



TENNESSEE

Local Planning Assistance Office

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

February 4, 2000

The Honorable David Wallace
County Executive of Stewart County
P.O. Box 487
Dover, Tennessee 37058

Dear Mr. Wallace:

The Local Government Planning Advisory Committee at its meeting January 26 approved the Stewart County Growth Plan submitted by the Stewart 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", written over a horizontal line.

Don Waller
Director

DW/jw

Enclosure

SUBMITTAL OF COUNTY GROWN PLAN
AND
CERTIFICATION OF RATIFICATION

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

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

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

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



Gary Vaughan, Chair, County Coordinating Committee

12-22-99
Date

RESOLUTION OF APPROVAL
BY THE
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

WHEREAS, the Stewart County Coordinating Committee has submitted a County Growth Plan for Stewart County and its municipalities; and

WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104; and

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



Chair, Local Government Planning Advisory Committee

1-26-2000
Date

MEMORANDUM

To: Don Waller, Director
Local Planning Office

From:  Phil Armor, Director of Regional Planning
Greater Nashville Regional Council

Date: January 7, 2000

Subject: Stewart County 1101 Growth Plan

The Stewart County Coordinating Committee has requested that GNRC submit the Stewart County Growth Plan as required by Tennessee Public Chapter 1101. Included with this submittal are the following:

1. A resolution passed by the Board of Mayor and Aldermen of the City of Cumberland City that the City does not plan or anticipate any extension of its City Limits within the next twenty years and, therefore, sets its present City Limits as its Urban Growth Boundary.
2. An Urban Growth Boundary Report for the Town of Dover that establishes its Urban Growth Boundary and projected public services to accommodate growth needs.
3. A Stewart County 2020 Growth Plan that designates the entire non-municipal portion of the County as Rural Area as established by PC1101.
4. A map of Stewart County that identifies Urban Growth Boundaries, Planned Growth Areas and Rural Areas as required by PC1101.
5. Certification by the Stewart County Coordinating Committee that the above mentioned documents are the Stewart County Growth Plan and that it has been property approved by all parties, including the Stewart County Coordinating Committee.

Attachment
PA/pyc



RESOLUTION NUMBER 405-99

**A RESOLUTION TO APPROVE THE URBAN GROWTH
BOUNDARY PLAN DEVELOPED IN ACCORDANCE WITH
THE PROVISIONS AND REQUIREMENTS OF
TENNESSEE PUBLIC CHAPTER 1101**

WHEREAS, Tennessee Public Chapter 1101 requires all local governments to prepare an Urban Growth Boundary Plan and a twenty year Growth Plan; and

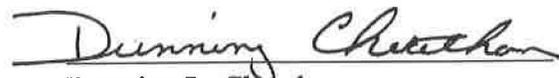
WHEREAS, with the assistance of the State of Tennessee Local Planning Office and The Greater Nashville Regional Council Development District, the local Coordinating Committee has completed the preparation of the required plans; and

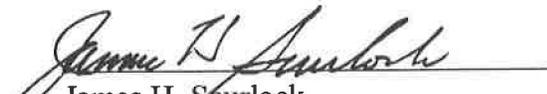
WHEREAS, all required Public Hearings have now been held in accordance with the requirements of Public Chapter 1101; and

WHEREAS, it is the recommendation of the Local Coordinating Committee that these documents now be approved by the appropriate Governing Bodies:

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Dover, Tennessee that the Urban Growth Boundary Report for the Town of Dover, Tennessee and the Stewart County twenty year Growth Plan is hereby accepted and approved.

Approved and adopted this 15th day of November, 1999.


Dunning L. Cheatham
Mayor


James H. Scurlock
Recorder

Approved for legal form 
Van L. Riggins, Jr.
Attorney

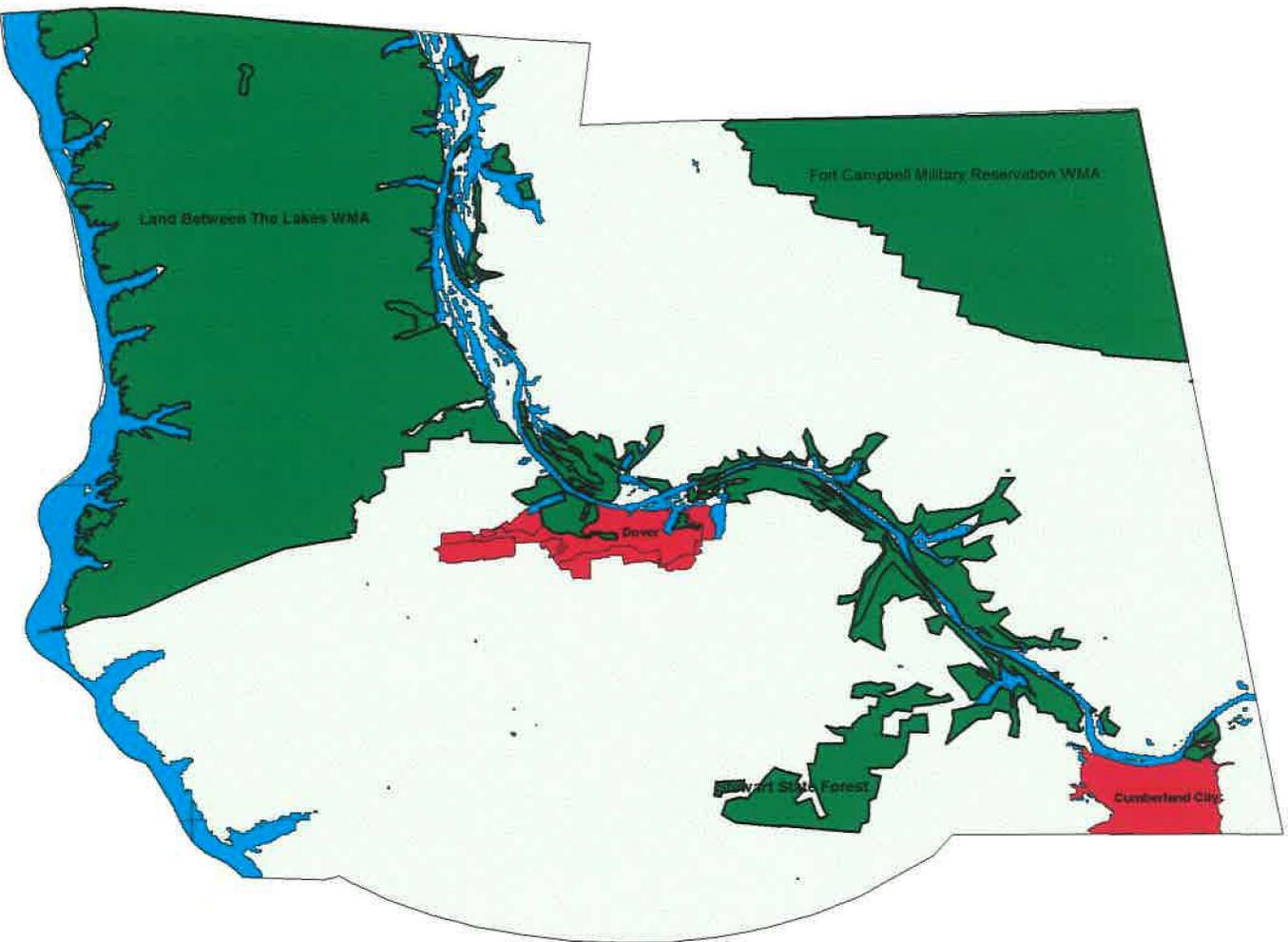
Stewart County

Local Government Planning Advisory Committee

Date: January 26, 2000

To: Approve STEWART County Growth Plan

Tom Stiner
Tom Stiner, Chairman



	Water
	Urban Growth Areas
	Rural Area
	Public Areas



Prepared by the
Greater Nashville Regional Council



David G. Wallace
STEWART COUNTY EXECUTIVE
P.O. Box 487 Dover, Tennessee 37058

Telephone (931) 232-3100

Fax (931) 232-3111

November 17, 1999

Phil Armor, Director of Regional Planning
Greater Nashville Regional Council
501 Union St., 6th Floor
Nashville, TN 37219-1705

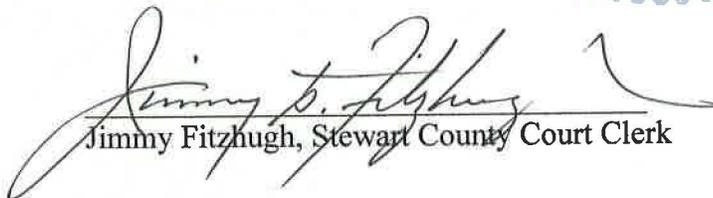
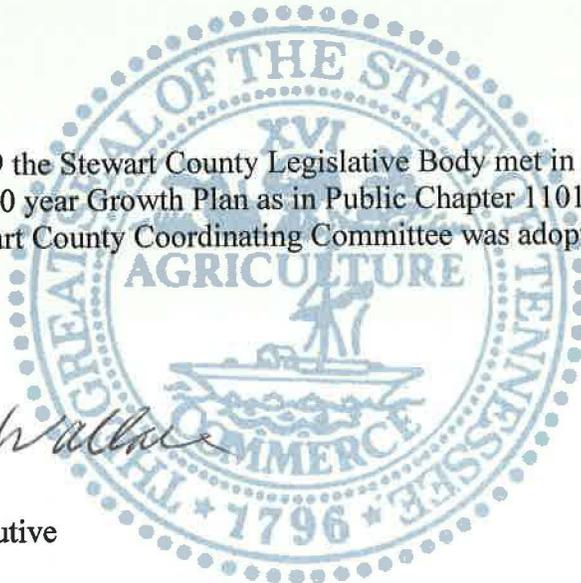
Dear Phil:

On November 9, 1999 the Stewart County Legislative Body met in a Special Called Session to adopt the 20 year Growth Plan as in Public Chapter 1101. The Growth Plan prepared by the Stewart County Coordinating Committee was adopted by a vote of 10 to 2.

Thank you,

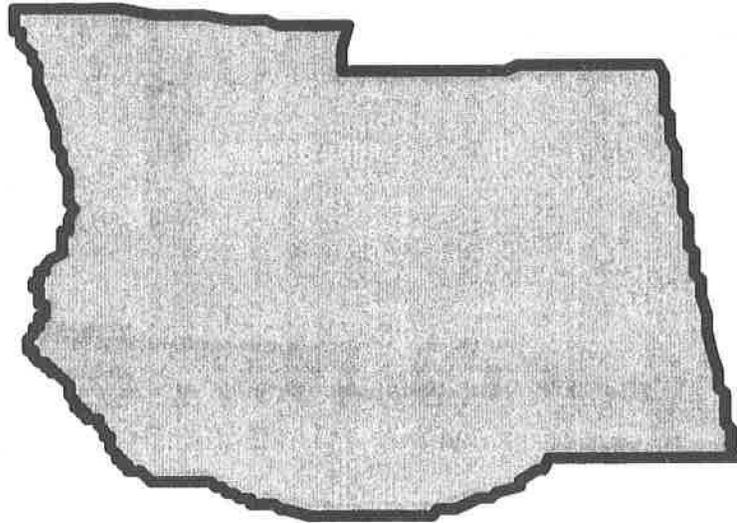


David G. Wallace
Stewart County Executive



Jimmy Fitzhugh, Stewart County Court Clerk

STEWART COUNTY



2020 GROWTH PLAN

OCTOBER 1999

Prepared by
Stewart County Coordinating Committee

With Technical Assistance Provided By
Greater Nashville Regional Council

ACKNOWLEDGEMENTS

The following organizations have provided information and/or assistance to the development of this document:

- ◆ Greater Nashville Regional Council
- ◆ State of Tennessee, Department of Education
- ◆ State of Tennessee, Department of Transportation
- ◆ State of Tennessee, Division of Property Assessment, Comptroller of the Treasury
- ◆ State of Tennessee, Local Planning Division, Department of Economic and Community Development
- ◆ Stewart County Assessor of Property
- ◆ Stewart County Executive
- ◆ Stewart County Road Superintendent
- ◆ Stewart County School System
- ◆ Stewart County Sheriff
- ◆ Stewart-Houston County Times
- ◆ Town of Cumberland City
- ◆ Town of Dover
- ◆ University of Tennessee, Center for Business and Economic Research
- ◆ University of Tennessee, County Technical Assistance Service

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INTRODUCTION

Planning for growth has been active in many communities and counties in Tennessee for a number of years. In rapidly developing areas, it would be impossible to manage or finance the provision of public facilities and services without a long-range planning program. Many cities and counties experiencing limited or no growth, however, have not seen the need for planning of this type. This often leads to underfunded public services and valuable land being underutilized or committed to a use that will adversely affect future development. Without planning, cities often compete with other cities or the county for valuable land, tax revenue or other resources necessary to properly serve their citizens.

In Tennessee, annexation has also been a problem among local governments trying to gain, or keep, control over valuable, tax revenue generating property. Cities need to be able to grow and expand their tax base to efficiently provide public services. Counties have limited sources of tax revenue yet must provide public education, solid waste, public safety and other services. Growth and expansion decisions are rarely coordinated among local governments or based on the long-range needs of all concerned.

In 1998 the Tennessee General Assembly passed, and the Governor signed, Public Chapter 1101 (the Act) creating a structure and process for local governments to cooperatively plan for growth and determine their own future. All cities and counties, except those with metropolitan governments, are to evaluate their own growth needs and develop a long-range plan to adequately address those needs. Each municipality must designate an Urban Growth Boundary (UGB) that contains the corporate limits of the municipality and the contiguous unincorporated area where growth may occur over a twenty-year period. The county government must develop a plan for the territory in the county not included in the UGB's of the cities. The Stewart County Growth Plan, 2020 is intended to fulfill the requirements of PC 1101 and to provide the County with a long range plan for land use, major thoroughfares and public facilities.

The Act provides the following definitions of the three classifications to be established within the county:

Urban Growth Boundary (UGB) – the municipality and contiguous territory where high-density residential, commercial and industrial growth is expected, or where the municipality is better able than other municipalities to provide urban services.

Planned Growth Area (PGA) – territory outside municipalities where high or moderate density commercial, residential or industrial growth is projected.

Rural Areas (RA) – territory not in the UGB or PGA and that is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial or residential development.

The two classifications to be determined by the County, Planned Growth Area and Rural Area, must meet the following criteria:

Planned Growth Area is to include territory:

- That is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur over the next twenty years;
- That is not within the existing boundaries of any municipality or within an UGB;
- That is reasonably likely to experience growth over the next twenty years based on history, economic and population trends, and topographic characteristics;
- That reflects the county's duty to manage natural resources and to manage and control urban growth, taking into account the impact on agriculture, forests, recreation and wildlife.

Rural Area is to contain territory:

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

POPULATION PROJECTIONS

Population projections are the primary means of determining the amount and type of growth that can be reasonably expected over a period of time. Public Chapter 1101 requires that the twenty-year plan be based on population projections developed by the University of Tennessee Center for Business and Economic Research. Projections for Cumberland City, Dover and Stewart County are shown in Table 1. The table reveals that while the Towns of Cumberland City and Dover will experience population increases of 27.2 percent and 30.4 percent, respectively, the unincorporated portion of the county will grow by some 4,289 persons, a 42.7 percent increase. It is very likely that some of the growth will be within a designated Urban Growth Boundary, however, for planning purposes the figures in Table 1 will be utilized to estimate growth and related needs for the unincorporated area of Stewart County.

TABLE 1
POPULATION PROJECTS FOR CUMBERLAND CITY,
DOVER AND STEWART COUNTY 2000 – 2020

	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	Growth 2000-2020	
						<u>No.</u>	<u>%</u>
CUMBERLAND CITY	379	409	436	460	482	103	27.2
DOVER	1,643	1,786	1,914	2,103	2,143	500	30.4
BALANCE OF COUNTY	10,046	11,175	12,245	13,294	14,335	4,289	42.7
TOTAL COUNTY	12,068	13,370	14,595	15,786	16,960	4,879	40.5

SOURCES:

U. S. Department of Commerce, Bureau of Census, 1990
Census of Population; UT Center for Business & Economic Research, March, 1999
Greater Nashville Regional Council

LAND USE AND MAJOR THOROUGHFARE PLAN

INVENTORY OF EXISTING LAND USE

Existing land use information was obtained from a number of sources including the Stewart County Assessor of Property, the Division of Property Assessment, Comptroller of the Treasury, the Local Planning Division of the Department of Economic and Community Development and surveys done by the Greater Nashville Regional Council. Land within the Towns of Dover and Cumberland City and their planned Urban Growth Boundaries was excluded from the survey. This territory will be included in the incorporated towns' growth plans.

Existing land use in Stewart County is shown in Table 2 and is listed in the categories of State and Federal Reserve, Developed, Agricultural/Forest/Open Undeveloped, Dover Urban Area and Cumberland City Urban Area. The categories of State and Federal Reserve and Agriculture/Forest/Open Undeveloped, when combined account for 261,410 acres or 89 percent of all land within the county.

The category of Developed includes all unincorporated land that is used for commercial (212 acres), industrial (3,887 acres), residential (14,328 acres) and public/semi-public (7,115 acres) purposes. The combined acreage of these uses is 25,542 or 8.7 percent of the county. Utilizing population projections, historical growth trends and other factors, the Stewart County Growth Plan will identify how much and where new development will occur by 2020.

Outside the Towns of Dover and Cumberland City, the various kinds of development in the County have been widely dispersed and with no zoning to guide it, fairly intermingled. Although this has not proven to be a problem due to the relatively small rate of growth, as development increases so does the need to protect and maximize the use (and value) of land suitable for development.

Because existing development is intermixed and dispersed it is combined into one category and shown on the Existing Land Use Map as Lower Density Development. The map does not show all homes and businesses spread throughout the county, but is an attempt to reflect the areas where the density is that such it can be illustrated as a pattern. Most of the development has taken place in the northern part of the county along major highways and in the communities of Bumpus Mills, Indian Mound and Tobaccoport.

Development in the southern part of the county has been limited because of the very large tracts held by private forest and wood products related industries and the limited availability of public water supplies. However, scattered development (mostly residential) does exist along roadways throughout the area south of the Cumberland River with pockets east of Dover, around Lake Barkley at Leatherwood, near Stewart State Forest at Carlisle and a Korean community at Upper Standing Rock Road and Terrapin Run Road.

TABLE 2
 STEWART COUNTY
 SUMMARY OF EXISTING LAND USE DEVELOPMENT
 OUTSIDE OF THE DOVER AND CUMBERLAND CITY URBAN AREAS
 1999

LAND USE CATEGORY	ACRES
State and Federal Reserve	112,500
• Land Between The Lakes	68,900
• Stewart State Park	4,500
• Fort Campbell	25,800
• Other State and Federal	13,300
Developed	25,542
• Commercial	212
• Industrial	3,887
• Residential	14,328
• Public/Semi-Public	7,115
(not including State and Federal Reserves)	
Agriculture / Forest / Open Undeveloped	148,910
Dover Urban Area - - All Uses	2,892
Cumberland City Urban Areas - - All Uses	<u>3,084</u>
TOTAL ACRES IN STEWART COUNTY	292,928

SOURCES:

Division of Property Assessment, Comptroller of the Treasury
 Local Planning Division, Department of Economic & Community Development
 Greater Nashville Regional Council

LAND USE ANALYSIS

Land Development Suitability: Stewart County's population is expected to increase by almost 5,000 people by the year 2020. To serve this growth, and the accompanying need for new housing, industrial and commercial areas, as well as for recreation and other needs, will require the development of hundreds of additional acres. As past experience shows, some of these needs will be met by lands presently inside the Dover and Cumberland City urban service areas, but a considerable amount must be drawn from the present reserve of vacant open space land outside of the urban growth boundaries. In either event, wise use of the land is important to the County's future. The following information points to some issues requiring serious consideration if we are to achieve wise and efficient land use development in meeting the County's future needs.

The building of roads, construction of dwellings, and establishment of related industries are in a large measure influenced by the topography of the land and the kinds of soils. The terrain of Stewart County ranges from nearly level along the flood plains of stream valleys to very steep in the hill sections. The soils have formed in weathered materials derived from both cherty and non-cherty limestone rocks and alluvial deposits. Some of the soils are porous and water moves readily through them. In other places, the soils are tight clays or underlain at shallow depths by bedrock, resulting in very slow percolation rates. It is these and other properties which make an area suited or unsuited for a particular use.

Slope Analysis: There is a direct relationship between the degree of slope and suitability for development. For housing and related development to occur on the more severe slopes, major earthwork, such as cutting and filling are usually necessary as well as the removal of shrubs and trees. This can result in severe erosion and other run-off problems as well as greatly increasing the cost of development.

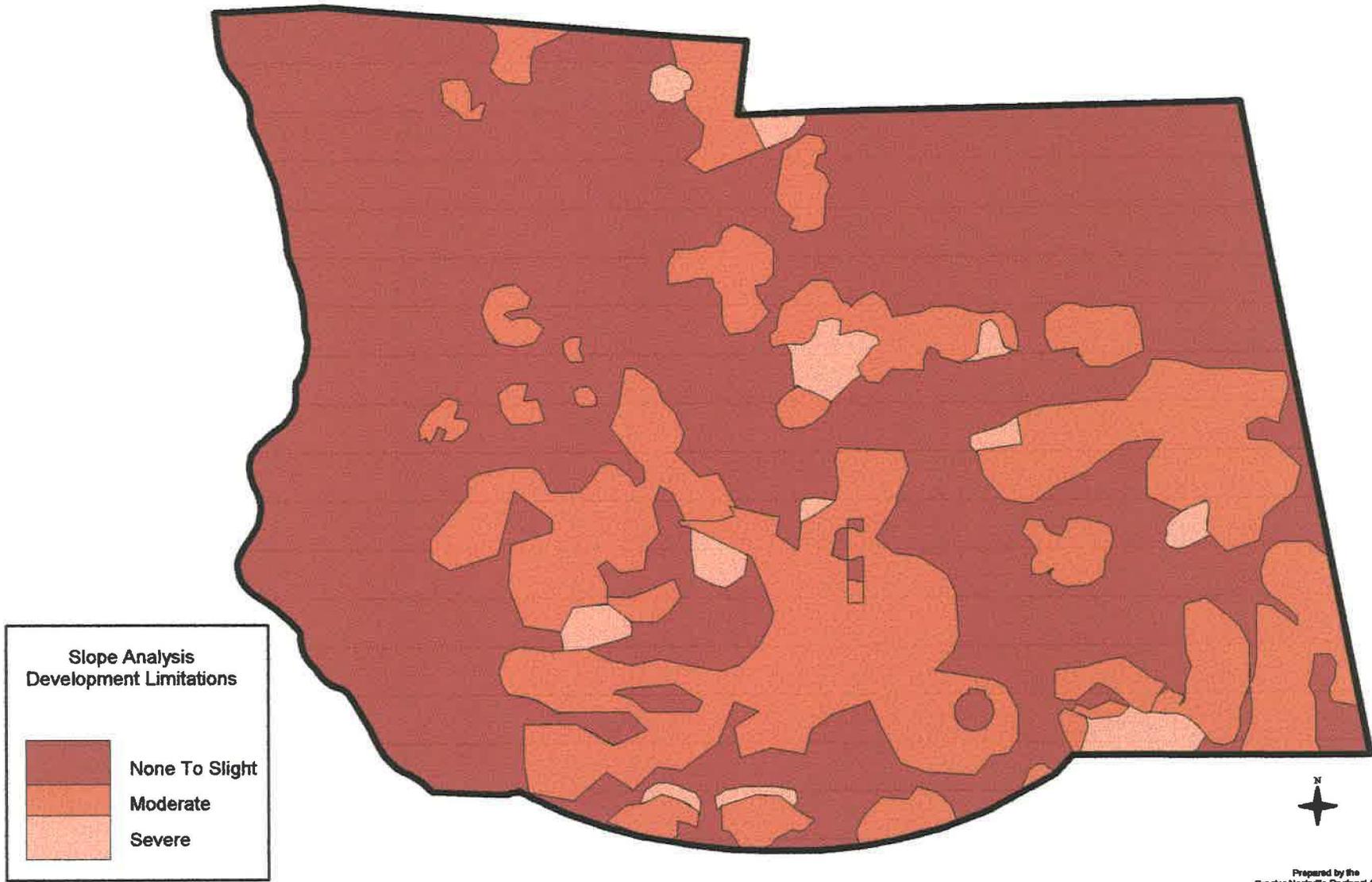
The development of an area with severe slope can produce several additional problems. The storm water run-off from streets, parking areas, and driveways frequently causes flooding of lower residential or commercial properties. Providing adequate water pressure for fire protection and regular use. In addition, sewer costs are also quite high since rock formations are commonly very near to the surface.

The slope analysis for Stewart County depicted on Illustration 1 indicates three categories of slope limitations based on percent of slope as follows:

None to Slight	0 to 12% Slopes
Moderate	12 to 20% Slopes
Severe	In Excess of 20% Slopes

Table 3 was prepared to better illustrate the various areas of land use in relation to their suitability to differing slope conditions, and to assist local government, land planners, and developers in achieving optimum land utilization. It should be emphasized that this information serves only as a general guide since other factors can cause these percentage limits to increase or decrease.

Stewart County



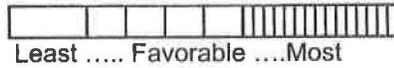
Prepared by the
Greater Nashville Regional Council

Illustration 1

Table 3
Land Use/Slope Relationship

Land Use Categories	Slope				
	0 - 5 %	5 - 12 %	12 - 20 %	20 - 30 %	30 + %
Conservation					
Passive Recreation					
Agricultural					
Active Recreation					
Low Density Residential					
Medium Density Residential					
Medium Intensity Use					
Medium High Intensity Use					
High Intensity Use					

NOTE: Development Adaptability to Site



Source:
Natural Environmental Analysis, August 1973, Planning Commission,
Metropolitan Government of Nashville-Davidson County, Tennessee

From a brief overview of the Stewart County Slope Analysis Map, it is possible to see that most of the forested or open undeveloped land is within slope categories which present only slight to moderate development limitations. However, a vast amount of the acreage with only none to slight limitations is situated within federally owned reserves - - Land Between the Lakes and Fort Campbell Military Base. While many factors must be considered in development, slopes in excess of 20% present limitations so great that development is generally unfeasible. Fortunately only small areas of such excessive slope are found in the County largely scattered in the central and southern segments. Much of the available forested or open undeveloped land area is level to gently rolling in nature and from a topographical standpoint will permit many types of development.

Soil Characteristics: The soil characteristics of the County are also very important when making decisions concerning future land use. The decisions are usually irreversible and the wrong choice can result in the permanent loss of one of our most valuable natural resources—land.

The degree and type of development is greatly dependent on the characteristics of the soil. This does not mean that an inferior soil cannot be built up. It does mean, however, that to develop the area would require additional money. Sometimes, this increased cost of overcoming the soil limitations may be worth the investment if other benefits are realized and adequate environmental precautions are utilized.

The soils of the County, shown on Illustration 2, were rated as to the effect each had on the various land uses. The limitation ratings used and the definition of each are noted in the following:

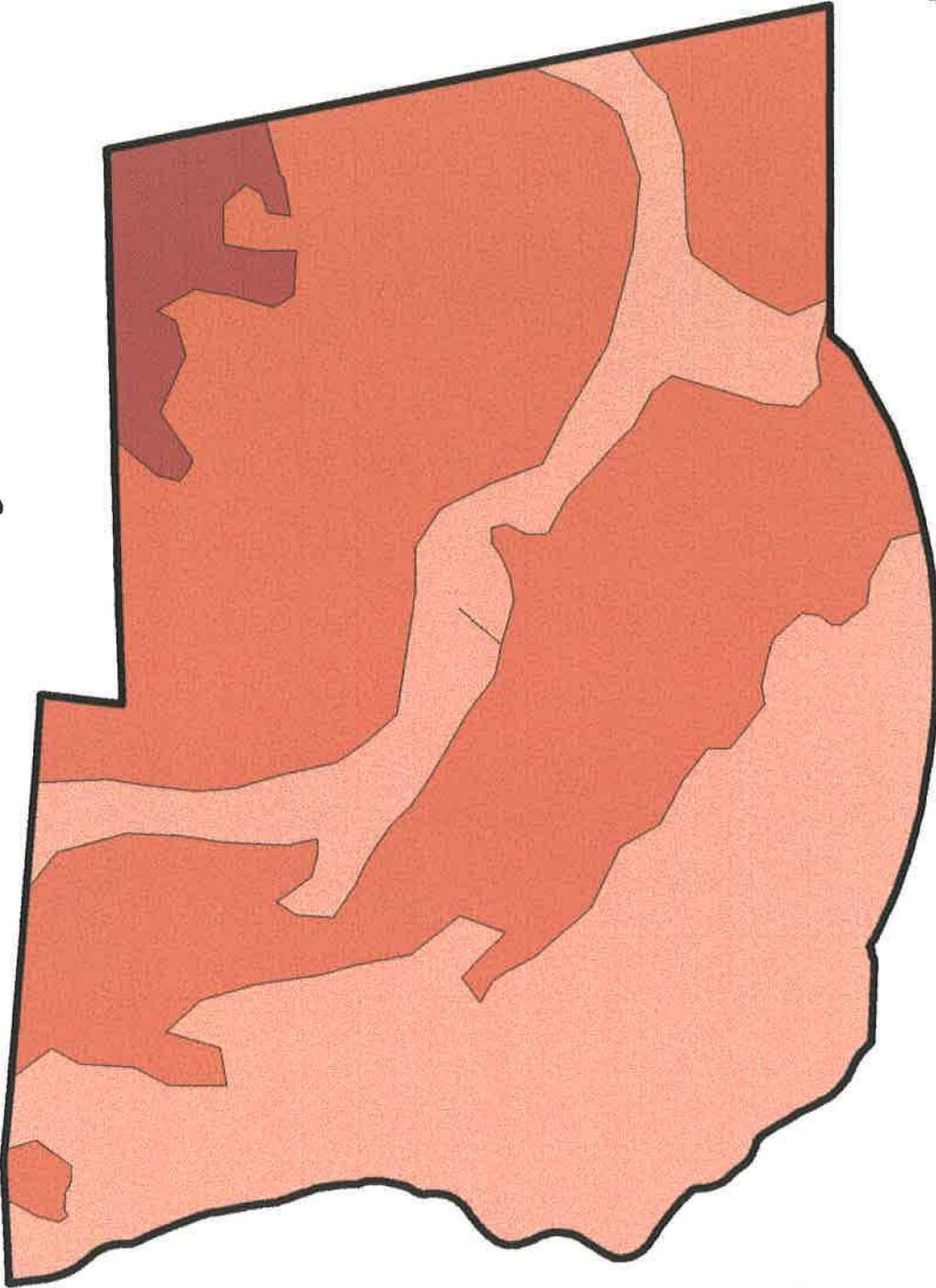
Limitation	Definition
None to Slight	All or nearly all of the soils properties are favorable to the intended use. Any unfavorable properties are relatively easy to overcome.
Moderate	The properties of the soil are only reasonably favorable for the intended use. The unfavorable properties can be overcome through correct planning; careful design, or management.
Severe	The properties of the soil are unfavorable for the intended use. Adapting the soil to the intended use can be accomplished only with great difficulty and considerable expense.

The soil characteristics map reveals that approximately 25 percent or more of the County has soils with severe limitations for general land use development (housing, commercial and related). These soils largely comprise a belt of land along the Tennessee River/Kentucky Lake and along the Cumberland River. Soils with moderate limitations make up virtually all of the rest of the county. A very small area of soils with none to slight limitations is found at the northeastern edge of the County within the Fort Campbell Military Base area.

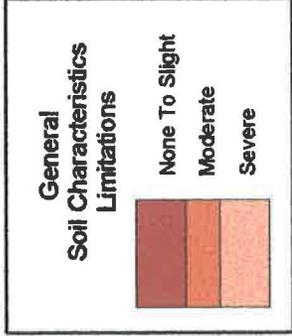
The general soils information and mapping, as presented above, is a most useful and necessary basis for planning land use of large areas. It should be stressed, however, a general soils map does not provide explicit information at any particular location, so it is not usable for detailed planning and construction decisions. Specific information at any location may be obtained through on-site investigations or reference to local Soil Conservation Service surveys or other detailed studies, if available.

Illustration 2

Stewart County



Prepared by the
Greater Asheville Regional Council



General Land Development Suitability: To assist in delineating areas having the best potential for future general land use development, Illustration 3 reflects a single map prepared from a composite of the preceding maps and analyses in this section. The map shows those areas which are most suitable for general land use development and at the same time can be developed with the least environmental damage. More specifically, areas deemed suitable for future urban development considered the following combined information:

Existing Land Use . . . Areas which have already been committed to certain uses.

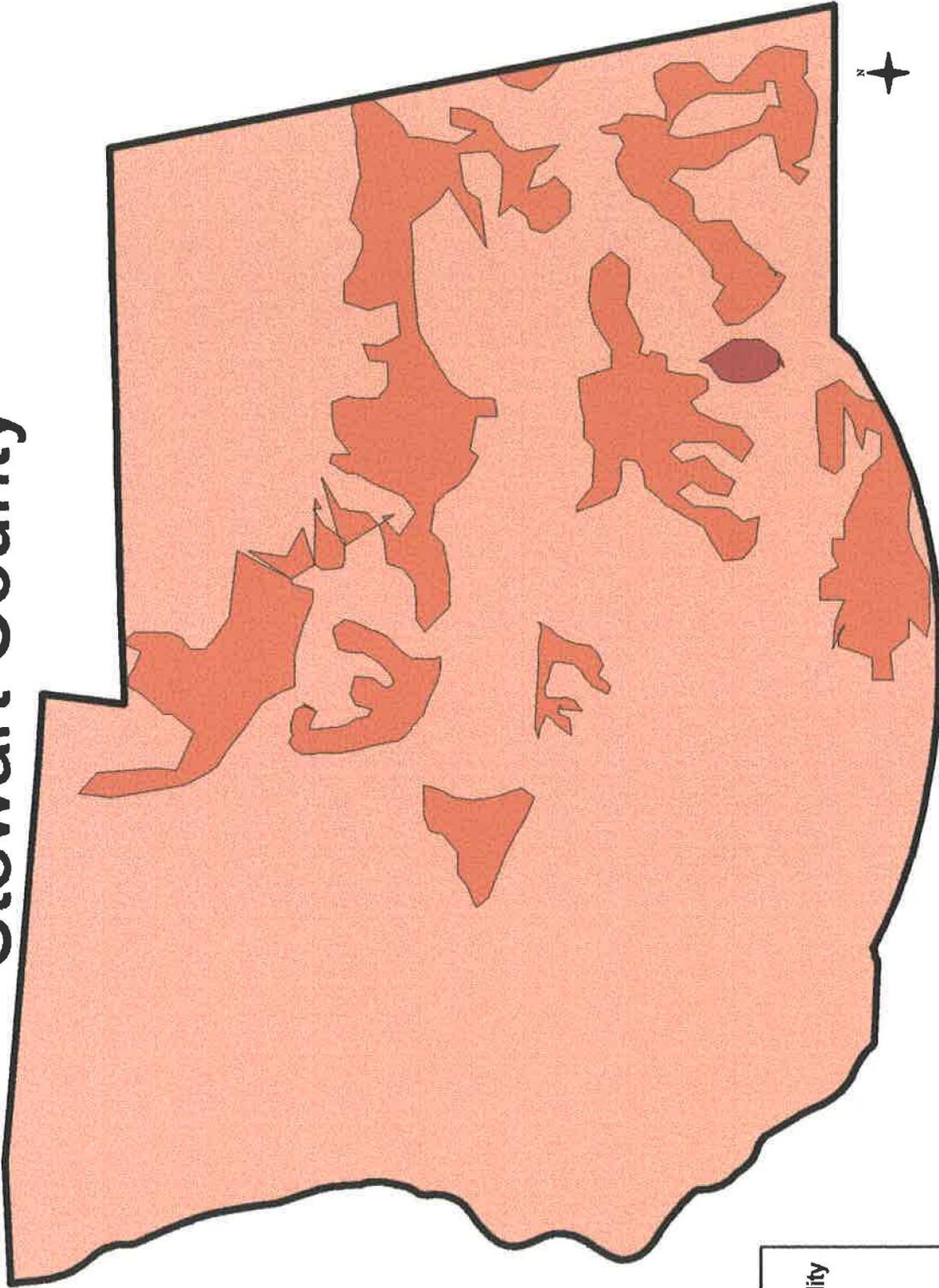
Slopes . . . Areas unsuited for development because of steep slopes.

Soil Characteristics . . . Areas having soils unsuitable for development.

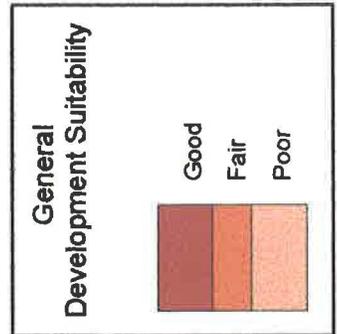
Other Limitations to Development: The northern portion of the county has a restricted area for development because of Land Between the Lakes and Fort Campbell Military Reservation which combined cover 181,400 acres. Likewise the southern part of the county that is available for development is limited due to large tracts of land being owned by a private forestry and wood products company and by Stewart State Forest which contains some 4,500 acres. The availability of public water is also limited in the rural areas of southern Stewart County.

Illustration 3

Stewart County



Prepared by the
Greater Natchez Regional Council



Forecast of Future Land Use Needs: The 4,289 new residents represent a growth of 42.7 percent between the years 2000 and 2020. An historical analysis of past and present land use patterns, when combined with the projected populations increase, produces an estimate of land needed to accommodate anticipated growth. Table 4 identifies the number of acres needed by 2020 to provide for growth in the land use categories of Commercial (103 acres), Industrial (1,902 acres), Residential (7,011 acres) and Public and Semi-Public (3,481 acres). The table also shows a corresponding reduction of land in the Agricultural/Forest/Open Undeveloped category of 12,497 acres.

Classification of Existing Major Thoroughfares: The thoroughfare system is the structural framework of any community or county. A properly planned system of roads provides for the safe, convenient and efficient movement of goods and people while also providing appropriate access that supports the county's various land uses.

The primary county roadways are shown on the Existing Land Use, Major Thoroughfare and Public Facilities Map. Based on Average Daily Trips (ADT) recorded by the Tennessee Department of Transportation in 1997, U.S. Highway 79 was the most heavily traveled road in Stewart County. The 1979 and 1997 ADT's for the county's seven major routes are shown on Table 5. Also shown are the average increase per year and a projected ADT for each route for 2020.

Although projecting traffic volumes is difficult and outside factors can greatly impact future numbers, the ADT's on Table 5 are reflective of the growth anticipated throughout the county. While population and ADT are increasing, it does not appear that the major routes will require reclassification during the 2000-2020 time period. The upgrading of US Highway 79 to four lanes between Dover and Clarksville will accommodate the increased traffic caused by projected growth during that time also.

Table 5 indicates that State Route 149 is the fastest growing roadway percentage-wise in the county. Discussions with Stewart County and Cumberland City officials have revealed that traffic associated with the Houston-Stewart County Industrial Park is increasing, especially tractor-trailer trucks. One industry generates 100 trucks per day and another 30-35 trucks per day out of the industrial park going to Clarksville via SR 149. This may require additional turning lanes into the park and passing lanes on hills in the near future.

TABLE 4
 STEWART COUNTY
 FORECAST OF FUTURE LAND USE NEEDS,
 IN ACRES, YEAR 2020

LAND USE CATEGORY	<u>1999</u>	<u>2020</u>	1999-2020 <u>Increase Number</u>
State and Federal Reserve	112,500	112,500	-0-
• Land Between The Lakes	68,900	68,900	-0-
• Stewart State Park	4,500	4,500	-0-
• Fort Campbell	25,800	25,800	-0-
• Other State and Federal Reserves	13,300	13,300	-0-
Developed	25,542	38,039	12,497
• Commercial	212	315	103
• Industrial	3,887	5,789	1,902
• Residential	14,328	21,339	7,011
• Public/Semi-Public (not including State and Federal Reserves)	7,115	10,596	3,481
Agriculture / Forest / Open Undeveloped	148,910	135,758	-13,152
Dover Urban Area - - All Uses	2,892	3,547	655
Cumberland City Urban Areas - - All Uses	3,084	3,084	-0-
TOTAL COUNTY AREAS	292,928	292,928	-0-

SOURCES:

Division of Property Assessment, Comptroller of the Treasury
 Local Planning Division, Department of Economic & Community Development
 Greater Nashville Regional Council

The proposed North-South Parkway has been for many years supported by leaders in Stewart, Houston and Humphreys Counties as a way of opening additional areas for development along the Tennessee River. For Stewart County in particular, the Parkway would provide improved access to Land Between The Lakes and would greatly increase the potential for recreation related economic development.

TABLE 5
STEWART COUNTY
PAST AND PROJECTED TRAFFIC VOLUMES
ON MAJOR ROUTES,
EXPRESSED AS AVERAGE DAILY
TRAFFIC COUNTS

	<u>ADT</u> <u>1979</u>	<u>ADT</u> <u>1997</u>	<u>Average %</u> <u>Increase</u> <u>Per Year</u>	<u>ADT</u> <u>2020</u>
US Highway 79	3,560	5,896	3.6%	11,522
State Route 49	1,460	2,180	2.7%	3,581
State Route 46	526	878	3.7%	1,736
State Route 149	1,515	3,206	6.2%	8,887
State Route 233	725	1,185	3.5%	2,277
State Route 232	163	335	5.9%	891
State Route 120	500	568	0.8%	671

SOURCES:

Tennessee Department of Transportation, Average Daily Traffic Counts, 1979 and 1997, Stewart County, Tennessee; Greater Nashville Regional Council

Future Land Use and Major Thoroughfare Plan

The increase in population of some 4,289 in the unincorporated portion of Stewart County by the year 2020 will require approximately 12,497 additional acres of land to be developed. It is anticipated that this new growth will follow the historical trend of occurring primarily in the northern portion of the county. In fact, the availability of water, the improvements to US Highway 79 and the construction of the new high school will likely increase the rate of growth in this area.

Residential growth of 7,011 acres will continue along major roadways and around the existing communities of Bumpus Mills, Indian Mound and to a lesser degree at Tobaccoport in northern Stewart County, while growth in southern Stewart County will be adjacent to Dover, around Carlisle and dispersed along roadways. Likewise, commercial (103 acres), industrial (1,902 acres) and public and semi-public (3,481 acres) land will be mostly in North Stewart dispersed around existing communities and along highways. The lack of sewers makes it improbable that large subdivision or commercial developments will occur through 2020.

County Designated Planned Growth Area and Rural Area

The primary responsibility for counties under PC 1101 is the designation of Planned Growth Areas (PGA) and Rural Areas (RA). A Planned Growth Area is defined as territory outside municipalities where high or moderate density commercial, industrial or residential growth is projected. A Rural Area is territory not in an Urban Growth Boundary or a PGA and that is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, residential or industrial development.

Planned Growth Area: North Stewart County has the most potential for development at a density high enough to be considered as a PGA. Bumpus Mills, several areas along US 79, and even Indian Mound would be possibilities if sewers were available. Without sewers, it is unlikely that any high, or even moderate, density development will take place. At this time, Stewart County will not designate any area as a PGA.

Rural Area: The County will designate all of its territory as a Rural Area for the next twenty years. This will protect its agricultural, forest, recreational and wildlife management areas while allowing low density development to continue to occur in appropriate locations.

COUNTY INFRASTRUCTURE and SERVICES PLAN

Inventory and Analysis of Public Infrastructure and Services in Non-Municipal Portion of County

Stewart County provides a variety of facilities and services for its citizens, some for those residing in the Towns of Dover and Cumberland City but many more for those who live in the unincorporated parts of the County. Facilities such as schools, public health departments and the County Courthouse are used by all Stewart Countians while services such as the Sheriff's Department and solid waste convenience centers are primarily for those not living in municipalities. The following is a brief analysis of public infrastructure and services provided by Stewart County.

Sheriff's Office. The Stewart County Sheriff's Office and Jail are located in downtown Dover. The old Dover City Hall is being renovated for use as administrative offices and training rooms. The capacity of the jail is seventeen inmates which are overseen by nine jailers and two part-time support staff. The County employs eleven full-time and two part-time officers with two of the full-time personnel devoted to the Drug Task Force. There are thirteen cruisers and two other vehicles in service. The dispatching is done in-house utilizing six employees.

The existing facilities are over design capacity on jail space, administrative office space and even parking for employees and the public. Additionally, the courtrooms in the County Courthouse are not adequate to serve the existing caseload. The Sheriff's Department is also in need of more officers and vehicles to provide appropriate service to the entire county.

Fire Protection. There are thirteen fire stations in the County using the services of the Stewart County Volunteer Fire Services, Inc. (SCVFS). The Town of Dover operates its own department and there are three county fire departments: SCVFS (Station No. 1), LBS (Leatherwood, Brownsfield and Short Creek) Fire Department (Station No. 9) and Indian Mound Fire Department (Station No. 10). The SCVFS also operates stations at Red Tap, New Haven, Taylors Chapel, Hopewell, Cumberland City, Bumpus Mills, Elk Creek, Loon Bay and Bear Spring.

The SCVFS currently operates ten pumpers ranging in age from 1958 to 1978 models with the ability to pump 750-1,250 gallons per minute and with a carrying capacity of 500-1,000 gallons. The four tankers in operation are 1975-1985 models with capacity to carry 1,500-2,600 gallons. Two of the tankers are overloaded and need replacing while four additional tankers are needed to lower the ISO rating from a 9 to an 8 or perhaps a 7. SCVFS utilizes a brush rig, an ambulance and two support vehicles. All of the buildings are in good condition and are located in a manner that provides good coverage to the entire county.

Emergency Service. The primary provider of ambulance service for Stewart County is a private business that operates under contract and subject to county guidelines. It provides Class A service, which includes a paramedic on every truck. Backup ambulance service and trained emergency medical personnel are provided by the Stewart County Rescue Squad, a private, non-profit organization specializing in vehicle extrication and water rescue. The County also has E-911 Communications which coordinates the operation of the enhanced 911 telephone system.

The Stewart County Emergency Management Agency implements predetermined plan in the case of a disaster, hazardous condition, or other emergency threatening or occurring in the County. SCEMA has access to the TVA Cumberland Fossil Plant's two hazardous material cleanup trailers in the event of a hazardous spill.

First Responders is a group of trained medical personnel located throughout the County who render emergency care before the arrival of ambulance service. They are associated with Stewart County Volunteer Fire Service (SCVFS) and offer assistance to ambulance personnel when necessary. Also affiliated with SCVFS, the K-9 Search and Rescue Unit participates in local and regional search and rescue efforts as well as providing training and education sessions.

To provide adequate service to the county the three emergency vehicles should be replaced. The small ambulance needs to be replaced in the next few years, while the two large units will need to be replaced in the 10-15 year range. Also, the growth that is expected by the year 2020 will likely create a need for additional ambulance service. An additional ambulance sub-station will probably be required to serve the north Stewart area in the near future (3-5 years). The unincorporated area of southern Stewart County will grow more slowly but should also need an ambulance sub-station in the five to ten year range. The Carlisle area should be evaluated as a possible location.

Public Education Facilities. The Stewart County School system operates one high school and two elementary schools with a combined enrollment of 2,101 students for the 1999-2000 school year. This figure reflects an increase of 92 students (4.6%) over last year and is the largest yearly increase registered over the last fifteen years.

Stewart County High School. The main campus building was constructed in 1947 and major renovations completed in 1977. The high school later expanded into a old elementary school across State Highway 49 resulting in a split campus. There are 28 permanent and 3 portable classrooms that are rated in fair or poor condition. The School Board is in the process of constructing a new comprehensive high school on a 32.5-acre campus at Robertson Hill Road and U.S. Highway 79, about 3.5 miles northeast of Dover. The new high school will have 41 classrooms and a comprehensive vocational-technical building with five classrooms and shop areas for a capacity of 800 students with expansion potential to serve 1,000 students. Project opening date for this new school is January 2001.

Dover Elementary School. Construction of this school was finished in 1997 and opened that fall. It is located on a 16-acre campus in the Town of Dover. It has 42 permanent classrooms and serves grades K-8 and special education classes. The school is now at capacity of 800 students. If the class size requirement in the Education Improvement Act of 1992 (EIA) were in full effect in the 1998-99 school year, two additional classrooms would be required to meet the EIA standards and twelve additional classrooms will be needed in the next five years to comply with the Education Improvement Act. Other needs at this school include a computer lab and playground improvements. Plans are to remove grades 6, 7 and 8 leaving this school to serve grades K-5.

North Stewart Elementary School. This school is located about nine miles northeast of Dover at Howell Road and U.S. Highway 79. Initial construction of this school was in 1973 with 17 classrooms on a 25-acre campus. Nine classrooms were added during the last five years for a total of 26 permanent classrooms. Also, twelve portable classrooms are in use at this campus, five of which are rated as poor condition and four rated as fair condition. In order to meet the requirements of the Education Improvement Act of 1992, from 23 to 26 additional classrooms will be needed for this school during the next five years. Plans are to remove grades 6, 7 and 8 leaving this school to serve grades K-5.

Proposed Middle School. Renovation of buildings at the present high school is planned in order to establish a middle school. The proposed middle school, serving grades 6, 7 and 8, will help reduce the enrollment demands on the two elementary schools while providing an opportunity to meet the requirements of the Education Improvement Act of 1992.

The following Table 6 shows the enrollment for grades K through 12 for the past 10 years. Obviously, there is a direct link between total population and total enrollment. At the time of the last official census (1990), Stewart County had a total population of 9,489 residents with the total number of students being 1,575 or 16.6 percent of the population. The 1999 estimate of population shows Stewart County with 11,807 residents of whom 2,101 are students in the county school system, or 17.8 percent of the population. Birth/death rates, in/out migration, drop-out/retention rates, and pass/failure rates all enter into the formula when attempting to project student enrollment. The requirement for smaller class sizes can further complicate the projections for the number of classrooms.

In order to develop an estimate of the possible enrollment for the years 2000-2020, it was determined that using population projections as the basis would provide numbers adequate for long range planning needs. As shown in Table 7, the percentage of the total county populations enrolled in each present school category (K-8 and 9-12) were calculated for each of the last ten years. From this an average percentage was found that when multiplied by future population projections would yield an estimated enrollment by school category.

With the new Stewart County High School expected to open in January 2001, and the addition of a new middle school housing grades 6-8 with a corresponding reduction in existing elementary schools to grades K-5, the same percentage calculations were made using the new four-school system. These results are shown on Table 7. The findings of Table 7 were applied to population projections done by the University of Tennessee, Center for Business and Economic Research to produce estimated enrollments for the present three-, and future four-school systems. These figures are shown in Table 8.

An analysis of the existing conditions and enrollment of the three schools, the expected results of the expansion to a four-school system and the projected growth through the year 2020 reveals the following needs:

The new Stewart County High School is projected to reach its 800-student capacity around 2015 and be over it by 2020. The Stewart County School Board should adjust these projects as actual enrollment growth is known and begin planning to expand the school to its 1,000-student capacity as appropriate. Unless an unknown factor arises, such as a large job-creating industry locating in, or near the county, the planned school should meet the needs of grades 9-12 during the planning period.

Dover Elementary School is at its 800-pupil capacity and would need twelve additional classrooms by 2005 to meet the EIA standards. The change from K-8 to K-5 in school year 2001-2002 will reduce enrollment demands and provide an opportunity to meet EIA requirements. A new group bathroom will be needed in the near future.

North Stewart Elementary School is projected to need 23-26 additional classrooms by the Board of Education to meet EIA requirements by the year 2005. Using twelve portable classrooms to augment the twenty-six permanent ones, it is already a hardship on the students and teachers. Changing the school from K-8 to K-5 will reduce the student population by approximately one third but the Board believes six portables will still be needed to meet standards.

The creation of a new middle school for grades 6-8 will create a better all around school system and provide some needed relief for the two crowded elementary schools. To serve the middle school a new kitchen/cafeteria will be needed immediately as will five portable classrooms. In a few years the old classroom wing should be removed and replaced by a two-story structure that will provide more classrooms and unite the school on one side of the highway.

If population increases in the Cumberland City area, a new elementary school will be needed. The county owns an old school site that could be used for a new K-5 school when needed. The old school building would have to be removed for a new facility with some 20 classrooms serving 300 children.

**TABLE 6
ENROLLMENT DATA
STEWART COUNTY PUBLIC SCHOOL SYSTEM**

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	SE	T
99-00	159	165	166	176	149	156	163	167	160	197	152	122	149	20	2101
98-99	160	165	171	151	157	150	154	159	173	159	114	148	130	18	2009
97-98	166	176	149	153	150	150	154	168	152	133	173	131	101	24	1980
96-97	175	151	146	138	147	139	159	145	122	178	152	113	112	21	1898
95-96	147	142	136	147	132	153	137	122	161	153	121	124	131	20	1826
94-95	131	130	131	128	144	127	144	154	134	129	132	140	111	20	1755
93-94	125	125	116	148	119	110	145	140	127	133	151	117	108	22	1686
92-93	112	115	140	120	107	135	129	126	124	163	120	108	115	26	1640
91-92	112	139	117	101	127	131	121	122	139	131	115	115	121	28	1619
90-91	133	114	93	127	122	106	121	138	129	115	131	121	106	19	1575

Source: TN Dept. of Education & the Stewart County School System

TABLE 7
School Enrollment as a Percent
of County Population

Year	County Population	K-8		9-12		K-5		6-8		K-12	
		Enrollment	%	Enrollment	%	Enrollment	%	Enrollment	%	Enrollment	%
1999-2000	11,807	1,461	12.4	620	5.3	971	8.2	490	4.2	2,101	17.8
1998-1999	11,545	1,440	12.5	551	4.8	954	8.3	486	4.2	2,009	17.4
1997-1998	11,257	1,418	12.6	538	4.8	944	8.4	474	4.2	1,980	17.6
1996-1997	11,009	1,322	12.0	555	5.0	896	8.1	426	3.9	1,898	17.2
1995-1996	10,656	1,277	12.0	529	5.0	857	8.0	420	3.9	1,826	17.1
1994-1995	10,363	1,223	11.8	512	4.9	791	7.6	432	4.2	1,755	16.9
1993-1994	10,248	1,155	11.2	509	5.0	743	7.3	412	4.0	1,686	16.5
1992-1993	10,143	1,108	10.9	506	5.0	729	7.2	379	3.7	1,640	16.2
1991-1992	9,637	1,109	11.5	482	5.0	727	7.5	382	4.0	1,619	16.8
1990-1991	9,489	1,083	11.4	473	5.0	695	7.3	388	4.1	1,575	16.6
Ten Year Average		K-8	11.8%	9-12	5.0%	K-5	7.8%	6-8	4.0%	K-12	17.0%

TABLE 8
Estimated Enrollment by
School Category 2005-2020

Year	Projected County Population	Projected Enrollment				
		K-8	9-12	K-5	6-8	K-12
		Enrollment	Enrollment	Enrollment	Enrollment	Enrollment
2005	13,370	1,578	689	1,074	551	2,273
2010	14,595	1,722	730	1,138	584	2,481
2015	15,786	1,863	789	1,231	631	2,684
2020	16,960	2,001	848	1,323	678	2,883

Public Water Supply. The availability of a reliable, potable water supply is a major factor in determining where growth will occur. The type, timing and intensity of development are affected, if not controlled, by the quantity and quality of water accessible to it. In Stewart County, the major water systems are the Cumberland City Water System, the Dover Water Department and the North Stewart Utility District. There are also two smaller systems that depend on wells or other water systems for their supply: Loon Bay Property Owners Association (well) and Leatherwood Water District, Inc. (well). The water supplied through the Cumberland City Water System is purchased from the City of Erin in Houston County.

North Stewart Utility District (NSUD) serves 1,451 residential and 58 nonresidential customers within its designated service area which encompasses that portion of the County bordered by the Tennessee-Kentucky State Line on the north, the Stewart-Montgomery County Line on the east and the Cumberland River on the South and West. NSUD does not provide water to the Fort Campbell Military Reservation. As shown on the Existing Land Use, Major Thoroughfares and Public Facilities Map, 1999, water is currently available to roughly one-half the service area.

The NSUD water treatment plant gets its water from two wells and Brandon Spring Lake. The maximum treatment capacity is 432,000 gallons per day (gpd) and current treatment volume is 260,000 gpd or 60% of capacity. Only normal maintenance is expected over the next five years but projected population growth and expanded service to new areas will create the need for a major system upgrade by 2020.

The existing sources provide a good quality water and the volume is adequate for the next five years. Beyond that, the long range plan is to develop a new intake source on the Cumberland River. At the same time, the existing treatment facility will be upgraded and expanded or a new treatment plant will be built. The capacity of the new facility will be a minimum of 1,000,000 gpd.

Water storage facilities operated by NSUD include a 200,000 gallon tank located at the Stewart-Montgomery County Line and a 1,000,000 gallon tank in the Big A Community just off Highway 79 at Water Treatment Road. This is expected to be sufficient for the next five years with an additional, minimum 500,000 gallon tank planned for the Bumpus Mills area later. The new tank will probably be constructed along with the new water source and treatment facility expansion.

NSUD has an agreement with Woodlawn Utility District in Montgomery County to supply water to subdivision in Stewart County located at the county line. Backwoods Estate currently contains fifteen homes in a sixty lot development. The agreement is for this subdivision only and has a maximum capacity of 50,000 gallons per month.

The North Stewart Utility District staff of six full-time and one part-time employee is functioning adequately but may increase somewhat when the expansion plans are implemented. Additional equipment will likewise be tied to the system upgrade and expansion.

Due to the Tennessee Department of Transportation project to expand US Highway 79 to four lanes from Dover to Clarksville, the NSUD is facing a substantial expenditure to relocate major portions of its larger water lines. It is not known at this time what effect this will have on future expansion plans or water rates. It is expected, however, that the highway improvement will stimulate additional development which will greatly increase the customer base and water sales of the Utility District in the future.

Solid Waste Management. Stewart County is a partner with Montgomery County in the Bi-County Solid Waste Management Authority. The Authority operates a Class I (Municipal solid waste) landfill and a Class III/IV (farming/landscaping waste and construction/demolition waste) landfill just off Highway 79 in the Woodlawn Community in Montgomery County. Bi-County also collects, processes and markets recyclables and collects residential waste from convenience centers.

Stewart County provides county residents with seven attended convenience centers that accept residential and some other waste as well as a variety of recyclable materials. The centers are located at North Stewart, Leatherwood Road, West US 79 (Onion Hill), Cumberland City, Tobaccoport Road, Moore Hollow Lane and Bumpus Mills Road.

The existing systems of convenience centers provides good coverage of the entire county and are within a reasonable travel time for all county residents. The system should be adequate for the next twenty years with the increase in waste created by population growth handled through extended hours of operation at the centers.

Road Construction and Repair. Stewart County is responsible for approximately 400 miles of roads with an average of two miles of local or private roads being accepted into the county system each year. The County Highway Department budget for FY 1999-2000 is \$1,900,000. The Department uses the following yearly schedule for maintenance and repairs:

<u>Maintenance Type</u>	<u>Miles</u>	<u>Cost per Mile</u>	<u>Annual Cost</u>
Tar and Chip	8-10	\$20,000	\$160,000 - \$180,000
Asphalt	8-10	\$45,000	<u>\$360,000 - \$450,000</u>
		TOTAL	\$520,000 - \$630,000

An analysis of the equipment now in use by the Highway Department reveals that a number of key items are beyond their normal useful life and need to be replaced.

- 10 Dump Trucks (one 1994 model, one 1989 model, eight over 10 years old)
 - Replace two per year @\$60,000 each
- 3 Graders
 - Replace one in two years @ \$120,000
 - Replace one in 10-15 years @ \$120,000
 - Replace one in 15-20 years @ \$120,000
- 1 Paver (1976 model; normal life is 10 years)
 - Replace now @ \$180,000
 - Replace again 15-20 years @ \$180,000
- 2 Backhoes (10 year useful life)
 - Replace 1987 model 0-5 years @ \$50,000
 - Replace 1997 model 10-15 years @ \$50,000
- 6 Mowing Machines
 - Replace three 0-5 years @ \$40,000 each = \$120,000
 - Replace two 10-15 years @ \$40,000 each = \$80,000
- 1 Roller (10 year useful life; also renting additional roller \$3,000 per month)
 - Replace 1986 model 0-5 years @\$ 85,000
 - Purchase additional roller 5-10 years @ \$85,000

Recreation Facilities. Stewart County has a number of outdoor recreation areas offering activities as diverse as bird watching, horseback riding, swimming, environmental education and riding off-road vehicles. These include the Cross Creek National Wildlife Refuge, Land Between The Lakes, Keel Springs Natural Area and Fort Donelson National Battlefield. The County provides the Little League Park where four diamonds are available for baseball and softball games.

The County plans to upgrade the Little League Park by adding tennis courts, increasing available parking and making other site improvements. To promote more opportunities for organized team sports, the County would like to double the size of the Park over the years as the North Stewart area grows.

Stewart County would also like to develop the Hickman Creek Multi-Use Recreation Complex on land within the borders of Fort Donelson National Battlefield. The complex would contain an eighteen-hole golf course and other recreation facilities open to the public. The project is estimated to cost \$12,000,000 which would come from public (local, state and federal) as well as private sources.

Other Facilities. There is a need for more services and recreation opportunities for senior citizens in Stewart County, especially in the Town of Dover. Likewise, there is a need for a facility that can be used by the general public for meetings, classes, passive recreation and other community functions. A multi-purpose community center that meets the needs of senior citizens and the general public should be built in Dover but be available for use by the entire county.

County Public Infrastructure and Services Plan

The most important role of local government is to provide for the needs of all its citizens. While many factors, primarily financial, make it virtually impossible to insure that every person has everything he or she wants, the overall welfare of the general public is an ongoing responsibility of local governments. A growing population requires additional public facilities and services to maintain a safe, healthy and enjoyable way of life. Discussed below are projects and services needed to adequately serve the existing population, as well as, what is required to meet the needs of the population of 2020.

Sheriff's Office. To improve conditions and add space for jails, administrative offices and parking, a new facility needs to be developed. Additionally, new courtrooms are needed to serve the existing caseload. To resolve these problems and to prepare for future growth, a Criminal Justice Center should be built by the County. The Center should contain space for 82 beds and be designed to separately house minimum, medium and maximum security men and women inmates with 244 square feet per inmate. The facility should also contain office space and locker rooms for staff. Two courtrooms with offices are needed to meet expected caseloads and provide maximum security for the movement of inmates to and from hearings.

It is estimated the Criminal Justice Center will cost approximately \$3,000,000 and will be constructed in the 2005 to 2010 time frame.

Fire Protection. To accommodate future growth and secure an ISO 7 rating, the County will need an additional full-time employee and upgraded equipment. The employee would be paid approximately \$20,000 annually; the equipment needs are shown below.

<u>Equipment</u>	<u>Cost</u>	<u>Time Frame</u>
Replace 4 pumpers @ \$40,000	\$160,000	0-5 years
Replace 4 pumpers @ \$40,000	\$160,000	5-10 years
Two new tankers @ \$30,000	\$ 60,000	0-5 years
Two new tankers @ \$30,000	\$ 60,000	5-10 years

Emergency Service. To maintain existing service, one small ambulance should be replaced in the 200-2005 time period at a cost of \$5,000. The two large emergency vehicles will need to be replaced between 2010 and 2015 at a total cost of \$260,000. Anticipated growth will also create a need for additional ambulance service. One ambulance sub-station will be required for the North Stewart area in 3-5 years, while another will be needed in the southern part of the county in the five to ten year period. The Carlisle area should be evaluated as a location. It is estimated that a building for each sub-station will cost \$200,000 and a vehicle for each \$130,000. Each station will require a staff of four at a cost of \$80,000 annually.

<u>Facility</u>	<u>Cost</u>	<u>Time Frame</u>
Replace small vehicle	\$ 50,000	0-5 years
Replace two large vehicles	\$260,000	10-15 years
Ambulance Sub-station (North)	\$530,000	0-5 years
Ambulance Sub-station (South)	\$530,000	5-10 years

Public Education. Stewart County is in the process of implementing a plan that should adequately serve the county's needs through 2020. If growth is more than anticipated in the North Stewart or Cumberland City areas, additional facilities will likely be required.

<u>Facility</u>	<u>Cost</u>	<u>Time Frame</u>
Stewart County High School (new)	\$15,200,000	0-5 years
Middle School (renovation)	\$ 2,100,000	0-5 years
Middle School (addition)	\$ 6,000,000	5-10 years
North Stewart Elementary (renovation)	\$ 6,000,000	5-10 years
Dover Elementary (renovation)	\$ 1,000,000	5-10 years
Cumberland City Elementary (new)	\$ 6,000,000	5-10 years
Replace buses (3 per year)	\$ 3,300,000	0-20 years

Road Construction and Repair. Stewart County attempts to resurface and repair between 16-20 miles of roads each year at a cost of \$520,000-\$630,000. At that rate it would take twenty years to rework the 400 miles of county roads. This situation is made worse by the age of existing equipment and lack of back-up machinery that would allow for rotation and maintenance.

<u>Equipment</u>	<u>Cost</u>	<u>Time Frame</u>
Dump Trucks replace 2 per year @ \$60,000	\$120,000	Annually
Grader – Replace 1	\$120,000	0-5 years
– Replace 1	\$120,000	10-15 years
– Replace 1	\$120,000	15-20 years
Paver – Replace 1	\$180,000	0-5 years
– Replace 1	\$180,000	15-20 years
Backhoe Replace 1987 Model	\$ 50,000	0-5 years
Replace 1997 Model	\$ 50,000	10-15 years
Mowing Machines, Replace 3 @ \$40,000	\$120,000	0-5 years
Replace 2 @ \$40,000	\$ 80,000	10-15 years
Roller Replace 1986 Model	\$ 85,000	0-5 years
Purchase additional model	\$ 85,000	5-10 years

Recreation Facilities. The County intends to upgrade and expand the Little League Park and participate in the development of the Hickman Creek Recreation Complex.

<u>Facility</u>	<u>Cost</u>	<u>Time Frame</u>
Little League Park Improvements	\$120,000	0-5 years
Hickman Creek Recreation Complex	\$12,000,000	5-10 years

Other Facilities. The Town of Dover and Stewart County plan to build a multi-purpose Senior Citizens/Community Center in Dover that will serve the entire county. The facility is estimated to cost \$400,000 and will be built in the 2000-2005 time period.

County Public Infrastructure and Services Plan
SUMMARY

Facility/Service	Costs/Period			
	0-5 years	5-10 years	10-15 years	15-20 years
LAW ENFORCEMENT				
New Criminal Justice Center		3,000,000		
Sub-Total		\$ 3,000,000		
FIRE PROTECTION				
4 Pumper Trucks (replace)	160,000			
4 Tanker Trucks (replace)		160,000		
2 Tanker Trucks (new)	60,000			
2 Tanker Trucks (new)		60,000		
Sub-Total	\$ 220,000	\$ 220,000		
EMERGENCY SERVICES				
Ambulance Sub-Station (North)	530,000			
Ambulance Sub-Station (South)		530,000		
Replace One Vehicle	50,000			
Replace Two Vehicles		260,000		
Sub-Total	\$ 580,000	\$ 790,000		
PUBLIC EDUCATION				
Stewart County High School (new)	15,200,000			
Middle School (renovate old HS)	2,100,000	6,000,000		
North Stewart Elementary (renovate)		6,000,000		
Dover Elementary (renovate)		1,000,000		
Cumberland City Elementary (new)		6,000,000		
Replace busses (3 per year)	825,000	825,000	825,000	825,000
Sub-Total	\$ 18,125,000	\$ 19,825,000	\$ 825,000	\$ 825,000
HIGHWAY DEPARTMENT				
Dump Trucks	1,200,000	1,200,000	1,200,000	1,200,000
Graders	120,000		120,000	120,000
Paver	180,000		180,000	
Backhoe	50,000	50,000		
Mowers	120,000		80,000	
Roller	85,000	85,000		
Sub-Total	\$ 1,755,000	\$ 1,335,000	\$ 1,480,000	\$ 1,320,000
RECREATION				
Little League Park	120,000			
Hickman Creek Recreation Complex		12,000,000		
Sub-Total	\$ 120,000	\$ 12,000,000		
OTHER FACILITIES				
Senior/Community Center	\$ 400,000			
Sub-Total	\$ 400,000			
TOTAL	\$21,200,000	\$37,170,000	\$ 2,405,000	\$ 2,145,000

PLAN IMPLEMENTATION STRATEGIES/TOOLS

The need and desire for local governments to influence how, where and when development occurs has been discussed in every city and county in Tennessee and beyond. Regulatory measures such as subdivision regulations and zoning are powers granted to local governments for the purpose of promoting the public health, safety, convenience, order, prosperity and general welfare of all those it represents. While some oppose these measures at first, as growth and development spreads and the use of one property has a negative impact on the use or value of another, the need for regulation becomes more acceptable. In communities where a certain level of development and prosperity has occurred, regulatory measures are important to the continued growth of the area. Regulatory measures and other implementation tools are discussed below. Any of the regulatory measures and tools adopted and used by the County to implement the Plan must be consistent with the Plan.

Zoning. Zoning is perhaps the most powerful and inexpensive local governmental tool for directing development. In addition to regulating the use of land, zoning controls other aspects of development such as placement of buildings on the land, the density of development, building height and the amount of land required for off-street parking. In essence, it attempts to produce a sensible pattern of land development by keeping compatible uses together, eliminating incompatible uses and, based on the local land use plan, properly locating the various physical components of the city or county as they relate to each other and to the character of the land.

This land use plan does not establish density standards which must be set if, and when, the County adopts zoning. Until that happens any decision as to the degree of development should be guided by the trends and land use patterns that exist within the area of the proposed development.

Subdivision Regulations. Subdivision standards allow local governments to guide new residential development. In the absence of these regulations, land may be developed on a piecemeal and uncoordinated basis without adequate provision for streets, lot sizes, utilities, and other crucial improvements. Such regulations allow local governments to restrict growth in areas unsuitable for development because of steep slopes, poor drainage, flooding or a lack of facilities. Uncontrolled growth can result in unnecessary blight and high cost to local governments.

Codes Enforcement. The adoption and enforcement of adequate codes, i.e., building, plumbing, electrical and housing codes, is essential to any city or county where attempts are being made to improve living conditions. Building, plumbing and electrical codes enforce minimum standards of structural quality and safety in new building construction. The housing code insures that existing dwellings are maintained in a safe and healthful manner. The enforcement of these codes is a benefit to everyone by helping prevent the creation and spread of blight and its adverse effect on adjacent property values. It is an inexpensive way of preventing the development of slum areas and the resulting high costs of police, fire and health protection.

Water and Sewer Extension Policies. The adoption and enforcement of sound water and sewer extension policies is needed to insure the provision of utilities in new developments by the developers and to provide economical methods of servicing older areas of the community which do not have adequate utilities. Such policies should require the installation of adequate line sizes to insure sufficient capacity and should provide for the inspection of all construction by local governments to insure that local standards are being met. These policies can reduce the overall cost of utility services by local governments and can serve as a useful tool in regulating the timing, location and intensity of land use development.

Public Facilities Planning. The need for and desirable location of public facilities such as parks, schools, community centers and libraries is determined in local plans. The placement of public facilities plays a key role in shaping future development. Major fixed-site facilities such as these should be regarded as primary steps in local development policy, because they create focal points and private developers find it desirable to relate their activities to these installations.

Capital Improvements Programming. Capital improvements are major projects requiring the expenditure of public funds over and above annual operating expenses. These projects are for the purpose, construction or replacement of the physical assets of the community. The purchase of land needed for community use is a capital improvement, as is the acquisition or construction of facilities such as schools, parks, libraries and water and sewer facilities. Capital improvements programming is the preparation and updating of a proposed schedule of public works and related equipment to be built or purchased by local governments during the next few years.

State and Federal Grants and Loans. The County is eligible for a number of state and federal grants and loans that can be used to implement the Plan, especially the Major Thoroughfares and Public Facilities portions. State Departments such as Economic and Community Development, Environment and Conservation and Transportation have programs to assist local governments with providing needed services and facilities to its citizens. Although limited, assistance from the federal government is also available through the Rural Development Agency, the Economic Development Agency, TVA and some others. The County should explore every opportunity to assist in financing the upgrading or expansion of its public services and facilities.

TVA In-Lieu-of-Taxes. Revenue paid to Stewart County In-Lieu-of-Taxes by TVA for Land Between the Lakes, Cumberland Steam Plant and other property is significant and vital to the budget of the County. It replaces property taxes that would have been generated by the land TVA owns and can be used for the provision of county services. The County should carefully monitor the transfer of management responsibilities of LBL from TVA to the U.S. Forestry Service to insure this important revenue stream remains in place.

**URBAN GROWTH BOUNDARY REPORT
TOWN OF DOVER, STEWART COUNTY, TENNESSEE**

SEPTEMBER 1999

**URBAN GROWTH BOUNDARY REPORT
TOWN OF DOVER, STEWART COUNTY, TENNESSEE**

SEPTEMBER 1999

**PREPARED BY
TOWN OF DOVER MUNICIPAL-REGIONAL PLANNING COMMISSION
AND
TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE**

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ALL ILLUSTRATIONS ARE ON DISPLAY IN TOWN HALL

URBAN GROWTH BOUNDARY REPORT

DOVER, TENNESSEE

I. INTRODUCTION

Purpose

This report is prepared pursuant to the requirement of Section 7, (a), (2), of Public Chapter 1101, outlining the duties of a municipality to review and report on the need for additional land and on urban services and public facilities within the municipality and its proposed Urban Growth Boundary. The legislation states as follows:

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

This report will serve to provide background information for the Town of Dover's Urban Growth Boundary.

Methodology

This report was prepared using a variety of methods: review and study of previously-prepared planning and annexation documents, interviews with local officials, and field interviews. Land uses were inventoried and analyzed using planimetry, existing studies and previously gathered information, then field checking. Information on public services and facilities was gathered through a checklist completed by Town officials, interviews with Town officials, and field checking results. Population projections used to forecast residential growth were developed by the University of Tennessee. Residential density information was gathered by using the current certified population of Dover and the number of acres available or currently in use as residential property, as determined above. 1990 Census information was used to determine the average household size, and in turn to forecast the number of housing units required to accommodate the planned population. The household information along with a survey of developed residential, commercial, industrial, public and semi-public land determined an average lot size and was used to calculate the number of acres currently in use for such purposes. Information regarding natural development constraint features was gathered through existing studies and interviews with the USDA Natural Resources Service. This information was then processed using guidelines and priorities set by Public Chapter 1101, and used to prepare the Urban Growth Boundary and accompanying report.

Definitions

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

- (1) "Urban Growth Boundary" means a line encompassing territory established in conformance with the provisions of **TCA, 6-58-106, (a)**, to wit:
 - The urban growth boundaries of a municipality shall:
 - Identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years;
 - Identify territory that is contiguous to the existing boundaries of the municipality;
 - 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);
 - Identify territory in which the municipality is better able and prepared than other municipalities to efficiently and effectively provide urban services; and
 - 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.
- (2) "High density residential development" means any residential development exceeding 4.36 units per residential acre.
- (3) "Improved Vacant Land" means undeveloped property with immediate access to all municipal utility services, including public sewer service.
- (4) "Unimproved Vacant Land" means undeveloped property with access to some or no municipal services, but without specific immediate access to public sewer service.
- (5) "Population Projection" means the technique of forecasting population counts into the future. For the purposes of this report, University of Tennessee population projections have been prepared and Dover will use these counts in conjunction with more specific local information to determine future growth needs.

- (6) "Public Services" means police and fire protection; water, electrical and sewer services; road and street construction and repair; recreation facilities and programs; street lighting; planning and zoning; and building inspection services.

II. EXISTING MUNICIPAL LAND USE ANALYSIS

Land Use Inventory

Land Use Categories – The total incorporated acreage of Dover is 2892 acres. **Table 1**, shows the land use types, including areas with natural constraints for development.

TABLE 1
EXISTING LAND USE-TOTAL AREA

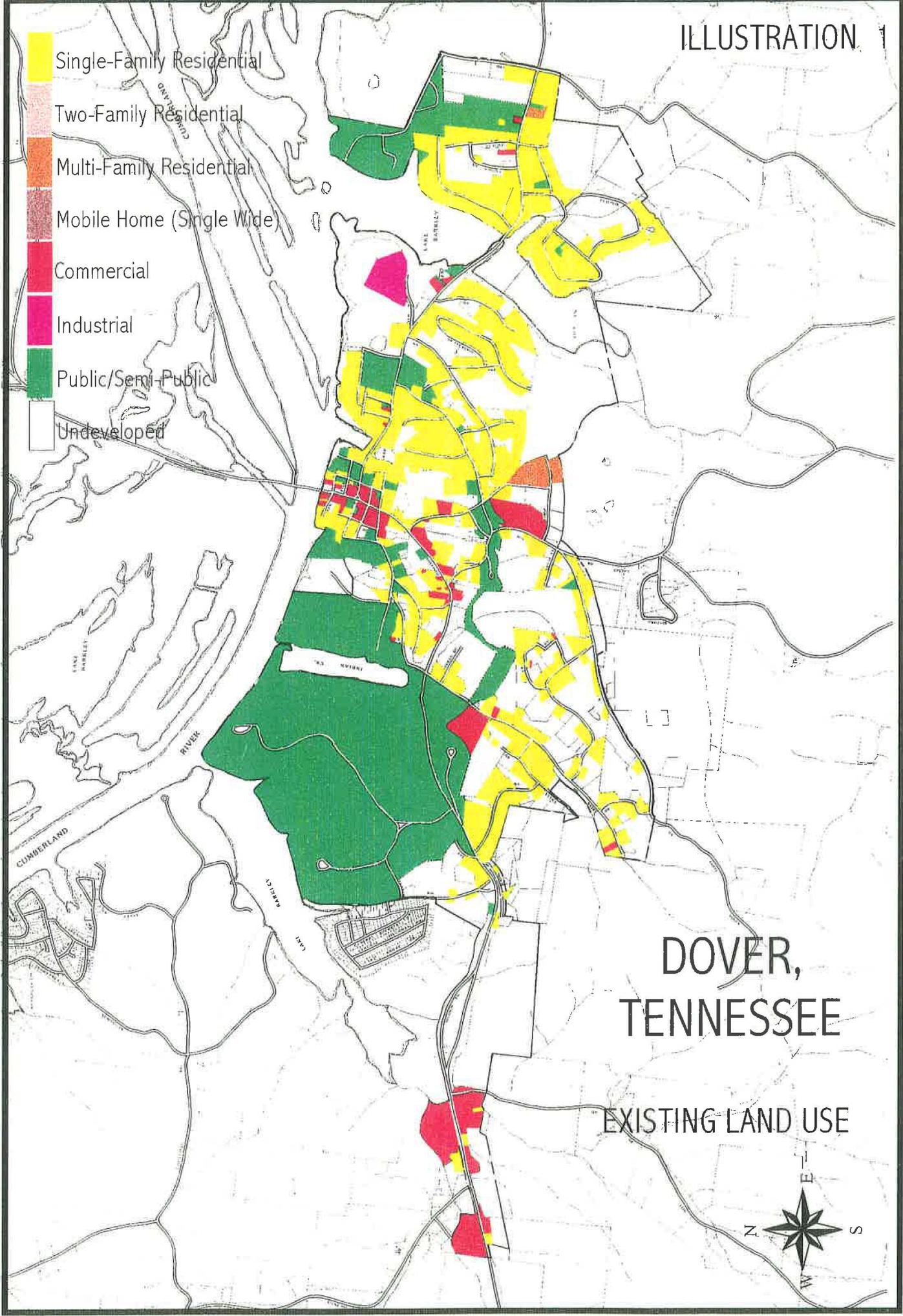
<u>Category</u>	<u>Acres</u>	<u>Percent</u>
Residential	1162	40%
Commercial	102	4%
Industrial	14	1%
Public/Semi Public	890	31%
Transportation	325	11%
Vacant-Developable	299	10%
Vacant-Natural Constraints	100	3%
TOTAL	2892	100%

There are 2493 developed acres within the corporate limits. As **Table 1**, shows, residential uses encompass 1162 acres or 40%. Approximately 102 acres or 4% is in commercial use, 14 acres or 1% is used for industrial purposes, 890 acres or 31% is devoted to public/semi-public uses, 325 acres or 11% is used for transportation, 100 acres or 3% is vacant land with natural constraints, and 299 acres or 10% is vacant developable land. The residential category includes single-family, duplex, multi-family, and mobile home developments. The current density is 1.64 acres per capita. At the present time the Town of Dover can accommodate approximately 182 new people within its corporate limits.

Commercial uses comprise retail and service uses. The industrial category contains manufacturing, fabricating and warehousing operations. Public/semi-public includes all municipal buildings and uses, churches, cemeteries and schools. The transportation category includes street rights-of-way and railroads. The vacant land in this category is totally improved. **Illustration 1**, represents the existing land use for Dover, Tennessee.

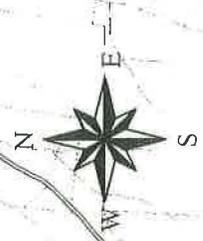
Physical Constraints – Development within the corporate limits of Dover is affected by a variety of development constraints. Floodplain, excessive slope and poor soils all combine to influence development decisions, densities, and required infrastructure. One or more of these conditions affect a total of 100 acres out of Dover's 2892 acres. Development of such properties will require remedial measures or additional

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



DOVER, TENNESSEE

EXISTING LAND USE



infrastructure, such as streets. The USDA and the Flood Insurance Rate Maps depict the wetlands and floodplain areas, respectively. The floodplain areas have a zoning overlay regarding floodplain development. The "slope" designation is for areas exceeding 20% slope. While development is not precluded, it will necessarily be less dense in these areas than in areas with no such constraints, if it occurs at all. As such, lands with development constraints will not be considered for development at the same level as the remaining areas of Dover. Future calculations of moderate or high-density land needs will not include these areas. **Illustration 2**, shows the types of constraints within Dover. Based on this review, it appears that 299 vacant acres within the corporate limits are available for development with utilities in place.

III. EXISTING MUNICIPAL PUBLIC SERVICES

Utilities

Water Service Area - The Dover Water Department supplies the water for the Town of Dover. The source is the Cumberland River with no limitations. There are presently 603 customers within the corporate limits and 438 customers outside of the corporate limits. There are 115 fire hydrants inside the Town and 2 outside the Town. The pumping capacity is 1MGD and the water treatment plant capacity is 1MGD. The storage is 800,000 gallons. The average daily use is 250,000 gallons and the average unaccounted for loss is 13%. The Dover Subdivision Regulations require that water mains in all new developments be constructed in such a manner as to serve adequately for all uses and for fire protection purposes. **Illustrations 3 and 3A**, depicts the water line extensions for Dover.

Sewer Service Area - The Town of Dover enjoys a 100% sewer coverage. There are 575 customers inside the corporate limits and none outside of the corporate limits. Not all of the residents have chosen to avail themselves of sewer service. Additionally, some homes have two taps with only one being used for sewer services. The sewer treatment type is activated sludge with an average daily flow of 140,000 GPD, which is 70% of the treatment capacity. There are 7 pumping stations and no Department of Environment and Conservation restrictions.

Electrical Service – Electric power for the Town of Dover is provided by Cumberland Electric Membership Cooperative.

Gas Service - There is no gas system in the Town of Dover.

Protective Services

Police Department - The Town of Dover has 5 full time police positions, 4 police cars in service and dispatching is handled through the Stewart County E-911 system.

Fire Department – The Town of Dover currently has an ISO Rating of 8. A new fire truck giving adequate pumper capacity to meet radius requirements is expected to facilitate in the process of upgrading the fire department to a 5 rating. There are 22 volunteer firemen and one fire station. The Town of Dover is the only response area.

Solid Waste Collection - Residential solid waste is provided for by a contract with the Town. A monthly charge is made for this service and there is a weekly pick-up.

Roads and Streets - There are 24 miles of streets and roads within the corporate limits of The Town of Dover. The Town of Dover currently maintains 17 miles of local streets and TDOT maintains 7 miles. Total lane miles maintained is 34. Resurfacing is usually done every five to seven years. The street maintenance budget for 1998-99 is \$34,000 and the capital budget for the same term is \$380,000. One mile of twenty feet wide road surface is paved at a cost of \$40,000.

Street Lighting - Adequate street lighting is provided by the Town of Dover at an approximate cost of \$34,000 per year.

Library - The library is operated by Stewart County and supported in part by the Town of Dover.

Parks and Recreation - The Town of Dover maintains one park with 65 acres, which has 24 picnic sites and one pavilion. There are three tennis courts, one basketball court and one boat ramp with a courtesy dock. The Stewart County Athletic Association manages organized sports. Fort Donelson National Battlefield and Cemetery with an acreage of 800 offers leisure forms of recreation and is visited by hundreds of people throughout the year.

Land Use Controls and Municipal Codes - Dover enforces a Municipal Zoning Ordinance, Subdivision Regulations and the Southern Building Code through a Codes Officer. Presently the Planning Commission meets on an irregular basis.

IV. PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20-Year Population Growth and Land Needs

The University of Tennessee's Center for Business and Economic Research has published population projections for Dover through the year 2020. The projections along with the percentage change for each intervening step are presented in Table 2. The projections show a 59.81% increase in the certified 1990 population of Dover by the Year 2020. These numbers reflect the projected level of natural growth, but can be influenced by annexations conducted by the Town.

TABLE 2

DOVER POPULATION PROJECTIONS

1990	% Change	2000	% Change	2005	% Change	2010	% Change	2015	% Change	2020	Total Change
1341	22.52	1643	8.70	1786	7.17	1914	6.17	2032	5.46	2143	59.81

The 2020 projected population is a 624 person increase over the latest certified population of 1519. Of those 624, some 182 persons can presently be accommodated within the corporate limits. The remaining 442 persons cannot be accommodated. Based on current developmental patterns, an additional 725 acres beyond the 299 acres which are presently vacant are needed to accommodate the projected 2020 population.

While it appears that an approximate 725 acres are needed to accommodate the projected 2020 population increase, it must be kept in mind that projections cannot be taken literally. Many factors influence growth that cannot be taken into account through pure mathematical analysis. Factors such as migration for existing or future job opportunities or the announcement of a large industry locating within or even outside the corporate boundaries can substantially change and influence land use needs. Commercial and public service needs would be concomitant with population increases.

Projected Economic Growth and Commercial Land Needs

The Town of Dover is a bedroom community. Except for service related sources most of the shopping needs of its residents are met by the commercial areas found in Clarksville in adjacent Montgomery County. There are approximately 50 acres of vacant developable land presently available for commercial development within the corporate limits. There is no acreage available for industrial uses. It is possible that the Town of Dover can accommodate its future commercial needs but not its industrial needs.

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

The Town of Dover is a county seat situated on the south bank of the Cumberland River nestled among the hills and hollows of the Western Highland Rim. It is home to 800 acre Fort Donelson National Battlefield and Cemetery, which enjoys prestige on the National Register of Historic Places. The Battlefield sits at the bank of the Cumberland River and hosts several hundred visitors yearly. The Town of Dover maintains a 65 acre town park with one pavilion and 24 picnic sites. The park also supplies multiple recreational activities and organized sports. The Town of Dover is the largest municipality nearest the recreational facility, Land Between the Lakes, a 300 square mile peninsula of mostly forested land located astride the west Tennessee-Kentucky border between impounded Tennessee and Cumberland Rivers (Kentucky Lake and Lake Barkley, respectively.)

Vacant Land Potential Within the Corporate Boundary

There are 299 acres of improved vacant land within the corporate limits of the Town of Dover. Some 249 acres are appropriate for residential development. There is not enough vacant improved land within the Town of Dover's corporate limits to meet the expected needs of the community in the Year 2020.

Projected Land Needs Outside the Corporate Boundary

It is apparent from the above analyses that there is a need for additional land to accommodate the projected growth of the Town of Dover. The projected population according to the University of Tennessee, Center for Business and Economic Research for the year 2020 is 2143. That is a 59.81% growth increase which the present corporate limits will not be able to accommodate. The Town of Dover will need 725 additional acres to meet the impact of its projected needs.

Projected Public Service Capability Within the Urban Growth Boundary

The Dover Water Department provides water service within the corporate limits and to some 438 customers outside the corporate limits. Information regarding the line location, sizes and capacities within the corporate limits is attached as **Illustration 3 and 3A**. Most of the area included in the Town of Dover Urban Growth Boundary is undeveloped. However, water lines are installed along the major roads within the proposed Urban Growth Boundary. There will be no significant cost to the Town for water line installation. The sewer system covers the entire corporate limits. At least a portion of the additional acreage needed for the projected Urban Growth Boundary will require a sewer line installation at an approximate cost of \$800,000.00. Street improvements in the area are expected to be a one time cost of approximately \$300,000.00. Most of the cost of utilities will be the responsibility of the developer at the time of development. At least one additional police person at a cost of \$25,000 per year would need to be added. Fire protection services in the form of one fire station and one fire truck in the western part of the Urban Growth Boundary at a cost of \$250,000 would be needed. Since volunteers man the fire department, there would not be additional costs for more fire fighters.

V. DESCRIPTION OF URBAN GROWTH BOUNDARY

Based on the land use analysis presented in this report, the Town of Dover does not have enough land within its corporate limits to accommodate the projected population growth as reported by the University of Tennessee for the Year 2020. This includes land needed to provide the associated commercial, industrial, and related service use needs concomitant with residential growth. Therefore, based on a strict land use needs assessment, the Town of Dover requires an Urban Growth Boundary of 731 acres. The proposed Urban Growth Boundary is 655 acres, which fall within the required acreage based on land analysis and population projections. Traffic to Land Between the Lakes Resort often passes through the Town of Dover along State Highway 79. Ongoing development at the resort has prompted a lot of expansion immediately beyond the present corporate limits and onto the proposed Urban Growth Boundary. State Highway 79 is a direct link to rapidly growing City of Clarksville in adjoining Montgomery County. The area immediately outside the present Dover corporate limits along Highway 79, East, towards Clarksville has expanded and will continue to expand in the near future. Likewise, the area west of the present corporate limits on Highway 79, ongoing commercial development. The Town of Dover receives traffic from Paris Landing State Park, and Land Between the Lakes on its way to and from Clarksville and Fort Campbell, a 43,014 acre National Military Reservation within Clarksville. This traffic has spurred development immediately west of the present corporate limits. Additionally, Highway 70 and Highway 49, traverse the Town of Dover central business district. There is considerable development to the south of the corporate limits on Highway 49. For these reasons, the traffic being generated through the Town of Dover will, by the natural progression of events continue to cause a rise in service related development. A map of the proposed Urban Growth Boundary with approximately 655 acres is shown as **Illustration 4**. The proposed Urban Growth Boundary will in all probability set a comfortable limit of growth for the Town of Dover to the Year 2020. Without the Urban Growth Boundary as proposed, the Town of Dover cannot extend the vital municipal services to areas sure to be impacted by development pressures.

RESOLUTION NO. 99-01

WHEREAS, after investigation and discussion, the Board of Mayor and Aldermen of the City of Cumberland City does not plan or anticipate any extension of its City Limits within the next twenty (20) years; and

WHEREAS, the Board of Mayor and Aldermen of the City of Cumberland City has determined the current City Limits of the City is adequate for its URBAN GROWTH BOUNDARY for the purposes of Public Chapter 1101;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF CUMBERLAND CITY that:

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

Section 2. The City's staff may, if requested by the County Coordinating Committee, prepare and submit such available information about the City and its plans as the Coordinating Committee may request in its preparation of the County Growth Plan required by Public Chapter 1101.

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

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

Section 5. The Board of Mayor and Aldermen of the City of Cumberland City adopts this Resolution with the understanding, that, once the growth plan for the County is adopted by the Local Government Planning Advisory Committee (LGPAC) of the State of Tennessee, it will not be able to expand its corporate Limits without an amendment by LGPAC.

This Resolution Read and approved on the 2nd day of September, 1999.

CITY OF CUMBERLAND CITY

ATTEST:

Lois McCarty
Lois McCarty, City Recorder

H. Ryan Holley
H. RYAN HOLLEY, MAYOR

Approved as to Form

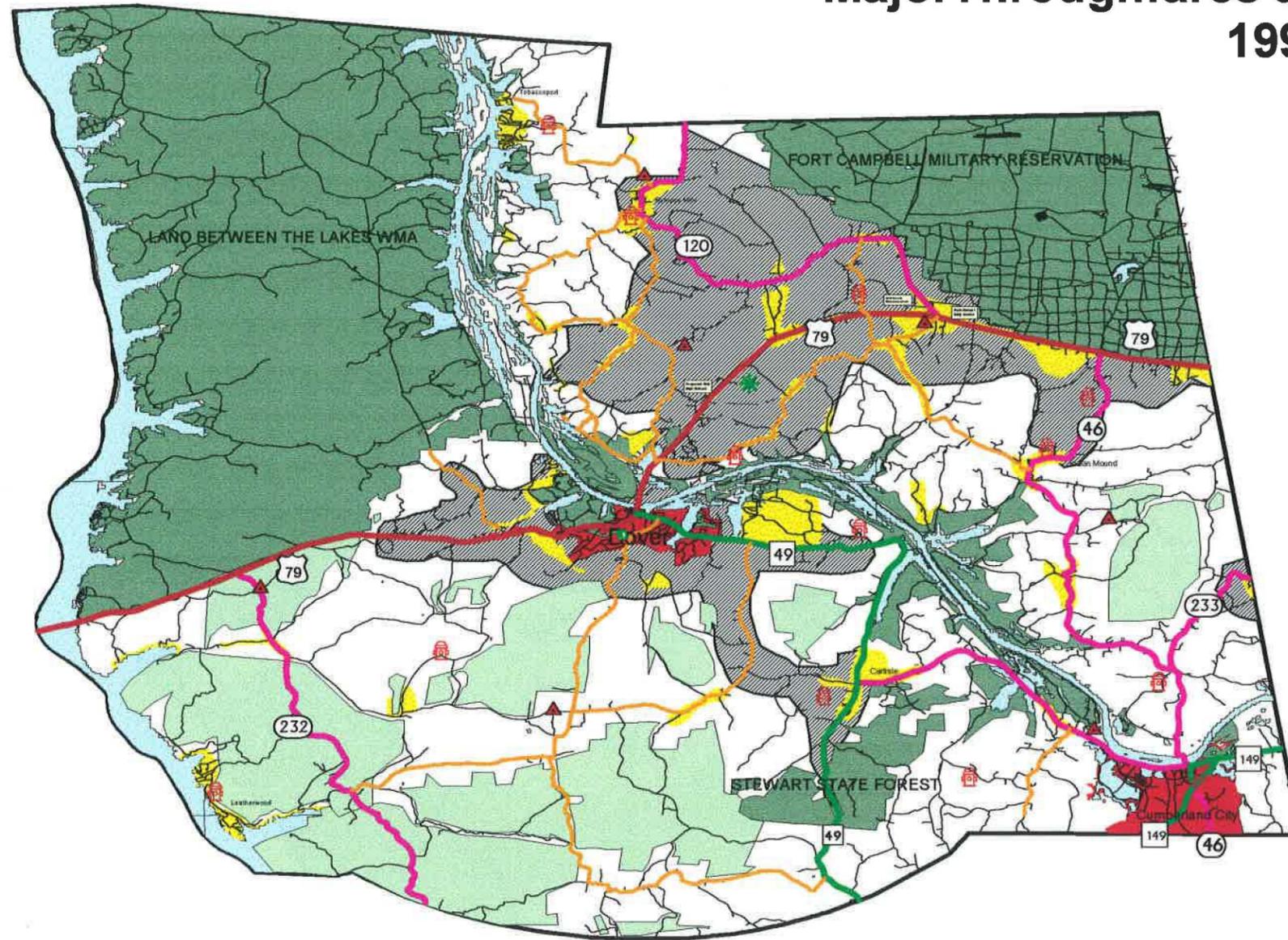
F. Evans Harvill
F. Evans Harvill, City Attorney

DECEMBER 2, 1999

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF RESOLUTION NO. 99-01, THE ORIGINAL OF WHICH IS ON FILE IN THE OFFICE OF THE RECORDER FOR THE CITY OF CUMBERLAND CITY, TENNESSEE.

Lois McCarty
LOIS MCCARTY, CITY RECORDER

Stewart County Existing Land Use, Major Throughfares and Public Facilities 1999



- Existing Public Facilities**
- 1 ■ Public Facilities in Town of Dover:
 - County Courthouse
 - Sheriff's Office and Jail
 - Stewart County Library
 - Stewart County High School
 - Dover Elementary School
 - Stewart County Health Department
 - Stewart County Board of Education
 - 2 ■ Public Facilities in Town of Cumberland City
 - Volunteer Fire Department
 - 3 ■ North Stewart Elementary
 - 4 ■ Volunteer Fire Departments
 - 5 + County Little League Park
 - 6 ▲ County Convenience Centers
 - 7 ■ Water Service Available

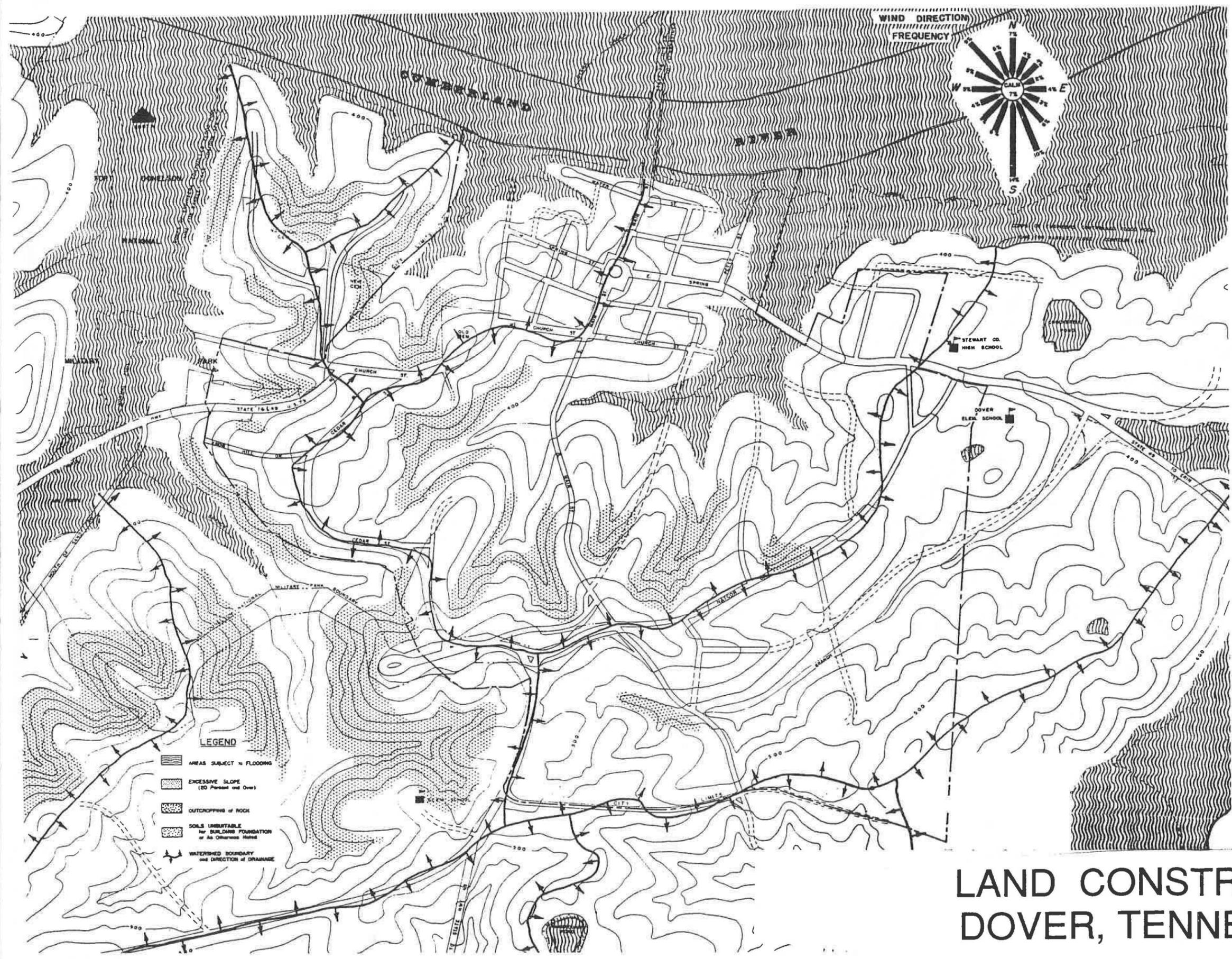
- Existing Major Throughfares**
- Principal Arterial
 - Minor Arterial
 - Rural Major Collector
 - Rural Minor Collector
 - Other Streets & Roads

- Existing Land Use**
- Streams & Rivers
 - Public Lands
 - Higher Density Development
 - Lower Density Development
 - Private Forestry Land (Generalized)

Non-Municipal Developed Acres	1999
Commercial	212
Industrial	3887
Residential	14328
Public & Semi-Public	7115
	0
TOTAL NON MUNICIPAL ACRES	25542




 Provided by the
 Greater Nashville Regional Council
 Tennessee Wildlife Resource Agency

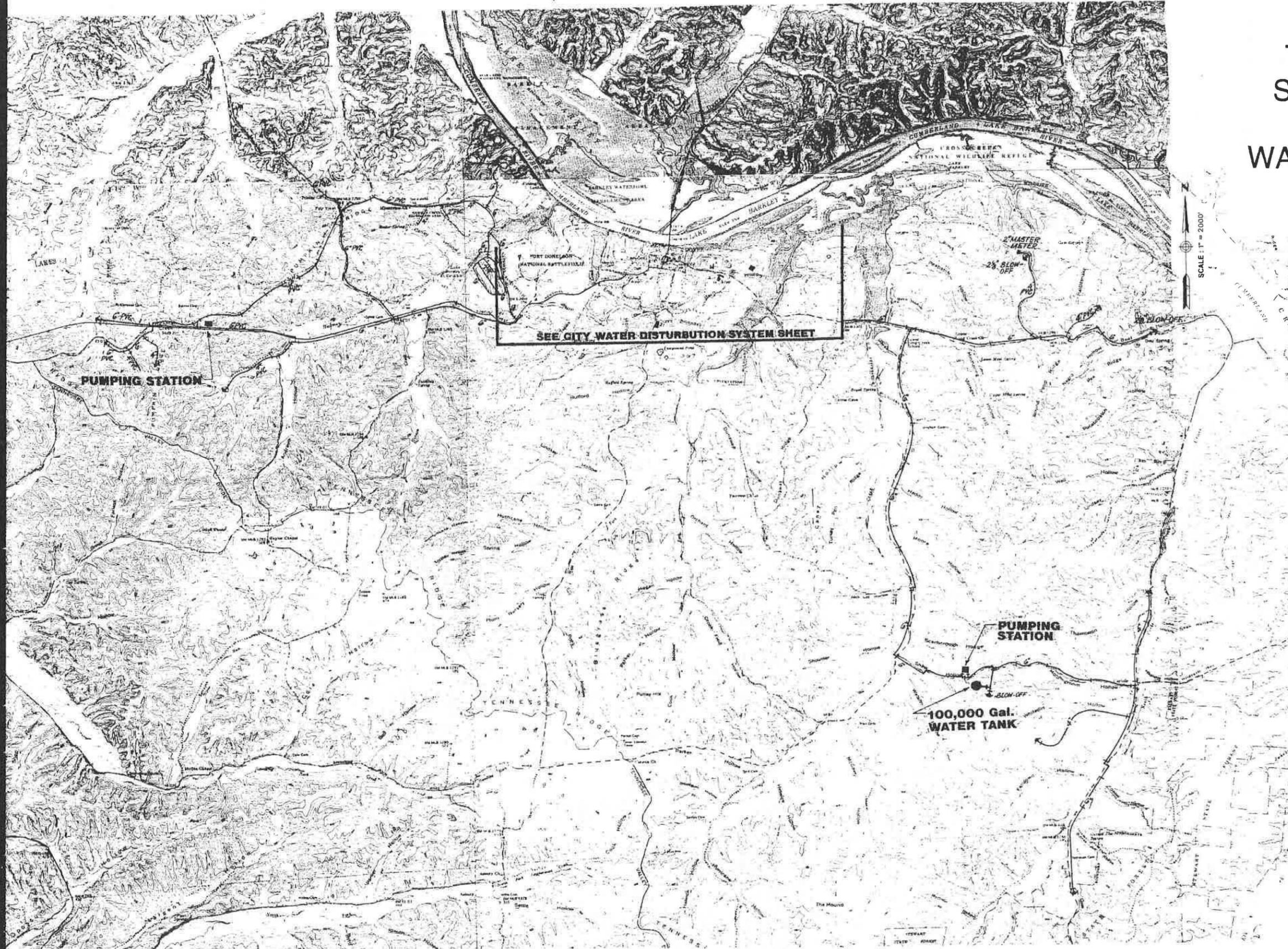


LAND CONSTRAINTS
DOVER, TENNESSEE

ILLUSTRATION 3A

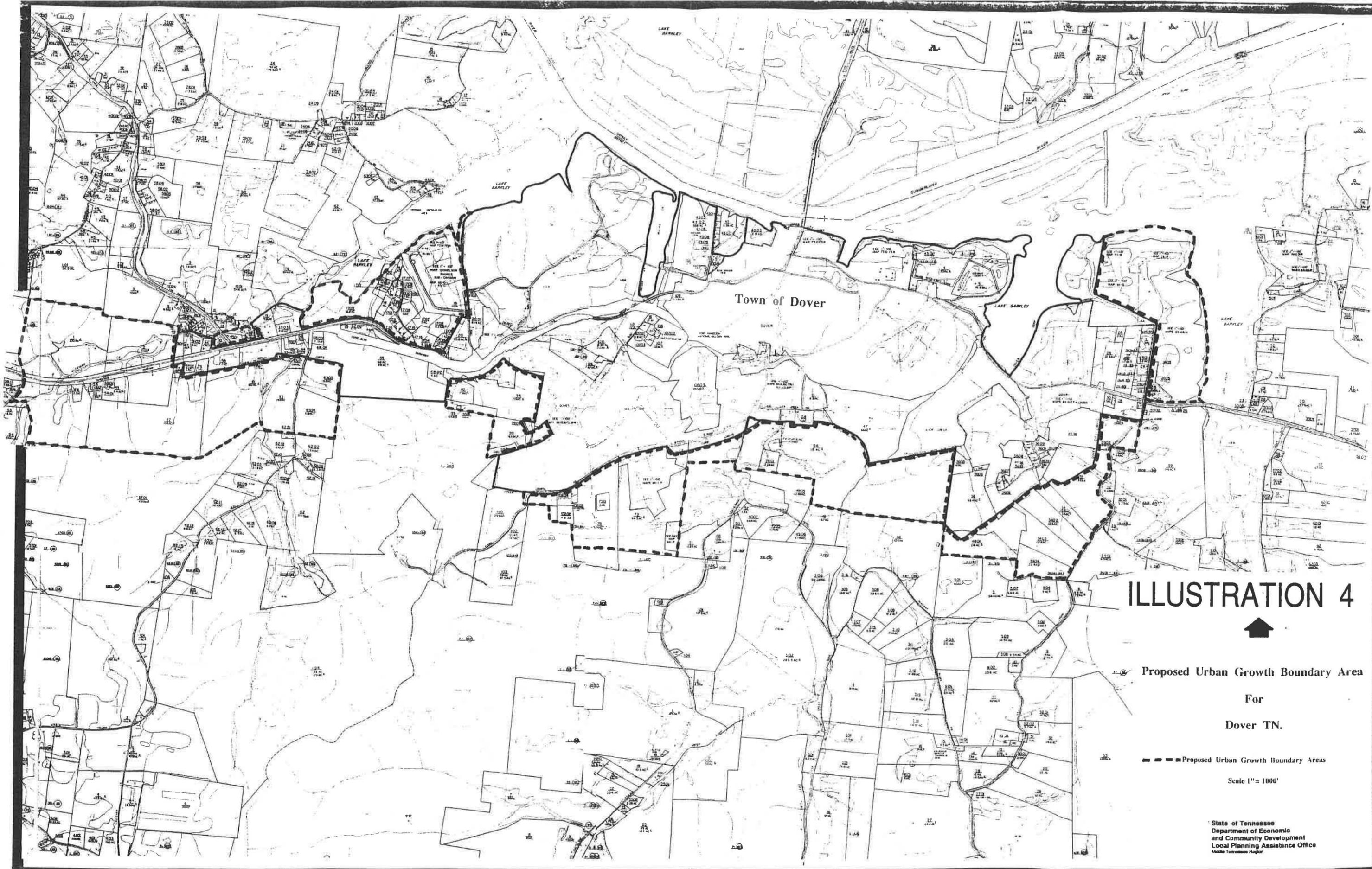
TOWN OF DOVER
STEWART COUNTY,

WATER DISTURBUTION
SYSTEM



JANUARY 1999

SOURCE: Barge, Waggoner, Sumner & Cannon



Town of Dover

ILLUSTRATION 4



Proposed Urban Growth Boundary Area
For
Dover TN.

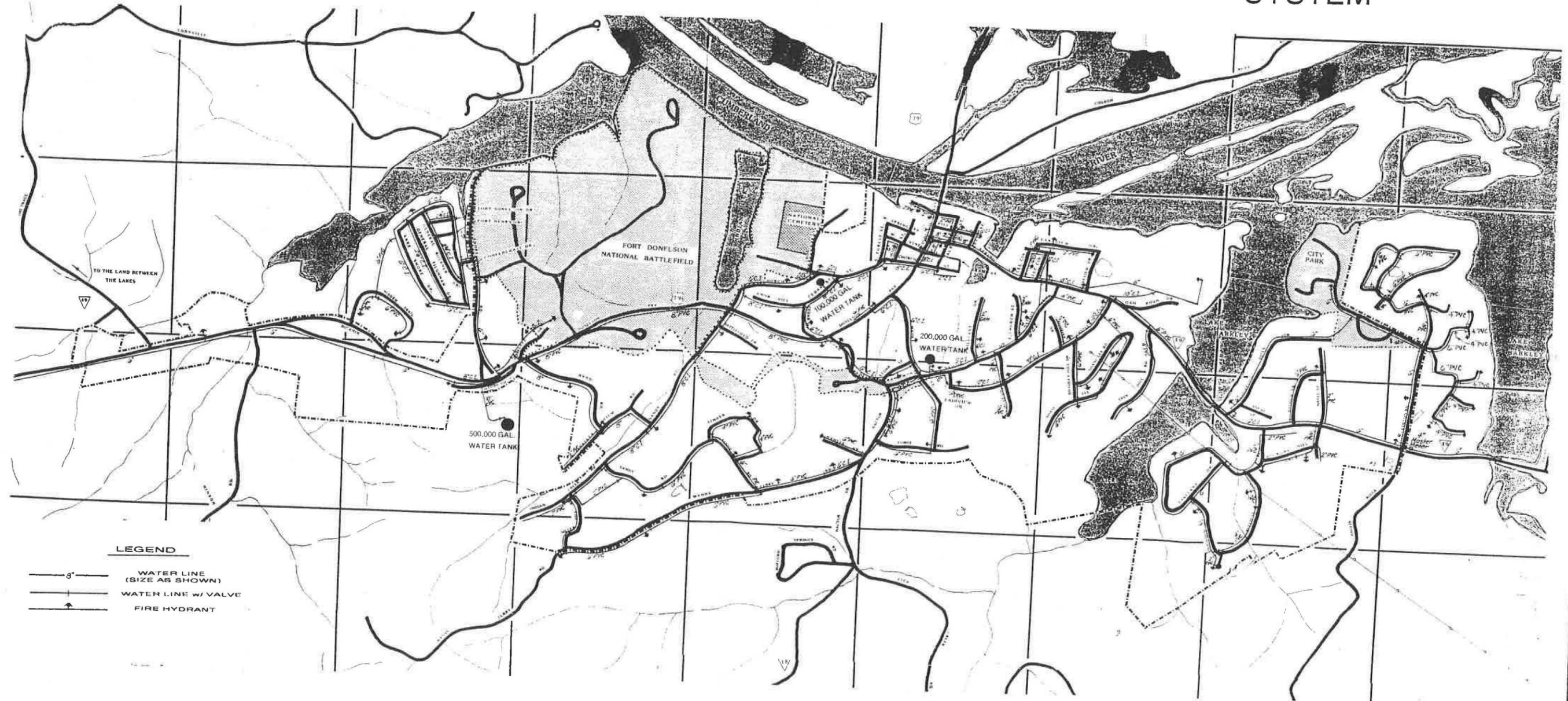
— — — — — Proposed Urban Growth Boundary Areas

Scale 1" = 1000'

State of Tennessee
Department of Economic
and Community Development
Local Planning Assistance Office
Middle Tennessee Region

ILLUSTRATION 3

TOWN OF DOVER STEWART COUNTY, TENNESSEE CITY WATER DISTURBUTION SYSTEM



JANUARY 1994

SOURCE: Barge, Waggoner, Sumner & Cannon