meeting adjourned at 7:12 p.m.

ATTEST:

\_\_\_\_\_  
John Decker, Mayor

\_\_\_\_\_  
Christie M. Odenwald, City Recorder

## CITY OF WHITE HOUSE Notice of Public Hearing

The City of White House will meet in public planning meetings on Thursday, March 6, 2008 between 5:00 p.m. and 7:00 p.m., and Monday March 10, between 5:00 p.m. and 7:00 p.m. in the Board Chambers Room of the Billy S. Hobbs Municipal Building, at 105 College Street, in White House. The meetings will serve as public discussion and public hearings regarding the City's proposal to amend the Robertson County Growth Boundary Map and Local Agreement.

The City extends an invitation to the public to attend this hearing for any questions or comments on the proposed requests.

Addam McCormick  
Planning/Codes Director

09

## CITY OF WHITE HOUSE Notice of Public Hearing

The City of White House Planning Commission will meet Monday, March 10, 2008 at 7:00 p.m., in the Board Chambers Room of the Billy S. Hobbs Municipal Building, at 105 College Street in White House, to hear the following request:

### Item #1

**Staff:** Requests Subdivision Regulation Amendments regarding the following sections:

1. Section 4-103.208-Street Name, Regulatory and Warning Signs regarding amendments to specifications of street signage.
2. Section 3-102.2-Release or Reduction of Performance Bond regarding submittal requirements for street acceptance.

The City extends an invitation to the public to attend this hearing for any questions or comments on the proposed requests.

Addam McCormick  
Planning/Codes Director

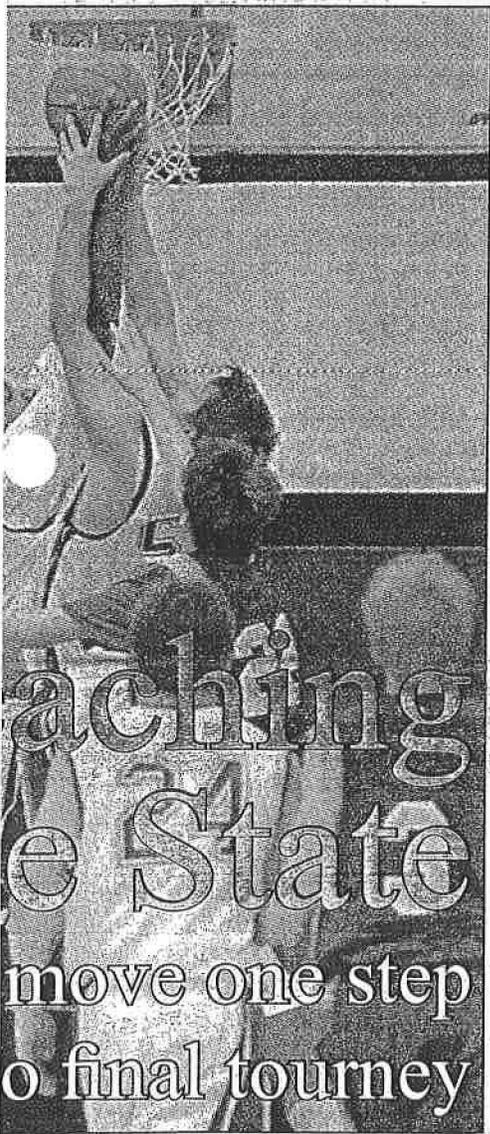
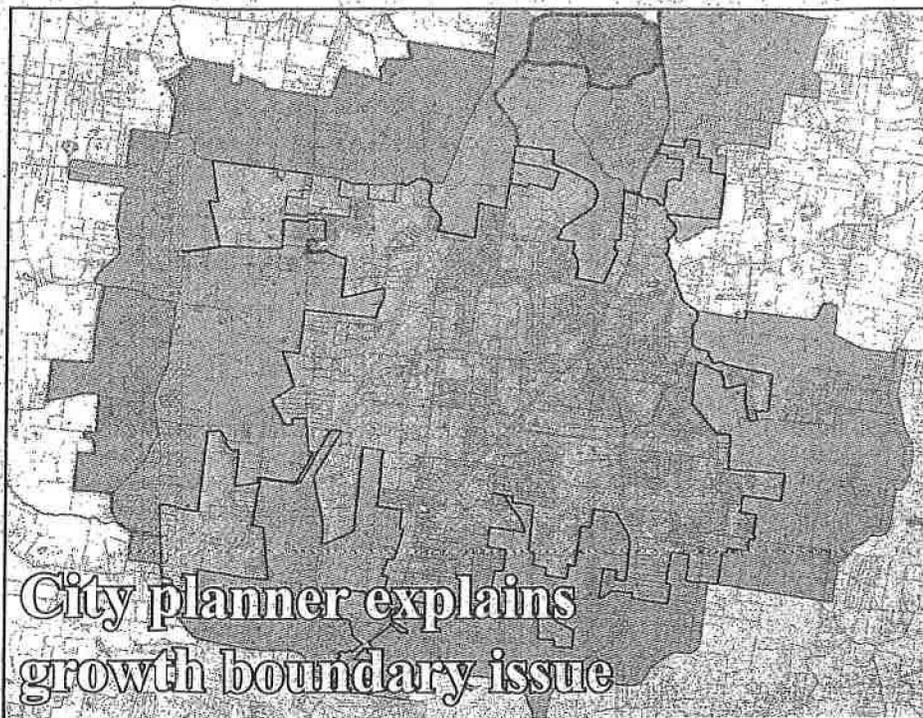
09

# HOUSE atch

February 27, 2008

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## NEWS Page 2

Relief concert raises over  
\$3K for tornado victims

### FAITH • Page 9

Local engineer helps bring clean  
water to third world.

### MOVIES • Page 23

*Vantage Point* tries to hard to be  
too many things



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for a wonderful year!

# BEST

From Page 2

the new partnership with the Robertson County YMCA.

"I like to feel comfortable going into a job, so there has been some adjustments," Best said, adding with a smile, "but they know me pretty good."

Best worked his way up through the ranks in the airline industry, starting as a maintenance worker with TWA in Kansas City, and retiring as VP of Customer Service for Northwest Airlines.

"I developed regional routes for 19 cities in 7 states. It was fun. It was like starting your own airline," Best said.

He said that, although he enjoyed the position, and the subsequent job as the Holiday Inn representative for southeast Asia eventually, he "sort of burned out" about 3.5 years ago.

After working with Northridge Church on their building project, Best took a position with the parks.

"I came full circle. I started out sweeping out ballparks, and I came back to it," laughed Best.

Best hopes to get senior senators involved in activities with the parks department and plans to be very visible in the activities he's responsible for.

"I like kids. They leave a tough time today with all the pressure surrounding them. They need a place to go." Best said.

# BOUNDARY

From Page 2

are coordinated with a resolution for plan of services. The plan of services defines the type of city services to be provided and a schedule of when the city services will be provided.

What does it mean to be within a City's Urban Growth Boundary? Does this mean the City is annexing the property?

Properties outside of the city limits but within a city's urban growth boundary are areas where the city plans for anticipated growth and are areas the city will be able to provide future city services as the area grows and develops. Property owners and residents in the growth boundary that are outside of the city limits will not receive city services or be charged city taxes and other city rates for trash and sewer services. Future annexations of properties within the urban growth boundary would be reviewed by the City based on the future growth and development of the areas or the needs of the property owners within the areas.

Why is the City proposing to add additional areas to the urban growth boundary?

The additional areas are being requested to provide areas for future anticipated growth and due to the City's ability to plan for and provide future city services. The properties in

the proposed growth boundary area have great development potential due to the natural features of the properties in the area. The areas proposed to be included in the urban growth areas are currently designated as planned growth areas on the Robertson-County Growth Plan.

The City is proposing an additional three square miles of growth boundary as shown on the enclosed map. The areas are north of Bill Moss and Boyles Road, west of New Hall Road, south of SR 76, and west of Cross Plains Road near Boyles Road intersection. The existing city limits and growth boundaries are also shown on the enclosed map.

What is the current inter-local agreement between the county and cities in Robertson County?

The inter-local agreement is part of the Robertson County Growth Plan which was approved by the county, and all cities within Robertson County in 2001. The agreement stipulates that the City's annexation review and approval process for properties within the growth boundary can only occur with a petition from a majority of the property owners in the affected area. The inter-local agreement is not part of the City's Summer County Growth Boundary Plan.

Why is the city proposing an expiration date to the Robertson County inter-local agreement?

The agreement is set with a term of ten years with automatic renewal until the agreement is terminated or renegotiated. The City has requested an expiration

date be set to the agreement due to the automatic renewal section. The City wants the ability to review annexations in areas surrounded by or adjoining city limits boundaries due to issues with providing emergency and city services.

If anyone is interested in receiving further information about the state law or to review a copy of the Robertson County and City of White House Growth Boundary Plan contact the White House Planning and Codes Department at 672-44350, or email [amccormick@cityofwhitehouse.com](mailto:amccormick@cityofwhitehouse.com).

## City addresses questions about urban growth boundary changes

By ADDAM MCCORMICK

With Planning and Codes Director

What is an Urban Growth Boundary?

In 1998, the State of Tennessee approved Public Chapter 1101. The law was developed to ensure that cities and counties plan for future growth thru the designation of growth boundaries. The development of the growth boundaries stipulates a coordinated review and approval process with both city and county officials. The law includes regulations for providing services to annexed properties. The law includes review criteria and approval procedures for annexations.

The law requires all areas of the state to be within a designated growth boundary. The three types of growth boundaries are Urban Growth, Planned Growth, and Rural Areas. Urban growth boundary includes cities and the surrounding territories where high density residential, commercial, and

industrial growth is expected or where the city is better able than other cities or the county to provide city services. City of White House services include police, fire, planning codes, parks/recreation, trash pickup, street maintenance, and street lighting.

Planned Growth Areas are territories outside cities and urban growth boundaries where high or moderate density commercial, industrial, and residential growth is projected. Rural Areas are areas outside of urban growth boundaries and planned growth areas that are to be preserved as agricultural lands, forests, recreational areas, and wildlife management areas or for uses other than high density commercial, industrial or residential development.

An urban growth boundary provides a designated area for future city annexations approved by city ordinance. The law does provide criteria for annexations by public referendums. Annexation ordinances

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TRI STAR FINANCIAL  
Group will be having a used cell phone drive starting through April 24, 4:00 p.m. box will be at our office at the front desk. We will recycle the cell phones and the money will support the Boy for Life. 71s. 4-15

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3 FAMILY YARD SALE: Thurs, Fri & Sat, 3:27-2:29. Furniture, many decor items, bedding, TV, entertainment cabinet, computer desk, etc. 1025 Plover Ave., 672-565-3119

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## City of White House

**Leisure Services Board Meeting**  
There will be a meeting of the Leisure Services Board at 7:00 p.m. on Thursday, April 3, 2008 in the court room at the Billy S. Hobbs Municipal Building.  
Ashley Smith, Parks Director

## CITY OF WHITE HOUSE

### Public Notice

Notice is hereby given that the Board of Mayor and Aldermen of the City of White House will be going on a retreat to Montgomery Bell State Park Inn in Burns, Tennessee for the purpose of discussing the fiscal year 2008/2009 budget. The budget retreat will be held from noon on Friday, March 28<sup>th</sup> through 2:00 pm on Saturday, March 29<sup>th</sup>.  
Christine M. Odenwald, City Recorder

## CITY OF WHITE HOUSE

### Invitation to Bid

The City of White House, Tennessee will be accepting sealed bids for Janitorial Services for five (5) municipal facility locations, per specifications. Specifications may be inspected at and obtained from the Purchasing Office located at 105 College Street, White House, TN. All bids will be publicly opened at 10:00 am on April 5, 2008 at the City of White House Municipal Building located at the address above. All bids must be received prior to this date in the Purchasing Office. There will be a pre-bid meeting at 10:00 am on April 1, 2008 at the City of White House Municipal Building.  
The City of White House reserves the right to reject any or all bids as accept any presented which meet or exceed these specifications, and/or which would be in the best interest of the City and will not necessarily be bound to accept the low bid.  
Candi Summ, Purchaser

# NOTICE OF PUBLIC HEARING

The City of White House Planning Commission will meet Monday, April 14, 2008 at 7:00 p.m. in the Board Chambers Room of the Billy S. Hobbs Municipal Building at 105 College Street in White House, to hear the following request:  
Item #1 - Multiple Property Owners: Request Recommendation to the Board of Mayor and Aldermen for Rezoning from Summer County RA to R-15, Medium-Density Residential for 200-43 acres on Shun Pike and Fern Valley Road. The property owners have also requested the property to be annexed, which will require approval of the Board of Mayor and Aldermen. Property is referenced on Summer County Tax Map 78, Parcels 31.05, 31.12, 31.13, 31.14 and 31.15.

Item #2 - Staff Requests Recommendation to the Board of Mayor and Aldermen to approve the City's proposal to amend the Robertson County Growth Boundary Map and Local Agreement. The City extends an invitation to the public to attend this hearing for any questions or comments on the proposed requests.

There will be a meeting of the White House Cemetery Board at 9:00 a.m. on Tuesday, April 1, 2008 at the Billy S. Hobbs Municipal Building.  
Ashley Smith, Parks Director

## CITY OF WHITE HOUSE

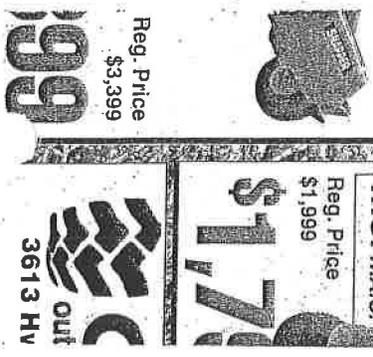
### Cemetery Board Meeting

The City of White House Planning Commission will meet Monday, April 14, 2008 at 7:00 p.m. in the Board Chambers Room of the Billy S. Hobbs Municipal Building at 105 College Street in White House, to hear the following request:  
Item #1 - Multiple Property Owners: Request Recommendation to the Board of Mayor and Aldermen for Rezoning from Summer County RA to R-15, Medium-Density Residential for 200-43 acres on Shun Pike and Fern Valley Road. The property owners have also requested the property to be annexed, which will require approval of the Board of Mayor and Aldermen. Property is referenced on Summer County Tax Map 78, Parcels 31.05, 31.12, 31.13, 31.14 and 31.15.

## CITY OF WHITE HOUSE

### Notice of Public Hearing

Item #2 - Staff Requests Recommendation to the Board of Mayor and Aldermen to approve the City's proposal to amend the Robertson County Growth Boundary Map and Local Agreement. The City extends an invitation to the public to attend this hearing for any questions or comments on the proposed requests.



**Redemption**  
White House Mayor John D. Grady congratulates Junior Redfern with the first "Dusting Award" from the city during a luncheon with Austin hunter State Com-  
citate (Redfern), state what it is today because community. He is an tributions are being r being the first recipient. "I came here in 197 small part in it."



Photo by [unreadable] congratulates Junior Redfern with the first "Dusting Award" from the city during a luncheon with Austin hunter State Com-

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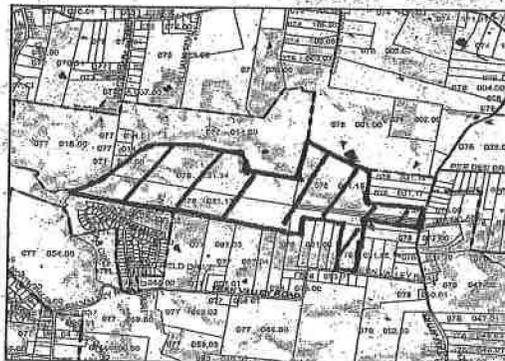
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## NOTICE OF PUBLIC HEARING

The City of White House Planning Commission will meet Monday, April 14, 2008 at 7:00 p.m., in the Board Chambers Room of the Billy S. Hobbs Municipal Building, at 105 College Street in White House, to hear the following request:

### Item # 1 Multiple Property Owners:

Request Recommendation to the Board of Mayor and Aldermen for Rezoning from Sumner County RA to R-15, Medium-Density Residential for 200.43 acres on Shun Pike and Fern Valley Road. The property owners have also requested the property to be annexed, which will require approval of the Board of Mayor and Aldermen. Property is referenced on Sumner County Tax Map 78, Parcels 31.05, 31.12, 31.13, 31.14, and 31.15.



### Item # 2 Staff:

Requests Recommendation to the Board of Mayor and Aldermen to approve the City's proposal to amend the Robertson County Growth Boundary Map and Local Agreement.

The City extends an invitation to the public to attend this hearing for any questions or comments on the proposed requests.

Addam McCormick  
Planning/Codes Director

### CITY OF WHITE HOUSE Invitation to Bid

The City of White House, Tennessee will be accepting sealed bids for the 2007-08 Sidewalk and Ramps Project, per specifications. Anyone wishing to bid may obtain a copy of the bid specifications at 105 College Street, White House, Tennessee or by phoning (615) 672-4350. All bids will be publicly opened at 10:00 a.m. on Tuesday, May 13, 2008, at the City of White House Municipal Building located at the address above. All bids must be received prior to this date and time in the Purchasing Office. There will be a Pre-Bid meeting on May 6, 2008 at 10:00a.m. at the City of White House Municipal Building.

The City of White House reserves the right to reject any or all bids or accept any presented which meet or exceed these specifications, and/or which would be in the best interest of the City and will not necessarily be bound to accept the low bid.

Carol Sturm  
Purchasing Coordinator

012

### CITY OF WHITE HOUSE Notice of Study Session

Notice is hereby given that the Board of Mayor and Aldermen of the City of White House will meet in study session on Thursday, May 15, 2008 for the purpose of discussing the progress of the YMCA and the Attorney General's opinion regarding funding options. The study session will take place at 5:30 p.m. in the Board Chambers of the Billy S. Hobbs Municipal Center.

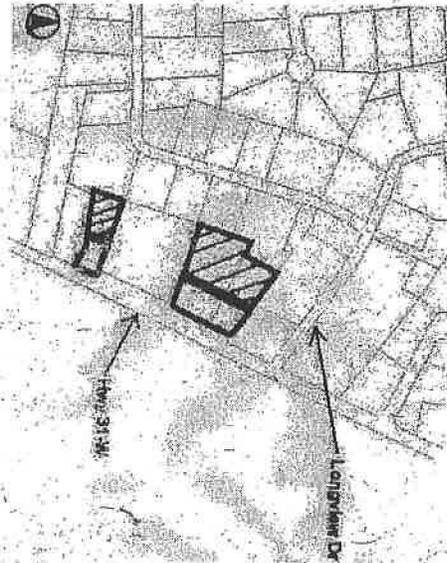
Christie M. Odenwald, City Recorder

012

### CITY OF WHITE HOUSE Notice of Public Hearing

The City of White House Planning Commission will meet Monday, May 12, 2008 at 7:00 p.m., in the Board Chambers Room of the Billy S. Hobbs Municipal Building, at 105 College Street in White House, to hear the following request:

**Item #1 Staff:** Requests Recommendation to the Board of Mayor and Aldermen to rezone the rear portion of the following tracts from R-20, Low-Density Residential to C-1, Central Business District Commercial. The front portion of the property is zoned C-1, Central Business District Commercial. The area of rezoning includes 3.10 acres, more or less. Property is referenced on Robertson County Tax Map 107-G, Group A, Parcels 44,46, and 47.



**Item #2 Staff:** Requests Recommendation to the Board of Mayor and Aldermen to approve the City's proposal to amend the Robertson County Growth Boundary Map regarding the City Services Support Data. The map was recommended at the April Planning commission Meeting. The City extends an invitation to the public to attend this hearing for any questions or comments on the proposed requests.

Addam McCormick

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**CHRISTIAN DRYWALL,** 30 years exp. Hang, finish, repair all drywall, custom texturing. No job too big or too small. 672-5701, 317-364-7834, please leave message. 5ts. 5-13

★★★  
**FREE LAWN CARE ESTIMATES.** Mowing, trimming, mulching, planting, leaf removal. Call and leave message. I'm a college student and have classes in the morning hours. I have references and 3 yrs. experience. Scooter 497-0886. 5ts. 5-20

★★★  
**CHEST FREEZER** 46in. x 30 in. x 35 in., 22 cu. ft. \$50. Athens pot belled stove \$75. Cross Plains area. Call 618-5593, after 6 p.m. 654-4496. 3ts. 5-6

★★★  
**POOL FILTER,** pump, vacuum, automatic cleaner, make offer, will separate. Cross Plains area. Call 618-5593, after 6 p.m. 654-4496. 3ts. 5-6

★★★  
**SEWING MACHINES** and vacuum cleaners repaired at your home. Service call \$2.95. All makes, 367-0972. 10ts. 7-1

★★★  
**PRIVACY FENCING** for sale, Yellowwood dog eared fence boards. 480 pieces @ \$1.45 per board. Call 476-0483. 2ts. 5-6

★★★  
**GRAVELLY RIDING MOWER,** model 8122, good condition \$120. 654-4245. 2ts. 5-6

★★★  
**HORSE BOARDING,** 20 acre pasture, 4 stall barn & tack room. 80 acres of riding trails, stream for watering, round pen. 876-4472 or 456-8995. 5ts. 5-27

★★★  
**FOR SALE:** Near Whites Creek High School. Trees, deer, turkey. 5.210 acres \$55,000 \$3,000 down 8% int. 643-0768. 5ts. 5-27

★★★  
**FOR SALE:** 6.68 acres, level lot w/pond, good view, great home site, 7362 Owens Chapel Rd. Lot 12 252 ft. wide. \$87,500 with \$5,000 down, 8% Interest. 643-0768. 5ts. 5-27

★★★  
**FOR SALE:** 1983 Chevy S10 PU, 350 motor, slap stick shifter 17" alum. wheels, carbon fiber interior. Too much to mention. \$5,000 or trade for motorcycle. 615-206-7540. 5-1

★★★  
**1997 GMC SAFARI VAN,** seats 8, FT/rear A/C, PW, PDL, new tires, runs good \$2,900. 669-6699. 5ts. 6-3

★★★  
**FOR SALE:** 1995 White GMC S/A dump truck, M-11 Cummins, 280 h.p., 9 spd., 23K lb. rears, 223K miles, very clean \$11,500. 615-643-7594. 5ts. 6-3

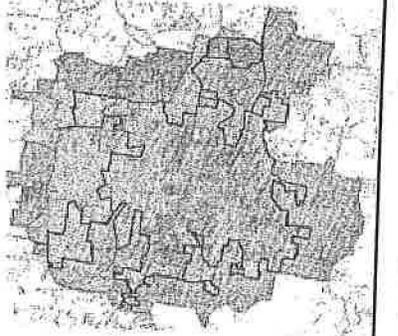
**CITY OF WHITE HOUSE PLANNING COMMISSION**  
**Notice of Study Session**  
 Notice is hereby given that the City of White House Planning Commission will meet for a study session on Monday, May 12, 2008 for a training session regarding public hearings. This meeting will take place at 6:30 p.m., prior to the regular scheduled Planning Commission Meeting at the Billy S. Hobbs Municipal Center.  
 Addam McCormick, Planning/Codes Director

**Keep Connected**  
[www.browsereconnection.com](http://www.browsereconnection.com)

**CITY OF WHITE HOUSE NOTICE OF SPECIAL CALLED SESSION AND BUDGET STUDY SESSION**

Notice is hereby given that the Board of Mayor and Aldermen of the City of White House will meet in special called session on Thursday, May 22, 2008 for the following purpose:

Board approval of and Public Hearing for the Robertson County Growth Boundary proposal.



A special session will take place at 7:00 pm at the Billy Hobbs Municipal Center.  
 istie M. Odenwald, City Recorder

**AI'S FOOD VALU**  
 2910-A Hwy. 31 West  
**WHITE HOUSE, TN**  
 Phone: 672-8892  
 Store Hours:  
 Mon. - Sat. 7 am - 9 pm  
 Sun. 8 am - 9 pm

**DOUBLE MANUFACTURER'S COUPONS**  
 SEE STORE FOR DETAILS.  
 Visa, MasterCard & WIC Vouchers Gladly Accepted At AI's in Both Locations.

Prices Effective: May 5 - May 11  
 5 6 7 8 9 10 11

NO CASH - NO GAMES - NO GIMMICKS  
 WE OFFER EVERYDAY LOW PRICES & WEEKLY SPECIALS TO EVERYONE - EVERYDAY! NO CARD NECESSARY!  
 WE TRULY APPRECIATE YOUR BUSINESS!!!

*Happy Mother's Day*

**QUALITY YEARS**

(In Roll Wrapping) Spiral Sliced Bone-In **SUGAR TREE HALF HAM** **98¢ LB.**

Grade A Family Pack w/Rib Bone In Fresh **SPLIT CHICKEN BREAST** **98¢ LB.**

Large Southern Grown **ATHENA CANTALOUPES** **\$1.98 EA.**

USDA Select Grade Fed Rec'd Boneless **TOP ROUND ROAST** **\$2.38 LB.**

Great for Potato Salad 10 LB. Bag U.S. No. 1 Colorado **RUSSET POTATOES** **\$2.88 EA.**

6 Oz. In Oil or Water Chunk Light **BUMBLE BEE TUNA** **2 for \$1**

24 Reg. Roll Bundle Pack **CHARMIN BATH TISSUE** or 8 Reg. Roll Bundle Pack **BOUNTY PAPER TOWELS** **2 for \$11**

**SAVINGS + SERVICE = SATISFACTION!!!**

19 Oz. Selected Varieties **PEPPERIDGE FARM LAYER CAKE** **2 for \$4**

1/2 Gallon Selected Varieties **COUNTRY CLUB DELUXE ICE CREAM** **2 for \$4**

12 Inch Selected Varieties California Pizza Kitchen **DIGIORNO PIZZA** **2 for \$10**

Always Pay Attention To Expiration Dates. We Take No Responsibility For Approximate Dates. We Take No Cash Back On Exp. Dates.

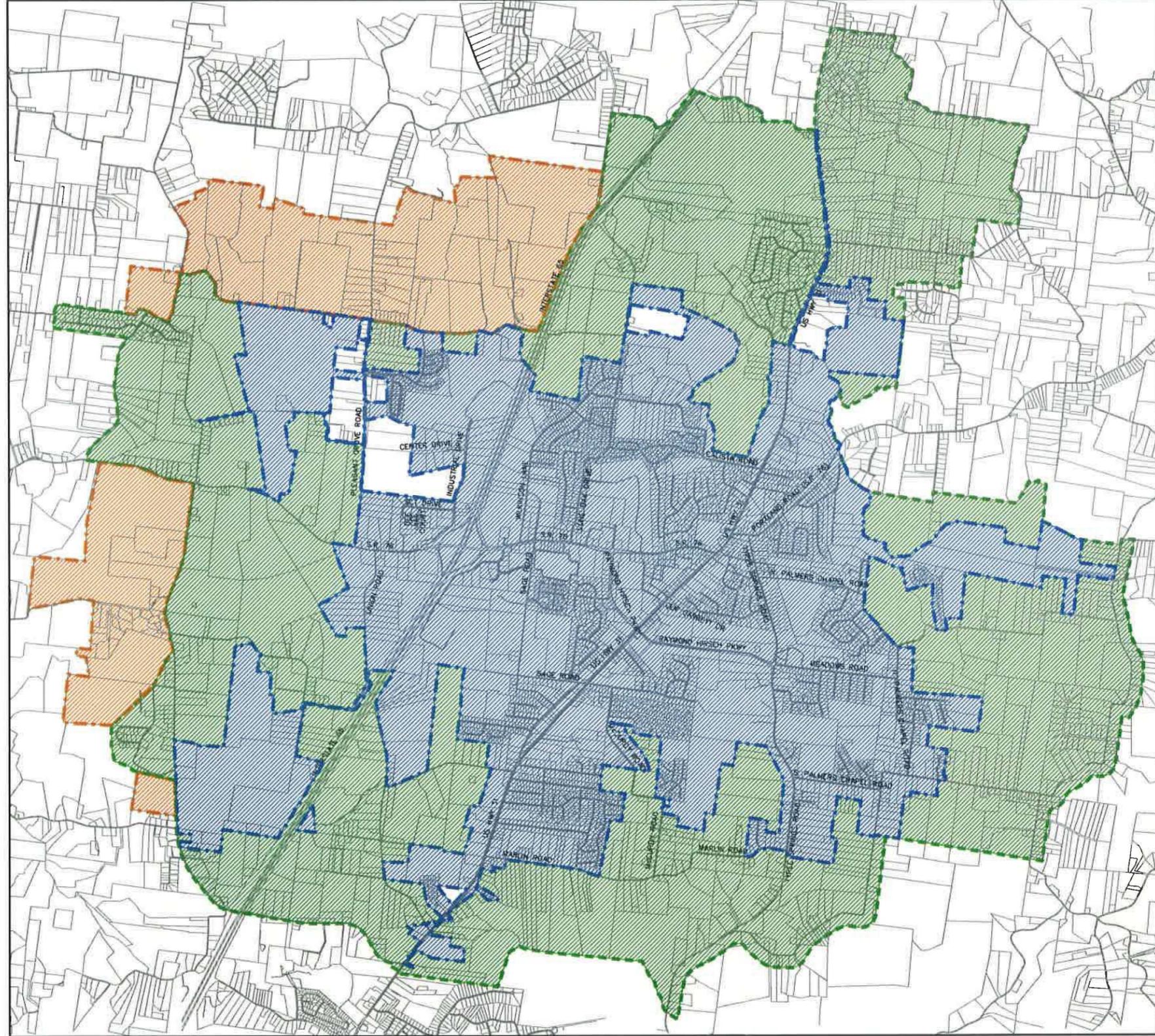
## City of White House Development Information

\* Bold Items are Projects Under Construction (Updated May 28, 2008)

Development Name	Description	Location	Construction Progress
<b>Commercial</b>			
Deer Crossings	8 commercial lots and 39,960 sq ft retail and service and 48 unit apartment complex	Hwy 31W	4 lots at 19,000 sq ft completed in 2004.
White House Crossings	184,000 Wal-Mart Super Center, 24,000 Retail Shops, 9 Commercial outlots.	Wilkinson Lane	Grading Started October 2006, Wal-Mart Building Completed in March 2008
White House Business Park	7 commercial outlots/City Fire Station#2	Hwy 31W	Grading Started June 2006/ Fire Hall Construction November 2007
TN Medical Associates	Phase One Medical Clinic/Urgent Care, Part of 50+ acre development proposed to include hospital, nursing home, medical buildings, offices, senior residential units. Phase one building is 34,680 sq ft.	Sage Road	Phase One Building Construction Completed October 2007. White House Health Care 136 nursing home/assisted living facility. White House Health Care (136 Assisted Living/Nursing Home) Planning Commission approval January 2008
Best Western Hotel	63 Room Hotel	Hester Drive	Building construction started December 2007
White House Professional Shops	20,000 sq ft Day Care/Professional Shop	SR 76	10,000 sq ft completed January 2007
Tony Cooper Building	3,794 sq ft Office/Professional Buildings	Raymond Hirsch Parkway	Building Construction started January 2007
White House Skate Center	16,000 Sq ft Skate Center	SCT Drive	Planning Commission Approval
M. Davenport Building	5,000 sq ft office/10,000 sq ft manufacturing	Pleasant Grove Road	Building Construction started February 2008
Doug's BP (Redevelopment Brookhaven)	3,024 Convenience Market	SR 76/ Hwy 31W	Planning Commission Approval
F/M Bank	13,500 Sq ft Commercial Center	Hwy 31W	Planning Commission Approval
Murphy Oil	2,900 sq ft Bank	SR 76	Building Construction started December 2007
Leif Welch	2,400 sq ft /8 pump convenience market/gas station	SR 76	Planning Commission Approval
North Crest Medical	2,478 Hair Salon	Hwy 31W	Building Construction started May 2008
	1,500 sq ft addition	SR 76	Planning Commission Approval
<b>Residential</b>			
Holly Tree	Single Family 107 Lots	Pleasant Grove Road	House Constructon 2004-70% Complete (32)
Summer Crossings	Single Family 107 Lots	Fern Valley Road	House Constructon 2003-55% Complete (48)
Bridle Creek	Single Family 157 Lots-	North Palmers Chapel Rd	House Constructon 2003-40% Complete (95)

Briarwood Subdivision	Single Family 56 Lots	Hwy 31W	House Construction 2002-40% Complete (34)
Autumn Oaks	Single Family 13 Lots	Oakland Ct	House Construction 2002-60% Complete (6)
Stones Crossings	Single Family 10 Lots	Tyree Springs	House Construction 2004-50% Complete (5)
Cambria Estates	Single Family 151 Lots	McCurdy Road	House Construction 2006-25% Complete (114)
Magnolia Village	Single Family 159 lots	Hwy 31W/Union Road	House Construction 2004-52% Complete (76)
Springbrook Subdivision	Single Family 115 Lots	South Palmers Chapel	House Construction 2005-25% Complete (85)
Greystone Subdivision	Single Family 102 Lots	McCurdy Road	House Construction 2000-60% Complete (38)
Tison Estates	Single Family 12 Lots	South Palmers Chapel	House Construction 2005-50% Complete (6)
Kennigton Green	Condos 54 Units	Hwy 31W	Unit Construction 2006-60% Complete (22)
Villages at Indian Ridge	Townhouses 95 Units	Calista Road	Unit Construction 2007-10% Complete (85)
Brook Side	Condo 74 Units	Wilkinson Lane	Unit Construction 2007-10% Complete (67)
Baylee Meadows	Single Family 15 Lots	South Palmers Chapel	House Construction June 2007-60% Complete (6)
Morgan Trace	Single Family 32 Lots	North/South Palmers	Grading started November 2007 (32)
Barton Meadows	Single Family 120 Lots	Calista Road	Planning Commission Approval (120)
Cope's Crossings	Single Family 102 Lots	Calista Road	Planning Commission Approval (102)
Calista Farms	Single Family 204 Lots	Calista Road	Planning Commission Approval (204)
Brookhaven Development	Condos/Townhomes 182 Units	Hwy 31W	Planning Commission Approval (182)
<b>Burrus Ridge</b>	<b>341 Single/Two Family Lots, Townhomes 251, 18 Hole Golf Course</b>	<b>New Hall Road/Webster Rd/ N. Swift</b>	<b>Grading started Summer 06 (341/251)</b>
Heritage Estates	Single Family 330 Lots	Pleasant Grove, Pinson and Boyles Road	Planning Commission Approval (330)
Tyree Contractors	Single Family 86 Lots	Union and Melton Road	Planning Commission Approval (86)
	<b>Single Family Remaining Total:</b>	<b>1,761</b>	<b>(546 in developments with home construction)</b>
	<b>Multi-Family Remaining Total:</b>	<b>607</b>	<b>(174 in developments with home construction)</b>
<b>Recently Annexed Property / No Development Plans Approved</b>			
Acre	Estimates/ Based on Current Zoning		
95 Acres	210 Single Family	McCurdy Road	
100 Acres	125 Single Family	Hwy 31W N (Extension of Briarwood Subdivision)	
52 Acres (Remainder of 257 Acres see Heritage Estates above)	120 Single Family Lots	Pleasant Grove Road, Boyles Road, and Pinson Lane.	
291 Acres	540 Single Family Lots (Conceptually Discussed 1,200)	Horseshoe Road, Ozzie Fulps Road	
8.40 Acres	16 Single Family Lots (Conceptually Discussed Mixed Density Residential)	Pleasant Grove Road	
<b>Total: 546 Acres</b>	<b>1,011 Lots</b>		





# WHITE HOUSE TENNESSEE

## CITY MAP

### LEGEND

-  CITY LIMITS
-  STREETS and PARCELS
-  PLANNING REGION and URBAN GROWTH BOUNDARY
-  PROPOSED URBAN GROWTH BOUNDARY



1"=4,000'

LAST UPDATED: 1-25-10

Local Government Planning Advisory Committee

TO: Amend the Robertson County Growth Plan

DATE: 4-28-10

*Kathryn G. Baldwin*  
Kathryn Baldwin, Chair

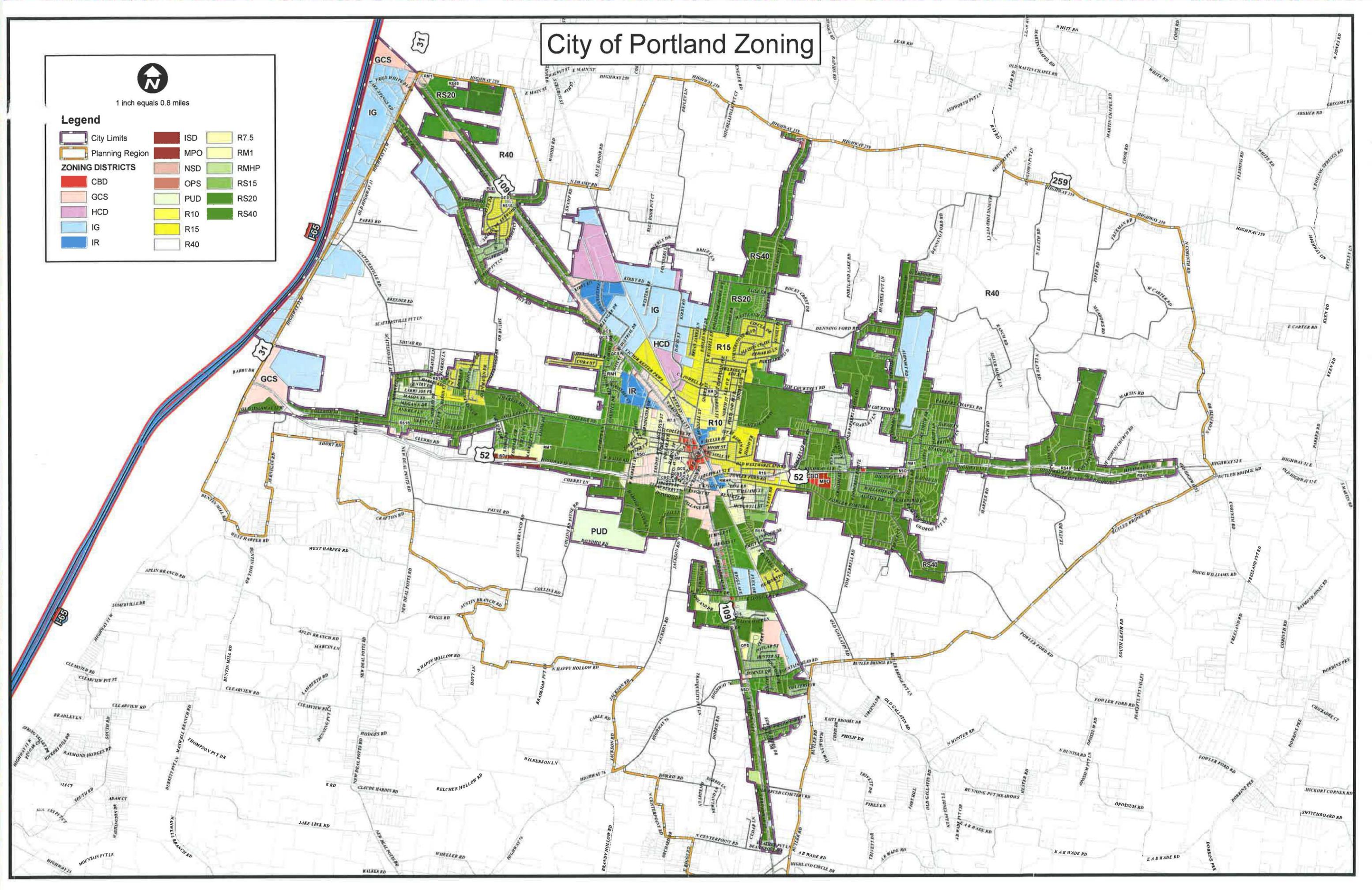
Dan Hawk  
Department of Economic & Community Development

# City of Portland Zoning

1 inch equals 0.8 miles

**Legend**

	City Limits		ISD		R7.5
	Planning Region		MPO		RM1
<b>ZONING DISTRICTS</b>					
	CBD		NSD		RMHP
	GCS		OPS		RS15
	HCD		PUD		RS20
	IG		R10		RS40
	IR		R15		R40
			R40		



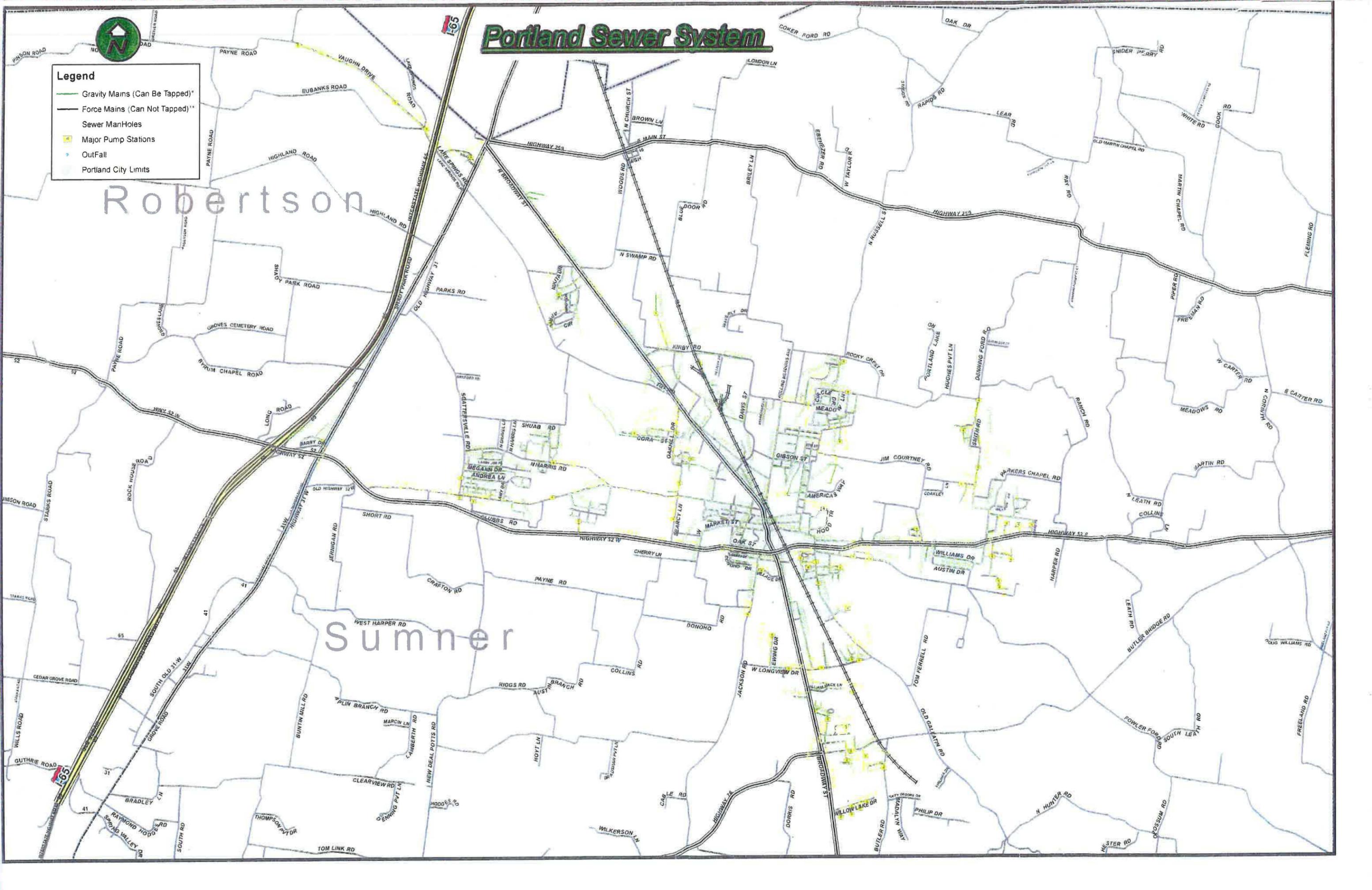
# Portland Sewer System

**Legend**

- Gravity Mains (Can Be Tapped)\*
- Force Mains (Can Not Tapped)\*\*
- Sewer ManHoles
- Major Pump Stations
- OutFall
- Portland City Limits

Robertson

Sumner

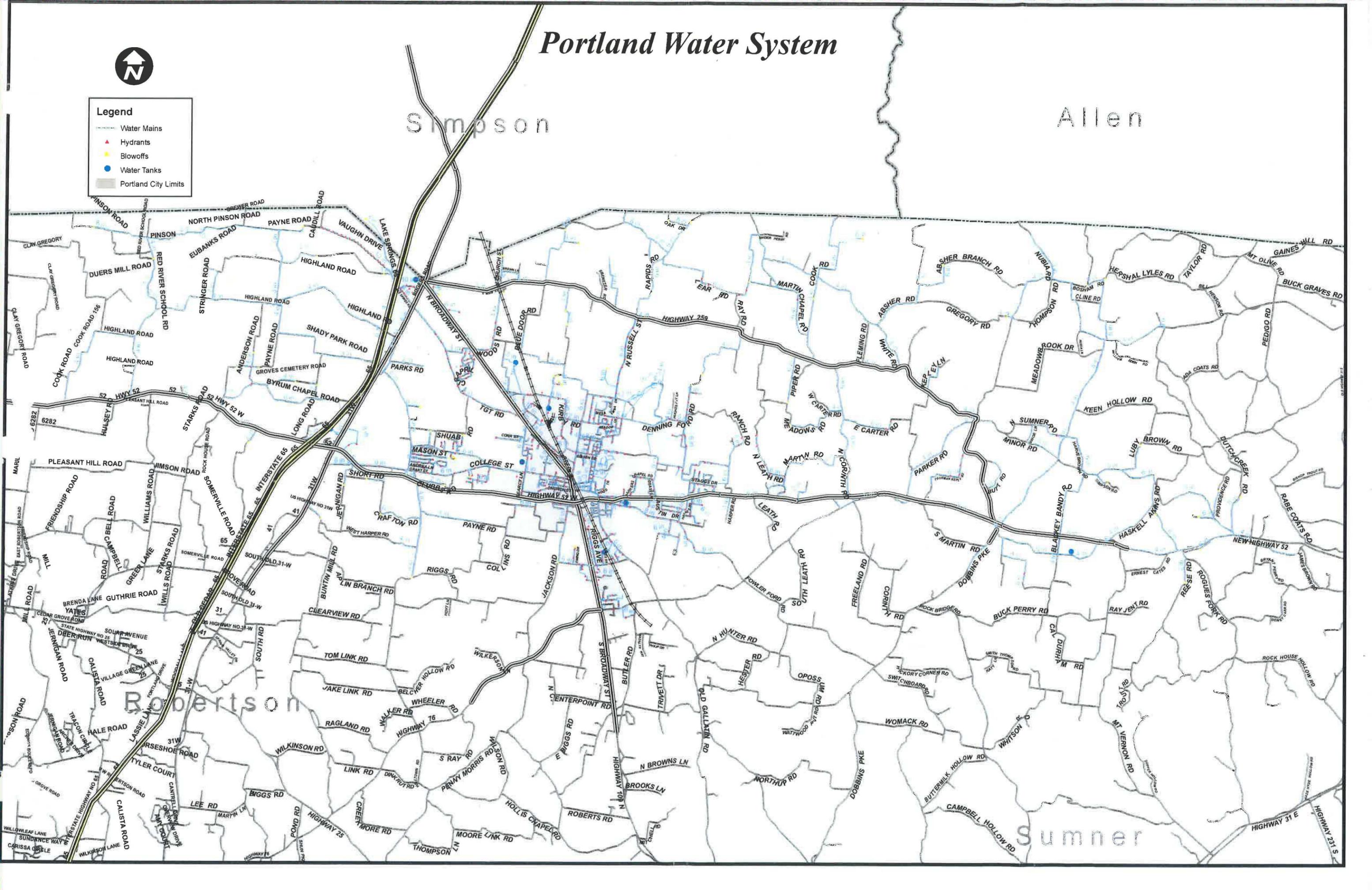


# Portland Water System



## Legend

- Water Mains
- Hydrants
- Blowoffs
- Water Tanks
- Portland City Limits



Simpson

Allen

Robertson

Sumner

# Portland Gas System



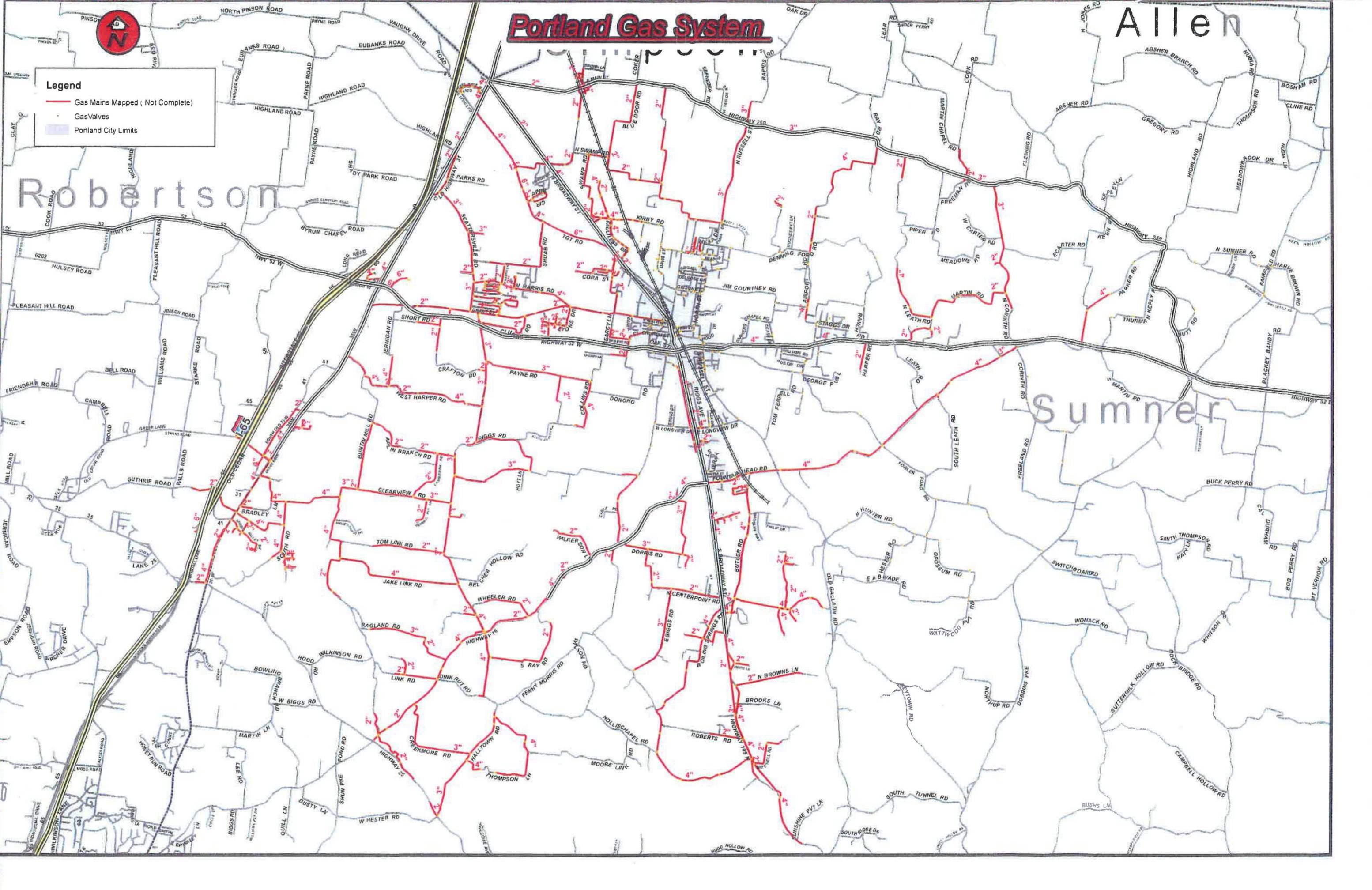
**Legend**

- Gas Mains Mapped ( Not Complete)
- Gas Valves
- Portland City Limits

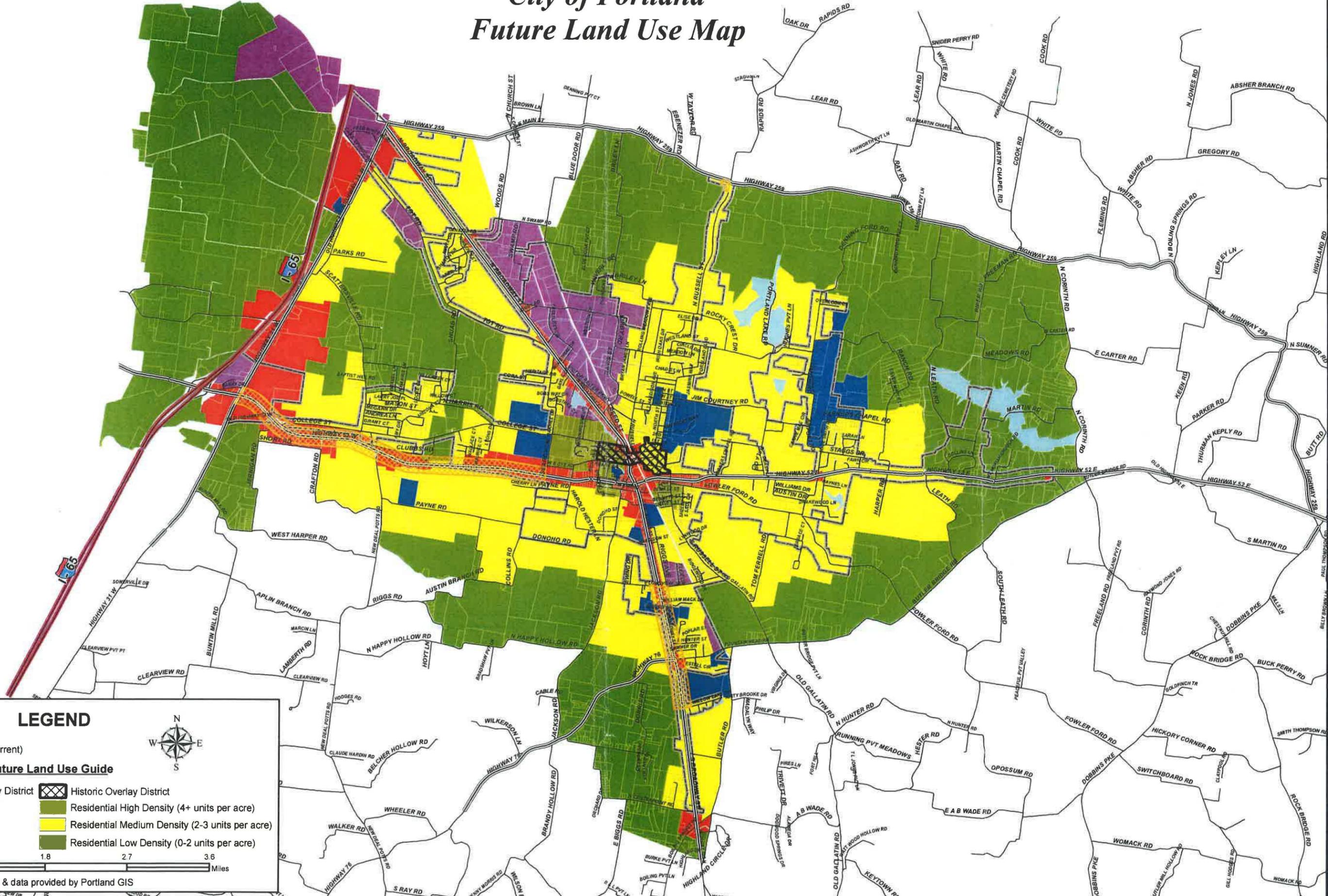
Robertson

Allen

Sumner



# City of Portland Future Land Use Map



**LEGEND**

— Roadways

▭ Portland City Limits (Current)

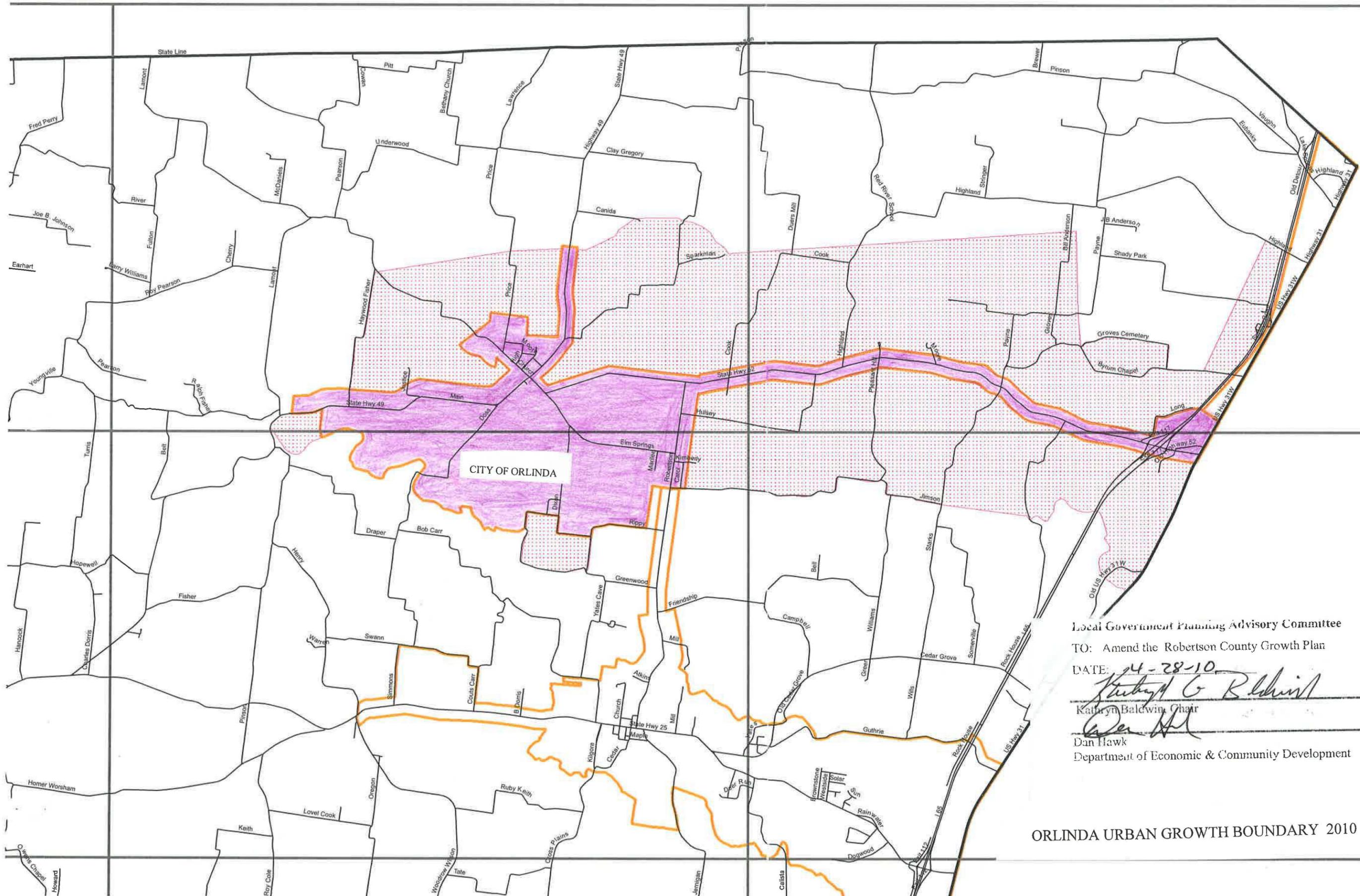
**Future Land Use Guide**

Commercial PUD Overlay District	Historic Overlay District
Commercial	Residential High Density (4+ units per acre)
Industrial	Residential Medium Density (2-3 units per acre)
Public/Semi-Public	Residential Low Density (0-2 units per acre)

0 0.45 0.9 1.8 2.7 3.6 Miles

Basemap & data provided by Portland GIS





Local Government Planning Advisory Committee

TO: Amend the Robertson County Growth Plan

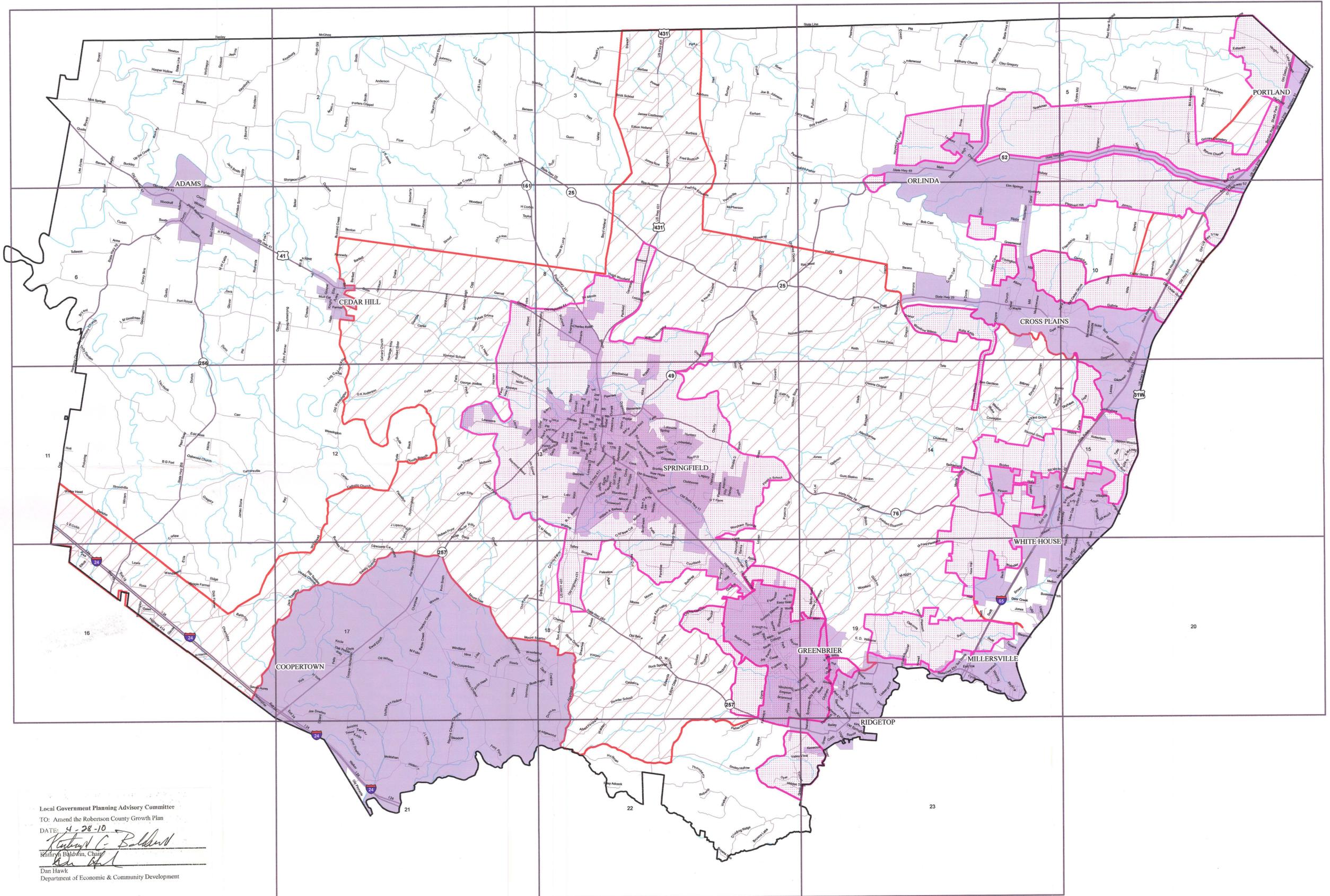
DATE: 4-28-10

*Kathryn G. Baldwin*  
Kathryn Baldwin, Chair

*Dan Hawk*  
Dan Hawk  
Department of Economic & Community Development

ORLINDA URBAN GROWTH BOUNDARY 2010

# Robertson Growth Boundaries



## Legend

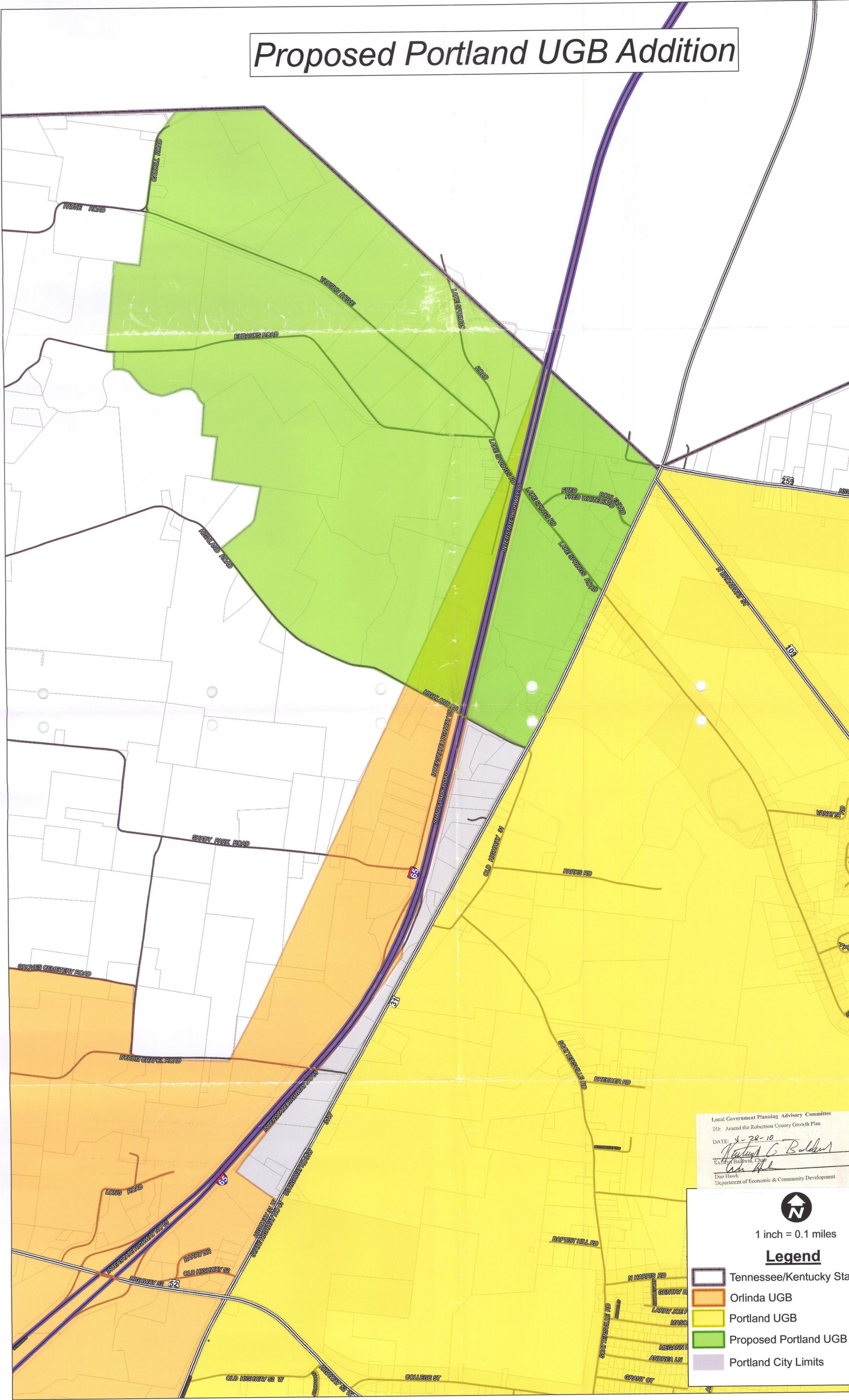
- Panels
- County Boundary
- Orinda UGB
- Cross Plains UGB
- Green Brier UGB
- Millersville UGB
- Ridge Top UGB
- Whitehouse UGB
- Springfield UGB
- Portland UGB
- City Boundary
- County Planned Growth Area
- Interstates
- US Hwys
- State Hwys
- Streets
- Streams

Local Government Planning Advisory Committee  
 TO: Amend the Robertson County Growth Plan  
 DATE: 4-28-10  
*Kentucky C. Baldard*  
 Kentucky C. Baldard, Chair  
*Dan Hawk*  
 Dan Hawk  
 Department of Economic & Community Development

*Dan Hawk, Robertson County Growth Comm. Chair* 4/5/10



# Proposed Portland UGB Addition



Local Government Planning Advisory Committee  
 TO: Amend the Robertson County Growth Plan  
 DATE: 4-28-10  
*Robert G. Bolden*  
 Robert G. Bolden, Chair  
*Dan Hawk*  
 Dan Hawk  
 Department of Economic & Community Development

1 inch = 0.1 miles

**Legend**

-  Tennessee/Kentucky State Line
-  Orinda UGB
-  Portland UGB
-  Proposed Portland UGB
-  Portland City Limits