



State of Tennessee  
Department of Economic and Community Development

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

July 19, 2001

The Honorable Larry Lay  
County Executive of Union County  
P.O. Box 278  
Maynardville, Tennessee 37807

Dear Mr. Lay:

The Local Government Planning Advisory at its meeting on June 27, 2001 approved the Union County Growth Plan submitted by the Secretary of State, as the result of mitigation by the administrative law judge panel. This plan is effective as of June 27. Enclosed is one copy of the materials submitted by the law judges and one copy of the Local Government Planning Advisory Committee resolution of approval.

The Comprehensive Growth Plan Law requires that you file your plan with your county register. The Local Government Planning Advisory Committee will also keep an archive copy of the 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 G. Waller".

Donald G. Waller  
Director

DW/jw

Enclosure

**Resolution of Approval  
By The  
Local Government Planning Advisory Committee  
For  
Plans Mediated By an Administrative Law Panel**

**Whereas**, an Administrative Law Panel or Administrative Law Judge appointed by the Tennessee Secretary of State has submitted a County Growth Plan for Union County and its municipalities; and

**Whereas**, the Administrative Law Panel or Judge has mediated a plan which has been ratified by the county and cities pursuant to TCA 6-58-104;

**Now, Therefore Be It Resolved** by the Local Government Planning Advisory Committee that the Union County Growth Plan is hereby approved and becomes effective this date.



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

June 27, 2001  
**Date**



**State of Tennessee**  
**Department of State**  
Administrative Procedures Division  
312 Eighth Avenue North  
8<sup>th</sup> Floor, William R. Snodgrass Tower  
Nashville, Tennessee 37243  
Phone: (615) 741-7008 Fax: (615) 741-4472

**MEMORANDUM**

To: Tom Stiner, Chairman  
Local Government Planning Advisory Committee

From: Charles C. Sullivan II, Director *CCS*  
Administrative Procedures Division

Date: June 27, 2001

Subj.: Union County Comprehensive Growth Plan  
Dispute Resolution Process  
Docket No. 46.00-015361J

The City of Maynardville declared an impasse with Union County on April 17, 2001, with respect to the adoption of an urban growth plan for Union County. In accordance with T.C.A., §6-58-104(b)(1)&(2), the City of Maynardville notified the Secretary of State of the impasse and requested that he refer the matter to the Administrative Procedures Division for resolution in accordance with the statute. At the request of the parties, I assigned a three-judge panel to resolve the matter.

The parties reached a settlement through mediation sessions on May 31 and June 1, 2001, and their respective legislative bodies subsequently approved a comprehensive growth plan. Union County has submitted the attached copy of that comprehensive growth plan. With the parties' resolution of the impasse, I am forwarding the comprehensive growth plan to your committee for consideration. This office will remove the matter from our active case list.

Thank you for consideration of this plan.

Attachment

cc: (w/o attachment)  
Phil Ruth  
William J. Von Schipmann  
William W. Petty  
Jon G. Roach  
Ann M. Johnson

**UNION COUNTY GROWTH PLAN MEDIATION  
DOCKET NO. 46.00-015361J**

In 1998 the Tennessee General Assembly enacted public Chapter 1101, which required each county, in conjunction with all municipalities in the county, to formulate a growth plan identifying areas projected for future growth and those to be preserved as rural. The political entities in Union county were unable to agree upon a plan; therefore, an impasse was declared, and the Secretary of State appointed a panel of three administrative judges to mediate an agreement, as specified in T.A.C. § 6-58-104(b).

On May 31, and June 1, 2001, representatives from Union County, the City of Luttrell, the City of Maynardville, and the City of Plainview met in Nashville, Tennessee, to mediate the growth plan dispute. Participants included the following:

**Administrative Judges**

Todd R. Kelley  
Ann M. Johnson  
Bettye Springfield

**Union County**

Larry Lay, County Executive  
David Myers  
Bill W. Petty  
David Vandergrift

**City of Luttrell**

Mayor, Phil Ruth

**Town of Maynardville**

Mayor, H.E. Richardson  
Gerald Simmons, City Manager  
Jon G. Roach

**City of Plainview**

Mayor, William Von Schippman

Following two days of mediation, the parties agreed on a growth plan for Union County. The plan is set out below.

**SECTION I. CITY OF LUTTRELL**

1. The Urban Growth Boundary for the City of Luttrell shall remain as accepted by the coordinating committee on March 31, 2001 and identified on the attached map and written description.
2. Within the Urban Growth Boundary, all property shall be annexed by petition of the landowners(s) or by referendum only.
3. The Plan of Services pursuant to any annexation shall contain a provision that sewer services shall be provided to any annexed property within a period of three (3) years from the date of annexation.
4. If sewer services are not provided to any annexed area within the three (3) year period, the city council shall pass an ordinance of de-annexation for the affected property.

**SECTION II. TOWN OF MAYNARDVILLE**

1. The Maynardville urban Growth Boundary shall be as defined by the attached written description signed by H.E. Richardson and identified on the attached map.
2. Within the Urban Growth Boundary, all property shall be annexed only by referendum or by petitioner of the landowner(s), for a period of five (5) years.
3. If the territory within the Urban Growth Boundary, but outside current city limits, experiences a growth rate of forty percent (40%) or more during the next five (5) years, based upon the increase in city water customers, the

provisions of Section 2, above, shall not apply. The City of Maynardville shall certify the number of current water customers as of June 27, 2001.

4. If sewer service is not provided to any annexed area within three (3) years of date of annexation, the City Council shall pass an ordinance for de-annexation of the affected property.

**SECTION III. CITY OF PLAINVIEW**

The City of Plainview shall have no additional Urban Growth Boundary outside of current city boundaries.

**SECTION IV. RURAL AREAS**

The remainder of the property in the county shall be designated as rural.

Union County

By: Larry Lay  
Larry Lay, County Executive

City of Luttrell

By: Phil Ruth  
Phil Ruth, Mayor

City of Maynardville

By: H.E. Richardson  
H.E. Richardson, Mayor

City of Plainview

By: William Von Schipmann  
William Von Schipmann

## **CITY OF LUTTRELL**

The City of Luttrell's Urban Growth Boundary includes four areas:

### **Area One: Kitts Road**

Area One consists of an area beginning on Kitts Road at the existing city limits line and includes an area on the north side of Kitts Road to a depth of three hundred (300) feet from the current city limits to the intersection of Kitts Road and Archer Road.

### **Area Two: Dogwood**

Area Two consists of the area lying between the present city limits and Ridgecrest Road including all of Duke Lane.

### **Area Three: Highway 61**

Area Three consists of Highway 61 from the present city limits south to the Union-Knox County line to a depth of three hundred (300) feet on the eastern side of Highway 61 and a depth of three hundred (300) feet on the western side of Highway 61. This area also includes, to the extent not included in the above described the area, three hundred (300) feet on both sides of Julian Drive.

### **Area Four: Peters Road/Corryton-Luttrell Road**

Area Four includes all that area bounded on the north by the present city limits, on the east by the present city limits, on the south by the Corryton-Luttrell Road and on the west by Peters Road. There is excepted from this area the property owned by Union County designated as an industrial park.



## CITY OF MAYNARDVILLE

The City of Maynardville's Urban Growth Boundary includes all property within the boundary described as follows:

Beginning at a point in the present Maynardville city limits line which is at a point approximately fifty (50) feet more or less west of the culdesac at the western end of Skyline Drive; thence south along the northern and eastern boundary of Tax Parcel 61 on CLT Map 64 to a point 100 feet north of Possum Valley Road; thence along a line 100 feet north of and parallel with Possum Valley Road to the western right of way of Butcher Lane; thence south 100 feet along the western right of way line of Butcher Lane to Possum Valley Road; thence west along the northern right of way line of Possum Valley Road to the western line of Parcel 13, CLT Map 71; thence north 100 feet along the western line of Parcel 13 to a point; thence west along a line 100 feet north of and parallel with Possum Valley Road to a point in the right of way line of Highway 33; thence north crossing Highway 33 to the intersection of the north right of way line of Highway 33 and the eastern right of way line of Raccoon Valley Road; thence northwest along the northeastern right of way line of Raccoon Valley Road to the west property line of Marlock, Inc.(Parcel 58,CLT Map70); thence north along the western line of Marlock, Inc.(Parcel 58,CLT Map 70) to a point; thence northeast along the northern line of Parcel 58,CLT Map 70 to the eastern line of Parcel 55; thence along the line separating Parcel 55, CLT Map 70 from Parcels 60, 59.01 and 59, CLT Map 70 to the top of the ridge known as Hinds Ridge at Hankins Road( this includes the property of Marlock, Inc. and Clayton Homes, Inc.); thence northeast along the crest of Hinds Ridge northeastward to the western right of way line of Hickory Star Road; thence along the western right of way

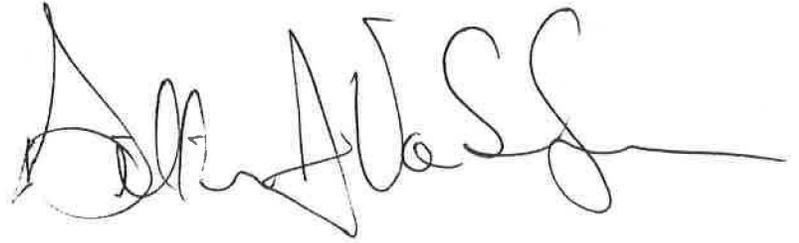
*A.E.R. 6-19-2001*

line of Hickory Star Road to a point at the current Maynardville city limits; thence southwest along the present city limits to the place of beginning.

*H. E. Richardson Mayor 6-19-2001*

**CITY OF PLAINVIEW**

The City of Plainview has no urban growth area.

A handwritten signature in black ink, appearing to read "Dan Wass". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the word "Wass".

REVISED

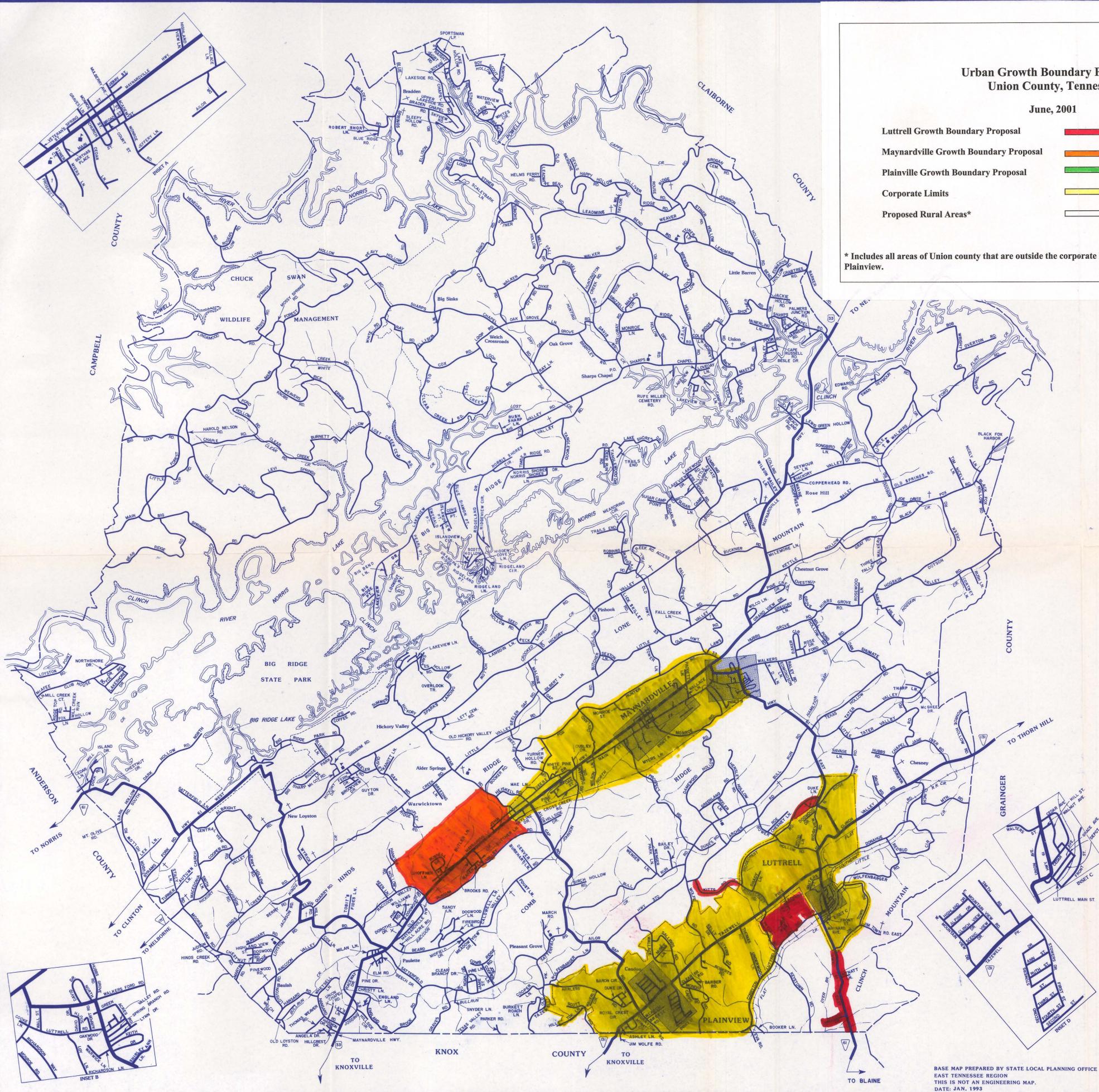
JAN. 1993	_____
JULY 1993	_____
NOV. 1993	_____
MAY 1994	_____
JULY 1994	_____
JAN. 1995	_____

### Urban Growth Boundary Proposals Union County, Tennessee

June, 2001

- Luttrell Growth Boundary Proposal █
- Maynardville Growth Boundary Proposal █
- Plainville Growth Boundary Proposal █
- Corporate Limits █
- Proposed Rural Areas\*

\* Includes all areas of Union county that are outside the corporate limits of Maynardville, Luttrell, and Plainview.



Local Government Planning Advisory Committee

Date: June 27, 2001

To: Approve Union County Growth Plan

*Tom Stiner*  
Tom Stiner, Chairman

### UNION COUNTY, TENNESSEE

*H. E. Richardson* Mayor

*John W. Selton* Mayor

*Larry Boy* County Executive

*Phil Rott* Mayor Luttrell

BASE MAP PREPARED BY STATE LOCAL PLANNING OFFICE  
EAST TENNESSEE REGION  
THIS IS NOT AN ENGINEERING MAP.  
DATE: JAN. 1993

