



TENNESSEE

Local Planning Assistance Office

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

July 10, 2000

The Honorable Jim Rout
County Mayor of Shelby County
160 Mid-Atlantic Mall – Suite 850
Memphis, Tennessee 38103

Dear Mr. Rout:

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

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

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

Sincerely,

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

Don Waller
Director

DW/jw

Enclosure

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

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

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

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

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

Chair, County Coordinating Committee

Date

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

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

Tom Strain
Chair, Local Government Planning Advisory Committee

6/28/00
Date

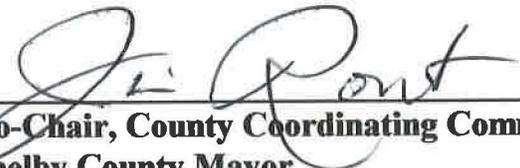
**Submittal of County Growth Plan
and
Certificate of Ratification**

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

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

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

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



Co-Chair, County Coordinating Committee
Shelby County Mayor

5/24/00

Date



Co-Chair, County Coordinating Committee
City of Memphis Mayor

5/24/00

Date



**Shelby County
Tennessee**

Jim Rout, Mayor

RECEIVED

MAY 30 2000

LOCAL
PLANNING ASSISTANCE
OFFICE

May 16, 2000

Mr. Don Waller, Director of Local Planning
Department of Economic and Community Development
6th Floor Rachel Jackson Building
320 6th Avenue North
Nashville, TN 37243-0405

Dear Mr. Waller:

On behalf of the Shelby County Coordinating Committee, I am pleased to submit the Shelby County Growth Plan to the Local Government Planning Advisory Committee. As required by Public Chapter 1101, the Shelby County Coordinating Committee and the local legislative bodies have held their required public meetings and have unanimously approved the final growth plan.

Enclosed is the certificate of ratification, two copies of the composite countywide plan map and two copies of the detailed plan map at a scale sufficient to distinguish individual parcels within urban growth boundaries. Also included are copies of the City of Memphis Growth Plan, the Shelby County Growth Plan and the municipal annexation reserve agreements which serve as the basis for the designated urban growth boundaries.

If you have any questions about details of the maps or the Shelby County Growth Plan process, please contact Louise Mercurio with the Memphis and Shelby County Division of Planning and Development at 901-576-6601.

Sincerely,

Jim Rout, Mayor
Shelby County

**Recommendations
for
Planned Growth and Rural
Areas**

**Shelby County
Growth Plan**

Local Government Planning Advisory Committee

Date: June 28, 2000

To: Approve Shelby County Growth Plan


Tom Stiner, Chairman

Shelby County Government

Prepared by the Memphis and Shelby County
Division of Planning and Development
November 12, 1999
(Reprinted December 3, 1999)

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Executive Summary

Executive Summary

Inventory and Analysis

The following key issues resulting from the analysis of environmental, land use and demographic factors form the basis for plan recommendations:

1. Adopted policies for the extension of sewer lines and major roads will result in the urbanization of all land in Shelby County except in the northeast and northwest sectors in the next twenty years.
2. Areas sensitive to urbanization include floodplains, wetlands, aquifer recharge areas, unstable soils and earthquake hazard areas. These sensitive lands are generally scattered Countywide. Measures can be taken to protect them within urban growth boundaries.
3. Forested areas are concentrated in the northwest portion of the County. Ribbons of forest land along rivers and streams and large stands of forests within urban growth areas can be protected through enactment and implementation of strong local regulations.
4. Existing and planned community facilities include roads, schools, parks and libraries. All are planned and located to serve urban growth in the annexation reserve areas.
5. Land development and demographic trends for new construction indicate that the highest residential densities will occur in the east central, southern and southeastern portions of the County.

Recommendations for Planned Growth Areas

Planned growth areas are to be included in a county's growth plan when the need arises to accommodate major new town development and/or business/industrial parks at a distance of several miles from an existing municipality and at a location to which a municipality could not feasibly extend services. The designation of a planned growth area should be used to satisfy demand which is clear and compelling because of location factors and market conditions.

There is no land area in Shelby County which responds to these conditions. All growth factors point toward opportunities within the annexation reserve boundaries.

Recommendations for Rural Areas

Rural areas are those places within which Shelby County must manage and control growth to minimize impact to the natural environment for the next 20 years. These areas are not intended for high density land uses. Rural areas should have the following attributes:

1. Large and significant concentrations of environmentally sensitive areas, prime agricultural lands and forests.
2. Low density residential development which can be supported by septic systems.
3. Scattered small site commercial service centers necessary for rural convenience.
4. Those areas that are beyond municipal urban growth limits which may or may not be within annexation reserve areas

In Shelby County two major areas should be designated as rural. They are as follows:

- The area that is located in the northeast sector of the County and generally referred to as “not reserved” by the seven municipalities. Boundary lines for this area are recommended to follow the drainage sub-basins of the Loosahatchie River. This area is dominated by active agricultural uses.
- The area in the northwest sector of the County dominated by Shelby Forest State Park and Wildlife Management Area. The boundaries of this area fall along the drainage sub-basin of the Mississippi River and include the most northerly sub-basin of Big Creek along the Tipton County line. The area is almost totally forested.

In addition to the areas outlined above, the islands in the Mississippi not within the current city limits of Memphis should be designated as rural.

Map 13, following page 14, illustrates the recommended rural areas.

Shelby County Growth Plan

Rural and Planned Growth Areas

Introduction

Purpose and Scope

The purpose of this report is to present recommendations for designating areas of unincorporated Shelby County as “rural” or “planned growth” as defined by Public Chapter 1101. The recommendations are a result of an analysis of environmental conditions, demographic trends, economic trends, transportation policies, community facilities/infrastructure policies and land use factors.

Background for Planning

Shelby County Government convened the Shelby County Coordinating Committee in September 1998 for the purpose of formulating a 20 year “growth plan” for all of Shelby County.

Under Chapter 1101 the municipalities of Shelby County are authorized to base their urban growth boundaries on negotiated annexation reserve agreements. Annexation reserve agreements have been used successfully in Shelby County over the last 25 years to designate specific territories of the County that will be annexed by particular municipalities. The reserve agreements are necessary to allow each community to grow in an orderly and timed fashion. Without the agreements, the suburban cities would be hampered in their growth by State legislation, which allows the City of Memphis to take precedence in annexation over the smaller cities.

At the time of the enactment of Chapter 1101 all suburban municipalities had annexation reserve agreements in effect with the City of Memphis with the exception of the Town of Arlington. As the result of the work of the Coordinating Committee and the Mayors of all of the communities, new reserve agreements were agreed upon in June of 1999. Shelby County participated in the agreement by negotiating with the City of Memphis for monetary considerations in regard to the Memphis and Shelby County Division of Health Services, sales tax distribution and provision of fire service on the southern fringe of the current City limits of Memphis.

As a result of the Memorandum of Agreement one major area of the County located north of the reserve areas of Arlington and Lakeland, east of the reserve area of Millington and northeast of the reserve area of Bartlett was left unreserved to any municipality. Also included in this category are islands located within the channel of the Mississippi River not currently within the city limits of Memphis.

The annexation reserve area boundaries negotiated in 1999 serve as the basis for determining the urban growth boundaries of each city.

Shelby County Government is responsible for designating “planned growth” and “rural” areas. It is not responsible for designating urban growth areas under the law.

The 1999 annexation reserve area agreements are shown on Map 1.

Planned Growth and Rural Area Definitions

Public Chapter 1101 defines *Planned Growth Areas* as:

- Territory that is reasonably compact, yet sufficiently large enough to accommodate high or moderate density residential, commercial and industrial development over the next 20 years
- Territory that is not within the existing corporate boundaries of any municipality
- Territory that is not within any urban growth area of a municipality
- Areas which reflect the County’s duty to manage and control urban growth taking into account impact on the natural environment
- Areas within which a new municipality may incorporate providing the proposed incorporation meets the requirements of the existing State laws governing the formation of new municipalities
- Areas which can be expected to be annexed into an existing municipality

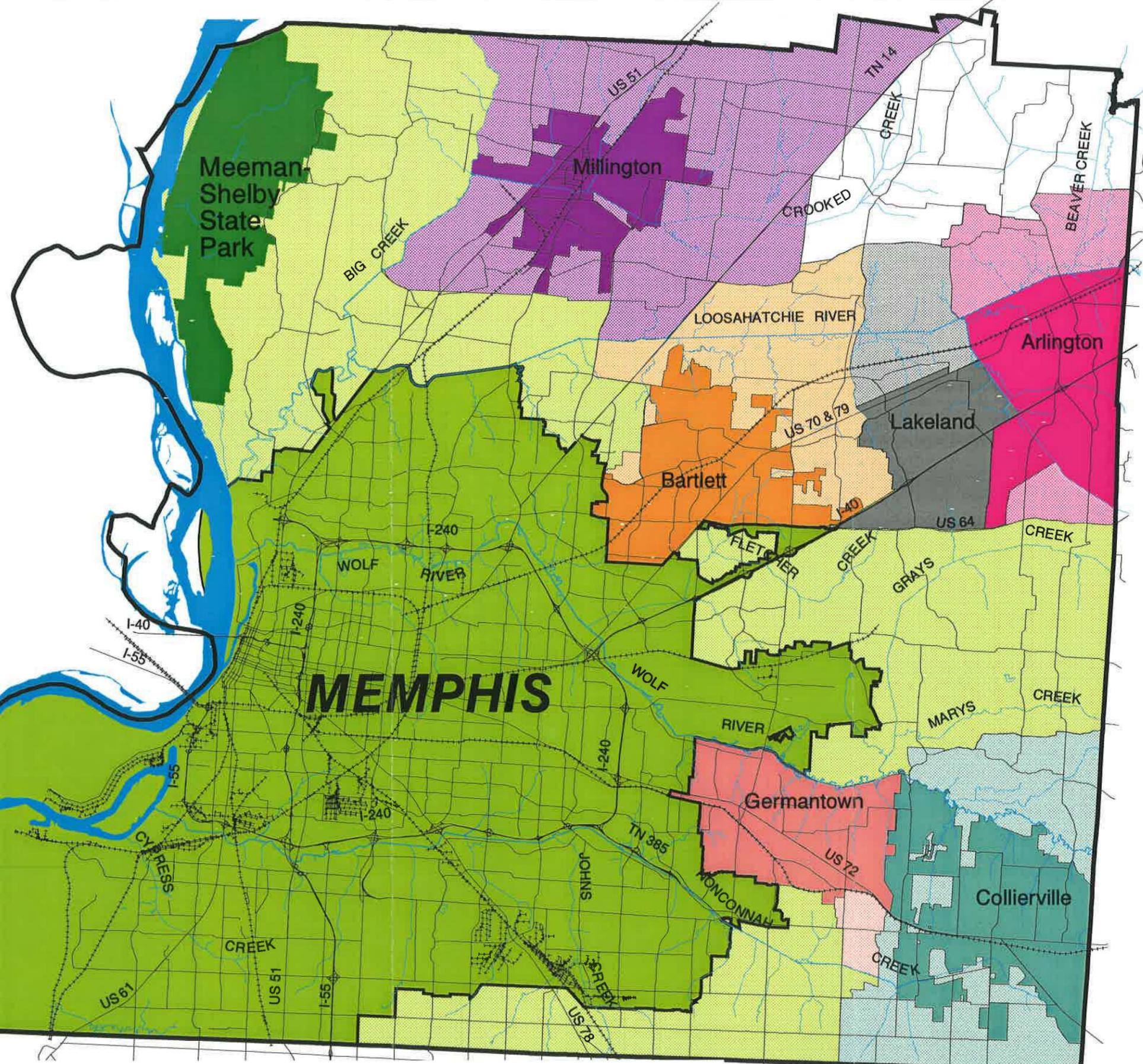
Public Chapter 1101 defines *Rural Areas* as:

- Territory that is not within urban growth boundaries
- Territory that is not within planned growth areas
- Territory that over the next 20 years is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas
- Area that is intended for uses other than high density commercial, industrial or residential development
- Area within which the County must manage and control growth to reasonably minimize impact to the natural environment

Map1

PROPOSED ANNEXATION RESERVE AREAS

- Arlington Corp. Limit
 Proposed Arlington Reserve
- Bartlett Corp. Limit
 Proposed Bartlett Reserve
- Collierville Corp. Limit
 Proposed Collierville Reserve
- Germantown Corp. Limit
 Proposed Germantown Reserve
- Lakeland Corp. Limit
 Proposed Lakeland Reserve
- Memphis Corp. Limit
 Proposed Memphis Reserve
- Millington Corp. Limit
 Proposed Millington Reserve
- Not Reserved



Inventory and Analysis

Inventory and Analysis

Environmental Conditions

The examination of significant environmental factors is the key to determining those areas of the County that can support urban uses and those areas that should be preserved and managed as significant environmental resources. Environmental factors analyzed for this plan include:

- Floodplains, Wetlands and Aquifer Recharge Areas
- Prime Agricultural Lands and Forested Areas
- Soils
- Earthquake Potential and Special Limitation Sites
- Drainage

Floodplains, Wetlands and Aquifer Recharge Areas – Floodways and floodplains are areas within which a 100 year flood occurrence can be contained. Floodways include the stream channel and its immediate environment. Floodplains are determined based on elevation and topographic conditions. While building has been allowed in floodplains in the past in Shelby County, construction in these areas is not recommended due to potential loss of property and life.

Shelby County includes a special category in its Zoning Ordinance that designates floodplains (FP). No construction is allowed in these areas without special mitigation measures. In no instance is construction permitted in floodway zones (FW).

In many cases, floodways and floodplains are also wetland areas. Wetland areas serve as wildlife habitats, aid in purifying ground water and contribute to the reduction of flood impacts. Under State and Federal law, wetlands generally cannot be built upon without mitigating measures being taken by the developer. Floodway, floodplain and wetland areas are appropriate for greenbelts, open space and agricultural uses.

In Shelby County these areas follow the courses of major rivers and streams and are present in all quadrants of the study area. The major concentrations of wetland areas are along the Mississippi, Wolf and Loosahatchie Rivers and the Nonconnah, Big and Crooked Creeks.

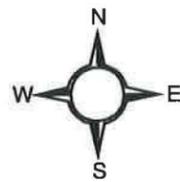
Aquifer recharge areas are the points of interchange between surface water and aquifers. Both residential development on septic systems and agricultural uses must be monitored and regulated in aquifer recharge areas to protect the supply of drinking water from pollution.

Floodways, floodplains, wetlands and aquifer recharge areas are illustrated on Map 2.

Map 2 Wetlands, Flood Plains, Floodways and Aquifer Recharge Areas

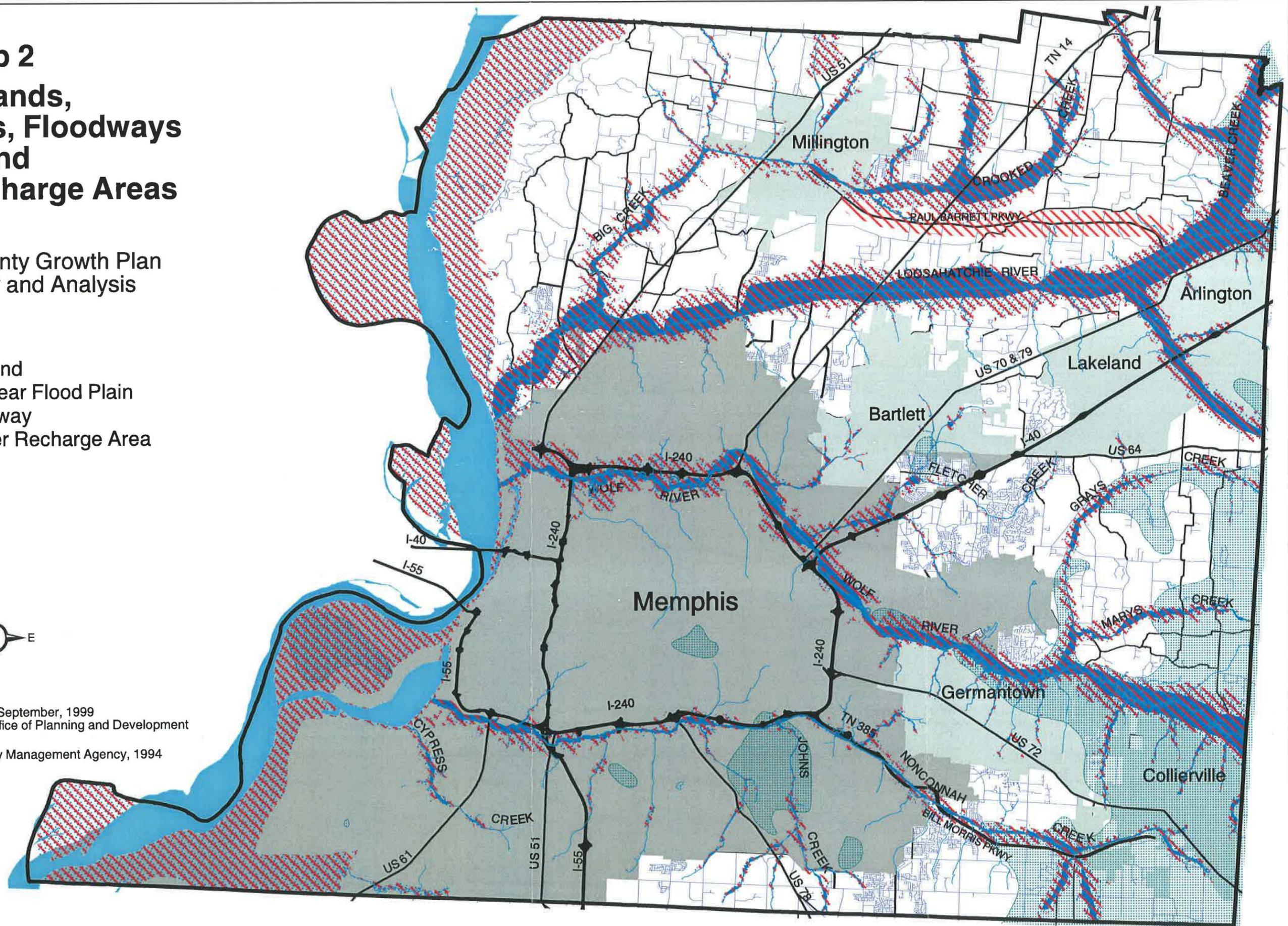
Shelby County Growth Plan
Inventory and Analysis

-  Wetland
-  100 Year Flood Plain
-  Floodway
-  Aquifer Recharge Area



Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development

Source: Federal Emergency Management Agency, 1994



Prime Agricultural Land and Forested Areas – The preservation of significant forested areas and prime agricultural land in rural areas is dictated by Chapter 1101. In conducting the analysis for this plan, contiguous forested areas of over 50 acres, large tracts of publicly owned forested areas and contiguous tracts of actively farmed land of over 50 acres on suitable soils were considered to be major environmental determinants.

In Shelby County large tracts of forested areas are generally located in floodplain areas and along steep slopes. Prime agricultural land is scattered throughout the County with the largest concentrations in the northeast and northwest quadrants.

The most significant stand of forest is located in the northwest portion of the County and consists of the State owned Shelby Forest and its immediate environs. Large tracts of forestland are also located along the major rivers.

Public Chapter 1101 dictates that areas such as Shelby Forest be protected from urban uses. Significant non-public forested lands should be restricted to low density development and planned open space. In any instance, development in areas currently in forest should be strictly controlled through adoption and implementation of a tree ordinance.

Prime agricultural land in Shelby County should be considered that land in active cropland located on highly suitable soils. Agricultural land not in cropland on soils able to bear high density construction is suitable for urban development. Given the population projections and extension of urban services throughout the County, it is clear that some agricultural land will be absorbed for urbanization.

Prime agriculture and forested areas are shown on Map 3.

Soils – An examination of soil types and their characteristics is important in determining the intensity of development that should be allowed in any particular area of the County. In Shelby County the United States Department of Agriculture (USDA) has identified seven major soil types.

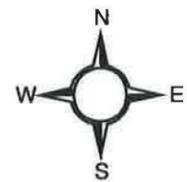
Three types of soils are characterized by the USDA as suitable for high density urban development. They are the Grenada-Calloway and Grenada-Memphis soils generally located in the eastern and southeastern areas of the County, and the Memphis-Grenada soils generally encompassing the current city limits of Memphis, Millington and Bartlett and extending to the northeastern portion of Shelby County.

The USDA characterizes four types of soils in the County as unsuitable for high density urban development. Three of these soil types are generally located along the Mississippi River floodway and extend across the northwest portion and in the extreme southwest area of the County (Robinson, Tunica and Memphis). The Flaya soil type is also

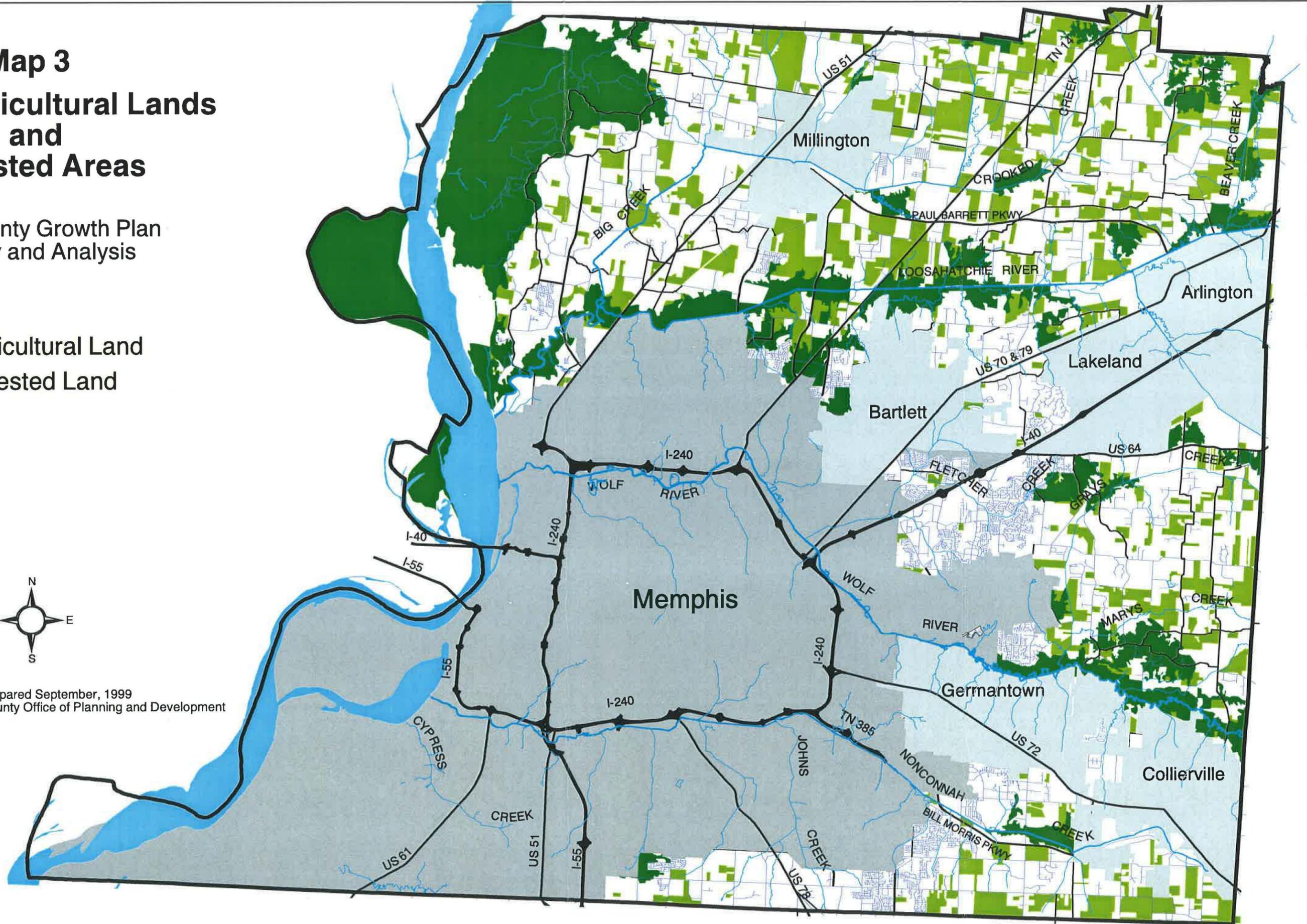
Map 3 Prime Agricultural Lands and Forested Areas

Shelby County Growth Plan
Inventory and Analysis

-  Agricultural Land
-  Forested Land



Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development



unsuitable for urban development and is located along the floodplains of the major rivers and creeks.

Map 4 illustrates Generalized Soil Associations.

Seismic Hazards and Special Limitation Sites – The Central United States Earthquake Consortium (CUSEC) has estimated where earthquake damage may be potentially severe in Shelby County. CUSEC has determined that steep slopes, sandy soils and alluvial soils (those located within floodplains) are least able to withstand the impacts of a significant earthquake. Areas along the Mississippi River, central portions of the City of Memphis and areas within the Big Creek drainage basin have the highest earthquake risk factor in Shelby County.

The risk of seismic hazards is much less in the east central and southeast areas of the County. There is a moderate risk factor from the northeast quadrant of the County southwesterly to the Mississippi State line.

Special limitation sites are generally characterized as those areas where degradation of the environment has occurred through manmade actions. These sites include numerous Superfund sites. Superfund sites are locations determined by the Federal government to be places where hazardous chemicals and other environmentally toxic substances were discharged into the ground and watercourses. Also included in this category are gravel pits and mines and landfill sites. Most active and inactive mining sites are located in the northeastern portion of the County. Superfund sites are located throughout the County, but occur most often in the northwest to north central portion of the County between Millington and the City of Memphis.

Seismic hazards are shown on Map 5.

Drainage – An analysis of drainage basins is extremely important in establishing the extent and timing of urban development. Drainage basins determine where sewer service can and will be delivered. The planned extension of sewer service generally indicates an expectation of moderate to high density residential development.

There are four major drainage basins in Shelby County. They are the Wolf River basin, the Loosahatchie River basin, the Nonconnah Creek basin and the Big Creek basin.

Planned expansion of sewer service generally is within sub-basins of these major river basins. The extension of urban growth is normally determined by the location of drainage basins.

Map 6 illustrates the major river basins and sub-basins in Shelby County.

Map 4

Generalized Soil Associations

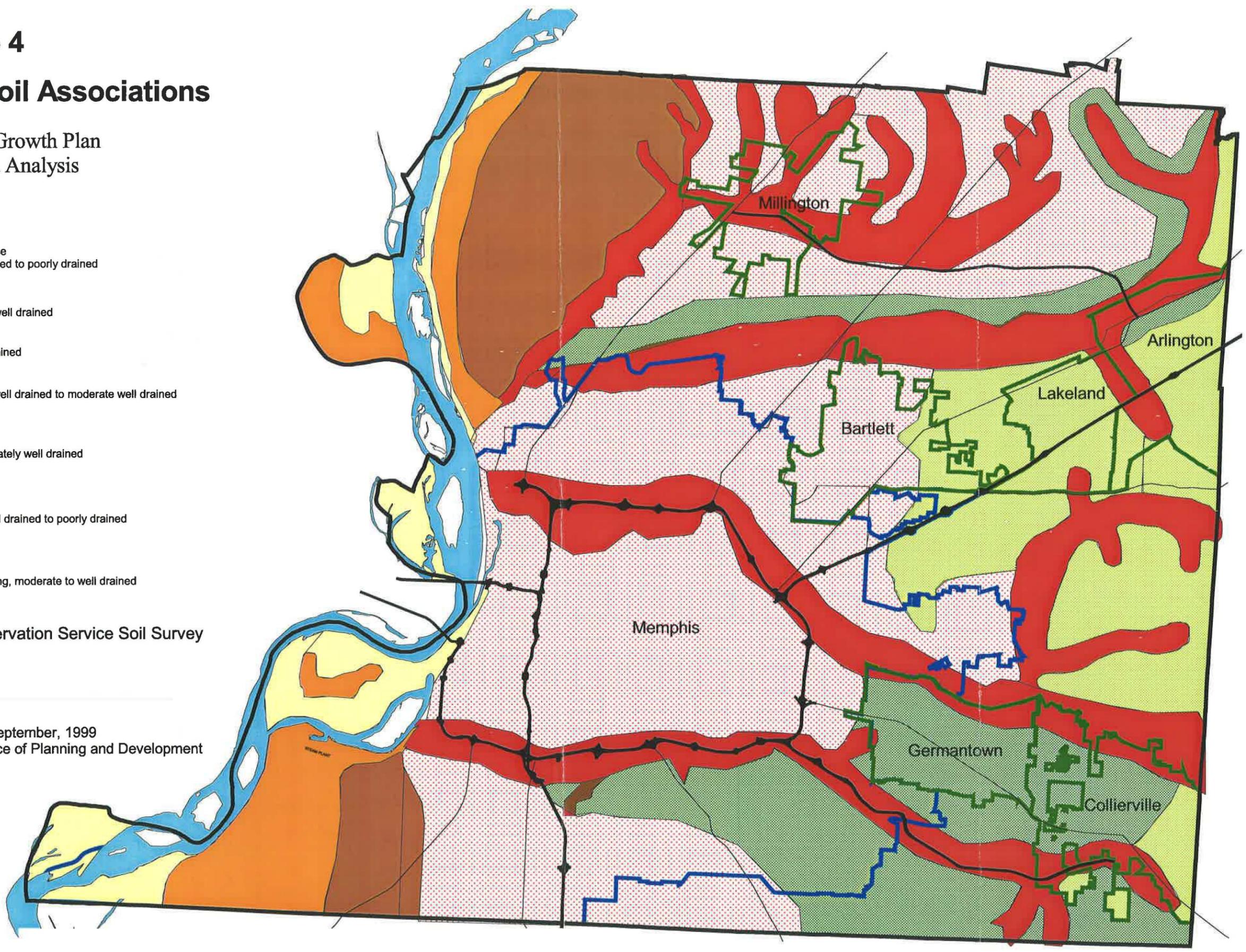
Shelby County Growth Plan
Inventory and Analysis

-  Robinson-Crevasse-Commerce
Nearly level, excessively drained to poorly drained
Loamy and sandy
-  Tunica-Sharkey-Bowdre
Poorly drained to moderately well drained
Clay
-  Memphis
Chiefly steep, uplands, well drained
Silty Soils
-  Memphis-Grenada-Loring
Nearly level to poorly sloping, well drained to moderate well drained
Silty
-  Flaya-Waverly-Collins
Level, poorly drained to moderately well drained
Silty
-  Grenada-Calloway-Henry
Gently sloping, moderately well drained to poorly drained
Silty
-  Grenada-Memphis-Loring
Gently sloping to strongly sloping, moderate to well drained
Silty

Source: U.S.D.A Soil Conservation Service Soil Survey



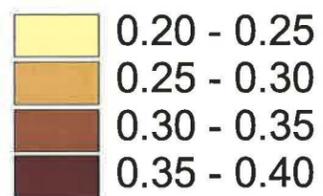
Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development



Map 5 Seismic Hazard -- Peak Ground Acceleration in Shelby County (M 7.5, Marked Tree)

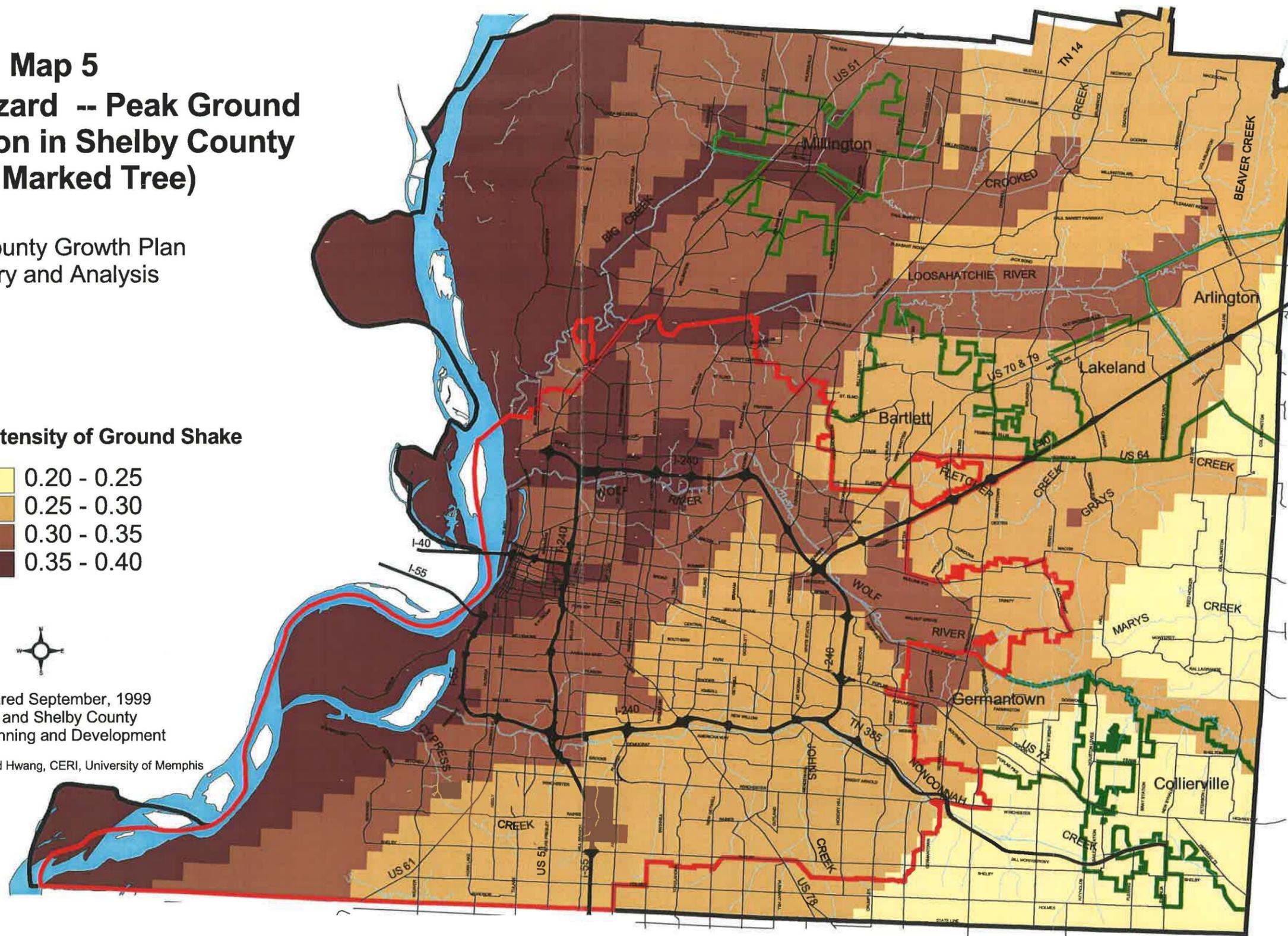
Shelby County Growth Plan
Inventory and Analysis

PGA (g) -- Intensity of Ground Shake



Map Prepared September, 1999
Memphis and Shelby County
Office of Planning and Development

Source: Dr. Howard Hwang, CERl, University of Memphis



Map 6 Drainage Basins

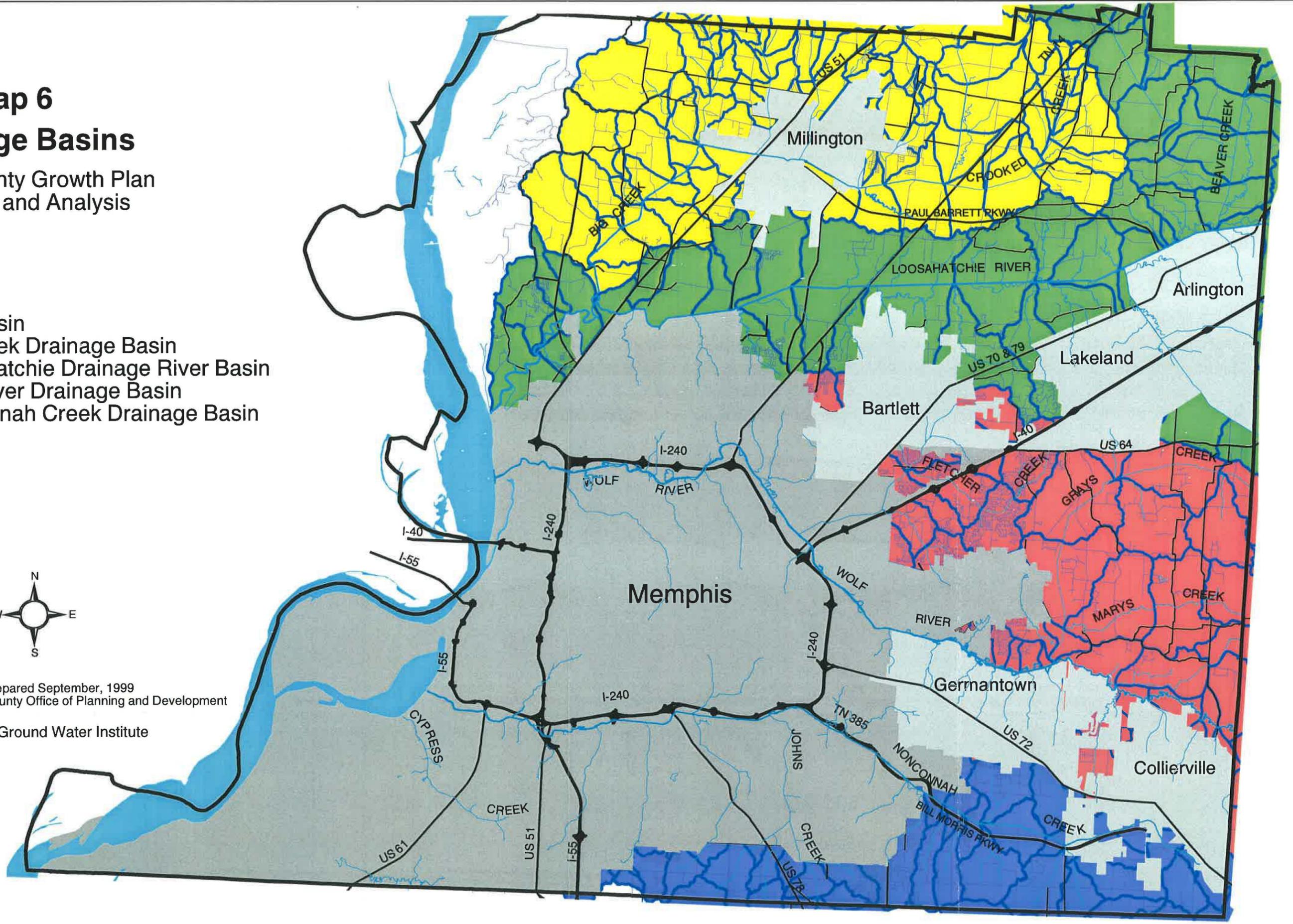
Shelby County Growth Plan
Inventory and Analysis

-  Sub-Basin
-  Big Creek Drainage Basin
-  Loosahatchie Drainage River Basin
-  Wolf River Drainage Basin
-  Nonconnah Creek Drainage Basin



Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development

Source: Ground Water Institute



Land Use and Community Facilities

An analysis of current conditions, adopted policies and future trends concerning land use and community facilities is necessary to determine where and when urban development should occur. In analyzing the built environment this report considers the following factors:

- Current Land Use Inventory
- Recent Zoning Decisions and Land Development Trends
- Transportation Policies and Plans
- Community Facilities
- Existing and Planned Sewer Service

Current Land Use Inventory – Land use in unincorporated Shelby County was analyzed based on data provided by the Shelby County Assessor of Property. For the purposes of this analysis, land use was broken down into 6 major categories: residential, commercial, industrial, recreation and open space, public/quasi-public and exempt land. Residential land use was further divided into 5 sub-categories determined by density of use. These categories ranged from high density (less than one acre lots) to agriculture-residential (parcels of more than 10 acres, in pasture or cropland with a residence).

In general, urban densities are currently located within areas that are served with sewers by the City of Memphis and the suburban municipalities. Two to four acre lot residential developments dominate the new development patterns in east central Shelby County. Somewhat more dense developments, less than 2 acre lots, are characteristic of the southeast portion of the County. Commercial and industrial development dominates the south central portion of Shelby County near Highway 78 and Shelby Drive and along Highway 51 between Memphis and Millington.

Farms and very low density residential uses dominate the land use in the furthest northeast and northwest areas of the County.

Map 7 shows current land use.

Zoning and Planned Developments – Development in unincorporated Shelby County is regulated through the joint Memphis and Shelby County Zoning and Subdivision regulations. Zoning and planned development recommendations are made by the Memphis and Shelby County Land Use Control Board and forwarded to the Shelby County Board of Commissioners and within its extraterritorial jurisdiction, the Memphis City Council for approval.

Planned developments are the dominant type of land use control, particularly in the east central portion of the County. Planned developments are designed to allow flexibility for development and are generally based on density and intensity of use. They can combine

Map 7 Land Use

Shelby County Growth Plan Inventory and Analysis

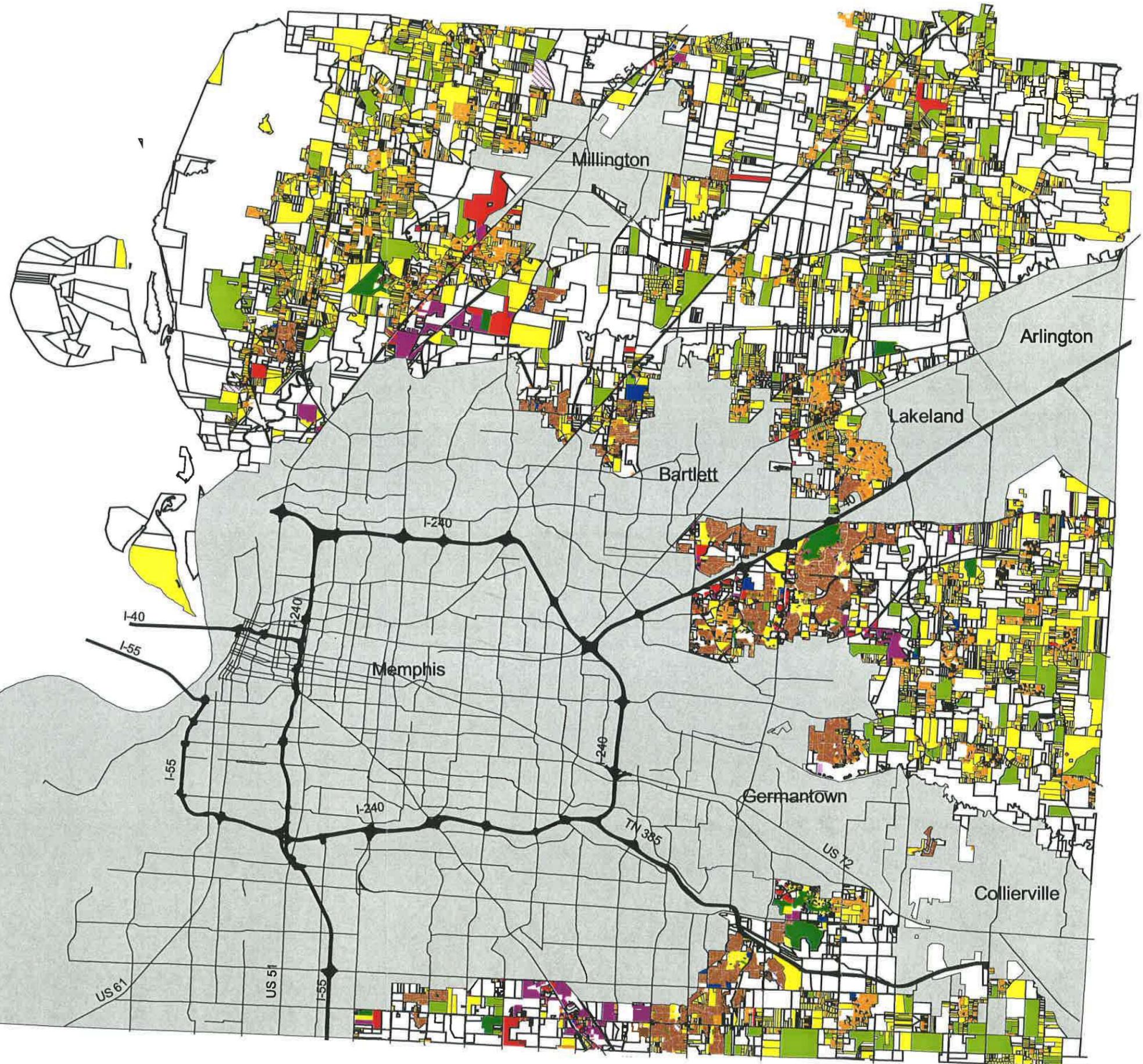
Residential

- High
- Medium
- Low
- Estate
- AG-Residential

- Commercial
- Industrial
- Recreational & Open Space
- Public Quasi Public
- Exempt



Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development



several types of land uses (commercial, residential and/or industrial) or only be comprised of one category.

In Shelby County, agricultural zoning is generally considered a holding zone for future development. This is particularly true on tracts of land in the path or on the fringe of urban development. Agriculturally zoned land in the unincorporated County permits many uses of a commercial and industrial nature not generally compatible with residential development.

Transportation – Transportation policy for major roadways and transitways is guided by the Metropolitan Planning Organization (MPO). The MPO is led by the Governors of Tennessee and Mississippi and oversees transportation decision-making for all of Shelby County, the western portion of Fayette County and the northern portion of DeSoto County, Mississippi. All municipal mayors are members of the MPO as well as the Mayor of Shelby County.

The MPO policies for Shelby County were first set forth in the 1960's and have changed little since that time. Policies that set the alignment of major roads are important to the future development of the County because the major arterial roadways are the chief means of moving people to jobs and services. Transportation policies, coupled with sewer and other infrastructure extensions, generally determine density of development.

Priority One roads are those major roads that are scheduled to be built within the next 10 years. Priority Two roads are scheduled to be built within the next 10 to 20 years. The major concentrations of these two types of roads are in the eastern and southeastern parts of Shelby County.

The major Priority One roadway that will be the chief determinant of future land use is what is termed the "Outer Loop". This roadway encircles the County connecting Nonconnah Parkway on the south with an improved north-south Collierville-Arlington Road on the extreme eastern edge of the County to Paul Barrett Parkway that traverses the northern part of the study area. With the construction of this major artery and the introduction of planned sewer service, development in eastern Shelby County and western Fayette County will occur rapidly.

Two other major land use determinants are the planned light rail corridors and the development of I-69. There are two light rail corridors planned. The first will connect Memphis with Germantown, Collierville and Fayette County to the east, and the second will connect Memphis with Millington and Tipton County to the north and DeSoto County to the south. Interstate 69 is a major highway that will run directly through Memphis from Canada to Mexico. The exact route of the roadway in Shelby County has not been determined. However, it will take one of two routes that encircle the County.

Transportation Impacts are shown on Map 8.

Map 8

Transportation Impacts

Shelby County Growth Plan Inventory and Analysis

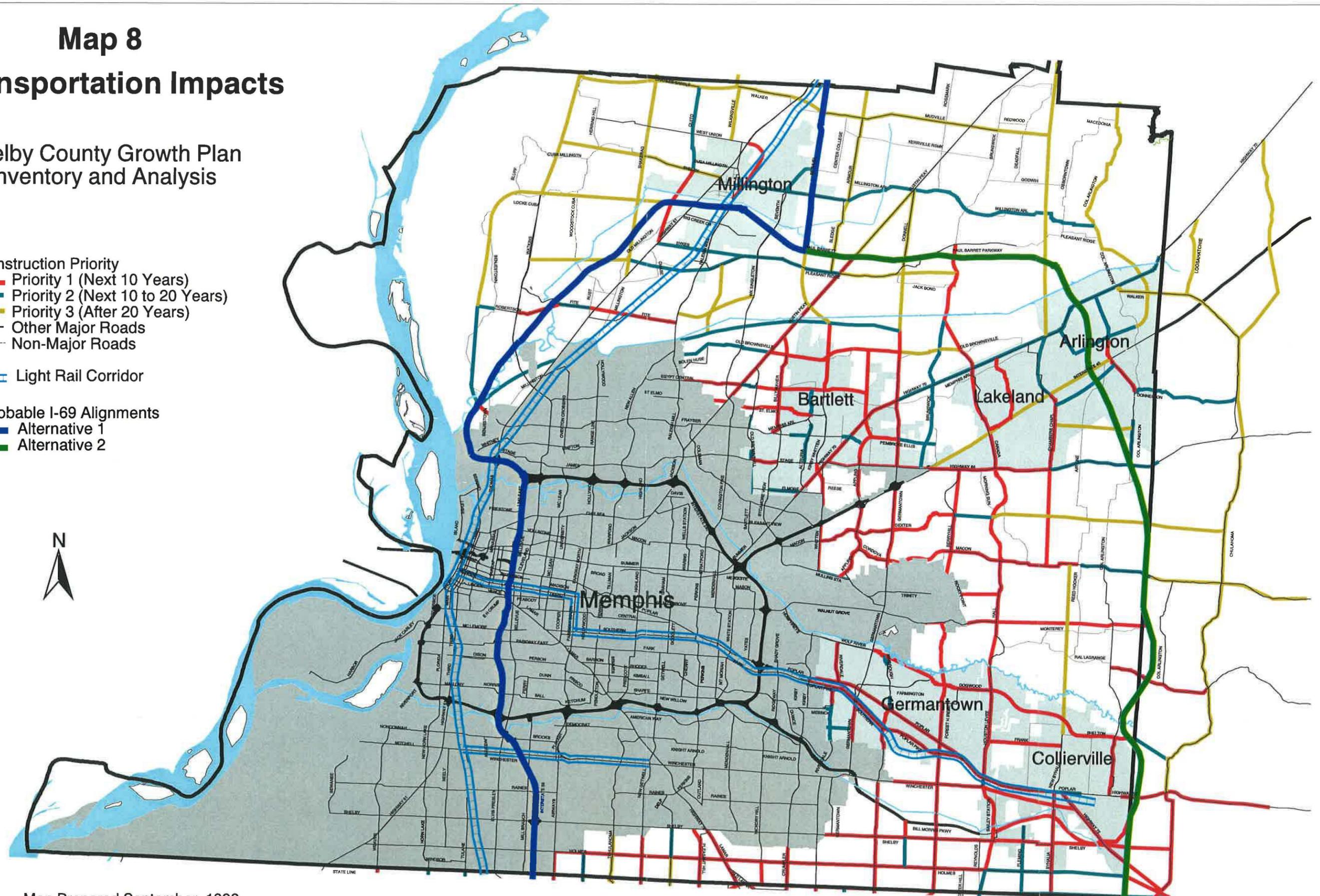
Construction Priority

- Priority 1 (Next 10 Years)
- Priority 2 (Next 10 to 20 Years)
- Priority 3 (After 20 Years)
- Other Major Roads
- Non-Major Roads

Light Rail Corridor

Probable I-69 Alignments

- Alternative 1
- Alternative 2



Community Facilities – Overseen by the Shelby County Conservation Board, the County maintains 53 park and recreation sites in the unincorporated area. These range from passive greenbelt properties to urban level parks and playgrounds. There are 18 developed park sites. New recreation facilities are being designed as neighborhood parks. They are built to serve higher density residential developments.

County schools and libraries are located or planned to be located near existing concentrations of population in the southeast, east and north parts of the County. Schools are built as the population density increases and demand for classroom space warrants.

Eight fire stations are currently serving the unincorporated area. The annexation of the Hickory Hill area by the City of Memphis left the County Fire Department with a difficult area to serve west of Riverdale Road in the southern part of the County. With the ratification of the Memorandum of Agreement covering the annexation reserve agreements, the City of Memphis has agreed to provide fire service in this area in exchange for the County fire fees collected from the area's residences and businesses.

Shelby County provides no utility services to residents of the unincorporated area. The County recently sold its existing water system to Memphis Light, Gas and Water (MLGW). MLGW provides all other utilities to County residents.

Shelby County has an aggressive program of road construction, maintenance and bridge repair to keep pace with the rapid development in its unincorporated area. The County works in conjunction with the seven municipalities to construct and improve roadways that span corporate boundaries into the unincorporated area.

Existing and planned community facilities in the unincorporated County are shown on Map 9.

Sanitary Sewers – Sanitary sewers and major road construction are the prime determinants of high density development. The extension of sanitary sewers allows areas that are undeveloped or developed at low density to be developed into higher density communities. At present all municipalities in Shelby County provide sewer service within their corporate limits. The City of Memphis serves major portions of the unincorporated County with sewers. Collierville, Bartlett, Millington and Arlington either provide service to their fringe areas or have major sewer extension planned and under construction. Each municipality will extend service to their urban growth area as construction takes place.

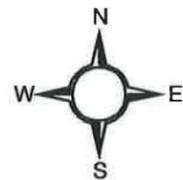
A major policy determinant for sewer extension is the Balanced Growth Plan. This agreement between the City of Memphis and Shelby County was entered into in 1996 and provides for the planned extension of sewers into the Gray's Creek sewer basin by the City of Memphis. In return, Shelby County has committed to provide \$2,000,000 over four years to spur redevelopment in the inner city of Memphis. The City of Memphis has

Map 9

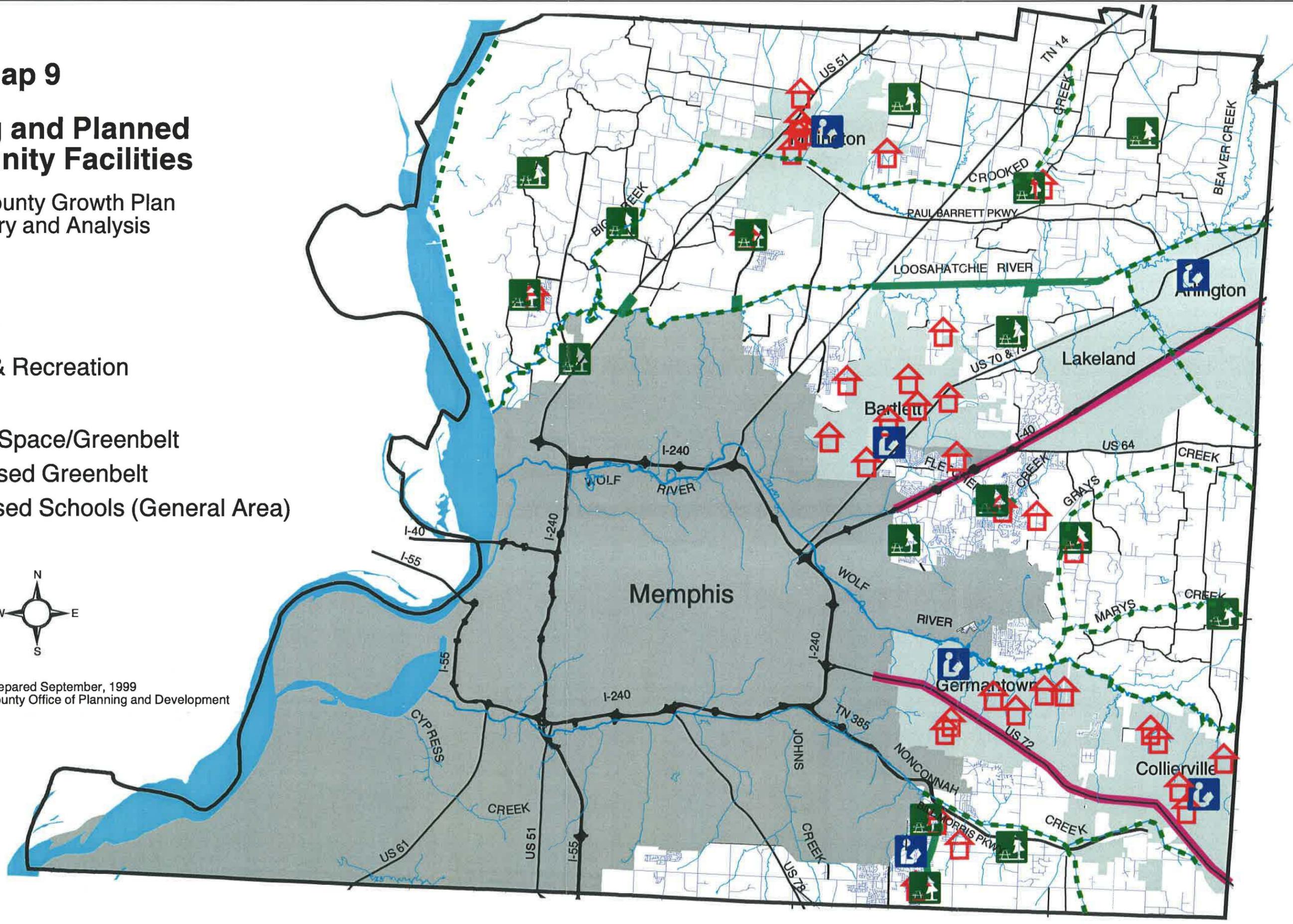
Existing and Planned Community Facilities

Shelby County Growth Plan
Inventory and Analysis

-  Library
-  Parks & Recreation
-  School
-  Open Space/Greenbelt
-  Proposed Greenbelt
-  Proposed Schools (General Area)



Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development



a plan for extending sewers in the Gray's Creek area by systematically opening drainage sub basins over the next 15 years.

At present, the only areas not served or planned to be served with sewer service are located in the northeastern and northwestern areas of the County.

Existing and planned sewer extensions are shown on Map 10.

Population and Economic Analysis

An analysis of population and economic trends is the final component of this phase of the planning process. The location of jobs and businesses and the economic growth that results from them in many cases determines where people will choose to live. This analysis considers the following factors:

- Population Projections
- Construction trends
- Economic Growth

Population Projections – The current population estimate for Shelby County as a whole is 869,379. Based on projections compiled by the MPO, the University of Tennessee and the municipalities of Shelby County, the Shelby County Coordinating Committee adopted a 20 year population estimate of 1,106,570. Projected populations for the communities of Shelby County are based on their best estimates of future urban growth boundaries and a continued policy of aggressive annexation. Current population estimates and 20 year projections are shown in the table below.

1999 Estimates and 2020 Projections of Population

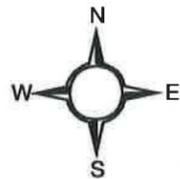
Jurisdiction	Current MPO Estimate 1999	Coordinating Committee 2020 Projection	Percent Growth
Arlington	2,000	32,000	1500%
Bartlett	40,000	60,000	50%
Collierville	32,500	49,200	51%
Germantown	39,279	46,500	18%
Lakeland	5,600	25,000	346%
Millington	13,000	28,000	115%
Memphis	644,000	848,451	32%
Unincorporated County	93,000	17,459	-98%
Total	869,379	1,106,610	27%

Map 10

Existing and Planned Sewer Extensions

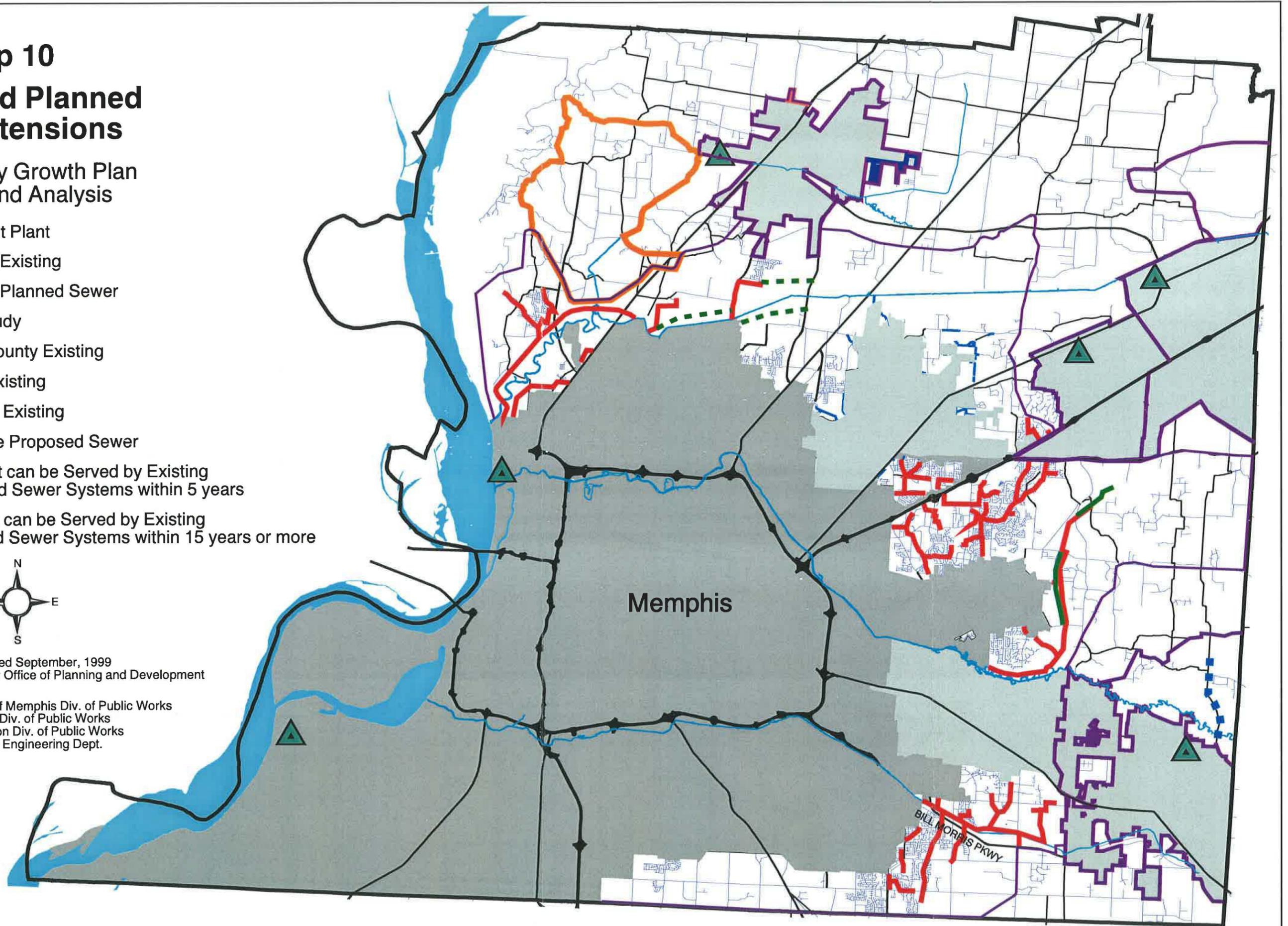
Shelby County Growth Plan
Inventory and Analysis

-  Treatment Plant
-  Memphis Existing
-  Memphis Planned Sewer
-  Under Study
-  Shelby County Existing
-  Bartlett Existing
-  Millington Existing
-  Collierville Proposed Sewer
-  Areas that can be Served by Existing or Planned Sewer Systems within 5 years
-  Areas that can be Served by Existing or Planned Sewer Systems within 15 years or more



Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development

Source: City of Memphis Div. of Public Works
City of Bartlett Div. of Public Works
City of Millington Div. of Public Works
Shelby County Engineering Dept.



Overall, it is expected that the County will gain about 27% population over 20 years. The data shows that Arlington and Lakeland expect to make major gains in population over the next 20 years. Arlington predicts that it will gain 30,000 persons over the next 20 years, a growth rate of almost 1500% for the study period. Lakeland also is aggressive in its projection, expecting to add 19,400 persons.

Millington expects to more than double its current population by gaining 15,000 residents. Millington's growth rate is expected to be about 115%. Bartlett and Collierville each predict growing at a lesser rate of about 50% over the planning period. Memphis expects overall growth of about 32% or just over 200,000 persons. Germantown because of its small reserve area compared to the rest of the municipalities expects to gain about 18% over 20 years, or about 7,200 residents.

The Shelby County Coordinating Committee expects the unincorporated County's population to drop to about 17,500 from a 1999 estimate of 93,000 at the completion of the 20 year planning period due to annexation by the municipalities.

The demographic data indicates that the highest residential densities will occur in the east central, southern and southeastern portions of the County. The corridor between Highway 51 and Covington Pike from the Memphis City limits to the Tipton County line will also experience a significant increase in population density. It is expected that the area west of Highway 51 and the northeastern portion of the County will support populations of less density.

Map 11 illustrates current and projected density of population.

Building Trends – Another indicator of development trends is the issuance of building permits. Building permits issued by the Memphis and Shelby County Construction Code Enforcement Office were analyzed for the last five years. The data indicates and the trends support increased levels of residential development in the east central area of the County – more than double the percent of the next most active area.

The Gray's Creek basin has seen the most permit activity, 46% of all permits issued over the study period. The southeastern area, below Collierville and Germantown captured 26% of all activity, while the area immediately north of Bartlett, Lakeland and Arlington accounted for 22% of all residential permits. The area just north of Memphis and south of Millington accounted for 8% of the total.

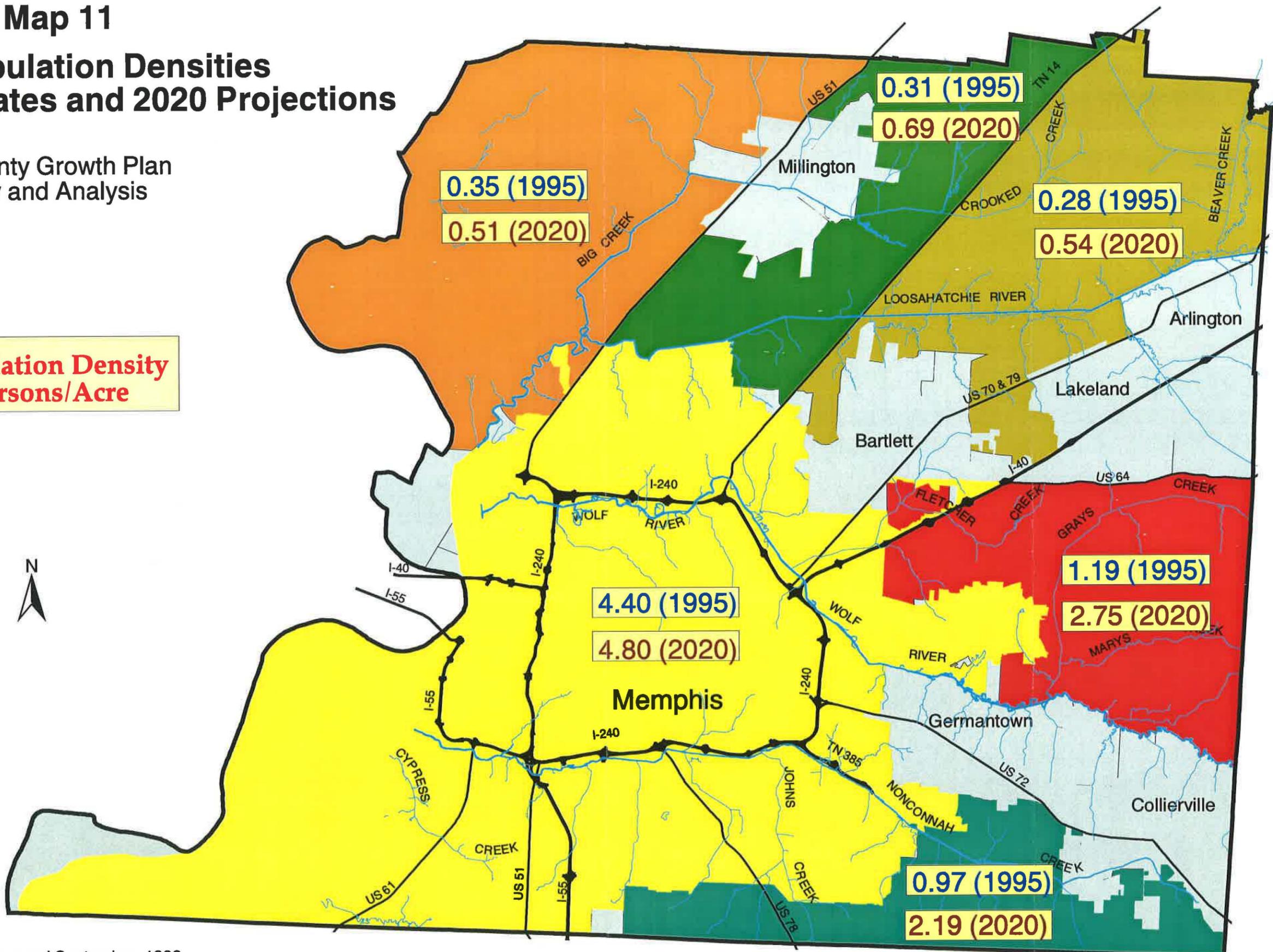
Economic Growth – The location of major employment centers contributes to where people choose to live. Shelby County has experienced tremendous economic growth over the past 10 years. Continued aggressive policies to attract and retain business and industry by all of the local governments and chambers of commerce will help ensure that the economy continues to thrive.

Map 11

Population Densities 1995 Estimates and 2020 Projections

Shelby County Growth Plan
Inventory and Analysis

Population Density
Persons/Acre



Over the next 20 years employment centers will continue to move eastwardly and southeastwardly in Shelby County. Current initiatives that indicate that this trend will continue include: the Southeast Industrial Corridor, which is planned to attract major new industry to the area just south of the current Memphis City limits; the Technology Corridor which extends eastward from the Memphis City limits in the area generally served by Bill Morris Parkway through Germantown to Collierville; the redevelopment and reuse of the Millington Naval Air Station; the active pursuit of technological industry by the City of Bartlett; the development of the Arlington industrial park; and, the planned major business and industrial park on Highway 64 in the Gray's Creek basin.

Map 12 shows the location of existing and planned employment centers.

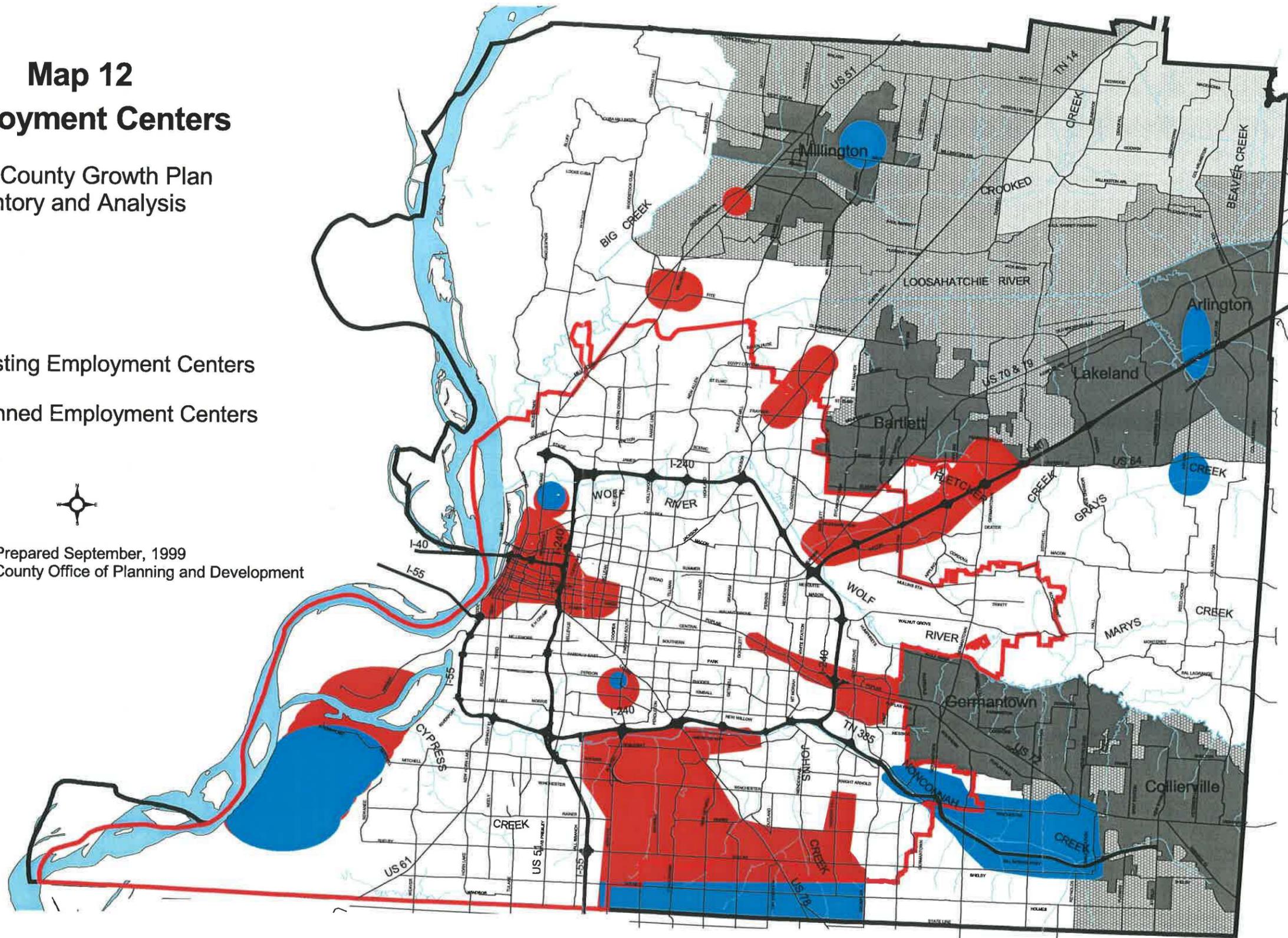
Map 12 Employment Centers

Shelby County Growth Plan
Inventory and Analysis

-  Existing Employment Centers
-  Planned Employment Centers



Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development



**Recommendations for Planned Growth
and Rural Areas**

Recommendations for Planned Growth and Rural Areas

Shelby County holds a unique position in the State of Tennessee in regard to the implementation of Public Chapter 1101. With the ratification of the Memorandum of Agreement defining annexation reserve areas for each municipality, Shelby County has a sound basis for determining its Growth Plan.

Shelby County is an urban county. County government has a history of providing urban services to its unincorporated area much as municipalities provide those services within their borders. Chapter 1101 allows for increased levels of fees and taxes to be charged within planned growth areas, provided that the services that the County delivers are of a higher level than those delivered in rural areas.

Planned Growth Areas

Planned growth areas are to be included in a county's growth plan when the need arises to accommodate major new town development and/or business/industrial parks at a distance of several miles from an existing municipality and at a location to which a municipality could not feasibly extend services. The designation of a planned growth area should be used to satisfy demand which is clear and compelling because of location factors and market conditions.

The intention of the law is that municipal governments extend services to their urban growth areas in anticipation of annexation. Until such time as a municipality is prepared to annex into a planned growth area or the area was developed in a high enough density to incorporate on its own, the County would be required to provide urban services.

This is not the case in Shelby County. Shelby County Government already provides urban services to all of the unincorporated area at virtually the same level.

The County has an aggressive program of road construction and maintenance. It funds the Shelby County school system which in turn builds and operates schools in those areas where the density of development has reached a level where service is mandated. Shelby County provides schools within all suburban municipalities and is a major funding source for the City of Memphis school system. The County acquires, maintains and operates parks and recreation areas throughout the County. It acquires parkland ahead of development and turns the operation of parks over to municipalities when annexation occurs. Fire service in the unincorporated County is generally provided at the same level systemwide.

As a result of this analysis the designation of planned growth areas is not appropriate in Shelby County. The seven municipal governments in Shelby County provide ample capacity to support urban growth within their annexation reserve areas.

In making the recommendation for not designating planned growth areas, extensive analysis and attention was given to east central area of Shelby County, generally known as the Gray's Creek basin. The analysis shows that adopted programs and policies of Shelby County, the City of Memphis, the Town of Collierville and the Metropolitan Planning Organization dictate that this area be set aside for urban growth. The planned extension of Memphis and Collierville sewers to this area will allow for urban densities. The dominance of Priority One major roads in the area, particularly the development of the outer loop roadway and the east-west connecting roads, is the second major factor in opening up this area to urban development.

Analysis of environmental factors shows that the east central area can, and is, supporting expansion of urban development. Building activity and employment centers are drawing new residents much more quickly than other parts of Shelby County.

In addition, the continued trend toward urban level development along the western boundary of Fayette County will place added pressure on this area of the County. (Fayette County has indicated to the Shelby County Coordinating Committee that the area of the County adjacent to Shelby County will be designated as urban growth.)

Therefore, territory within the Gray's Creek basin does not meet the criteria for planned growth or rural designation under Chapter 1101. The development of this area in a manner appropriate to its character should be controlled by the adoption of the Gray's Creek Plan and other land use controls tools such as design controls, an aggressive tree ordinance, intensive billboard regulation and an active program of greenway acquisition by local government.

Rural Areas

The area in the northeast sector of Shelby County shown on Map 1 as "Not Reserved" should be designated as a rural area. It is overwhelmingly rural in character, supporting large farming operations, open space and concentrations of forested areas.

However, some slight adjustments should be made to the boundaries of the areas that were defined as a result of the Memorandum of Agreement. The boundaries should be adjusted to conform to the drainage sub-basins of the Loosahatchie River. This will have minimal impact on the proposed urban growth boundaries of Lakeland and Arlington. It would not affect the annexation reserve agreements.

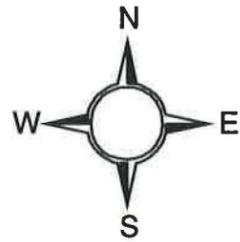
The second major area that is recommended for designation as a rural area is in the northwest sector of the County. Shelby Forest, which by definition is wholly rural in character, dominates the area. It is the recommendation that all of the area contained within the direct Mississippi River sub-basin north of the Memphis City limits to the Tipton County line, and the most northerly sub-basin of Big Creek be designated as rural.

Map 13

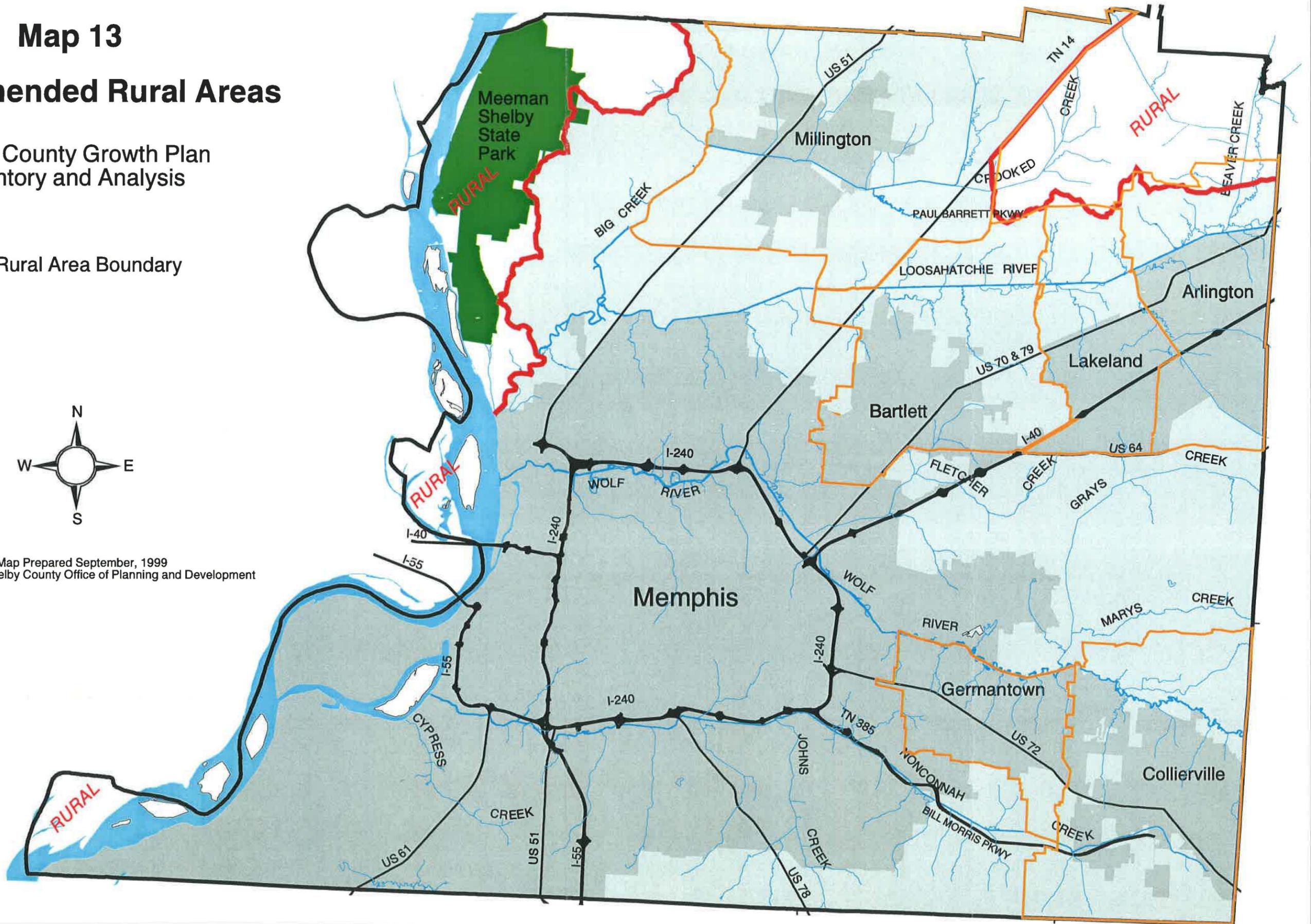
Recommended Rural Areas

Shelby County Growth Plan
Inventory and Analysis

— Rural Area Boundary



Map Prepared September, 1999
Memphis and Shelby County Office of Planning and Development



Implementation Considerations

The designation of rural areas as a component of the Shelby County Growth Plan is only a first step. The most critical phase lies ahead. Implementation of the Growth Plan and, more importantly, wise management of growth are the keys to ensuring that Shelby County will continue to be an attractive place to live in future years.

Issues that need to be addressed over the next several years include, but are not limited to:

- Resolving extra-territorial jurisdiction issues among all local governments.
- Examining and adopting zoning and subdivision regulations in urban growth areas that are acceptable to both the County and each of the seven municipalities.
- Adopting and implementing a strong tree ordinance for new developments.
- Adopting and implementing a strong billboard ordinance.
- Adopting and implementing a policy to preserve pockets of prime agricultural land and forested land outside of the designated rural areas.
- Actively continuing a program to acquire floodway and floodplain lands to set aside as greenways.
- Examining alternative methods of paying for infrastructure which benefits new development, by adopting such policies as impact fees on a Countywide basis.
- Developing and implementing small area plans that address issues and concerns specific to unincorporated neighborhoods of the County.
- Continuously reviewing and updating policies that affect residents Countywide, such as the Major Road Plan and sewer extension policies, refining them to fit the needs of our residents.

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Amendment to the City of Memphis Urban Growth Plan

Recommendation for Urban Growth Area



Local Government Planning Advisory Committee

Date: June 28, 2000

To: Approve Shelby County Growth Plan


Tom Stiner, Chairman

Prepared by the Memphis and Shelby County
Division of Planning and Development

December 13, 1999

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Executive Summary

Executive Summary

Inventory and Analysis

The following key issues resulting from the study of environmental issues, land use and demographic trends, revitalization strategies and fiscal analysis form the basis for plan recommendations:

1. In the next twenty years adopted policies for the extension of sewer lines and major roads will result in the urbanization of all land within the annexation reserve area of the City of Memphis except in the northwest sector (dominated by Meeman Shelby State Forest).
2. Areas sensitive to urbanization include floodplains, wetlands, aquifer recharge areas, unstable soils and earthquake hazard areas. These sensitive lands are generally scattered throughout the Memphis annexation reserve area. Measures can be taken to protect them within urban growth boundaries.
3. Based on the population projections approved by the Shelby County Coordinating Committee for the year 2020, and considering the implementation of the Memphis and Shelby County Balanced Growth Strategy, Memphis will grow by over 204,000 persons. Approximately 153,375 persons will reside in the Memphis annexation reserve area and 51,125 will reside within the current City boundaries.
4. Land development and demographic trends for new construction indicate that the highest residential densities will occur in the east central, southern and southeastern portions of the Memphis annexation reserve area.
5. The City of Memphis has instituted aggressive programs for revitalization of housing, commercial and industrial properties to encourage the redevelopment and revitalization of the older neighborhoods.
6. A fiscal analysis of the cost of extending services and facilities to the entire Memphis annexation reserve area shows a positive return of approximately \$2.5 billion if the area is developed to its full potential.

Recommendation for Urban Growth Area

The City of Memphis has followed a program and set of policies which calls for extension of services and infrastructure in anticipation of annexation. Chief among these policies and programs is the extension of sewers. Secondly, Memphis jointly approves rezonings and subdivisions within virtually all of its annexation reserve area with Shelby County. And thirdly, Memphis has actively participated in the planning of major roads in its reserve area through its participation in the Metropolitan Planning Organization.

The area shown as the City of Memphis Reserve Area on Map 1 should be designated as its *Urban Growth Area* with the exception of that portion of the area which is rural in character in northwest Shelby County. It is recommended that all of the area contained within the direct Mississippi River sub-basin north of the Memphis City limits to the Tipton County line, and the most northerly sub-basin of Big Creek not be included as part of the *Urban Growth Area* at the present time. This area is dominated by Meeman Shelby State Forest and is almost totally rural in character.

The designation of Memphis' *Urban Growth Area* will not alter the agreement among the municipalities for annexation reserve areas. The *Urban Growth Area* serves as an overlay on the annexation reserve area of the City of Memphis.

It is recommended that the urban growth boundary be reviewed at least every three years to determine the extent of urbanization, particularly in the northwestern part of the County. The boundary should be adjusted accordingly to accommodate the need for increased urban services.

The recommended Urban Growth Area for the City of Memphis is shown on Map 14, following page 15.

INTRODUCTION

City of Memphis Amendment to the Urban Growth Plan

Urban Growth Area

Introduction

Purpose and Scope

The purpose of this report is to present recommendations for designating the *Urban Growth Area* for the City of Memphis as defined by Public Chapter 1101. The recommendations are a result of an analysis of environmental conditions, demographic trends, economic trends, transportation policies, community facilities/infrastructure policies, land use factors, redevelopment policies and fiscal considerations.

Background for Planning

The Shelby County Coordinating Committee was convened in September 1998 for the purpose of formulating a 20 year "growth plan" for all of Shelby County.

Under Chapter 1101 the municipalities of Shelby County are authorized to base their urban growth boundaries on negotiated annexation reserve agreements. Annexation reserve agreements have been used successfully in Shelby County over the last 25 years to designate specific territories of the County that will be annexed by particular municipalities. The reserve agreements are necessary to allow each community to grow in an orderly and timed fashion.

At the time of the enactment of Chapter 1101 all suburban municipalities had annexation reserve agreements in effect with the City of Memphis with the exception of the Town of Arlington. As the result of the work of the Coordinating Committee and the Mayors of all of the communities, new reserve agreements were agreed upon in June of 1999.

As a result of the Memorandum of Agreement one major area of the County located north of the reserve areas of Arlington and Lakeland, east of the reserve area of Millington and northeast of the reserve area of Bartlett was left unreserved to any municipality. Also included in this category are islands located within the channel of the Mississippi River not currently within the city limits of Memphis. The annexation reserve area boundaries negotiated in 1999 serve as the basis for determining the urban growth boundaries of each city.

Memphis' annexation reserve area surrounds the City on all sides, with the largest expanses being northwest, east and southeast of the current City limits.

The 1999 annexation reserve area agreements are shown on Map 1.

Urban Growth Area Definition

Public Chapter 1101 defines an *Urban Growth Area* as:

- Territory that is reasonably compact, yet sufficiently large enough to accommodate residential, commercial and industrial development over the next 20 years
- Territory that is not within the existing corporate boundaries of any municipality
- Territory that is contiguous to current municipal boundaries
- Territory that a reasonable and prudent person would project as the likely site of high density growth
- Territory which Memphis is better prepared to serve than the other municipalities in Shelby County
- Territory which can be expected to be annexed into an existing municipality
- Territory which are designated by municipalities
- In Shelby County, urban growth areas are based on negotiated annexation reserve area boundaries
- An area which reflects Memphis' duty to fully develop resources within its current boundaries while controlling urban expansion, taking into account the impact of growth on undeveloped areas

Inventory and Analysis

Inventory and Analysis

Environmental Conditions

The examination of environmental factors is significant in determining those areas in the potential urban growth area of Memphis that can support urban uses and those areas that should generally remain rural in character. Environmental factors analyzed for this plan include:

- Soils
- Seismic Hazard Areas
- Environmentally Sensitive Areas - Floodplains, Wetlands, Aquifer Recharge Areas and Forested Land

Soils – An examination of soil types and their characteristics is important in determining the intensity of development that can be supported in a particular area. In Shelby County the United States Department of Agriculture (USDA) has identified seven major soil types.

Three types of soils are characterized by the USDA as suitable for high density urban development. They are the Grenada-Calloway and Grenada-Memphis soils generally located in the eastern and southeastern areas of the County, and the Memphis-Grenada soils generally encompassing the current city limits of Memphis, Millington and Bartlett and extending to the northeastern portion of Shelby County.

The USDA characterizes four types of soils in Memphis and Shelby County as unsuitable for high density urban development. Three of these soil types are generally located along the Mississippi River floodway and extend across the northwest portion and in the extreme southwest area of the County (Robinson, Tunica and Memphis). The Flaya soil type is unsuitable for urban development and is located along the floodplains of the rivers and creeks.

Map 2 illustrates Generalized Soil Associations.

Seismic Hazards– The Central United States Earthquake Consortium (CUSEC) has estimated where earthquake damage may be potentially severe in Memphis and Shelby County. CUSEC has determined that steep slopes, sandy soils and alluvial soils (those located within floodplains) are least able to withstand the impacts of a significant earthquake. Areas along the Mississippi River, central portions of the City of Memphis and areas within the Big Creek drainage basin have the highest earthquake risk factor in Shelby County.

The risk of seismic hazards is much less in the areas east and southeast of the current City limits of Memphis. There is a moderate risk factor within the eastern parts of the current City limits, the area just south of Memphis and in Cordova.

Seismic hazards are shown on Map 3.

Map 2

Generalized Soil Associations

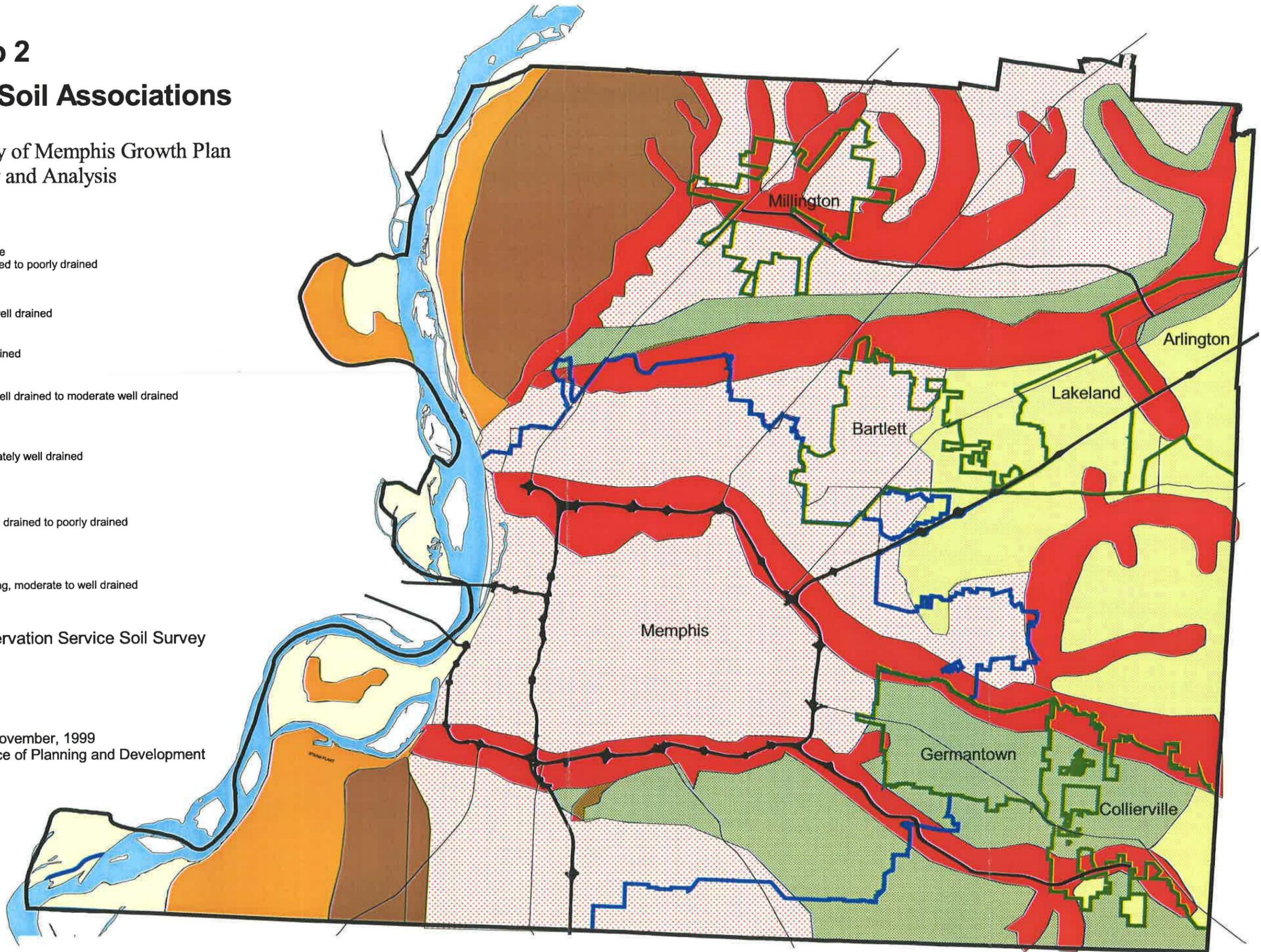
Amendment to the City of Memphis Growth Plan
Inventory and Analysis

-  Robinson-Crevasse-Commerce
Nearly level, excessively drained to poorly drained
Loamy and sandy
-  Tunica-Sharkey-Bowdre
Poorly drained to moderately well drained
Clay
-  Memphis
Chiefly steep, uplands, well drained
Silty Soils
-  Memphis-Grenada-Loring
Nearly level to poorly sloping, well drained to moderate well drained
Silty
-  Flaya-Waverly-Collins
Level, poorly drained to moderately well drained
Silty
-  Grenada-Calloway-Henry
Gently sloping, moderately well drained to poorly drained
Silty
-  Grenada-Memphis-Loring
Gently sloping to strongly sloping, moderate to well drained
Silty

Source: U.S.D.A Soil Conservation Service Soil Survey



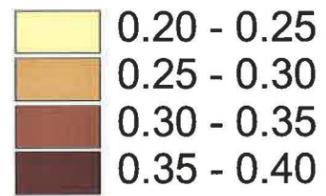
Map Prepared November, 1999
Memphis and Shelby County Office of Planning and Development



Map 3 Seismic Hazard -- Peak Ground Acceleration in Shelby County (M 7.5, Marked Tree)

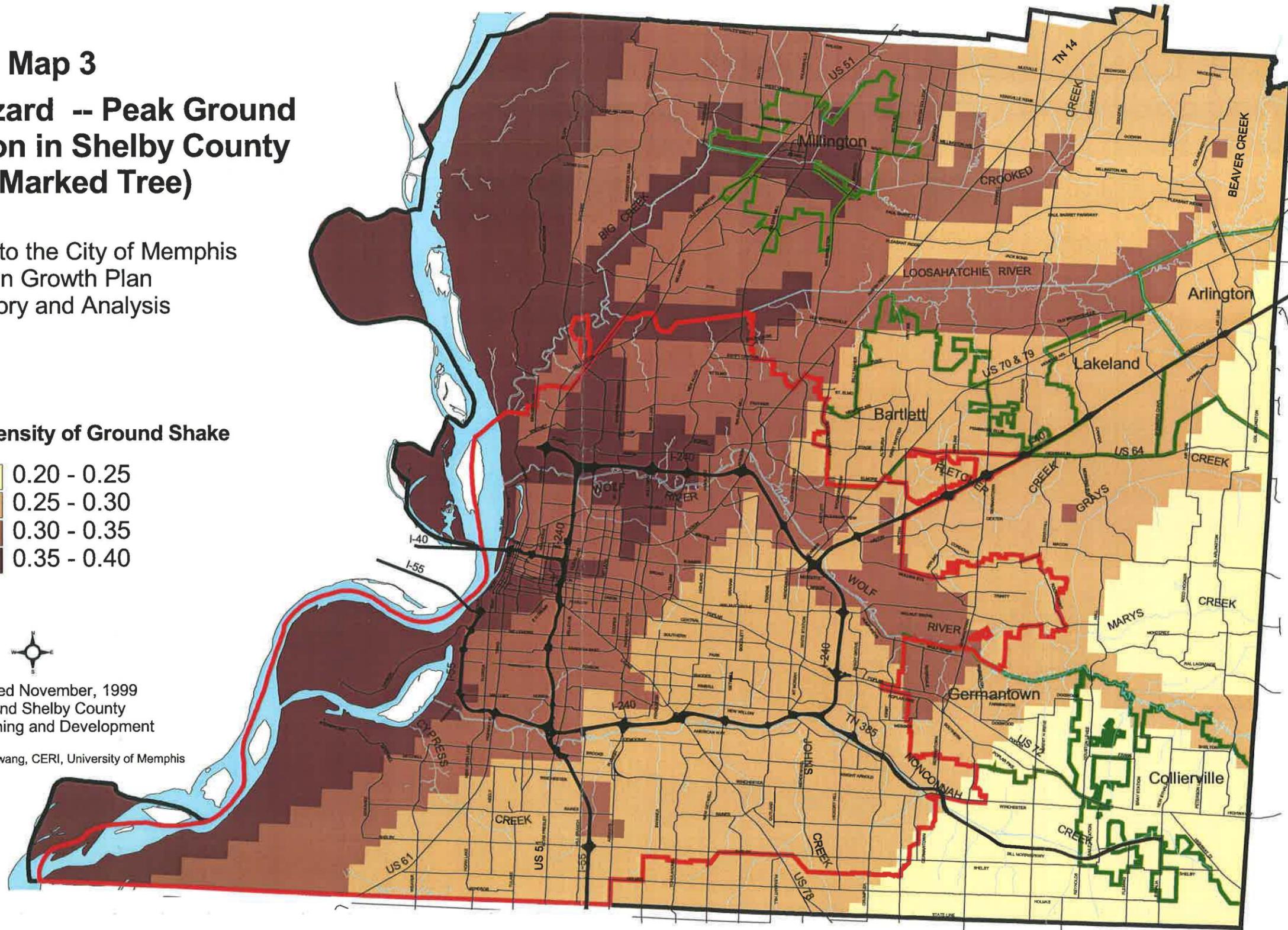
Amendment to the City of Memphis
Urban Growth Plan
Inventory and Analysis

PGA (g) -- Intensity of Ground Shake



Map Prepared November, 1999
Memphis and Shelby County
Office of Planning and Development

Source: Dr. Howard Hwang, CERl, University of Memphis



Environmentally Sensitive Areas– For the purposes of this report, Environmentally Sensitive Areas are defined as Floodways, Floodplains, Aquifer Recharge Area and Forested Areas.

Floodways and floodplains are areas within which a 100 year flood occurrence can be contained. Floodways include the stream channel and its immediate environment. Floodplains are determined based on elevation and topographic conditions. While building has been allowed in floodplains in the past in Memphis and Shelby County, construction in these areas is not recommended due to potential loss of property and life.

The *Joint Zoning and Subdivision Regulations of Memphis and Shelby County* include a special category that designates floodplains (FP). No construction is allowed in these areas without special mitigation measures. In no instance is construction permitted in floodway zones (FW).

In many cases, floodways and floodplains are also wetland areas. Wetland areas follow the courses of major rivers and streams and serve as wildlife habitats, aid in purifying ground water and contribute to the reduction of flood impacts. Under State and Federal law, wetlands generally cannot be built upon without mitigating measures being taken by the developer. Floodway, floodplain and wetland areas are appropriate for greenbelts, open space and agricultural uses.

Aquifer recharge areas are the points of interchange between surface water and aquifers. Both residential developments on septic systems and agricultural uses must be monitored and regulated in aquifer recharge areas to protect the supply of drinking water from pollution.

Chapter 1101 dictates that significant forested areas be preserved from encroachment of urban densities of use. In conducting the analysis for this plan, contiguous forested areas of over 50 acres and large tracts of publicly owned forests were considered to be major environmental determinants. Consideration was also given to preserving contiguous tracts of actively farmed land of over 50 acres on suitable soils in rural areas.

Large tracts of forested areas are generally located in floodplain areas and along steep slopes in the study area. Prime agricultural land is scattered with the largest concentrations in the extreme northeast and northwest areas of Shelby County.

The most significant stand of forest is located in the northwest portion of the County and consists of the State owned Shelby Forest and its immediate environs. Large tracts of forestland are also located along the major rivers.

Public Chapter 1101 dictates that areas such as Shelby Forest be protected from urban uses. Significant non-public forested lands should be restricted to low density development and planned open space. In any instance, development of areas currently in forest and within the *Urban Growth Area* should be strictly controlled through adoption and implementation of a tree ordinance and other land use controls.

Prime agricultural land should be considered that land in active cropland located on highly suitable soils. Agricultural land not in cropland on soils able to bear high density construction is suitable for urban development. Given the population projections and extension of urban services throughout unincorporated Shelby County, it is clear that some agricultural land will be absorbed for urbanization.

Environmentally Sensitive Areas are illustrated on Map 4.

Land Use, Transportation and Public Facilities

An analysis of current conditions, adopted policies and future trends concerning land use, transportation and public facilities is necessary to determine where and when urban development should occur. In analyzing the built environment this report considers the following factors:

- Vacant Land Analysis
- Current Land Use Inventory
- Existing and Planned Sewer Service
- Recent Zoning Decisions and Land Development Trends
- Transportation Policies and Plans

Vacant Land Analysis - In addition to analyzing vacant land within a proposed urban growth area, Chapter 1101 requires each municipality to examine its inventory of vacant land within its current corporate limits and determine its suitability for redevelopment. For the purposes of this study the vacant land analysis concentrated on the availability of land for residential development.

Before the amount of suitable vacant land can be determined, certain factors must be considered. In this analysis the gross amount of acreage available for development was determined from the records of the Shelby County Assessor of Property. From that total, vacant lots located within floodways, flood plains, in areas of poor soils or in environmental hazard areas were subtracted. Areas containing environmentally sensitive characteristics and dedicated to parks or recreational open space were also excluded. Only lots that could be assembled into parcels with a minimum of fifty feet of road frontage were considered.

Areas with environmental constraints are generally characterized as those areas where degradation of the environment has occurred through manmade actions. These sites include numerous Superfund sites. Superfund sites are locations determined by the Federal government to be places where hazardous chemicals and other environmentally toxic substances were discharged into the ground and watercourses. Also included in this category are gravel pits and mines and landfill sites. Most active and inactive mining sites are located in the northeastern portion of the County. Superfund sites are located throughout the Memphis and Shelby County, but occur most often in the northwest to north central portion of the County between Millington and the City of Memphis. These types of sites are not suitable for development.

Using this analysis technique, it was determined that there are approximately 7,000 vacant lots available for residential development on 5,100 acres of land within the current City limits of Memphis. In addition, there are about 7,800 lots which can be developed on 7,650 acres within the annexation reserve area of the City of Memphis.

Within the City of Memphis vacant lots are scattered. The largest concentrations of lots can be found in North and South Memphis just outside the downtown core. Large tracts and concentrated sites can be found in the Raleigh area north of Interstate 240 and south of the Loosahatchie River between Overton Crossing and Austin Peay. In addition, vacant residential land in large tracts is located in Whitehaven between Highway 61 and US 51 south of Nonconnah Creek to the Mississippi State line.

Most vacant land within the annexation reserve area appropriate for residential development is found in the east central area and is currently zoned for agricultural uses or approved for planned developments.

Buildable Vacant Land and Environmental Constraints are shown on Maps 5 and 6.

Current Land Use Inventory – Land use in the incorporated and annexation reserve areas of the City of Memphis was analyzed based on data provided by the Shelby County Assessor of Property. For the purposes of this analysis, land use was broken down into 7 major categories: residential, commercial, industrial, recreation and open space, public/quasi-public, exempt land (churches, non-profits, etc.) and vacant land. Residential land use was further divided into 3 sub-categories determined by density of use – high density single family (less than 4 acre lots), low density single family (greater than 4 acres) and multi-family.

Within the current City limits of Memphis development occurs at urban densities. Residential development is found throughout the City. Commercial development generally follows major roadways radiating out from the downtown and medical center core. Large concentrations of industrial activity are found in the south and southeastern quadrants of the City, surrounding the Memphis International Airport; in the extreme southwestern area dominated by President's Island and Pidgeon Industrial Park; and, in the north central area of the City between Jackson Avenue and Interstate 240.

In general, urban densities in the annexation reserve area are currently located within areas that are served with sewers by the City of Memphis. Two to four acre lot residential developments dominate the new development patterns in east central Shelby County. Somewhat more dense developments, less than 2 acre lots, are characteristic of the southeast portion of the County. Commercial and industrial development dominates the south central portion of Shelby County near Highway 78 and Shelby Drive and along Highway 51 between Memphis and Millington. Farms and very low density residential uses dominate the land use in the furthest northwest area of the County surrounding Meeman Shelby State Forest.

Map 7 shows current land use.

Map 5

Buildable Vacant Land and Environmental Constraints

Amendment to the City of Memphis Growth Plan
Inventory and Analysis

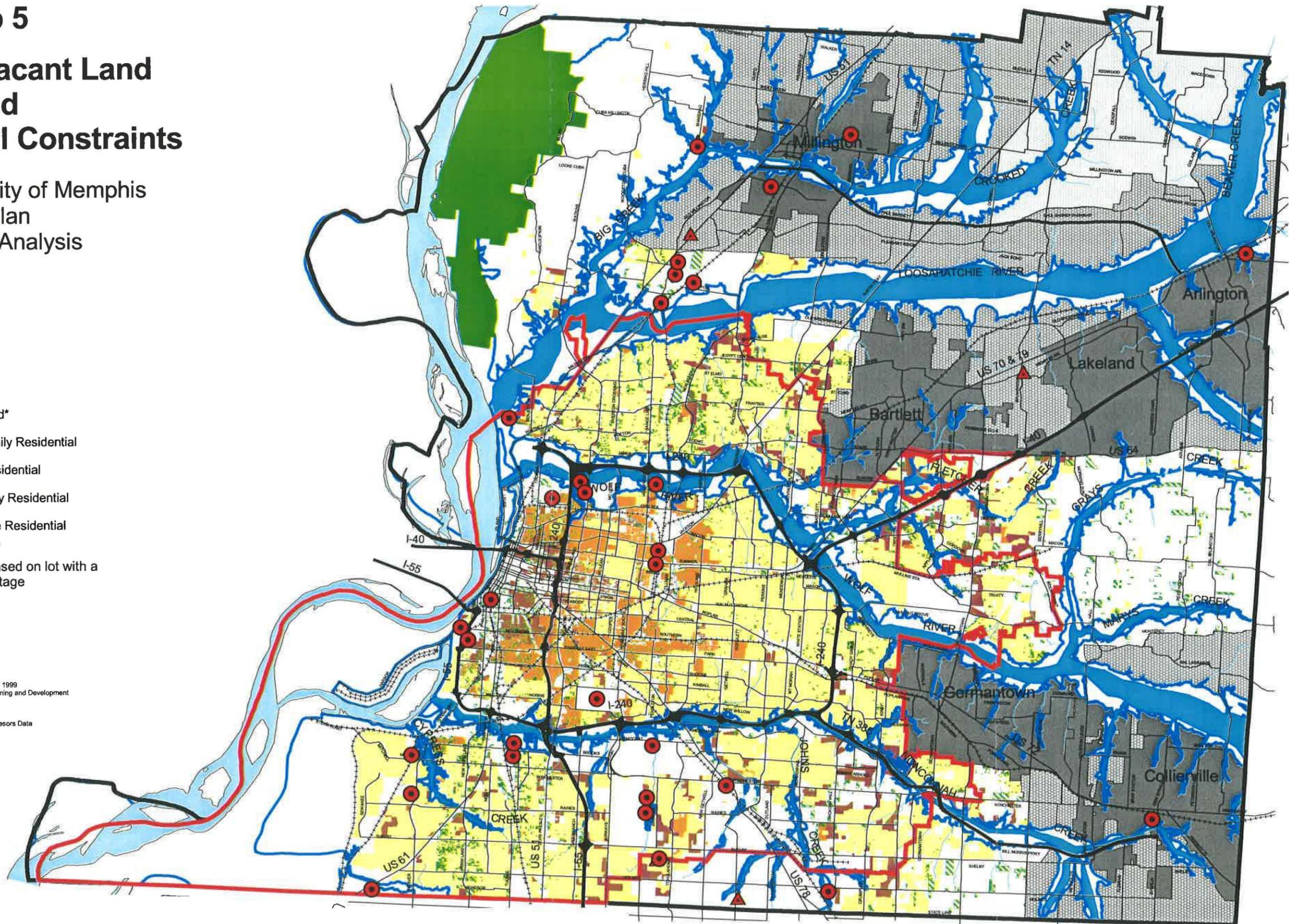
-  Landfill Site
-  Superfund Site
-  100 Year Flood Plain
-  Floodway
-  Buildable Vacant Land*
-  Zoned for Single-Family Residential
-  Zoned for Duplex Residential
-  Zoned for Multi-Family Residential
-  Zoned for Townhouse Residential

* Buildable vacant land based on lot with a minimum of 50 foot frontage



Map Prepared November, 1999
Memphis and Shelby County Office of Planning and Development

Source: Shelby County Tax Assessors Data



Map 6 Buildable Vacant Land and Environmental Constraints

Amendment to the City of Memphis
Growth Plan
Inventory and Analysis

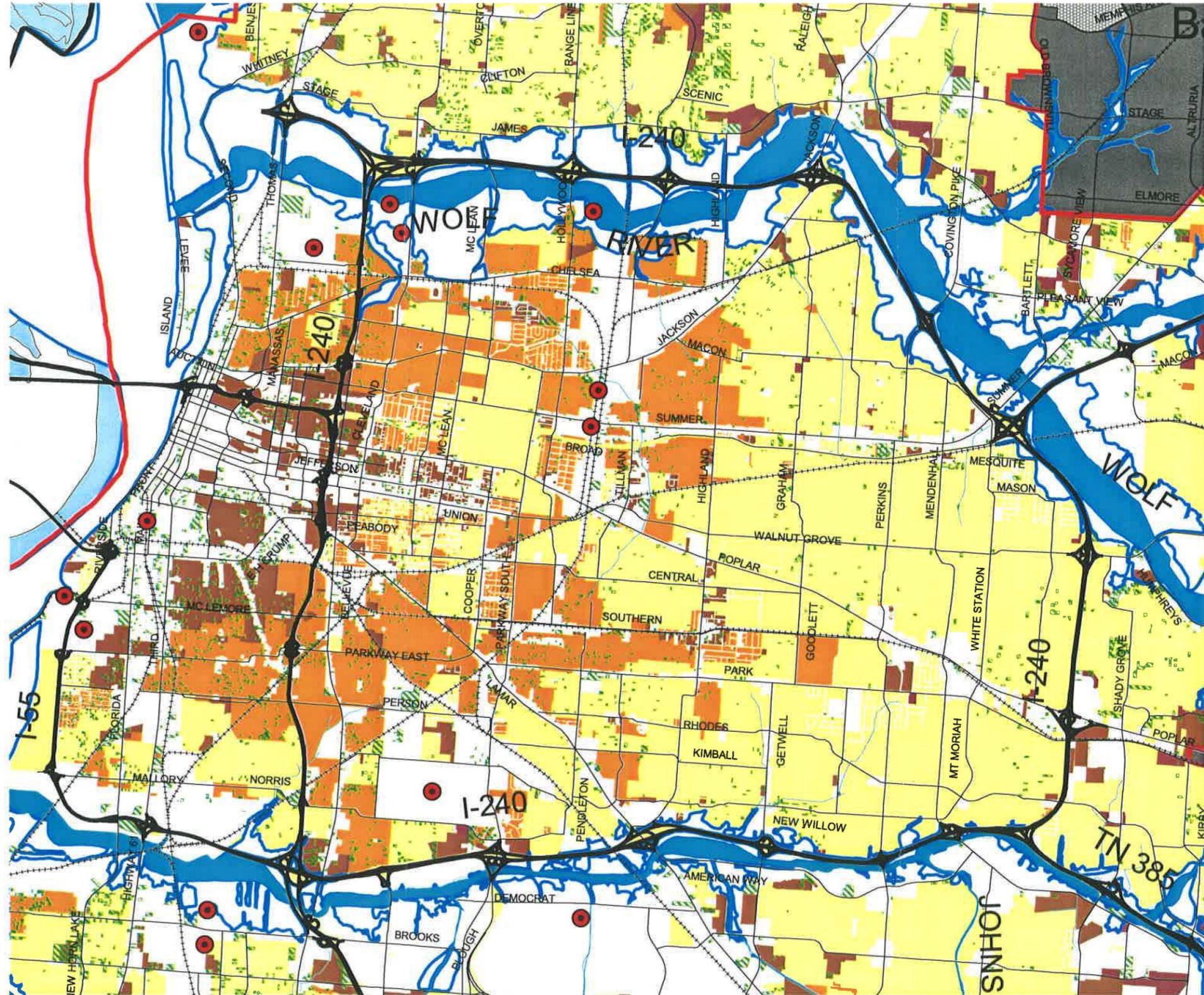
- ▲ Landfill Site
- Superfund Site
- 100 Year Flood Plain
- Floodway
- ▨ Buildable Vacant Land*
- Zoned for Single-Family Residential
- Zoned for Duplex Residential
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- Zoned for Townhouse Residential

* Buildable vacant land based on lot with a minimum of 50 foot frontage



Map Prepared November, 1999
Memphis and Shelby County Office of Planning and Development

Source: Shelby County Tax Assessors Data



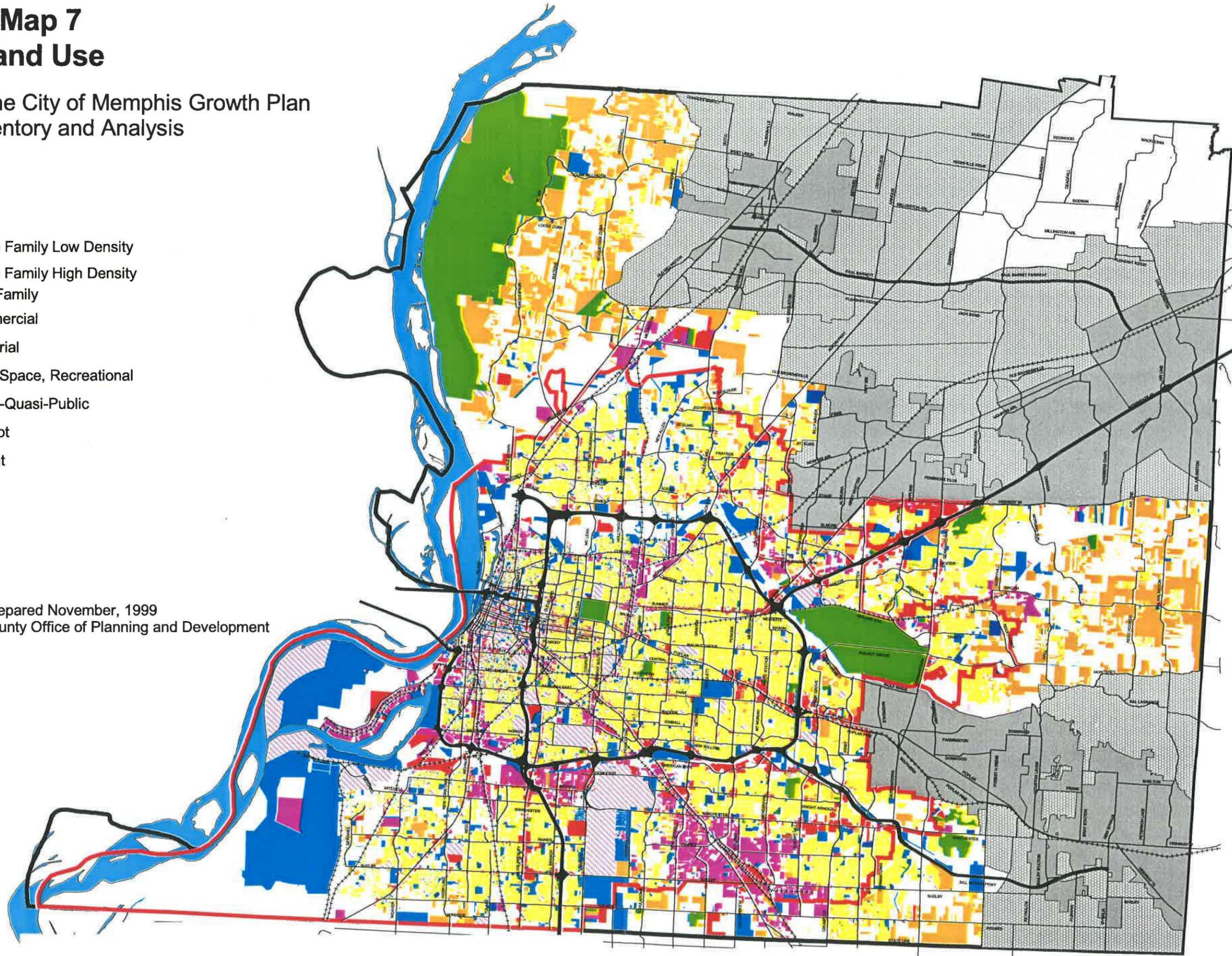
Map 7 Land Use

Amendment to the City of Memphis Growth Plan
Inventory and Analysis

-  Single Family Low Density
-  Single Family High Density
-  Multi Family
-  Commercial
-  Industrial
-  Open Space, Recreational
-  Public-Quasi-Public
-  Exempt
-  Vacant



Map Prepared November, 1999
Memphis and Shelby County Office of Planning and Development



Sanitary Sewers – Sanitary sewers and major road construction are the prime determinants for the location of urban development. The extension of sanitary sewers allows areas that are undeveloped or developed at low density to be developed into higher density communities. The City of Memphis serves its current residents and residents of major portions of the unincorporated County with sewers.

The City of Memphis has a planned program for sewer extension throughout its annexation reserve area. Sewer extensions are financed through fees derived from development contracts and property connection fees.

Within five years, the City of Memphis expects to provide major sewer lines throughout much of its annexation reserve area. Lines will be extended to the Gray's Creek basin in eastern Shelby County; to the area directly south and southeast of its current boundary in the Nonconnah Creek basin; and, to the area just north of the Memphis City limits and west of the City limits of Bartlett in the Loosahatchie River basin.

Within ten years additional lines will be extended in the Loosahatchie River basin. Lines will be extended within the Big Creek drainage basin to approximately Cuba-Millington Road in the next 15 to 20 years.

Sewer extensions to the most northwestern quadrant of Shelby County, including Meeman Shelby State Forest are not planned within the next 20 years.

A major policy determinant for sewer extension is the Balanced Growth Plan. This agreement between the City of Memphis and Shelby County was entered into in 1996 and provides for the planned extension of sewers into the Gray's Creek sewer basin by the City of Memphis. In return, Shelby County has committed to provide \$2,000,000 over four years to spur redevelopment in the inner city of Memphis. The City of Memphis has a plan for extending sewers in the Gray's Creek area by systematically opening drainage sub basins over the next 5 years.

Sewer Availability is shown on Map 8.

Zoning and Planned Developments – Development in the potential *Urban Growth Area* is regulated through the *Joint Memphis and Shelby County Zoning and Subdivision Regulations*. Zoning and planned development recommendations are made by the Memphis and Shelby County Land Use Control Board. Within its extra-territorial jurisdiction (five miles from the City limits for zoning and 3 miles for subdivisions), the Memphis City Council must approve all development with the concurrence of the Shelby County Board of Commissioners.

Planned developments are the dominant type of land use control, particularly in the east central portion of the County. Planned developments are designed to allow flexibility for development and are generally based on density and intensity of use. They can combine several types of land uses (commercial, residential and/or industrial) or only be comprised of one category.

Map 8 Sewer Availability

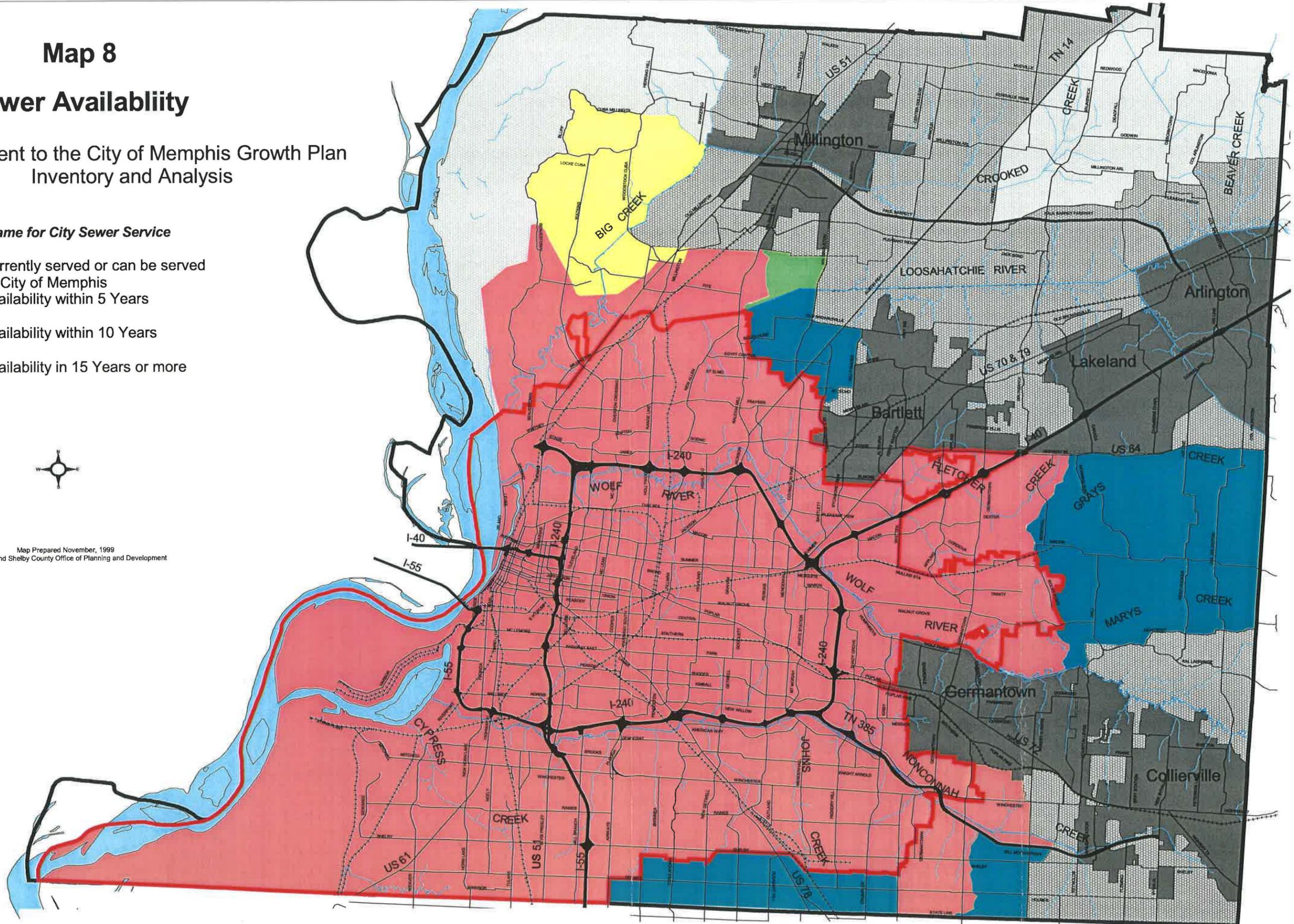
Amendment to the City of Memphis Growth Plan
Inventory and Analysis

Time Frame for City Sewer Service

- Currently served or can be served by City of Memphis
- Availability within 5 Years
- Availability within 10 Years
- Availability in 15 Years or more



Map Prepared November, 1999
Memphis and Shelby County Office of Planning and Development



Transportation – Transportation policy for major roadways and transitways is guided by the Metropolitan Planning Organization (MPO). The MPO is led by the Governors of Tennessee and Mississippi and oversees transportation decision-making for all of Shelby County, the western portion of Fayette County and the northern portion of DeSoto County, Mississippi. All municipal mayors are members of the MPO as well as the Mayor of Shelby County.

The MPO policies for Memphis and Shelby County were first set forth in the 1960's and have changed little since that time. Policies that set the alignment of major roads are important to the future development of the City of Memphis because the major arterial roadways are the chief means of moving people to jobs and services. Transportation policies, coupled with sewer and other infrastructure extensions, generally determine density of development.

Priority One roads are those major roads that are scheduled to be built within the next 10 years. Priority Two roads are scheduled to be built within the next 10 to 20 years. The major concentrations of these two types of roads are within the City of Memphis and in the eastern and southeastern parts of its annexation reserve area.

The major Priority One roadway that will be the chief determinant of future land use is what is termed the "Outer Loop". This roadway encircles Shelby County connecting Nonconnah Parkway on the south with an improved north-south Collierville-Arlington Road on the extreme eastern edge of the County to Paul Barrett Parkway that traverses the northern part of the study area. With the construction of this major artery and the introduction of planned sewer service, development in eastern Shelby County and western Fayette County will occur rapidly.

Two other major land use determinants are the planned light rail corridors and the development of I-69. There are two light rail corridors planned. The first will connect Memphis with Germantown, Collierville and Fayette County to the east, and the second will connect Memphis with Millington and Tipton County to the north and DeSoto County to the south.

Interstate 69 is a major highway that will run directly through Memphis from Canada to Mexico. The exact route of the roadway in Shelby County has not been determined. However, it will take one of two routes that encircle the County. Either route will have a direct benefit to the City of Memphis, encouraging redevelopment and new development within the City and its proposed *Urban Growth Area*.

Transportation Impacts are shown on Map 9.

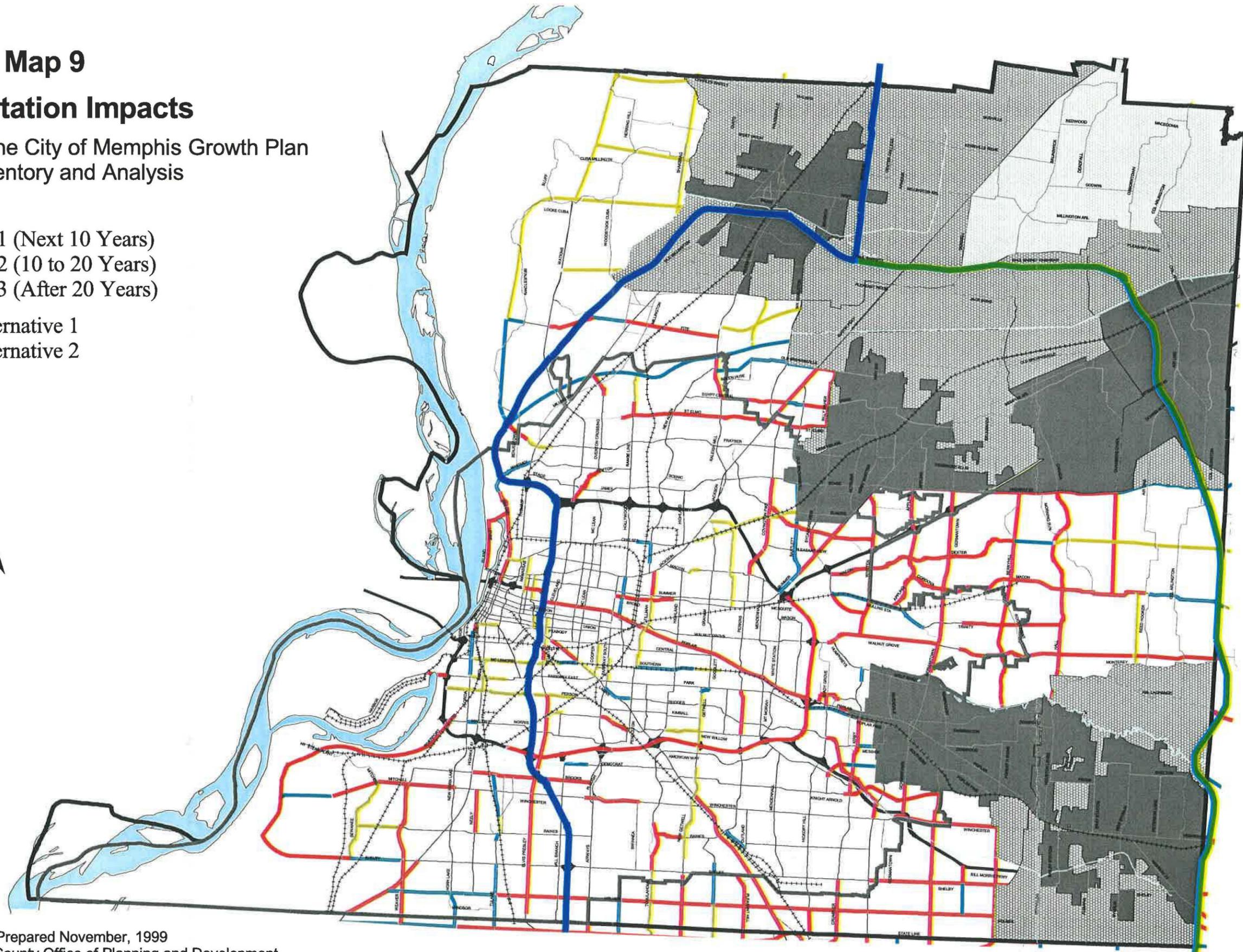
In addition to road and highway construction, transit services are important to the healthy growth of the City. Current bus routes cover the current City limits in a grid pattern. Bus route extensions are planned for the eastern edge of the City and just north and south of the current City limits. Two new Memphis Area Transit Authority (MATA) terminals have been built on the north and south ends of downtown Memphis. Seven new transit terminals are planned throughout the City to accommodate increased passenger traffic. Four park and ride facilities are planned to serve commuters coming into the City along Interstate 40. Two other park and ride

Map 9

Transportation Impacts

Amendment to the City of Memphis Growth Plan
Inventory and Analysis

- Priority 1 (Next 10 Years)
- Priority 2 (10 to 20 Years)
- Priority 3 (After 20 Years)
- I-69 Alternative 1
- I-69 Alternative 2



facilities will be constructed, one at the Fayette County line in Collierville and on Holmes Road adjacent to Highway 51.

Transit Services are shown on Map 10.

Population and Economic Analysis

An analysis of population and economic trends is an important component of this phase of the planning process. The location of jobs and businesses and the economic growth that results from them in many cases determines where people will choose to live. This analysis considers the following factors:

- Population Projections
- Land Holding Capacity Analysis
- Construction Trends
- Current and Future Employment Centers

Population Projections – The current population estimate for Shelby County as a whole is 869,379. Based on projections compiled by the MPO, the University of Tennessee and the municipalities of Shelby County, the Shelby County Coordinating Committee adopted a 20 year population estimate of 1,106,570. Projected populations for the communities of Shelby County are based on their best estimates of future urban growth boundaries and a continued policy of aggressive annexation. Current population estimates and 20 year projections are shown in Table One below.

**Table One
1999 Estimates and 2020 Projections of Population**

Jurisdiction	Current MPO Estimate 1999	Coordinating Committee 2020 Projection	Percent Growth
Arlington	2,000	32,000	1500%
Bartlett	40,000	60,000	50%
Collierville	32,500	49,200	51%
Germantown	39,279	46,500	18%
Lakeland	5,600	25,000	346%
Millington	13,000	28,000	115%
Memphis	644,000	848,451	32%
Unincorporated County	93,000	17,459	-98%
Total	869,379	1,106,610	27%

Map 10

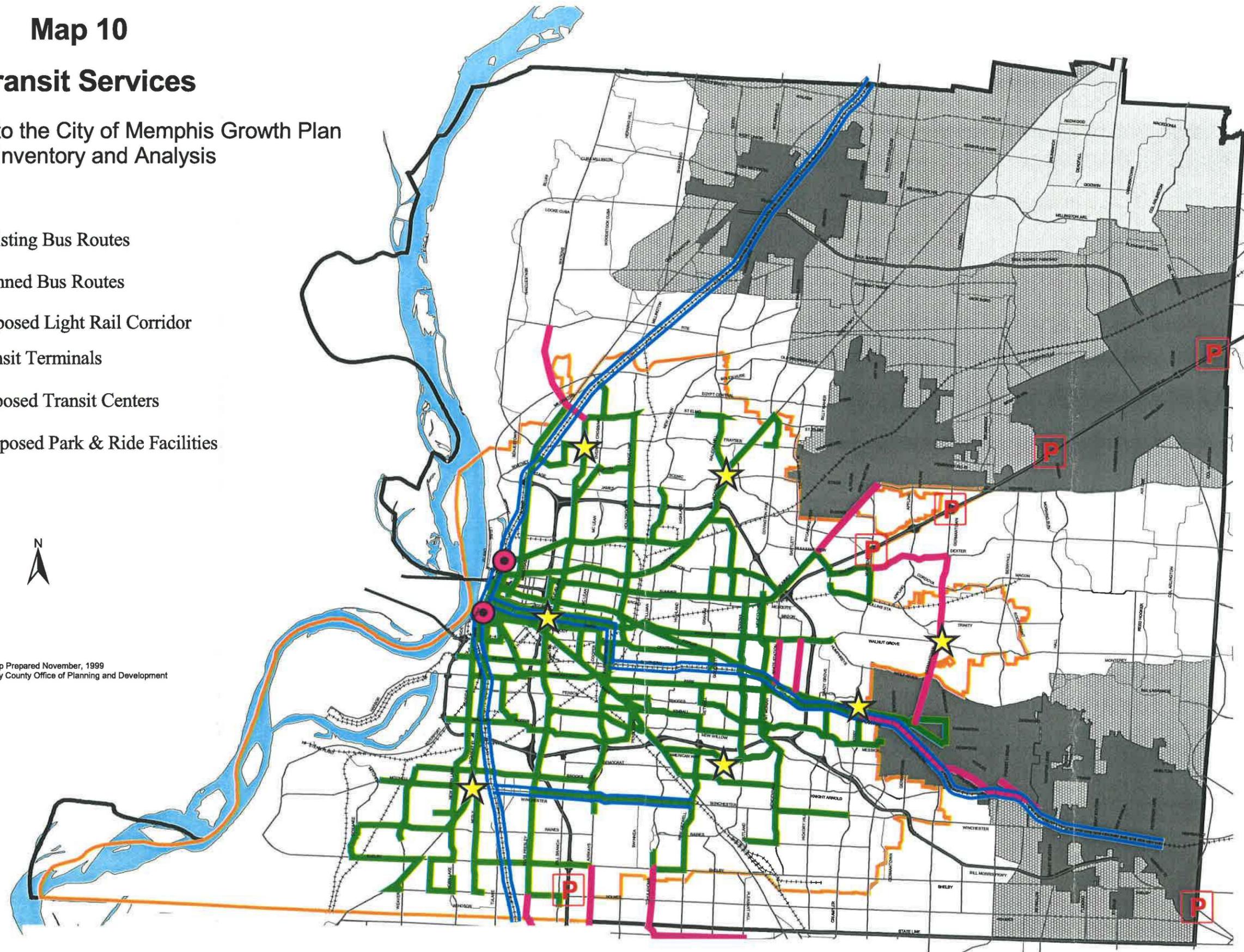
Transit Services

Amendment to the City of Memphis Growth Plan
Inventory and Analysis

- Existing Bus Routes
- Planned Bus Routes
- Proposed Light Rail Corridor
- Transit Terminals
- Proposed Transit Centers
- Proposed Park & Ride Facilities



Map Prepared November, 1999
Memphis and Shelby County Office of Planning and Development



Overall, it is expected that Shelby County will gain about 27% population over 20 years. The data shows that Arlington and Lakeland expect to make major gains in population over the next 20 years. Arlington predicts that it will gain 30,000 persons over the next 20 years, a growth rate of almost 1500% for the study period. Lakeland also is aggressive in its projection, expecting to add 19,400 persons.

Millington expects to more than double its current population by gaining 15,000 residents. Millington's growth rate is expected to be about 115%. Bartlett and Collierville each predict growing at a lesser rate of about 50% over the planning period. Germantown, because of its small reserve area compared to the rest of the municipalities, expects to gain about 18% over 20 years, or about 7,200 residents.

The Shelby County Coordinating Committee expects the unincorporated County's population to drop to about 17,500 from a 1999 estimate of 93,000 at the completion of the 20 year planning period due to annexation by the municipalities.

Memphis expects overall growth of about 32% or just over 200,000 persons to a 2020 population of about 848,500.

Land Holding Capacity Analysis - Memphis' population estimate for the year 2020 remains the same as the estimate approved by the MPO under the previous annexation reserve area agreements which allowed the City a larger land area in which to grow. This estimate was developed under the policies of the *Balanced Growth Strategy* which promotes and encourages that 25% of the net population gain be directed back into the current boundaries of the City.

The present land area within the corporate limits of Memphis is 295 square miles. The gross amount of land area in the annexation reserve area of the City is 209 square miles. When environmentally sensitive areas and Meeman Shelby State Forest are subtracted from the total, the net reserve area available for development is about 159 square miles.

In calculating holding capacity for residential development, all categories of land use must be analyzed. Current planning trends and research estimate that residential land use will use about 53% of all available land area. Open space and public facilities will account for 15%, the road system 17% and commercial and industrial uses 15% of the net reserve acreage. Table Two shows projected land use in square miles.

Table Two
Estimated Land Use: Urban Growth Area

Land Use Category	Square Miles	Percent of Total
Public Use	24	15
Transportation	27	17
Commercial and Industrial	24	15
Residential	84	53
Total	159	100

In order to accommodate an increased population of 204,500 in 2020, 78,940 new housing units will need to be constructed. Following the *Balanced Growth Strategy*, about 19,735 units will be directed back into the current City limits. The *Urban Growth Area* will need to support additional 59,205 units. Within the current Memphis boundaries this will use approximately 80% of the land that is presently vacant and available for residential use. The remaining 20% of the available land will be used for infrastructure to support the development. Within the available reserve area, the new housing units will account for 84 square miles of land and will yield an average density of 703 housing units per square mile (just over 1 unit per acre).

The most recent estimate of population density within the Memphis corporate limits is 4.4 persons per acre (1995). Based on the adopted population projection for Memphis and the proposed annexation reserve area for the City, the population density will rise to 4.8 persons per acre in 2020.

In the annexation reserve area of the City of Memphis, the demographic data indicates that the highest residential densities will occur in the east central, southern and southeastern portions of the County. The corridor between Highway 51 and Covington Pike from the Memphis City limits to the Tipton County line will also experience an increase in population density. It is expected that the area west of Highway 51 and the northeastern portion of the County will support populations of less density.

Population densities are shown on Map 11.

Based on the demographic analysis and considering the implementation of the *Memphis and Shelby County Balanced Growth Strategy*, approximately 153,375 persons will reside in the Memphis annexation reserve area and 51,125 additional persons will reside within the current City boundaries.

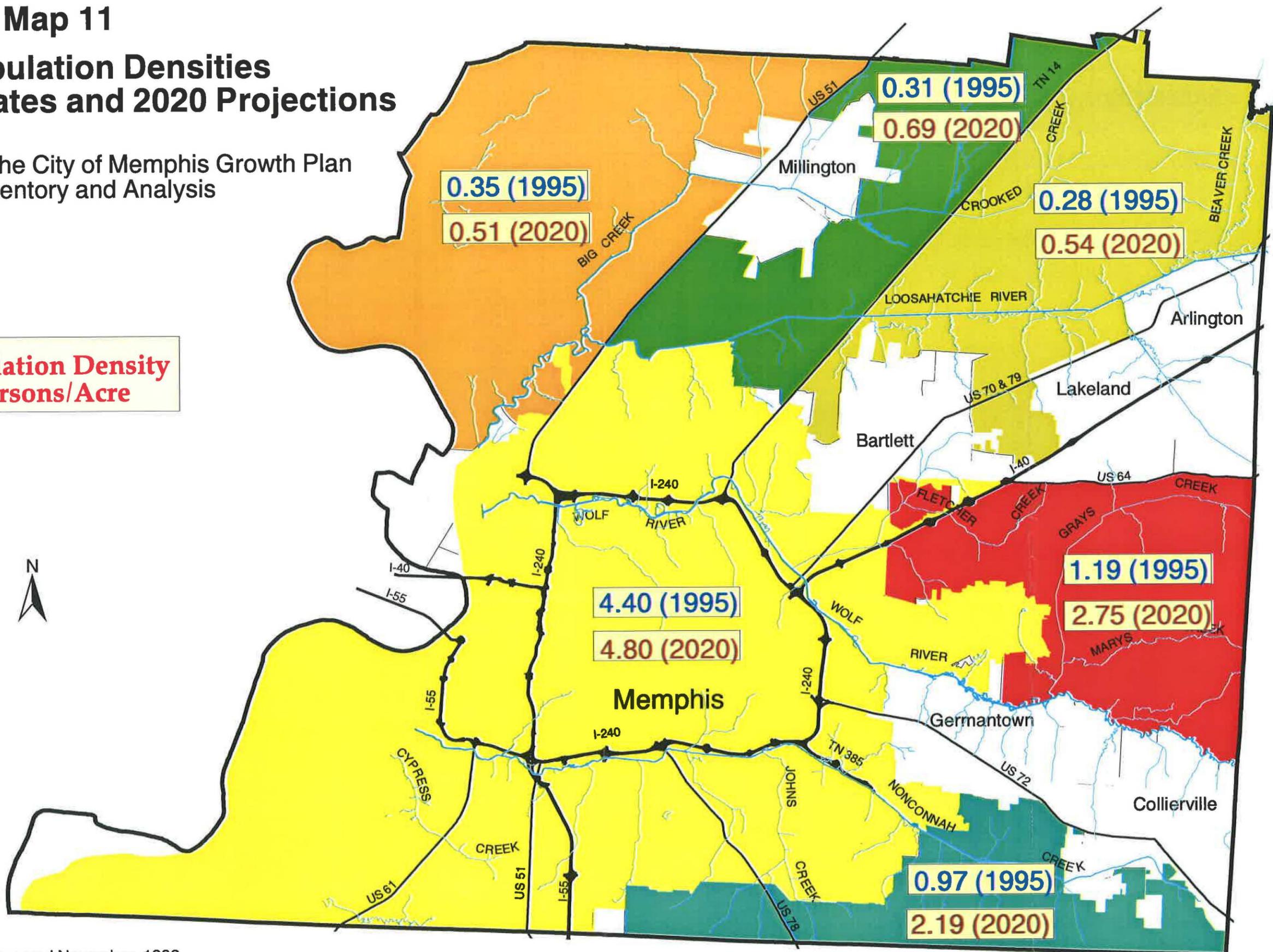
Building Trends – Another indicator of development trends is the issuance of building permits. Building permits issued by the Memphis and Shelby County Construction Code Enforcement Office were analyzed for the last five years. The data indicates and the trends support increased

Map 11

Population Densities 1995 Estimates and 2020 Projections

Amendment to the City of Memphis Growth Plan
Inventory and Analysis

Population Density
Persons/Acre



levels of residential development in the east central area of the County – more than double the percent of the next most active area.

The Gray's Creek basin has seen the most permit activity, 46% of all permits issued over the study period. The southeastern area, below Collierville and Germantown captured 26% of all activity, while the area immediately north of Bartlett, Lakeland and Arlington accounted for 22% of all residential permits. The area just north of Memphis and south of Millington accounted for 8% of the total.

There were 1,000 net new housing units built in the City of Memphis between 1997 and 1999.

Economic Growth – The location of major employment centers contributes to where people choose to live. Memphis and Shelby County have experienced tremendous economic growth over the past 10 years. Continued aggressive policies to attract and retain business and industry by Memphis will help ensure that the economy continues to thrive.

Over the next 20 years employment centers will continue to move eastwardly and southeastwardly from the center of Memphis into its *Urban Growth Area*. Current initiatives that support this trend include: the Southeast Industrial Corridor, planned to attract major new industry just south of the current City limits; the Technology Corridor which extends eastward from the Memphis in the area generally served by Bill Morris Parkway through Germantown to Collierville; the redevelopment and reuse of the Millington Naval Air Station; the active pursuit of technological industry by the City of Bartlett; the development of the Arlington industrial park; the new intermodal rail terminal and expansion of Pidgeon Industrial Park, and, the planned major business and industrial park on Highway 64 in the Gray's Creek basin.

Map 12 shows the location of existing and planned employment centers.

Redevelopment and Reuse Strategies

The City of Memphis is pursuing and will continue to pursue aggressive policies and programs which promote the redevelopment and reuse of properties within its current boundaries. These policies encompass all aspects of a City's life from workforce development to housing to commercial revitalization. One example of a strongly supported program of both Memphis and Shelby County is the *Balanced Growth Strategy* discussed previously. Other significant initiatives are discussed below.

The Memphis 2005 Economic Development Strategy – This strategy is a ten year economic development strategic plan for Memphis and Shelby County. This public-private partnership which also involves the Memphis Area Chamber of Commerce is the largest effort of this kind in Memphis history. The strategy includes nine major goals that are measured each year to determine progress and performance. Over 200 strategic partners have been asked to work with the City and the County to adopt the plan and integrate it into their normal business operations.

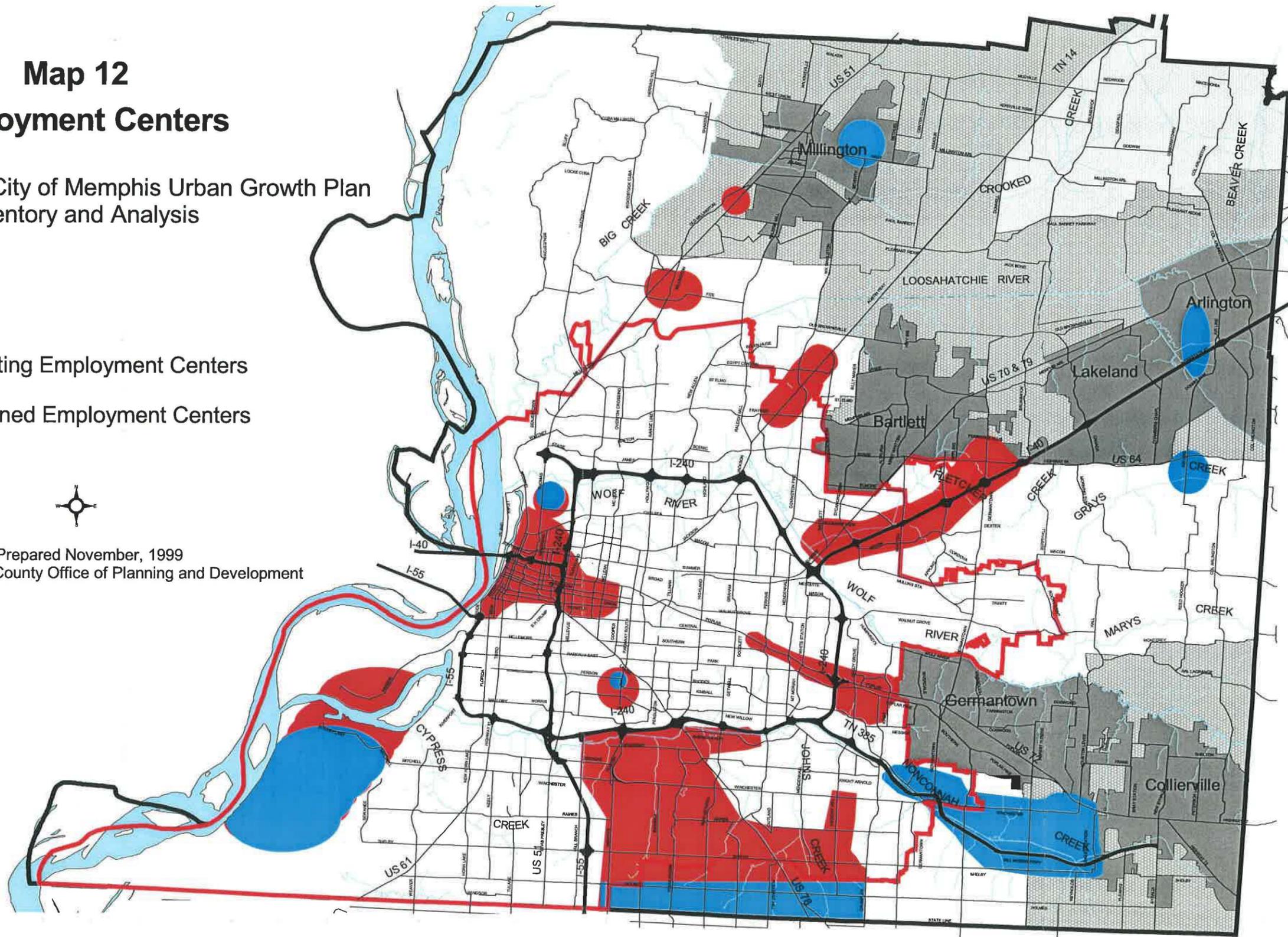
Map 12 Employment Centers

Amendment to the City of Memphis Urban Growth Plan
Inventory and Analysis

-  Existing Employment Centers
-  Planned Employment Centers



Map Prepared November, 1999
Memphis and Shelby County Office of Planning and Development



Housing Initiatives of the Memphis Division of Housing and Community Development –

The *Down Payment Assistance Program* provides direct down payment subsidies for new r existing housing in targeted areas of the City. The *Police Homeownership Program* allows police officers to purchase homes in any one of eleven targeted areas. The police officer receives \$15,000 in down payment assistance and the community gains the presence of an officer in their neighborhood. Housing and Community Development (HCD) provides funding for the *Housing Resource Center*. The center provides potential homebuyers with credit counseling, mortgage application assistance, budget preparation and home maintenance counseling. HCD provides federal funds for housing activities carried out by Community Housing Development Organizations. These organizations use the funds to build and rehabilitate housing units in targeted areas. HCD also provides low interest loans, grants and other development incentives for private property owners and non-profit groups to rehabilitate multi-family housing.

The Middle Income Housing Program – The Middle Income Housing Program provides incentives to stimulate construction of middle income housing inside the City of Memphis. Participants can receive assistance with infrastructure improvements and other eligible development costs. There are currently two pilot projects underway through this program. Funding for additional projects is currently being structured.

The Commercial Revitalization Program – The Memphis and Shelby County Commercial Revitalization Program is a major component of economic development efforts in inner city Memphis. The program is a comprehensive strategy for revitalizing older commercial districts. Through this effort, an inventory of vacant commercial property is being conducted. The program will demolish unsafe and abandoned commercial property, provide façade loans and grants and provide technical assistance to small businesses relocating to or expanding in Memphis. Special area plans will be developed in four demonstration areas to foster redevelopment in neighborhood commercial areas.

Enterprise Communities Program – Portions of North Memphis, South Memphis and Orange Mound are designated as part of the Federal Enterprise Community Program. Enterprise Community status establishes a neighborhood based vehicle for developing strong plans and programs for economic and community development. This designation offers special advantages for coordinating local, state and federal resources to enhance redevelopment efforts.

Fullen Dock Development – This project will involve the development of a strategic plan for the expansion of the North Memphis Port Facilities. Port facilities will be expanded for operation year round. A slack water port is currently under construction and public road access is being improved. This project is part of the overall North Memphis Industrial Redevelopment Strategy and the Firestone Brownfield site redevelopment.

Southeast Industrial Corridor – This project will inventory and assess all land uses around Memphis International Airport and develop a plan to address the industrial and business needs in the airport area. This project is part of a larger effort to develop attractive gateway corridors into

the City from the airport by providing roadway improvements, landscaping and other aesthetically pleasing enhancements to entranceways.

Midtown Initiative – This study is currently underway and will identify the problems, opportunities and complexities involved in an overall economic revitalization effort in Midtown Memphis. The study will provide policy makers with an assessment of the kinds of strategies and techniques available to attract new businesses to Midtown.

Additional examples of local strategies which impact neighborhoods and commercial districts within the City are shown on Map 13.

Twenty Year Fiscal Analysis of the Potential Urban Growth Area

Chapter 1101 requires each municipality to project future costs of core infrastructure, urban services and public facilities within proposed growth boundaries. For this analysis, Memphis' annexation reserve area was divided into three sectors – the Southeast Area, the Gray's Creek Area and the North Area. For each sector an analysis was conducted of the type and extent of urban services that will be needed over the next twenty years as urbanization intensifies. The population projections discussed earlier, as well as the anticipated spatial distribution of the population based on development trends, were used to determine levels of service. Plans and proposals for sanitary sewer extensions and existing standards for provision of fire and police services, schools and parks were used to determine anticipated costs of services.

In determining cost of services and anticipated revenues the following assumptions were followed:

- The Southeast and Gray's Creek areas will each increase by 51,800 population and 20,000 housing units during the next 20 years.
- The entire North area will increase by 49,700 residents and 19,200 housing units over the same period.
- All land in the unincorporated territory of the Southeast industrial area (south of Hickory Hill and west of Kirby Parkway) will be developed with warehouse and office land uses.
- The Nonconnah Technological Corridor will be fully developed with office uses.
- The Gray's Creek area will develop office and commercial uses as described in the Gray's Creek Plan.
- The North Area will develop with only residential uses.
- No determination of final urban growth boundaries was made.

MAP 13 CURRENT REVITALIZATION INITIATIVES

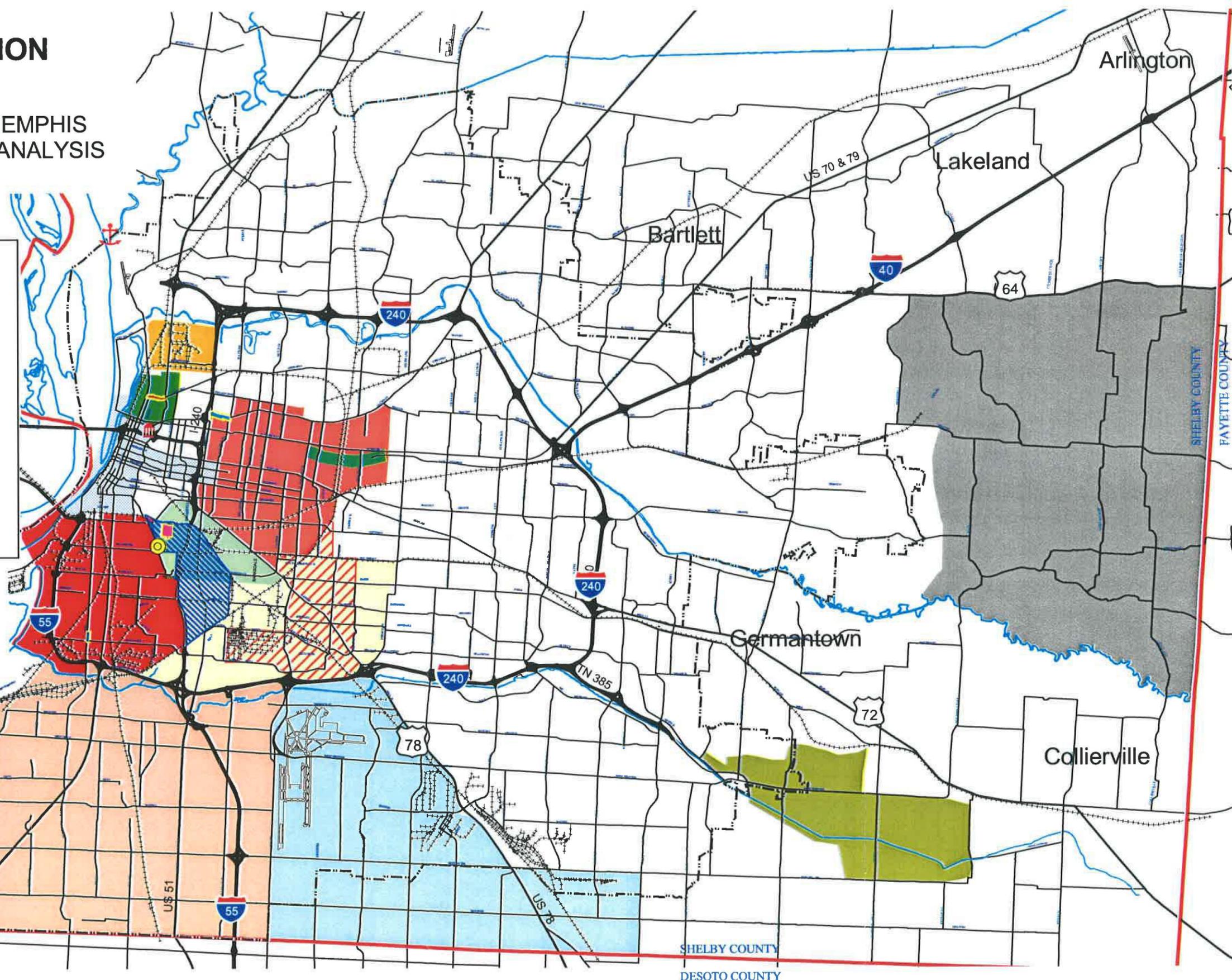
AMENDMENT TO THE CITY OF MEMPHIS
GROWTH PLAN INVENTORY AND ANALYSIS

COMMERCIAL REVITALIZATION AREAS

- CHELSEA AVENUE (THOMAS - SECOND)
- MISSISSIPPI BLVD. - MCLEMORE AVENUE
- FLORIDA AVENUE (FLORIDA/MALLORY - DAYVANT)
- JACKSON AVENUE (BELLEVUE - NORTH WATKINS)

STUDY AREAS

- MIDTOWN INITIATIVE
- MIDTOWN CORRIDOR EAST REDEVELOPMENT
- SOUTH MEMPHIS PLANNING DISTRICT
- UPTOWN REVITALIZATION AREA
- DEPOT PLANNING DISTRICT
- GLENVIEW STRATEGIC PLANNING AREA
- CENTER CITY COMMISSION STRATEGIC PLANNING AREA
- ST. JUDE HOSPITAL
- FULLER DOCK
- INTERMODAL TERMINAL
- MEMPHIS 2005 DEMONSTRATION AREA
- 21st CENTURY WHITEHAVEN
- GRAY'S CREEK
- SOUTHEAST INDUSTRIAL CORRIDOR
- BICENTENNIAL NEIGHBORHOOD INITIATIVE
- HOPE VI REDEVELOPMENT AREA
- NORTH MEMPHIS INDUSTRIAL REDEVELOPMENT
- TECHNOLOGY CORRIDOR



Map Prepared November, 1999
Memphis and Shelby County
Office of Planning and Development



FRANK PIDGEON
INDUSTRIAL PARK

SHELBY COUNTY
DESOTO COUNTY

Over twenty years it was determined that the City of Memphis would provide 11 additional staffed fire stations, 18 elementary, middle and high schools, 375 acres of neighborhood parkland and a minimum of 150 police officers to the potential *Urban Growth Area*. The total cost of these services would be \$1.2 billion. It is anticipated that residential, commercial and industrial development if developed to its full potential will generate property and sales tax revenues of approximately \$3.75 billion. The anticipated revenues will more than offset the costs of extending core infrastructure, urban services and public facilities to the growth areas.

Tables Three and Four summarize the costs and revenues of fully extending services and facilities to the entire annexation reserve area of the City of Memphis. Appendix A provides a more detailed analysis of the projected urban service costs.

Table Three

SUMMARY OF 20 YEAR COSTS OF EXTENDING SERVICES TO POTENTIAL URBAN GROWTH AREA

AREA	PROJECTED COSTS				TOTALS
	2000-2004	2005-2009	2010-2014	2015-2019	
SOUTHEAST	\$60,794,796	\$87,619,611	\$101,536,726	\$150,573,055	\$400,524,187
GRAYS CREEK	\$55,047,000	\$78,562,148	\$101,404,818	\$158,680,745	\$393,694,711
NORTH	\$73,760,375	\$68,073,812	\$102,070,682	\$143,933,895	\$387,838,764
TOTAL COSTS	\$189,602,171	\$234,255,570	\$305,012,226	\$453,187,694	\$1,182,057,661

Table Four

SUMMARY OF 20 YEAR REVENUES: POTENTIAL URBAN GROWTH AREA

AREA	PROJECTED REVENUES				TOTALS
	2000-2004	2005-2009	2010-2014	2015-2019	
SOUTHEAST	\$88,671,041	\$566,750,242	\$792,510,745	\$1,069,421,225	\$2,517,353,254
GRAYS CREEK	\$24,244,839	\$151,200,090	\$210,586,080	\$269,893,899	\$655,924,908
NORTH	\$22,446,952	\$135,730,523	\$183,946,274	\$232,087,197	\$574,210,946
TOTAL REVENUES	\$135,362,832	\$853,680,855	\$1,187,043,100	\$1,571,402,321	\$3,747,489,107

Recommendation for Urban Growth Area

Recommendation for the Urban Growth Area

The municipalities of Shelby County hold a unique position in the State of Tennessee in regard to the implementation of Public Chapter 1101. With the ratification of the Memorandum of Agreement defining annexation reserve areas for each municipality, there is a sound basis for determining urban growth areas.

The City of Memphis has followed a program and set of policies which calls for extension of services and infrastructure in anticipation of annexation. Chief among these policies and programs is the extension of sewers. Secondly, Memphis jointly approves rezonings and subdivisions within virtually all of its annexation reserve area with Shelby County. And thirdly, Memphis has actively participated in the planning of major roads in its reserve area through its participation in the Metropolitan Planning Organization.

The area shown as the City of Memphis Reserve Area on Map 1 should be designated as its *Urban Growth Area* with the exception of that portion of the area which is rural in character in northwest Shelby County. It is recommended that all of the area contained within the direct Mississippi River sub-basin north of the Memphis City limits to the Tipton County line, and the most northerly sub-basin of Big Creek not be included as part of the *Urban Growth Area* at the present time. This area is dominated by Meeman Shelby State Forest and is almost totally rural in character.

The designation of Memphis' urban growth boundary will not alter the agreement among the municipalities for annexation reserve areas. The urban growth boundary serves as an overlay on the annexation reserve area of the City of Memphis.

It is recommended that the urban growth boundary be reviewed at least every three years to determine the extent of urbanization, particularly in the northwestern part of the County. The boundary should be adjusted accordingly to accommodate the need for increased urban services.

The recommended Urban Growth Area for the City of Memphis is shown on Map 14.

Map 14

PROPOSED ANNEXATION RESERVE AREAS AND CITY OF MEMPHIS URBAN GROWTH BOUNDARY

- Arlington Corp. Limit
- Proposed Arlington Reserve
- Bartlett Corp. Limit
- Proposed Bartlett Reserve
- Collierville Corp. Limit
- Proposed Collierville Reserve
- Germantown Corp. Limit
- Proposed Germantown Reserve
- Lakeland Corp. Limit
- Proposed Lakeland Reserve
- Memphis Corp. Limit
- Proposed Memphis Reserve
- Millington Corp. Limit
- Proposed Millington Reserve
- Not Reserved
- Urban Growth Boundary

1 0 1 2 3 4 5 6 7 Miles



Appendix A

SOUTHEAST AREA

	5 YEAR COST 2000-2005	5 YEAR COST 2005-2010	5 YEAR COST 2010-2015	5 YEAR COST 2015 -2019
POPULATION:	15,540	28,490	41,440	51,800
FIRE SERVICES	\$36,229,851	\$36,229,851	\$36,229,851	\$40,028,942
No. of Fire Stations Needed: 4				
POLICE SERVICES	\$2,979,851	\$5,400,979	\$7,822,108	\$9,684,515
No. of Officers Needed: 50				
SCHOOLS				
Elementary				
Total No. Students	5180			
No. of Schools Needed: 4	\$8,242,192	\$15,865,522	\$16,242,424	\$35,022,337
Middle School				
Total No. Students: 1870				
No. of Schools Needed: 1	\$1,340,470	\$8,118,801	\$9,235,860	\$10,129,507
High School				
Total No. Students: 2120				
No. of Schools Needed: 1	\$1,519,678	\$2,786,076	\$4,052,474	\$15,633,300
PARKS				
Acres of Park Land Needed: 125				
	\$6,219,743	\$11,402,862	\$16,585,981	\$25,864,419
SOLID WASTE MGMT	\$4,263,011	\$7,815,519	\$11,368,028	\$14,210,035
TOTALS	\$60,794,796	\$87,619,611	\$101,536,726	\$150,573,055

GRAYS CREEK AREA

	5 YEAR COST 2000-2005	5 YEAR COST 2005-2010	5 YEAR COST 2010-2015	5 YEAR COST 2015 -2019
POPULATION:	15,540	28,490	41,440	51,800
FIRE SERVICES No. of Fire Stations Needed: 3	\$27,172,388	\$27,172,388	\$33,380,533	\$48,136,632
POLICE SERVICES No. of Officers Needed: 50	\$2,979,851	\$5,400,979	\$7,822,108	\$9,684,515
SCHOOLS				
Elementary				
Total No. Students: 5180				
No. of Schools Needed: 4	\$8,242,192	\$15,865,522	\$18,959,835	\$35,022,337
Middle School				
Total No. Students: 1870				
No. of Schools Needed: 1	\$1,340,470	\$8,118,801	\$9,235,860	\$10,129,507
High School				
Total No. Students: 2120				
No. of Schools Needed: 1	\$1,519,678	\$2,786,076	\$4,052,474	\$15,633,300
PARKS				
Acres of Park Land Needed: 125	\$6,219,743	\$11,402,862	\$16,585,981	\$25,864,419
SOLID WASTE MGMT	\$4,263,011	\$7,815,519	\$11,368,028	\$14,210,035
SANITARY SEWERS Grays Creek interceptor funded from Special Sewer fund & connection fees	\$21,900,000	NA	NA	NA
TOTALS	\$55,047,000	\$78,562,148	\$101,404,818	\$158,680,745

NORTH AREA

	5 YEAR COST 2000-2005	5 YEAR COST 2005-2010	5 YEAR COST 2010-2015	5 YEAR COST 2015 -2019
POPULATION:	14,921	27,356	39,790	49,738
FIRE SERVICES No. of Fire Stations Needed: 4	\$0	\$18,114,925	\$36,229,851	\$36,229,851
POLICE SERVICES No. of Officers Needed: 50	\$2,793,610	\$5,214,739	\$7,449,627	\$9,312,033
SCHOOLS				
Elementary				
Total No. Students: 5180				
No. of Schools Needed: 4	\$8,094,287	\$15,594,561	\$18,565,579	\$34,529,636
Middle School				
Total No. Students: 1870				
No. of Schools Needed: 1	\$1,287,076	\$8,020,983	\$9,093,532	\$9,951,640
High School				
Total No. Students: 2120				
No. of Schools Needed: 1	\$1,459,145	\$2,675,180	\$3,891,118	\$15,431,654
PARKS				
Acres of Park Land Needed: 125	\$5,971,994	\$10,948,989	\$15,925,584	\$24,834,704
SOLID WASTE MGMT	\$4,093,203	\$7,504,435	\$10,915,392	\$13,644,377
SANITARY SEWERS				
Loosahatchie interceptor - funded from Special Sewer fund & connection fees	\$10,267,000	NA	NA	NA
Big Creek interceptor - cost information not available; funding similar to previous projects	NA	NA	NA	NA
TOTALS	\$23,699,315	\$68,073,812	\$102,070,682	\$143,933,895
GRAND TOTAL	\$136,231,443	\$234,255,570	\$305,012,226	\$453,187,694

Memphis and Shelby County Division of Planning and Development

Dexter Muller, Division Director

Growth Plan Team Members

Louise Mercurio, AICP	Deputy Division Director
Gene Bryan	Manager of Transportation
Wanda Martin	Manager of Plans Development
Sara Sun	Principal Planner
Wade Morgan	Principal Planner
Connie Binkowitz	Principal Planner
Terry Langlois, AICP	Principal Planner
Jim Milford	Principal Planner
Shoban Koneru	Senior Planner
Jill Seifried	Senior Planner
Diane Blankenbeckler	Assistant Planner



State of Tennessee
Department of Economic and Community Development

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

December 15, 2000

Mr. Robert Huber
9505 New Bethel Road
Millington, TN 38053-8809

Dear Mr. Huber:

Your note to Representative Cooper regarding the Shelby County Growth Boundary Plan has been forwarded to me, and this is to respond to your request for materials that are a part of the records of the Local Government Planning Advisory Committee. I am the custodian of those records, and this is to forward those which I can copy and make readily available. Enclosed is a copy of the June 28 minutes of the Local Government Planning Advisory Committee, transmittal resolutions, correspondence and LGPAC approval resolutions.

With respect to copies of the maps and other materials, they are a part of the records of the Committee and are available for inspection and review here. Because of the size and color format of the maps, I do not have the capability to reproduce these maps. The two publications that are a part of the record also contain maps and illustrations that I do not have the capability to reproduce. If you want to review these materials, you are welcome to visit our offices here at your convenience.

I understand that you are in Millington and travel to Nashville to review a file may not be convenient, so here is an alternative that will result in your having access to the same materials I have. All materials in my file were attested and returned to Mayor Rout for recording with the County Register. They should be on file there. A second alternative is to visit the Memphis Shelby County Planning Department which prepared the maps and the textual materials submitted by the Coordinating Committee. The titles of the textual materials are: *Amendment to the City of Memphis Urban Growth Plan, Recommendation for Urban Growth Area, and Recommendations for Planned Growth and Rural Areas, Shelby County Growth Plan*. These were submitted by the Committee and became a part of the record. They were required to be recorded also. Because the maps were prepared by the Planning Department, I am confident they have the capability to reproduce the maps for citizens and other groups that have need of them. There may be a cost for reproduction, but it should be nominal.

Please note that the copy of the reserve agreements to which Mayor Rout refers were not transmitted with the Growth Boundary Plan. You will need to get those from Mayor Rout's Office.

I hope this helps with your need to obtain access to these materials. As I stated earlier, you are always welcome to review the original file here during our normal office hours. If I may be of additional assistance, please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Waller".

Don Waller

DW/jw

xc: Representative Barbara Cooper
Alex Fischer
LGPAC Shelby County 1101 Files

LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE
June 28, 2000

The meeting was called to order at 12:30 p.m. in the Eleventh Floor Conference Room, William Snodgrass/Tennessee Tower State Office Building.

Members Present:

Mr. Danny Farmer
Mr. Roland Dykes
Mr. Roland Morris
Mr. Tom Stiner

Members Absent:

Mr. Tommy Marlin
Mr. Billy Smith
Ms. Ellen Adcock

Staff Present:

Jimmy Earle, Don Waller, Dan Hawk, Phil Maples, David Carnes, Don Martin, Tim Roach, Stanley Harrison, and Jo White.

Others Present:

Bob Allen and Leah Eldridge, TACIR; Ann Johnson, CTAS; Mike Sparks, Assistant City Manager from the City of Bristol; Frank Brogden, Chairman, Sullivan County Coordinating Committee; Citizens of Bristol, Kingsport, Blountville and Sullivan County; Matt Stavly, Rick Wagner, Larry Wilson, Carl Cox, Wanda Cox, Aaron Zintak, Charlotte Cox, Martin Wagner; Dora Hale, and Jerry Dykes.
Reporter from the Bristol Newspaper and staff photographer.

Declaration of Quorum and Approval of Minutes:

Mr. Stiner, Chair, declared the presence of a quorum and called for corrections and additions to the Minutes of the April 26, 2000 meeting. None were offered, and on a motion by Mr. Farmer, seconded by Mayor Dykes, the Minutes were approved unanimously. The agenda for this meeting was adopted by common consent and is attached as a part of this record.

Action on Appointment Resolutions

Staff presented a resolution for an appointment to the Chattanooga-Hamilton County Regional Planning Commission. On a motion by Mr. Morris, seconded by Mayor Dykes, the resolution was approved unanimously.

1101 County Growth Plans

Staff was recognized for the purpose of presenting growth plans for Committee approval. Staff member, Dan Hawk displayed each of the growth plans for Committee review and discussion. All maps and transmittal resolutions were reported by staff to be in order for Committee action.

To accommodate representatives of the City of Bristol, the Sullivan County Coordinating Committee and citizens from Sullivan County, Kingsport, Bristol and Blountville, Mr. Stiner called for the presentation of the Sullivan County Growth Plan out of order.

Sullivan County

After the staff presentation, Mr. Stiner noted that representatives of citizens groups and the Chairman of the Sullivan County Coordinating Committee were here to present statements to the Committee regarding the process by which the Sullivan County Growth Boundary Plan was developed, locally. Mr. Stiner explained to both parties that the statutory authority of the LGPAC was limited with respect to locally adopted plans presented to the Committee, and that this meeting was not a public hearing. He further stated that the Committee was aware of the concern of citizens across the State and he recognized the difficulty many coordinating committees faced as they attempted to balance competing interests and concerns. He pointed out, specifically, that this group had traveled a long distance to attend this meeting and he extended the courtesy of accepting statements from two designated speakers from the citizens groups and the Chairman of the Sullivan County Coordinating Committee.

Mr. Stiner recognized Mr. Frank Brogden, Chairman of the Sullivan County Coordinating Committee who stated that the Growth Boundary Plan had been developed consistent with the provisions of PC1101 and that all public hearings had been held and had been publicized. He stated that the plan had been widely discussed and that cities and the county had also held public hearings. He urged the Committee to approve the plan as presented.

Mr. Stiner recognized Mr. Jerry Dykes and Mr. Larry Wilson, speaking for the citizens group. Mr. Dykes stated his opposition to the plan and said that people were being misled. Mr. Wilson said the process had not been advertised in the local papers and asked the Committee to disapprove the Plan. He gave Mr. Stiner copy of Articles 1, 2 and 3 of the United States Constitution and a videotape for the Committee's review.

After considerable discussion, the Committee concluded that its requirements for plan approval on submission by a County Coordinating Committee had been met. On a motion by Mr. Farmer, seconded by Mr. Morris, the Committee voted unanimously to approve the Sullivan County Growth Boundary Plan. Mr. Stiner thanked all the Sullivan County citizens for coming.

Bradley County

On a motion by Mr. Morris, seconded Mr. Dykes, the Bradley County Growth Plan was approved unanimously.

Carroll County

On a motion by Mr. Dykes, seconded by Mr. Farmer, the Carroll County Growth Plan was approved unanimously.

Cheatham County

On a motion by Mr. Farmer, seconded by Mr. Morris, the Cheatham County Growth Plan was approved unanimously.

Claiborne County

On a motion by Mr. Morris, seconded by Mr. Dykes, the Claiborne County Growth Plan was approved unanimously.

Cocke County

On a motion by Mr. Farmer, seconded by Mr. Morris, the Cocke County Growth Plan was approved unanimously.

Coffee County

On a motion by Mr. Morris, seconded by Mr. Dykes, the Coffee County Growth Plan was approved unanimously.

Cumberland County

On a motion by Mr. Dykes, seconded by Mr. Farmer, the Cumberland County Growth Plan was approved unanimously.

Dickson County

On a motion by Mr. Dukes, seconded by Mr. Farmer, the Dickson County Growth Plan was approved unanimously.

Dyer County

On a motion by Mr. Morris, seconded by Mr. Dykes, the Dyer County Growth Plan was approved unanimously.

Franklin County

On a motion by Mr. Dykes, seconded by Mr. Farmer, the Franklin County Growth Plan was approved unanimously.

Grainger County

On a motion by Mr. Morris, seconded by Mr. Dykes, the Grainger County Growth Plan was approved unanimously.

Giles County

On a motion by Mr. Morris, seconded by Mr. Dykes, the Giles County Growth Plan was approved unanimously.

Greene County

On a motion by Mr. Dykes, seconded by Mr. Morris, the Greene County Growth Plan was approved unanimously.

Hardeman County

On a motion by Mr. Farmer, seconded by Mr. Morris, the Hardeman County Growth Plan was approved unanimously.

Hardin County

On a motion by Mr. Dykes, seconded by Mr. Farmer, the Hardin County Growth Plan was approved unanimously.

Hickman County

On a motion by Mr. Farmer, seconded by Mr. Morris, the Hickman County Growth Plan was approved unanimously.

Jefferson County

On a motion by Mr. Dykes, seconded by Mr. Morris, the Jefferson County Growth Plan was approved unanimously.

Lawrence County

On a motion by Mr. Farmer, seconded by Mr. Morris, the Lawrence County Growth Plan was approved unanimously.

Lincoln County

On a motion by Mr. Dykes, seconded by Mr. Farmer, the Lincoln County Growth Plan was approved unanimously.

Loudon County

On a motion by Mr. Dykes, seconded by Mr. Morris, the Loudon County Growth Plan was approved unanimously.

Marion County

On a motion by Mr. Dykes, seconded by Mr. Farmer, the Marion County Growth Plan was approved unanimously.

Scott County

On a motion by Mr. Farmer, seconded by Mr. Morris, the Scott County Growth Plan was approved unanimously.

Shelby County

On a motion by Mr. Morris, seconded by Mr. Farmer, the Shelby County Growth Plan was approved unanimously.

Smith County

On a motion by Mr. Farmer, seconded by Mr. Dykes, the Smith County Growth Plan was approved unanimously.

Trousdale County

On a motion by Mr. Farmer, seconded by Mr. Dykes, the Trousdale County Growth Plan was approved unanimously.

Van Buren County

On a motion by Mr. Morris, seconded by Mr. Farmer, the Van Buren County Growth Plan was approved unanimously.

Washington County

On a motion by Mr. Farmer, seconded by Mr. Morris, the Washington County Growth Plan was approved unanimously.

Anderson County

Staff member, Dan Hawk told the Committee that the Anderson County Coordinating Committee had notified staff that their plan was complete but had not been ratified by all units of local government. The ratification was expected before June 30. On a motion by Mr. Farmer, seconded by Mr. Morris, the Committee voted to approve the Anderson County Growth Plan contingent on Anderson County submitting its plan to staff by 12:00 Noon, June 30, and further contingent on staff's affirmative concurrence that Committee requirements had been met.

Sufficiently Similar Requests:

Dan Hawk presented a side-by-side comparison of the following Joint Economic and Community Development Boards with the requirements of the Committee for approval as "Sufficiently Similar." The Committee discussed each sufficiently similar request and voted as follows:

Bradley, Carter, Hardin, Putnam Smith Counties – On a motion by Mr. Farmer, seconded by Mr. Morris, the Committee voted unanimously to decline approval for these requests because they did not meet one or more of the requirements.

Staff was asked to work with these County Executives to explain deficiencies and to suggest alternate methods for bringing the Boards into compliance.

Madison County – On the same motion, the Committee voted to approve the Jackson Area Chamber of Commerce as sufficiently similar to serve as the Madison County Joint Economic Development Board. This request had been rejected at the April meeting, but was resubmitted with all Committee requirements having been met.

Sullivan County - Withdrew request.

Cocke County- Staff presented the request of the Cocke County Executive for Sufficiently Similar approval by the Committee. It was noted by staff that there was a significant controversy over the submittal of this request, and that the County Executive had been required by court order to submit the request. Staff members, Don Waller and Dan Hawk also discussed phone conversations they had with attorneys for both parties. Chairman Stiner also related his discussions with the County Executive relative to the controversy. Mayor Dykes reported his conversations with both parties, and he noted that the request had been approved by the Newport City Council as well as the Cocke County Commission.

Staff noted that the submittal had been reviewed for compliance with Committee requirements and that the staff recommendation would be to approve the request contingent on clarification of term limits.

Mayor Dykes stated that because of his position as Mayor of Newport that he felt he should abstain from voting. The abstention rendered the Committee without a majority for action on this issue, and the chairman postponed consideration of this issue until the October meeting. He asked staff to work with local officials to clarify the term limit deficiency and to determine if a compromise proposal would meet Committee requirements. He also agreed to continue to work with the County Executive to determine if a compromise could be reached.

Other Business

Mike Sparks asked to address the Committee for the purpose of asking a procedural question relative to the status of planning regions after the adoption of a County Growth Boundary Plan. Mr. Sparks stated that Bristol was prepared to request that the Local Government Planning Advisory Committee establish a planning region for Bristol coincidental with its new urban growth boundary.

Don Waller advised the Committee to wait until the October meeting to begin its discussion and deliberation regarding planning regions and growth boundaries. He noted that the law had complicated the procedures and that the current LGPAC guidelines for conducting planning region reviews probably needed to be changed. Waller told the Committee that he would have discussion points and some recommendations for Committee consideration at the next meeting.

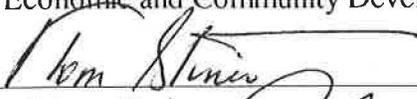
Adjourn:

The meeting was adjourned at 3:00 p.m.

Public Meetings Act

Pursuant to the requirement of the Public Meetings Law, notice of this meeting was posted on the bulletin board in the Legislative Plaza, giving time and place of said meeting. The meeting was also posted on the Department of Economic and Community Development web page.

Adopted: *October 25, 2000*



Tom Stiner, Chair
Local Government Planning Advisory Committee



Donald G. Waller
Department of Economic and Community Development



Shelby County
Tennessee

Jim Rout, Mayor

RECEIVED

MAY 30 2000

LOCAL
PLANNING ASSISTANCE
OFFICE

May 16, 2000

Mr. Don Waller, Director of Local Planning
Department of Economic and Community Development
6th Floor Rachel Jackson Building
320 6th Avenue North
Nashville, TN 37243-0405

Dear Mr. Waller:

On behalf of the Shelby County Coordinating Committee, I am pleased to submit the Shelby County Growth Plan to the Local Government Planning Advisory Committee. As required by Public Chapter 1101, the Shelby County Coordinating Committee and the local legislative bodies have held their required public meetings and have unanimously approved the final growth plan.

Enclosed is the certificate of ratification, two copies of the composite countywide plan map and two copies of the detailed plan map at a scale sufficient to distinguish individual parcels within urban growth boundaries. Also included are copies of the City of Memphis Growth Plan, the Shelby County Growth Plan and the municipal annexation reserve agreements which serve as the basis for the designated urban growth boundaries.

If you have any questions about details of the maps or the Shelby County Growth Plan process, please contact Louise Mercuro with the Memphis and Shelby County Division of Planning and Development at 901-576-6601.

Sincerely,

Jim Rout, Mayor
Shelby County

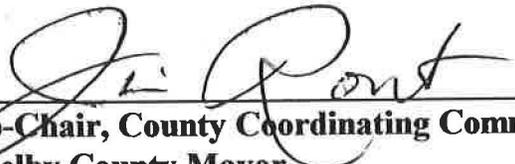
**Submittal of County Growth Plan
and
Certificate of Ratification**

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

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

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

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



Co-Chair, County Coordinating Committee
Shelby County Mayor

5/24/00

Date



Co-Chair, County Coordinating Committee
City of Memphis Mayor

5/24/00

Date



TENNESSEE

Local Planning Assistance Office

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

July 10, 2000

The Honorable Jim Rout
County Mayor of Shelby County
160 Mid-Atlantic Mall – Suite 850
Memphis, Tennessee 38103

Dear Mr. Rout:

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

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

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

Sincerely,

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

Don Waller
Director

DW/jw

Enclosure

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

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

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

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

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

Chair, County Coordinating Committee

Date

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

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

Tom Stone by *DA*
Chair, Local Government Planning Advisory Committee

6/28/00
Date



State of Tennessee
Department of Economic and Community Development

Local Planning Assistance Office

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

April 6, 2001

The Honorable Ann Vix
Assistant Attorney General
450 James Robertson Parkway
Nashville, Tn.37243-0485

Dear General Vix:

Enclosed is a copy of a complaint filed in the Chancery Court of Shelby County by a group of citizens contesting the approval of the Shelby County Growth Plan by the Shelby County Coordinating Committee. Subsequent to the Shelby County approval, the Local Government Planning Advisory Committee approved the Plan. The Local Government Planning Advisory Committee is named in the complaint, and this is to request your assistance with the Committee's answer and other legal issues arising from the complaint.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Waller".

Don Waller

DW/jw

cc: Local Government Planning Advisory Committee Members

Enclosure

Check Message

Apr 6 '01 11:21

OK	28223
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DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING OFFICE
10th Floor William Snodgrass Building
312 8th Avenue North
Nashville, TN 37243-7306

Facsimile: 615-741-0607

FAX SHEET

DATE: 4-6-01

TO: Mrs. Ann Vix

Phone No. _____

Fax No: 2-8223

FROM: Don Waller

Phone No: 615-741-2211

COMMENTS: Hard Copy to follow.

TOTAL PAGES 5 (Includes Cover Page)



State of Tennessee
Department of Economic and Community Development

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

April 6, 2001

The Honorable Ann Vix
Assistant Attorney General
450 James Robertson Parkway
Nashville, Tn.37243-0485

Dear General Vix:

Enclosed is a copy of a complaint filed in the Chancery Court of Shelby County by a group of citizens contesting the approval of the Shelby County Growth Plan by the Shelby County Coordinating Committee. Subsequent to the Shelby County approval, the Local Government Planning Advisory Committee approved the Plan. The Local Government Planning Advisory Committee is named in the complaint, and this is to request your assistance with the Committee's answer and other legal issues arising from the complaint.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Waller".

Don Waller

DW/jw

cc: Local Government Planning Advisory Committee Members

Enclosure

RETURN ON SERVICE OF SUMMONS

I HEREBY CERTIFY THAT I HAVE SERVED THE WITHIN SUMMONS:

By delivering on the _____ day of _____, 19__ at _____ M.

a copy of the summons and a copy of the Complaint to the following defendants _____

_____ A.C. Gilles, Jr., Sheriff

By _____ Deputy Sheriff

PRIVATE PROCESS SERVER

I HEREBY CERTIFY THAT I HAVE SERVED THE WITHIN SUMMONS:

By delivering on the _____ day of _____, 19__ at _____ M. a copy of the

summons and a copy of the Complaint to the following defendants _____

(PLEASE PRINT THE FOLLOWING)

_____ Address
Private Process Server _____

_____ Phone

_____ Company

_____ Other manner of service: - Signature _____

I hereby certify that I have NOT served this Summons on the within named defendant(s) _____ because _____

is (are) not to be found in this County after diligent search and inquiry for the following reasons:

_____ A.C. Gilles, Jr., Sheriff

This _____ day of _____, 19__ .

By _____ Deputy Sheriff

CH 00 1676-3 D. _____
IN THE
(CHANCERY/CIRCUIT)
COURT
OF TENNESSEE
FOR THE THIRTIETH
JUDICIAL DISTRICT AT MEMPHIS
SUMMONS IN CIVIL ACTION
RURAL ACTION GROUP, ET AL
PLAINTIFF
vs.
SHELBY COUNTY COORDINATING
COMMITTEE, ET AL
DEFENDANT
_____ time to hand _____
RICHARD L. WINCHESTER, JR.
attorney for Plaintiff

No. (901) 685-9222

(CHANCERY/CIRCUIT) COURT OF TENNESSEE
140 ADAMS AVENUE MEMPHIS, TENNESSEE 38103
FOR THE THIRTIETH JUDICIAL DISTRICT AT MEMPHIS
SUMMONS IN CIVIL ACTION

NO. CH_00-1676-3 AD DAMNUM \$ _____ AUTO OTHER

RURAL ACTION GROUP, ET AL.

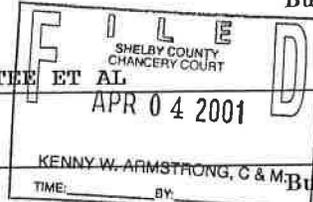
Home Address

PLAINTIFF

Business Address

VS

SHELBY COUNTY COORDINATING COMMITTEE ET AL



Home Address

DEFENDANT

Business Address

TO THE DEFENDANT(S):

LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE
570 TENNESSEE TOWER BUILDING, 10th FLOOR
312 8th Avenue North
Nashville, Tn 37243-0405

You are hereby summoned and required to defend a civil action by filing your answer with the Clerk of the Court and serving a copy of your answer to the Complaint on _____

RICHARD L. WINCHESTER, JR.

Plaintiff's attorney, whose address is 6060 Poplar Ave., Suite 295, Memphis, TN 3811 within THIRTY (30) DAYS after this summons has been served upon you, not including the day of service. If you fail to do so, a judgment by default may be taken against you for the relief demanded in the Complaint.

TESTED AND ISSUED

KENNY W. ARMSTRONG, Clerk and Master
JIMMY MOORE, Clerk

_____ 19____ By _____ D.C.

TO THE DEFENDANT(S):

NOTICE: Pursuant to Chapter 919 of the Public Acts of 1980, you are hereby given the following notice: Tennessee law provides a four thousand dollar (\$4,000.00) personal property exemption from execution or seizure to satisfy a judgement. If a judgment should be entered against you in this action and you wish to claim property as exempt, you must file a written list, under oath, of the items you wish to claim as exempt with the Clerk of the Court. The list may be filed at any time and may be changed by you thereafter as necessary; however, unless it is filed before the judgment becomes final, it will not be effective as to any execution or garnishment issued prior to the filing of the list. Certain items are automatically exempt by law and do not need to be listed: these include items of necessary wearing apparel (clothing) for yourself and your family and trunks or other receptacles necessary to contain such apparel, family portraits, the family Bible, and school books. Should any of these items be seized, you would have the right to recover them. If you do not understand your exemption right or how to exercise it, you may wish to seek the counsel of a lawyer.

COST BOND

I hereby acknowledge and bind myself for the prosecution of this action and payment of all costs not to exceed \$500.00 in this court which may at any time be adjudged against the plaintiff in the event the said plaintiff shall not pay the same.

Witness My hand this _____ day of _____ 19____

Certification when applicable

Surety

IN THE CHANCERY COURT OF TENNESSEE
FOR THE THIRTIETH JUDICIAL DISTRICT AT MEMPHIS

RURAL ACTION GROUP; TERRY ROLAND, CARL
MILLER, SR., DOUG IVY, LARRY DANCY and
STANLEY TALBERT, Individually and as
Representatives of Rural Action Group,,

Plaintiff,

vs.

No. CH-00-1676-3

SHELBY COUNTY COORDINATING COMMITTEE;
SHELBY COUNTY TENNESSEE; CITY OF MEMPHIS,
TENNESSEE; CITY OF MILLINGTON, TENNESSEE;
TOWN OF COLLIERVILLE, TENNESSEE; TOWN OF
ARLINGTON, TENNESSEE; CITY OF
GERMANTOWN, TENNESSEE; CITY OF BARTLETT,
TENNESSEE, and CITY OF LAKE LAND, TENNESSEE,

Defendants.

AUG 24 2000

10/09/01 DWG

COMPLAINT IN THE NATURE OF A PETITION FOR REVIEW

TO THE HONORABLE CHANCELLORS OF THE CHANCERY COURT OF SHELBY
COUNTY, TENNESSEE:

Come now Plaintiffs, by and through their attorneys of record, and would show unto
the Court as follows:

1. Individual Plaintiffs are residents and/or owners of real property located within
Shelby County, Tennessee. Rural Action Group is an unincorporated neighborhood
association.

2. Defendant, Shelby County Coordinating Committee, is a public body created
pursuant to T.C.A. § 6-58-104, having its principal place of business in Shelby County,
Tennessee. Defendant, Shelby County, is a county situated in the State of Tennessee. Other
Defendants are Tennessee municipal corporations located in Shelby County, Tennessee.

3. On or about May 24, 2000, the Shelby County Coordinating Committee
submitted to the Local Government Planning Advisory Committee the Shelby County Growth
Plan, pursuant to T.C.A. § 6-58-104

4. Individual Plaintiffs own property and/or reside in that portion of Shelby
County situated approximately west of the "Millington Urban Growth Area," east of the

northwestern rural area, south of the Shelby County/Tipton County line, and north of Fite Road. This area is currently designated as "Memphis Urban Growth Area" under the currently submitted and approved Shelby County Growth Plan.

5. T.C.A. § 6-58-106 sets forth specific conditions and requirements for areas to be designated as "Urban Growth Boundaries." More specifically, T.C.A. § 6-58-106 provides as follows:

Urban growth boundaries – Proposal – Hearing – Rural areas.- (a)(1)The urban growth boundaries of a municipality shall:

(A) Identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years;

(B) Identify territory that is contiguous to the existing boundaries of the municipality;

(C) Identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics; (if available, professional planning, engineering and/or economic studies may also be considered):

(D) Identify territory in which the municipality is better able and prepared than other municipalities to efficiently and effectively provide urban services; and

(E) Reflect the municipality's duty to facilitate full development of resources within the current boundaries of the municipality and to manage and control urban expansion outside of such current boundaries, taking into account the impact to agricultural lands, forests, recreational areas and wildlife management areas.

T.C.A. §6-58-106(a)(1)(A)(B)(C)(D)(E)

The area described in paragraph 4 above meets none of the criteria established by T.C.A. § 6-58-106(a)(1)(A)-(E) for inclusion in the Memphis Urban Growth Area.

6. Plaintiffs believe and allege that the adoption and approval of a Shelby County Growth Plan designating the above-referenced area as "Memphis Urban Growth Area" is invalid inasmuch as the adoption and approval of said plan was granted in an arbitrary, capricious, illegal or other manner characterized by abuse of official discretion. More specifically, in so designating the above-described area as "Memphis Urban Growth Area," the plan ignores and violates each and every criteria established by T.C.A. § 6-58-106(a)(1)(A)-(E).

7. Plaintiffs would further show that because of the makeup of the membership of the Coordinating Committee, and because of the interposing into the growth plan review

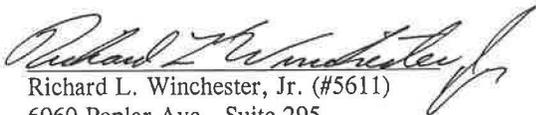
process of contractual relationships unrelated to municipal growth and planning, Plaintiffs were effectively denied any meaningful representation in the Growth Plan discussion and approval process.

8. T.C.A. § 6-58-105(c) provides that the Court may vacate the Shelby County Growth Plan, "in whole or in part." Although Plaintiffs have named Shelby County, and the six smaller municipalities situated within Shelby County as nominal parties, as required by T.C.A. § 6-58-105, Plaintiffs do not seek to alter or interfere in any way with the designated growth areas of these respective municipalities, nor do Plaintiffs seek to alter in any way the "Memphis Urban Growth Areas" other than the specific area described in paragraph 4 above, which Plaintiffs contend should be more appropriately designated as "Rural Area."

WHEREFORE, PREMISES CONSIDERED, PLAINTIFFS PRAY AS FOLLOWS:

1. That the Court vacate the Shelby County Growth Plan in part, so as to eliminate from the Memphis Urban Growth Area that area located approximately north of Fite Road, west of the Millington Urban Growth Area, and east of the northwest "rural" area;
2. That the plan be remanded to the County and municipalities in order to revisit the growth plan so as to redesignate the above-referenced area as "rural area" in conformity with the procedures set forth in T.C.A. § 6-58-104, and in conformity with the requirements of T.C.A. § 6-58-106(a)(1); and
3. That Plaintiffs be awarded such further and additional relief to which they may be entitled.

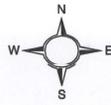
THE WINCHESTER LAW FIRM
Attorneys for Plaintiff



Richard L. Winchester, Jr. (#5611)
6060 Poplar Ave., Suite 295
Memphis, TN 38119
(901)685-9222

Shelby County Coordinating Committee GROWTH PLAN

December 22, 1999



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

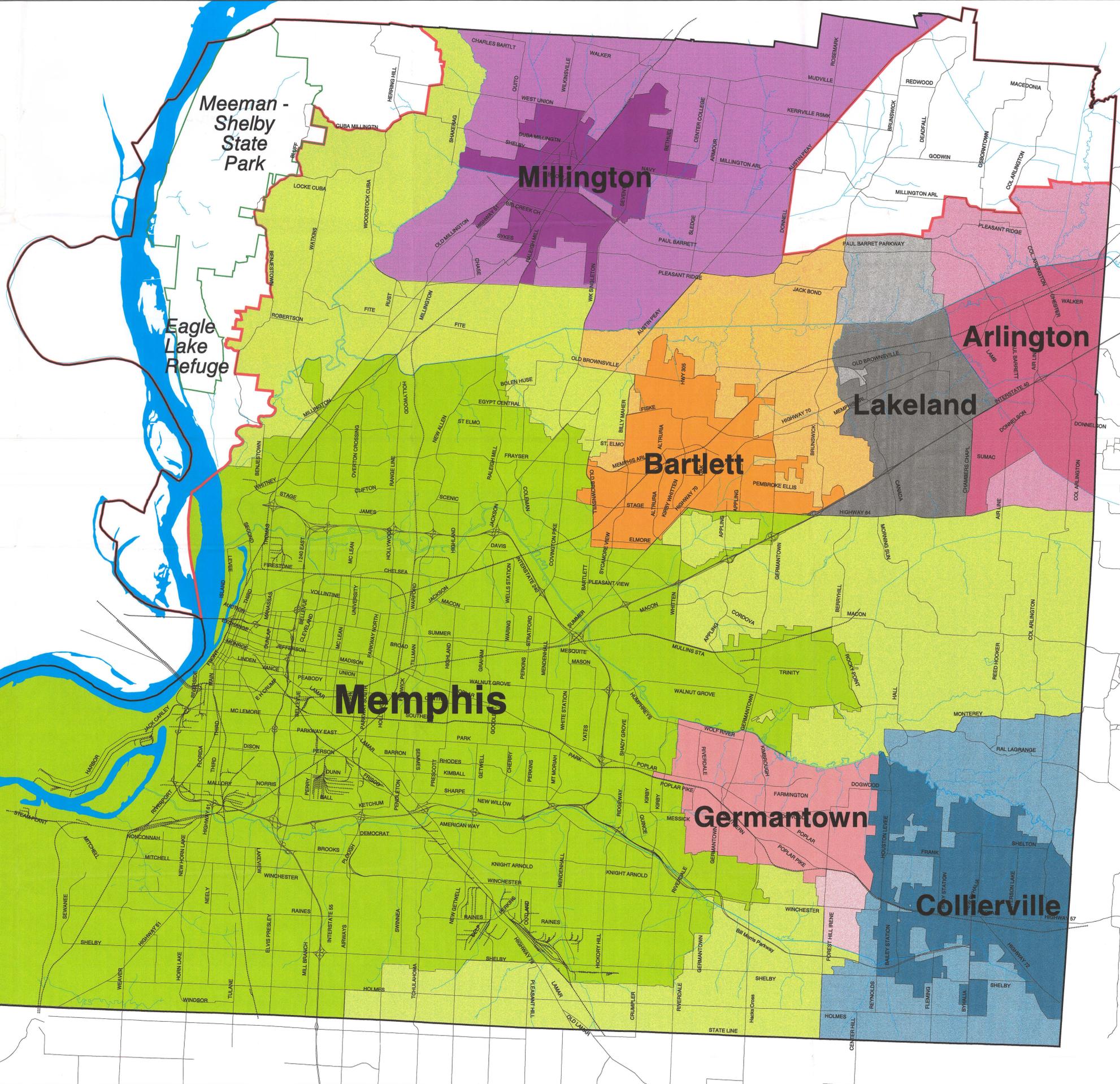
Key

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- Arlington Urban Growth Area
- Bartlett Corp. Limits
- Bartlett Urban Growth Area
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- Memphis Corp. Limits
- Memphis Urban Growth Area
- Millington Corp. Limits
- Millington Urban Growth Area
- Rural Areas

1 0 1 2 3 4 5 Miles

Cartographic Services Provided By:
Memphis and Shelby County Division of Planning and Development

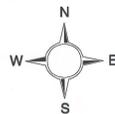
Sources:
Memphis and Shelby County Division of Planning and Development
Shelby County Municipal Governments



Shelby County Coordinating Committee GROWTH PLAN Detail of Southeast Shelby County December 22, 1999

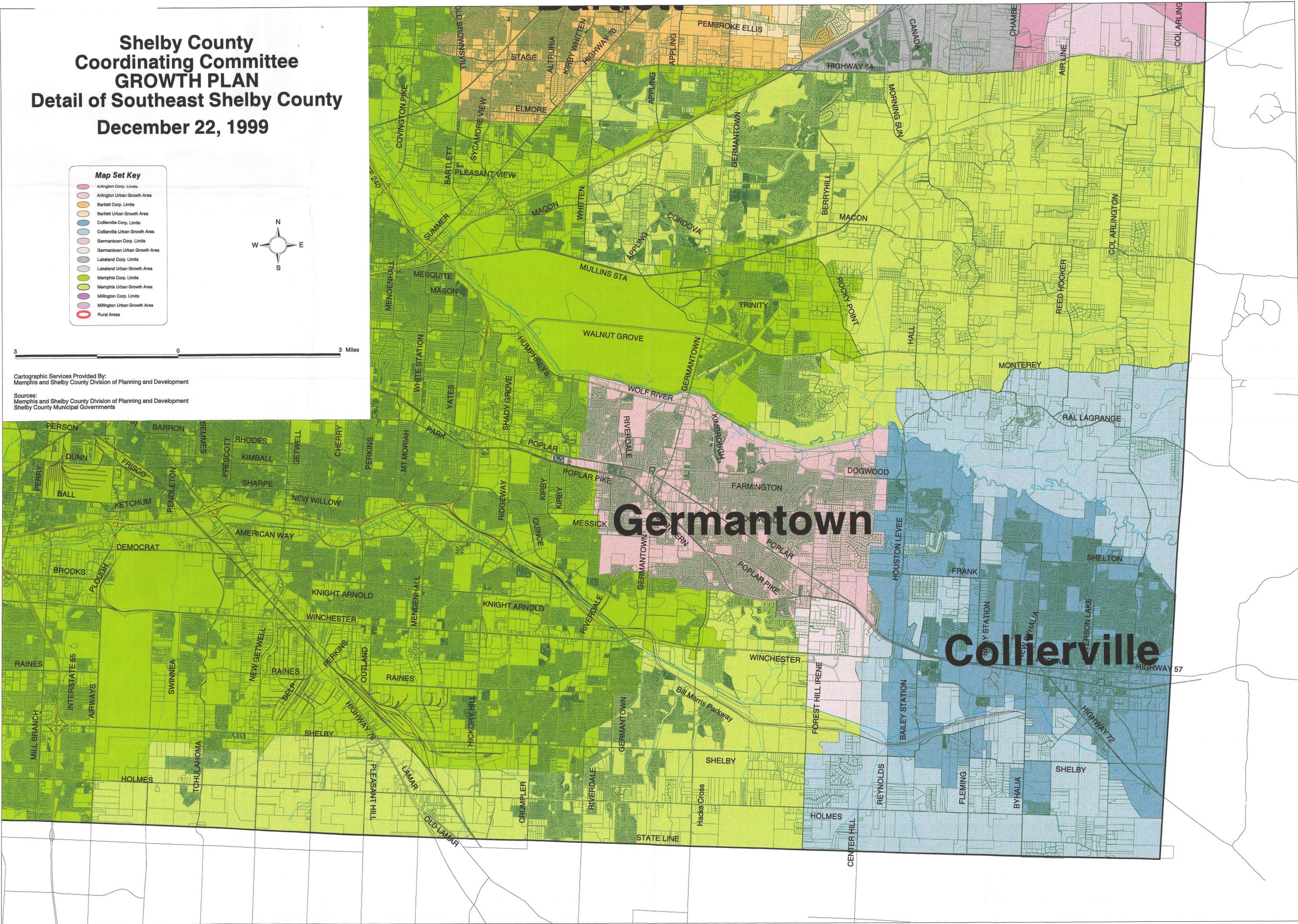
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	Memphis Corp. Limits
	Memphis Urban Growth Area
	Millington Corp. Limits
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	Rural Areas



Cartographic Services Provided By:
Memphis and Shelby County Division of Planning and Development

Sources:
Memphis and Shelby County Division of Planning and Development
Shelby County Municipal Governments

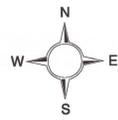


Shelby County Coordinating Committee GROWTH PLAN Detail of Northwest Shelby County

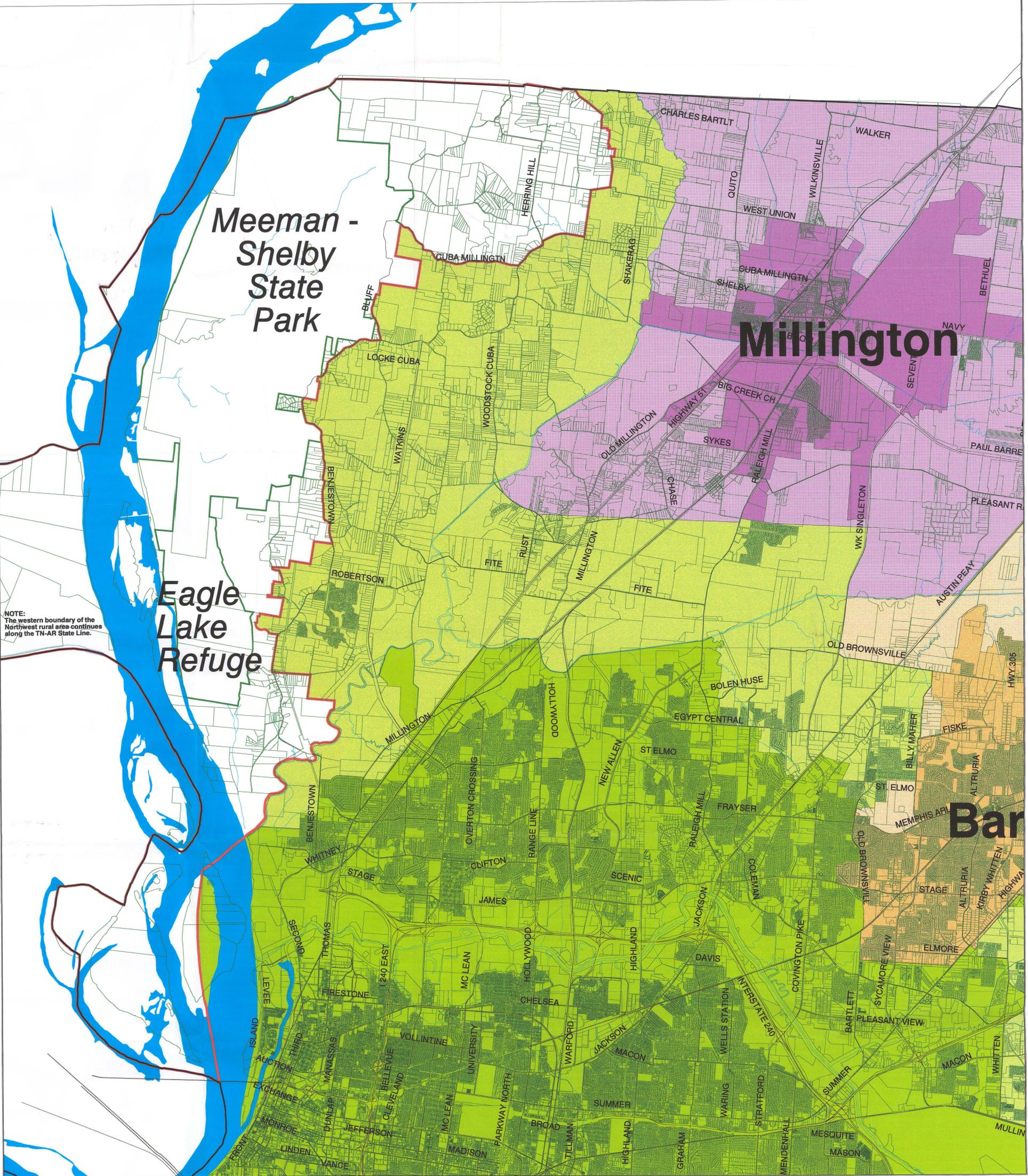
December 22, 1999

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- Rural Areas

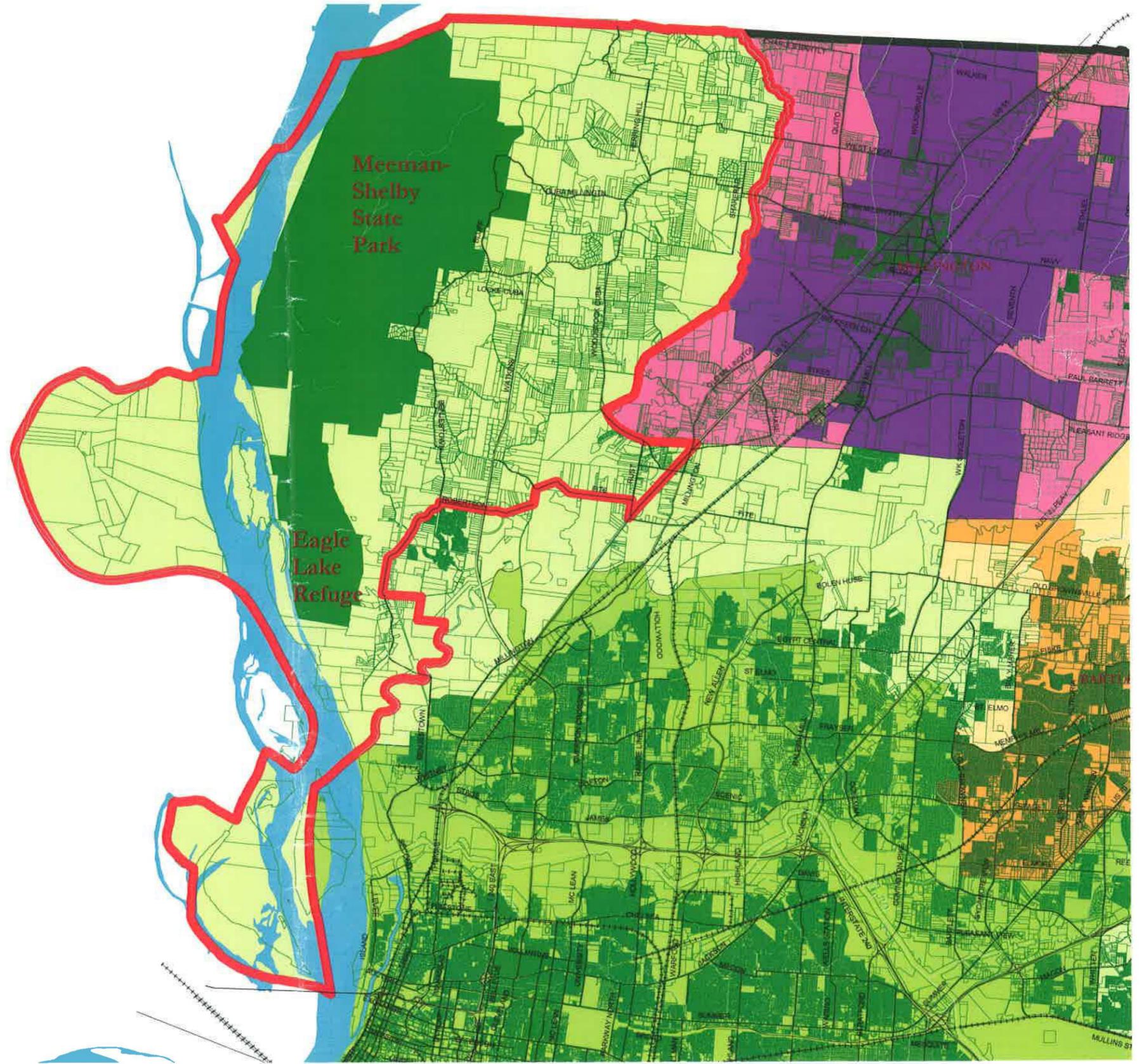
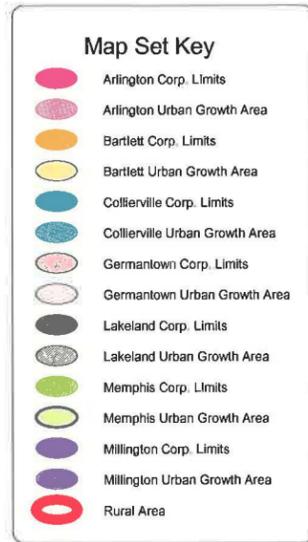


Cartographic Services Provided By:
 Memphis and Shelby County Division of Planning and Development
 Sources:
 Memphis and Shelby County Division of Planning and Development
 Shelby County Municipal Governments



NOTE:
 The western boundary of the Northwest rural area continues along the TN-AR State Line.

Shelby County
 Coordinating Committee
GROWTH PLAN
 Detail of Northwest Shelby County
 December 22, 1999
 (Amended Rural Boundary July 01, 2003)



Sources:
 Memphis and Shelby County
 Division of Planning and Development
 Shelby County Municipal Governments

GIS Services Provided By:
 Memphis and Shelby County
 Division of Planning and Development

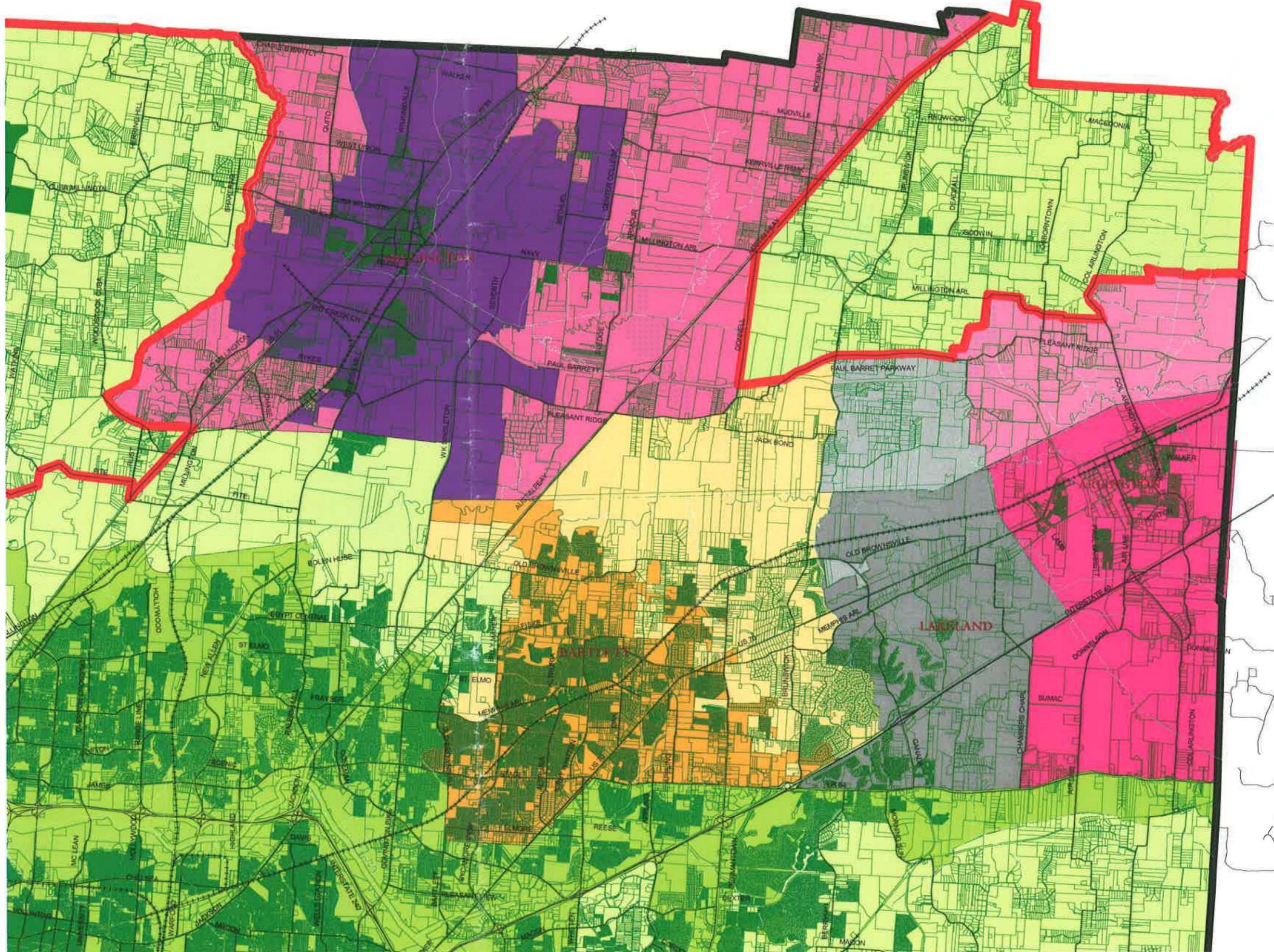
December 22, 1999, Updated with new Memphis Annexation of Countrywood/Eads, Hillshire, and Southeast Area, January 2003
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 Updated annexations of Millington, January 2004, and Bartlett, April 2004

Shelby County
 Coordinating Committee
GROWTH PLAN
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 (Amended Rural Boundary July 01, 2003)



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	Millington Urban Growth Area
	Rural Area



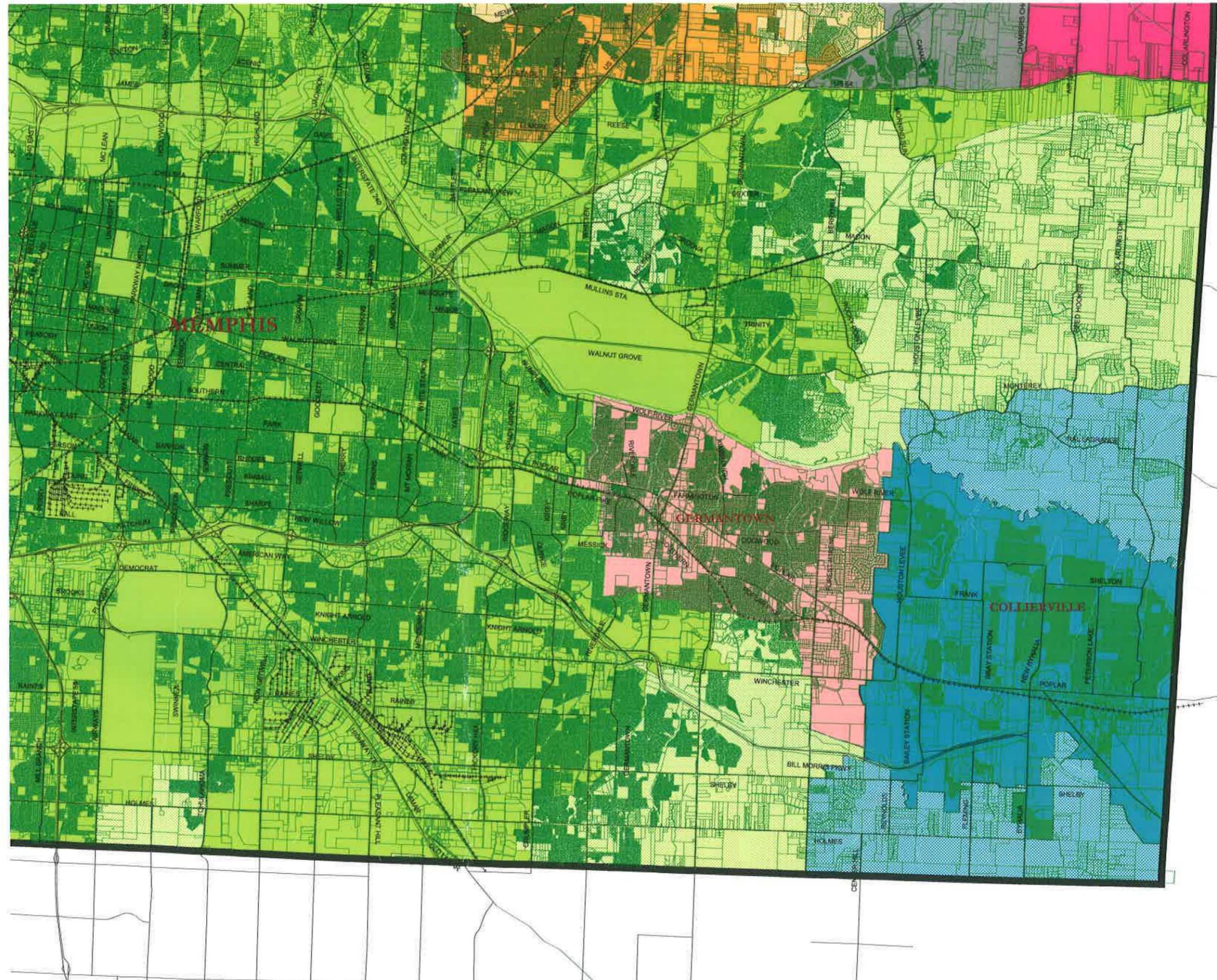
Sources:
 Memphis and Shelby County
 Division of Planning and Development
 Shelby County Municipal Governments

GIS Services Provided By:
 Memphis and Shelby County
 Division of Planning and Development

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Shelby County
 Coordinating Committee
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Sources:
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 Shelby County Municipal Governments

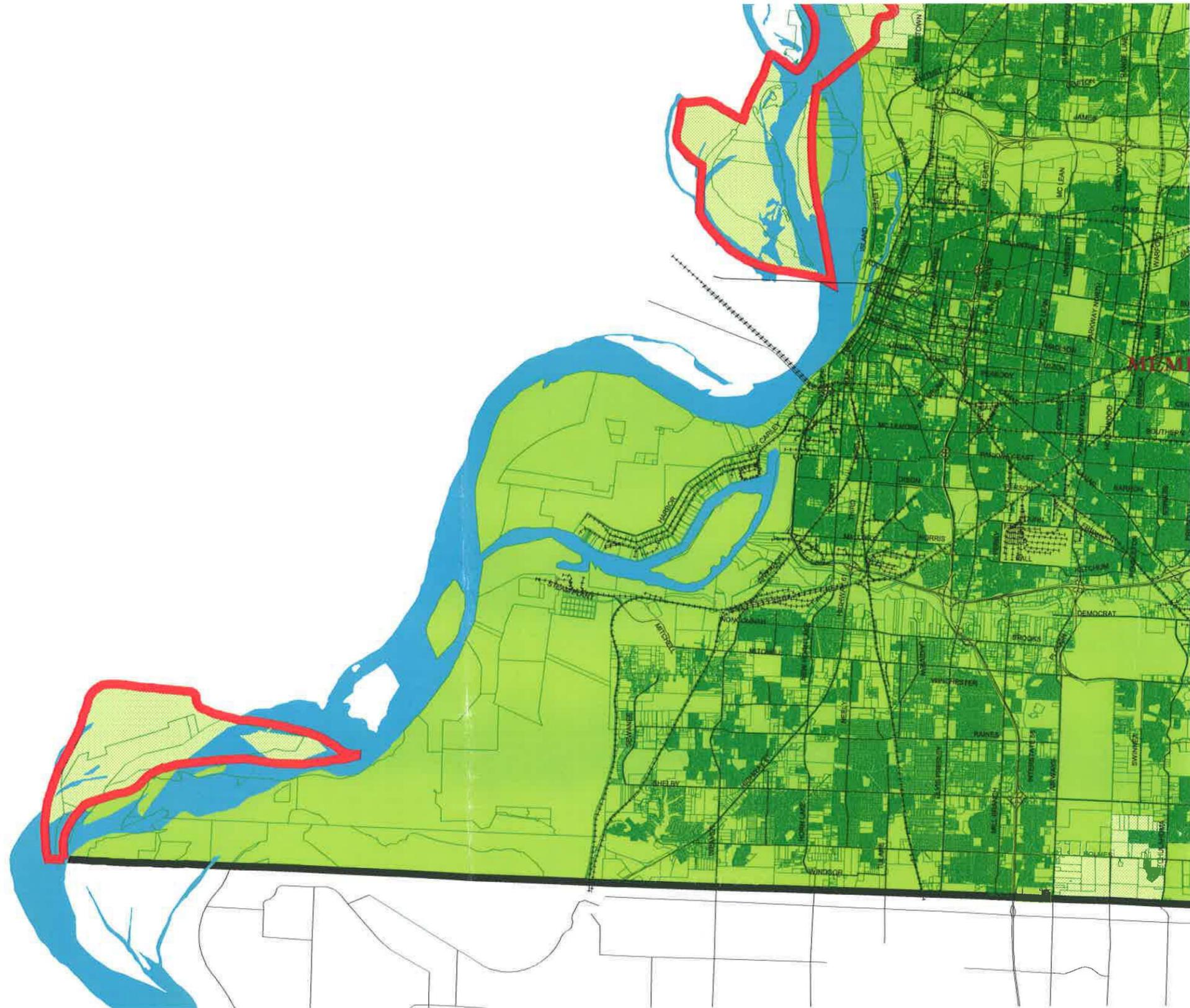
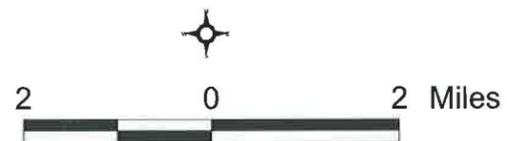
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Shelby County
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GROWTH PLAN
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Sources:
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 Memphis and Shelby County
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December 22, 1999, Updated with new Memphis Annexation of Countrywood/Eads, Hillshire, and Southeast Area, January 2003
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Shelby County Government

A C Wharton, Jr.
Mayor

March 14, 2005

Mr. Dan Hawk, Director
Local Planning Assistance
State of Tennessee Department of Economic
and Community Development
312 Eighth Avenue North, 10th Floor
Nashville, TN 37143

Dear Mr. Hawk:

Please find enclosed for your records the most recent copy of Shelby County's amended Growth Plan. The boundaries have not changed from the map that I forwarded to you in August of last year. However, we have adjusted the color-coding on the map to more clearly differentiate between the two types of property that are designated as "rural". You will note that property designated as "rural" that lies within the unincorporated portion of the County is bordered with a red line and coded white, while "rural" territory that lies within a municipality's annexation reserve area is bordered with a red line and coded green.

I hope that these changes make the map more user-friendly and easy to understand. Do not hesitate to contact me or Rick Copeland, Director of the Division of Planning and Development, if you have questions or require additional information.

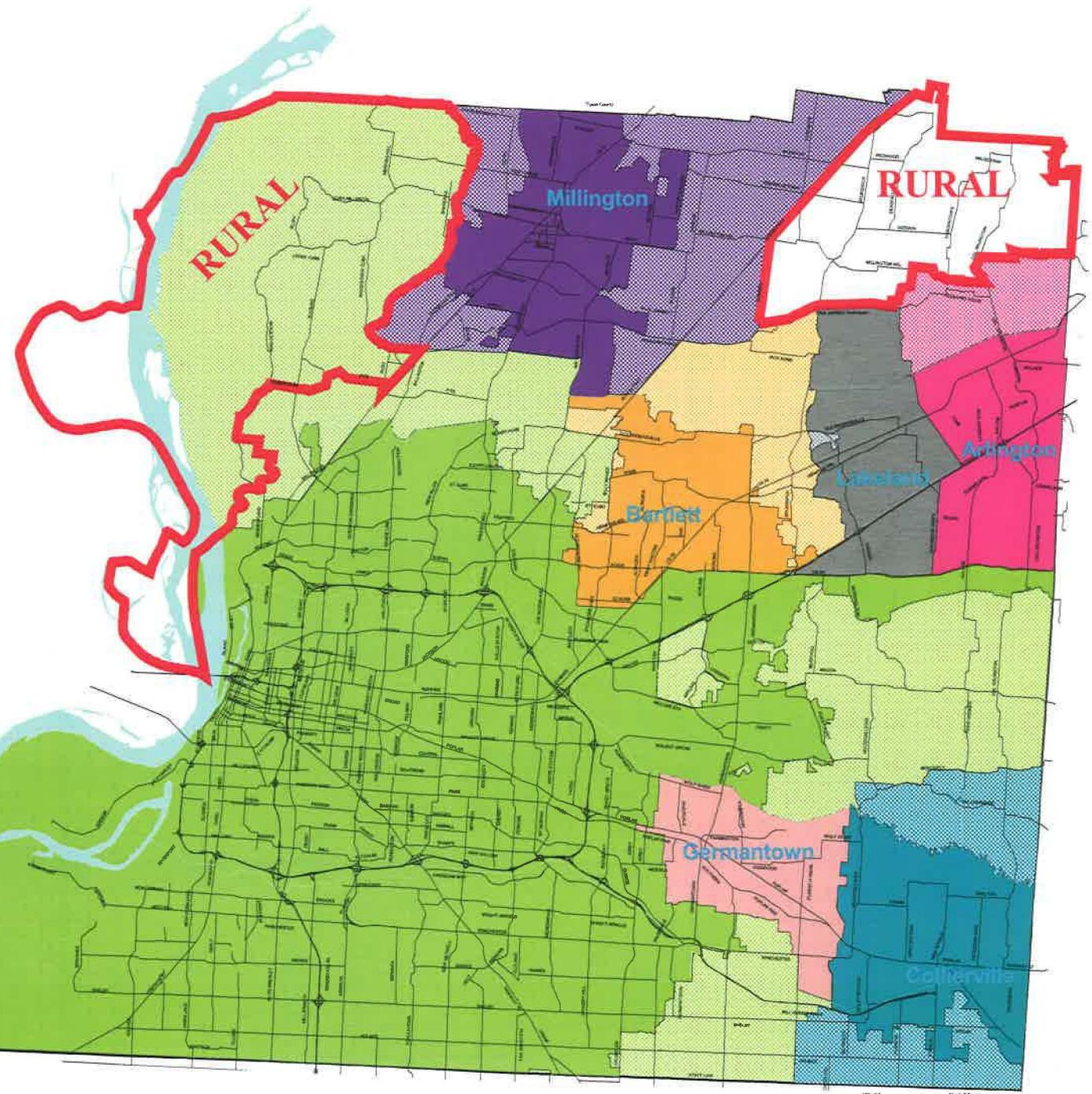
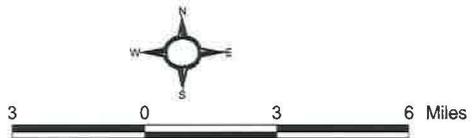
Sincerely,

A C Wharton, Jr.
Mayor

ACW/lar

Attachment

ANNEXATION RESERVE AREAS



Cartographic Services Provided By:
 Memphis and Shelby County Division of Planning and Development
 Sources:
 Memphis and Shelby County Division of Planning and Development,
 Shelby County Municipal Governments

December 22, 1999, Updated with new Memphis Annexation of Countrywood/Eads, Hillshire, and Southeast Area, January 2003, Getwell West, November 2004
 Rural Area amended in 2003 by consent Decree
 Updated annexations of Millington, January 2004, and Bartlett and Lakeland, December 2004

Map Printed on February 11, 2005



State of Tennessee
Department of Economic and Community Development

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

September 1, 2004

Mayor A C Wharton
Shelby County Government
160 North Main Street, Suite 850
Memphis, Tennessee 38103

Dear Mayor Wharton:

This is to notify you that I have received the Shelby County Growth Plan Amendment and have put it on file in our records.

If I can be of further assistance, please let me know.

Sincerely,

Dan C. Hawk
Director

DCH/jw



Shelby County Government

A C Wharton, Jr.
Mayor

August 24, 2004

Mr. Dan Hawk, Director
Local Planning Assistance
State of Tennessee Department of Economic
and Community Development
312 Eighth Avenue North, 10th Floor
Nashville, Tennessee 37243

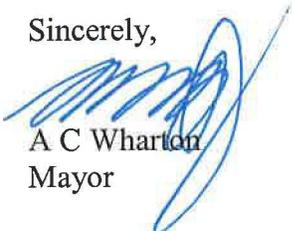
Re: Amended Shelby County Growth Plan

Dear Mr. Hawk:

Please find enclosed a copy of Shelby County's Growth Plan, as amended through a consent judgment entered in Chancery Court on September 8, 2003 (*Rural Action Group, et al. v. Shelby County Coordinating Committee, et al.*, Chancery No. CH-00-1676-3). I am forwarding this document to you so that it may be filed with the Local Government Planning Advisory Committee. I have also filed a copy of the amended plan with the County Register, in accordance with T.C.A. 6-58-104 (c)(2).

Thank you for your assistance in this matter. Please do not hesitate to contact me if you have questions or require additional information.

Sincerely,


A C Wharton
Mayor

ACW:dgk

Enclosures

IN THE CHANCERY COURT OF TENNESSEE
FOR THE THIRTIETH JUDICIAL DISTRICT AT MEMPHIS

RURAL ACTION GROUP; TERRY ROLAND, CARL
MILLER, SR., DOUG IVY, LARRY DANCY and
STANLEY TALBERT, Individually and as
Representatives of Rural Action Group,,

Plaintiff,

vs.

No. CH-00-1676-3

SHELBY COUNTY COORDINATING COMMITTEE;
SHELBY COUNTY TENNESSEE; CITY OF MEMPHIS,
TENNESSEE; CITY OF MILLINGTON, TENNESSEE;
TOWN OF COLLIERVILLE, TENNESSEE; TOWN OF
ARLINGTON, TENNESSEE; CITY OF
GERMANTOWN, TENNESSEE; CITY OF BARTLETT,
TENNESSEE, and CITY OF LAKELAND, TENNESSEE,
LOCAL GOVERNMENT PLANNING ADVISORY
COMMITTEE,

Defendants.

CONSENT JUDGMENT

TO THE CHANCELLORS OF THE CHANCERY COURT OF SHELBY COUNTY,
TENNESSEE:

Come now the parties and announce to the Court that the matters and controversies in
dispute existing among them have been resolved and settled as is set forth herein.

a.) The City of Millington, Tennessee adopted Resolution 3-2002 on February 4,
2002 (a copy of which is appended hereto as Exhibit A), stating in pertinent part, "that if the
land located west of the Millington reserve annexation area, north of the city limits of the City
of Memphis, and south of the Tipton County line, is released from the Memphis annexation
reserve area and returned to rural status, the City of Millington has no desire to annex said

land or to include it in Millington's annexation reserve area." The parties expressly consent to this Resolution being attached to this Consent Order and incorporated herein by reference and further agree that this expression of intent on the part of Defendant, City of Millington, is a material basis upon which the parties have entered into this Consent Order and further agree that the City of Millington shall take no action inconsistent with or contradictory to this resolution without the written permission of the parties and Order of this Court.

b.) The parties agree that the Shelby County Growth Plan (hereinafter "Growth Plan") shall be amended to remove therefrom that portion of the City of Memphis Urban Growth Boundary which includes the area bounded on the north by the Tipton County line, on the west by the area which is currently designated as rural in the Growth Plan, on the east by the existing Urban Growth Boundary of the City of Millington, Tennessee, and on the south by the center lines of Benjestown, Robertson and Fite Roads and Highway 51. (This adjustment is reflected in the map appended hereto and designated as Exhibit B.);

c.) The parties agree that the area described in Paragraph "b" above, which was originally designated in the Growth Plan as included in the City of Memphis Urban Growth Boundary, shall be re-designated in the Growth Plan as rural;

d.) The parties agree that the area in the Growth Plan to be designated as rural pursuant to this Consent Order shall keep this designation in the Growth Plan until such time as the Growth Plan is amended to change this designation pursuant to TCA §6-58-104(d)(1) or to the extent allowed by law at the time of the amendment; and,

e.) The parties agree that this Consent Judgment does not, in any way, amend, change or affect any other provisions of the Growth Plan or the annexation reserve agreements heretofore adopted by and among the various municipalities in Shelby County.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED

1. As set forth above,
2. The costs of this proceeding shall be, and are hereby, assessed to Plaintiffs, for which let execution issue, if necessary.

D.I. ALISSANDRATOS

CHANCELLOR

Date:

Sept. 8, 2003

APPROVED:

Robert L. Spence

Robert L. Spence (#12256) *by: RZW/jf.*
Attorney for City of Memphis *w/ perm.*
125 N. Main St., Room 314
Memphis, TN 3803-2079
901.576.6614

A TRUE COPY - ATTEST
Kenny W. Armstrong, Clerk & Master
By *[Signature]*
D.C. & M.

Richard L. Winchester, Jr.

Richard L. Winchester, Jr. (#5611)
Attorney for Rural Action Group
6060 Poplar Ave., Suite 295
Memphis, TN 38119
901.685.9222

Charles R. Perkins

Charles R. Perkins (#8552) *by: RZW/jf.*
Attorney for Town of Arlington *w/ perm.*
100 N. Main, Suite 2626
Memphis, TN 38103

David J. Lakin

David J. Lakin (#16183) *by: R. Z. W. Jr. w/perm.*
Attorney for City of Lakeland
P.O. Box 34460
Bartlett, TN 38184

Kelly Rayne

Kelly Rayne (#016506) *by: R. Z. W. Jr. w/perm.*
Shelby County Government, Special Counsel
160 N. Main St., Suite 850
Memphis, TN 38103

C. Thomas Cates

C. Thomas Cates (#7818) *by: R. Z. W. Jr. w/perm.*
Attorney for City of Germantown and Town of Collierville
Municipal Center
Germantown, TN 38138

Allen S. Blair

Allen S. Blair (#7911) *by: R. Z. W. Jr. w/perm.*
Barbara Lapides (#11566)
Attorneys for City of Millington
22 North Front St., 5th Floor
Memphis, TN 38103

Frederick P. Kelly

Frederick P. Kelly (#8190) *by: R. Z. W. Jr. w/perm.*
Attorney for City of Bartlett
6400 Stage Rd.
Bartlett, TN 38134
(901)388-3425

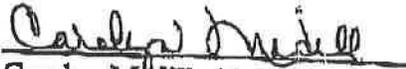
**RESOLUTION 3-2002
RESOLUTION STATING POSITION OF CITY OF MILLINGTON REGARDING
RETURN TO RURAL STATUS OF LAND WEST OF CITY**

WHEREAS, the Board of Mayor and Aldermen has been requested by residents of the area located west of the City to confirm that the City of Millington has no interest in annexing that area, if it is released from the City of Memphis reserve annexation area and returned to rural status;

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Millington, Tennessee, that if the land located west of the Millington reserve annexation area, north of the city limits of the City of Memphis, and south of the Tipton County line, is released from the Memphis annexation reserve area and returned to rural status, the City of Millington has no desire to annex said land or to include it in Millington's annexation reserve area.

This Resolution is adopted the 4th day of February, 2002.


George R. Harvell, Jr., Mayor


Carolyn Madill, City Clerk

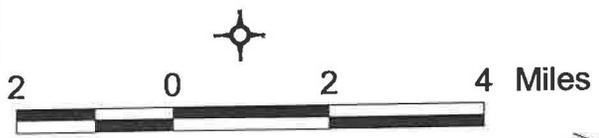
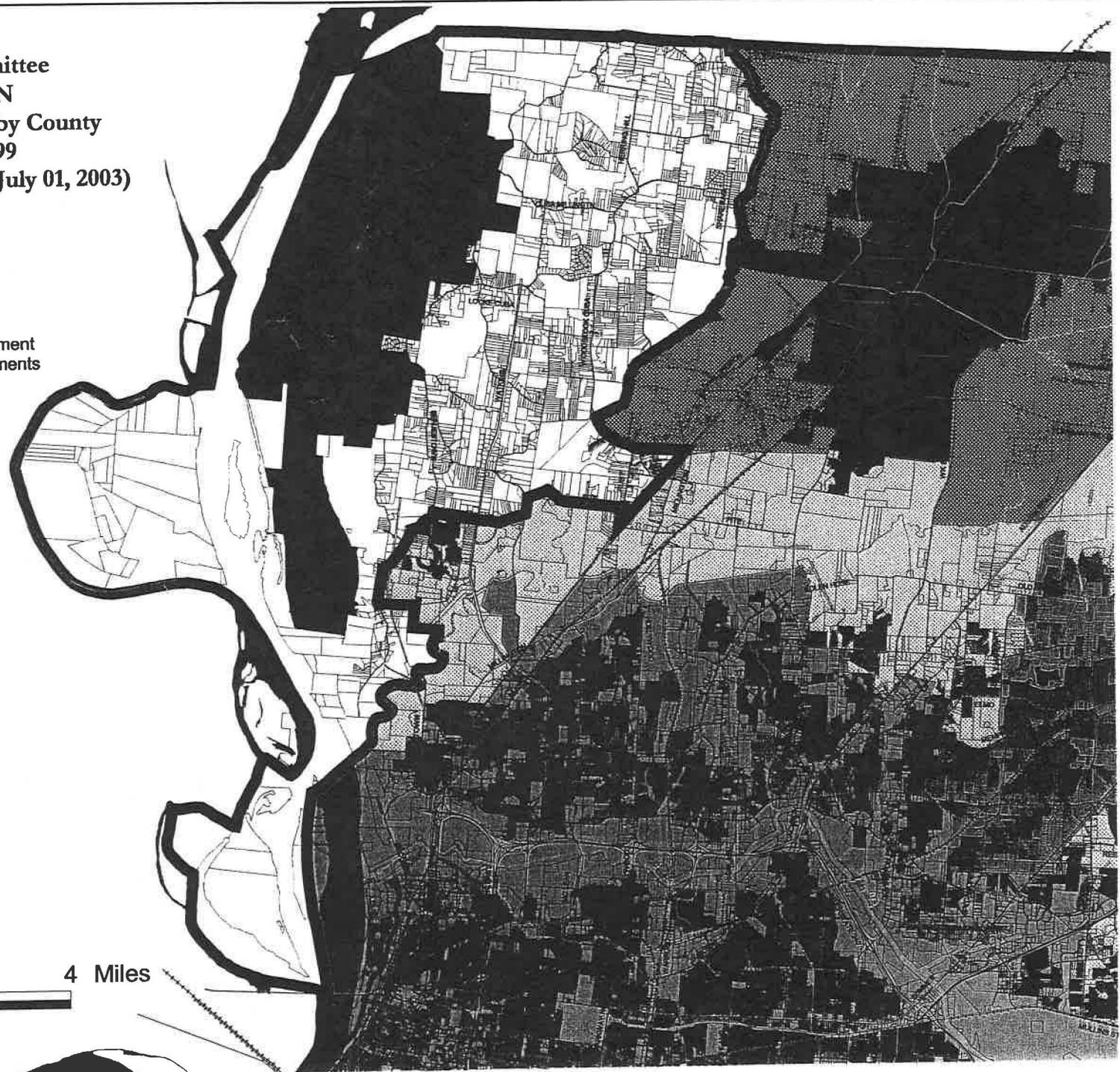
Shelby County
 Coordinating Committee
GROWTH PLAN
 Detail of Northwest Shelby County
 December 22, 1999
 (Amended Rural Boundary July 01, 2003)

Sources:
 Memphis and Shelby County
 Division of Planning and Development
 Shelby County Municipal Governments

EXHIBIT B

Map Set Key

-  Arlington Corp. Limits
-  Arlington Urban Growth Area
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-  Bartlett Urban Growth Area
-  Collierville Corp. Limits
-  Collierville Urban Growth Area
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-  Germantown Urban Growth Area
-  Lakeland Corp. Limits
-  Lakeland Urban Growth Area
-  Memphis Corp. Limits
-  Memphis Urban Growth Area
-  Millington Corp. Limits
-  Millington Urban Growth Area
-  Rural Area



GIS Services Provided By:
 Memphis and Shelby County
 Division of Planning and Development

**Shelby County
Coordinating Committee
GROWTH PLAN
Detail of Northeast Shelby County
December 22, 1999**

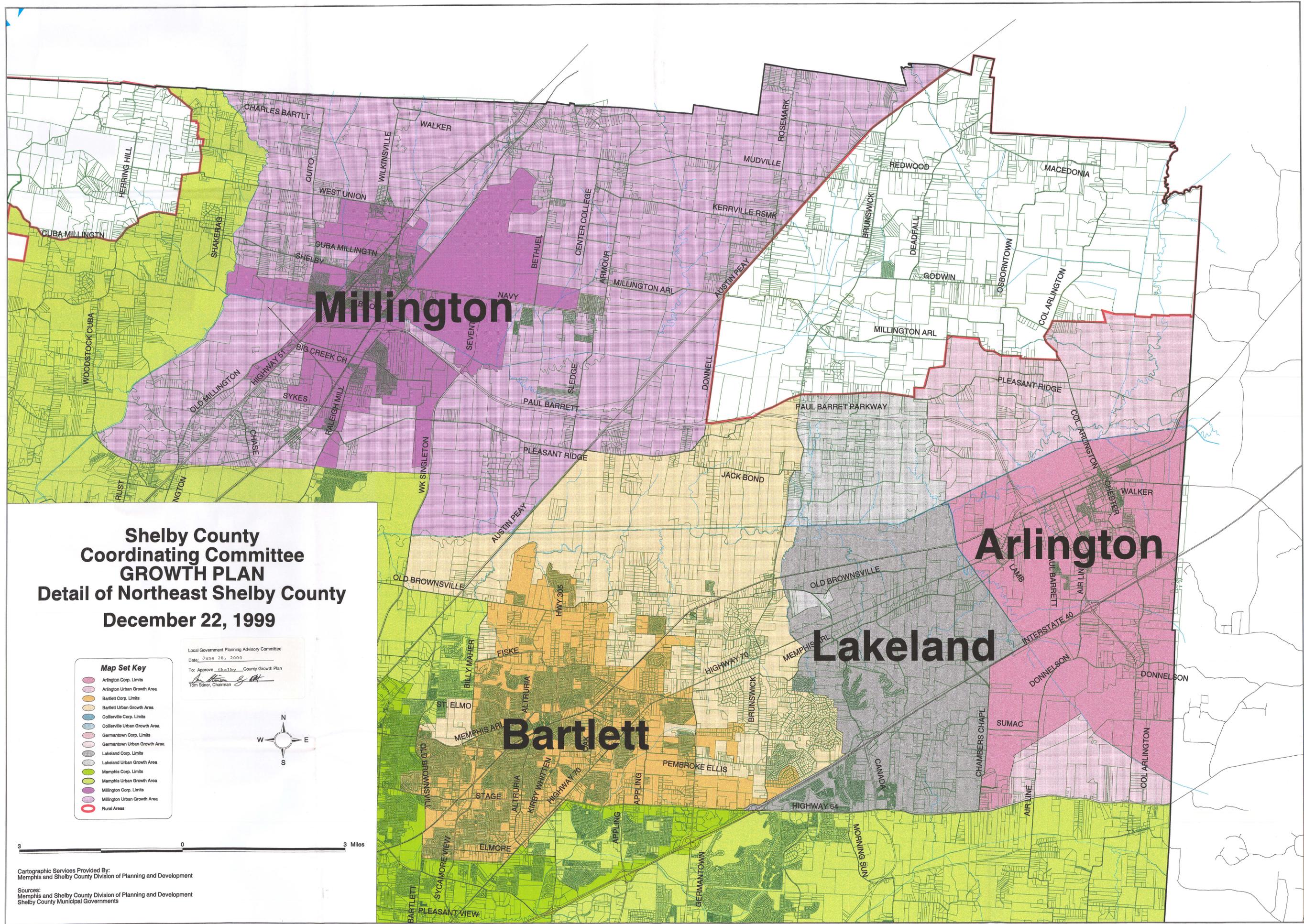
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Local Government Planning Advisory Committee
Date: June 28, 2000
To: Approve Shelby County Growth Plan
Tom Stiner, Chairman



3 0 3 Miles

Cartographic Services Provided By:
Memphis and Shelby County Division of Planning and Development
Sources:
Memphis and Shelby County Division of Planning and Development
Shelby County Municipal Governments



**Shelby County
Coordinating Committee
GROWTH PLAN
Detail of Northeast Shelby County
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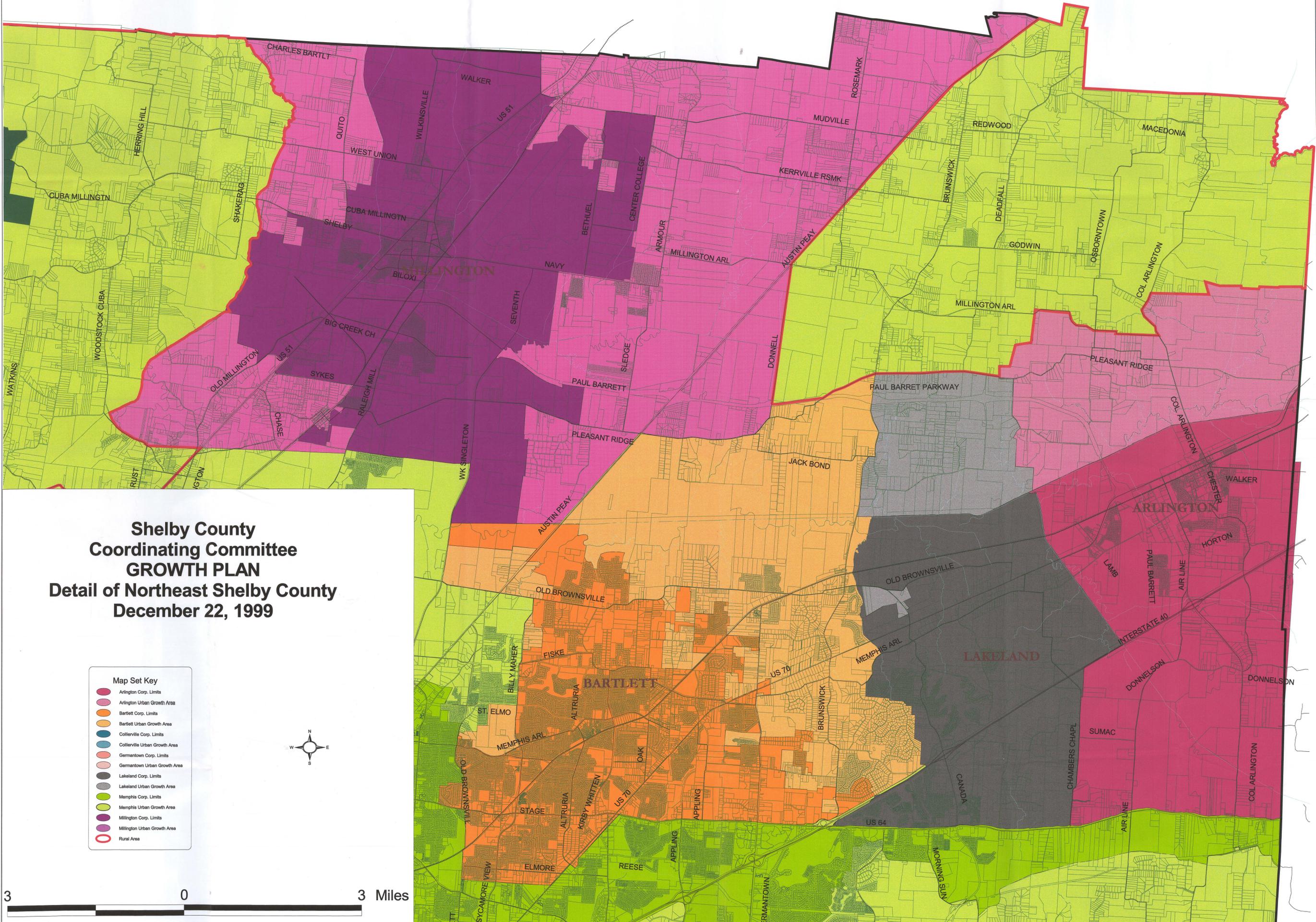
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Cartographic Services Provided By:
Memphis and Shelby County Division of Planning and Development

Sources:
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Shelby County Municipal Governments



Shelby County Coordinating Committee GROWTH PLAN Detail of Southeast Shelby County December 22, 1999

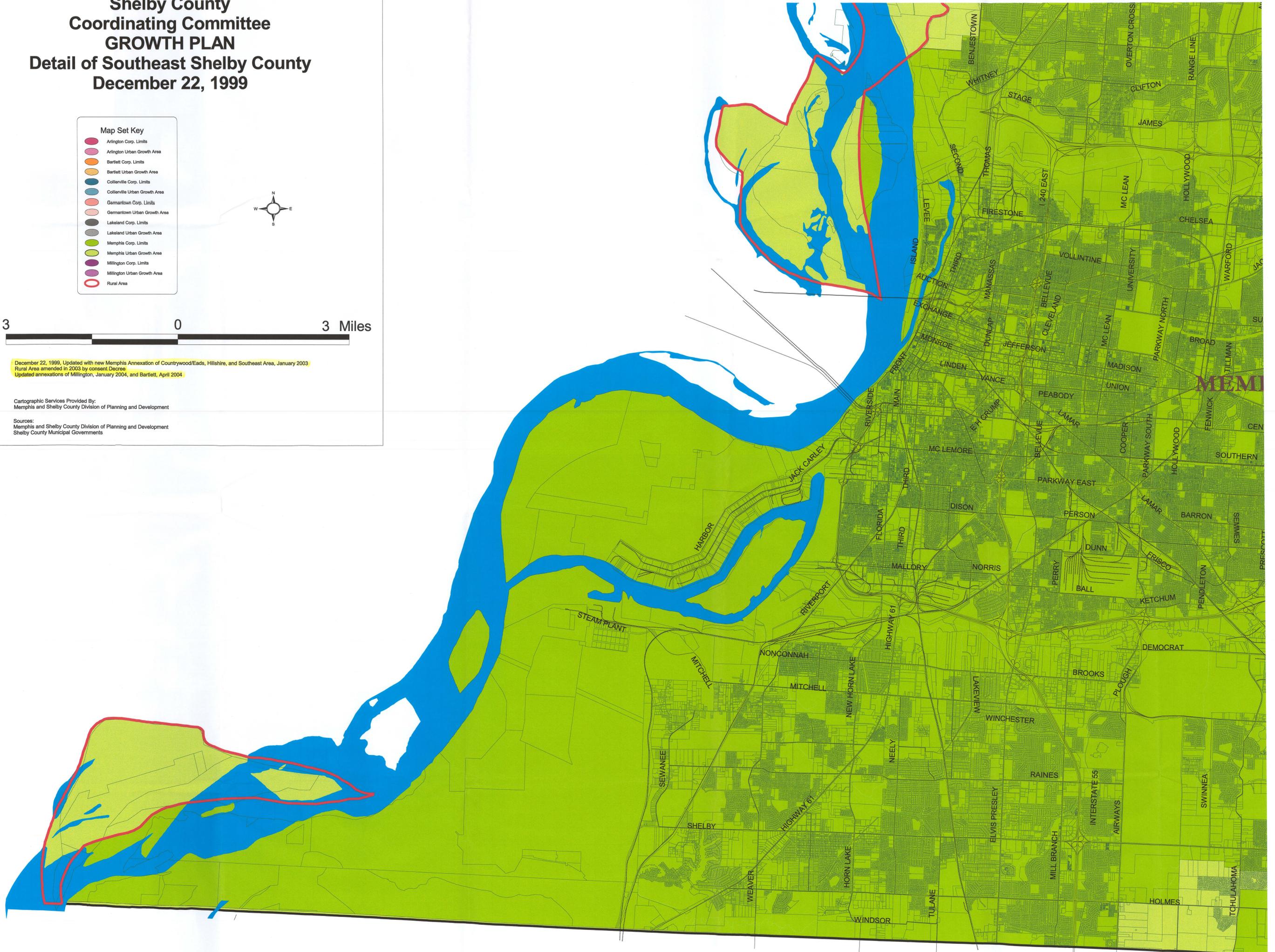
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Cartographic Services Provided By:
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Sources:
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