

**Department of Economic
and Community Development**



TENNESSEE

Local Planning Assistance Office

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

May 4, 2000

The Honorable Ron L. Banks
County Executive of McMinn County
6 East Madison Avenue
Courthouse
Athens, Tennessee 37303

Dear Mr. Banks:

The Local Government Planning Advisory Committee at its meeting April 26 approved the McMinn County Growth Plan submitted by the McMinn 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,



Don Waller
Director

DW/jw

Enclosure

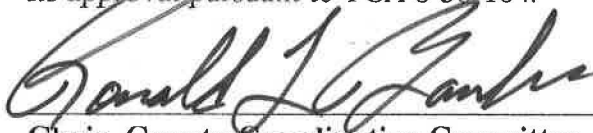
**Submittal of County Growth Plan
and
Certificate of Ratification**

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

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

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

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



Chair, County Coordinating Committee

04/17/00
Date

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

Whereas, the McMinn County Coordinating Committee has submitted a County Growth Plan for McMinn County and its municipalities; and

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

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



Chair, Local Government Planning Advisory Committee

4-26-2000
Date

**Department of Economic
and Community Development**



TENNESSEE

Local Planning Assistance Office

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

May 4, 2000

The Honorable Ron L. Banks
County Executive of McMinn County
6 East Madison Avenue
Courthouse
Athens, Tennessee 37303

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

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

Sincerely,

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

Don Waller
Director

DW/jw

Enclosure

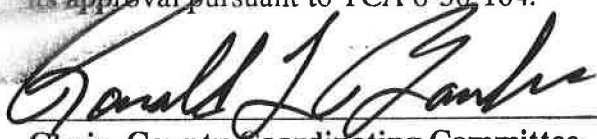
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and
Certificate of Ratification**

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



Chair, County Coordinating Committee

04/17/00
Date

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

Whereas, the McMinn County Coordinating Committee has submitted a County Growth Plan for McMinn County and its municipalities; and

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

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



Chair, Local Government Planning Advisory Committee

4-26-2000
Date

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

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

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

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

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

John Lentz
Chair, County Coordinating Committee

5/31/07
Date

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

Whereas, the McMinn County Coordinating Committee has submitted a County Growth Plan for McMinn County and its municipalities; and

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

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

Kenneth E. Bellini
Chair, Local Government Planning Advisory Committee

7-25-07
Date



Office of the County Executive

Ronald L. Banks
County Executive

McMinn County Courthouse
Athens, Tennessee 37303

Phone
(423) 745-7634

April 17, 2000

Mr. Don G. Waller, Director
Local Planning Assistance Office
Tennessee Department of Economic and Community Development
6th Floor, 320 Sixth Avenue North
Rachel Jackson State Office Building
Nashville, TN 37219

Dear Mr. Waller:

The purpose of this letter is to file our final County Growth Plan for McMinn County with the Local Government Planning Advisory Committee. This Plan has been approved by the McMinn County Coordinating Committee and was forwarded to all local governments in McMinn County. All local governments, including McMinn County, Athens, Calhoun, Englewood, Etowah, and Niota have ratified the Plan.

Enclosed for your approval are two (2) copies of the Submittal of County Growth Plan and Certificate of Ratification and the Growth Plan Map. Also, each municipality has requested that individual Urban Growth Boundary maps be approved as a part of the County Growth Plan. Two (2) copies of each Urban Growth Boundary map are enclosed and bear a certificate making each map a part of the County Growth Plan. McMinn County believes this Plan meets all the requirements of TCA Section 5-58-106, the Growth Policy Act, Public Chapter 1101 of 1998.

On behalf of the McMinn County Coordinating Committee and all local governments involved, we support this Plan. We felt that the process was helpful in dealing with future growth issues and appreciate the opportunity to participate in the process. Please do not hesitate to contact my office should you have any questions or need additional information regarding this matter.

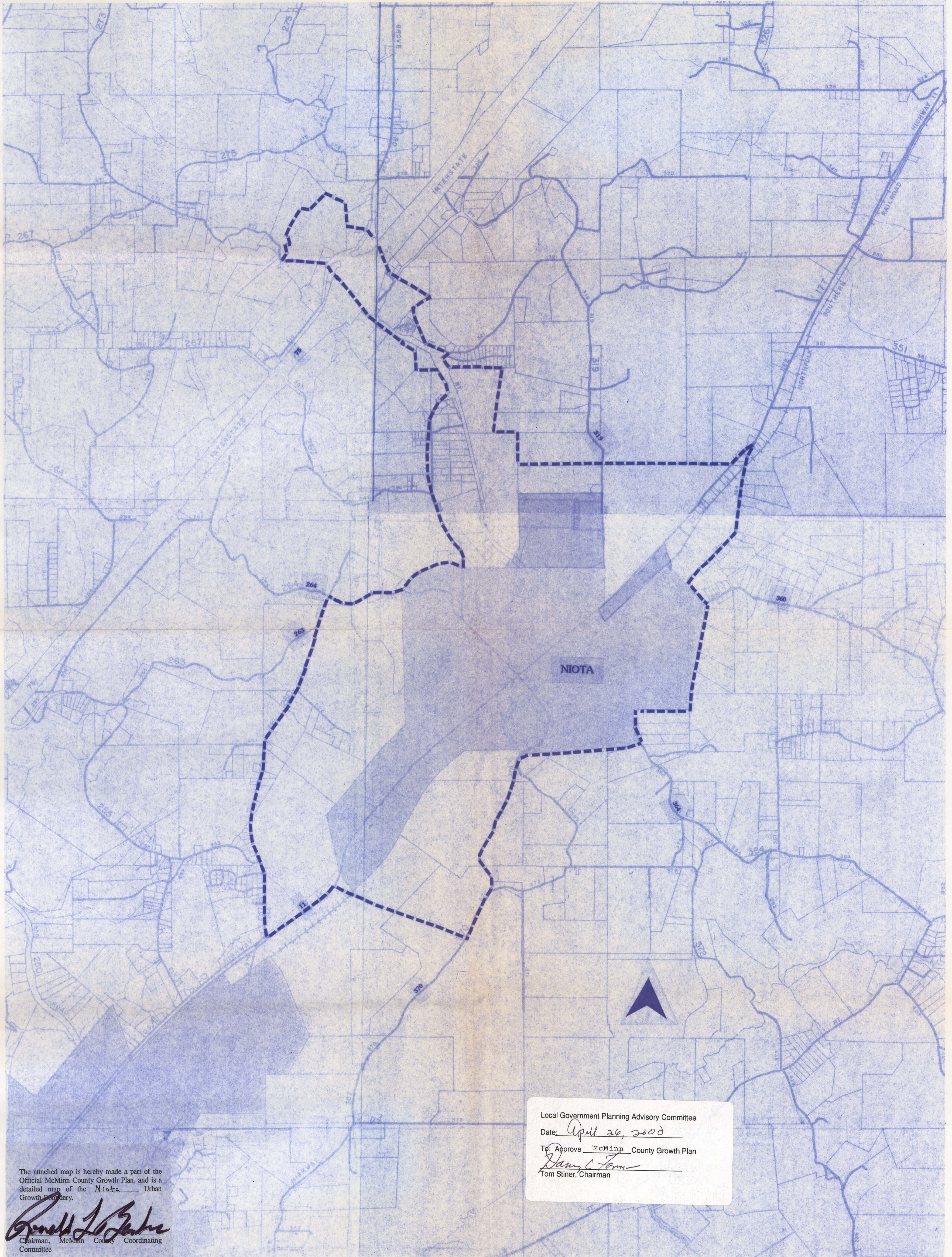
Sincerely,

Ronald L. Banks
McMinn County Executive
Chairman, McMinn County Coordinating Committee

Enclosures (12)

NIOTA

Tennessee



The attached map is hereby made a part of the Official McMinn County Growth Plan, and is a detailed map of the NIOTA Urban Growth Boundary.

Ronald L. Stiner
Chairman, McMinn County Coordinating Committee

Local Government Planning Advisory Committee
Date: *April 26, 2000*
To: Approve McMinn County Growth Plan
Tom Stiner
Tom Stiner, Chairman

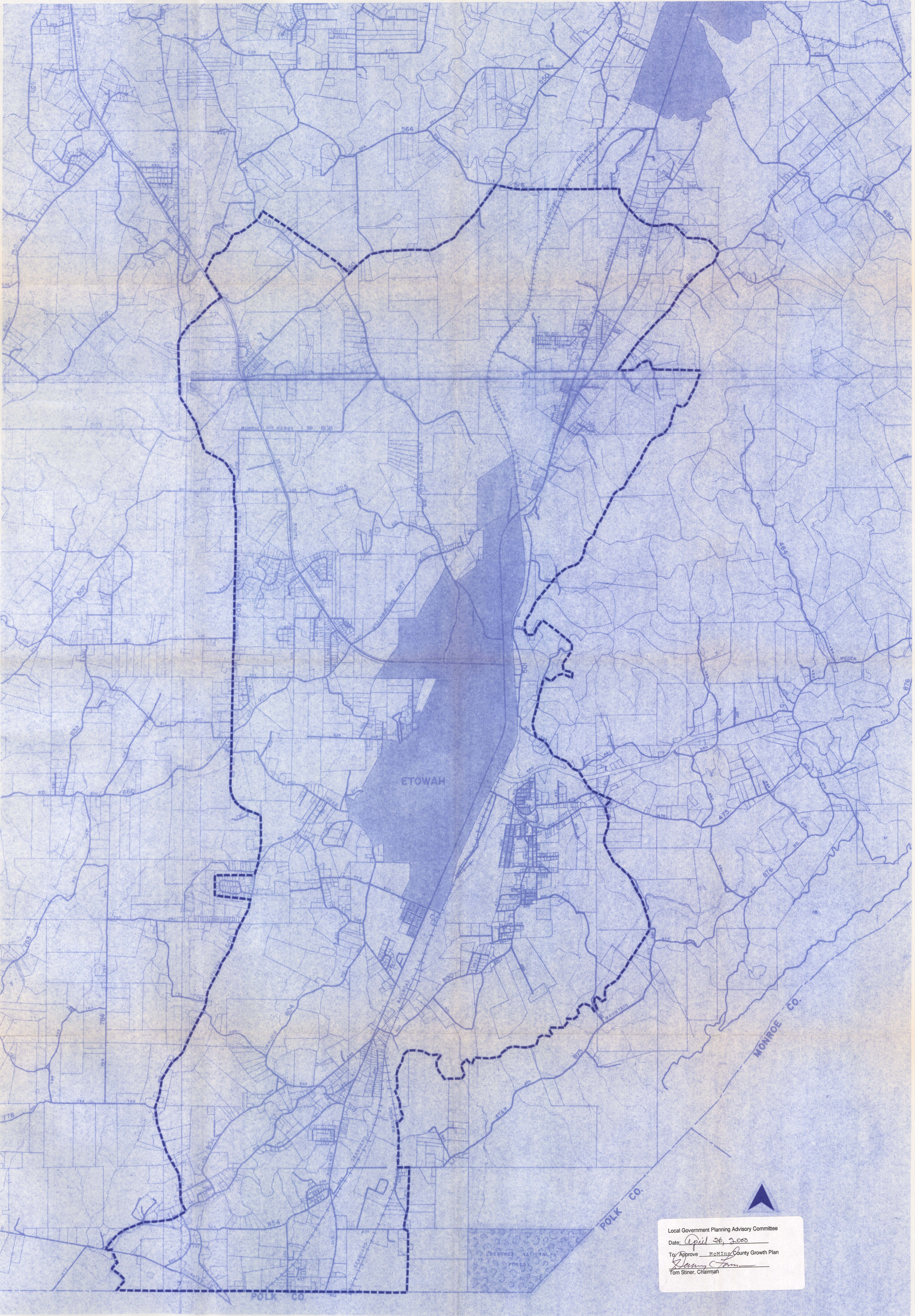
Proposed Urban Growth Boundary -----

Local Planning Office
Southeast Tennessee Region

February 2000
Map Scale = 1:1600

ETOWAH

Tennessee



Local Government Planning Advisory Committee
Date: April 26, 2000
To Approve: McMinn County Growth Plan
Tom Stiner
Tom Stiner, Chairman

Proposed Urban Growth Boundary - - - - -

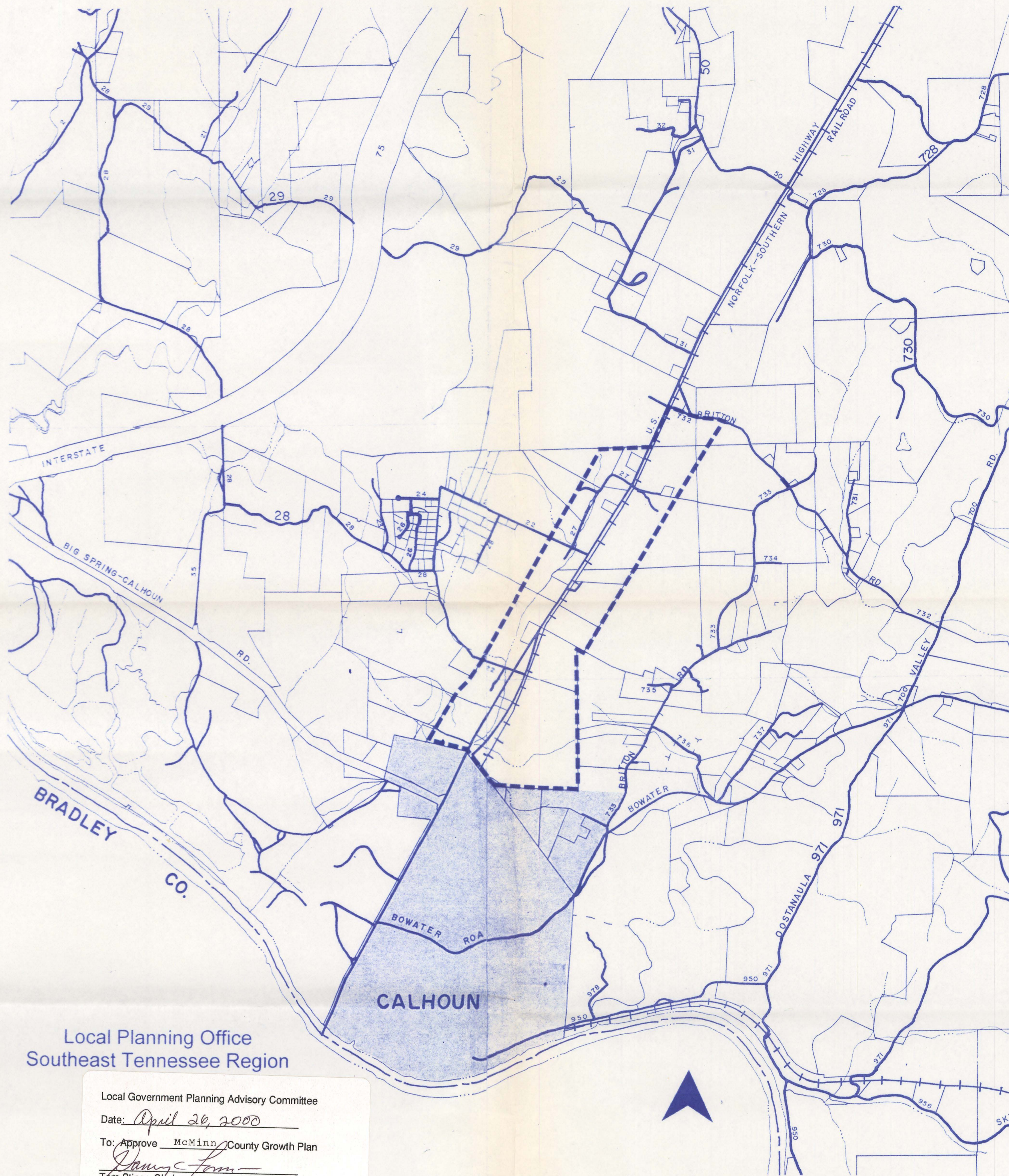
Local Planning Office
Southeast Tennessee Region

The attached map is hereby made a part of the Official McMinn County Growth Plan, and is a detailed map of the Etowah Urban Growth Boundary.
Ronald J. Bink
Chairman, McMinn County Coordinating Committee

Map Scale = 1:1600
February 2000

CALHOUN

Tennessee



Local Planning Office
Southeast Tennessee Region

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve McMinn County Growth Plan

Tom Stiner
Tom Stiner, Chairman

Proposed Urban Growth Boundary -----

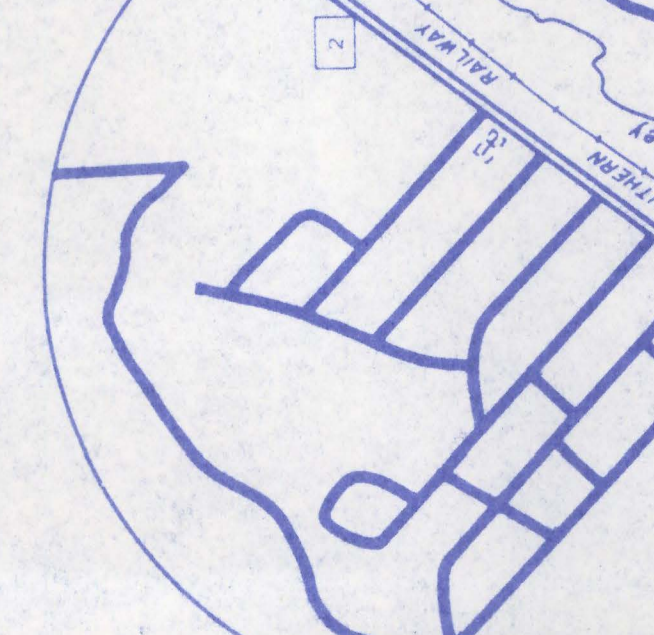
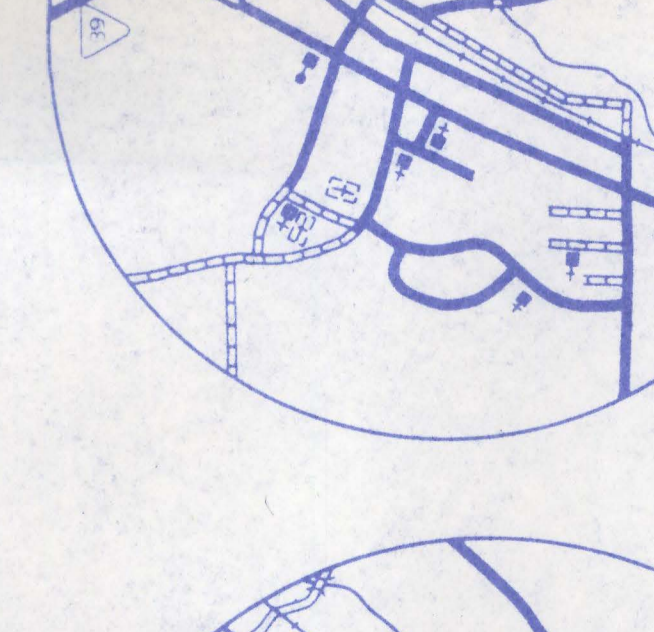
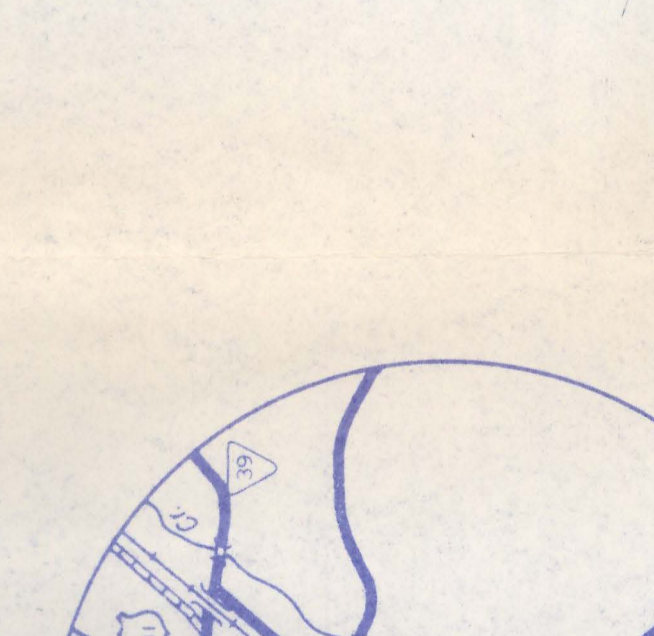
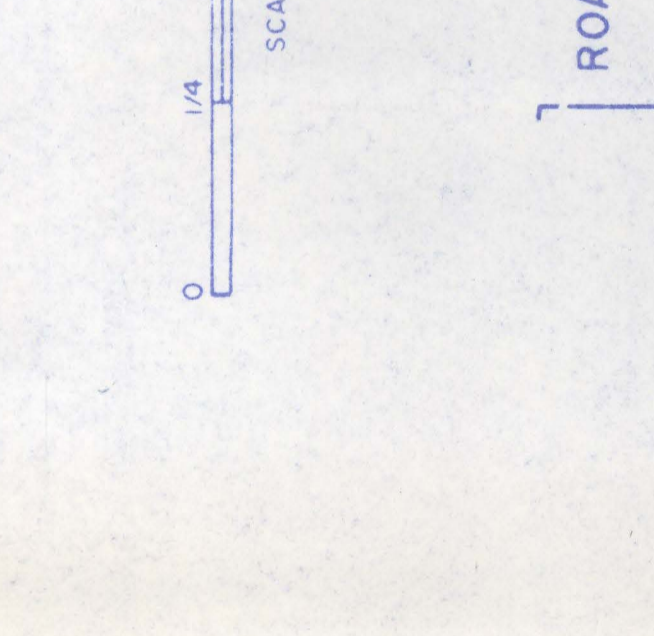
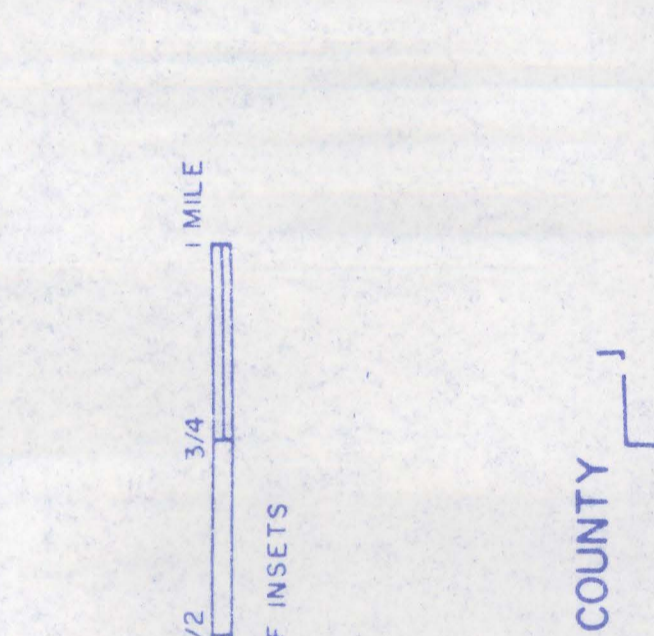
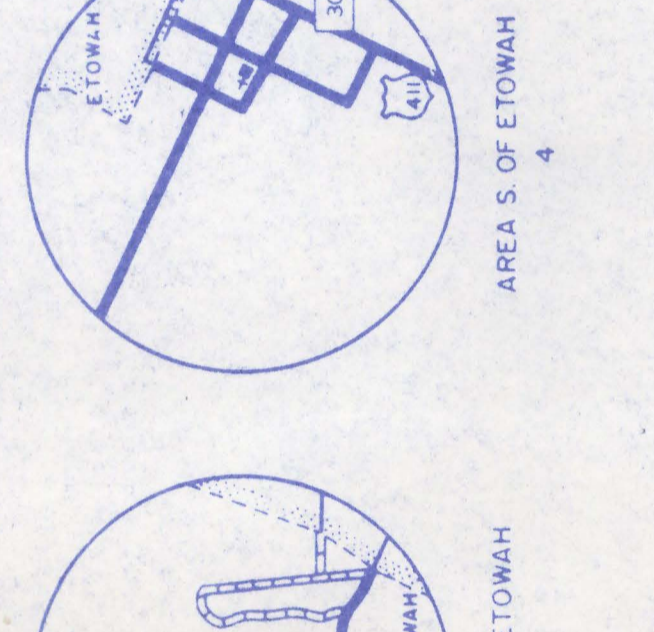
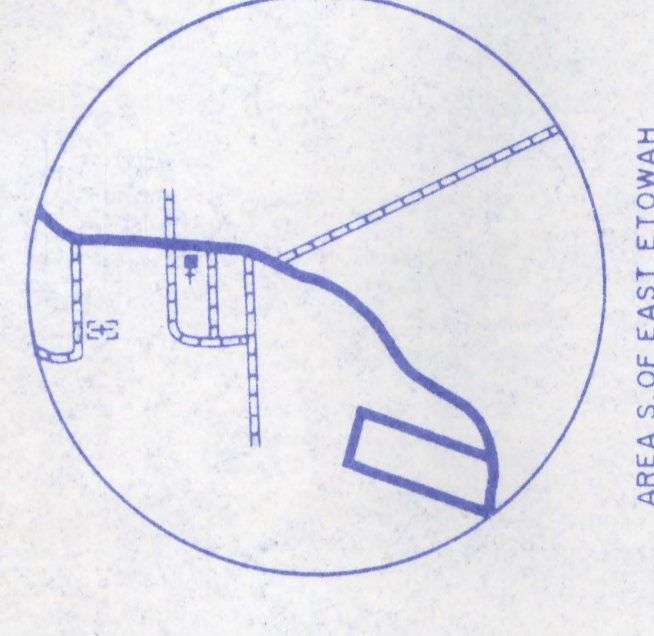
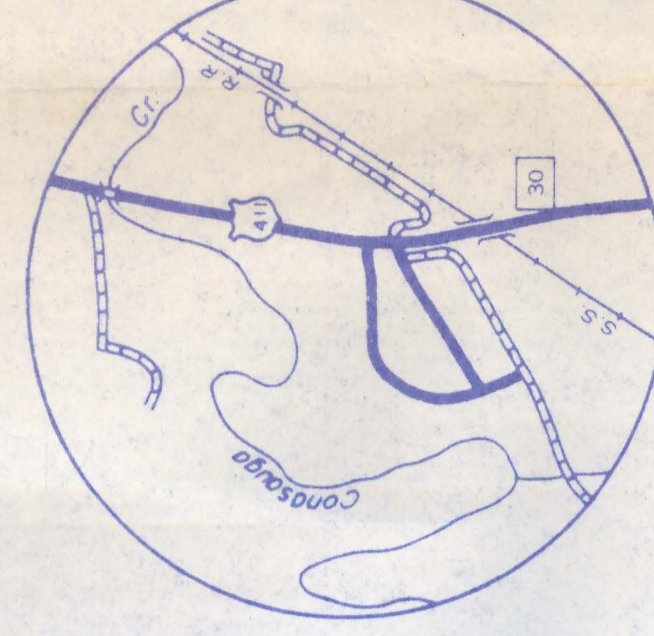
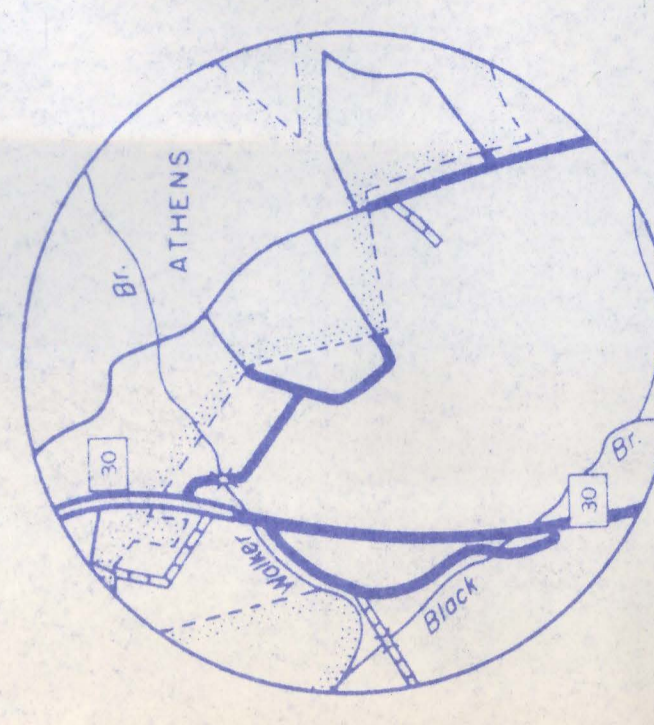
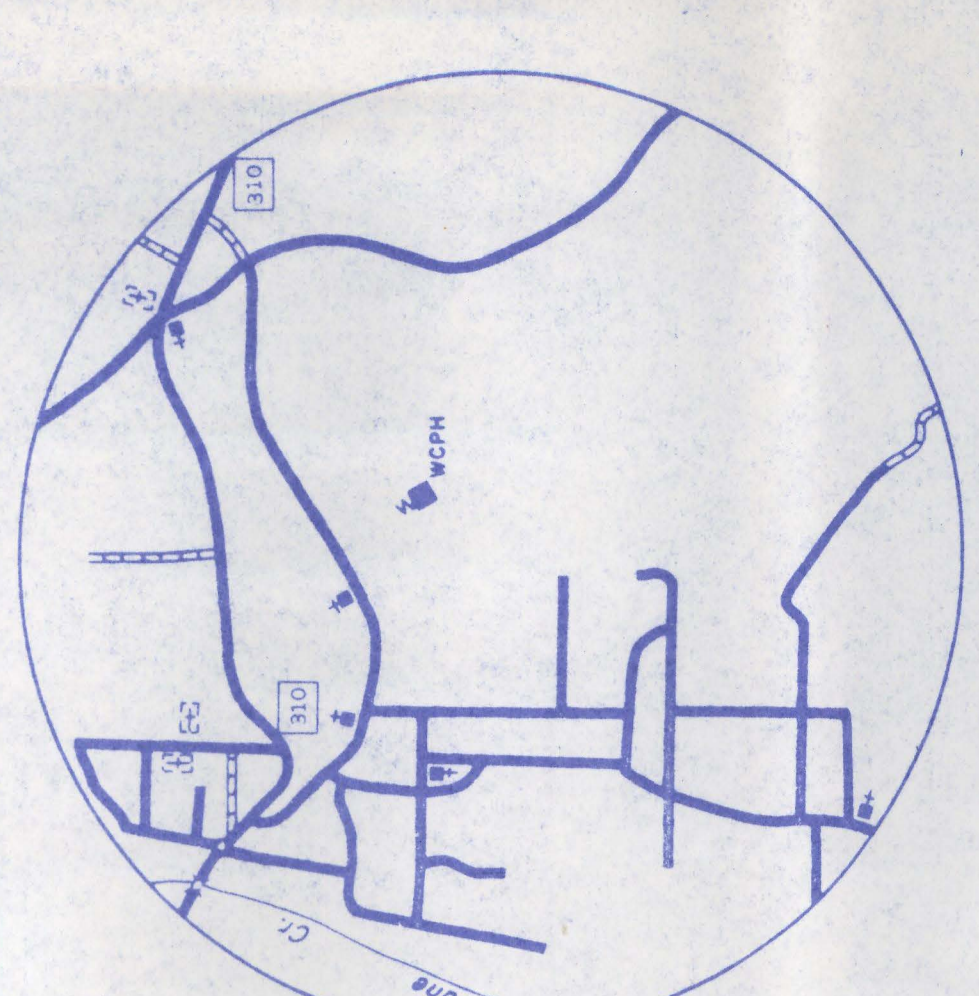
The attached map is hereby made a part of the Official McMinn County Growth Plan, and is a detailed map of the Calhoun Urban Growth Boundary.

Ronald L. Galt
Chairman, McMinn County Coordinating Committee

Map Scale = 1:1600

February 2000

35°45' 35°35' 35°25' 35°15'

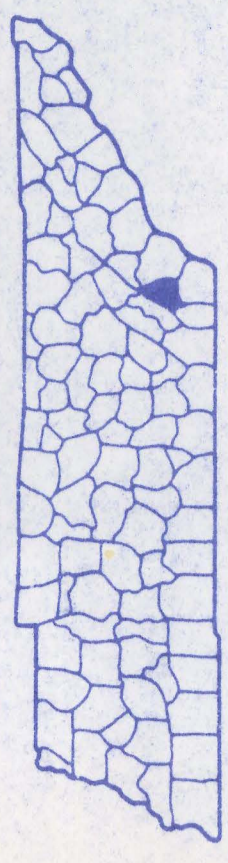


LEGEND

- SCHOOL
- CHURCH WITH CEMETERY
- CEMETERY
- POST OFFICE
- HOSPITAL
- TOWN HALL OR COMMUNITY CENTER
- INDUSTRIAL PLANT
- WEIGHT STATION
- WEIGHT STATION (S. STATE, C. COUNTY)
- AIRPORT, LIMITED FACILITIES
- LANDING AREA OR STRIP
- OBSEVATION OR LOOKOUT TOWER
- COUNTY SEAT
- STATE CAPITAL
- POWER PLANT
- RADIO OR TELEVISION STATION
- CULTURAL FEATURE (OUT OF PLACE)
- INTERSTATE HIGHWAY MARKER (FEDERAL AND PRIMARY SYSTEM)
- STATE HIGHWAY MARKER (FEDERAL AND PRIMARY SYSTEM)
- PROMINENT PEAK WITH ELEVATION
- LAKE WITH DAM
- LAKE OR DAM
- LEVEL OR DYKE
- DRAINAGE CANAL
- NARROW STREAM
- WIDE STREAM
- DAM WITH LOCK
- HEAD OF NAVIGATION
- NAVIGABLE STREAM
- RAILROAD STATION
- RAILROAD CROSSING
- GRADE CROSSING
- OVERPASS-ROAD ABOVE
- UNDERPASS-ROAD BELOW
- RAILROAD TUNNEL
- HIGHWAY GRADE SEPARATION
- HIGHWAY BRIDGE-OVER 20 FEET
- FORD
- LOW WATER BRIDGE
- FREE FERRY OR TOLL FERRY
- CONCRETE, S-STEEL, W-WOOD
- GRAVEL OR SAND
- GRAVEL AND DRAINED ROAD
- SOIL, GRAVEL OR STONE SURFACED ROAD
- PAVED HIGHWAY
- UNPAVED HIGHWAY
- DISTANCE IN MILES BETWEEN DESIGNATED POINTS
- FECA
- FULL CONTROL OF ACCESS
- NATIONAL DRIVE SERVICE HIGHWAY
- HIGHWAY INTERCHANGE
- COUNTY LINE
- STATE LINE
- HIGHWAY MILEPOST MARKER
- UNINCORPORATED CITY BOUNDARY
- RESERVATION BOUNDARY

AMENDMENT	DATE

Local Government Planning Advisory Committee
Date: April 26, 1960
To: approve Scott L. B. B. B.
County Growth Plan
By: Tom Steier, Chairman



GENERAL HIGHWAY MAP MCMINN COUNTY TENNESSEE

PREPARED BY THE
TENNESSEE DEPARTMENT OF TRANSPORTATION
BUREAU OF PLANNING AND DEVELOPMENT
PLANNING DIVISION

IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

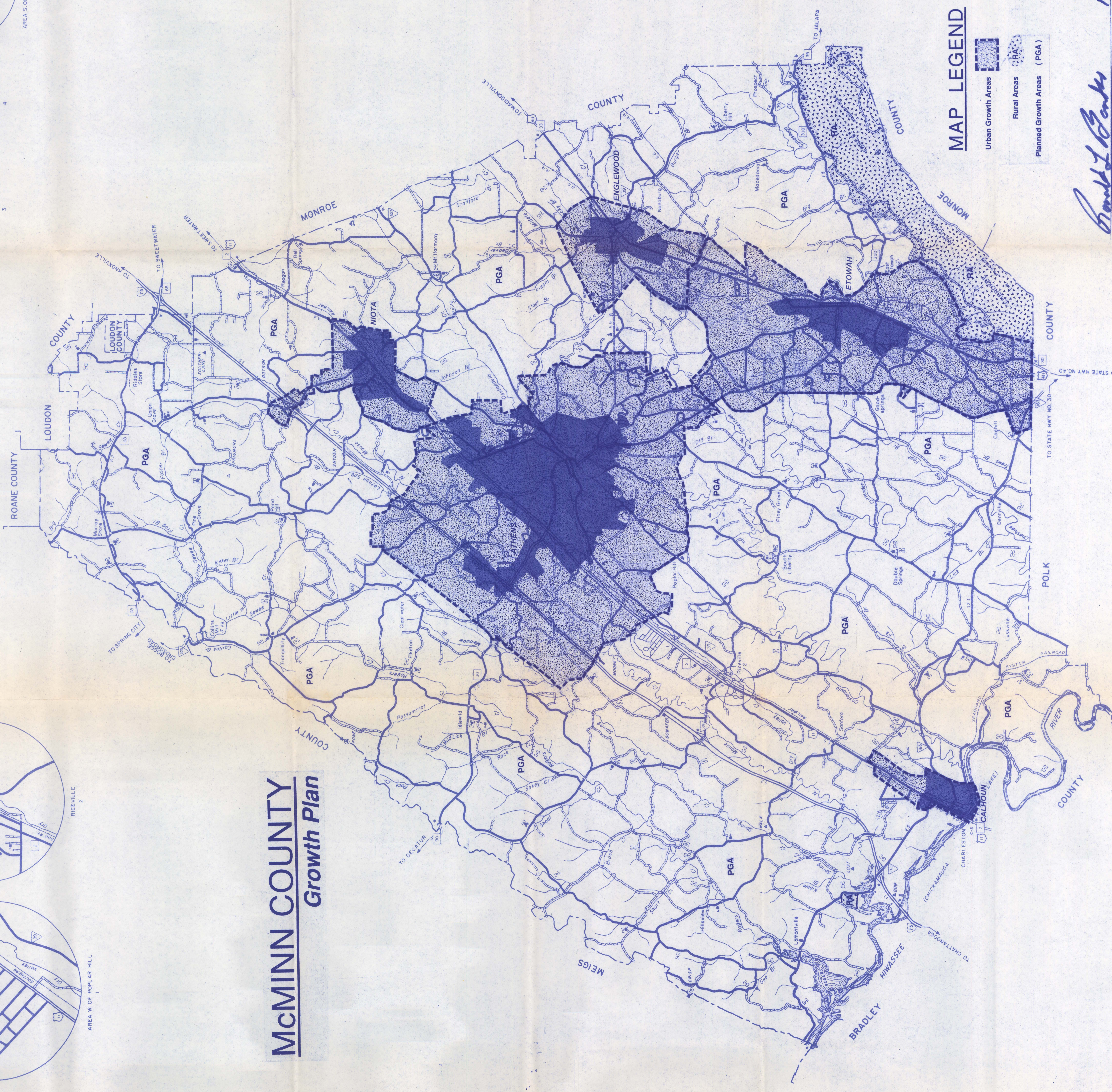
SCALE 1" = 4 MILES



MAP LEGEND

- Urban Growth Areas (Stippled pattern)
- Rural Areas (Dotted pattern)
- Planned Growth Areas (PGA) (Dashed line)

McMinn County Growth Plan

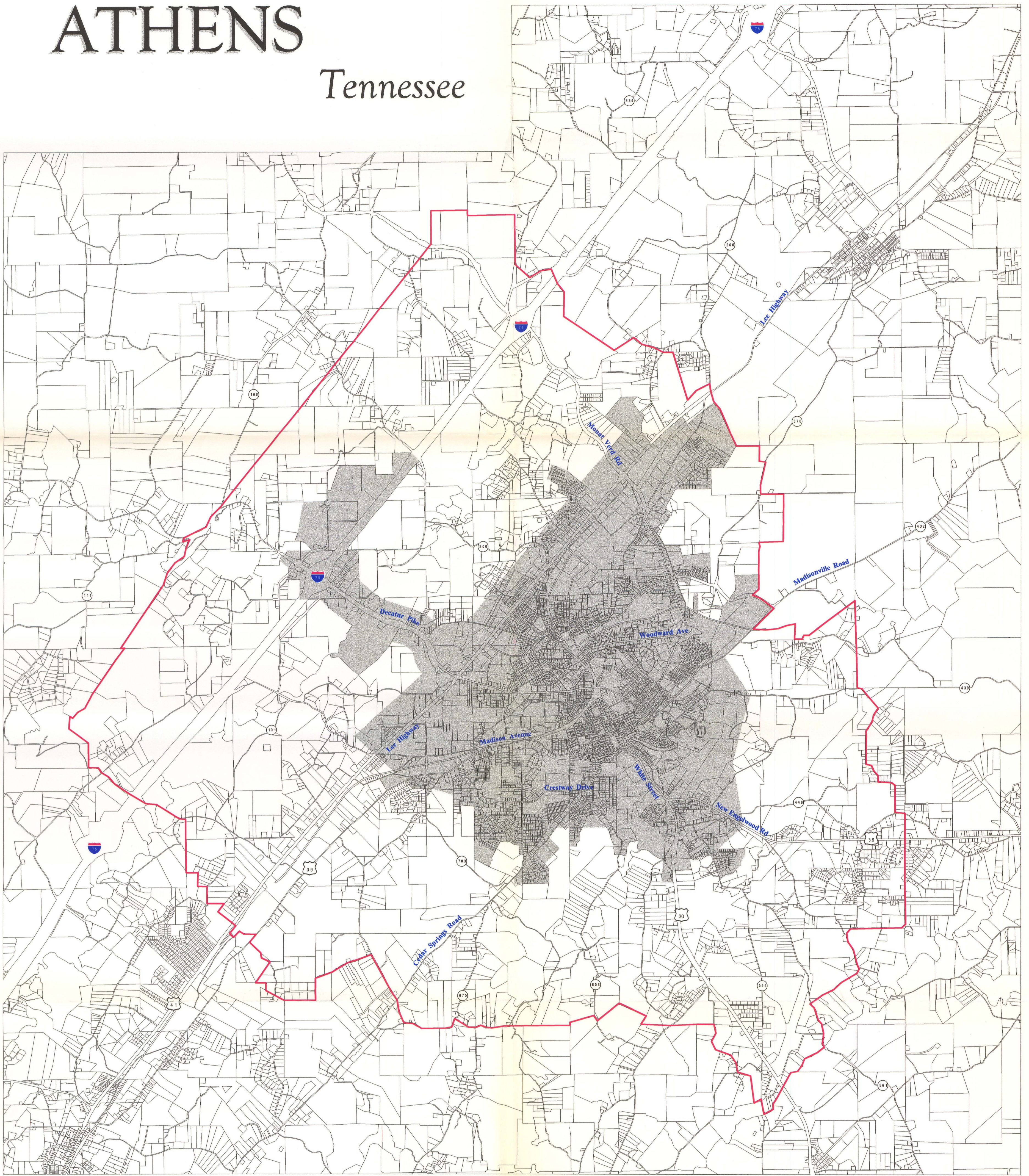


Date 1/31/00
Frank L. Banks
McMinn County Coordinating Committee

35°45' 35°35' 35°25' 35°15'

ATHENS

Tennessee



0.5 0 0.5 1 1.5 2 Miles

February, 2000

Local Planning Office
Southeast Tennessee Region

The attached map is hereby made a part of the Official McMinn County Growth Plan, and is a detailed map of the Athens Urban Growth Boundary.


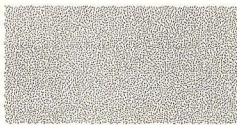

Ronald L. Benda
Chairman, McMinn County Coordinating Committee

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve McMinn County Growth Plan

Tom Stiner
Tom Stiner, Chairman

-  Urban Growth Boundary
-  City of Athens
-  Parcels



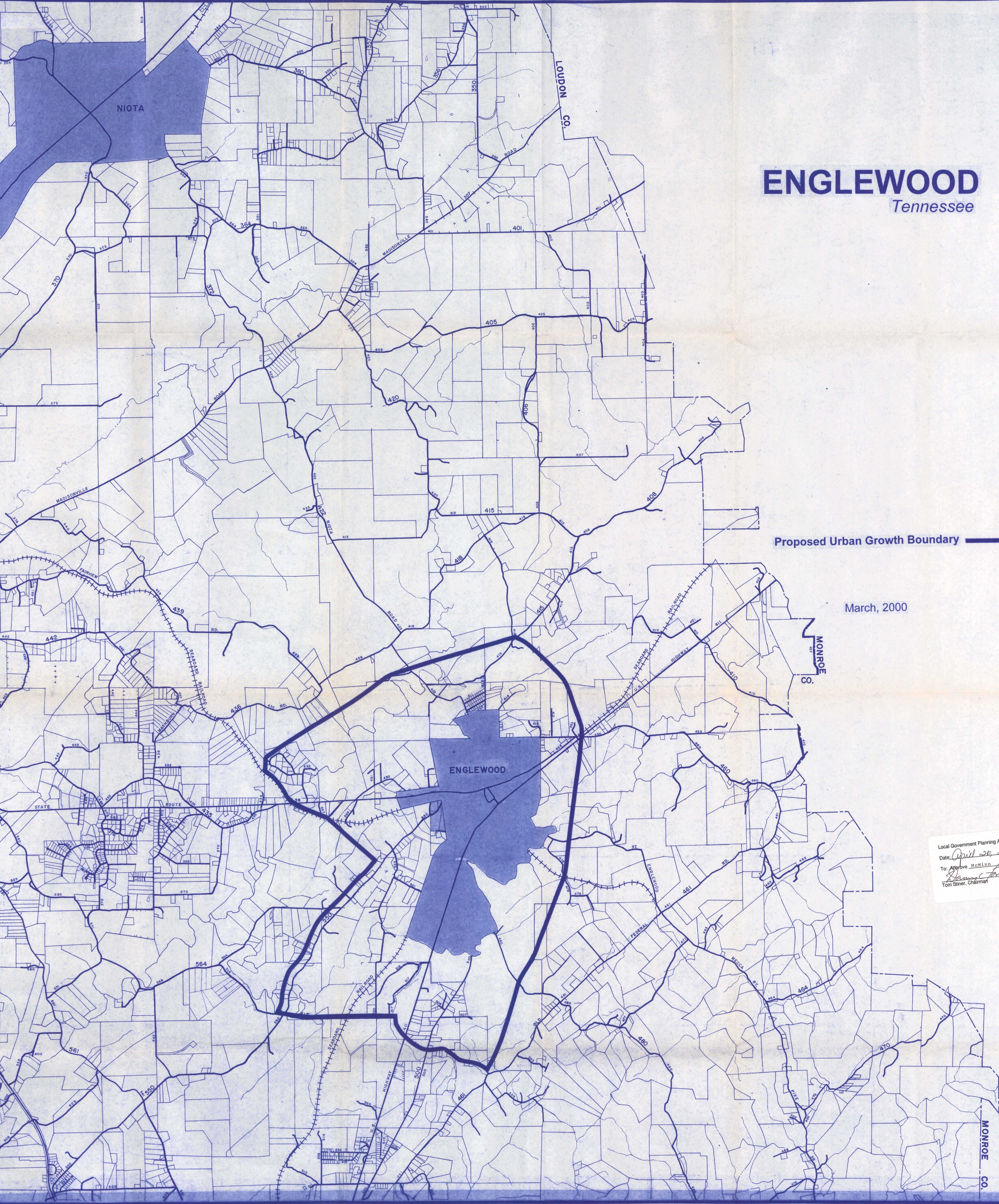
ENGLEWOOD

Tennessee

Proposed Urban Growth Boundary

March, 2000

Local Government Planning Advisory Committee
 Date: April 20, 2000
 To: Approve McMinn County Growth Plan
Tom Siner
 Tom Siner, Chairman



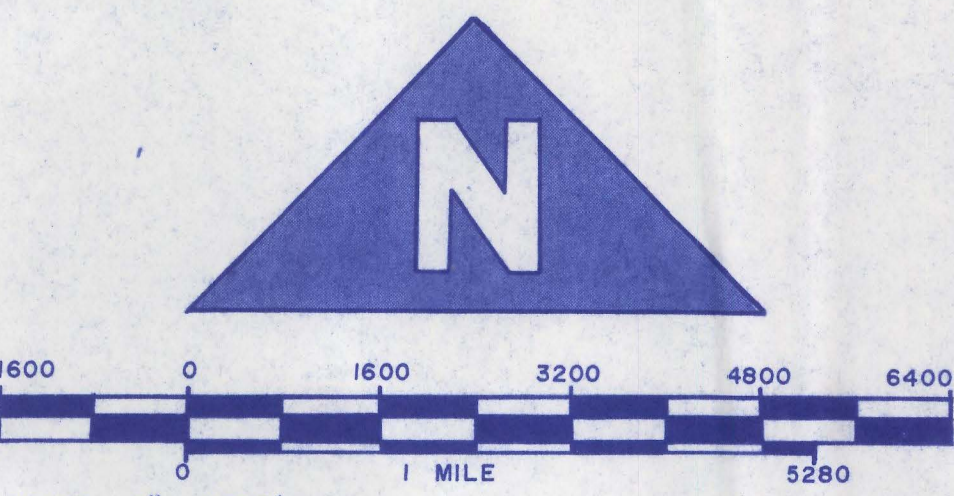
GENERAL LEGEND:

- COUNTY LINE
- PROPERTY LINE
- ROAD / RIGHT-OF-WAY
- RAILROAD
- INCORPORATED AREA
- BODY OF WATER
- CREEK

PREPARED JULY, 1989
 FOR
 McMINN COUNTY
 BY THE
 SOUTHEAST LOCAL
 PLANNING OFFICE
 OF THE
 TENNESSEE DEPARTMENT
 OF
 ECONOMIC AND COMMUNITY
 DEVELOPMENT

AMENDMENTS

DATE	DATE

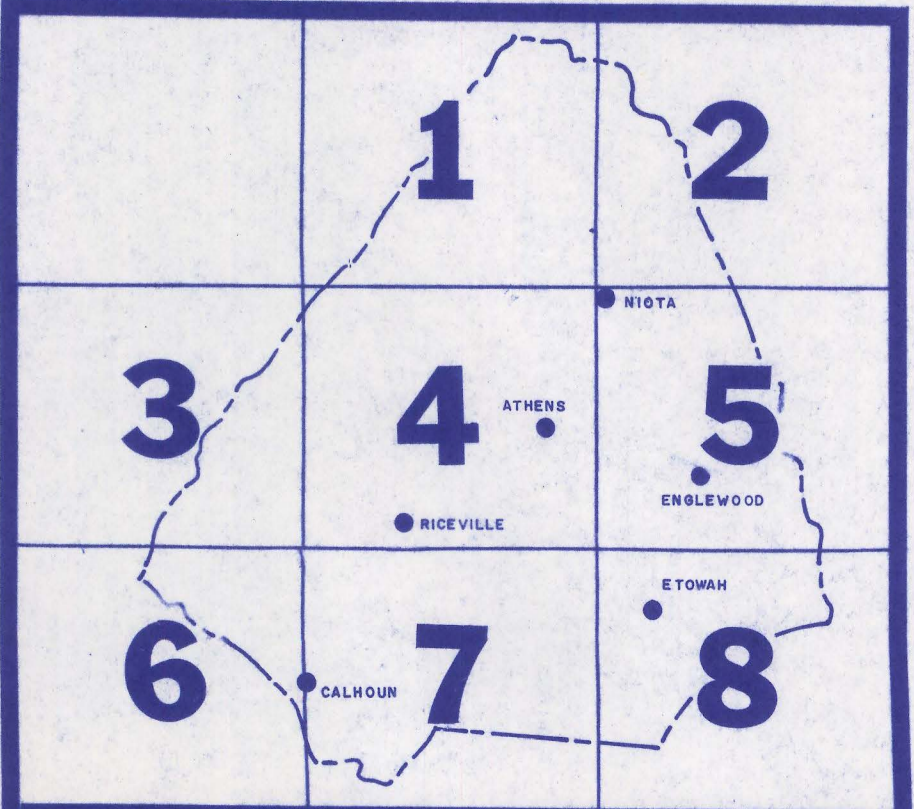


NOTE: EACH PANEL HAS AN OVERLAP OF APPROXIMATELY 1/2" TO ALL ADJACENT PANELS.

TAX MAP REFERENCE:
 McMINN CO. TAX MAPS REVISED THROUGH AUGUST, 1987)

The attached map is hereby made a part of the Official McMinn County Growth Plan and is a detailed map of the Englewood Urban Growth Boundary.

Ronald J. Cook
 Chairman, McMinn County Coordinating Committee



McMINN COUNTY
MAP NO. 5



State of Tennessee
Department of Economic and Community Development

Local Planning Assistance Office

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

July 25, 2007

The Honorable John M. Gentry
McMinn County Mayor
6 East Madison Avenue
Athens, TN 37303

Dear Mayor Gentry:

The Local Government Planning Advisory Committee approved the amended Growth Plan for McMinn County submitted by the McMinn County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee's Resolution of Approval, effective July 25, 2007.

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

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

Sincerely,

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

Dan Hawk
Director

DH/jw

Enclosures

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

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

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

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

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

John Lentz
Chair, County Coordinating Committee

5/31/07
Date

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

Whereas, the McMinn County Coordinating Committee has submitted a County Growth Plan for McMinn County and its municipalities; and

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

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

Kristy E. Bellini
Chair, Local Government Planning Advisory Committee

7-25-07
Date

RESOLUTION NO. 946

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

WHEREAS, pursuant to Tennessee Code Annotated 6-58-101 (d) (1), County Growth Plans may be amended provided that procedures from amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the City of Niota and the City of Sweetwater have submitted proposed amendments to the Growth Plan in the form of an expansion of each City's respective Urban Growth Boundaries, with said amendments having been properly introduced by Niota and Sweetwater, then considered and recommended by the McMinn County Coordinating Committee pursuant to the requirements of Tennessee Code Annotated 6-58-104;


NOW, THEREFORE, BE IT RESOLVED that the City of Etowah hereby ratifies the amended McMinn County Growth Plan, now entitled "**McMinn County Growth Plan, McMinn County, Tennessee, January, 2007**", as recommended by the McMinn County Coordinating Committee.

BE IT FURTHER RESOLVED that this resolution take effect immediately from and after its passage, the welfare of the City requiring it.

Passed first and final reading: April 23, 2007



Joel S. Blair, Mayor



Melissa Henderson, City Recorder

RESOLUTION NO. 2007-06

“A RESOLUTION TO RATIFY AN AMENDED MCMINN COUNTY GROWTH PLAN.”

WHEREAS, pursuant to *Tennessee Code Annotated* §6-58-104, a “McMinn County Growth Plan” for McMinn County, Tennessee, was developed and recommended by the McMinn County Coordinating Committee; and

WHEREAS, after its ratification by all local governments in McMinn County, the McMinn County Growth Plan, upon its approval by the Local Government Planning Advisory Committee, became effective in April 2000; and

WHEREAS, pursuant to *Tennessee Code Annotated* §6-58-101 (d)(1), County Growth Plans may be amended provided that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the City of Niota and the City of Sweetwater have submitted proposed amendments to the Growth Plan in the form of an expansion of each City’s respective Urban Growth Boundaries; and

WHEREAS, proposed amendments, being properly introduced by the cities of Niota and Sweetwater, have been considered/recommended by the McMinn County Coordinating Committee pursuant to the requirements of *Tennessee Code Annotated* §6-58-104.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Athens, Tennessee, meeting in regular session this 20th day of February 2007, does hereby ratify the amended McMinn County Growth Plan, being known as the “McMinn County Growth Plan, McMinn County, Tennessee, January 2007” as recommended by the McMinn County Coordinating Committee.

BE IT FURTHER RESOLVED by the Athens City Council that this resolution shall take effect immediately from and after its passage, the welfare of the Municipality requiring it.

ON MOTION BY COUNCIL MEMBER PELLEY, **SECONDED BY** COUNCI

MEMBER BUTTRAM, said Resolution was approved by roll call vote.


JOHN M. PROFFITT, Mayor


MITCHELL B. MOORE, City Manager

APPROVED AS TO FORM:


H. CHRIS TREW, City Attorney

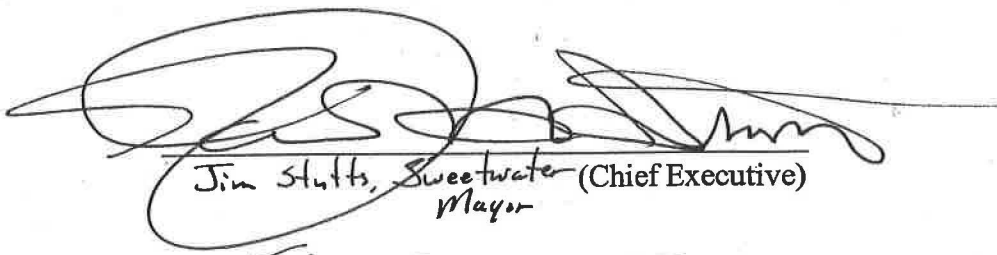
RESOLUTION _____

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

WHEREAS, pursuant to Tennessee Code Annotated 6-58-101 (d)(1), County Growth Plans may be amended provided that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the City of Niota and the City of Sweetwater have submitted proposed amendments to the Growth Plan in the form of an expansion of each City's respective Urban Growth Boundaries, with said amendments having been properly introduced by Niota and Sweetwater, then considered and recommended by the McMinn County Coordinating Committee pursuant to the requirements of Tennessee Code Annotated 6-58-104;

NOW, THEREFORE, BE IT RESOLVED that the Mayor & Board of Commissioners hereby ratifies the amended McMinn County Growth Plan, now entitled "McMinn County Growth Plan, McMinn County, Tennessee, January, 2007", as recommended by the McMinn County Coordinating Committee.



Jim Stotts, Sweetwater (Chief Executive)
Mayor

Feb. 5, 2007
(Date)

RESOLUTION 3-07

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

WHEREAS, pursuant to Tennessee Code Annotated 6-58-101 (d)(1), County Growth Plans may be amended provided that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the City of Niota and the City of Sweetwater have submitted proposed amendments to the Growth Plan in the form of an expansion of each City's respective Urban Growth Boundaries, with said amendments having been properly introduced by Niota and Sweetwater, then considered and recommended by the McMinn County Coordinating Committee pursuant to the requirements of Tennessee Code Annotated 6-58-104;

NOW, THEREFORE, BE IT RESOLVED that the Calhoun MAYOR and Commission hereby ratifies the amended McMinn County Growth Plan, now entitled "**McMinn County Growth Plan, McMinn County, Tennessee, January, 2007**", as recommended by the McMinn County Coordinating Committee.

John Walker
(Chief Executive)

2-05-07
(Date)

RESOLUTION R 2007-1

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

WHEREAS, pursuant to Tennessee Code Annotated 6-58-101 (d)(1), County Growth Plans may be amended provided that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the City of Niota and the City of Sweetwater have submitted proposed amendments to the Growth Plan in the form of an expansion of each City's respective Urban Growth Boundaries, with said amendments having been properly introduced by Niota and Sweetwater, then considered and recommended by the McMinn County Coordinating Committee pursuant to the requirements of Tennessee Code Annotated 6-58-104;

NOW, City of Niota THEREFORE, BE IT RESOLVED that the City of Niota hereby ratifies the amended McMinn County Growth Plan, now entitled "McMinn County Growth Plan, McMinn County, Tennessee, January, 2007", as recommended by the McMinn County Coordinating Committee.

Martha Bearden
(Chief Executive)

2.12.2007
(Date)

Englewood

RESOLUTION 23

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

WHEREAS, pursuant to Tennessee Code Annotated 6-58-101 (d)(1), County Growth Plans may be amended provided that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

WHEREAS, the City of Niota and the City of Sweetwater have submitted proposed amendments to the Growth Plan in the form of an expansion of each City's respective Urban Growth Boundaries, with said amendments having been properly introduced by Niota and Sweetwater, then considered and recommended by the McMinn County Coordinating Committee pursuant to the requirements of Tennessee Code Annotated 6-58-104;

NOW, THEREFORE, BE IT RESOLVED that the Town of Englewood hereby ratifies the amended McMinn County Growth Plan, now entitled "McMinn County Growth Plan, McMinn County, Tennessee, January, 2007", as recommended by the McMinn County Coordinating Committee.



(Chief Executive)

February 12, 2007

(Date)



Office of the County Mayor

McMinn County Courthouse
6 East Madison Avenue, Athens, TN 37303
countymayor@comcast.net

John M. Gentry
County Mayor

Phone
(423) 745-7634

May 31, 2007

Mr. Tim Roach, Director
Local Planning Assistance Office
10th Floor, Tennessee Tower
312 8th Ave. North
Nashville, TN 37243

RE: McMinn County UGB Amendment

Dear Mr. Roach:

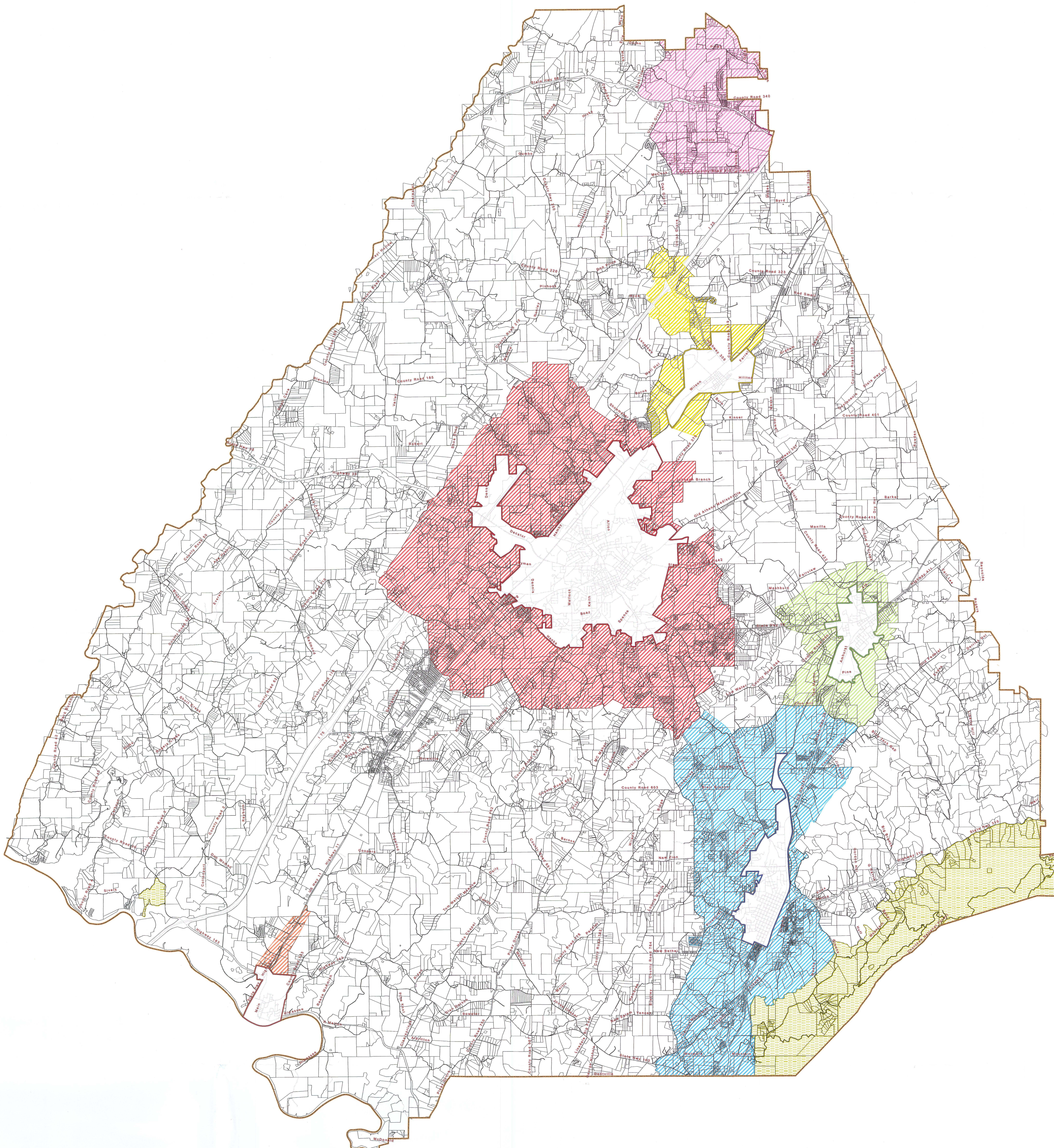
I hereby request that the Cities of Sweetwater and Niota UGB amendments to the McMinn County Urban Growth Plan be placed on the Local Government Planning Advisory Commission Agenda. The amendment is shown on the enclosed maps.

Resolutions of approval from McMinn County, the City of Sweetwater, and the City of Niota and the Coordinating Committee are attached. A description of the UGB amendment area and justification for the amendment are also attached.

I appreciate your assistance in this matter.

Sincerely yours,


John Gentry,
McMinn County Mayor



Local Government Planning Advisory Committee
 TO: Amend the McMinn County Growth Plan
 DATE: July 25, 2007

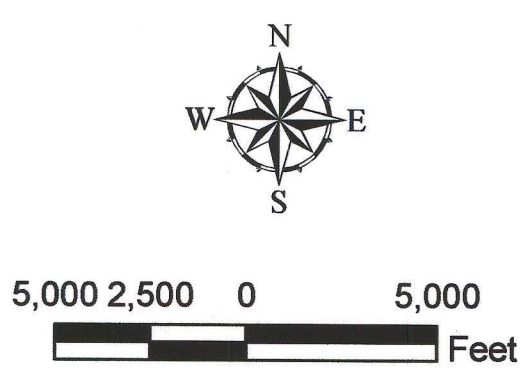
 Kathy Whitson, Chair

 Dan Hawk
 Department of Economic & Community Development

- Legend**
- Athens Corporate Limits
 - Calhoun Corporate Limits
 - Englewood Corporate Limits
 - Elowah Corporate Limits
 - Nixta Corporate Limits
 - Sweetwater Corporate Limits
 - McMinn County Boundary
 - Athens Urban Growth Boundary
 - Calhoun Urban Growth Boundary
 - Englewood Urban Growth Boundary
 - Elowah Urban Growth Boundary
 - Nixta Urban Growth Boundary
 - Sweetwater Urban Growth Boundary
 - Rural Areas
 - Planned Growth Areas

McMinn County Growth Plan
McMinn County, Tennessee
 January 2007
 Approved By:
 McMinn County
 Coordinating Committee
 February 6, 2007

Map Prepared By:
 Department of Economic and Community Development
 Local Planning Assistance Office
 Chattanooga, TN
 Geographic Information Systems





State of Tennessee
Department of Economic and Community Development

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

April 30, 2010

The Honorable John M. Gentry
McMinn County Mayor
6 East Madison Avenue
Athens, TN 37303

Dear Mayor Gentry:

The Local Government Planning Advisory Committee approved the amended Growth Plan for McMinn County submitted by the McMinn County Coordinating Committee. Enclosed is a copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee's Resolution of Approval, effective April 28, 2010.

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

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

Sincerely,

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

Dan Hawk
Director

DH/jw

Enclosures

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

WHEREAS, the McMINN County Coordinating Committee has submitted an amendment to the County Growth Plan for McMINN County and its municipalities; and

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

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

Kathryn E. Blair
Chair

4-28-10
Date

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

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

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

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

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

John West
Chair, County Coordinating Committee

3/27/10
Date

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

Whereas, the McMinn County Coordinating Committee has submitted a County Growth Plan for McMinn County and its municipalities; and

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

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

Kristy A. Caldwell
Chair, Local Government Planning Advisory Committee

4/28/10
Date

Resolution

A Resolution to approve the McMinn County Growth Plan February 2, 2010

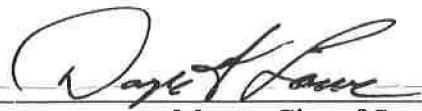
WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for McMinn County, Tennessee was developed and recommended by the McMinn County Coordinating Committee, ratified by all local governments in McMinn County, and became effective April 26, 2000 upon its approval by the Local Government Advisory Committee; and

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

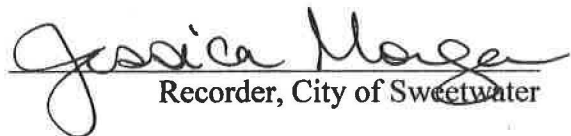
WHEREAS, said three year period has expired and the McMinn County 20-Year Growth Plan can be amended, provided that Tennessee Code Annotated 6-58-101 (d) (1) requires that procedures for amending an approve County Growth Plan shall be the same as the procedures for establishing the original plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the City of Sweetwater hereby ratifies the amended McMinn County Growth Plan, now entitled "Amended Growth Plan, McMinn County, Tennessee, February 2, 2010", as recommended by the McMinn County Coordinating Committee.



Mayor, City of Sweetwater



Recorder, City of Sweetwater

3-1-2010

Date

RESOLUTION NO. 10-018

**A RESOLUTION TO APPROVE THE AMENDED MCMINN COUNTY
GROWTH PLAN**

WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for McMinn County, Tennessee was developed and recommended by the McMinn County Coordinating Committee, ratified by all local governments in McMinn County, and became effective April 26, 2000 upon its approval by the Local Government Planning Advisory Committee; and


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

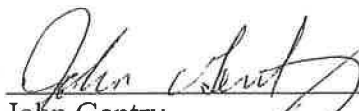
WHEREAS, said three year period has expired and the McMinn County 20-Year Growth Plan can be amended, provided that Tennessee Code Annotated 6-58-101 (d)(1) requires that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the McMinn County Board of Commissioners meeting this the 15th day of February 2010, does approve this amended McMinn County Growth Plan, now entitled "**Amended Growth Plan, McMinn County, Tennessee, Amended February 2, 2010**", as recommended by the McMinn County Coordinating Committee.

Attest


Evonne Hoback, County Clerk


John Gentry,
McMinn County Mayor



PUBLIC CHAPTER 1101
URBAN GROWTH BOUNDARY REPORT

TOWN OF CALHOUN, TENNESSEE

PREPARED FOR
THE TOWN OF CALHOUN, TENNESSEE

CALHOUN TOWN COMMISSION
HONORABLE GARY BARHAM, MAYOR
CALHOUN MUNICIPAL PLANNING COMMISSION

PREPARED BY

Warren Nevad
Municipal Management Consultant
The University of Tennessee MTAS
November 2009

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TOWN OF CALHOUN, TENNESSEE URBAN GROWTH BOUNDARY REPORT

INTRODUCTION

Purpose

This report is prepared pursuant to the requirements of Section 7(a)(2) of Public Chapter 1101 outlining a municipality's duties to review and report on the urban services and public facilities within the municipality and its proposed urban growth boundary. The legislation states:

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

This report will serve to provide background information for Calhoun's urban growth boundary.

Methodology

This report was prepared using a variety of methods: review and study of previously-prepared planning documents, interviews with local officials, and field interviews. Land uses, acreages, and property information were inventoried and analyzed using Geographical Information System (GIS) data, existing studies, and previously gathered information. Information on public services and facilities was gathered through interviews with Town officials. Population data and projections were obtained from the U.S. Census Bureau and the University of Tennessee Center for Business and Economic Research. All information presented in this study has been based on the most current data available.

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) and approved in accordance with the requirements of TCA 6-58-104.

(2) “Density” is not well defined by Public Chapter 1101, but as it relates to land development, refers to the number of persons, structures, or housing units of a specified area. Highest densities would most often be found in urban areas and lowest densities would be found in rural areas. The Bureau of the Census defines rural density as 1,000 or fewer persons per square mile, which equates roughly to one unit per two acres.

EXISTING MUNICIPAL LAND USE ANALYSIS

Land Use Inventory

Land Use Categories – The total incorporated acreage of the Town of Calhoun is approximately 774 acres. *Table 1* shows the breakdown of land use types, including areas with physical constraints for development to be explained later in this section.

TABLE 1. EXISTING LAND USE BREAKDOWN – Corporate Limits of Calhoun

Residential	634.0	295	2.61
Commercial	20.0		
Industrial	20.0		
Public/Semi-Public	10.0		
Utilities	4.5		
Transportation	9.5		
Unclassified	0.0		
Total Developed Land	698.0		
Undeveloped/Vacant Land	0.0		
Flood Plain Areas	76.0		
TOTAL LAND	774.0		

Residential usage denotes the variety of housing types currently in Calhoun. Commercial uses comprise retail and service uses. Industrial contains manufacturing, fabricating, and warehousing operations. Public/semi-public includes all municipal buildings and uses, churches, cemeteries, schools, and utilities. The transportation category includes street and railroad rights-of-way. The vacant land use category includes properties that are not being used or developed for any purpose, and it is based on tax records showing no improvement value.

Physical Constraints – Development within the corporate limits of Calhoun is affected by a variety of development constraints. Most notably are the federally designated floodplains which influence development decisions, densities, and required infrastructure. Over 9.8 percent or 76 acres of land within the corporate limits are designated as flood hazard areas. This drastically impedes growth in these areas due to the requirements of the National Flood Insurance Program (NFIP) and the Calhoun Flood Damage Prevention Ordinance. While development in flood prone areas is not precluded, it will be less dense than in areas with no such constraints. In some instances, Calhoun has had no choice but to turn down citizen requests to build in flood zones because they were unable to place their structure one foot above base flood elevations. As such, lands with physical constraints will not be considered for development at the same level as the remainder of the Town. Future calculations of moderate or high-density land development should not include these areas.

POPULATION & PROJECTED GROWTH

According to the 2000 Federal Census, the U.S. Census Bureau reported Calhoun's population to be 496 people. At that time there were a total of 295 housing units serving as the primary dwellings for Calhoun residents. The average residential housing density was calculated by using the number of residential units and the number of acres currently in use as residential property (774 acres) to determine that there are 2.6 housing units per acre. Also, the 2000 U.S. Census Bureau population of 496 was used in conjunction with the number of residential dwelling units to determine the average household size, and in turn to forecast the number of housing units required to accommodate the planned population growth.

Projected 20-Year Population Growth and Residential Land Needs

The University of Tennessee's Center for Business and Economic Research and the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) has published population projections for McMinn County and its municipalities through the year 2030, which is shown in **Table 2**. The Town of Calhoun is expected to grow by nearly 7.81% in population over the next 20 years. TACIR's population model estimates the addition of 23 residents to the Town, which already has a housing density of 295 units per residential acre and 2.42 persons per household. Any remaining vacant land within the corporate limits would still be subject to physical constraints such as the designated flood hazard areas (9.8% of the Town) that will limit the extent to which development may occur. It is important to remember that with population growth, a municipality needs commercial and/or industrial growth to become fiscally stable, and the Town will need to secure additional land to build and expand new parks, utilities, and all other areas dedicated to offering public services to Calhoun residents. Therefore, the projected increase in population leaves virtually no room for planned and harmonious growth without looking beyond the corporate limits for expansion.

**TABLE 2
MCMINN COUNTY POPULATION PROJECTIONS**

Municipality	Census		Projections					% Increase 2000-2030
	2000	2005	2010	2015	2020	2025	2030	
Athens city	13,220	13,798	14,310	15,204	15,863	16,505	17,108	22.73%
Calhoun town	496	510	515	528	532	535	538	7.81%
Englewood town	1,590	1,658	1,693	1,772	1,825	1,879	1,932	17.70%
Etowah city	3,663	3,715	3,755	3,906	4,009	4,104	4,201	12.81%
Niota city	781	792	811	847	866	880	896	12.83%
Sweetwater city (pt.)	0	0	0	0	0	0	0	0
Unincorporated McMinn County	29,265	30,596	31,645	33,423	34,512	35,397	36,152	19.05%
Total	49,015	51,069	52,729	55,680	57,607	59,300	60,827	19.42%

Source: Tennessee Advisory Commission on Intergovernmental Relations

Projected Economic/Business Growth and Commercial Land Needs

Projections of economic and business growth, especially when used to determine land use needs, must be based on assumptions. The first assumption is that there is a correlation between the population of a community and the need for a specific amount of commercial land area to serve that population. A second necessary assumption is that property with high traffic volumes, ease of access, visibility, and the presence of necessary infrastructure are needed to grow the commercial base. Together, these assumptions will lend guidance to the amount of land needed to serve the local population, albeit with specific locations undetermined. Property along Highway 163 is going to be extremely important to the Town of Calhoun if commercial development is to occur. The Town will consider plans to annex this area in the future, when it becomes a part of the urban growth boundary. The economic development potential of the Highway 163 corridors will continue to provide Calhoun and McMinn County ample opportunities of future growth. By the expansion of the Calhoun growth boundary, it would give the city the possibility of projected growth increase of 3182 people based on 1315 units.

Projected Land Needs Outside Corporate Boundary

It is apparent from the previous analysis that there are physical constraints concerning flood hazard areas that limit residential and business growth within the corporate limits. Therefore, it stands to reason that looking beyond the corporate limits is the most logical solution for accommodating expected and unexpected growth. There are other factors that may influence growth such as migration for existing job opportunities, the announcement of a large industry locating within the area, or a shift in the economy that will influence that housing market. Due to Calhoun being constrained by corporate land owners, the Town could not grow. Now private investors have purchased property for development. The proposed growth boundary expansion

will provide the Town of Calhoun with sufficient area for long-term growth due to its expansive and undeveloped land areas.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

Utilities

Water Service Area – Calhoun and Charleston Utility District provide water service both inside the corporate limits and in portions of the urban growth boundary. Outside of the corporate limits, Calhoun provides water to residents. Calhoun/Charleston Utility District owns and maintains approximately 30 miles of water lines within the municipality and a portion of the surrounding area. This provides water service to 1,000 customers as well as providing fire flow to the Town’s fire hydrants. The Utility District will add 150 more by January 1. For major subdivisions, the cost of development and the provision of water service are assessed to the developer of the property. The Calhoun Municipal Subdivision Regulations require that six (6) inch water lines be extended to serve all of the lots being created, and the developer is also responsible for installing fire hydrants.

Protective Services

Police Department – The Calhoun Police Department has 2 full-time employees and 3 patrol cars. The International Association of Policemen recommends 2.1 patrol officers per 1,000 population for communities under 30,000 in total population. Using this standard, Calhoun currently employs more than the minimum number of recommended full-time officers based on the current population level.

Fire Department – Calhoun has an ISO rating of 5 and is served by a volunteer Fire Department. The Fire Department has 16 volunteer firefighters and 2 first responders. The response area is limited to the Town limits, with a mutual aid agreement among the other municipalities and the County to provide coverage outside the municipal boundaries.

Solid Waste Collection

The Town of Calhoun provides weekly residential curbside solid waste collection. The service is funded through local property taxes, with additional fees charged to Town residents.

Roads and Streets

The Town maintains approximately 3 miles of local streets and highways within the corporate limits

Parks and Recreation

Calhoun maintains one park of approximately 7.5 acres that offers residents a variety of activities: softball, basketball, a walking track, playground, and a picnic area. There are currently 5 volunteers that maintain the park and serve as the Town’s recreation department.

Land Use Controls and Municipal Codes

Calhoun has a Municipal Planning Commission that enforces subdivision regulations for all land within the corporate limits. The Town has chosen to implement a zoning ordinance and map once a land use plan is completed, which is currently in the development phase. The Town also enforces the 2006 version of the International Building Code. In 2008, when the Federal Emergency Management Agency (FEMA) completed the modernization of the McMinn County Digital Flood Insurance Rate Maps (DFIRMs), Calhoun adopted an updated version of their Flood Damage Prevention Ordinance that protects and governs development in flood prone areas.

PROPOSED URBAN GROWTH BOUNDARY EXPANSION

The Town of Calhoun is proposing the expansion of its existing urban growth boundaries into two separate areas. These areas will provide the Town with room to grow in the future as well as securing areas for development that are outside of the 100-year flood plain limits. As with any growth area, the establishment of a growth boundary does not result in imminent annexation, rather the calculated and planned expansion of the Town as is fiscally reasonable and practical over time.

Plot 1

East of Calhoun on Hwy 163 2.0 miles to just past County road 971, to the top of ridge road (dirt road) called the old water tower road. Go Southeast on the old water tower road 1.5 miles to County road 956, come back west on County road 956 8/10 of a mile where it intersects with County road 950. Then come back west on County road 950 1.4 miles until you come back in to Calhoun Town Limits. See *Table 3*.

Table 3				
Plot 1	Acreage	# of Parcels	% of Area 1	% of Total
00 Residential	300			26
10 Commercial	50			4.3
20 Industrial	588			51
30 Public/Semi	0			0
40 Utilities	100			8.7
50 Vacant	0			0
60 Agricultural	0			0
70 Timber/Forest	0			0
80 Water	115			10
90 Transportation	0			
99 Uncoded				
TOTAL # 1	1153			100

Plot 2

West of Calhoun on Hwy 163 off of Hwy 11 go 2.6 miles to the west side of interstate 75. The property will run by boundary line on the north side of Hwy 163 west presently known as the Bowater/Williams property. See *Table 4*.

Table 4				
Plot 2	Acreage	# of Parcels	% of Area 2	% of Total
00 Residential	206			33
10 Commercial	225			36
20 Industrial	41			7
30 Public/Semi	0			0
40 Utilities	75			12
50 Vacant	0			0
60 Agricultural	0			0
70 Timber/Forest	0			0
80 Water	75			12
90 Transportation	0			0
99 Uncoded	0			0
TOTAL # 2	622			100

Combined Areas

A map of the proposed urban growth boundary areas is shown as *Illustration 1*, which can be found in the appendix. All total, the two proposed urban growth boundary areas would take in approximately 1,775 acres, which is more than 0 percent forested land. Of this area, approximately 28.5 percent is currently classified as residential property. Together, these two areas would provide sufficient room for the Town to grow in the coming years. See *Table 5*.

Table 5			
Combined Areas	Acreage	# of Parcels	% of Total
00 Residential	506		28.5
10 Commercial	275		15.5
20 Industrial	629		35.0
30 Public/Semi	0		0
40 Utilities	175		10.0
50 Vacant	0		0
60 Agricultural	0		0
70 Timber/Forest	0		0
80 Water	190		11.0
90 Transportation	0		0
98 CAAS Data NA	0		0
99 Uncoded	0		0
Total	1775		100

PROVISION OF PUBLIC SERVICES IN THE GROWTH BOUNDARY

Water – Calhoun already provides water to portions of the existing urban growth boundary, and extensions could be made from these lines to serve the proposed urban growth boundary areas.

Sewer – Sewer service is not currently available to residents and businesses in Calhoun, but the Town understands the importance of having sewer service to stimulate and support commercial development. The Town plans to pursue infrastructure grants to make sewer service available, beginning with the Highway 163 area. A grant would assist in building a sewer plant and running lines to serve areas of the Town. Grant money could even assist in allowing Calhoun to enter into an inter-local agreement with a neighboring utility district to provide sewer service to portions of the Highway 163 area.

Police - As noted earlier, it appears Calhoun already exceeds the minimum number of recommended patrol officers for the current corporate limits. As annexations occur and the population grows in size, the Town will reevaluate the need to hire new officers as necessary.

Fire – The current fire services, provided by the Calhoun Volunteer Fire Department and through mutual aid agreements, cover the entire proposed urban growth boundary. The area outside of the corporate limits has maintained an ISO rating of 5.

Solid Waste Collection – The Town proposes no additional equipment or personnel to provide solid waste service to areas outside of the corporate limits, but any additional need will be evaluated upon estimating expenditures and determining need prior to annexations.

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

Parks and Recreation – The Town plans to continue making improvements to its park which will be used by residents for softball, basketball, picnicking, and walking.

RESOLUTION NO. 2010-03

**“A RESOLUTION TO APPROVE THE MCMINN COUNTY GROWTH PLAN
FEBRUARY 2, 2010.”**

WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a “20-Year Growth Plan” for McMinn County, Tennessee was developed and recommended by the McMinn County Coordinating Committee, ratified by all local governments in McMinn County, and became effective April 26, 2000 upon its approval by the Local Government Planning Advisory Committee; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Athens City Council, meeting in regular session on February 16, 2010, hereby ratifies the amended McMinn County Growth Plan, now entitled “**Amended Growth Plan, McMinn County, Tennessee, February 2, 2010**”, as recommended by the McMinn County Coordinating Committee.

ON MOTION BY Vice Mayor Perkinson, **SECONDED BY** Council Member Davis, said Resolution was approved by roll call vote.




R. HAL BUTTRAM, Mayor



MITCHELL B. MOORE, City Manager

APPROVED AS TO FORM:



H. CHRIS TREW, City Attorney

RESOLUTION _____
(Municipality)

A Resolution to Approve the McMinn County Growth Plan February 2, 2010

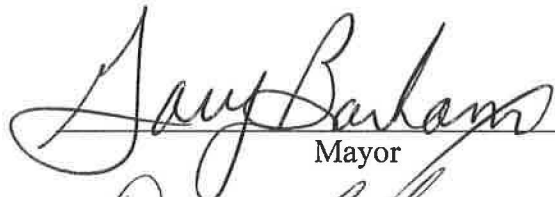
WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for McMinn County, Tennessee was developed and recommended by the McMinn County Coordinating Committee, ratified by all local governments in McMinn County, and became effective April 26, 2000 upon its approval by the Local Government Planning Advisory Committee; and

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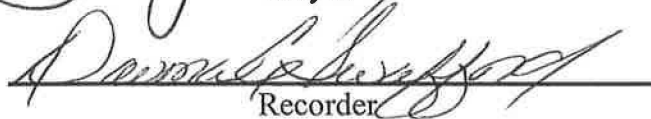
WHEREAS, said three year period has expired and the McMinn County 20-Year Growth Plan can be amended, provided that Tennessee Code Annotated 6-58-101 (d)(1) requires that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the *Calhoun*
City Commission
MUNICIPAL LEGISLATIVE BODY hereby ratifies the amended McMinn County Growth Plan, now entitled "**Amended Growth Plan, McMinn County, Tennessee, February 2, 2010**", as recommended by the McMinn County Coordinating Committee.



Mayor



Recorder

03/02/2010

Date

Town of Englewood, Tennessee
RESOLUTION 91
(Municipality)

A Resolution to Approve the McMinn County Growth Plan February 2, 2010


WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for McMinn County, Tennessee was developed and recommended by the McMinn County Coordinating Committee, ratified by all local governments in McMinn County, and became effective April 26, 2000 upon its approval by the Local Government Planning Advisory Committee; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Town of Englewood MUNICIPAL LEGISLATIVE BODY hereby ratifies the amended McMinn County Growth Plan, now entitled "**Amended Growth Plan, McMinn County, Tennessee, February 2, 2010**", as recommended by the McMinn County Coordinating Committee.



Mayor



Recorder



Date

RESOLUTION NO. 1003

**A RESOLUTION TO APPROVE THE MCMINN COUNTY GROWTH PLAN
FEBRUARY 2, 2010**

WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for McMinn County, Tennessee was developed and recommended by the McMinn County Coordinating Committee, ratified by all local governments in McMinn County, and became effective April 26, 2000 upon its approval by the Local Government Planning Advisory Committee; and

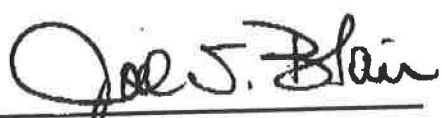
WHEREAS, pursuant to Tennessee Code Annotated 6-58-104 (d) (1), an approved Growth Plan is to stay in effect for not less than three years, absent a showing of extraordinary circumstances; and

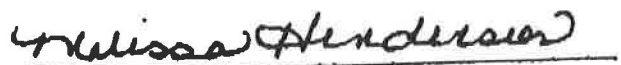
WHEREAS, said three year period has expired and the McMinn County 20-Year Growth Plan can be amended, provided that Tennessee Code Annotated 6-58-101 (d)(1) requires that procedures for amending an approved County Growth Plan shall be the same as the procedures for establishing the original plan; and

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

NOW, THEREFORE, BE IT RESOLVED that the City of Etowah MUNICIPAL LEGISLATIVE BODY hereby ratifies the amended McMinn County Growth Plan, now entitled "Amended Growth Plan, McMinn County, Tennessee, February 2, 2010", as recommended by the McMinn County Coordinating Committee.

Adopted this 22 day of February, 2010


Joel S. Blair, Mayor


Melissa Henderson, City Recorder

RESOLUTION 3-08
(Municipality)

A Resolution to Approve the McMinn County Growth Plan February 2, 2010

WHEREAS, pursuant to Tennessee Code Annotated 6-58-104, a "20-Year Growth Plan" for McMinn County, Tennessee was developed and recommended by the McMinn County Coordinating Committee, ratified by all local governments in McMinn County, and became effective April 26, 2000 upon its approval by the Local Government Planning Advisory Committee; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the City of Niota **MUNICIPAL LEGISLATIVE BODY** hereby ratifies the amended McMinn County Growth Plan, now entitled "**Amended Growth Plan, McMinn County, Tennessee, February 2, 2010**", as recommended by the McMinn County Coordinating Committee.

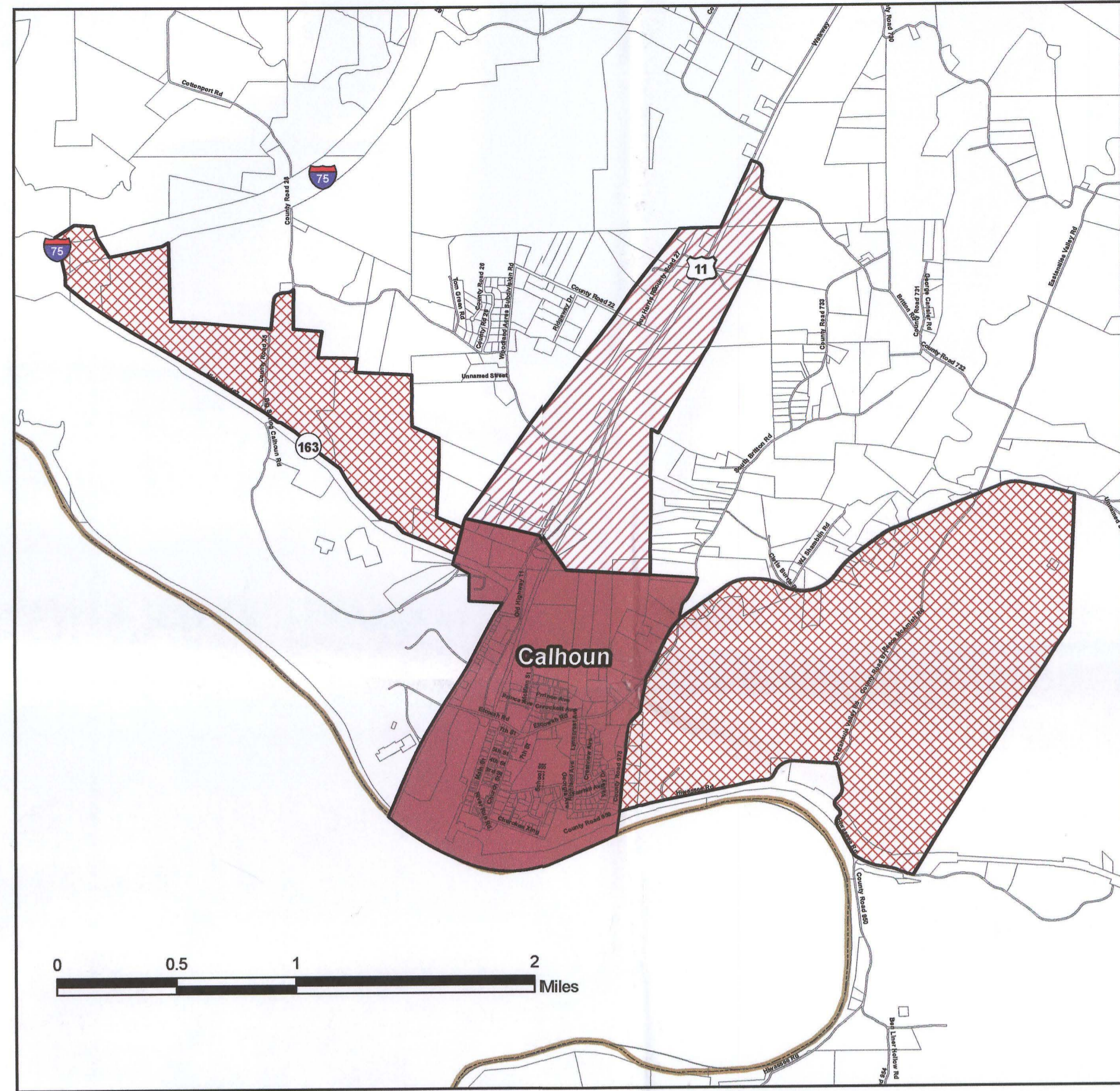


Mayor



Recorder

3-8-10
Date



**Calhoun Inset
Proposed Urban Growth Boundary**

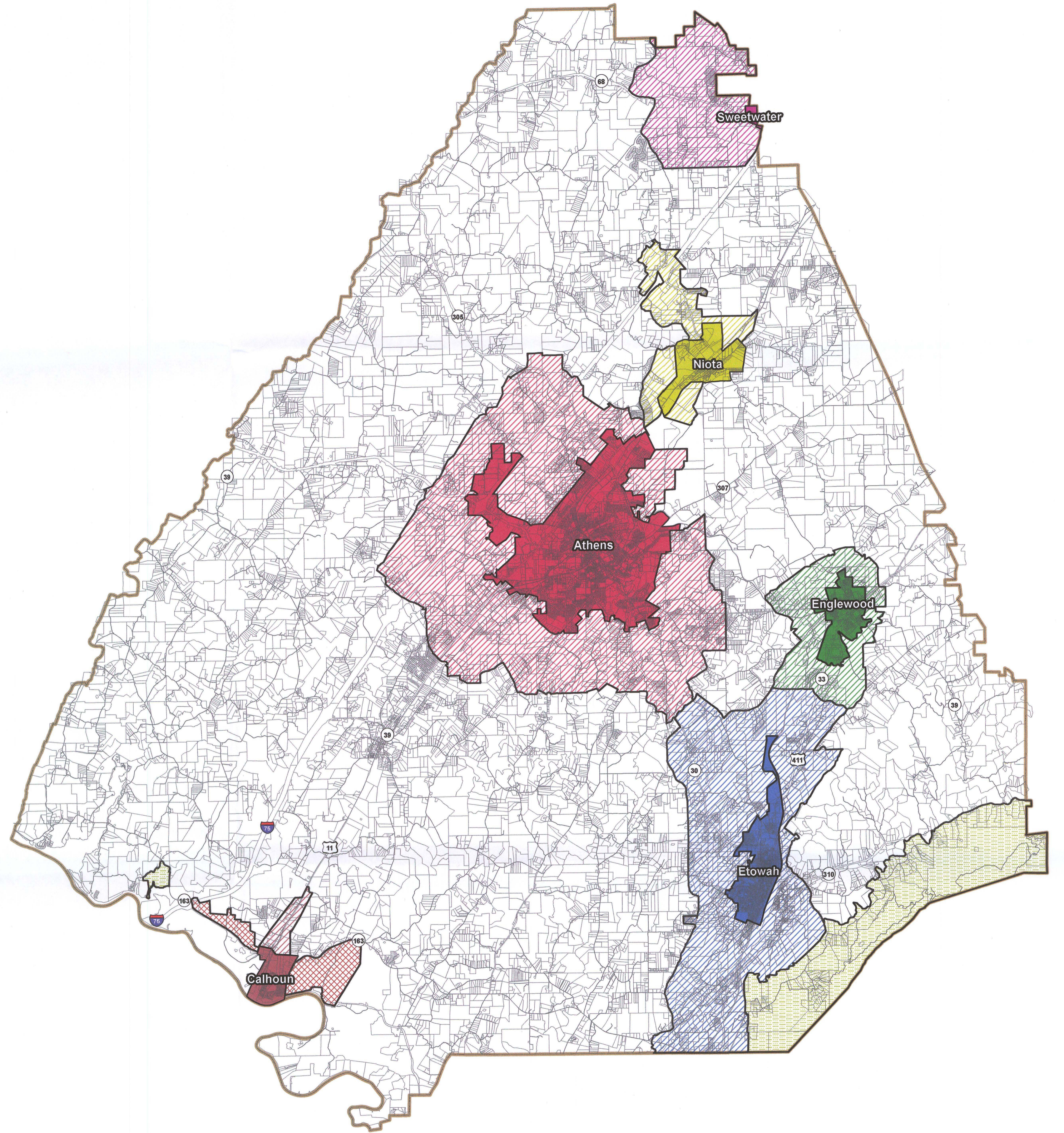
Amended Growth Plan McMinn County, Tennessee

Recommended By:
McMinn County Coordinating Committee
February 2, 2010

RATIFIED BY:	Signature:	Date
Athens, TN	<i>R. H. Baldwin</i>	03/23/2010
Calhoun, TN	<i>Larry ...</i>	03/23/2010
Englewood, TN	<i>Raymond ...</i>	03/23/2010
Etowah, TN	<i>Tom ...</i>	3/19/10
Niota, TN	<i>...</i>	3/24/2010
Sweetwater, TN	<i>...</i>	3/24/2010
McMinn County, TN	<i>John ...</i>	3/11/2010

John ... 3/11/2010
Chairman
McMinn County, Tennessee Coordinating Committee

Local Government Planning Advisory Committee
TO: Amend the McMinn County Growth Plan
DATE: April 28, 2010
R. H. Baldwin
R. H. Baldwin, Chair
Dan Hawk
Dan Hawk
Department of Economic & Community Development



Legend

Name	Symbol	Name	Symbol	Name	Symbol	Name	Symbol
Athens	[Red Hatched Box]	Calhoun	[Dark Red Box]	Englewood	[Green Box]	Etowah	[Blue Box]
Calhoun Proposed UGB	[Red Hatched Box]	Calhoun UGB	[Dark Red Box]	Englewood UGB	[Green Hatched Box]	Etowah UGB	[Blue Hatched Box]
				Niota	[Yellow Box]	Planned Growth Area	[White Box]
				Niota UGB	[Yellow Hatched Box]	Rural	[Light Green Box]
				Sweetwater	[Pink Box]		
				Sweetwater UGB	[Pink Hatched Box]		
						McMinn County Boundary	[Brown Outline]

Map Prepared By:
Department of Economic and Community Development
Local Planning and Policy Office
Chattanooga, TN
Geographic Information Systems
This is not an engineering map.

