

Department of Economic
and Community Development



TENNESSEE

Local Planning Assistance Office

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

July 10, 2000

The Honorable William Bass
County Executive of Smith County
Suite 100, 122 Turner High Circle
Carthage, Tennessee 37030

Dear Mr. Bass:

The Local Government Planning Advisory Committee at its meeting June 28 approved the Smith County Growth Plan submitted by the Smith 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 Smith County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Smith County a Growth Plan which complies with TCA 6-58-106; and

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

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

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

Wm. S. Bass
Chair, County Coordinating Committee

6-20-00
Date

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

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

Joe Stone Sr. DA
Chair, Local Government Planning Advisory Committee

6/28/00
Date

PUBLIC CHAPTER 1101 GROWTH PLAN SMITH COUNTY TENNESSEE

LEGEND

-  Urban Growth Area
-  Planned Growth Area
-  Rural Area

APPROVED BY THE SMITH COUNTY
COORDINATING COMMITTEE:

THIS IS TO CERTIFY THAT THIS IS THE
PUBLIC CHAPTER 1101 GROWTH PLAN
FOR SMITH COUNTY, TENNESSEE.

Wm. J. Bass
COORDINATING COMMITTEE CHAIRMAN:

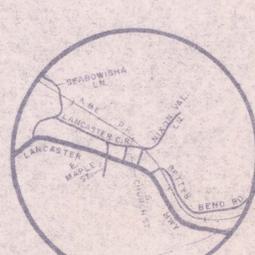
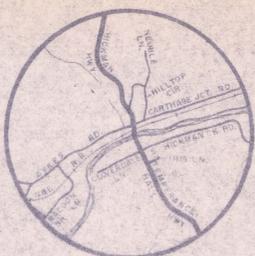
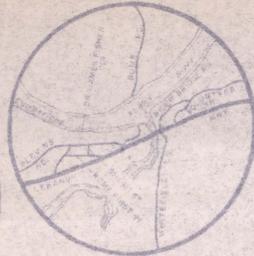
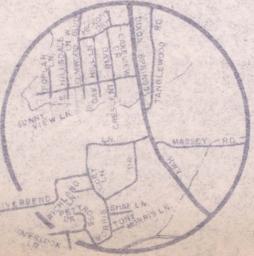
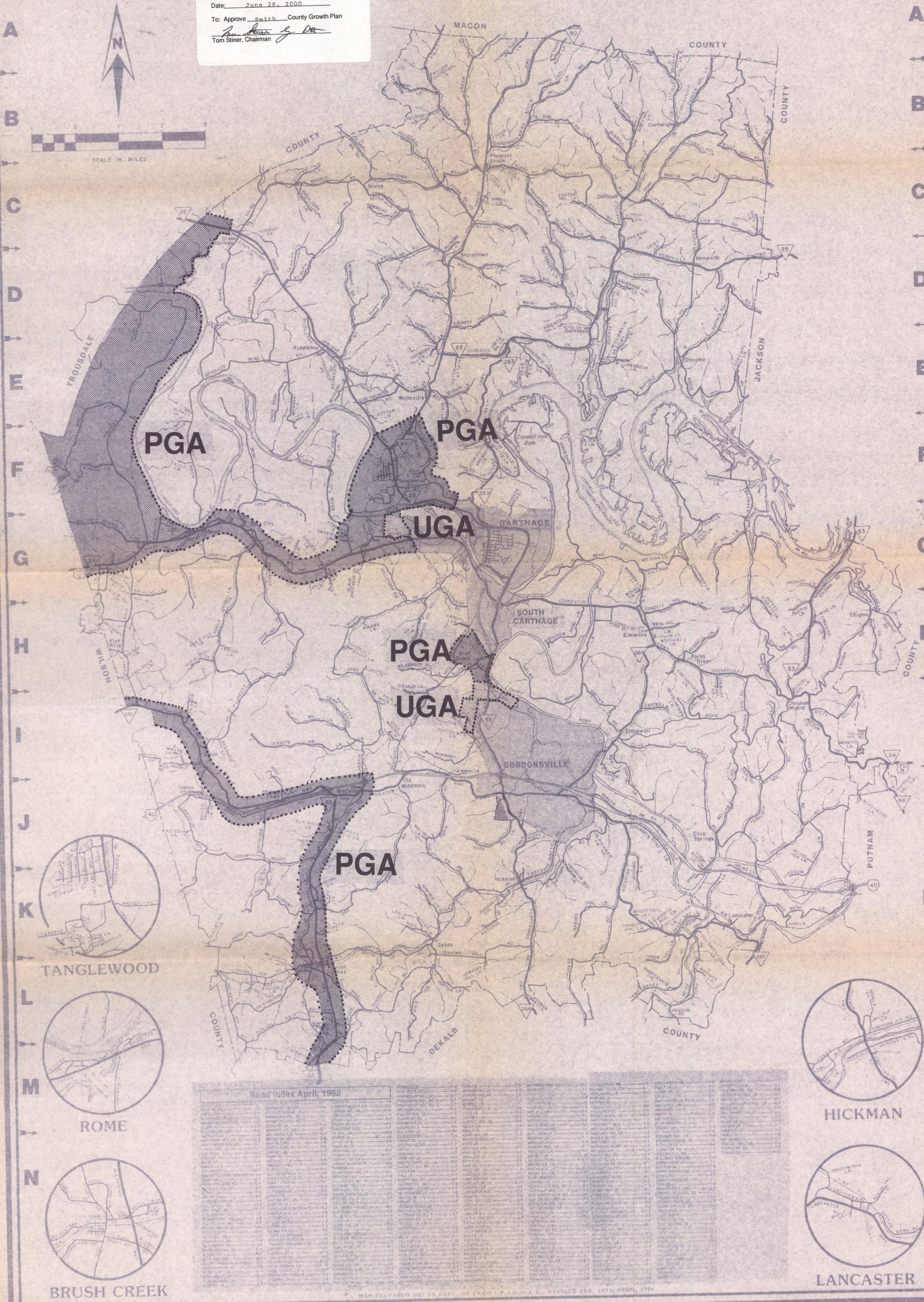
6-20-00
DATE:

Local Government Planning Advisory Committee

Date: *June 28, 2000*

To: Approve *Smith* County Growth Plan

Tom Stiner
Tom Stiner, Chairman



Road Index April, 1998

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MAP PREPARED BY THE DEPT. OF ECON. L.P.A.O. & C.R. REVISED FEB. 1993, APRIL 1996



State of Tennessee
Department of Economic and Community Development

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

August 18, 2010

The Honorable Michael F. Nesbitt
Smith County Mayor
122 Turner High Circle, Suite 100
Carthage, TN 37030

Dear Mayor Nesbitt:

The Local Government Planning Advisory Committee approved the amended Growth Plan for Smith County submitted by the Smith County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee's Resolution of Approval, effective August 18, 2010.

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

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

Sincerely,

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

Dan Hawk
Director

DH/jw

Enclosures

LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

Resolution

Smith County Growth Plan Amendment

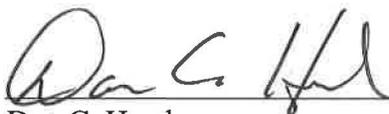
WHEREAS. the Smith County Coordinating Committee convened on April 20, 2010 to consider amendments to the Smith County Growth Plan with the amendment to the South Carthage Urban Growth Boundary; and

WHEREAS. the Smith County Mayor, Michael F. Nesbitt, has submitted all required documentation specified by the Local Government Planning Advisory Committee to be compliant with Tennessee Code 6-58-107 describing and depicting the proposed amendments to the Smith County Growth Plan, and

WHEREAS, documents certifying compliance with Tennessee Code 6-58-104 for adoption and amendment of the county growth plan have been submitted by the Smith County Coordinating Committee indicating ratification of the amendments by the legislative bodies of Smith County and the cities of Carthage, Gordonsville and South Carthage; and

NOW, THEREFORE, BE IT RESOLVED by the Local Government Planning Advisory Committee that the Smith County Growth Plan Amendment request dated July 26, 2010 shall be approved and effective upon filing with the Smith County Register of Deeds by the Mayor of Smith County

Adopted: 8/18/10



Dan C. Hawk
Department of Economic and
Community Development

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

WHEREAS, the Smith County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Smith County an amendment to the County Growth Plan dated January 2010 which complies with TCA 6-58-106; and

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

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

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


Chair
Smith County Coordinating Committee

8-9-10
Date

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

WHEREAS, the Smith County Coordinating Committee has submitted an amendment to the County Growth Plan for Smith 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 Smith County Growth Plan is hereby approved and becomes effective this date.



8/18/10
Date

Micheal F. Nesbitt, County Mayor
Smith County
122 Turner High Circle, Suite 100
Carthage, TN 37030

July 26, 2010

Dan Hawk
State Director
Local Planning Assistance Office
12 Rosa L. Parks Ave., 10th Floor
Nashville, TN 37243

Dear Mr. Hawk,

I would like to request that the Local Government Planning Advisory Committee take action on the amendments to the Smith County Growth Plan with the amendment to the South Carthage Urban Growth Boundary approved by the Smith County Coordinating Committee on April 20, 2010.

Thank you for your attention to this matter.

Respectively,

A handwritten signature in black ink that reads "Micheal F. Nesbitt". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Micheal F. Nesbitt
County Mayor, Smith County

TOWN OF SOUTH CARTHAGE

106 MAIN ST., SOUTH, CARTHAGE, TN 37030 • TEL. (615) 735-2727 • FAX (615) 735-2492

Jimmy S. Wheeler
Mayor

Ward I
Hollis Mullinax
Robert E. Hewlitt

Ward II
Terry Hunt
Christy Grisham

July 26, 2010

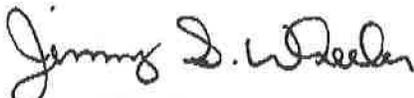
Dan Hawk
State Director
Local Planning Assistance Office
12 Rosa L. Parks Ave., 10th Floor
Nashville, TN 37243

Dear Mr. Hawk,

I would like to request that the Local Government Planning Advisory Committee take action on the amendments to the Smith County Growth Plan with the amendment to the South Carthage Urban Growth Boundary approved by the Smith County Coordinating Committee on April 20, 2010.

Thank you for your attention to this matter.

Respectively,



Jimmy Wheeler
Mayor, South Carthage

RESOLUTION NUMBER 04-20-2010

RESOLUTION TO RECOMMEND THAT THE PROPOSED AMENDMENT TO THE SMITH COUNTY GROWTH PLAN BE APPROVED

WHEREAS, in accordance with *Tennessee Code Annotated 6-58-101 through 116*, the Smith County Growth Planning Coordinating Committee has reviewed the request to amend the Smith County Growth Plans submitted by the Town of South Carthage, and

WHEREAS, the Smith County Growth Planning Coordinating Committee held two public hearings on the proposed amendment, and

WHEREAS, a Legal Notice of Public Hearing was published in the Carthage Courier fifteen (15) days prior to the hearings held on April 6, 2010 and April 20, 2010, and

WHEREAS, The Smith County Growth Planning Coordinating Committee has modified the proposed amendment by creating a 1000 foot buffer between the Urban Growth Boundaries of South Carthage and Gordonsville, and

Section 1: NOW THEREFORE, BE IT RESOLVED BY THE Smith County Growth Planning Coordinating Committee that the modified amendment is hereby recommended to the governing bodies of Carthage, Gordonsville, South Carthage, and Smith County for approval.

Section 2: BE IT FURTHER RESOLVED that if any section, sub-section, sentence, clause, phrase, or portion of this resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

Section 3: BE IT FURTHER RESOLVED that this resolution shall take effect from and after the date it shall have been passed by the Smith County Growth Planning Committee.

Michael J. Nesbitt
Chairman, GPCC

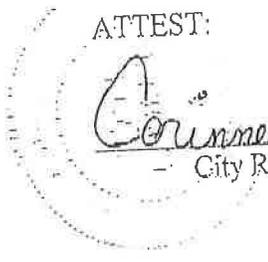
4-27-10
Date

David H. Bann
Vice-Chairman, GPCC

4/28/10
Date

Carroll Stewart
Mayor

ATTEST:



Corinne Miller
City Recorder

RESOLUTION NO. 2010-03

A RESOLUTION TO APPROVE THE SMITH COUNTY GROWTH PLAN APRIL 2010

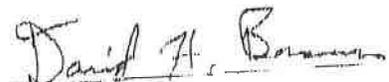
WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for Smith County, Tennessee was developed and recommended by the Smith County Coordinating Committee, ratified by all local governments in Smith County, and became effective in December, 2000 upon its approval by the Local Government Planning Advisory Committee; and

WHEREAS, pursuant to Tennessee Code Annotated 6-58-101 (d)(1), an approved Growth Plan is to stay in effect for not less than three years, absent a showing of extraordinary circumstances; and

WHEREAS, said three year period has expired and the Smith County 20-Year Growth Plan can be amended, provided that Tennessee Code Annotated 6-58-101 (d)(1) requires that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the Town of South Carthage has submitted proposed amendments to the 20-Year Growth Plan in the form of an expansion of the South Carthage urban Growth Boundary, with said amendments having been duly introduced by South Carthage, then considered and recommended by the Smith County Coordinating Committee pursuant to the requirements of Tennessee Code Annotated 6-58-104,

NOW, THEREFORE, BE IT RESOLVED on this the 13th day of MAY, 2010 that the Board of Mayor and Aldermen/woman of Carthage, Tennessee hereby ratifies the amended Smith County Growth Plan, now entitled "20 Year Growth Plan, Smith County, Tennessee, April, 2010", as recommended by the Smith County Coordination Committee.


David H. Bowman
Mayor


Debbie Spivey
City Recorder

RESOLUTION NUMBER
05-2010-01

RESOLUTION TO APPROVE THAT THE PROPOSED AMENDMENT TO THE
SMITH COUNTY GROWTH PLAN

WHEREAS, in accordance with *Tennessee Code Annotated 6-58-101 through 116*, the Smith County Growth Planning Coordinating Committee has reviewed the request to amend the Smith County Growth Plans submitted by the Town of South Carthage, and

WHEREAS, the Smith County Growth Planning Coordinating Committee held two public hearings on the proposed amendment, and

WHEREAS, a Legal Notice of Public Hearing was published in the Carthage Courier fifteen (15) days prior to the hearings held on April 6, 2010 and April 20, 2010, and

WHEREAS, The Smith County Growth Planning Coordinating Committee has modified the proposed amendment by creating a 1000 foot buffer between the Urban Growth Boundaries of South Carthage and Gordonsville, and

WHEREAS, The Smith County Growth Planning Coordinating Committee recommends to all Governing bodies within the county that the amendment be ratified, and

Section 1: NOW THEREFORE, BE IT RESOLVED BY THE Smith County Commission that the modified amendment is hereby ratified.

Section 2: BE IT FURTHER RESOLVED that if any section, sub-section, sentence, clause, phrase, or portion of this resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

Section 3: BE IT FURTHER RESOLVED that this resolution shall take effect from and after the date it shall have been passed by the Smith County Commission, properly signed, certified, and has met all other legal requirements of the State of Tennessee, and as otherwise provided by law, the general welfare of the citizens of Smith County requiring it.


Michael F. Nesbitt
Smith County Mayor

ATTEST:



James B. Norris
Smith County Clerk

RESOLUTION 10-315

A RESOLUTION RECOMMENDING ADOPTION OF THE SOUTH CARTHAGE URBAN GROWTH BOUNDARY AMENDMENT BY THE SMITH COUNTY COORDINATING COMMITTEE.

WHEREAS, Tennessee Code Annotated, Section 6-58-104 establishes a county-wide coordinating committee charged with the responsibility of developing a growth plan for Smith County; and,

WHEREAS, Smith County has an approved Growth Plan effective December 30, 2000; and,

WHEREAS, Tennessee Code Annotated, Section 6-58-104(e)(1) allows that a municipality may propose an amendment to the coordinating committee after the expiration of three (3) years; and,

WHEREAS, Tennessee Code Annotated, Section 6-58-104 also requires said coordinating committee to give due consideration for amendment to such urban growth boundaries as may be timely proposed and submitted to the coordinating committee by a municipal governing body in the County; and,

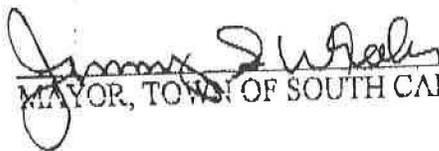
WHEREAS, the South Carthage Board of Mayor and Aldermen has reviewed TCA Section 6-58-106 (a)(1) that outlines criteria for establishing such Urban Growth Boundaries and wishes to amend an Urban Growth Boundary in compliance with said legislation; and,

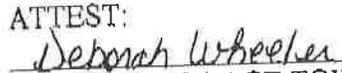
WHEREAS, the South Carthage Board of Mayor and Aldermen, upon recommendation of the South Carthage Municipal Planning Commission, has identified an area that appears to fulfill the legislative requirements, as well as meeting the goals and objectives of the Town of South Carthage regarding efficient urban development and delivery of municipal services; and,

WHEREAS, pursuant to TCA Section 6-58-106 (a)(3), the Town of South Carthage has held two (2) public hearings, the time and place of each having been advertised in accordance with said legislation;

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH CARTHAGE BOARD OF MAYOR AND ALDERMEN that the map entitled "Work Map, Amended Growth Plan, Smith County, Tennessee, November 2009" is hereby recommended to the Smith County Growth Boundary Coordinating Committee as the official recommendation of the Town of South Carthage, Tennessee in the fulfillment of the legislation noted above.

RESOLVED THIS 18 DAY OF NOVEMBER, 2009.


MAYOR, TOWN OF SOUTH CARTHAGE

ATTEST:

SOUTH CARTHAGE TOWN RECORDER

RESOLUTION 10-316

A Resolution to Approve the Smith County Growth Plan April 2010

WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for Smith County, Tennessee was developed and recommended by the Smith County Coordinating Committee, ratified by all local governments in Smith County, and became effective in December, 2000 upon its approval by the Local Government Planning Advisory Committee; and

WHEREAS, pursuant to Tennessee Code Annotated 6-58-104 (d)(1), an approved Growth Plan is to stay in effect for not less than three years, absent a showing of extraordinary circumstances; and

WHEREAS, said three year period has expired and the Smith County 20-Year Growth Plan can be amended, provided that Tennessee Code Annotated 6-58-101 (d)(1) requires that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the Town of South Carthage has submitted proposed amendments to the 20-Year Growth Plan in the form of an expansion of the South Carthage Urban Growth Boundary, with said amendments having been duly introduced by South Carthage, then considered and recommended by the Smith County Coordinating Committee pursuant to the requirements of Tennessee Code Annotated 6-58-104;

NOW, THEREFORE, BE IT RESOLVED that the Board of Mayor and Alderman of South Carthage, Tennessee hereby ratifies the amended Smith County Growth Plan, now entitled "20 Year Growth Plan, Smith County, Tennessee, April, 2010", as recommended by the Smith County Coordinating Committee.

Jimmy S. Wheeler
Mayor

Deborah Wheeler
Recorder

May 6, 2010
Date

REPORT OF AMENDMENTS
TO THE
SOUTH CARTHAGE, TENNESSEE
GROWTH PLAN

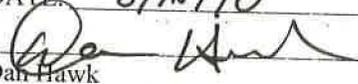
AS ESTABLISHED BY
PUBLIC CHAPTER 1101
OF THE
TENNESSEE LEGISLATURE

Local Government Planning Advisory Committee

TO: Amend the Smith County Growth Plan

DATE:

8/18/10


Dan Hawk

Department of Economic & Community Development

REPORT OF AMENDMENTS
TO THE
SOUTH CARTHAGE, TENNESSEE
GROWTH PLAN

AS ESTABLISHED BY
PUBLIC CHAPTER 1101
OF THE
TENNESSEE LEGISLATURE

shows the location of areas with greater than 15 percent slope constraints within South Carthage. As stated in the above slope and soils are factors to consider. The areas of floodplain are not available digitally for display and area calculations at this time.

Vacant Land Development Potential within the Corporate Boundary

Approximately 14 percent of the Town of South Carthage is vacant, consisting of over 229 acres. Approximately 90 percent of the Town of South Carthage has access to all public services and are therefore improved vacant lands. These lands are scattered throughout the Town with no particular concentration of large vacant tracts.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

Utilities

Water Service Area – Smith Utility District provides water service within the corporate limits. The District owns and maintains all water lines within the municipality and a portion of the surrounding area. The South Carthage Municipal Subdivision Regulations require that all water line extensions be a minimum six - (6) inches in size. Fire hydrants are required in new developments.

Sewer Service Area – Currently about 90% of South Carthage has access to public sewer service. Sewer serves commercial and industrial uses, as well as residential property.

Protective Services

Police Department – The South Carthage Police Department has 4 full-time employees and 1 part-time, with 5 patrol cars. The International Association of Policemen recommends 2.1 patrol officers per 1,000 populations for communities under 30,000 total populations. Using this standard, South Carthage currently employs more than the minimum number of recommended full-time officers for the current population level.

Fire Department – South Carthage has an ISO rating of 7 and is served by a volunteer Fire Department. The Fire Department has 0 full-time employees and 20 volunteer employees. The response area is limited to the town limits, with mutual aid agreement between the other municipalities and the County to provide coverage outside the municipal boundaries of South Carthage.

Solid Waste Collection

South Carthage provides weekly residential curbside solid waste collection. Currently residents are charged a flat rate per month for waste collection. The town also provides collection for businesses up to three times per week.

Roads and Streets

There are approximately 14.2 miles of local streets and 5.1 State Highway miles within the corporate limits. U.S. Highway 70 and State Highway 53 are within the Town Limits.

Parks and Recreation

South Carthage assists in maintenance of 1 park, comprising a total of about 12.0 acres. The town offers a variety of recreational activities including baseball, basketball, and tennis. In addition, the Town has a picnic area, and some pavilions for outdoor activities at its park located on New Highway 53. The department employs 2 full time employees. South Carthage has a river access boat ramp to provide passive recreation opportunities for boating enthusiasts. Regionally TVA provides wilderness areas, nature trails and other marinas provide ample recreational activities for this area.

Land Use Controls and Municipal Codes

South Carthage has in place a Municipal Planning Commission and a Board of Zoning Appeals to provide planning and land use guidance. Subdivision regulations and a zoning ordinance have been adopted to provide a form of land use management. The Town has adopted building codes along with a Flood Damage Prevention Ordinance and Town/City Manager is in charge of enforcement of these codes along with the requirements found in the Zoning Ordinance.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20-Year Population Growth and Residential Land Needs

The University of Tennessee's Center for Business and Economic Research and the Tennessee Advisory Commission on Intergovernmental Relations has published population projections for South Carthage through the year 2030. The projections, along with the percentage change for each intervening step, are presented in Table 2. The projections show a 27 percent increase from the 2000 U.S. Census population by the year 2030. According to the U.S. Census Bureau, the population for South Carthage in 1990 was 851 and increased by 53 percent to 1,302 by the 2000 census.

**TABLE 2
SOUTH CARTHAGE POPULATION PROJECTIONS**

| 2000 | Percent Change | 2010 | Percent Change | 2015 | Percent Change | 2020 | Percent Change | 2025 | Percent Change | 2030 | Total Change |
|-------------|-----------------------|-------------|-----------------------|-------------|-----------------------|-------------|-----------------------|-------------|-----------------------|-------------|---------------------|
| 1,302 | 2.92% | 1,340 | 5.15% | 1,409 | 3.97% | 1,465 | 6.48% | 1,560 | 5.64% | 1,648 | 26.57% |

Source: U.S. Census, 2000, Center for Business and Economic Research, The University of Tennessee Population Projections, 2010-2030

The 2030 projected population of 1,648 persons is a 346 person increase over the 2000 U.S. Census population of 1,302. Using the average household size of 2.21 persons per household as calculated in this report, a total of 157 new housing units may be required. Using the average

residential density of 1.18 units per acre, 157 new housing units should require approximately 185 acres of land. Given the total amount of vacant land available in South Carthage, additional land may be required for potential residential activities that exceed the existing vacant land that is already within the corporate boundaries that is not limited by slope, soils, or floodplain.

Projected Economic/Business Growth and Commercial Land Needs

Projections of economic and business growth, especially when used to determine land use needs, must be based on assumptions. It is assumed that there is a correlation between the population of a community and the need for a specific amount of commercial/retail/services land acreage to serve that population. This assumption will lend guidance to the amount of land needed to serve the local population, albeit with specific locations undetermined. To determine local population needs for commercial property, a constant must be obtained. In 2009, South Carthage had approximately 24 acres in use for commercial enterprises. The 2000 U.S. Census population of South Carthage is 1,302 which produce a constant of .018 acre per capita. Based on this information, and using the UT population figure for 2030, South Carthage will require approximately 6.2 acres of commercial property to accommodate an increased population. Given the total amount of vacant land available in South Carthage, additional land is required for potential commercial activity beyond what is already within the corporate boundaries.

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

South Carthage is fortunate to be located in an area of special scenic beauty. Cordell Hull Lake provides ample recreational opportunities and is controlled by the Tennessee Valley Authority. Also, the Cumberland River forms the northern border of South Carthage. Along with Cordell Hull Lake, there are numerous recreational areas in the Smith County area that provides residents with passive recreation.

Projected Land Needs Outside Corporate Boundary

It is apparent from the previous analysis that there exists within the current corporate limits sufficient land to accommodate projected residential and business growth, according to the population projections from the University of Tennessee. However, a significant amount of current vacant lands are limited by slope and floodplain. The Town of South Carthage is poised to become a service hub and will need expansion. Therefore, any additional land needs would be precipitated by growth unanticipated by the population projections. Projections cannot be taken as literal, as many factors influence growth that cannot be taken into account through pure mathematical analysis. Therefore, while vacant land within the corporate limits can support the projected natural population increase, other factors, such as migration for existing job opportunities, or the announcement of a large industry locating within the community, can substantially change land use needs. The requested Urban Growth Boundary is very large and contains mostly residential and vacant land uses, and South Carthage is poised for future growth.

Projected Public Service Capability outside Corporate Boundaries

Water – The Urban Growth Boundary is served by Smith Utility District in South Carthage for public water service.

Sewer - The current sewer system was rehabilitated in 2001 installing 7 new pump stations. The town is currently running at about 2/3 of our capacity.

Police - As noted earlier, it appears South Carthage already exceeds the minimum number of recommended patrol officers for the current corporate limits. South Carthage is encouraged to hire additional officers as necessary to maintain the standards recommended by the International Association of Policemen.

Fire – The current fire service, provided by Smith County Fire and Rescue service, covers the entire proposed Urban Growth Boundary. While not all properties within the service area are within 2 miles of the stations, the area as a whole has maintained an ISO rating of 7. Unless additional fire stations are constructed that will have all properties within the recommended radius, development should not be allowed to the level that the fire rating is compromised.

Solid Waste Collection – The Town will add additional equipment or personnel as needed to provide solid waste service.

Roads and Streets – The Town will provide routine maintenance on all streets within its corporate limits in accordance with current maintenance policies.

Parks and Recreation – The Town is developing a new walking trail off of South Main Street intersecting U.S. Highway 70 and State Highway 53, and when the need arises other areas for future parks will be considered. Recreational opportunities for the area in general are already one of the primary draws of the entire county.

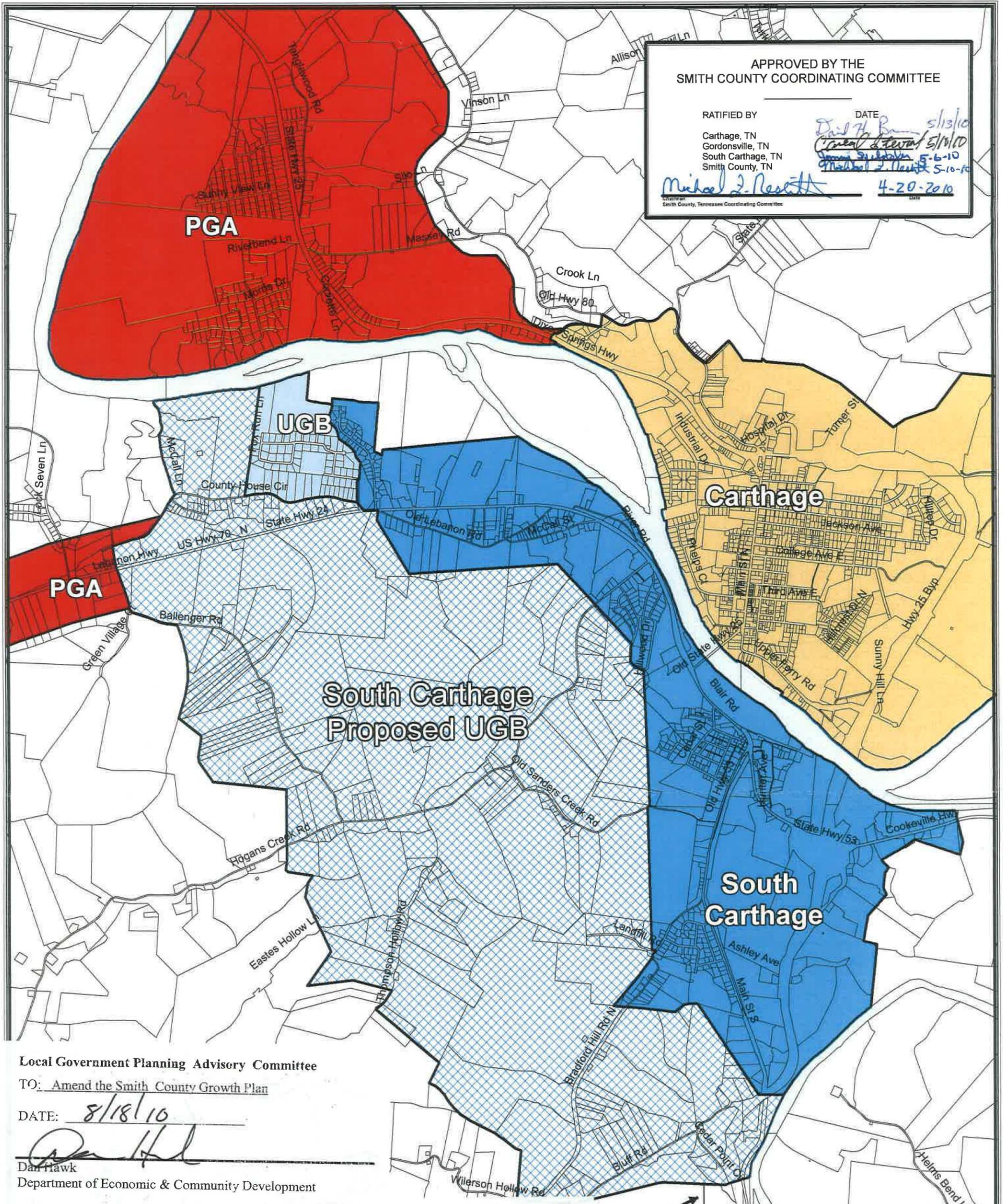
DESCRIPTION OF URBAN GROWTH BOUNDARY

South Carthage has an existing Urban Growth Boundary located at the northwest border of the town. This area contains approximately 139 acres of land. Of this, currently 43 acres consists of residential property and is already developed. The vacant and agriculture parcels consist of most of the remaining acreage of the current Urban Growth Boundary, with a substantial portion of this contained within the 100 year floodplain and considered unsuitable for residential or commercial development. The current Urban Growth Boundary (UGB) for the Town of South Carthage was established with the finalization of the Smith County Growth Plan in concurrence with the requirements of Public Chapter 1101 in April 2000. The original growth plan identified a small land area to be included in the Urban Growth Boundary. This original plan anticipated limited growth for the Town of South Carthage. Population counts for the 2000 Census were not available at the time the original plan was finalized. Projections used for the Urban Growth Boundary Report for South Carthage, Tennessee, March 2000 anticipated 1,213 persons living in the town by 2000. The actual 2000 Census showed 1,302 persons living in South Carthage, a

TABLE 4
Land Use 2009
South Carthage, Tennessee
Proposed Urban Growth Boundary Extension

| Classification | Parcels | Acres | Percent of Land Area |
|--------------------|------------|-----------------|----------------------|
| Residential | 160 | 496.7 | 14.5% |
| Commercial | 0 | 0 | 0.0% |
| Industrial | 1 | 4.2 | 0.1% |
| Public/Semi-Public | 10 | 32.5 | 0.9% |
| Utilities | 2 | 11.1 | 0.3% |
| Vacant | 49 | 162.7 | 4.7% |
| Agriculture | 25 | 1,008.60 | 29.4% |
| Timber Forest | 33 | 1,640.74 | 47.9% |
| Water | 2 | 0 | 0.0% |
| Transportation | 6 | 70.6 | 2.1% |
| Unclassified | 2 | 1.3 | 0.0% |
| Total | 290 | 3,428.55 | 100.00% |

Source: Base Mapping Program dataset, May 2008, Computer Assisted Appraisal System database, January 2009



APPROVED BY THE
SMITH COUNTY COORDINATING COMMITTEE

RATIFIED BY _____ DATE 5/13/10
David H. Hawk
 Carthage, TN 5/10/10
 Gordonsville, TN 5-6-10
 South Carthage, TN 5-10-10
 Smith County, TN 4-20-2010

Michael J. Resett
 Chairman
 Smith County, Tennessee Coordinating Committee

Local Government Planning Advisory Committee
 TO: Amend the Smith County Growth Plan
 DATE: 8/18/10
Dan Hawk
 Dan Hawk
 Department of Economic & Community Development

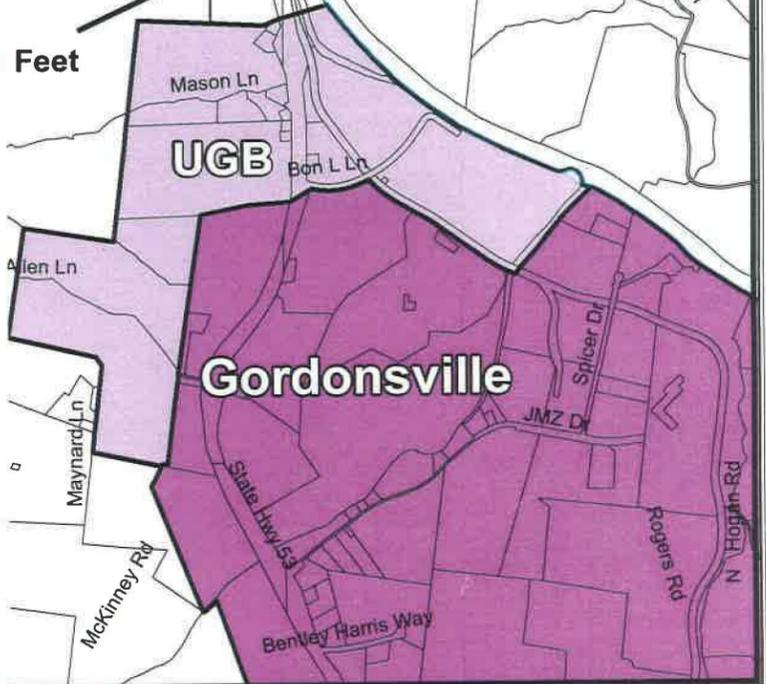
Amended Growth Plan
SOUTH CARTHAGE, TN
 APRIL 2010

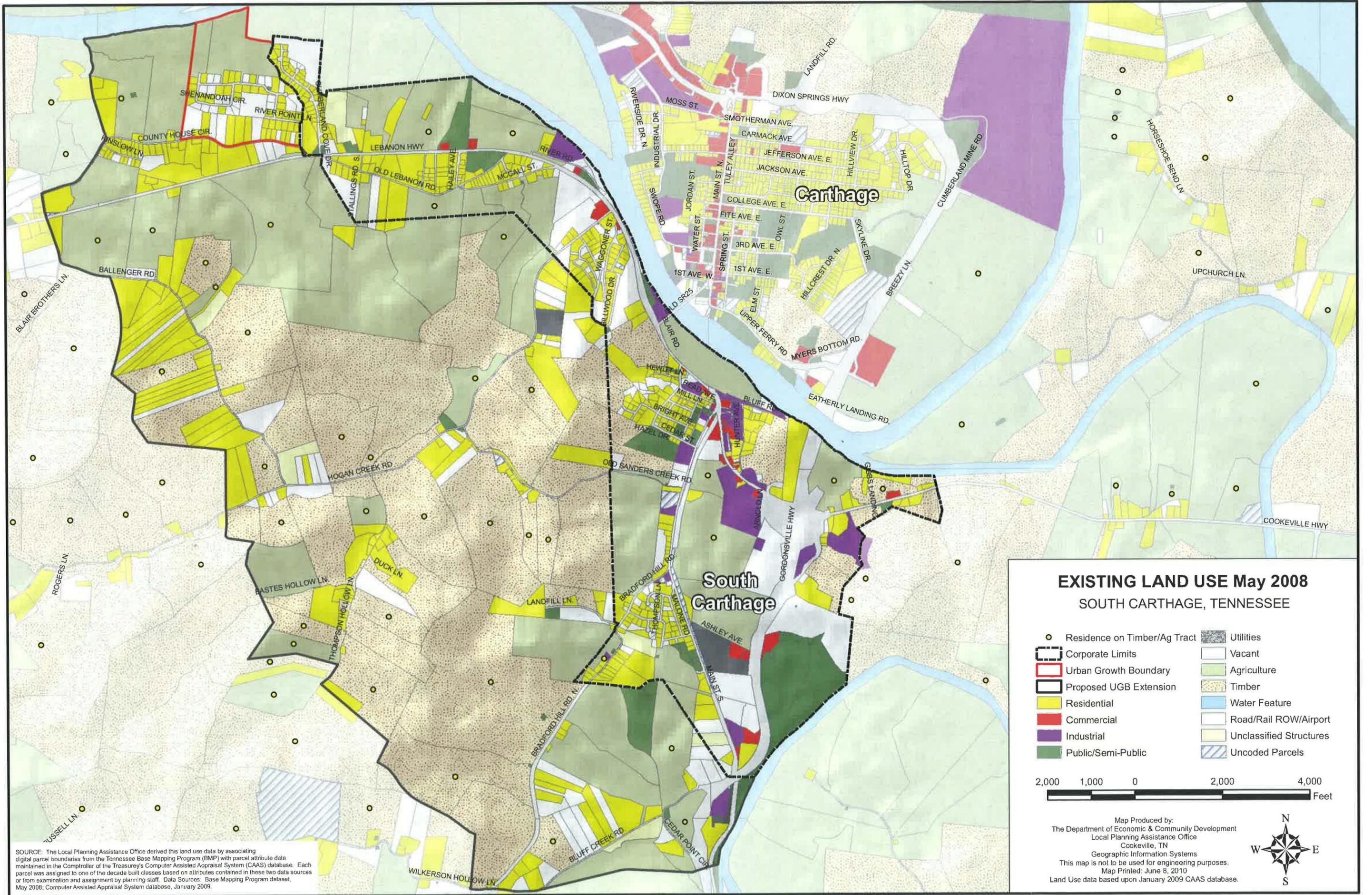
| | |
|------------------|-----------------------------|
| Carthage | South Carthage UGB |
| Gordonsville | South Carthage Proposed UGB |
| Gordonsville UGB | Smith County PGA |
| South Carthage | Rural Area |

2,400 1,200 0 2,400
 Feet

Map Produced by:
 The Department of Economic & Community Development
 Local Planning Assistance Office
 Cookeville, TN
 Geographic Information Systems
 This map is not to be used for engineering purposes.
 Map Printed: April 8, 2010

Local Government Planning Advisory Committee
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Dan Hawk
 Dan Hawk
 Department of Economic & Community Development





EXISTING LAND USE May 2008
SOUTH CARTHAGE, TENNESSEE

- Residence on Timber/Ag Tract
- ▭ Corporate Limits
- ▭ Urban Growth Boundary
- ▭ Proposed UGB Extension
- ▭ Residential
- ▭ Commercial
- ▭ Industrial
- ▭ Public/Semi-Public
- ▭ Utilities
- ▭ Vacant
- ▭ Agriculture
- ▭ Timber
- ▭ Water Feature
- ▭ Road/Rail ROW/Airport
- ▭ Unclassified Structures
- ▭ Uncoded Parcels

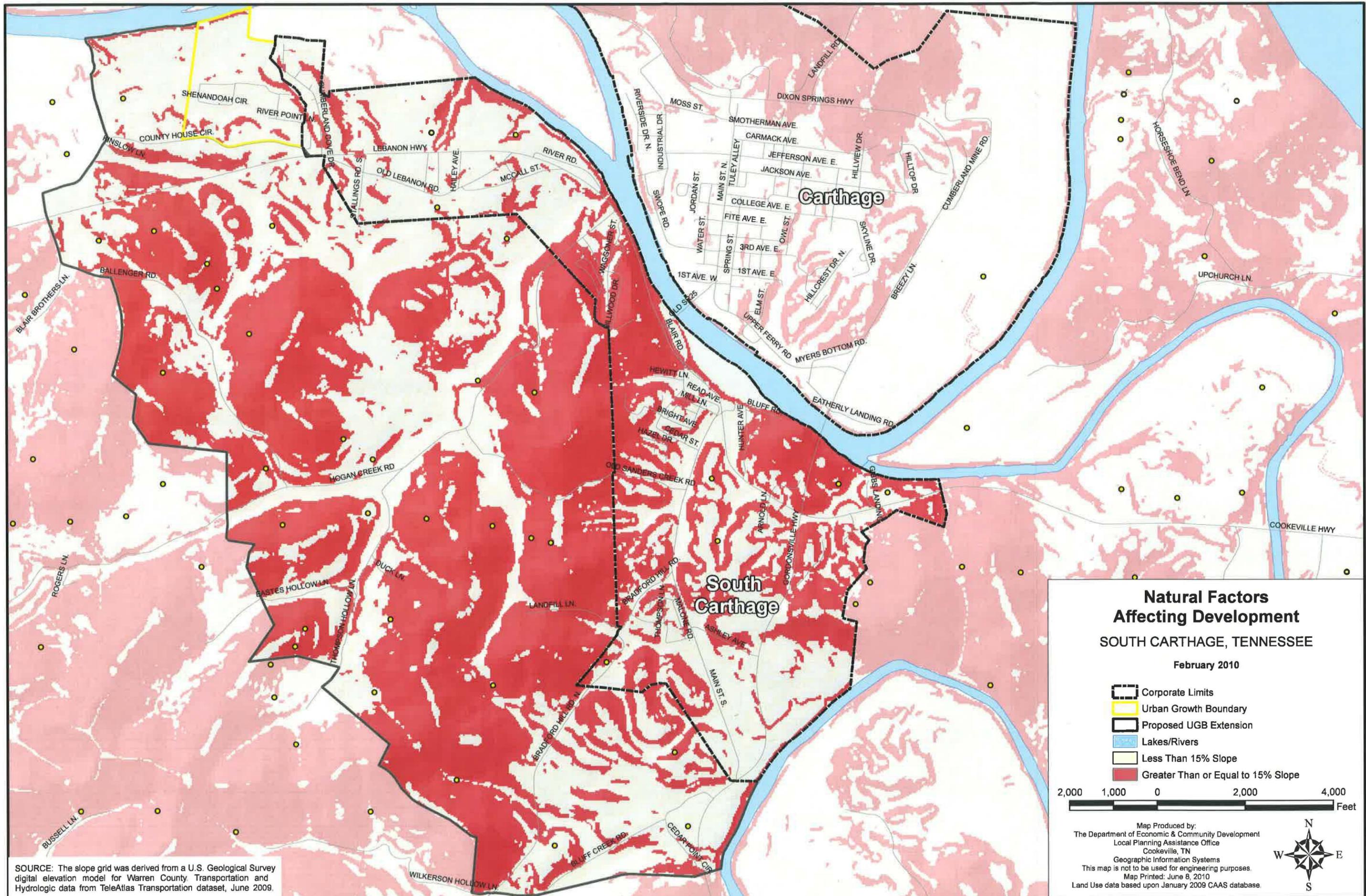


Map Produced by:
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 Local Planning Assistance Office
 Cookeville, TN
 Geographic Information Systems
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 Map Printed: June 8, 2010
 Land Use data based upon January 2009 CAAS database.



SOURCE: The Local Planning Assistance Office derived this land use data by associating digital parcel boundaries from the Tennessee Base Mapping Program (BMP) with parcel attribute data maintained in the Comptroller of the Treasury's Computer Assisted Appraisal System (CAAS) database. Each parcel was assigned to one of the decade built classes based on attributes contained in these two data sources or from examination and assignment by planning staff. Data Sources: Base Mapping Program dataset, May 2008; Computer Assisted Appraisal System database, January 2009.

Illustration 1



SOURCE: The slope grid was derived from a U.S. Geological Survey digital elevation model for Warren County. Transportation and Hydrologic data from TeleAtlas Transportation dataset, June 2009.

Natural Factors Affecting Development SOUTH CARTHAGE, TENNESSEE

February 2010

- Corporate Limits
- Urban Growth Boundary
- Proposed UGB Extension
- Lakes/Rivers
- Less Than 15% Slope
- Greater Than or Equal to 15% Slope



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Local Planning Assistance Office
Cookeville, TN
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Illustration 2

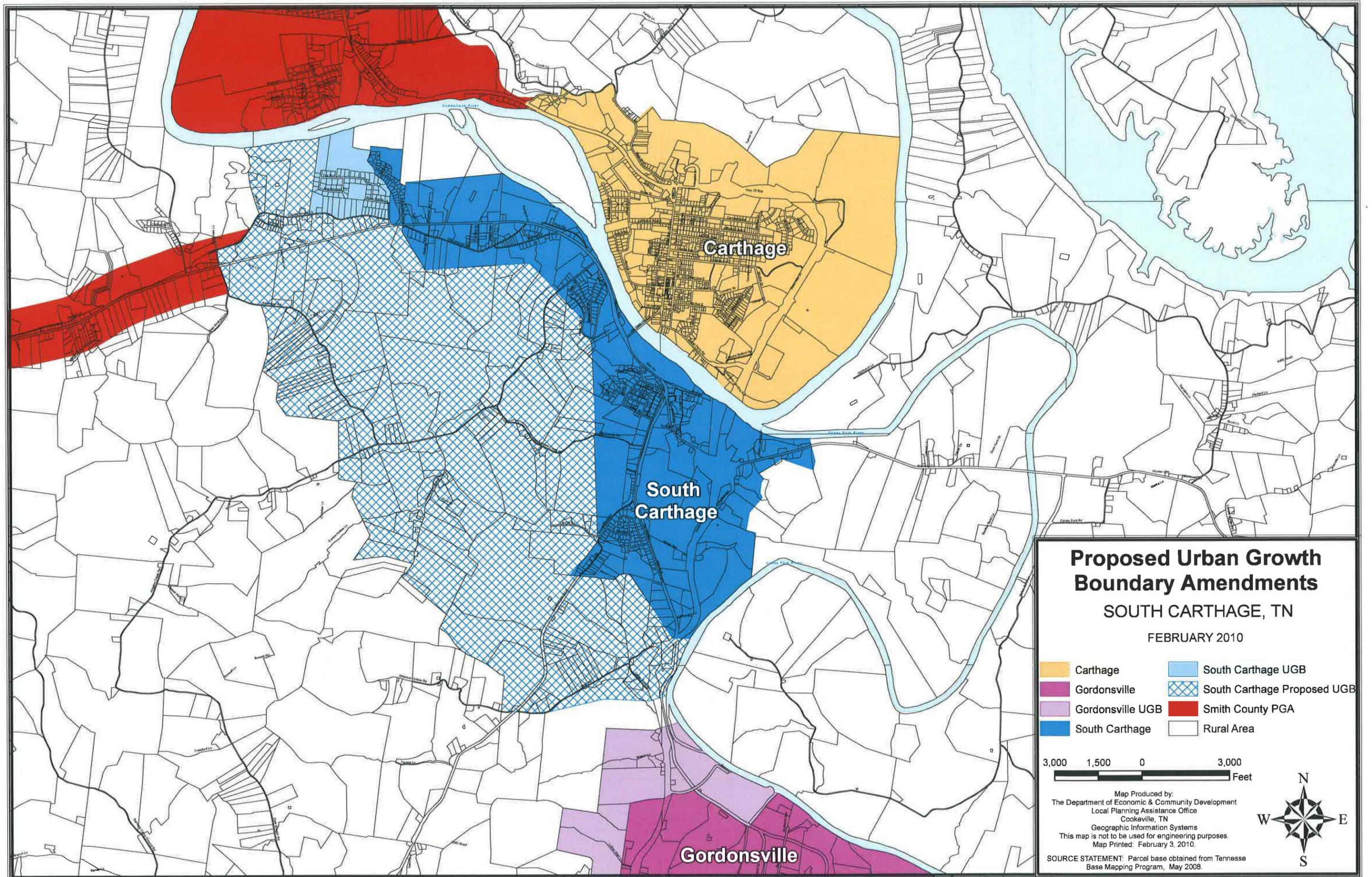


Illustration 3

Amended Growth Plan

SMITH COUNTY, TN

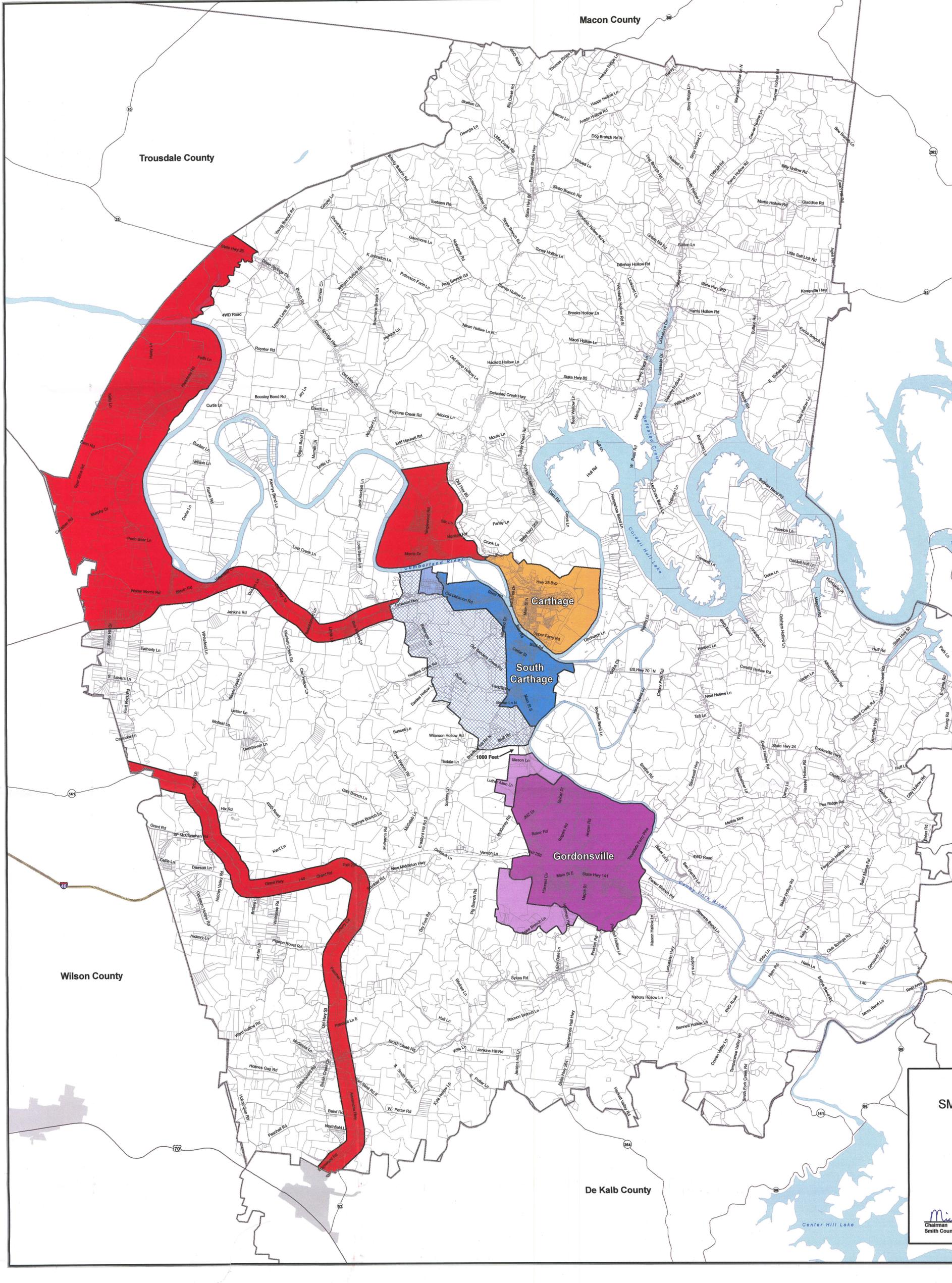
APRIL 2010

- Carthage
- Gordonsville
- Gordonsville UGB
- South Carthage
- South Carthage UGB
- South Carthage Proposed
- Smith County PGA
- Rural Area



Map Produced by:
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Local Government Planning Advisory Committee
TO: Amend the Smith County Growth Plan
DATE: 8/18/10
Dan Hawk
Department of Economic & Community Development



APPROVED BY THE
SMITH COUNTY COORDINATING COMMITTEE

| RATIFIED BY | DATE |
|--------------------|---------------------------|
| Carthage, TN | David H. Brown 5/13/10 |
| Gordonsville, TN | David Stewart 5/10/10 |
| South Carthage, TN | Jimmy Stewart 5-6-10 |
| Smith County, TN | Michael J. Reilly 5-10-10 |

Michael J. Reilly
Chairman
Smith County, Tennessee Coordinating Committee
Date: 4.20.10