Appendix C: Land Use, Farmland, and Transportation Infrastructure Technical Memorandum

State Route 19 Environmental Assessment

From East of Eastland Avenue to East of SR-87

Lauderdale and Haywood Counties, Tennessee

PIN 102251.00

TN TDOT Department of Transportation

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1.0 Introduction

The Tennessee Department of Transportation (TDOT), in cooperation with the Federal Highway Administration (FHWA), is proposing improvements to approximately 15.2 miles of State Route (SR) 19 from east of Eastland Avenue in Lauderdale County to east of SR-87 in Haywood County, Tennessee (**Figure 1**). Since the proposed project would be funded in part with federal transportation funds, it is subject to the requirements of the National Environmental Policy Act (NEPA). An Environmental Assessment (EA) is being prepared in accordance with NEPA to identify and evaluate the environmental effects of the proposed project and to identify measures to minimize harm.

This technical memorandum identifies land uses, farmland, and transportation infrastructure within the limits of the SR-19 project area and provides anticipated impact determinations for both the No-Build and Build Alternatives.

1.1 Project Background

On February 1, 2018, the FHWA approved a D-List Categorical Exclusion for the proposed widening of SR-19 from east of Eastland Avenue to east of SR-87 under TDOT project identification number (PIN) 102251.00.

Since the approval of 2018 D-List CE, the proposed SR-19 project has been divided into three segments for funding purposes; PIN 102251.01, 102251.02, and PIN 102251.03. The current EA effort is analyzing the entirety of the proposed SR-19 corridor from east of Eastland Avenue to east of SR-87 (PIN 102251.00) which is comprised of PIN 102251.01, PIN 102251.02, and PIN 102251.03 (**Figure 2**).

For more information on the project background, please refer to Chapter 1 in the EA.

Figure 1 Project Location

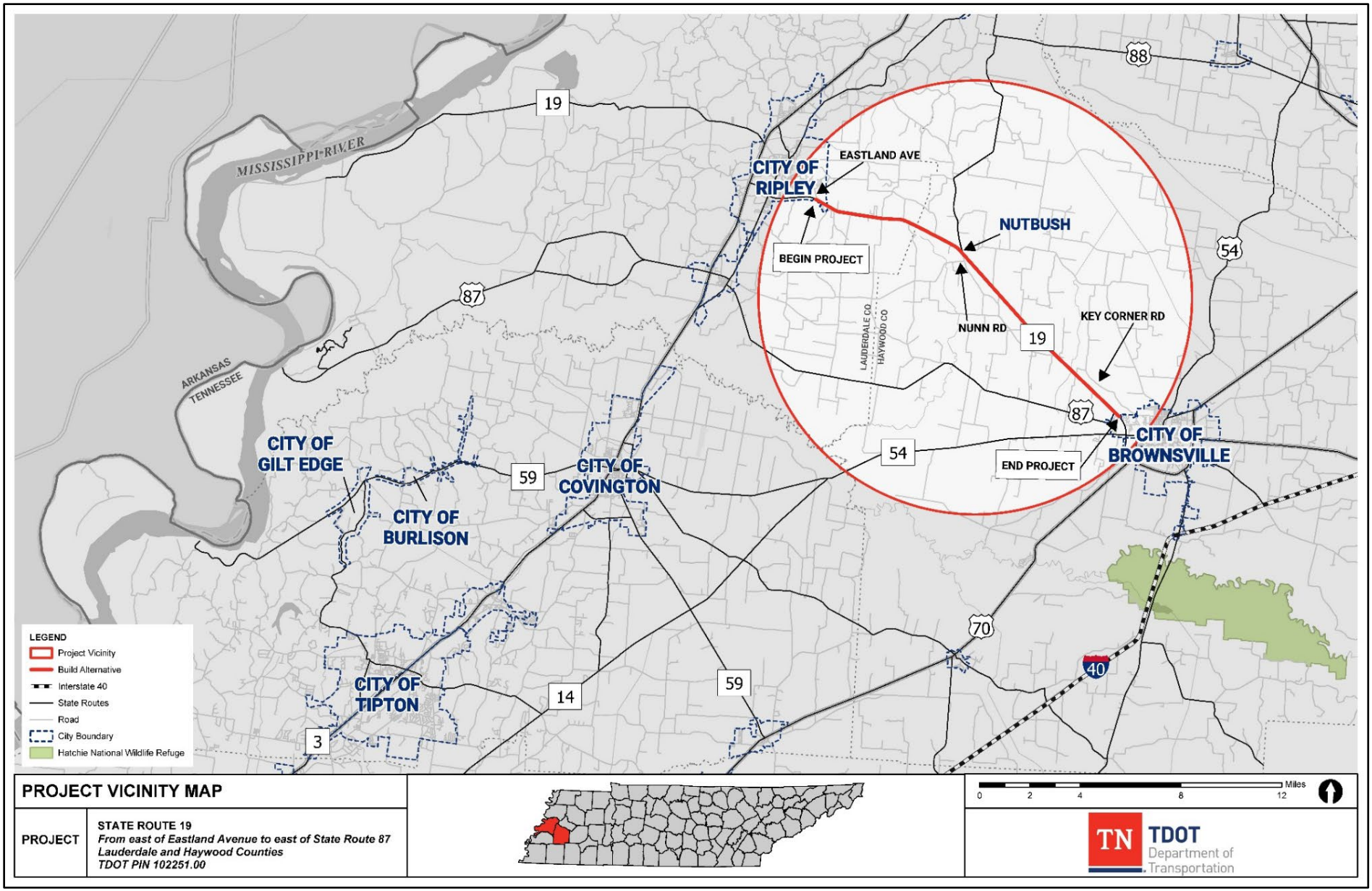
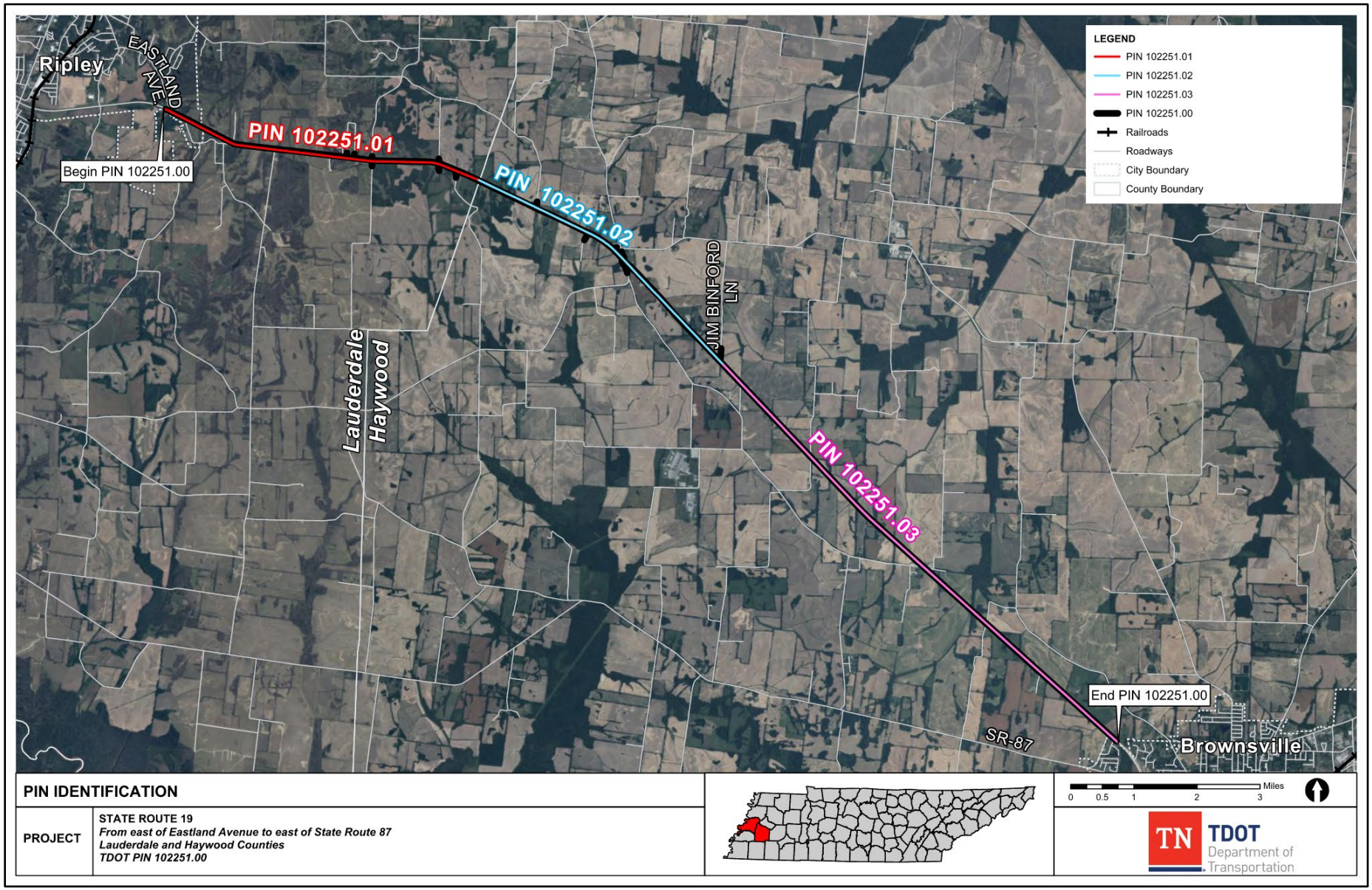


Figure 2 PIN Identification



1.2 Alternatives Under Consideration

A No-Build Alternative and one Build Alternative are being evaluated in the EA. Each alternative is described in the subsequent text below.

1.2.1 No-Build Alternative

The No-Build Alternative would leave the segment of SR-19 from east of Eastland Avenue to east of SR-87 as it currently exists except for routine maintenance and safety upgrades, as needed, or modifications that have been programmed and approved for implementation through TDOT's 25-Year Long Range Transportation Policy Plan, State Transportation Improvement Program (STIP), or TDOT 10-Year Project Plan. The No-Build Alternative is required by federal regulations to be evaluated in the EA and provides a baseline for comparing other alternatives.

1.2.2 Build Alternative

The proposed Build Alternative proposes various roadway improvements along SR-19, from east of Eastland Avenue to east of SR-87. Proposed improvements would include widening, resurfacing, realignment of select intersections, and slope improvements (**Figure 3**).

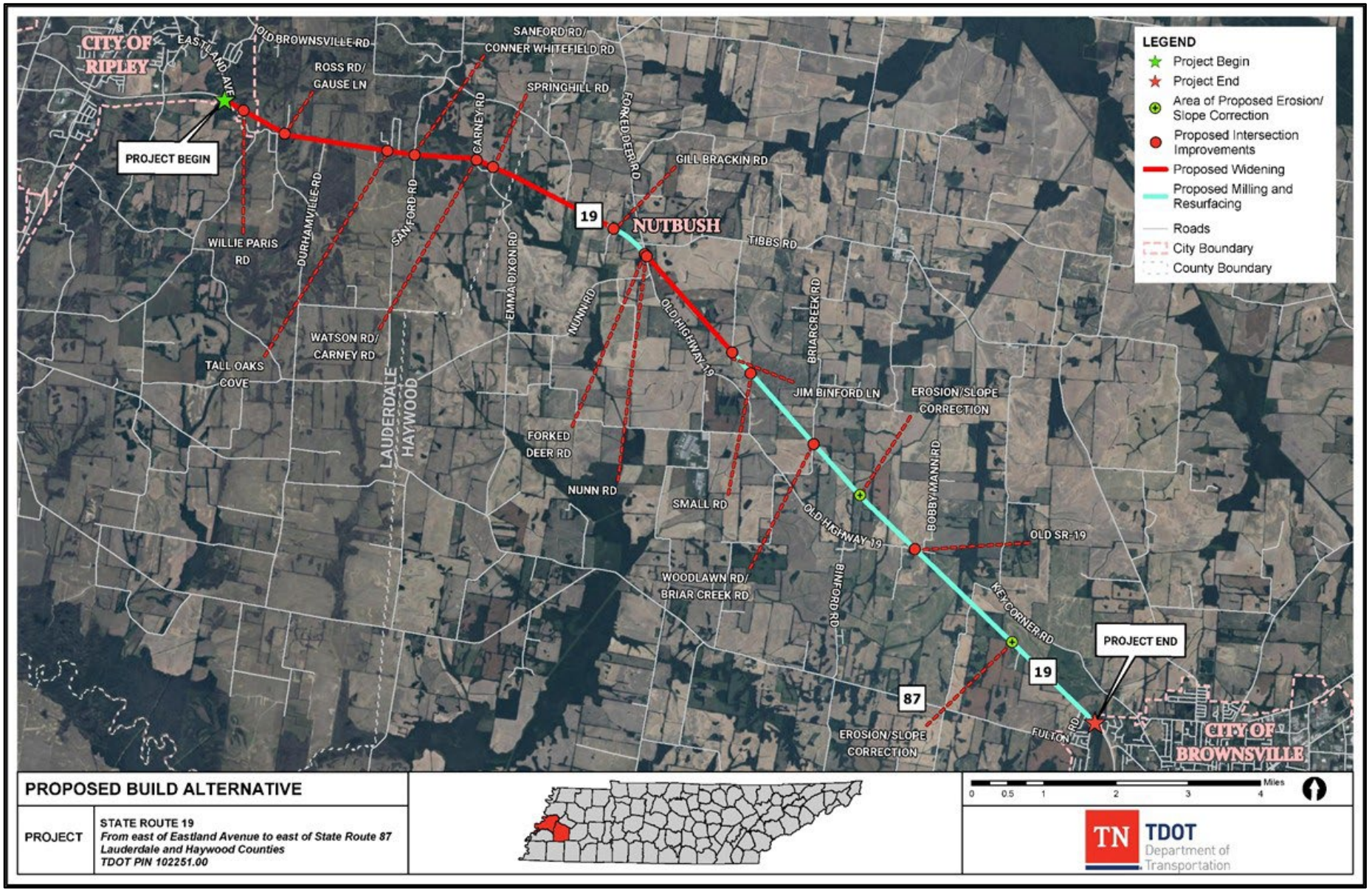
From east of Eastland Avenue in Lauderdale County to just west of Gill Brackin Road in Haywood County, the proposed project would widen the existing 11-foot travel lanes (one in each direction) to two 12-foot travel lanes with 2-foot to 10-foot shoulders (8-foot paved). Along this segment of the proposed project, the roadway would be widened primarily to the north side of the existing roadway in the Lauderdale County portion and to the south side in Haywood County. In this section, the following intersections are proposed to be realigned:

- Willie Paris Road
- Ross Road/Gause Lane
- Tall Oaks Cove
- Sanford Road/Conner Whitefield Road
- Watson Road/Carney Road
- Springhill Road

From just west of Gill Brackin Road to Nunn Road, the proposed project would mill and resurface the existing 11-foot travel lanes and 2-foot shoulders. In this section, the following SR-19 intersections are proposed to be realigned:

- Forked Deer Road (SR-180)
- Nunn Road

Figure 3 SR-19 Improvement Locations



From Nunn Road to east of Jim Binford Lane, the proposed project would widen the two existing 11-foot travel lanes and 2-foot shoulders to two 12-foot travel lanes with 10-foot shoulders (8-foot paved). In this section, the following SR-19 intersection is proposed to be realigned:

- Jim Binford Lane

From east of Jim Binford Lane to east of SR-87, the proposed project would mill and resurface the existing 11-foot travel lanes and 2-foot shoulders. Additionally, the proposed project would correct erosion/slope issues from approximately 4,351 feet east of Woodlawn Road to approximately 4,411 feet west of Old SR-19 (approximately 1,700 feet) and from approximately 3,417 feet east of Patton Road to approximately 279 feet east of Westpointe Road (approximately 1,800 feet). In this section, the following intersections are proposed to be realigned:

- Small Road at SR-19
- Woodlawn Road/Briar Creek Road at SR-19
- Old SR-19 at SR-19

1.3 Environmental Technical Study Area

An Environmental Technical Study Area (ETSA) was developed for the proposed SR-19 project in order to document natural, cultural, and community resources within a broader study area than the immediate project footprint. Generally, the ETSA boundary is 250 feet on either side of the proposed centerline, 300 feet from the project termini, and 150 feet from intersections with sideroads. That way, if shifts to the proposed project design occur during project development, TDOT staff are aware of any resources that are present in the larger ETSA boundary

2.0 Land Use

This section of the technical memorandum describes existing land use, zoning, future land use, and changes in land use patterns within the SR-19 project area and summarizes legislation, plans, and policies relevant to the No-Build and Build Alternatives.

Data and mapping relevant to this analysis were not consistently available throughout the SR-19 project area. **Table 1** outlines which information was available and, therefore, included and referenced in this memorandum.

Table 1 Availability of Planning Data

Data	Lauderdale County	Haywood County
Existing Land Use	Available	Available
Zoning	County does not have zoning	Available
Future Land Use	County does not have a Future Land Use Plan	Available
Growth Plan	Available	Available

2.1 Historic Land Use

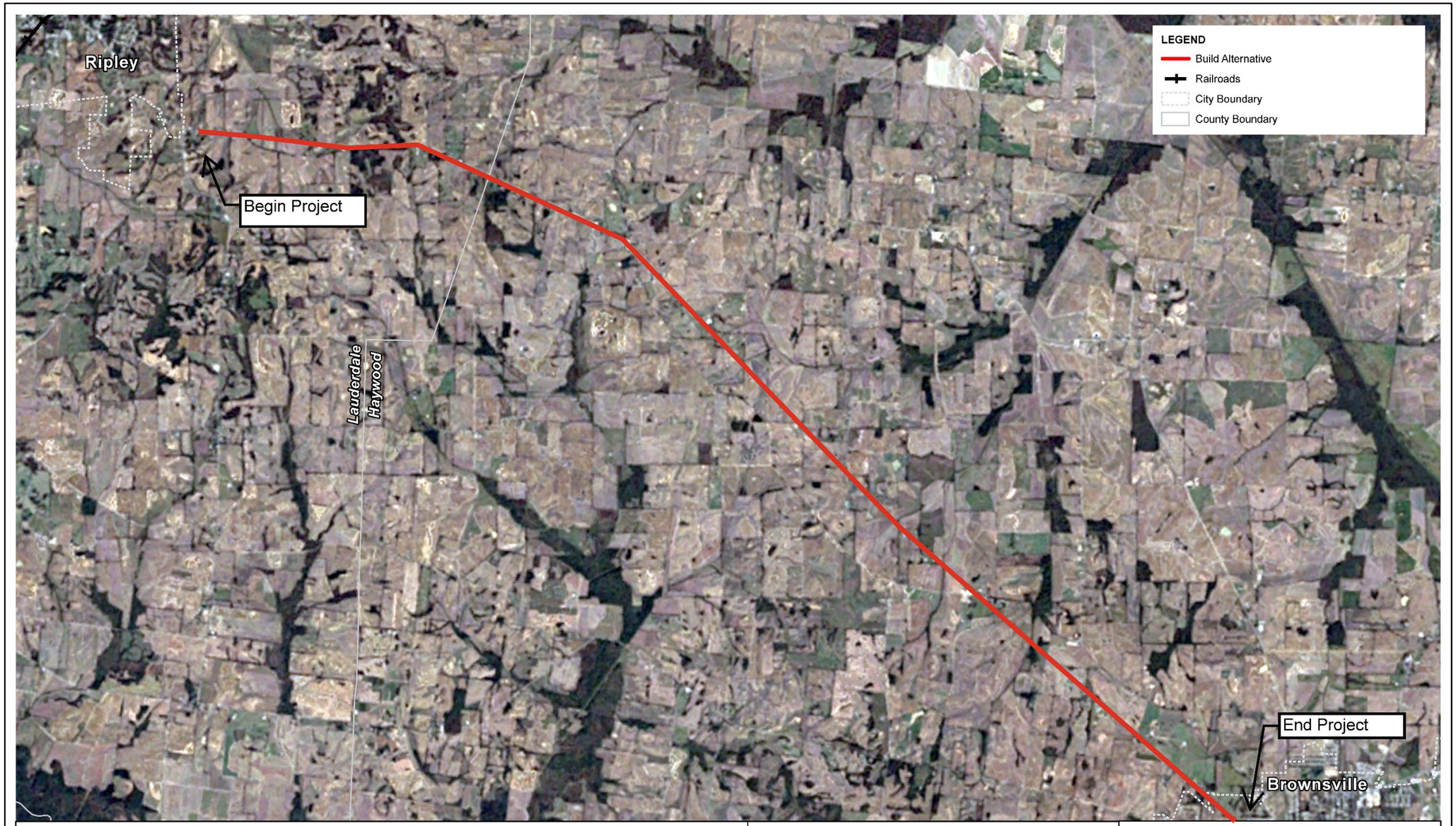
Historic aerial photography from 1985, 1995, 2005, 2015, and 2025 was reviewed to determine past land uses within the vicinity of the proposed Build Alternative (**Figure 4** through **Figure 8**)[1].

According to the Level 1 Architectural Survey Reports prepared for the proposed project[2], SR-19 was originally constructed in 1924 to run from Brownsville to the Mississippi River via Ripley. It was realigned to its present location in 1927. According to topographic maps, SR-19 was a medium-duty road in 1956, a heavy-duty road in 1964, and a primary highway by 1986[3]. Historically, SR-19 in Haywood County, particularly in rural areas such as Nutbush and the outskirts of Brownsville, was the primary road that connected rural farmers to larger cities.

As can be seen in the aerial photographs, the land use and transportation landscape was primarily agricultural in 1985, and has remained relatively unchanged over time, with the exception of residential additions along the corridor.

[1] Google Earth historical imagery.
[2] Refer to the SR-19 Cultural Resources Technical Memorandum in **Appendix F** of the EA for more details.
[3] USGS topographic maps: Blytheville, AR, 1956; Tibbs, TN, 1964; and Blytheville, AR, 1986.

Figure 4 1985 Satellite Image



1985 SATELLITE IMAGE*

PROJECT	**STATE ROUTE 19** ***From east of Eastland Avenue to east of State Route 87*** ***Lauderdale and Haywood Counties*** ***TDOT PIN 102251.00*** **Geographic boundaries may not align with historical imagery*

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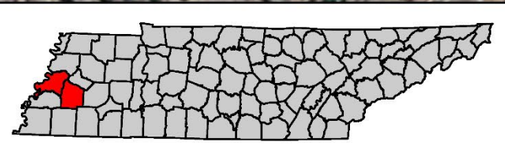
Figure 5 1995 Satellite Image

1995 SATELLITE IMAGE*

PROJECT	**STATE ROUTE 19** ***From east of Eastland Avenue to east of State Route 87*** ***Lauderdale and Haywood Counties*** ***TDOT PIN 102251.00*** **Geographic boundaries may not align with historical imagery*



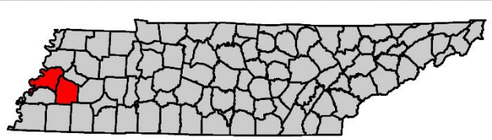
Miles
0 0.5 1 2 3

TN TDOT Department of Transportation

Figure 6 2005 Satellite Image

2005 SATELLITE IMAGE*

PROJECT	**STATE ROUTE 19** ***From east of Eastland Avenue to east of State Route 87*** ***Lauderdale and Haywood Counties*** ***TDOT PIN 102251.00*** **Geographic boundaries may not align with historical imagery*



Miles
0 0.5 1 2 3

TN TDOT Department of Transportation

Figure 7 2015 Satellite Image

2015 SATELLITE IMAGE*

PROJECT	**STATE ROUTE 19** ***From east of Eastland Avenue to east of State Route 87*** ***Lauderdale and Haywood Counties*** ***TDOT PIN 102251.00*** **Geographic boundaries may not align with historical imagery*

TN TDOT Department of Transportation

Figure 8 2025 Satellite Image

2.2 Existing Land Use

Existing land use data was obtained from the Tennessee Comptroller of the Treasury Land Use Maps.[4] The existing land uses within the 0.5 mile of the proposed Build Alternative primarily include agricultural and residential land uses. Other land uses within 0.5 miles of the proposed Build Alternative also include commercial, industrial, public/semi-public uses, timber/forest, as well as transportation right-of-way and vacant land (**Table 2** and **Figure 9**).

Table 2 Existing Land Use Classifications within 0.5 Mile of the proposed Build Alternative[5]

Land Use Classification	Total Acres	Percent of Total Acres
Agricultural	8,811.3	84.4
Commercial	101.3	0.9
Industrial	145.4	1.4
Public/Semi-Public Uses	38.5	0.4
Residential	754.5	7.2
Timber/Forest	0.8	0.0
Transportation Right-of-Way[6]	277.3	2.7
Vacant	308.6	3.0
Total	**10,437.7**	**100.0**

TDOT, in cooperation with the state's Rural Planning Organizations (RPOs), developed Rural Regional Transportation Plans to increase the efficiency and effectiveness of the state's rural transportation infrastructure investments and to increase the economic competitiveness of the state's rural regions. Lauderdale County is part of the West Tennessee RPO, while Haywood County is part of the Southwest RPO.

The West Tennessee RPO's Rural Regional Transportation Plan,[7] adopted September 5, 2019, states that existing land use throughout the RPO is predominately agricultural, residential, and public lands. In Lauderdale County, land use is mostly agriculture.

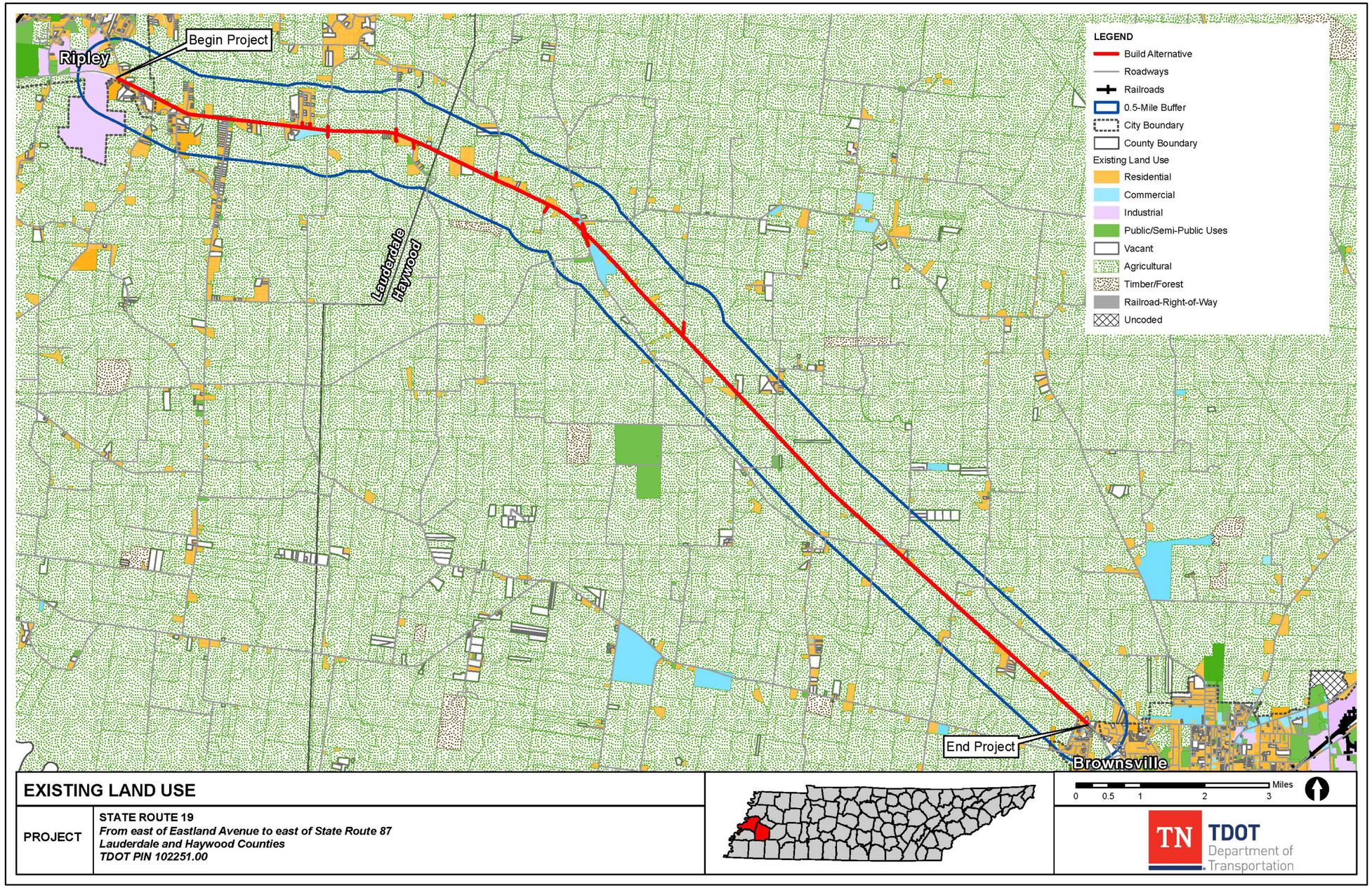
[4] https://comptroller.tn.gov/office-functions/pa/gisredistricting/redistricting-and-land-use-maps/land-use-maps.html

[5] https://comptroller.tn.gov/office-functions/pa/gisredistricting/redistricting-and-land-use-maps/land-use-maps.html

[6] Transportation right-of-way is not included as one of the designated existing land use classifications by the Tennessee Comptroller of the Treasury Property Assessments Land Use Maps and is therefore not shown in **Figure 8**. The acreage of transportation right-of-way within the limits of the Build Alternative was calculated by subtracting the sum of all other existing land uses from the total acreage within 0.5 mile of the Build Alternative.

[7] https://www.tn.gov/tdot/long-range-planning-home/longrange-oct/rural-regional-transportation-plans.html

Figure 9 Existing Land Use [8]



[8] https://comptroller.tn.gov/office-functions/pa/gisredistricting/redistricting-and-land-use-maps/land-use-maps.html

The Southwest RPO's Rural Regional Transportation Plan,[9] adopted May 8, 2019, states that existing land use throughout the RPO is predominately agricultural, followed by residential, public lands, and light commercial/office. In Haywood County, land use is mostly agricultural.

2.3 Zoning

Lauderdale County does not currently have any zoning regulations. Haywood County's Zoning Ordinance[10] (**Attachment A**), updated in July 2024, establishes zoning districts within the county's limits. The portion of the proposed Build Alternative in Haywood County is within two county zoning districts (**Figure 10**):

- **Commercial (C):** The primary purpose of this district is to allow a wide range of commercial establishments in areas suitable for such development. It provides small towns and rural areas with an opportunity to have adequate access to a variety of commercial goods and services through concentrations of general commercial activities rather than through extended strip commercial areas.
- **Forestry, Agriculture, Residential (FAR):** This district is intended to be used primarily for agriculture, forestry, and low-density residential development. The basic intent is to permit lands best suited for agriculture and forestry to be used for those purposes and to place necessary restrictions on residential development.

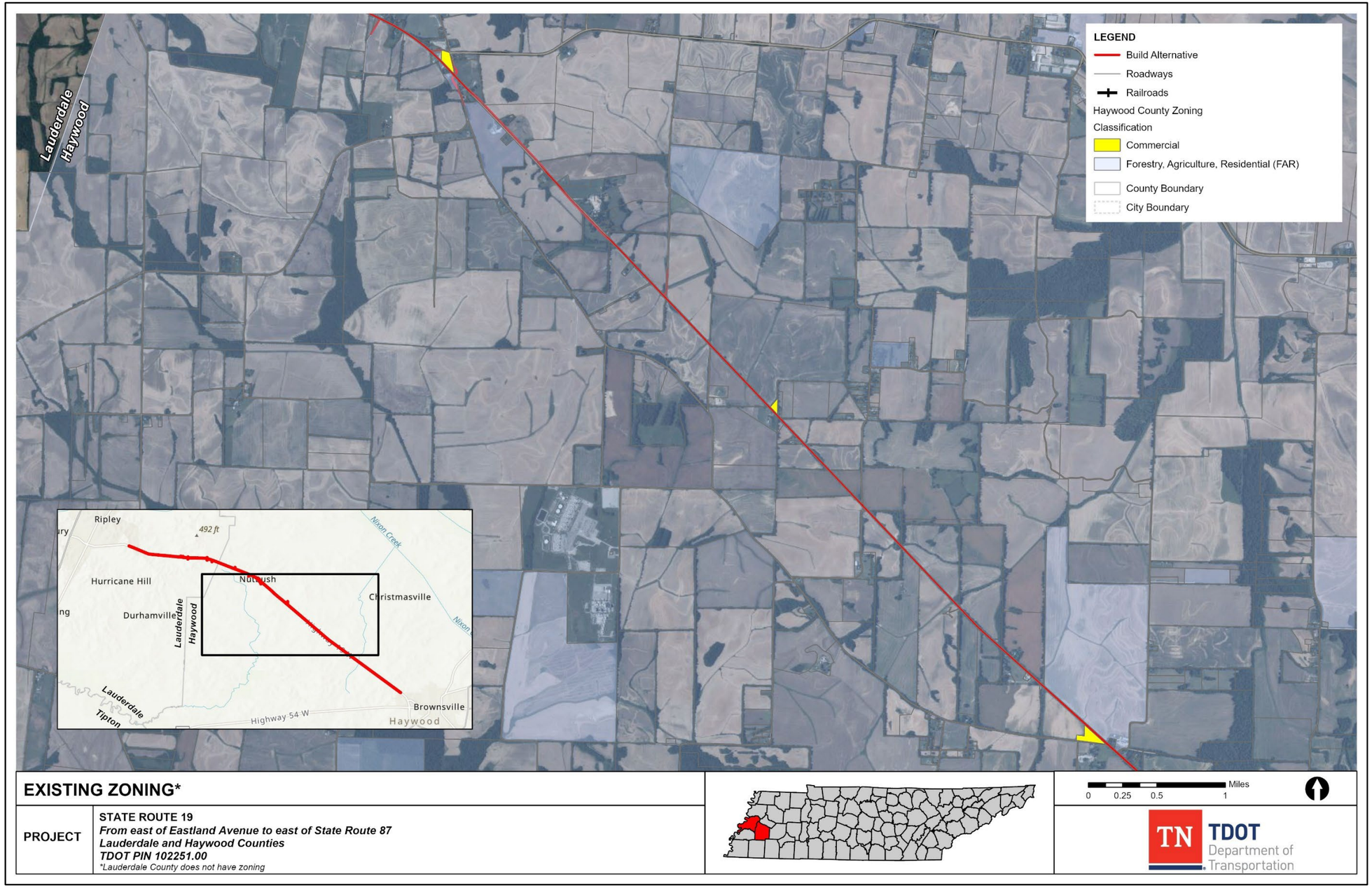
2.4 Future Land Use

Tennessee's Growth Policy Act (GPA),[11] adopted by the Tennessee Legislature in 1998, mandates that each county and municipality cooperatively develop a county-wide 20-year growth plan, with each municipality identifying an Urban Growth Boundary (UGB) and each county identifying Planned Growth Areas (PGAs) and Rural Areas (RAs). Both PGAs and UGBs are areas that are deemed more appropriate for higher density development than areas designated as RA.

The Lauderdale County Growth Plan[12] (**Attachment A**) was originally adopted in 2000. In April of 2009, the growth plan was amended due to overlapping boundaries and ratified and

[9] https://www.tn.gov/tdot/long-range-planning-home/longrange-oct/rural-regional-transportation-plans.html
[10] https://haywoodtn.gov/wp-content/uploads/2024/10/Haywood-County-Zoning-Resolution-August-2024.pdf
[11] https://sharetngov.tnsosfiles.com/sos/acts/100/pub/PUBC1101.html
[12] https://attachment.tacir.tn.gov/Growth/GrowthPlans/Lauderdale.pdf

Figure 10 Existing Zoning [13]



[13] https://haywoodtn.gov/wp-content/uploads/2023/09/Haywood_Zoning_1_2023_w_inserts.pdf

amended as submitted. The section of the proposed Build Alternative from east of Eastland Avenue to the SR-19 intersection with Sanford Road/Conner Whitefield Road is within the Ripley UGB, while the section of the proposed Build Alternative from the Sanford Road/Conner Whitefield Road intersection to the Haywood County Line is within an RA.

The Haywood County Growth Plan[14] (**Attachment A**) was approved in 2000. The section of the proposed Build Alternative from the Lauderdale County Line east to approximately 790 feet west of SR-87 is within an RA. The section of the proposed Build Alternative from approximately 790 feet west of SR-87 to the project's eastern terminus, approximately 1,200 feet east of SR-87, is within the Brownsville UGB.

Haywood County's updated Future Land Use Plan, *NEXT*[15] (**Attachment A)** was adopted in March 2024 in order to serve as a guide for future land use decisions and is re-visited every 10 years. These decisions can impact regulations, intensities of use and patterns of development. Along the proposed Build Alternative, the future land use will continue to be Rural Residential consisting of allowable densities of the current FAR (Forestry, Agricultural and Residential) and R-1 zoning as depicted in Haywood County's Zoning Ordinance[16] (**Attachment A**). The new land use designation will become FARR (Forestry, Agricultural and Rural Residential) and allows for lower intensity building to preserve the rural characteristic of the area.

2.5 Planned Development

Within or adjacent to the study area in Lauderdale County, four industrial properties are currently listed for sale[17]. All are in the city of Ripley, near the proposed project's western terminus. Three of the properties are existing industrial buildings, each exceeding 80,000 square feet in floor area. The fourth is a vacant industrial site encompassing approximately 21 acres[18]. These properties are situated approximately one mile north of the proposed project's starting point. If fully developed or occupied, these sites could contribute to increased traffic volumes along SR-19 and may encourage additional development in the surrounding area.

In Haywood County, no planned developments were identified within the city limits of Brownsville. However, approximately 12 miles southeast of the city is the location of Blue Oval

[14] https://attachment.tacir.tn.gov/Growth/GrowthPlans/Haywood.pdf
[15] https://haywoodtn.gov/wp-content/uploads/2024/03/23005-HaywoodFutureLandUsePlan_Report-240312-sm.pdf
[16] https://haywoodtn.gov/wp-content/uploads/2024/10/Haywood-County-Zoning-Resolution-August-2024.pdf
[17] https://lctngov.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=Navigation&mapextent=-9945243.669900002,4295217.564223955,-10014176.935,4235081.222076048&mapzoom=10.113324720898829
[18] https://tiny.giswebtechguru.com/yckv3jne

City[19], a large-scale manufacturing facility currently under development. The site is situated between Interstate 40 (I-40) and State Route 79 (SR-79). Site preparation activities commenced in March 2022[20], and the facility is anticipated to be operational by the second half of 2027[21,22]. While Blue Oval City represents a significant regional investment, it is located outside the immediate vicinity of SR-19. Therefore, its construction and future operations are not expected to directly affect traffic conditions within the project corridor.

There are no additional planned developments within the vicinity of the proposed Build Alternative.

2.6 Legislation, Plans, and Policies

2.6.1 Development Districts and Planning Organizations

Each county in Tennessee is a member of one of nine regional development districts, which were established to support coordinated planning and economic development efforts. Lauderdale County is part of the Midsouth Development District, while Haywood County belongs to the Southwest Tennessee Development District as outlined in **Table 3**.

Table 3 Development Districts and Planning Organizations

County	Development District	Rural Planning Organization (RPO)	Metropolitan Planning Organization (MPO)
Haywood	Southwest Tennessee Development District	Southwest	Not Applicable
Lauderdale	Midsouth Development District	West Tennessee	Not Applicable

[19] https://haywoodtn.gov/blue-oval-city/
[20] https://tennesseelookout.com/2024/09/13/what-to-know-the-new-ford-blueoval-city-plant-poised-to-reshape-west-tennessee
[21] https://www.newschannel5.com/news/ford-motor-company-is-officially-delaying-the-opening-of-blue-oval-city-is-history-repeating-itself
[22] https://media.ford.com/content/fordmedia/fna/us/en/news/2024/08/21/ford-broadens-electrification-strategy-to-reach-more-customers--.html

2.6.2 Legislation, Plans, and Policies Relevant to the Project Area

Legislation, plans and policies related to the SR-19 project area in both Haywood and Lauderdale Counties are described in **Table 4**.

Table 4 Legislation, Plans, and Policies Relevant to the Project Area

Tennessee Legislation	
Tennessee Public Chapter 1101 Growth Policy Legislation[23]	Tennessee's Growth Policy Act (GPA), adopted by the Tennessee Legislature in 1998 (Section 7(b) of Public Chapter 1101), mandates that each county and municipality cooperatively develop a county-wide 20-year growth plan, with each municipality identifying an Urban Growth Boundary (UGB) and each county identifying Planned Growth Areas (PGAs) and Rural Areas (RAs).[24] Both PGAs and UGBs are areas that are deemed more appropriate for higher density development than areas designated RA. The section of the proposed Build Alternative from east of Eastland Avenue to the SR-19 intersection with Sanford Road/Conner Whitefield Road is within the Ripley UGB, while the section of the proposed Build Alternative from Sanford Road/Conner Whitefield Road intersection to the Haywood County Line is within a RA. The section of the proposed Build Alternative from the Lauderdale County Line east to approximately 790 feet west of SR-87 is within a RA. The section of the proposed Build Alternative from approximately 790 feet west of SR-87 to the project terminus approximately 1,200 feet east of SR-87 is within the Brownsville UGB.
Economic Development Plans, Programs, and Policies	
Economic Recovery 2021 Strategic Plan for Haywood County[25]	Haywood County's Economic Recovery 2021 Strategic Plan was created in coordination with Southwest Tennessee Development District (SWTDD). This plan focuses on improvements in eight areas: Population Growth, Elevating Public K-12 Education, Workforce Development, Improving the Health of the Population, Broadband Access, Small Business Development, Tourism and I-40 development, and Public Transportation.
Tennessee's ThreeStar Program[26]	The ThreeStar Program, which dates to 1980, was designed by the Tennessee Department of Economic and Community Development (TNECD) to enhance the economic development of Tennessee communities. The program focuses on jobs and economic development, fiscal strength and efficient government, public safety, education and workforce development, and health and welfare. Participation in the ThreeStar program is encouraged and incentivized. Lauderdale and Hawkins counties are both ThreeStar-certified counties.
Tennessee's FastTrack Program[27]	TNECD's FastTrack program assists Tennessee communities in attracting companies, jobs and capital investment. FastTrack assists companies with relocation and training of new employees as well as helps communities develop public infrastructure to assist expanding or relocating companies. There are three FastTrack programs: FastTrack Job Training Assistance, FastTrack Infrastructure Development and the FastTrack Economic Development Fund. To date, three grants have been awarded to Lauderdale County and nine grants have been awarded to Haywood County[28].
Opportunity Zones	Opportunity zones were established by Congress in the Tax Cuts and Jobs Act of 2017.[29] Opportunity zones are community development tools designed to drive long-term capital to low-income communities. The Act provides a federal tax incentive for investors to re-invest their capital gains into Opportunity Funds, which are specialized vehicles dedicated to investing in designated low-income areas. A locality qualifies as an Opportunity Zone if it has been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury. There are two opportunity zones in Lauderdale County and one opportunity zone in Haywood County.[30]

[23] https://sharetngov.tnsosfiles.com/sos/acts/100/pub/PUBC1101.htm
[24] https://www.tn.gov/tacir/tennessee-county-growth-plans.html
[25] https://swtdd.org/images/uploads/site-documents/SWTDD_Strategic_Plan_-_Haywood_County.pdf (**Attachment A**)
[26] https://www.tn.gov/ecd/rural-development/threestar.html
[27] https://www.tn.gov/transparenttn/state-financial-overview/open-ecd/openecd/fasttrack-baseline-and-performance-reports.html
[28] https://www.tn.gov/transparenttn/state-financial-overview/open-ecd/openecd/fasttrack-project-database.html (**Attachment A**)
[29] https://www.congress.gov/bill/115th-congress/house-bill/1/text
[30] https://oz.tnecd.com/wp-content/uploads/2021/04/Tennessee-Opportunity-Zones-8-7-2018.pdf

Table 4 Legislation, Plans, and Policies Relevant to the Project Area (con't)

Transportation Plans and Programs	
TDOT 25-Year Long-Range Transportation Policy Plan (Adopted 2015)[31]	The 25-Year Long Range Transportation Policy Plan provides the foundation for prioritizing transportation investments across the state and allows TDOT to make key long-term funding and policy decisions about transportation investments throughout Tennessee, today, and in the future. A 10-Year Strategic Investment Plan (SIP) was also developed as part of the Long-Range Transportation Policy Plan to concurrently develop a project program investment plan that is fiscally constrained and can be implemented over a 10-year horizon. The SIP includes investment targets in three areas: efficiency (including interstate modernization, multimodal connectivity, and intelligent transportation systems (ITS)), effectiveness (including maintaining state of good repair and system safety), and economic competitiveness (including urban opportunity, rural access, and primary trade corridors).
Tennessee State Transportation Improvement Program (STIP) (Adopted 2023)[32]	The STIP is a fiscally constrained document that lists all regionally significant highway and public transit transportation projects proposed for funding under Title 23 United States Code (U.S.C.) (Highways)[33] and Title 49 U.S.C. (Transit)[34] as well as state and locally funded regionally significant transportation projects regardless of funding source. The STIP is developed every three years. The proposed project is listed in the 2023-2026 STIP[35] as STIP # 23002019052 (PIN 102251.01), #2300201945 (PIN 102251.02), and #23002019046 (PIN 102251.03) . Refer to **Appendix B** of the EA for a copy of the STIP page.
West Tennessee RPO Rural Regional Transportation Plan (Adopted September 2019)[36]	This plan was commissioned to examine the current and future conditions of the transportation roadway network in the West Tennessee Rural Planning Organization (RPO). The development of the plan allows elected officials, citizens, and TDOT to define a collaborative approach to evaluating transportation in the region. The plan identified one state-owned structurally deficient highway bridge and 16 locally-owned structurally deficient highway bridges in Lauderdale County, none of which were in the SR-19 project area. The plan did not identify any other transportation needs in Lauderdale County but did identify three safety projects and three multimodal projects recommended by the public, none of which were in the SR-19 project area. The plan also noted that the public would like SR-19 widened to four lanes due to farm equipment mixed with regular traffic.
Southwest RPO Rural Regional Transportation Plan (Adopted May 2019)[37]	This plan was commissioned to examine the current and future conditions of the transportation roadway network in Southwest Rural Planning Organization (RPO). The development of the plan allows elected officials, citizens, and TDOT to define a collaborative approach to evaluating transportation in the region. The plan identified eight state-owned structurally deficient highway bridges and four state-owned structurally deficient highway bridges in Haywood County, none of which were in the SR-19 project area. The plan did not identify any other transportation needs in Haywood County but did identify three multimodal project recommendations, one freight project and one widening project recommended by the public, none of which were located in the SR-19 project area.

31 https://www.tn.gov/content/tn/tdot/long-range-planning-home/25-year-transportation-policy-plan.html/
32 https://www.tn.gov/tdot/program-development-and-administration-home/program-development-and-administration-state-programs.html
33 https://www.ecfr.gov/current/title-23
34 https://www.ecfr.gov/current/title-49
35 https://www.tn.gov/content/dam/tn/tdot/programdevelopment/2023-2026-stip-draft/Tennessee%20STIP%202023-2026%20Final_R.pdf
36 https://www.tn.gov/content/dam/tn/tdot/long-range-planning/oct/rural_regional_plans/WestTNDraft_20191022reduced.pdf
37 https://www.tn.gov/content/dam/tn/tdot/long-range-planning/oct/rural_regional_plans/Southwest%20RPO%20Full%20Draft%209-4-2019%20Reduced.pdf

2.7 Land Use Impacts

2.7.1 No-Build Alternative

The No-Build Alternative would leave SR-19 as it currently exists, except for those modifications to the roadway network that have been programmed and approved for implementation, or for routine maintenance and safety upgrades of the existing roadway system as needed; therefore, it would not convert land to a transportation use and would have no effect on existing land uses. The No-Build Alternative would be inconsistent with the STIP and would not support the infrastructure and economic development goals of the legislation, plans, and policies described in **Table 4.**

2.7.2 Build Alternative

2.7.2.1 Direct Conversion of Land to a Transportation Use

Approximately 98.8 acres of land within the limits of the proposed Build Alternative would be converted to transportation use[38]. It would also result in a total of 28 potential relocations (26 residential, 2 business) (see the Conceptual Stage Relocation Plan in **Appendix D** of the EA). Potential land use impacts may be minimized as the proposed project moves through the project development process.

2.7.2.2 Existing Land Use

The proposed Build Alternative would convert approximately 98.8 acres of land to transportation use. Most of the land is currently used for agricultural and residential land uses, however, these lands are currently adjacent to land that is already in transportation use. Although 28 relocations are anticipated, the overall existing land uses within the corridor are not expected to be altered by the proposed project. Therefore, impacts to existing uses along the proposed Build Alternative are anticipated to be minimal.

2.7.2.3 Zoning

The proposed Build Alternative would not conflict with any zoning ordinances in Lauderdale County since the county does not currently have any zoning ordinances.

Haywood County has adopted zoning ordinances. Roadway expansion is consistent with the general provisions for access control across all zones in Haywood County. These provisions aim to “promote motorist and pedestrian safety and to minimize traffic congestion and conflict by

[38] Total land that is proposed for acquisition is detailed in the July 2025 revised Line and Grade Plans (see **Appendix B** in the EA).

reducing contact," which aligns with the goals of the proposed project as outlined in Chapter 1 of the EA.

2.7.2.4 Future Land Use

A portion of the proposed Build Alternative is located within the UGBs of Ripley (Lauderdale County) and Brownsville (Haywood County). These UGBs are established under Tennessee's Growth Policy Act (Public Chapter 1101) and indicate areas where municipalities may expand over a 20-year horizon.

Lauderdale County is currently developing a county-wide Comprehensive Plan[39], which includes future land use planning, transportation, and growth boundary assessments. However, as of this writing, there are no publicly available development permits for the areas within the Ripley UGB that intersect the proposed Build Alternative.

Haywood County's Future Land Use Plan, known as Haywood *NEXT*[40] (**Attachment A**), designates the SR-19 corridor for land uses such as FARR (Farm, Agriculture, Rural Residential), Rural Four-Way, and Neighborhood Residential. These designations aim to preserve rural character while accommodating modest residential growth. The proposed widening of SR-19 is consistent with the goals of the *Haywood NEXT* plan and may support future residential development without conflicting with the intended land use.

2.7.2.5 Planned Development

Four industrial properties currently listed for sale in Lauderdale County are located approximately one to two miles north of the western terminus of the proposed Build Alternative. Given the distance from the proposed project terminus, it is unlikely that any temporary or permanent easements associated with the SR-19 improvements would affect these properties. Therefore, direct impacts to these properties are not expected.

The planned Blue Oval City development in Haywood County is situated approximately 14 miles south of the eastern terminus of the proposed Build Alternative. Given the substantial distance from the project corridor, it is unlikely that any temporary or permanent easements associated with SR-19 improvements would extend to or affect the Blue Oval city site.

[39] https://lauderdalecountytn.org/chamber/community-development/
[40] https://haywoodtn.gov/wp-content/uploads/2024/03/23005-HaywoodFutureLandUsePlan_Report-240312-sm.pdf

2.7.2.6 Legislation, Plans, and Policies

The proposed Build Alternative would be consistent with the stated infrastructure and economic development goals of the legislation, plans, and policies described in **Table 4.**

2.7.3 Minimization and Mitigation Measures to Address Impacts

Proposed right-of-way and easement amounts associated with the proposed Build Alternative may be minimized as the project moves through the project development process. Therefore, direct conversion of land to a transportation use may be reduced.

Continued coordination among TDOT, Lauderdale County, and Haywood County is necessary to ensure that the proposed Build Alternative is consistent with existing land use, future land use, and zoning to the extent possible.

3.0 Farmland

The Farmland Protection Policy Act (FPPA) (Title 7 CFR 658)[41] was enacted in 1981 to protect farmland and combat the effects of urban sprawl. Additionally, the FPPA was established to minimize the impact federal programs have on the irreversible conversion of farmland (prime/unique farmland and land of statewide or local importance) to nonagricultural use. Applicable farmland does not need to be currently used for cropland, but can be forest, pasture, or other land if it is not water or urban built land. Federal agencies are required to review and develop policies and procedures regarding farmland every two years, and the FPPA ensures that to the extent possible federal programs are administered to be compatible with state, local, and private farmland programs.

Under the FPPA, federal programs that may convert prime,[42] unique,[43] and/or statewide or locally important farmlands[44] to nonagricultural uses should assess applicability of using the

[41] https://www.ecfr.gov/current/title-7/subtitle-B/chapter-VI/subchapter-F/part-658

[42] Prime Farmland – As defined by the NRCS – land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, or oil-seed and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion. Prime farmland includes land that possesses the above characteristics and may include land currently used as cropland, pastureland, rangeland, or forest land. Prime farmland does not include land already in or committed to urban development.

[43] Unique Farmland – As defined by the NRCS – land other than prime farmland that is used for production of specific high-value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce high quality or high yields of specific crops when treated and managed according to acceptable farming methods.

[44] Statewide or Locally Important Farmland – As defined by the NRCS – land that has been designated of state or local importance to produce food, feed, fiber, forage, or oil-seed crops but is not of national significance.

Farmland Conversion Impact Rating Form (NRCS-CPA-106)[45] from the United States Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS) to determine a farmland conversion impact rating score.

The FPPA does not regulate the use of private or non-federal land, nor does it affect property rights of landowners. According to the USDA-NRCS FPPA Manual[46] (Part 523, Section523.11,E), the Farmland Conversion Impact Rating Form is not required for the following situations, which are considered exemptions:

- Small acreages (i.e. 10 acres or less per linear mile or 3 acres where there is a project for an existing bridge or interchange) where a statewide, local, or tribal Land Evaluation and Site Assessment (LESA) system has been approved by the State Conservationist.
- Corridor subsurface projects (e.g., buried water, sewer, or electrical lines) that include a soil disturbance, removal, and reconstruction plan.

For projects not qualifying for FPPA exemptions, the NRCS[47] applies a LESA system to determine the Farmland Conversion Impact Rating. For transportation projects, the site assessment component includes 12 criteria evaluating agricultural productivity, soil quality (e.g., prime, statewide importance, or unique farmland), surrounding land uses, and development status (urban, non-urban, or transitional). Each criterion is scored based on its relative significance. Projects scoring below 160 points are subject to minimal protection consideration, while those scoring 160 points or higher require evaluation of alternative alignments that would reduce farmland conversion or affect land of lower agricultural value.

This section of this technical memorandum describes the existing farmland and agricultural employment conditions, identifies the prime farmland within the limits of the SR-19 project area, and provides an estimated prime farmland and FPPA impact determination for both the No-Build and Build Alternatives.

3.1 Existing Conditions

A review of the data contained in the U.S. Census of Agriculture, which is conducted every five years, provides a picture of Lauderdale and Haywood counties' farmland trends. The Year 2022 is currently the most recent U.S. Census of Agriculture data available. **Table 5** summarizes the

[45] https://www.nrcs.usda.gov/sites/default/files/2022-12/NRCS-CPA-106NRCS-CPA-106.PDF

[46] https://www.nrcs.usda.gov/sites/default/files/2022-08/FPPA_Manual_Final_2013_0.pdf

[47] https://www.nrcs.usda.gov/conservation-basics/natural-resource-concerns/land/cropland/farmland-protection-policy-act

change in number and size of farms between 1997 and 2022 based on the U.S. Census of Agriculture data for Lauderdale County and Haywood County.

Table 5 Farmland Characteristics[48]

County	Farmland Characteristic[49]	1997	2022	Percent Change[50] (1997-2022)	Summary
Lauderdale	Number of Farms	505	427	-15.45%	Over a 25-year period, the number of individual farms in Lauderdale County has decreased by 15.45%
	Average Farm Size (Acres)	380	497	+30.79%	Over a 25-year period, the average farm size in Lauderdale County has increased by 30.79%
	Land in Farms (Acres)	192,010	212,357	+10.60%	Over a 25-year period, the amount of land in farms in Lauderdale County has increased by 10.60%
Haywood	Number of Farms	360	365	+1.39%	Over a 25-year period, the number of individual farms in Haywood County has increased by 1.39%
	Average Farm Size (Acres)	589	659	+11.88%	Over a 25-year period, the average farm size in Haywood County has increased by 11.88%
	Land in Farms (Acres)	211,984	240,650	+13.52%	Over a 25-year period, the amount of land in farms in Haywood County has increased by 13.52%

Table 6 summarizes the rank of agricultural employment over the last 10 years within Lauderdale and Haywood counties. The employment rank shown is out of 17 employment categories. **Table 7** summarizes agricultural employment over the last 10 years within the two counties.

[48] U.S. Census of Agriculture (1997 and 2022) Data Tables for Farms, Land in Farms, Value of Land and Buildings, and Land Use are available in **Attachment B.**

[49] A farm is defined by the USDA as, "any place from which $1,000 or more of agricultural products were produced and sold or normally would have been sold during the year."

[50] Percent Change was calculated using the following formula: Percent Change = (([2022 Value] – [1997 Value]) / [1997 Value])) * 100

Table 6 Agricultural Industry Employment Rank 2013-2023[51]

County	Rank of Agricultural Industry Employment[52]			Overall Change in Ranking (2013-2023)
	2013	2018	2023	
Lauderdale	16th	16th	17th	Rank decreased
Haywood	16th	16th	16th	Stable Rank

3.1.1 Century Farms

The Tennessee Century Farms program recognizes and documents farms that have been owned by the same family for at least 100 years and are still actively farmed. Lauderdale County is home to 12 recognized century farms and Haywood County is home to 38 recognized century farms.[53] A historical survey of the project area, located in the SR-19 Cultural Resources Technical Memorandum in **Appendix F** of the EA, found that no Century Farms were located within the area of potential effect.[54,55]

3.2 Identification of Prime, Unique, and/or Statewide or Locally Important Farmland

The NRCS identifies prime, unique, and statewide or locally important farmland using soil data from the Web Soil Survey[56]. **Figure 11** shows the distribution of these farmland types within the vicinity of the proposed Build Alternative. Based on the July 2025 revised Line and Grade Plans[57], approximately 98.8 acres of right-of-way acquisition are anticipated for the proposed 15.2-mile Build Alternative. TDOT is currently coordinating with NRCS to complete the NRCS CPA-106 form for prime farmland which will be included in the NEPA decision document.

[51] U.S. Census of Agriculture (1997 and 2022) Data Tables for Farms, Land in Farms, Value of Land and Buildings, and Land Use (**Attachment B**).

[52] Rank is out of 17 employment categories (**Attachment B**).

[53] https://www.tncenturyfarms.org/counties/

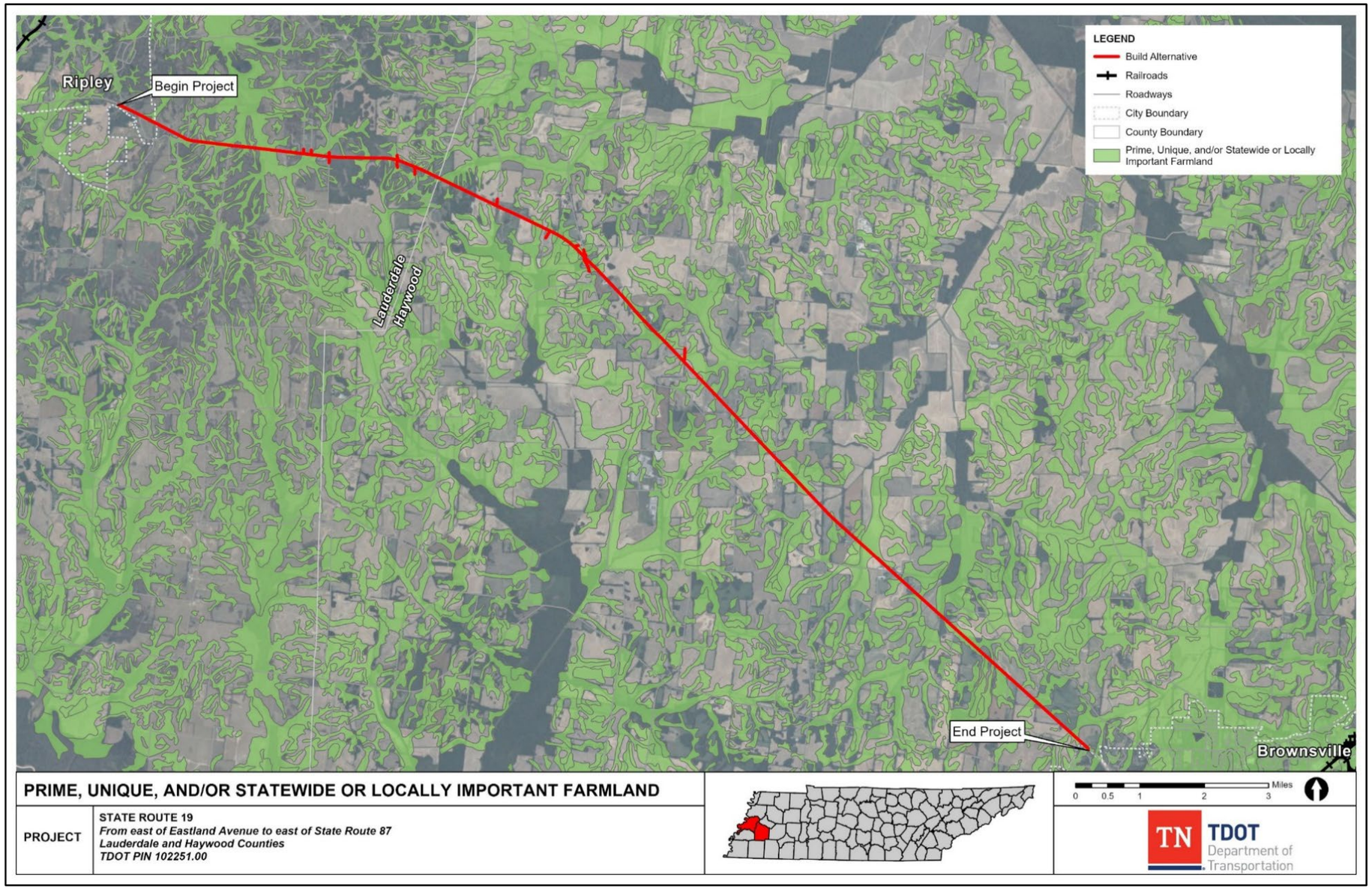
[54] The radius of the area of potential effect was approximately three-quarter mile around the Nutbush community in Haywood County. The radius of the area of potential effect was a half-mile in all other sections of the Build Alternative.

[55] Applications for recognition as a Tennessee Century Farm specify that contact information and the location of the farm will not be published. Information about the presence or absence of Century Farms within the limits of the Build Alternative was provided by the Middle Tennessee State University Center for Historic Preservation, which manages the Tennessee Century Farm program on behalf of the Tennessee Department of Agriculture.

[56] https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

[57] See **Appendix B** of the EA.

Figure 11 Prime, Unique, and/or Statewide or Locally Important Farmland



3.3 Farmland Impacts

3.3.1 No-Build Alternative

The No-Build Alternative would not make changes to the existing roadway network within the project area; therefore, there would not be any direct effects on prime, unique, and/or statewide or locally important farmland.

3.3.2 Build Alternative

3.3.2.1 Impacts to Farm Size and Agricultural Employment

Over the 25-year review period (1997-2022), the number of farms in Lauderdale County has decreased while the land in farms and the average farm size has increased. The number of farms, land in farms and average farm size in Haywood County has increased.

The agricultural industry has not served as a predominant source of employment for the labor force in either county over the 10-year review period (2013-2023) and has consistently ranked near the bottom of employment sectors for total number of persons employed. In 2023, Lauderdale County's rank dropped from 16th to 17th while Haywood County's rank remained stable at 16th.

While the number of persons employed in the agricultural industry in Lauderdale County has increased over the 10-year review period (2013-2023), the number of persons employed in the agricultural industry in Haywood County has decreased by 50.76 percent.

Converting a portion of the available farmland in Lauderdale and Haywood counties to a transportation use reduces the overall amount of available farmland; however, a small amount is not likely to reduce the need for agricultural industry employees. Impacts to farm size and agricultural employment as a result of the proposed Build Alternative are anticipated to be minimal.

Table 7 Agricultural Employment[58]

County	Employment Characteristic	2013	2018	2023	Percent Change (%)[59] (2013-2023)	Summary
Lauderdale	Number of All Employed Persons[60]	9,089	9,376	9,087	-0.02%	Over a 10-year period, the number of employed persons over the age of 16 in Lauderdale County has decreased by 0.02%.
	Number of Employed Persons in Agriculture Industry[61]	103	126	110	+6.80%	Over a 10-year period, the number of employed persons over the age of 16 in the agriculture industry in Lauderdale County has increased by 6.80%.
	Percent of All Employed Persons in Agriculture Industry	1.13%	1.34%	1.21%	+7.08%	Over a 10-year period, the percent of employed persons over the age of 16 in the agriculture industry in Lauderdale County has increased by 7.08%.
Haywood	Number of All Employed Persons[62]	7,326	7,648	7,291	-0.48%	Over a 10-year period, the number of employed persons over the age of 16 in Haywood County has decreased by 0.48%.
	Number of Employed Persons in Agriculture Industry[63]	197	94	97	-50.76%	Over a 10-year period, the number of employed persons over the age of 16 in the agriculture industry in Haywood County has decreased by 50.76%.
	Percent of All Employed Persons in Agriculture Industry	2.69%	1.23%	1.33%	-50.56%	Over a 10-year period, the percent of employed persons over the age of 16 in the agriculture industry in Haywood County has decreased by 50.56%.

[58] U.S. Census American Community Survey, (2009-2013), (2014-2018), and (2019-2023). Estimates for Industry by Occupation 5-Year Estimates Data (Table ID: S2401) (**Attachment B**).
[59] Percent Change was calculated using the following formula: Percent Change = (([2023 Value] – [2013 Value]) / [2013 Value])) * 100
[60] Includes employed persons over the age of 16 only.
[61] Agriculture category also includes Forestry, Fishing and Hunting, and Mining.
[62] Includes employed persons over the age of 16 only.
[63] Agriculture category also includes Forestry, Fishing and Hunting, and Mining.

3.3.2.2 Impacts to Century Farms

There are no recognized Century Farms within the limits of the proposed Build Alternative, therefore no impacts to Century Farms are anticipated.

3.3.2.3 Impacts to Prime Farmland

Conversion of prime farmland to a transportation use is anticipated to be less than 6.5 acres per linear mile. While this meets the 10-acre or less threshold for the FPPA small acreage exemption, Tennessee does not have an approved statewide, local or tribal LESA system therefore, TDOT is currently coordinating with NRCS to complete the NRCS CPA-106 form for prime farmland. Due to minor amounts of proposed right-of-way, the Build Alternative is not anticipated to receive a rating that would require further consideration or the evaluation of additional alternatives.

3.4 Minimization/Mitigation Measures to Address Impacts

Proposed right-of-way and easement amounts associated with the proposed Build Alternative may be minimized as the project moves through the project development process.

4.0 Transportation Infrastructure

This section of this technical memorandum describes the existing transportation infrastructure in the SR-19 project area, including the road network, bicycle and pedestrian facilities, public transit, freight rail, and airports, and discusses anticipated impacts to this infrastructure for both the No-Build and Build Alternatives. For information on traffic operations, see the SR-19 Traffic and Safety Analysis in **Appendix A** of the EA.

4.1 Development of the Transportation Infrastructure Network within the Project Area

The early agricultural economy of Lauderdale and Haywood counties was dominated by cotton. In the early history of the counties, cotton bales were shipped via steamboats from landings on the Forked Deer, Mississippi, and Hatchie Rivers. By 1856, the Mississippi and Ohio Railroad (later known as the Louisville and Nashville Railroad) had arrived in Brownsville. Railroads reached Lauderdale County in the early 1870s and Ripley in 1874. SR-19 between Ripley and

Brownsville began to show up on road maps as an improved road by 1927.[64] SR-19 does not show up as a road between Ripley and Brownsville on the 1924 Rand McNally Tennessee Road Map[65].

For additional information regarding the development of transportation networks in the SR-19 project area, see the SR-19 Cultural Resources Technical Memorandum in **Appendix F** of the EA.

4.2 Existing Transportation Infrastructure

4.2.1 Road Network

SR-19 travels east to west and serves as an important connection between Brownsville and Ripley (**Figure 12)**. Within the limits of the proposed project, there are a number of intersecting roads that provide access to and from the farms and residences in the area. Of these roads, Forked Deer Road is classified as a major collector[66] and the following are classified as minor collectors[67]:

- Durhamville Road
- Conner-Whitefield Road
- Nunn Road
- Tibbs Road

The characteristics of SR-19, as it exists within the limits of the proposed Build Alternative, are summarized in **Table 8**. Intersections that would be affected by the proposed Build Alternative are described in Chapter 2 of the EA.

[64] https://www.oldmapsonline.org/en/Kentucky?gid=6360d8e6-c872-5ce1-80b2-fea61c4421f8#position=8.0454/37.044/-89.309&year=1927
[65] https://www.oldmapsonline.org/en/Tennessee?gid=25f4a228-6616-5b16-bc13-bf393167487f#position=8.5611/35.848/-89.025&year=1927
[66] Major collectors help collect traffic from local roads and funnel it to arterial roads.
[67] Minor collectors connect neighborhoods to arterials or major collectors. They tend to be shorter than arterials and major collectors, have fewer lanes, and often have direct driveway connections.

Table 8 Existing Roadway Characteristics[68, 69]

Roadway	Classification	Number of Lanes	Posted Speed Limit (miles per hour (mph))
SR-19	Minor Arterial	One-lane in each direction	55 mph east of Eastland Avenue to Gill Bracken Road 45 mph Gill Bracken Road to east of SR-87

4.2.2 Bicycle and Pedestrian Facilities

Bike Tennessee is a statewide road cycling initiative administered by the Tennessee Department of Tourist Development to showcase the small towns, natural landscapes and hidden gems found along Tennessee's backroads.[70] As part of this program, SR-19 within the limits of the proposed Build Alternative, has been identified as a proposed state highway bicycle route.[71] According to the West Tennessee RPO and Southwest RPO Rural Regional Transportation Plans,[72,73] state routes have been designated as Bicyclist Routes, a designation that allows cycling as a permitted use along the state route. Both plans noted that as the region grows and continues to change there could be a need for more physically separated bike lanes or footpaths.

Bike lanes are not proposed for the proposed Build Alternative, however the sections from east of Eastland Avenue to just west of Gill Brackin Road and from Nunn Road to east of Jim Binford Lane would include eight-foot paved shoulders that could accommodate bicyclists. Refer to Section 1.1.2 for more details about the proposed improvements.

[68] https://www.tn.gov/content/dam/tn/tdot/long-range-planning/maps/updated-functional-class-maps/49LauderdaleCounty.pdf
[69] https://www.tn.gov/content/dam/tn/tdot/long-range-planning/maps/updated-functional-class-maps/38HaywoodCounty.pdf
[70] https://www.tn.gov/tourism/news/2024/5/28/tn-tourism-invites-travelers-to-hit-the-back-roads-and-byways-with-new-statewide-road-cycling-program.html
[71] https://www.tn.gov/content/dam/tn/tdot/public-trans/bicyclerouteRegion4.pdf
[72] https://www.tn.gov/content/dam/tn/tdot/long-range-planning/oct/rural_regional_plans/WestTNDraft_20191022reduced.pdf
[73] https://www.tn.gov/content/dam/tn/tdot/long-range-planning/oct/rural_regional_plans/Southwest%20RPO%20Full%20Draft%209-4-2019%20Reduced.pdf

Figure 12 Existing Transportation Infrastructure-Road and Freight Networks

EXISTING TRANSPORTATION INFRASTRUCTURE - ROAD AND FREIGHT NETWORKS

PROJECT	**STATE ROUTE 19** ***From east of Eastland Avenue to east of State Route 87*** ***Lauderdale and Haywood Counties*** ***TDOT PIN 102251.00***

TN TDOT Department of Transportation

4.2.2.1 TDOT Multimodal Transportation Resources Division, Office of Active Transportation's Environmental Studies Request Response

An Environmental Studies Request (ESR) was submitted to TDOT's Multimodal Transportation Resources Division, Office of Active Transportation on February 03, 2025, reflecting the proposed line and grade plans dated February 3, 2025. The TDOT Multimodal Transportation Resources Division, Office of Active Transportation provided the following response on February 27, 2025:

> "*Multimodal Access Policy exception (VII.Procedures.B.3) given.*"

Following changes to the proposed design, the revised line and grade plans from July of 2025 were provided to the TDOT Multimodal Transportation Resources Division, Office of Active Transportation. In an email dated July 25, 2025, the TDOT Multimodal Transportation Resources Division stated that "*Multimodal ESR remains valid.*"

Copies of the TDOT Multimodal Transportation Resources Division, Office of Active Transportation ESR response dated February 27, 2025, email dated July 25, 2025, and the Multimodal Access Policy are in **Attachment C**.

4.2.3 Public Transit

Fixed-route transit service is currently not available in the project area. The Delta Human Resources Agency provides the West Tennessee RPO region with demand-response transit within the region. In the 2017-2018 fiscal year, the Delta Human Resources Agency had 63,794 total riders, and about 33 percent were from Lauderdale County.[74] The Southwest Human Resources Agency provides the Southwest RPO with demand-response transit within the region. In the 2018 fiscal year, there were a total of 107,208 riders in the region, and about 24 percent were from Haywood County.[75] Both demand-response transit systems require reservations at least two to three days before the trip and charge a nominal fee based on pick-up and drop-off locations, length of ride, and/or number of stops.[76,77]

[74] https://www.tn.gov/content/dam/tn/tdot/long-range-planning/oct/rural_regional_plans/WestTNDraft_20191022reduced.pdf
[75] https://www.tn.gov/content/dam/tn/tdot/long-range-planning/oct/rural_regional_plans/Southwest%20RPO%20Full%20Draft%209-4-2019%20Reduced.pdf
[76] https://deltahumanresourceagency.com/ride-fares/
[77] https://www.swhra.org/transportation-fares/

4.2.4 Freight Rail

Two railroad companies serve Lauderdale County – Illinois Central and Norfolk Southern. Railroads bisect the city of Ripley and are over one mile north of the proposed Build Alternative.[78] One railroad company, CSX Transportation, serves Haywood County. Railroads bisect the city of Brownsville and are over two miles southeast of the proposed Build Alternative.[79]

4.2.5 Airports

One general aviation airport, Arnold Field Airport, is located in Lauderdale County approximately 14 miles north of the proposed Build Alternative. There are no commercial airports located in Lauderdale County. There are no general aviation airports or commercial airports located in Haywood County.

The Jackson Regional Airport, a commercial airport located in Madison County, is located approximately 20 miles east of the proposed Build Alternative. The Memphis International Airport, a commercial airport located in Memphis, Shelby County is located approximately 52 miles south of the proposed Build Alternative.

4.3 Planned Roadway Projects in the Vicinity of the Project Area

Table 9 identifies other planned and programmed TDOT transportation projects in the vicinity of the project area. Projects were identified through a review of the 2023-2026 STIP and associated STIP amendments,[80] the Tennessee STIP Project Viewer,[81] and the TDOT 10-Year Project Plan[82].

[78] https://www.tn.gov/content/dam/tn/tdot/long-range-planning/oct/rural_regional_plans/WestTNDraft_20191022reduced.pdf
[79] https://www.tn.gov/content/dam/tn/tdot/long-range-planning/oct/rural_regional_plans/Southwest%20RPO%20Full%20Draft%209-4-2019%20Reduced.pdf

[80] https://www.tn.gov/tdot/program-development-and-administration-home/program-development-and-administration-state-programs/approved-stip-amendments.html
[81] https://www.arcgis.com/apps/webappviewer/index.html?id=28036ec194e648dd97ee5b35252c9bce
[82] https://www.tn.gov/tdot/build-with-us.html

Table 9 Other TDOT Projects in the SR-19 Vicinity[83]

STIP Number	TDOT Project Identification Number (PIN)	County	Route Number	Description	Type of Work
23242194100	132132.01	Fayette, Haywood, Tipton	SR-194 Extension	Project Blue Oval, Free flow Interstate access to proposed site on new routes connecting I-40 to State Routes 1, 59, and 222.	New Interchange
23241040033	131218.00	Benton, Carroll, Decatur, Dickson, Fayette, Haywood, Henderson, Hickman, Humphreys, Madison	I-40	West Tennessee SMARTWAY Expansion, Expand the SMARTWAY system by installing fiber optic communications and deploying its devices, including CCTV cameras, DMS, road weather sensors, and connected vehicle roadside units.	Intelligent Transportation System

4.4 Transportation Infrastructure Impacts

4.4.1 No-Build Alternative

The No-Build Alternative would leave the project area surrounding SR-19 as it currently exists, except for those modifications to the roadway network that have been programmed and approved for implementation, or for routine maintenance and safety upgrades of the existing roadway system as needed; therefore, it would not correct the alignment of intersections along the route. The No-Build Alternative would be inconsistent with the STIP[84] and would not support the infrastructure and economic development goals of the legislation, plans, and policies described in **Table 4**. The No-Build Alternative would have no effect on the additional transportation projects in the vicinity of the SR-19 project area shown in **Table 9**.

4.4.2 Build Alternative

The proposed Build Alternative would widen the existing two 11-foot travel lanes to 12-foot travel lanes, mill and resurface existing 11-foot travel lanes to improve pavement conditions

[83] Information in this table is based on the 2023-2026 STIP and associated STIP Amendments, the Tennessee STIP Project Viewer, and the TDOT 10-Year Project Plan. Additional information on STIP projects is available at https://www.tn.gov/tdot/program-development-and-administration-home/program-development-and-administration-state-programs.html.

[84] Refer to **Appendix B** of the EA for a copy of the STIP page.

and would also include minor horizontal and vertical alignment changes intended to meet current highway design standards. These proposed impacts would cause temporary traffic disruptions, however, traffic control plans will be implemented to minimize these impacts. The proposed project would improve the SR-19 intersections at Forked Deer Road, a major collector, and Conner Whitefield Road and Nunn Road which are minor collectors, improving the safety at those intersections. The proposed project would also improve the SR-19 intersections at 10 local roads, improving safety at those intersections.

SR-19 within the proposed Build Alternative limits has also been identified as a proposed state highway bicycle route. The proposed Build Alternative would include 10-foot shoulders (8-foot paved) from east of Eastland Avenue to just west of Gill Bracken Road and from Nunn Road to east of Jim Binford Lane which would provide additional accommodations for bicyclists on SR-19.

The proposed Build Alternative would have no effect on public transit, freight rail, airports, or any planned roadway projects in the SR-19 vicinity.

4.5 Minimization/Mitigation Measures to Address Impacts

The proposed Build Alternative would not result in adverse impacts to the transportation infrastructure; therefore, no mitigation is proposed.

5.0 Land Use, Farmland, and Transportation Infrastructure Impact Summary

Table 10 summarizes potential impacts to land use, farmland, and transportation infrastructure and proposed minimization and mitigation efforts, as necessary, for the No-Build and Build Alternatives.

Table 10 Land Use, Farmland, and Transportation Infrastructure Impact Summary

	No-Build Alternative	Build Alternative	
Impact Category	**Effect Determination**	**Effect Determination**	**Minimization/Mitigation Measures to Address Impacts**
Land Use			
Direct Conversion of Land to a Transportation Use	No Effect	Approximately 98.8 acres of land within the limits of the Build Alternative would be converted to transportation use [85]. The Build Alternative would also result in a total of 28 potential relocations (26 residential, 2 business).	Proposed right-of-way and easement amounts associated with the Build Alternative may be minimized as the project moves through the project development process. Therefore, direct conversion of land to transportation use may be reduced. Potential land use impacts may be minimized as the proposed project moves through the project development process.
Existing Land Use	No Effect	The proposed Build Alternative would convert approximately 98.8 acres of land to transportation use. Most of the land is currently used for agricultural and residential land uses, however, these lands are currently adjacent to land that is already in transportation use. Although 28 relocations are anticipated, the overall existing land uses within the corridor are not expected to be altered by the proposed project. Therefore, impacts to existing uses along the Build Alternative are anticipated to be minimal.	Proposed right-of-way and easement amounts associated with the Build Alternative may be minimized as the project moves through the project development process. Therefore, direct conversion of land to transportation use may be reduced. Continued coordination among TDOT, Lauderdale County, and Haywood County, is necessary to ensure that the Build Alternative is consistent with existing land use, future land use, and zoning to the extent possible.
Zoning	No Effect	The Build Alternative would not conflict with any zoning ordinances in Lauderdale County since the county does not currently have any zoning ordinances. Haywood County has adopted zoning ordinances. Roadway expansion is consistent with the general provisions for access control across all zones in Haywood County. These provisions aim to "promote motorist and pedestrian safety and to minimize traffic congestion and conflict by reducing contact," which aligns with the goals of the proposed project.	
Future Land Use	No Effect	Lauderdale County is currently developing a county-wide Comprehensive Plan, which includes future land use planning, transportation, and growth boundary assessments. However, as of this writing, there are no publicly available development permits for the areas within the Ripley urban growth boundary (UGB) that would intersect with the Build Alternative. Haywood County's Future Land Use Plan, known as Haywood NEXT designates the SR-19 corridor for land uses such as FARR (Farm, Agriculture, Rural Residential), Rural Four-Way, and Neighborhood Residential. These designations aim to preserve rural character while accommodating modest residential growth. The Build Alternative would be consistent with the goals of the Haywood NEXT plan and may support future residential development without conflicting with the intended land use.	

[85] Total land that is proposed for acquisition is detailed in the July 2025 revised Line and Grade Plans (see **Appendix ?** in the EA).

Table 10 Land Use, Farmland, and Transportation Infrastructure Impact Summary (con't)

	No-Build Alternative	Build Alternative	
Impact Category	**Effect Determination**	**Effect Determination**	**Minimization/Mitigation Measures to Address Impacts**
Planned Development	No Effect	Four industrial properties currently listed for sale in Lauderdale County are located approximately one to two miles north of the western terminus of the Build Alternative. Based on the current and proposed alignment and project footprint, no right-of-way acquisition is anticipated from these parcels. Therefore, direct impacts to these properties are not expected. The planned Blue Oval City development in Haywood County is situated approximately 14 miles south of the eastern terminus of the Build Alternative. Given the substantial distance from the project corridor, it is unlikely that any temporary or permanent easements associated with the proposed SR-19 improvements would extend to or affect the Blue Oval City site.	Not Applicable
Legislation, Plans, and Policies	No Effect	The Build Alternative would be consistent with stated infrastructure and economic development goals.	Not Applicable
Farmland			
Farm Size and Agricultural Employment	No Effect	Between 1997 and 2022, the number of farms in Lauderdale County declined, while both land in farms and average farm size increased. In contrast, Haywood County saw increases in the number of farms, land in farms, and average farm size. Over the 10-year period from 2013 to 2023, agriculture has not been a major source of employment in either county, consistently ranking near the bottom of employment sectors. In 2023, Lauderdale County's agricultural employment rank dropped from 16th to 17th, while Haywood County remained at 16th. Converting portions of farmland to transportation use will reduce the total amount of available farmland. However, the small scale of the conversion is not expected to significantly impact farm size or the demand for agricultural labor. As a result, impacts to agricultural employment and farm operations under the proposed Build Alternative are anticipated to be minimal.	Proposed right-of-way and easement amounts associated with the Build Alternative may be minimized as the project moves through the project development process. Therefore, impacts to prime, unique, and/or statewide or locally important farmland due to acquisition may be reduced.
Century Farms	No Effect	There are no recognized Century Farms within the limits of the proposed Build Alternative, therefore no impacts to Century Farms are anticipated.	Not Applicable
Prime Farmland	No Effect	Conversion of prime farmland to transportation use is anticipated to be less than 6.5 acres per linear mile. While this meets the 10-acre or less threshold for the FPPA small acreage exemption, Tennessee does not have an approved statewide, local or tribal Land Evaluation and Site Assessment (LESA) system, therefore, the TDOT is currently coordinating with NCRS to complete the NRCS CPA-106 form for prime farmland. Due to the minor amounts of proposed ROW, the Build Alternative is not anticipated to receive a rating that would require further consideration or the evaluation of additional alternatives.	Proposed right-of-way and easement amounts associated with the Build Alternative may be minimized as the project moves through the project development process.

Table 10: Land Use, Farmland, and Transportation Infrastructure Impact Summary (con't)

	No-Build Alternative	Build Alternative	
Impact Category	**Effect Determination**	**Effect Determination**	**Minimization/Mitigation Measures to Address Impacts**
Transportation Infrastructure			
Road Network	No Effect	The proposed Build Alternative would widen the existing two 11-foot travel lanes to 12-foot travel lanes, mill and resurface existing 11-foot travel lanes to improve pavement conditions and would also include minor horizontal and vertical alignment changes intended to meet current highway design standards. These proposed impacts would cause temporary traffic disruptions, however, traffic control plans will be implemented to minimize these impacts. The proposed project would improve the SR-19 intersections at Forked Deer Road, a major collector, and Conner Whitefield Road and Nunn Road which are minor collectors, improving the safety at those intersections. The proposed project would also improve the SR-19 intersections at 10 local roads improving safety at those intersections. SR-19 within the proposed Build Alternative limits has also been identified as a proposed state highway bicycle route. The proposed Build Alternative would include 10-foot shoulders (8-foot paved) from east of Eastland Avenue to just west of Gill Bracken Road and from Nunn Road to east of Jim Binford Lane which would provide additional accommodations for bicyclists on SR-19.	Not Applicable
Bicycle and Pedestrian Facilities	The No-Build Alternative would be inconsistent with the State Transportation Improvement Program[86] and would not support the infrastructure goals of the legislation, plans, and policies.	The Build Alternative would include 10-foot shoulders (8-foot paved) from east of Eastland Avenue to just west of Gill Bracken Road and from Nunn Road to east of Jim Binford Lane, which would provide additional accommodations for bicyclists on SR-19.	
Public Transit	No Effect	No Effect	
Freight Rail	No Effect	No Effect	
Airports	No Effect	No Effect	
Planned Roadway Projects in the Vicinity of the Build Alternative	No Effect	No Effect	

[86] https://www.tn.gov/tdot/program-development-and-administration-home/program-development-and-administration-state-programs.html.

ATTACHMENTS

ATTACHMENT A
Land Use Data

ZONING RESOLUTION OF HAYWOOD COUNTY, TENNESSEE

Adopted: OCTOBER 1993

Updated: JULY 2024

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CHAPTER I
GENERAL PROVISIONS RELATING TO ZONING

AUTHORITY

A Resolution in pursuance of the authority granted by Section 13-7-101 through 13-7-115 of the Tennessee Code Annotated, to promote the public health, safety, convenience, order, prosperity and general welfare, to provide for the establishment of districts or zones within the Haywood County Planning Region; to regulate within such districts the size and uses of buildings, structures and land for trade, industry, residence, recreation, public activities and other purposes; and to provide methods of administration for this Resolution and to prescribe penalties for the violation thereof.

BE IT RESOLVED BY THE COUNTY COMMISSION OF HAYWOOD COUNTY, TENNESSEE, AS FOLLOWS:

1.01 Title - This Resolution shall be known and may be cited as the "Zoning Resolution of Haywood County, Tennessee", and the map herein referred to identified by the title, "Official Zoning Map, Haywood County, Tennessee" and all explanatory matters thereon are hereby adopted and made a part of this Resolution. The Official Zoning Map shall be located in the Haywood County Courthouse and shall be identified by the signature of the County Executive attested by the County Court Clerk.

The Official Zoning Map may be amended under the procedures set forth in Chapter XIX of this Resolution provided, however, that no amendment of the Official Zoning Map shall become effective until after such change and entry has been made on said map and signed by the County Executive attested by the County Court Clerk.

1.02 Purpose - The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, and the general welfare of the Haywood County Planning Region. They have been formulated in consideration of required compliance with adopted International Building Codes[i], Tennessee Public Health Sewerage Regulations, and other codes and regulations applicable to counties within the State of Tennessee. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, and other dangers; to provide environmental safety and protect natural resources; to provide adequate light and air, to prevent the overcrowding and misuse of land, to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements.

They have been prepared with reasonable consideration, among other things, to the individual character of each district and the peculiar suitability of each district for particular uses; with a view of preserving the natural environment while conserving the value of buildings; and with a view of encouraging the most appropriate use of land throughout the Haywood County Planning Region.

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CHAPTER II
DEFINITIONS

2.01 Definitions

Except as specifically defined herein all words used in this Resolution have their customary dictionary definitions where not inconsistent with the context of the resolution. The term "shall" is mandatory. Words used in the present shall include the future; the singular number shall include the plural and the plural the singular number; the word "building" shall include the word "structure". In case of conflict between building code or dictionary definitions with the definitions contained in this Resolution, the definition herein shall prevail.

The categories established herein to define the permitted uses are derived from the Standard Land Use Coding Manual and adapted to the particular needs of Haywood County.

Accessory Solar Collection System: – An accessory use, consisting of a panel(s), or other solar energy device(s), that collects, inverts, stores, and distributes solar energy for the purpose of electricity generation that solely serves the principal use of the property.

Adult Oriented Businesses: A commercial enterprise that exploits sex in one form or another comprising a large variety of sexually oriented businesses including movie theaters, bookstores, video rental outlets, escort agencies, massage parlors and topless/bottomless bars. Adult oriented business also refers to the materials or services that these businesses market including movies, videos, photographs, books, magazines, sexual devices, as well as nude or semi-nude dancing and massages. The following are further definitions of specific adult oriented businesses and related terms:

A. Adult Entertainment Establishments:
   1. Adult Arcade - means an establishment where, for any form of consideration, one or more motion picture projectors, slide projectors or similar machines, for viewing by five or fewer persons each are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

   2. Adult Bookstore - means an establishment which has as any of its stock-in-trade and offers for sale for any form of consideration any one or more of the following:
      a. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slide or other visual presentations which are characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas; or,

      b. Instruments, devices, or paraphernalia that are designed for use in connection with "specified sexual activities".

   3. Adult Cabaret - means a nightclub, bar, restaurant, or similar establishment which regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities," or films, motion pictures, video cassettes, slides, or other photographic reproductions which are

characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

4. Adult Motel - means a motel or similar establishment offering public accommodations for any form of consideration which provides patrons which closed circuit television transmission, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas", or,
   a. offers a sleeping room for rent more than two times in a period of ten hours; or,
   b. allows a tenant or occupant of a sleeping room to sub rent the room for a period of time that is less than 10 hours; or,
   c. offers or allows a rate which is less than half the normal daily rate.
5. Adult Motion Picture Theater - means an establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas" This definition shall not include "R-rated" films so defined by the Motion Picture Association.
6. Adult Telecommunications Business A commercial establishment where, by means of telephone, any communication characterized by the description of "specified anatomical areas" or "specified sexual activities" is made for commercial purposes to any person, regardless of whether the maker of such communication placed the call.
7. Adult Theater - means a theater, concert hall, auditorium, or similar establishment that, for any form of consideration, regularly features live performances that are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."
8. Escort A person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.
9. Escort Agency A person or business association, who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.
10. Massage parlor - means an establishment where, for any form of consideration, massage, alcohol rub fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state, This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

11. Nude Model Studio - Any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. The terms of this resolution shall not apply if a person appearing in a state of nudity does so in a modeling class operated:
    a. by a proprietary school, licensed by the State of Tennessee; a college, junior college, or university supported entirely or partly by taxation;
    b. by a private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.
12. Sexual encounter establishment - means an establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with "specified sexual activities" or the exposure of "specified anatomical areas." This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in sexual therapy.

B. Specified Anatomical Areas - means any of the following:
    1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the aureole. This definition shall not include nursing mothers.
    2. Human male genitals in a discernibly turgid state even if completely and opaquely covered.

C. Specified Sexual Activities - means any of the following:
    1. Human genitals in a state of sexual stimulation or arousal;
    2. Acts of human masturbation, sexual intercourse, or sodomy;
    3. Fondling or other erotic touching of human genitals, pubic regions, buttocks, or female breasts;
    4. Flagellation or torture in the context of a sexual relationship;
    5. Masochism, erotic or sexually oriented torture, beating or the infliction of pain;
    6. Erotic touching, fondling or other such contact with an animal by a human being;
    7. Human excretory or irrigation functions as part of or in connection with any of the activities set forth in "1" through "6" above.

Agriculture: - Land devoted to the production of crops and/or livestock for sale (see Code 81 of the Standard Land Use Coding Manual).

Alley: - Any public or private way set aside for public travel, twenty (20) feet or less in width.

Animal Unit: (AU) mature dairy cow (71 animals equals 100 AUs), swine over 55 lbs. (250 equals 100 AUs), swine under 55 lbs. (2000 animals equals 100 AUs), sheep (1000

animals equals 100 AUs), turkey (10000 animals equals 100 AUs), chicken (10000 animals equals 100 AUs).

Antenna Array: - Poles, rods, panels, reflecting dishes or similar devices used for the transmission or reception of radio frequency signals.

Amusement: - An establishment which provides arcade type entertainment including such items as pinball machines, video games and pool tables; miniature golf; or other amusements. (See Code 73 in the Standard Land Use Coding Manual)

Automobile Salvage Yard: - See salvage yard.

Automobile Storage Yard: - Any land use for the parking and/or storage of one or more abandoned or impounded operable vehicles for which compensation is received.

Buffer Strip: - A strip of land, established to protect one type of land use from another with which it is incompatible, which is landscaped and kept in perpetual open space uses.

Building: - Any structure constructed or used for residence, business, industry, or other public or private purposes; or accessory thereto, and including tents, lunch wagons, dining cars, and similar structures whether stationary or movable.

Building, Accessory: - A subordinate building, the use of which is incidental to that of a principle building on the same lot.

Building, Height of: - The vertical distance as measured from the finished grade at the front line of the building to the highest point of the structure.

Building Line - Front, Side, Rear: - Lines that define the required area for the front, side, and rear yards, as set forth in this Resolution. This line is usually fixed parallel to the lot line and is equivalent to the required yard.

Building, Principal: - A building in which is conducted the primary use of the lot on which it is situated. In R, R-MH or FAR district any dwelling shall be deemed to be the principle building on the lot on which the same is situated.

Building, Coverage: - The portion of the lot area, expressed as a percent that is covered by the maximum horizontal cross section of a building or buildings. Structures that are below the finished lot grade shall not be included in building coverage. Building coverage shall not include any required yard space.

Business Service: - Establishment which provide aid or merchandise to retail trade establishments including advertising firms; consumer and mercantile credit reporting and collection firms; duplicating, mailing and stenographic services; dwelling and building cleaning services; photo finishing; and trading stamp service (see Code 63 in the Standard Land Use Coding Manual).

Camper – Any individual who occupies a campsite or otherwise assumes charge or placed in charge of, a campsite.

Campground – A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.

Campsite – Any plot of ground within a campground intended for exclusive occupancy by a camping unit or units under the control of the camper.

Camping Unit – Any tent, trailer, cabin, lean-to, recreation vehicle, or similar structure, established or maintained and operated in a campground as temporary living quarters for recreation, education, or vacation purposes.

Clinic: - Any establishment housing facilities for medical or dental diagnosis and treatment exclusive of major surgical procedures for patients who are not kept overnight on the premises (see codes 6511, 6512 and 6517 in the Standard Land Use Coding Manual).

Common Open Space – Usable space (as specified in these regulations) to the mutual benefit of the subject development and the public.[ii]

Communication: - Radio, telegraph, and television broadcast receiving and relay facilities (See Code 47 in the Standard Land Use Coding Manual).

Conservation Planned Development is a land development approach that prioritizes the protection of natural resources, open space, and agricultural lands. It is a hybrid model of land development that combines new construction and land protection that generates revenue while accomplishing conservation goals.[iii]

Condominium-Residential: - A multi-family or townhouse development where the individual units are owned separately with common ownership of the land surrounding the development.

County Environmentalist: - Environmentalist for Haywood County.

Cultural Activity: - Any institution concerned with the appreciation of nature and the humanities such as but not limited to museums, art galleries, historic sites, and aquariums (see Code 71 in the Standard Land Use Coding Manual).

Day Camp – means an organized camp program that campers attend for an established period of time, returning to their homes at night, and which provides creative, recreational, and educational opportunities in the out-of-doors.

Density: - Maximum number of units per acre allowed by this Zoning Resolution.

District: - Any section or sections of Haywood County for which the regulations governing the use of land and use, density, bulk, height, and coverage of buildings and other structures are uniform.

Driveway: - A paved or gravel way, on private property, providing access from a public way, street or alley to the main buildings, carport, garage, parking space or other portion of the premises.

Dwelling: - A building or portion thereof which is designed for or used for human residential habitation. For the purpose of this Resolution, the term "dwelling" shall not include boarding or rooming houses, motels, hotels, or other structures designed for transient residence.

Dwelling, Manufactured Residential: - A structure, transportable in one or more sections, which may be built on a permanent chassis and designed to be used as a single family dwelling with a permanent foundation when connected to the required utilities, and

includes the plumbing, heating, air conditioning and electrical systems contained therein. For the purpose of these regulations the term "manufactured home" does not include "mobile home" as herein defined and as further defined in Tennessee Code Annotated Section 13-24-201.

Dwelling, Mobile Home: - A factory built, residential structure constructed as a single, self-contained unit and mounted on a single chassis or undercarriage which includes axles, wheels, and a tongue or hitch. A mobile home is designed for transportation after fabrication on streets and highways on its own wheels or on a flat bed or other trailer for delivery to a mobile home dealer, or arriving at the site ready for occupancy, except for minor and incidental unpacking assembly operations, location on jacks or permanent foundations, and connections to utilities. The character of a mobile home as a nonpermanent dwelling shall not be changed by removal of the wheels and/or carriage or placement on a permanent foundation.

Dwelling, Multiple-Family: - A building or portion thereof, designed to be occupied by three (3) or more families living independently of each other. (Also see condominiums, residential and dwelling, Townhouse).

Dwelling, Single-Family - Detached: - A building designed for or occupied exclusively by one (1) family which has no connection by a common wall to another building or structure similarly designed. This term shall not include mobile homes, but shall include dwelling, manufactured residential.

Dwelling, Two-Family: - A building designed to be occupied by two (2) families, living independently of each other, and having one wall common to both dwelling units.

Dwelling, Townhouse: - An attached residential dwelling unit for occupancy by one (1) family constructed in a row with each unit occupying at least (2) stories. Each dwelling unit is separated from the adjoining unit in each story by an adjoining fire resistant wall which has no openings in it and extends from the lowest floor through the roof with each dwelling unit having independent access to the exterior in the ground floor, (also see condominium, residential).

Dwelling Unit: - One or more rooms designed as a unit for occupancy by one (1) family for cooking, living, and sleeping purposes, which is part of a two-family, or multi-family structure.

Education Services: - Established schools including primary, secondary, universities, colleges, junior colleges, and various private facilities such as correspondence schools and art, dance, and music schools (see Code 68 in the Standard Land Use Coding Manual).

Elderly Assisted Care: - A building, establishment, complex or distinct part thereof providing elderly care and housing, containing single rooms or other dwelling units which may consist of no more than bedroom and bathroom facilities, provided that 24-hour medical care and medical staffing and other services are required or provided, regardless of the ambulatory status of the residents; and, provided further that one or more regular meals is required by state law, and/or as a condition of residency. For the purpose of this ordinance, these type facilities shall include short-term care facilities; nursing, convalescent and rest homes, and rehabilitation centers.

Elderly Congregate Living: - A building, establishment, complex or distinct part thereof providing elderly congregate group housing, containing individual dwelling units which may consist one or more bedrooms, dining area, bathing and cooking facilities, or a combination thereof, provided that 24-hour medical care and medical staffing is not required, and provided that limited medical care, meals and other services may be offered as a matter of convenience and not necessity.

Essential Services: - The erection, construction, alteration, or maintenance by public utilities or county departments, or commissions, of underground or overhead gas, electrical, steam, or water transmission or distribution system, collection, communications supply or disposal systems, including poles, wire, mains, drains, sewers, pipes, conduits, cables, traffic signals, in connection therewith, but not including buildings or substations reasonably necessary for the furnishing of adequate services by such public utilities or county departments or commissions, or for the public health or safety or general welfare.

Exterior Yard: - A yard adjacent to the side or exterior boundaries of a mobile home park or a multi-family development that is clear of any structures.

Factory Built Housing: - A factory built structure designed for long term residential use. For the purposes of these regulations, factory built housing consists of three (3) types: modular homes, mobile homes, and manufactured homes.

Family: - One or more persons occupying a separate independent nonprofit housekeeping unit.

Feedlot: – A lot or building or combination of lots or buildings intended for the confined feeding, breeding, raising, or holding of 100 AUs and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. Pastures and Fish Farms will not be regulated.

Finance, Insurance and Real Estate Services: - Those establishments that provide banking or bank related functions and insurance and real estate brokers (See Code 61 in the Standard Land Use Coding Manual).

Garage, Private: - A building or portion thereof for the storage of motor vehicles owned or used by the residents.

Governmental Agency: - An agency of the Federal, State, or the Local Government or any combination thereof.

Governmental Services: - Fire, police, judicial and other services provided by the government (See Code 67 of the Standard Land Use Coding Manual).

Grade: - The ground elevation used for the purpose of regulating the height of a building. The ground elevation used for this purpose shall be the average of the finished ground elevations at the front line of the building.

Gross Floor Area: - The total floor area within the walls of a structure.

Habitable Space: - Areas within the building designed and/or used as living quarters for human beings.

Height of Building: - The vertical distance from the finished grade at the building line to the highest point of the building.

Home Occupation, Incidental: - A venture for profit which is incidentally conducted in a dwelling unit as an accessory to the residential use provided that: the venture is conducted in the principal building; all persons engaged in the venture are residents of the dwelling unit; no more than fifteen (15) percent of the total ground floor area is used for the venture and no evidence of the venture is visible from any public way. The incidental home occupations shall include but not be limited to arts and crafts; dressmaking and sewing; individual instruction of music or art; individual tutoring; professional services where clients are served one at a time and distributor type sales of merchandise such as Amway or Avon in which clients generally do not come to the residence.

Home Occupation, Non-incidental: A venture for profit which is conducted in a structure accessory to a primary residential use (structure) provided that: all persons engaged in the venture shall be residents of the residential structure, the total floor area of the accessory structure shall not exceed the specified percentage of the ground floor area of the residential structure, and no evidence of the venture is visible from any public way. Non incidental home occupations shall not include automobile sales, service, repair, or disassembly for used parts.

Institution: - A building occupied or operated by a non-profit society, corporation, individual foundation, or governmental agency for the purpose of providing charitable, social, educational, or similar services of a charitable character to the public.

Junk Yard: - See salvage yard.

Kindergartens: - See Nursery.

Loading Space: - An off-street space on the same lot with a building or group of buildings for temporary parking of a vehicle while loading and unloading merchandise or materials.

Lot: - A piece, parcel, or plot of land in one ownership, which may include one or more lots of record, occupied or to be occupied by one principle building and its accessory buildings, such a lot shall be at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other space as required. All lots shall front on and have access to a public street.

Lot Area: - The total horizontal area included within lot lines.

Lot, Corner: - A lot abutting at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred and thirty five (135) degrees.

Lot, Double Frontage: - A lot having frontage on two (2) non-intersecting streets as distinguished from a corner lot.

Lot Line: - The boundary dividing a given lot from adjacent lots or the right-of-way of a street or alley.

Lot of Record: - A parcel legally recorded in the Office of the Haywood County Register of Deeds prior to the date of the adoption of this Resolution.

Lot Width: - The width of a lot shall be determined by measurement across the rear of the required front yard, provided however, that the width between side lot lines at the points where they intersect the street shall not be less than eighty (80) percent of the required minimum lot width, except in the case of lots on the turning circle of cul-de-sac turnarounds; a minimum street abutment distance of twenty-five (25) feet shall apply to cul-de-sac turnarounds.

Medical Services: - Those establishments which provide aid or merchandise relating to or concerned with the practice of medicine; excluding sanitariums, convalescent, and rest home services. (See Code 651 in the Standard Land Use Coding Manual).

Mobile Home Park: - Any plot or ground two acres or more in size upon which three (3) or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

Modular Home: - A dwelling unit which is built or erected from one or more three dimensional, cubical, or box shaped units which are completely factory finished and require only to be connected together on a permanent foundation at the building site. Modular housing units may include single and multifamily units and are limited to only those dwelling units that can be designed and fabricated to meet local building, housing, plumbing, and electrical codes, and other pertinent regulations.

Motor Vehicle Transportation: - Transportation services including bus, taxi, and motor freight transportation. (See code 42 of the Standard Land Use Coding Manual)

Non-Conforming: - A building, use of land, or combination of the two which was lawful when established, the new establishment of which would be prohibited by current zoning regulations.

Non-Conforming Sign: - A sign which lawfully existed prior to the adoption of the Haywood County Zoning Resolution and subsequent amendments but which no longer conforms to the regulations.

Non-Precision Instrument Runway: - Means a runway equipped or to be equipped with electronic or visual air navigation aids adequate to permit the landing of aircraft under restricted visibility conditions.

NEC: - Not Else Coded.

Noxious Matter: - Material (in gaseous, liquid, solid, particulate, or any other form) which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the social, economic, or psychological well-being of individuals (also see toxic materials).

Nursery: - Refers to the various arrangements made by parents for the care outside their home of children under seventeen (17) years of age, for less than 24-hour periods as provided in Tennessee Code Annotated, Section 71-3-501 through 71-3-503 as well as all pertinent rules, regulations, and standards of the Tennessee Department of Human Services. Such a facility normally includes one of the following: Family Day Care Home; Group Day Care Home; or Day Care Center.

Organized Camp – means any area, place, parcel, or tract of land on which facilities are established or maintained to provide an outdoor group – living experience for children or

adults, or where one (1) or more permanent or semi-permanent structures are established or maintained as living or sleeping quarters for children or adults, and operated for educational, social, recreational, religious instruction or activity, physical education or health, or vacation purposes either gratuitously or for compensation; a. "Organized camp" is not intended to include a hunting, fishing or other camp privately owned and used exclusively for the personal pleasure of the owner and the owner's guests; b. "Organized camp" is not intended to include a camp site on property owned by a church and used exclusively for the personal pleasure of the members of the church and such member's guests, if:

A. No permanent or semi-permanent structures or buildings are established or maintained on the camp site as living or sleeping quarters, restrooms, or for a cafeteria or kitchen, to provide an outdoor group-living experience for children or adults;

B The camp site is used for occasional weekend or overnight camping experiences for such persons; and,

C. The campsite contains no electrical, sewage or water hookups or pads to accommodate travel trailers, truck coaches or campers, tent campers and other similar camping vehicles.

Owner/Operator – means the applicant, permittee, or other person to be in charge of an organized camp.

Overburden: - All earth and other materials that are removed to gain access to the mineral in the process of surface mining.

Planning Director – The position "Planning Director" may be either full-time or part-time or may be filled by a consultant.[iv]

Planned Development – Development under unified control designed and planned to be developed in a single operation or by a series of prescheduled development phases according to an officially approved final primary land use plan.[v]

Public Health Officer – means the director of a city, county, or district health department having jurisdiction over the community health in a specific area, or the officer's authorized representative.

Quarry: - All or any part of the process followed in the production of minerals from a natural mineral deposit by the open pit or open cut method, auger method, high wall mining method which requires a new cut or removal of overburden, or any other mining process in which the strata or overburden is removed or displaced in order to recover the mineral; or in which the surface soil is disturbed or removed for the purpose of determining the location, quality or quantity of a natural mineral deposit.

Salvage Yards, Wrecking Yards, or Junk Yards (Including Automobiles): - Any establishment or place of business maintained, used, or operated for storage, keeping, buying, or selling, of wrecked, scrapped, ruined, or dismantled objects, articles, and products. An automobile salvage operation shall be any place of business where three (3) or more unlicensed vehicles are maintained and used for the above purposes.

Sanitary Landfill or Hazardous Waste Facility - Commercial - (Disposal Treatment, Storage) - An area or site utilized by a private entity for disposal, treatment or storage of

waste or refuse in a manner which meets the regulations and requirements imposed upon the operations and maintenance of such facilities by the Tennessee State Department of Conservation and Environment.

Sanitary Landfill - Public - An area or site utilized by a public entity for disposal, treatment, or storage of waste or refuse in a manner which meets the regulations and requirements imposed upon the operations and maintenance of such facilities by the Tennessee State Department of Conservation and Environment.

Signs: - Any structure or part thereof attached thereto or painted or represented thereon which shall display or include any letter, words, model, banner, flag, pennant, insignia, or representation used as, or which is in the nature of an announcement, direction, or advertisement. The word "sign" includes the word "billboard" or any other type of advertising device, but does not include the flag, pennant, or insignia of any nation, state, city, or other political unit.

A. Sign-Abandoned: - A sign which directs attention to a business or product which is no longer in existence or available at the site to which the sign directs attention or which advertises a product no longer available.

B. Sign, Bulletin Board: A ground sign with changeable text normally allowed for churches and schools.

C. Sign, Ground: - A sign mounted at ground level.

D. Sign, Illegal: - A sign that did not conform to the provisions of the Haywood County Code and Zoning Resolution at the time of its installation.

E. Sign, Pole: - A freestanding sign supported from the ground by a pole or similar support structure of narrow width that because of height does not qualify as a ground sign.

F. Sign, Portable: - A sign that is not attached by way of a rigid, non-flexible connection to a building or the ground.

G. Sign, Real Estate: - A sign indicating that a parcel is for sale or rent. This shall include sold signs and signs that indicate that a parcel or structure has been sold through words such as "future home of company b".

H. Sign, Off-Premise, Off Site: - Signs advertising products or services for sale on a site other than the site where the sign is located.

I. Sign, On-Premise, On Site: - Signs advertising products or services for sale on the same site as the sign is located.

J. Sign, Temporary: - Any sign which is due to construction or purpose to be allowed for a short period, with the exception of real estate signs. Temporary signs shall include any sign, banner, pennant, valence, or advertising display constructed of wood, metal, cloth, canvas, light fabric, cardboard, wallboard, or other light material, with or without frames, where either by reason of construction or purpose the sign is intended to be displayed for a short period of time only (31 days or less). Temporary signs shall include but not be limited to street banners, posters, construction signs, real estate signs, model signs, special event signs and the permanent attachment of portable signs to a site shall not change the signs to a permanent sign.

Site Plan, Sketch Plan, and General Plan: - A plan delineating the overall scheme of the development of a tract including all items as specified in this Resolution.

Slope: - Means an incline from the horizontal expressed in arithmetic ratio of horizontal magnitude to vertical magnitude.

Solar Farm: - A utility-scale energy generation facility, principally used to convert solar energy to electricity, for the primary purpose of wholesale or retail sales of said electricity.

Story: - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above or any portion of a building used for human occupancy, between the topmost floor and the roof. A basement not used for human occupancy shall not be counted as a story.

Half Story: - A story under a sloping roof, the finished floor area which does not exceed one half the floor area of the floor immediately below it, or a basement used for human occupancy, the floor area of the part of the basement thus used not to exceed fifty (50) percent of the floor area of the floor immediately above.

Street or Road: - A way for vehicular traffic, whether the road is designated as an avenue, arterial, collector, boulevard, road, highway, street, expressway, lane, alley, or other way, and for the purpose of these regulations' "roads" are divided into the following categories.

A. Arterial Street: A major street used primarily for heavy through traffic that will be so designated on the Haywood County Major Road Plan.

B. Collector Street: A street designed to carry traffic from minor streets to the major road system including the principal entrance streets to a residential development and the streets for major circulation within such a development. Collector streets are usually designated as such on the Haywood County Major Road Plan.

C. Cul-de-sac or Dead-end Street: A local street with only one outlet for which there are no plans for extension and no need for extension.

D. Marginal Access Street: A minor street that is constructed parallel and adjacent to an arterial street for providing access to abutting properties and protection from through traffic.

E. Minor Residential or Local Streets: A neighborhood or commercial area street used primarily for access to the abutting properties.

Street Line: - The property line that bounds the rights-of-way set aside for use as a street. Where sidewalks exist and the location of the property line is questioned, the side of the sidewalk farthest from the traveled street shall be considered as the street line.

Street Center Lines: - The center of the surface roadway or the surveyed center line of the street.

Telecommunications Structure: - A building, tower, or other structure and equipment used for the transmission, re-transmission, broadcast, or promulgation of telephone, telegraph, radio, television, or other communications signals (See Code 47 in the Standard Land Use Coding).

Temporary Structure: - A movable structure (anything constructed or erected) which either is not permanently attached to a permanent foundation, concrete slab, or footing, or which is equipped with a permanent steel chassis.

Tent Camper – means a towed vehicle constructed so that the sides or top may be extended when parked and retracted while towed and designed as a temporary dwelling for travel, recreational, or vacation use.

Total Floor Area: - The area of all floors of a building including finished attics, finished basements, covered porches, and carports.

Tower Structure: - A wireless transmission facility constructed as a lattice tower with or without guy wires. Said tower may be an alternative tower structure or a monopole tower, primarily for the purpose of supporting an antenna array; and support buildings and equipment; excluding equipment under thirty (30) feet in height used for amateur radio communications.

Transient Lodging: - Temporary lodging as set forth in Code 15 of the Standard Land Use Coding Manual.

Travel Camp – means any organized camp in which provisions are made for the accommodation of travel trailers, truck coaches or campers, tent campers, tents, and other camping vehicles.

Travel Campsites – means designated camping spaces that are equipped with utility hookups.

Truck Camper – means a portable structure without a chassis or wheels, built for transport by truck, and designated as a temporary dwelling for travel, recreational, or vacation use.

Travel Trailer: - A travel trailer, pickup, recreational vehicles, converted bus, tent-trailer, tent, or similar device used for temporary portable housing or a unit which can operate independently of connections to external sewer, water, and electrical systems; contains water storage facilities and may contain a lavatory kitchen sink and/or bath facilities; and/or is identified by the manufacturer as a travel trailer.

Travel Trailer Park: - Any plot of ground three (3) acres or more in size upon which two (2) or more travel trailers, occupied for temporary living purposes, are located, regardless of whether or not a charge is made for such accommodations.

Usable Floor Area: - Measurement of usable floor area shall be the sum of gross horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls. Floor area that is used or intended to be used principally for the storage or processing of merchandise or for utilities shall be excluded from this computation.

A. For the purposes of computing parking, usable floor area shall be that area used or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers.

B. Where detailed floor plans are not available, the following shall apply:

    1. Commercial Building - usable floor area shall equal 75% of the gross floor area.

2. Office buildings other than medical office - usable floor area shall equal 80% of the gross floor area.
3. Medical Office Buildings - usable floor area shall equal 85% of the gross floor area.

Use: - The special purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any non-conforming use.

Utilities: - Gas, water, electricity, sewer, and telephone services provided by government agencies or private companies (see code 48 in the Standard Land Use Coding Manual).

Utility Runway: - Means a runway that is construed for and intended to be used by propeller-driven aircraft of 12,500 pounds maximum gross weight and less.

Visual Runway: - Means a runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument designation indicated on an approved planning document.

Variance: - A modification of the strict application of the area (lot, yard, and open space) regulations and development standards of this Resolution due to exceptionally irregular, narrow, shallow, or steep lots, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of reasonable use of the property. The salient points of a variance are (1) undue hardship caused by exceptional physical irregularities of the property; and (2) unique circumstances due to the exceptional physical irregularities; and (3) strict application of the area regulations and development standards which would deprive an owner of reasonable use of the property. A variance is not justified unless all three elements are present.

Veterinary Hospital or Clinic: - Any establishment maintained and operated by a licensed veterinarian for the surgery, diagnosis and treatment of diseases or injuries of animals. Such an establishment may include accessory boarding facilities provided they are located within the building (see Code 8221 and 8222 Standard Land Use Coding Manual).

Warehouse: - A structure used exclusively for the storage of merchandise or commodities.

Wholesale Trade: - Establishments or places of business primarily engaged in selling merchandise to retailers, to industrial, commercial, farm, or professional business users, or to other wholesalers, or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. (See Code 51 in the Standard Land Use Coding Manual).

Yard: - A required open space other than a court occupied and unobstructed by any structure or part of a structure from thirty (30) inches above the general ground level of the graded lot upward, provided, however, that fences, walls poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility. Swimming pools shall be allowed in yards provided that such pools are not closer than ten (10) feet to a principle building or any lot line.

Yard, Front: - A yard extending between side lot lines across the front of a lot adjoining a street. The depth of required front yards shall be measured at right angles to a straight line joining the foremost point of the side lot, in the case of rounded property corners at street

intersections, shall be assumed to be the point at which the front and side lot lines would have met without such rounding. Front and rear yard lines shall be parallel.

A. Double Frontage Lots: Front yards shall be provided on all frontages in accordance with the general regulations of the district concerning minimum depth of front yards.

B. Corner Lots Abutting Two Streets: Front yards shall be provided on both streets in accordance with the general regulations of the district concerning minimum depth of front yards.

C. Corner Lots Abutting Three Streets: Front yards shall be provided on all streets in accordance with the general regulations of the district concerning minimum depth of front yards.

Yard, Rear: - A yard extending across the rear of the lot between inner side yards. In the case of double frontage lots and corner lots, there will be no rear yards. The depth of a required rear yard shall be measured in such a width required by district regulations with its inner edge parallel with the rear lot line.

Yard, Side: - A yard extending from the rear line of the required front yard to the rear lot line, or in absence of any clearly defined rear lot line to the point on the lot furthest from the intersection of the lot line involved with the street. In the case of corner lots, those yards that are not front yards shall be side yards. The width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Yard, Special: - A yard behind any required yard adjacent to a street, required to perform the same function as a side or rear yard, but adjacent to the lot line so placed or oriented that neither the term "side yard" nor the term "rear yard" clearly applied. In such cases, the Zoning Compliance Officer shall require a yard with minimum dimensions as generally required for a side yard or a rear yard of the district, determining which shall apply by the relation of the portion of the lot on which the yard is to be located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

Yurt – means a circular domed tent stretched over a collapsible lattice framework.

Zoning Districts: - Any section of the county for which the zoning regulations governing the use of buildings and premises, the height of buildings, the size of the yards and the intensity of use are uniform.

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CHAPTER III
GENERAL PROVISIONS RELATING TO ALL DISTRICTS

For the purpose of this Resolution, there shall be certain general provisions, which shall apply to all of the Haywood County Planning Region.

3.01 Zoning Affects Every Building and Land Use - No building or land shall hereafter be used and no building or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the regulations specified herein for the district in which such land or building is located, whether operated for or without compensation.

However, this shall not be construed as authorizing the requirement of building permits or any regulation of agricultural buildings, other than maximum allowed height requirements and setback requirement from the right-of-way of a street or alley on lands devoted to agricultural uses, except as set forth in Section 11.15 of this Resolution. Nor shall these provisions be construed as limiting or controlling or affecting in any way the agricultural uses of land.

3.02 Non-Conforming Uses and Buildings

A. Any non-conforming structure may not be:

1. Extended except in conformity with the provisions of this Resolution.
2. Rebuilt or repaired after damage exceeding seventy-five (75%) percent of replacement cost, except in conformity with the provisions of this Resolution.

B. Any non-conforming use of land may not be:

1. Changed to another non-conforming use.
2. Re-established after discontinuance of one (1) year.
3. Rebuilt or repaired after damage exceeding seventy-five (75%) percent of replacement cost, except in conformity with the provisions of this Resolution.

C. Special Exception for Non-Conforming Commercial and Industrial Uses
For any non-conformities created after the passage of Chapter 279 of the Public Act of 1973 of the State of Tennessee the following shall apply:

1. Any industrial or commercial nonconforming use created after the passage of Chapter 279 of the Public Act of 1973 shall be permitted to continue in operation provided that no change in the use of the land is undertaken by such industry or business.
2. Such nonconforming commercial and industrial uses shall be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to the zoning change which created the nonconforming use, provided that there is a reasonable amount of space for such expansion on the property owned by such business or industry situated in the area which is affected by the zoning change so as to avoid nuisances to adjoining landowners.

3. Such nonconforming commercial and industrial uses shall be allowed to destroy present facilities and reconstruct new facilities necessary to the conduct of such industry or business, provided that non destruction and rebuilding shall occur which changes the use classification of the nonconforming use. A building permit shall not be denied to such a nonconforming commercial or industrial use provided there is a reasonable amount of space for such expansion on the property owned by such industry or business situated within the area, which is affected by the change in zoning, so as to avoid nuisances to adjoining landowners.
4. The provisions of this section apply only to land owned and in use by such affected business or industry and shall not operate to permit expansion of an existing industry or business through the acquisition of additional land.
   (a) In order to comply with requirements of law regarding fire protection, safety of the structure, etc.
   (b) In order to conform to the applicable district regulations.

3.03 Number of Buildings on Each Lot - In any district, more than one building housing a permitted or permissible use may be erected on a single lot in accordance with the provisions of this Zoning Resolution.

3.04 Accessory Buildings - No separate accessory buildings shall be erected within five (5) feet of any principal building, with the exception of locations in a FAR District, be located nearer to the front lot line than the principal building. In an FAR District no structure may violate any yard setback.[vi]

3.05 Temporary Building Permitted - A temporary building for construction materials and/or equipment, and a temporary office for the sale or rental of real property, if in connection with the incidental use and not necessary to a real estate development, shall be permitted in any district providing that any building permit issued for such a building shall be valid for not more than six (6) months and may not be extended more than three (3) consecutive times.

3.06 Required Yard Cannot be Used by Another Building - No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Resolution shall be included as a part of a yard or other open space required in this Resolution for another building.

3.07 Vision Obstruction at Street Intersections Prohibited - On a corner lot within the area formed by the center line of the intersecting or intercepting streets and a line joining points on such center lines at a distance of one hundred (100) feet from their intersection, there shall be no obstruction to vision from two and one-half (2 1/2) feet and a height of ten (10) feet above the average grade of each street at the center line thereof. These requirements shall not be construed to prohibit any necessary retaining wall.

3.08 Submission Provisions[vii] - The provisions of this Chapter shall apply to all application requests under this Resolution, unless otherwise stated in this Resolution. In brief, the process involves complete applications being submitted, accepted, reviewed,

and approved by staff and the Planning Commission. The Planning Commission's approval may or may not be the final approval needed for your project.

Section 3.08.1: Authority to File Applications

(A) Applications for development approvals for a specific parcel of land shall be submitted by:

(1) The owner(s) of the land on which the development is proposed; or,

(2) The contract purchaser(s) of the land; or,

(3) Any other person(s) having a recognized property interest in the land (e.g., lessee); or,

(4) A person authorized to submit the application on behalf of the owner(s), contract purchaser(s),or other person(s) having a recognized property interest in the land, as evidenced by a letter ordocument signed by such owner(s), contract purchaser(s), or other person(s) with legal authority (e.g., Power of Attorney).

(B) The applicant shall attest to the truth and correctness of all facts and information presented with the application.

Section 3.08.2: Fees

(A) The County Commission shall determine the fees to accompany applications submitted under thisResolution. The County Commission may adjust the fees from time-to-time.

(B) No application shall be processed until the established fee is paid.

(C) Application fees are not refundable except where the Planning Director (or designee) determines that an application was accepted in error, or the fee paid exceeds the amount due, in which case the amount of the overpayment will be refunded to the applicant.

(D) Under no condition shall the fee, or any part thereof, be refunded following the acceptance of a completed application for failure of the application to be approved, or if the application is withdrawn.

Section 3.08.3: Submission Schedule - All applications must be complete (see Section 3.08.7) and must be submitted a minimum of 30 days prior to the next regularly scheduled meeting for review consideration.

Section 3.08.4: Pre-Application Conference

(A) PURPOSE - The purpose of a pre-application conference is to familiarize the applicant and the County staff with the applicable provisions of this Resolution, inform the applicant about the preparation of the application, and discuss the application and review process.

(B) PRE-APPLICATION CONFERENCE MANDATORY

(1) Except for applications initiated by the County Commission, Planning Commission, or County Staff, pre-application conferences between the

applicant and the Planning Director and/or any other appropriate County staff shall be mandatory before submission of the following types of applications:

a) Official Zoning Map Amendments (Rezoning),

b) Zoning Resolution Text Amendments,

c) Site Plans, and,

d) Uses Permitted on Appeal (Special Exceptions)

(2) Mandatory pre-application conferences shall be held a minimum of ten business days before the applicable agenda submittal deadline.

(C) [RESERVED]

(D) PRE-APPLICATION WINDOW

(1) In the event that an application is not submitted within six months of the pre-application conference, the applicant is required to schedule a new pre-application conference in order to proceed with the approval process.

(E) EFFECT

(1) The pre-application conference is intended as a means of facilitating the application process.Discussions held in accordance with this Section are not binding on the County.

(2) Processing times for review of applications do not begin until a formal, complete application is submitted and determined to be complete after the pre-application conference, where required.

Section 3.08.5: Water and Sewer Availability - All applications for development shall include proof of the availability of potable water and proper treatment and disposal of wastewater in accordance with applicable County and State regulations, including but not limited to, the Haywood County Subdivision Regulations and regulations governing on-site sewage disposal systems.

Section 3.08.6: Application Submission

(A) Applications shall be submitted to the Planning Director (or designee) in the form established by the Planning Commission along with the necessary fee established by Haywood County.

(B) Applications shall be on such forms, in such numbers, and shall be accompanied by such data and information as may be prescribed for that purpose by the Planning Commission so as to assure the fullest practicable presentation of facts for the permanent record.

(C) Applications not meeting the requirements of Section 3.08.7 shall be considered incomplete.

Section 3.08.7: Determination of Application Completeness

(A) COMPLETENESS REVIEW

Upon receipt of an application, the Planning Director (or designee) shall determine if the application is complete. Acomplete application is one that:

(1) Contains all information and materials established by this Resolution and the Planning Commission as required for submittal of the particular type of application.

(2) Is in the form established by the Planning Commission as required for submittal of the particular type of application.

(3) Includes specific information required for that particular application that is necessary to evaluate the application and to determine whether it complies with the appropriate substantive standards of this Resolution.

(4) Is accompanied by the fee established for the particular type of application.

(B) APPLICATION INCOMPLETE

(1) If the application is determined to be incomplete, the Planning Director (or designee) shall notify the applicant of the deficiencies within ten business days of submittal, and the application shall not be processed. The applicant may correct the deficiencies and resubmit the application for completeness determination for a subsequent meeting.

(2) Notwithstanding the other provisions of this Subsection, after an application is determined to be incomplete three times, the applicant may request, and the Planning Director (or designee) shall undertake, processing and review of the application even though it is not considered a complete application.

(C) APPLICATION COMPLETE

If the application is determined to be complete, or the applicant has requested that the application be processed in accordance with Section 3.087: (B) (2) above, the Planning Director (or designee) shall refer the applicationto the appropriate staff, review agencies, and review bodies for review in accordance with the proceduresand standards of this Resolution.

Section 3.08.9: Scheduling Public Meeting / Hearings

A public hearing shall be conducted by the appropriate review and/or decision-making body in accordance with all State and Local laws.

TABLE 3.08.9-1: REQUIRED PUBLIC MEETING / HEARING PM = PUBLIC MEETING PH = PUBLIC HEARING			
PROCEDURE	BOARD OF ZONING APPEALS	PLANNING COMMISSION	COUNTY COMMISSION
Official Zoning Map Amendment		PM	PH
Zoning Text Amendment		PM	PH
Subdivision Amendment		PH	
Special Use	PH		
Variance	PH		
Administrative Appeal	PH		

Section 3.08.10: Notice for Public Hearings

Applications for development approval shall comply with the Tennessee Code Annotated and the provisions of this Resolution with regard to public notification.

(A) CONTENT

Notices for public hearings, whether by publication shall, at a minimum:

(1) Identify the address or location of the property subject to the application, the name, and addressof the applicant or the applicant's agent.

(2) Indicate the date, time, and place of the public hearing.

(3) Describe the land involved by street address, tax map(s) and parcel number(s), or by legal description and the nearest cross street, and project area (size).

(4) Describe the nature, scope, and purpose of the application or proposal.

(5) Identify the location where the public may view the application and related documents.

(6) Include a statement describing where written comments will be received prior to the public hearing.

(B) NOTICE REQUIRED

Unless otherwise noted in this Resolution, Table 3.08.10-1: Notice Required, identifies when published notice is required for each public hearing type.

(C) PUBLISHED NOTICE

(1) When the provisions of this Resolution require that notice be published, Haywood County shall be responsible for preparing the content of the notice and publishing the notice in a newspaper of general circulation that has been selected by the County and consistent with this Resolution and State Law.

(2) The content and form of the published notice shall be consistent with the requirements of Section 3.08.10.

TABLE 3.08.10-1: NOTICE REQUIRED			
PROCEDURE	PUBLISHED NOTICE	MAILED NOTICE	SIGN NOTICE
Zoning Text Amendment Planning Commission's Meeting	Posted on website 7 days prior to meeting	No letters required.	No sign required
Zoning Text Amendment County Commission's Hearing	A minimum of 15 days prior to the County's hearing		
Official Zoning Map Amendment Planning Commission's Meeting	Posted on website 7 days prior to meeting	Mailed written notice to all adjacent property owners a minimum of 10 days prior to the hearing.	A minimum of 10 days prior to the hearing.
Official Zoning Map Amendment County Commission's Hearing	A minimum of 15 days prior to the County's hearing		
Special Use – BZA	A minimum of 15 days prior to the County's hearing		
Variance – BZA			
Appeal – BZA		No letters required.	No sign required
Subdivision Plat (more than 5 lots)	Posted on website 7 days prior to meeting	Mailed written notice to all adjacent property owners a minimum of 10 days prior to the meeting.	A minimum of 10 days prior to the meeting.
Plan Adoption – Planning Commission	30 days	No letters required.	No sign required
Plan Adoption – County Commission	30 days	No letters required.	No sign required

(D) MAILED NOTICE

(1) The Applicant shall notify all property owners subject to the request and all property owners within 500 feet of the subject boundary by regular **USPS Certified Mail**, consistent with this Resolution and State law.

(2) The Applicant shall provide a copy of the notice and a copy of those property owners contacted to the County.

(3) The County shall hold a copy of the notice for a minimum of one year and shall make those available as part of the public record.

(E) OTHER NOTICES

Applicants shall be responsible for compliance with any additional notice requirements in this Resolution,other County Resolutions, or State law.

(F) SIGN NOTICE

(1) Location.

a) Signs shall be posted along the frontage of the nearest street right-of-ways with the largest traffic volumes as determined the Planning Director (or designee) within 30 feet of each major roadway entrance into the development, with a preference to the ingress side of the entrance drive or if the tract is vacant then one sign shall be posted per 600 feet of street frontage or fraction thereof. If there is no abutting public street, then signs shall be posted along the exterior boundary lines of the subject property and within a distance of 300 feet along each major private drive providing access thereto. If more than one street abuts the property, then at least one sign shall be erected per street frontage. Additional signs may be required as otherwise determined by the Planning Director (or designee).

b) Each sign shall be placed no closer than five (5) but not more than 15 feet from the right-of-way line, visible from each public street on which the subject property has frontage, provided, however, that where said property is improved by a building, which is less than 15 feet from the street property line, the sign may be placed on the front side of the building or on a front door and/or window of the building.

c) Signs shall not be placed in the clear sight triangle of a street intersection or erected in the public right-of-way.

(2) Size and type. Each sign shall be two (2) feet by three (3) feet in size made of waterproof corrugated plastic.

Illustration 3.08.10-1

(3) Sign permit fees. Signs required by these regulations are not subject to any Haywood County sign permit fees.

(4) Content of Notice. Signs shall be prepared using templates or attachable letters. Hand lettered signs are not acceptable. The required sign message shall include:

a) Haywood County logo and address.

b) The title "PUBLIC NOTICE."

c) Type of application for the subject property.

d) "Public Hearing Will Be Held"

e) [Reserved for case #]

f) For Information Call (731) 780-0432

(g) Language stating that "Defacing, tampering, or removal of the sign by anyone other than the owner or their agent is an illegal act."

h) Other information, as determined by the Planning Director (or designee).

(5) Responsibility for Installation and Removal. The applicant shall be solely responsible for the construction, installation, and removal of the sign(s) and the associated costs.

(6) Any sign erected shall be maintained in good condition throughout the posting period by the applicant up to the time of hearing. If the sign is damaged, vandalized, or removed prior to the hearing the applicant shall be responsible for the one-time replacement of the sign within 72 hours of notification.

(7) The sign(s) shall be erected at least 10 calendar day prior to any public hearing date of the Haywood County Planning Commission, the Haywood County Board of Zoning Appeals, and/or the Haywood County Commission. Applicant(s) may temporarily remove the sign(s) after each public hearing, provided they reinstall the sign(s) at least 10 days prior to the next public hearing. The sign(s) shall be removed within 10 working days following final action by the Haywood County Commission.

(G) COUNTY EXEMPTION

Zoning Map Amendments initiated by the County in order to implement an adopted plan are exempt from letter and sign notification requirements.

Section 3.08.11: Public Hearing Procedures - All public hearings for applications held in accordance with this Resolution shall comply with the following procedures.

(A) CONDUCT OF PUBLIC HEARING

(1) Rights of All Persons

Any person may appear at a public hearing and submit information or evidence, either individually or as a representative of a person or an organization. Each person who appears at a public hearing shall be identified, state his or her address, and if appearing on behalf of a person or organization,

state the name and mailing address of the person or organization being represented.

(2) Continuance of Public Hearing

a) General

i) The review body conducting the public hearing may, on its own motion or at the request of the applicant, continue the public hearing to a fixed date, time, and place.

ii) A request for deferral of consideration of an application received by Haywood County following public notification of the public hearing shall be considered as a request for a continuance of the public hearing and may only be granted by the review or decision-making body.

(B) GENERAL PROCEDURES AND FINDINGS AT PUBLIC HEARING

The review body conducting the public hearing shall act in accord with any time limits established in the Tennessee Code Annotated or by the bylaws of the governing body, whichever is greater. Action shall include a statement of recommendation or decision of approval, approval with conditions, referral to another body, denial, or any other action allowed for the specific application review.

Section 3.08.12: Deferral of Application

(A) An applicant may request that a review or decision-making body's consideration of an application at a public hearing be deferred by submitting a written request for deferral to the Planning Director (or designee) prior to the publication of notice for the public hearing. The Planning Director (or designee) may grant such requests, in which case, the application will be considered at the next regularly scheduled meeting.

(B) Written requests for deferral of an application by a review or decision-making body received after publication of notice for the public hearing has occurred shall be forwarded to the review or decision-making body and shall be treated as a request for a continuance of the public hearing.

Section 3.08.13: Withdrawal of Application

(A) METHOD

Any request for withdrawal of an application shall be either submitted in writing to the Planning Director (or designee) or made through a verbal request by the applicant prior to action by the review or decision-making body.

(B) PRIOR TO NOTICE OF PUBLIC HEARING

The Planning Director (or designee) shall approve a request for withdrawal of an application if it has been submitted prior to publication of notice for the public hearing on the application. The application fee paid shall not be refunded.

(C) SUBSEQUENT TO NOTICE OF PUBLIC HEARING

If the request for withdrawal of an application is submitted subsequent to publication of notice for the public hearing, the request for withdrawal shall be placed on the public hearing agenda and acted upon by the review or decision-making body. The application fee paid shall not be refunded.

Section 3.08.14: Conditions of Approval

Where a decision-making body may approve an application with conditions, the conditions imposed must be related in both type and amount to the impact that the proposed development would have on the public and surrounding development. Conditions imposed shall be expressly set forth in the permit or application approval.

Section 3.08,15: Notification of Decision

(A) Following a decision, the applicant shall be notified within a reasonable amount of time about the decision of the Planning Director (or designee). Notification shall be by first class mail, by facsimile, or in person.

(B) Issuance of a permit or completion of a sworn Statement of Compliance, if required, shall constitute a written notice of action.

(C) If the decision is made by County staff to deny an application, the notification of decision shall include a statement informing the applicant about the appeals procedure.

Section 3.08.16: Examination and Copying of Applications and Other Documents

Documents and/or records may be inspected and/or copied as provided for in the Tennessee Code Annotated and Haywood County Policy.

Section 3.08.17: Simultaneous Processing of Applications

(A) Whenever two or more applications are required under this Resolution, those applications may, at the option of the Planning Director (or designee), be processed simultaneously, so long as the terms of this Resolution and all applicable Local and State requirements are satisfied.

(B) Each application is subject to review and decision on its own merits, and the simultaneous processing of the applications does not constitute any representation that the individual applications will be approved or reviewed more favorably than if they had occurred separately.

Section 3.08.18: Lapse of Approval

(A) Lapse of approval shall occur as provided by this Resolution and consistent with Tennessee Law regarding vesting (TCA 13-3-413)

(B) There shall be no lapse of approval for Official Zoning Map Amendments, Zoning Text Amendments, or Variances.

(C) If no provision for lapse is given by this Resolution for a particular type of development approval or permit, and if no lapse period is imposed as part of an approval in the permit or development approval, a general lapse of approval shall occur if development is not commenced, or a subsequent permit is not obtained

within two years from date of approval.

(D) After a lapse of approval, all new development shall be subject to new application submittals and fees in accordance with this Resolution.

3.09 Signs[viii]

A. Signs Hindering Traffic Prohibited - No sign shall be erected or maintained at any location where by reason of its position, working illumination, size, shape, or color it may obstruct, impair, obscure, or interfere with the view of, or be confused with, any authorized traffic control sign, signal, or device. No sign shall contain or make use of any word, phrase, symbol, shape, form, or character in such a manner as to interfere with or confuse traffic.

B. Privately Owned Signs Prohibited in Public Right-of-Way - No sign shall be placed in any public right-of-way, except publicly owned signs.

C. Publicly Owned Signs - Publicly owned signs, such as traffic control signs and directional signs, are allowed in all districts.

D. Certain Electrical Signs - No signs having flashing, intermittent, or animated illumination shall be erected or permitted within three hundred (300) feet of property in districts permitting residential uses unless such sign is not visible from such property. No illuminated sign shall be permitted within fifty (50) feet of property in any residential districts unless the illumination of such sign is so designed that it does not shine or reflect light on such property.

E. Rotating Sign - No rotating signs whether powered by electricity or some other source of energy shall be allowed in any district where they are visible from a public street.

F. Ground Signs - No ground sign shall be located closer than ten (10) feet to a street right-of-way unless such sign is at least ten (10) feet above the ground and vision under the sign is only incidentally obstructed by supporting members.

G. Prohibited Signs

1. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television, or other communication signals;
2. Signs erected on public property or on private property without the owner's permission other than signs erected by a public authority for public purposes;
3. Signs that incorporate projected images, emit any sound intended to attract attention or involve the use of live animals;
4. Signs within ten (10) feet the public right-of-ways or two (2) hundred feet from traffic control lights that contain red or green lights that might be confused with traffic control lights;
5. Signs that are of such intensity or brilliance as to glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way.

H. Off-Premise Billboard Signs - Off –premise billboard signs are defined as signs with a face area of thirty two (32) square feet or greater. All off-premise billboard signs must be permitted through the Office of the Building Inspector. All off premise billboard signs shall be of sufficient strength to support the loads and forces it may encounter.

Drawings and specifications, sealed by a state-registered design professional, must be submitted with the permit application for off premise billboard signs with a sign surface area over one hundred and thirty (130) square feet.

Off-premise billboard signs are only allowed in Interstate Highway Zone, C, I-1, and I-2 Districts. Within these districts the following shall apply:

1 Interstate Highway Zone

This zone shall overlay the underlying zone district and shall be composed of an area running parallel to and 300 feet from the right-of-way of any federal interstate highway within the county. Within this area the following shall apply.

a) Off-premise signs shall be no greater than 300 square feet in area per side and shall have no more than two (2) sides.

b) Off-premise signs may not be stacked.

c) The maximum height of off-premise signs shall not be greater than 50 feet. The bottom of the sign must be a minimum of 10 ft. above the ground/pavement elevation.

d) Off-premise signs shall be placed a minimum of 2,500 linear feet from any other off premise sign on the same side of the highway.

e) Off-premise signs must be located a minimum of twenty (20) feet from the right-of-way of any highway, street, or road and a minimum of five (5) feet from the edge of any sidewalk. In no case should a sign be located on the public right-of-way or interfere with traffic or pedestrian vision or safety.

f) Off-premise signs may not be located closer than 1,000 feet to any residential structure or place of worship.

2 C, I-1 and I-2Districts

Off-premise signs in these zones shall only be allowed along roads designated as major arterial, minor arterial, or bypass on the adopted Major Road Plan. Within these zones the following shall apply.

a) Off-premise signs shall be no greater than 300 square feet in area per side and shall have no more than two (2) sides.

b) Off-premise signs may not be stacked.

c) The maximum height of off-premise signs shall not be greater than 35 feet. The bottom of the sign must be a minimum of 10 ft. above the ground/pavement elevation.

d) Off-premise signs shall be placed a minimum of 2,500 linear feet from any other off premise sign on the same side of the road.

e) Off-premise signs must be located a minimum of ten (10) feet from the right-of-way of any highway, street, or road and a minimum of five (5) feet from the edge of any sidewalk. In no case should a sign be located on the public right-of-way or interfere with traffic or pedestrian vision or safety.

f) Off-premise signs may not be located closer than 1,000 feet to any residential structure or place of worship.

3 Non-Conforming Off-Premise Signs

Any lawfully erected sign may continue to be maintained exactly as it existed prior to the enactment of these provisions.

All non-conforming off-premise signs shall be torn down, altered, or otherwise made to conform within the time period allowed by state law from the date of the adoption of this resolution.

4 Abandoned Off-Premise Signs

All off-premise signs void of content display for shall for twelve (12) months, shall be torn down within ninety (90) days or within a time period allowed by current state law, from the date of its final lease date.

5 Illegal Off-Premise Signs

All illegal off-premise signs shall be torn down within ninety (90) days from the date of adoption of this resolution.

I. Permits[ix]

All signs must be permitted through the Office of the Building Inspector and shall abide by the following rules:

All free standing on premise signs shall be of sufficient strength to support the loads and forces it may encounter.

All signs must conform to the following construction, lighting, and maintenance Standards:

J. Construction Standards

All signs shall be constructed in accordance with the provisions of the National Electrical Code, current edition, and additional standards hereinafter set forth.

Signs shall not be erected, constructed, or maintained so as to obstruct any fire escape, required exit way, window or door opening used as a means of egress, to prevent free passage from one part of a room to another part thereof or access thereto.

Signs shall not be attached in any form, shape or manner which will interfere with any opening required for ventilation, except that such a sign may be erected in front of and may cover transom windows when not in violation of the provisions of the Building or Fire Prevention Codes.

The height of the signs shall in no case exceed the height restrictions for buildings in that zoning district.

In no case shall existing supports, such as utility poles or traffic control sign supports, be utilized for any sign.

Signs shall not be suspended by chains or other devices that will allow the sign to swing, due to wind action. Signs shall be anchored to prevent any lateral movement that could cause wear on supporting members or conditions.

Supports and braces shall be an integral part of the sign design. Angle irons, channels, or wires used for supports or braces shall be hidden from public view to the extent technically feasible.

Freestanding signs shall be self-supporting structures and be permanently attached to sufficient foundations.

Attached business signs must derive their principle and total support from the building to which they are attached.

All signs shall be constructed to withstand wind loads of 30 pounds per square foot on the largest face of the sign and structure.

In no case should the existing ground elevation be built up in order to have a taller sign.

K. Electrical Standards

Electrical service to on premise, freestanding signs shall be concealed whenever possible.

Electrical signs shall be marked with input amperes at full load.

Each illuminated and/or electrical sign shall bear thereon a label or certification visible from the ground, from the Underwriter's Laboratories, Inc., or any other approved independent electrical inspection agency qualified to make such certification or have written approval from the local Electrical Inspector.

No artificial light, of whatever type or nature used in conjunction with or the lighting of any sign, shall be constructed as to direct or reflect any artificial light onto any structure or to constitute a hazard to the safe and efficient operation of vehicles upon a street or highway.

Flashing or rotating lights, flashing signs, flashing, or moving lights on signs, and reflective pennants are prohibited, except that signs that exhibit only time, temperature, date, or other similar information are permitted.

In no case shall electrical wiring, extension cords, or any other means of power be laid on the ground or parking areas.

L. Maintenance Standards

Every sign, including, but not limited to those signs for which permits are required, shall be maintained in a safe, presentable, and good structural condition at all times, including replacement of defective parts (except when a weathered or natural surface is intended), repainting, cleaning and other acts required for the maintenance of such sign.

The ground area around any freestanding sign shall be kept free and clean of weeds, trash, and other debris.

The following signs, sign locations or conditions are prohibited:

Signs on public property, except for public signs in conjunction with city, state and federal government uses and temporary signs upon permission by the public authority having jurisdiction;

Signs erected at the intersection of any streets or alleys in such a manner as to obstruct free and clear vision; or in any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic signs, signal or device, or which makes use of the words "STOP, LOOK, DRIVE-IN", "GO SLOW", "CAUTION", or similar wording or other symbols as to interfere with, mislead or confuse traffic;

Signs which blend with or can be confused with traffic signals; and.

Signs containing reflective materials presenting a hazard or danger to traffic or nuisance to the general public.

All signs must be ten (10) feet from the right-of-way of any street.

Signs cannot extend over right-of-way or street and they must not interfere with traffic or pedestrian vision.

M. Commercial (C) Districts - Within these districts the following shall apply:

The total signage area per façade shall be no greater than one foot for every linear foot of the building’s width or depth.

All attached signs must be securely mounted and wired in accordance with standards cited above.

Awnings or canopies shall be constructed to be structurally sound and must be approved by the Building Inspector. Metal and Vinyl awnings or canopies are discouraged. The lowest portion shall not be less than eight (8) feet above the ground.

1. Group Signs - Shopping Centers. A sign designating a shopping center and its tenants shall have a maximum area of eighty (80) square feet plus ten (10) square feet for each tenant over two, not to exceed one hundred-fifty (150) square feet. Free standing signs designating individual businesses are not allowed except for those attached to business fronts.

   Office Centers. A sign designating an office center and its tenants shall have a maximum area of one hundred-fifty (150) square feet.

2. Portable Signs - Portable signs will be allowed only for one week per calendar quarter per location. They must not utilize flashing lights. Portable signs shall not interfere with vehicular or pedestrian traffic. All portable signs must have a permit obtained from the Building Inspector.

3. Real Estate Signs - Real estate signs are limited to one sign per road frontage, not to exceed thirty-two (32) square feet in area in a residential zone or forty-eight (48) square feet in a commercial or industrial zone. No real estate signs shall have a height greater than twelve (12) feet.

   Banners shall be allowed, after obtaining a permit, for a period not to exceed fourteen (14) days per calendar quarter. They are subject to the building setback requirements of the zone in which they are located. They may be used only in Commercial and Industrial zones and may not exceed twenty-four (24) square feet in total area. On-building banners that do not require a permit, however, the total area of all existing signs and this banner sign(s) may not exceed one foot per linear foot of the exposed wall.

4. Vehicular Signs

   Any vehicle carrying or having a sign painted on it shall be considered a sign regulated under this chapter. Such signs shall be prohibited unless displayed on a vehicle in operable condition carrying all current valid licenses, tags or plates as required by all governmental authorities. This may include valid dealer licenses, tags, or plates. Vehicular signs do not require a permit; however, the total area of all existing signs and this vehicular sign(s) may not exceed one foot per linear foot of the exposed wall.

N. All Districts:

1. Construction Signs - Construction signs shall be allowed in all districts during the actual period of construction and shall be limited in size to sixty-four (64) square feet and a height of twelve (12) feet. The sign announcement shall be limited to the project name, sponsor or funding agent, owner, general contractor and subcontractors, architect, or engineer.

2. Political Signs - Political and campaign signs on behalf of candidates for public office or measures on election ballots provided that said sign conforms to the following regulations.

   No sign shall be located within or over the public right-of-way.

   The candidate or the candidate's organization must obtain a general sign permit covering all of the candidate's signs in Haywood County. There will be no charge for this permit.

   Political signs in all districts shall be limited to thirty-two (32) square feet in all districts.

O. SIGN EXEMPTIONS

The following signs shall be allowed in all zoning districts provided that the sign conforms to the pertinent regulations of this Chapter. A sign permit is not required to erect exempt signs described below.

Signs not more than two (2) square feet which identify street numbers, owner names, occupant name, and professional names, as allowed herein.

Official National, State or Municipal flags properly displayed.

Public signs that are signs erected by, or on the order of a public officer in the performance of his public duty, such as safety signs, danger signs, legal notices and such temporary, emergency, or non-advertising signs as may be approved by the Building Inspector.

Historical markers as required by local, State, or Federal authorities.

Signs of a primary decorative nature, clearly, incidental, customary, and commonly associated with any national, local, or religious holiday.

No trespassing or no dumping signs.

Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed on bond or non-combustible material.

Public signs, or signs specifically authorized for public purposes by any law, statute, or chapter; which may be of any type, number, area, height above grade, location, illumination, or animation, required by law, statute, or chapter under which the signs are erected. Also exempted are signs on public property erected by order of the County Mayor, which shall be allowed subject to all appropriate sight, distance, and safety considerations being met, as determined by the Haywood County Commission.

Warning signs warning the public of the existence of danger, containing no advertising material, of a size as may be necessary to be removed upon the subsidence of danger.

Private property directional signs such as "no parking", "exit", "parking", etc., not to exceed five (5) square feet.

P. ILLEGAL, NONCONFORMING, AND UNUSED SIGNS

1 Illegal Signs

a. Definition: An illegal sign is any sign erected or altered after the effective date of this Chapter not complying with the provisions thereof unless said provision was expressly waived or granted a variance.

b. Disposition: Any illegal sign shall be removed from the premises upon which it is located within thirty (30) days from the effective date of this Chapter or notice of violation and shall not remain on the premises or elsewhere in the County until a sign permit is issued.

2. Nonconforming Signs - Any sign that has been erected, constructed, or placed in its location and that is being used as of the effective date of this Chapter, shall be conclusively presumed to have been so erected, constructed or placed and used in compliance with the codes and chapters of Haywood County pertaining to signs that were in effect immediately prior to such date.

   a. Any sign that is non-conforming because it fails to comply with the provisions of this Chapter may not be repaired, restored, or reconstructed, provided that such work alters structurally, extends, or enlarges, in whole or in part, unless such sign as so altered, extended, or enlarged shall conform with the provisions of this Chapter and a proper permit is obtained.

   b. No owner, user, or other person shall alter any non-conforming sign (including alterations in the colors, letters, words, numbers, objects, or symbols appearing thereon, excluding message boards), unless such sign as so altered shall conform to the provisions of this chapter. The violation of any one or more of the following regulations shall constitute a forfeiture of the right to continue to use and maintain a non-conforming sign. Consequently, this sign will now be defined as an illegal sign.

      i. A non-conforming sign shall not be replaced with another non-conforming sign.

      ii. A non-conforming sign shall not have any changes in the words, logo or symbols that are a part of a message unless the sign is a freestanding message board, non-portable.

      iii. A non-conforming sign shall not be structurally altered so as to prolong the life of the sign, to be increased in size or shape, or type, or design.

      iv. A non-conforming sign shall not be re-established after damage or destruction if the estimated expense of reconstruction exceeds 50% of the value of the original structure.

      v. A non-conforming sign shall not be re-established after the activity or name of the business or ownership shall be changed requiring a change in the sign name or advertisement itself.

   c. All signs which are nonconforming because of: the use of flashing, blinking, intermittent or exposed lighting (except neon); signs which constitute a traffic hazard, block or restrict the visibility of motorists or pedestrians; otherwise constitute an immediate hazard to the general health, safety and welfare of the public of the County shall be brought into conformity within ten (10) days of the effective date of this Chapter. If such signs are not removed within the aforementioned ten (10) day period, written notification of the obligation to remove such signs shall be furnished by the Building Inspector and delivered to the sign

owner/user/property owner by certified mail and the owner/user/property owner shall thereafter be required to remove said sign from the premises within five (5) days of the receipt of notification from the Building Inspector. Failure to remove such signs within the time periods provided herein shall constitute a violation of this Ordinance.

d. Disposition: It shall be the duty of the sign owner/user and property owner to remove any nonconforming sign in accordance with the requirements of this Section.

e. A request for a variance or interpretation of this chapter, as it pertains to the non-conformity, and which is filed within thirty (30) days of the effective date of this chapter, shall stay further administrative actions pertaining to said sign until such time as the variance or request for interpretation is acted upon.

3. Unused (Abandoned) Signs

a. Definition: An unused or abandoned sign is a sign that meets any of the following criteria:

i. A sign that identifies an establishment or goods or services that are no longer provided on the premises where the sign is located.

ii. A sign that identifies a time, event or purpose which has passed or no longer applies.

iii. Sign structures with or without a sign.

b. Disposition:

i. Any sign which is defined as an unused or abandoned sign (C.(1)) of this Chapter and which condition exists for a period of six (6) months days shall be removed by the owner/user/property owner within ninety (90) days of written notice from the Building Inspector.

ii. Removal:

(1) Any illegal, nonconforming, or unused sign which is not removed from the premises by the owner/user/property owner within the time frames prescribed herein shall be considered a violation of the provisions of this Resolution and shall be subject to the maximum penalties allowed by law. Each day such violation shall continue shall constitute a separate offense.

(2) Failure to Remove: A failure to remove any illegal, nonconforming or unused sign and subsequent failure by the Building Inspector to duly notify the owner/user/property owner of the provisions of this Section shall not be deemed to constitute a waiver of any violations of this Resolution, nor shall such inaction be deemed to constitute a determination that any such

sign is legal, in conformity with this Resolution or to be given any special status.

If, through administrative neglect or inaction, any owner/user/property owner is not notified of the requirements of this Ordinance within the time frames herein set forth, but is later so notified, said owner/user/property owner shall take action to either correct the illegality, nonconformity or nonuse or shall cause the sign to be removed within ninety (90) days of such notification.

Q. APPEALS TO THE BOARD OF ZONING APPEALS

1. Right to Appeal

a. Except for instances relating to signs located or proposed to be located on public property, which is within the jurisdiction of the County, any person who has been ordered by the Building Inspector for the removal of any sign, or any person whose application for a permit for a sign has been refused, may appeal to the Board of Zoning Appeals by serving written notice to the Building Inspector. Such appeals to the Board of Zoning Appeals shall be on forms provided by the Building Inspector and upon filing of a notice of appeal, the Building Inspector shall take no further action with regard to the sign involved until the final decision of the Board of Zoning Appeals has been rendered, unless the Building Inspector finds by reason of condition, location or nature of the sign involved presents an immediate and serious danger to the public, in which case he shall proceed immediately as provided herein.

b. Appeal Applicants to the BZA are expected to bring engineered drawings documenting the construction and location of the sign in question. Applications seeking a variance to grant the installation of a sign measuring above the maximum square footage shall document the location of the sign and produce a scaled rendering showing the sign installed relative to its property and surrounding buildings.

2. Variances. The Board of Zoning Appeals may grant variances concerning the height and setback of signs, the period for removal of nonconforming signs, the maximum sign area, the maximum number of signs, the removal of prohibited signs, and such others as provided for herein only if the following determinations have been made:

a. The appeal falls within the jurisdiction of the Board.

b. That all parties directly in interest have been notified of the proceedings.

c. That the granting of the appeal would not have the effect of applying sign standards from a less restrictive zone.

d. That the property cannot be reasonably used in conformity with the provisions of this Ordinance.

e. That the difficulty complained of is unique to the property in question and is not common to all properties similarly situated.

R. PERMITS

In accordance with this Resolution, no sign shall be erected, altered, or relocated without a building permit acquired subject to the following:

1. The permit application shall contain the location of the sign structure, the name and address of the sign owner and sign erection, a drawing showing the design, location, materials, and colors of the sign.
2. Required electrical permits shall be obtained prior to submission for a building permit.
3. Fees for permanent signs shall be in accordance with the normal rate schedule for the International Building Code as adopted. Fees for temporary signs shall be the minimum permit fee.
4. A building permit for a sign shall become invalid if the sign has not been completed within twelve (12) months of the date of the permit or the sign varies in any respect from the approved design and location.
5. Normal sign maintenance to prolong the life of the sign shall not require a permit.

3.10 Off-Street Parking Requirements

A. General - There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by or before conversion from one zoning use or occupancy to another, permanent off-street parking as specified in this Resolution. Parking space maintained in connection with an existing and continuing principal building on the effective date of this Resolution shall not be counted as serving a new building or addition; nor shall any parking space be substituted for a parking space.

B. Location - Off-street parking shall be located on the same lot that it serves. If the parking cannot be reasonably provided on the same lot, the Board of Zoning Appeals may permit parking spaces to be provided on other off-street property provided such space lies within four hundred (400) feet of the main entrance of such principal use.

C. Size and Maneuvering Room - Each parking space shall be equal to an area of two hundred (200) square feet. The width shall not be less than ten (10) feet and the length shall not be less than twenty (20) feet. A minimum of four hundred (400) square feet per parking space shall be used when computing parking area to include maneuvering space. Except for dwellings with one or two dwelling units, all off-street parking facilities shall be so arranged that no automobile shall have to back into any street.

D. Access - Each parking space shall be directly accessible from a street or alley or from an adequate access aisle or driveway leading to or from a street or alley.

E. May Serve as Yard Space - Parking spaces may be included as part of the required yard space associated with the permitted use.

F. Number of Spaces for Specific Uses

1. Dwelling units - two (2) spaces for each unit.
2. Hotel, rooming, or boarding house - One (1) space for each two (2) rooms or units to be rented.
3. Motel, tourist rooms, or tourist courts - One (1) space for each unit to be rented.
4. Elementary school or junior high school - One (1) space for each classroom, plus one (1) space for each staff member and employee other than teachers, plus ten (10) additional spaces. This provision is not applicable where parking space required for an auditorium is provided.
5. Senior High School - One (1) space for each classroom plus one (1) space for each staff member and employee other than teachers, plus one (1) space for each fifteen (15) students based on the capacity for which the building was designed. This provision is not applicable where parking space required for an auditorium is provided.
6. Stadium - One (1) space for each ten (10) spectator seats.
7. Hospital - One (1) space for each three (3) beds intended for patient use, exclusive of bassinets.
8. Theater, auditorium, church, or other place of public assembly: At least one (1) space for each five (5) seats provided in such place of assembly. In places where seating is not a measure of capacity, such as funeral parlors and club houses, at least one (1) space for each one hundred (100) square feet of floor space devoted to the particular use.
9. Public utility building - One (1) space for each employee on the largest shift.
10. Banks and office buildings - One (1) space for each one hundred and fifty (150) square feet of total floor space.
11. Bus and railroad terminals - One (1) space for each employee on the largest shift, plus one (1) space for each two hundred (200) square feet in waiting room.
12. Clinic - Three (3) spaces for each doctor, plus one (1) space for each employee on the largest shift.
13. Automobile service station - Eight (8) spaces for each grease rack or similar facility, plus one (1) space for each gasoline pump.
14. Outdoor or indoor retail business use not previously listed - One (1) space for each one hundred-fifty (150) square feet of total sales area, plus one (1) space for each employee on the largest shift.
15. Wholesale and distribution uses - One (1) space for each employee on the largest shift.

16. Industrial and manufacturing uses - One (1) space for each company-operated vehicle plus one (1) space for each two employees computed on the average of the two largest consecutive shifts.

17. Elderly assisted care and elderly congregate living facilities.

    a) Elderly assisted living - One-half (.5) space for each assisted care living unit, plus one (1) additional space for each employee or staff member.

    b) Elderly congregate living - One (1) space for each dwelling unit, plus one (1) additional space for each employee or staff member.

3.11 **Off-Street Loading and Unloading Space** - Every building used for business or trade shall provide adequate space for the loading or unloading of vehicles off the street or alley. Such space shall have access to an alley, or if there is no alley, to a street.

3.12 **Access Control** - In order to promote motorist and pedestrian safety and to minimize traffic congestion and conflict by reducing contact, the following regulations shall apply:

A. Plan Submission - In order to obtain access to a street, a workable plan relative to openings for ingress and egress, maneuvering, parking, and loading spaces shall be submitted to the Zoning Compliance Officer. Such a plan shall include a scale drawing with not less than one (1) inch equaling twenty (20) feet.

B. Access Points - There shall be no more than two (2) points of access to any one (1) public street on a lot less than three hundred (300) feet but more than one hundred (100) feet in width. Lots in excess of three hundred (300) feet may have two points of access to any one public street for each three hundred (300) feet of frontage. Lots less than one hundred (100) feet in width shall have no more than one (1) point of access to any one (1) public street.

C. Distance of Intersections - All vehicular access points shall be located at least thirty (30) feet from the intersection of any right-of-way lines of streets or a street and a railroad.

D. Width - A point of access, i.e., a driveway or other opening for vehicles onto a public street shall not exceed twenty-five (25) feet in width for one-way, one lane ingress or egress and shall not exceed thirty-five (35) feet in width for two-way ingress and/or egress. The Roads Commissioner may issue permits for a point of access up to fifty (50) feet in width for businesses engaged primarily in the servicing of automobile vehicles.

E. Effect on Curbs, Drainage Ditches, and Sidewalks - No curbs shall be cut or altered or drainage ditches covered for the purpose of access without written approval by the Roads Commissioner. Where sidewalks exist, the area existing between the street and an interior parking space or driveway parallel to the street shall have an effective barrier to prevent harm to pedestrians or sidewalk by encroachment of vehicles on to the sidewalk area.

F. Relation to State Highway Regulations - Access control on property abutting state or federal highways shall be governed by official regulations of the Tennessee Department of Transportation.

G. Variances - Causes requiring variances relative to this action, and hardships not caused by the property owner, shall be heard, and acted upon by the Board of Zoning Appeals.

3.13 Manufactured Residential Dwellings - Manufactured residential dwellings, as defined in Chapter II of this Resolution, and as further defined in Tennessee Code Annotated, Section 13-24-201, where allowed as a permitted use by this Resolution shall meet the following conditions:

A. The manufactured residential dwelling shall have the same general appearance as required for site-built homes.

B. The unit must be installed on a permanent foundation system in compliance with all applicable requirements of the International Building Code.

C. Within established (R) Residential & (R-MH) Residential-Mobile Home districts the following regulations shall apply: The home must be covered with an exterior material customarily used on conventional dwellings. The exterior covering material shall extend to the ground except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation. Suitable exterior materials include, but shall not be limited to clapboards, simulated clapboards, such as conventional or metal materials, but excluding smooth, ribbed, or corrugated metal or plastic panels.

D. The hitches or towing apparatus, axles and wheels must be removed.

E. The roof must be pitched so there is at least a two-inch vertical rise for each twelve (12) inches of horizontal run. The roof must consist of material that is customarily used for conventional dwellings including but not limited to approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass, or metal.

F. These provisions shall not apply to manufactured homes in an approved mobile home park.

3.14 Incidental Home Occupations - Incidental home occupations, as defined in Chapter II Section 2.17 of this Resolution and where allowed as a permitted use by this Resolution shall meet the following conditions:

A. Storage - The proposed use shall not include use as a primary or incidental storage facility for a business or industrial activity conducted elsewhere.

B. Visibility - No activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public street or alley.

C. Advertising - The proposed use shall not be advertised by the use of signs on the lot which exceed eight (8) square feet in area.

D. Undesirable Effects - The proposed use shall not generate noise, odor, fumes, smoke, vehicular or pedestrian traffic, land erosion, water pollution, nor create a public or private nuisance of any kind which would tend to depreciate the character of the neighborhood in which the proposed use is located.

3.15 **Non-Incidental Home Occupations** - A non-incidental home occupation, as defined in Chapter II of this Resolution, is not a permitted use in any District, but may, following public notice and hearing and subject to appropriate conditions and safeguards, be permitted by the Board of Zoning Appeals (BZA).

3.16 **Street Access**. A building permit may not be issued for a building on a lot that does not abut a public street or permanent easement for at least fifty (50) feet.

3.17 **Yards for Salvage, Wrecking Yards, or Junk Yards (Including Automobile)** - As defined in Chapter II is not a permitted use in any district, but may following public notice and hearing and subject to appropriate conditions and safeguards, be permitted by the Board of Zoning Appeals (BZA), provided that the following standards shall apply:

A. Allowed as a use on appeal by the provisions of this Resolution.

B. All outdoor storage of salvage, junk, or wrecking operations shall be conducted entirely within an enclosed opaque fence, screen, or wall, excepting driveway access. Storage between the road or street and such fence, screen or wall is expressly prohibited. No portion of such yards, including storage, shall be visible from the road giving access.

C. Because of the tendency for such yards to promote the breeding of mosquitoes, rats, mice, and other vermin, no such operation shall be permitted closer than one thousand (1000) feet from any area established for residential uses. Such operations shall not be less than 1000 feet residential or principal buildings in any district.

D. All outdoor storage of salvage, junk or wrecking operations shall be so maintained as to be in a sanitary condition and so as not to become a menace to public health or safety.

3.18 **Sub-Surface Disposal of Toxic Materials** - The sub-surface disposal of toxic materials, as defined in Chapter II, is a prohibited use in all zoning districts.

3.19 **Sanitary Landfill or Hazardous Waste Facility - Commercial - (Disposal, Treatment, Storage)** - Commercial landfills or hazardous waste facilities, as defined in Chapter 11 are not permitted in any district.

3.20 **Sanitary Landfill - Public - (Disposal, Treatment, Storage)** - The operation of a sanitary landfill facility is permitted as a use on appeal within the I-2 industrial district of this Resolution, but subject to appropriate conditions and safeguards provided that the following standards shall apply:

A. Allowed as a use on appeal by this resolution.

B. All required Federal, State, and Local permits have been received at the time of application for approval under the conditions of this ordinance.

C. The Haywood County Highway Department must certify that existing access roads, bridges, etc., are capable of supporting the size and volume of traffic to be generated and that it will not have an adverse impact on the traveling public utilizing the same roads. Beyond other considerations, a paved access road shall be considered a minimum requirement.

D. No proposed use shall be located in the drainage shed or water shed of a known tributary of a stream of water which supplies water to any water authority or water district within the area of Haywood County, or which supplies water to any local, state, or federally established wildlife preservation area within the area of Haywood County.

E. For the purpose of this Resolution, a known tributary of a stream of water shall be any depression having a bed and well-defined banks, where the drainage area above the same is fifty (50) acres or more in extent, and the flow of water need not be on a continuous basis but may be intermittent resulting from the surface runoff of precipitation.

F. No proposed use shall be located where a spring or springs emanate from under the proposed site.

G. No portion of the proposed use shall be constructed above the existing grade level.

H. The proposed use shall not generate undue odors, nor fumes, smoke, land erosion, water, or air pollution, nor create a public nuisance of any kind which would tend to endanger, contaminate, or cause harmful exposure.

I. Hazardous wastes, including infectious waste disposal, shall not be allowed.

3.21 **Infectious Waste**. Infectious waste, as defined by the Department of Conservation and Environment regulations, shall not be disposed of in any district.

3.22 **Street Access.** A Zoning Compliance Permit may not be issued for a building on a lot which does not abut a public street or permanent easement for at least fifty (50) feet except, in the case of cul-de-sac turnarounds, in which case it shall be 25 feet measured around the turnaround arc.

3.23 **Tower Structures** – In addition to the requirements of the applicable district, where allowed, all tower structures including telecommunication tower structures shall meet the following standards:[x]

A. Lighting – Outside lighting of structures, if required for safety and security purposes, shall be of a sensory fashion in which illumination occurs only when the site is approached. The lighting shall be arranged to minimize glare and reflection on adjacent residential properties and public streets and does not exceed 0.4 foot candles measured at the property line, easement line or abutting properties zoned for residential use.

B. Obsolete Towers – Any tower structure that is no longer in use for its original communication purpose shall be removed at the owner's expense. The owner shall provide the County with a copy of the notice of intent to the FCC to cease operations. The owner shall be given ninety (90) days from the date of the ceasing of operations to remove the tower and all accessory structures, provided another operator has not submitted a request for a tower during that same period. In the case of multiple operators sharing the single tower, this provision shall not become effective until all users cease operations.

C. Security – The tower structure facility shall be fully secured through the installation of a security fencing/wall system of a minimum height of eight (8) feet or the height of the accessory structures, whichever is greater.

3.24 Wildlife Sanctuary [xi]

A. Wildlife Sanctuaries housing animals classified as Class 1 animals as defined by TCA 70-4-403 (Classifications of Wildlife) are a permitted use on appeal in Haywood County. (Class 1 – This class includes all species inherently dangerous to humans. These species may only be possessed by zoos, circuses, and commercial propagators, except as otherwise provided in this part.) The commission, in conjunction with the Commissioner of Agriculture, may add or delete species from the list of Class 1 wildlife by promulgating rules and regulations. The following is a listing of animals considered inherently dangerous:

1. Mammals:
   (a) Primates – Gorillas, orangutans, chimpanzees, gibbons, siamangs, mandrills, drills, baboons, Gelada, baboons;
   (b) Carnivores
      (i) Wolves – All species
      (ii) Bears – All species; and,
      (iii) Lions, tigers, leopards, cheetahs, cougars, - All species;
   (c) Order Proboscidia: Elephants – All species
   (d) Order Perissodactyla: Rhinoceroses – All species
   (e) Order Artiodactyla: Hippopotamus, African buffalo; and,
2. Reptiles
   (a) Order Crocodylia: Crocodiles and alligators – All species; and
   (b) Order Serpentes: Snakes – All poisonous species; and
3. Amphibians: All poisonous species

B. All required Federal, State, and Local permits have been received at the time of application for approval under the conditions of this ordinance.

C. A minimum lot area of ten (10) acres is required for the housing of Class I animals.

D. Because of the possible threat to public safety no such operation shall be permitted without a ten (10) foot perimeter fence.

E. Because of the perceived threat to public safety, no such operation shall be permitted closer than one thousand (1,000) feet from any established Residential (R) district. Such operations shall not be less than one thousand (1,000) feet residential or principal buildings in any district, excluding the residence of the owners of the operation.

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CHAPTER IV
ESTABLISHMENT OF DISTRICTS

4.01 **Classification of Districts**. For the purpose of this Resolution, Haywood County, Tennessee, is hereby divided into seven (7) districts, designated as follows:

FAR	Forestry, Agriculture, Residential
AE	Agricultural Estate[xii]
R	Residential
R-MH	Residential - Mobile Home
C	Commercial
I-1	Light Industrial
I-2	Restricted Industrial
Overlay Districts	
FH	Flood Hazard

4.02 **Boundaries of Districts**

A. General - The boundaries of districts in Section 4.01 of this Chapter are hereby established as shown on the Official Zoning Map entitled "Official Zoning Map, Haywood County, Tennessee", which is a part of this Resolution and which is on file at the Courthouse.

B. Exact Determination - Unless otherwise indicated, boundaries as shown on the Official Zoning Map indicated as following lot lines, the center lines of railroad rights-of-way lines; or regional boundary lines shall be constructed to follow such lines.

The Board of Zoning Appeals shall determine questions concerning the exact locations of district boundaries.

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CHAPTER V
PROVISIONS GOVERNING FORESTRY, AGRICULTURE, RESIDENTIAL (FAR) DISTRICTS

General Description - This district is intended to be used primarily for agriculture, forestry, and low density residential development. The basic intent is to permit lands best suited for agriculture and forestry to be used for those purposes and to place necessary restrictions on residential development. As the Haywood County Regional Planning Commission determines that there is sufficient demand for additional open land suitable for development and that there are adequate provisions for water supply and sewage disposal, then selected portions of this district, suitable for the uses to be allowed, may be rezoned for more intensive forms of development.[xiii]

Within the FAR (Forestry-Agriculture-Residential) District, the following regulations shall apply.

5.01 **Uses Permitted** - Forestry and agricultural uses; single-family and two-family dwellings and customary accessory buildings; two-family dwellings;[xiv] mobile homes; manufactured residential dwellings as defined in Chapter II and subject to the provisions of Chapter III, Section 3.13 of this Resolution; incidental home occupations as defined in Chapter II and subject to the provisions of Chapter III, Section 3.13 of this Resolution; small roadside stands for sale of farm products raised on the same property; signs; and elderly assisted care and elderly congregate living facilities subject to the provisions of Sub-Section 5.05.

5.02 **Uses Permitted on Appeal** - Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit:

A. Churches; schools; non-incidental home occupations; public recreation uses; other suitable public and semi-public uses; and customary accessory buildings for these uses.

B. Telecommunication's structures and equipment subject to the provisions of Chapter III, Section 3.23, as well as, to the following standards:[xv]

1. That a documented attempt has been made by the applicant to make shared use of existing or planned telecommunications structures in the County and that such shared use has been denied. A list shall be provided of all owners contacted, the date of such contact, and the form and content of such contact.

2. That shared use is not precluded simply because a reasonable fee for shared use is charged, or because of reasonable costs necessary to adapt the existing and proposed uses to a shared site. The Board of Zoning Appeals may consider expert testimony to determine whether the fee and costs are reasonable. Costs exceeding new tower development are presumed unreasonable.

3. That any shared use of existing telecommunications structures is technically impractical as supported by technical documentation from a licensed professional independent of the applicant.
4. That any proposed telecommunications structure may not be located closer than 1,500 feet to any residential structure.
5. That telecommunications structures may not be located such that a collapse from any cause may pose a hazard to any other structures or to vehicular traffic.
6 That all telecommunications towers and accessory structures shall be setback from the property lines a distance equal to twenty (20) percent of the tower height plus ten (10) feet. Prior to the approval of any application for a tower, the applicant shall provide written certification from a registered structural engineer that the tower's height and design is viable and complies with these regulations and applicable structural standards. The letter should also certify that the proposed tower is able to withstand winds of a minimum of seventy (70) miles per hour with one-half (0.5) inch radial ice.

C. Private Landing Strips for Fixed Wing Single Engine Aircraft subject to the following standards as determined by the Board of Zoning Appeals:
1. A site plan of the proposed landing strip shall be presented at the time of the appeal.
2. A minimum of fifteen (15) acres of land is required.
3. The landing strip shall be a minimum of one hundred (100) feet wide and two thousand (2,000) feet long.
4. No landing strip shall be located any closer than t two hundred (200) feet from any residence.
5. The landing strip shall be situated in such a manner that, under no circumstances, shall an approach or departure be over a residence, provided that the residence be located a minimum of two hundred (200) feet beyond the end of the required thousand (2,000) feet for the landing strip.
6. Any other requirements, which in the opinion of the Board of Zoning Appeals should be required, to protect the safety and welfare of the surrounding area[xvi]

D. Recreational Uses
1. Following public notice and hearing and subject to appropriate condition and safeguards, the Board of Zoning Appeals may permit:
a. Paintball Fields
1. Minimum Lot Size - Five (5) Acres
2. Minimum Lot Width - Two hundred Fifty (250) Feet
3. Minimum Front Yard Depth - One-hundred (100) Feet

4. Minimum Side Yard Width - Fifty (50) Feet
5. Minimum Rear Yard Depth - Fifty (50) Feet
6. Maximum Height of Building - Twenty (25) Feet
7. Off-Street Parking Requirements - Refer to Chapter 3, Section 3.09 and 3.10.
8. The proposed use shall have access to and front on an arterial or collector status road.
9. No recreational use shall be located closer than one thousand (1000) feet, or greater as required by the Board of Zoning Appeals, from any residence (other than owner's residence), school, church, or daycare.
10. Public or private water supply shall be available to the site.
11. Adequate public restroom facilities will be provided with an approved subsurface waste water disposal system.
12. All recreational use lighting shall be situated in such a manner that under no circumstances shall this lighting be directed or reflected toward any residential property other the other than owner's residence.
13. Concessions incidental to recreational operations shall operate only in conjunction with recreational activities.
14. No alcoholic beverages shall be sold or consumed on the site.
15. Screening shall be required between the recreational use and residential property. Such screening may be a strip of densely planted with shrubs or trees which may be expected to form a year-round dense screen; may be a berm; or may be a wall, barrier, or uniformly painted fence at least 6 feet in height but not more than 8 feet high, as measured from the finished grade. Such wall, barrier or fence may be opaque or perforated. Such wall shall be maintained in good condition at all times.
16. Any other requirements which in the opinion of the Planning Commission or Board of Zoning Appeals would be required to protect the safety and welfare of the surrounding area.

E. Commercial Animal Feedlot Operations (CAFO) [xvii]

Purpose and Intent: Agriculture is an important part of the history and future of Haywood County. Livestock such as beef, pork and chickens provide a daily source of meat, milk, eggs, and fiber to our diet. If left unabated, feedlots can have a detrimental impact on surrounding residential and agricultural uses. Protecting agricultural, human health and welfare, and the natural environment is the primary purpose of these regulations.

Definitions:
Animal Unit (AU) mature dairy cow (71 animals equals 100 AUs), swine over 55 lbs. (250 equals 100 AUs), swine under 55 lbs. (2000 animals equals 100 AUs), sheep (1000 animals equals 100 AUs), turkey (10000 animals equals 100 AUs), chicken (10000 animals equals 100 AUs).

Feedlot – A lot or building or combination of lots or buildings intended for the confined feeding, breeding, raising, or holding of 100 AUs and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. Pastures and Fish Farms will not be regulated.

All dairy, pork and chicken feedlots are permitted in FAR districts as a use on appeal. In addition, to granting the use, the BZA shall comply with following regulations.

Minimum Lot Size	200 Acres
Setbacks:	
Front yard setback	1,500 feet
Side yard setback	200 feet
Rear yard setback	200 feet
Minimum distance from a:	
Residence	1,500 feet
Church or School	1,500 feet
Municipal City Limit	½ mile
Existing Feedlot	2 mile radius

To assure environmental protections CAFOs are prohibited from being constructed in a floodway or floodplain and must be at least 1,000 feet from a lake, stream/river. Onsite detention pond is required for all CAFOs. Additionally, all Applicable Federal and State Licenses and Permits must be presented when appearing before the BZA. All expansions of feedlots must be approved by the BZA.

Permit Fees will be determined in accordance with building permit charges as set forth by Haywood County.

~~F. Travel Trailer Parks~~ [xviii] ~~-~~Deleted as a use permitted on appeal (Passed January 17, 2023).

F. Campgrounds

The Board of Zoning Appeals may permit campgrounds as uses permitted on appeal at their discretion provided the following regulations:

1. The submittal of a detailed site plan, which shall show:
   (a) Area and dimensions of the site to a scale of not less than 1” = 100’;
   (b) Property lines;
   (c) Number, location, and dimensions of all camping spaces;

(d) Number, size, type, and location of all permanent and semi-permanent structures;

(e) Location of water supply and sewage disposal;

(f) Location and width of roads; and

(g) Number, location, and type of acceptable firefighting equipment;

(h) Plans and specifications shall indicate the proposed layout arrangement, mechanical plans, construction materials, work areas, and the type and model of proposed fixed equipment and facilities.

2 Camping Units shall be located a minimum distance of 500 feet from any single-family detached residential structure;

3 Campgrounds shall be located on properties containing a minimum of 100 acres.

4 All campsites / camping unit(s) shall be visibly screened from the public view on all public roads in which campgrounds have frontage via vegetative screening and or trees;

5 No more than two (2) camping units allowed per site. Only one (1) may be a wheeled or mobile camping unit. A second tent, small or medium size, is allowed for immediate family living in the same household under the age of 18.

6 Maximum stay: Fourteen (14) consecutive days from May 1 to September 30. The camper and camping unit must leave the campground for at least 14 days. From October 1 to April 30, maximum stay on any single campsite is 14 days.

7 Camping is permitted at designated (numbered) sites only. A maximum of eight (8) people, including visitors, are allowed per campsite. Designated non-profit groups, such as scout troops, will be allowed some exemptions.

8 Dumping waste or gray water onto the ground is prohibited.

9 A maximum of three (3) vehicles allowed per campsite (if site will accommodate). Boat trailers & wheeled camping units are counted as vehicles, as are automobiles & motorcycles. Vehicles must be on the paved or gravel surface of site.

10 No place or site in Haywood County, Tennessee shall be established or maintained by any person as a campground operator, unless the person holds a valid permit issued by the Building Inspector after first obtaining a permit issued by the State of Tennessee Commissioner of Health in the name of the person for the specific campground operation.

11 The building inspector is authorized to issue, suspend, or revoke permits.

12 The annual permit fee to operate a campground operation is $100.00.

13 Inspections –Right-of-entry. (a) The Building Inspector is authorized and directed to make inspections to determine the conditions of campground

operations, in order to perform such person's duty of safeguarding the health and safety of occupants of campground operations and of the public. (b) The State of Tennessee Commissioner of Health and the Haywood County public property, for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter or of regulations promulgated under this chapter.

14 Enforcement is the duty of the Building Inspector.

15 Penalties. Any person who violates this chapter or the rules and regulations adopted pursuant to this chapter or fails to perform the reasonable requirements of the department or public health officer after receipts of ten (10) days' written notice of such requirements, shall be fined not less than ten dollars ($10.00) nor more than fifty dollars ($50.00) for each offense. Each day of continued violation after conviction constitutes a separate offense.

G Organized Camps

The Board of Zoning Appeals may permit organized camps as uses permitted on appeal at their discretion. Persons desiring to establish organized camps shall adhere to Chapters 68-110-101 through 68-110-106 of the Tennessee Department of Health Bureau of Health Services Administration Division of General Environmental Health Rules for Organized Camps as revised July 2002.

H. Solar Farms, subject to site plan review by the Board of Zoning Appeals (BZA) and the following conditions:[xix]

1. To protect the agricultural heritage and agricultural economy of Haywood County, the total acreage of all solar farms in FAR, I-1 districts and I-2 districts do not exceed three (3) percent (10,252.8 acres) in Haywood County.

2. Solar farm operations equipment enclosed by perimeter fencing to restrict unauthorized access.

3. Adequate screening for solar farm operations that will be located on arterial status roads deemed a scenic highway by the State of Tennessee. This can be achieved by vegetative screening being placed beyond the perimeter fence to a density and height that adequately buffers the solar farm from any nearby uses. Screening along the side and rear of solar farm operations located on all other roads. This may be achieved by vegetative screening being placed beyond the perimeter fence to a density and height that adequately buffers the solar farm from any nearby uses. However, this requirement may be waived at the discretion of the Board of Zoning Appeals when the proposed solar farm operation is in an area in which the surrounding properties are primarily vacant.

4. Solar farm operations shall have a front-yard setback requirement of 100 feet on Arterial Status Roads. Solar farm operations shall have a front yard setback of requirement of 60 feet on all other roads.

5. Solar farm operations shall adhere to the side and rear setback, height, and coverage requirements of the district.
6. Solar farm operation structures must be setback a minimum of 500 feet from residential structures.
7. Solar farm operations must be located on a site not less than 150 acres.
8. Solar farm operations must not produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads.
9. All solar facilities must meet or exceed the standards and regulations of the Federal Aviation Administration (FAA), and any other agency of the local, state, or federal government with the authority to regulate such facilities that are in force at the time of the application.
10. To ensure the structural integrity of the solar facility, the owner shall ensure that it is designed and maintained in compliance with standards contained in all applicable local, state, and federal building codes and regulations that were in force at the time of the permit approval.
11. Lighting shall use fixtures to minimize off-site glare and shall be the minimum Not Else Coded necessary for safety and security purposes.
12. Solar farms that become inactive for a period exceeding one (1) year shall be removed at the owners or operators' expense and the site shall be returned to its natural state. This includes the obligation to dismantle and remove from the site all electrical generating equipment, cables, panels, foundations, buildings, and ancillary equipment. To the extent possible, the operator shall restore and reclaim the site to its pre-project topography and topsoil quality. Any agreement between the operator and landowner for removal to a lesser extent than set forth in this paragraph shall be required prior approval by the board. The restoration activities must be complete within 18 months from the date the Building Official declares in writing to the solar farm operator the solar farm inactive.
13. The applicant shall submit to the board a decommissioning plan describing the way the applicant anticipates decommissioning the project. The plan shall include a description of the way the applicant will ensure that it has the financial capability to carry out the restoration requirements.
14. The BZA may from time to time request the operator to submit a report describing how it is fulfilling this obligation. The BZA shall decide if it is prudent to include provisions that ensure financial resources will be available for decommissioning. This may include bonding or other methods of guaranteeing performance, such as establishing an escrow account into which the developer / operator will deposit funds on a regular basis over the life of the project that would allow Haywood County to have access to the escrow account for the explicit purpose of decommissioning in the event of default.

If the Solar Farm operation involves more than one property owner, a surety is required for each landowner. Financial provisions shall not be so difficult as to make the solar farm unfeasible.[xx]

5.03 **Uses Prohibited** - All uses not specifically permitted herein.

5.04 **Regulations Controlling Lot Size, Width, Yards, and Building Height** - Minimum allowed requirements for land area; lot width at building line; front yard depth; rear yard depth; side yard depth; maximum allowed land coverage; and maximum allowed building height are defined in the Appendix.

5.05 **Regulations Governing Elderly Congregate Living and Elderly Assisted Living Facilities:** The principal building shall be located so as to comply with the following requirements:

A. Open space. A minimum forty (40) percent of the total area to be developed for an elderly living facility shall be devoted to open space.

B. Minimum Lot Area.
One acre or 43,560 square feet or more for compliance Public Health sewer regulations plus:

1. 1,200 square feet for each assisted care living unit.
2. 2,000 square feet for each congregate living unit.

C. Minimum lot width at the building line.
See Appendix requirement for two-family dwellings.

D. Yard requirements.
See Appendix requirement for two-family dwellings.

E. Height regulations.
See Appendix

F. Parking requirements
See Chapter III, Sub-Section 3.09 F.17. (a) and (b).

G. Accessory buildings.

1. Accessory buildings shall not extend into the required front or side yards.
2. Such buildings shall not be closer than fifteen (15) feet to the principal building.
3. Accessory buildings shall not exceed twenty (20) feet in height and shall not be closer than five (5) feet to a recorded easement. However, this provision shall not apply to structures containing habitable space.

H. Site plan approval.

See Chapter XV.

I. Where appropriate, all requirements of Title 68, Chapter 11 of the Tennessee Code Annotated, together with any and all other statutes and rules and regulations of the State of Tennessee, the United States and/or any other regulatory authority governing such facilities shall be met.

CHAPTER VI

PROVISIONS GOVERNING AGRICULTURAL ESTATE (AE) DISTRICTS[xxi]

6.01 **General Description and Intent** – This district was created to help implement a prevailing theme during the public input sessions regarding "Haywood Next – Future Land Use Plan." The prevailing theme was to protect and preserve the rich agricultural history and resources of Haywood County. Creating this district will allow landowners the opportunity to place their property in a district that does not allow for the traditional, "one house per acre" pattern of development – a pattern that the plan proves to be unsustainable and wrought with economic disadvantages. Care should be taken in the future that allows for uses truly not suited for maintaining the rural character of Haywood County.

Within the AE (Agricultural Estates) District, the following provisions will apply:

6.02 **Uses Permitted** - Forestry and agricultural uses; single-family dwellings and customary accessory buildings: incidental home occupations as defined in Chapter II and subject to the provisions of Chapter III, Section 3.13 of this Resolution; small roadside stands for sale of farm products raised on the same property; and signs.

6.03 **Uses Permitted on Appeal** – Telecommunication Towers/Structures as controlled by Chapter III, Section 3.22 and other provisions related to these uses in other districts.

6.04 **Use Prohibited** – All uses not specifically allowed.

6.05 **Regulations Controlling Lot Size, Width, Yards, and Building Height** - Minimum allowed requirements for land area; lot width at building line; front yard depth; rear yard depth; side yard depth; maximum allowed land coverage; and maximum allowed building height are defined in Appendix.

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CHAPTER VII
PROVISIONS GOVERNING RESIDENTIAL (R) DISTRICTS

General Description - This district is intended primarily to allow low density single-family residential development in areas suitable for such development. These areas tend to have access to a public water system but not a public sewerage system. This situation is reflected in the district regulations. The district is also intended to allow on appeal residential uses other than single-family and certain uses which provide various services to the district or the district and other parts of the County, provided that appropriate conditions and safeguards are satisfied.

Rezoning requests shall meet one of the following conditions: that there exists six (6) single family homes within a ½ mile radius or that the area under consideration for reclassification abuts an existing Urban Growth Boundary.[xxii]

Within the R (Residential) District, the following regulations shall apply:

7.01 **Uses Permitted** - Single-family dwellings and customary accessory buildings; manufactured residential dwellings as defined in Chapter II and subject to the provisions of Chapter III, Section 3.13 of this Resolution; incidental home occupations as defined in Chapter II and subject to the provisions of Chapter III, Section 3.13 of this Resolution; real estate signs advertising the sale, rental, or leasing of only the premises on which they are maintained provided that they are not over four (4) square feet in area, and at least fifteen (15) feet from all lot lines.

7.02 **Uses Permitted on Appeal** - Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit:

A. Duplex (two family dwelling) and customary accessory buildings.

B. Multi-family dwellings and customary accessory buildings for these uses.

C. Churches; schools; non-incidental home occupations; other suitable public and semi-public uses; and customary accessory buildings for these uses.

D. Elderly assisted care and elderly congregate living facilities subject to the provisions of Sub-Section 7.05.

7.03 **Uses Prohibited** - Mobile homes, mobile home parks, and other uses not specifically permitted or implied, including telecommunications structures.

7.04 **Regulations Controlling Lot Size, Width, Yards, and Building Height** - Minimum allowed requirements for land area; lot width at building line; front yard depth; rear yard depth; side yard depth; maximum allowed land coverage; and maximum allowed building height are defined in Appendix.

7.05 **Regulations Governing Elderly Congregate Living and Elderly Assisted Living Facilities** - The principal building shall be located so as to comply with the following requirements:

A. Open space. A minimum forty (40) percent of the total area to be developed for an elderly living facility shall be devoted to open space.

B. Minimum lot area - One acre or 43,560 square feet or more for compliance Public Health sewer regulations plus:

   1. 1,200 square feet for each assisted care living unit.

   2. 2,000 square feet for each congregate living unit.

C. Minimum lot width at the building line. See Appendix requirement for two-family dwellings.

D. Yard requirements. See Appendix requirement for two-family dwellings.

E. Height regulations. See Appendix.

F. Parking requirements. See Chapter III, Sub-Section 3.09 F.17. (a) and (b).

G. Accessory buildings.

   1. Accessory buildings shall not extend into the required front or side yards.

   2. Such buildings shall not be closer than fifteen (15) feet to the principal building.

   3. Accessory buildings shall not exceed twenty (20) feet in height and shall not be closer than five (5) feet to a recorded easement. However, this provision shall not apply to structures containing habitable space.

H. Site plan approval. See Chapter XV.

I. Where appropriate, all requirements of Title 68, Chapter 11 of the Tennessee Code Annotated, together with any and all other statutes and rules and regulations of the State of Tennessee, the United States and any other regulatory authority governing such facilities shall be met.

CHAPTER VIII
PROVISIONS GOVERNING RESIDENTIAL-MOBILE HOME (R-MH) DISTRICTS

General Description - This district is intended to allow a mixture of single-family residential development with individual mobile homes and mobile home parks. Areas designated as Residential-Mobile Home will be suitable for low to moderate density development in the form of mobile home subdivisions, mobile home parks, as well as multi-family dwellings. The designated areas will be served by public water, but not necessarily public sewer, and will provide appropriate safeguards to guarantee a high quality of life to its residents. In addition, certain other uses are allowed on appeal.

Within the R-MH (Residential-Mobile Home) District, the following regulations shall apply:

8.01 **Uses Permitted** - Single-family dwellings and customary accessory buildings; multi-family dwellings, (duplexes, apartments, townhouses, and condominiums); mobile home parks subject to the provisions of Chapter XIX of this Resolution; mobile homes and manufactured residential dwellings as defined in Chapter II and subject to the provisions of Chapter III, Section 3.13 of this Resolution; incidental home occupations as defined in Chapter II and subject to the provisions of Chapter III, Section 3.13 of this Resolution; real estate signs advertising the sale, rental, or leasing of only the premises on which they are maintained provided that they are not over four (4) square feet in area, and at least fifteen (15) feet from all lot lines.

Travel Trailer Parks (January 2023 – Removed from FAR)
The intend of these regulations is to allow the temporary locating of travel trailers accommodating a transient labor force needed for construction locations in Haywood County. No Travel Trailer Park will be located within any area designated as an Urban Growth Boundary or a Planned Growth Area. An exception to this is the Planned Growth Area owned by the State of Tennessee under the control of the Megasite Authority.[xxiii]

Review and consideration of these sites:

Maximum Density is 7.6 units per acre;[xxiv]

Minimum Lot Size – Three (3) acres;

Minimum Lot Width - Two hundred fifty (250) feet;

Minimum Front Yard - Sixty (60) feet on Arterial Status Roads and thirty-five (35) feet on all others;

Minimum Side Yard – Thirty-five (35) feet;

Minimum Rear Yard – Thirty (30) feet;

Anchoring of travel trailer units is recommended but not required;

Driveway and parking areas shall be of compacted gravel or paved;

Internal spacing between travel trailers allow for separation distances of 10’ or 20’ depending on automobile parking configuration;

Site plan must be accompanied by approved water, sewer, and electric permits;

All sites shall be buffered on all sides by an existing six-foot fence or landscaped screen or by installing a six-foot opaque fence or landscaped screen.[xxv]

No travel trailer will be located closer than 500 feet from an existing residential dwelling.[xxvi]

Each site will provide one point of ingress/egress for every 35 travel trailer pads.[xxvii]

One externally lit sign, in compliance with the Haywood County Sign Provisions contained in 3.09 of the Haywood County Zoning Resolution is allowed for each entrance.[xxviii]

Each Travel Trailer site shall obtain a letter from the Haywood County Fire Chief stating that the site plan meets approval for acceptable fire protection standards.[xxix]

Each Travel Trailer site shall obtain a letter from the Haywood County Solid Waste Director stating that the site has made acceptable garbage collection arrangements that meet the standards for Haywood County.[xxx]

The applicant will provide the Building Inspector/Code Enforcement Officer a complete set of guidelines for those staying at the Travel Trailer Park.[xxxi]

The initial permit will be issued for five (5) years. Subsequent to this initial permit, the building inspector/code enforcement officer may grant a permit for one (1) additional year. This subsequent permit may be granted up to four (4) additional times. Thus, the total Travel Trailer Park permit shall not exceed ten (10) years. Additional permitting fees shall apply with each permit.

At any time, the building inspector/code enforcement officer, with good cause, may issue a letter to the permit owner rescinding the permit. Should the holder of the permit challenge this decision, they must appeal their case to the Board of Zoning Appeals within 30 days of receiving this letter.[xxxii]

Any subsequent change in use documented with a site plan and presented to the planning commission for review.[xxxiii]

8.02 **Location Requirement** – All R-MH Districts shall be located at the intersection of Collector/Collector, Arterial/Collector or Arterial/Arterial status roads, in accordance with Haywood County’s Major Road Plan.[xxxiv]

8.03 **Traffic Study** – All development proposed within an R-MH district with 25 or more pad sites shall submit a Traffic Study to document need/no need for road improvements or enhancements such as additional shoulders, acceleration/deceleration lances or traffic control devices.[xxxv]

8.04 **School Impact Study** – All development proposed within an R-MH district with 50 or more pad sites shall submit a School Impact Study.[xxxvi]

8.05 **Uses Permitted on Appeal** - Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit: Churches; schools; public recreation areas; non-incidental home occupations; other suitable public and semi-public uses and customary accessory buildings for these uses.

8.06 **Uses Prohibited** - Any use not specifically permitted or implied, including telecommunications structures.

8.07 **Regulations Controlling Lot Size, Width, Yards, and Building Height** - Minimum allowed requirements for land area; lot width at building line; front yard depth; rear yard depth; side yard depth; maximum allowed land coverage; and maximum allowed building height are defined in Appendix.

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CHAPTER IX
PROVISIONS GOVERNING MOBILE HOME PARKS

9.01 **Jurisdiction** - The regulations established within this Chapter shall govern all mobile home parks within the unincorporated area Haywood County. Any owner of land within this area wishing to develop a mobile home park shall comply with the procedures outlined in this Chapter and shall make those improvements necessary to comply with the minimum standards of this Chapter.

9.02 **Definitions** - Except as specifically defined herein, all words used in this Chapter have their customary dictionary definition where not inconsistent with the context. The term "shall" is mandatory. When not inconsistent with the context, words used in the singular number include the plural. Words used in the present tense include the future. For the purpose of this Chapter certain words or terms are defined as follows:

Approved - Means acceptable to the appropriate authority having jurisdiction.

Building Code - Unless otherwise designated, this term shall mean the most recently adopted International Building Code and its amendments.

Building Inspector - The person appointed by the Haywood County Commission having jurisdiction over the County for the enforcement of the building code and other local developmental regulations, including this Chapter.

Common Area - Any area or space designed for joint use tenants occupying mobile home developments.

Developer - The person, firm, or corporation having a proprietary interest in a mobile home park for the purpose of preceding under this Chapter.

Diagonal Tie - Any tie down designated to resist horizontal forces.

Electric Feeder - That part of the electric distribution system between the transformer and the electrical connections of a mobile home.

Ground Anchor - Any device at a mobile home stand designed for the purpose of securing a mobile home to the ground.

Health Officer - The director of the county or district health department having jurisdiction over the community health in the County, or his duly authorized representative.

Internal Street - In a privately owned mobile home park, this term shall mean a private street owned, constructed, and maintained by the developer which provides access to all spaces and facilities for common use by park occupants.

Mobile Home (Trailer) - A detached single-family dwelling unit with any or all of the following characteristics:

A Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.

B Designed to be transported after fabrication on its own wheels, or on a flatbed or other trailer or detachable wheels.

C Arriving at the site where it is to be occupied as a complete dwelling including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, locations of foundation supports, connection to utilities, and the like.

Mobile Home Lot - A parcel of land rented for the exclusive use of the occupants of a single mobile home.

Mobile Home Park - A parcel of land within the County under single ownership which has been improved for the placement of two (2) or more mobile homes for non-transient use.

Mobile Home Stand - That part of a mobile home park subdivided into lots, each lot individually owned or rented, to be utilized as the site for placement of a single mobile home and its facilities.

Occupied Area - The total of all of the lot area covered by a mobile home and its accessory buildings on a lot or space.

Plat - A map or plan of an area indicating the location and boundaries of individual lots.

Service Buildings - A structure or structures housing a toilet, laundry facilities, office, or storage space.

Sewer Connection - Consists of all pipes and fittings from the drain outlet of the mobile home to the inlet of the sewerage disposal system.

Site Plan - This shall be the document, the contents of which are outlined within this Chapter, representative of the physical design of the mobile home park.

Subdivision Regulations - This term shall refer to the Subdivision Regulations adopted by and in force within the County.

Tie Down - Any device designed for the purpose of attaching a mobile home to ground anchors.

Travel Trailer - A vehicular portable structure designed as a temporary dwelling for travel, recreational, and vacation uses, which:

A is identified on the unit by the manufacturer as a travel trailer;

B is not more than eight (8) feet in body width;

C is of any weight provided its body length does not exceed 29 feet; or;

D is of any length provided its gross weight, factory equipped for the road, does not exceed 4,500 pounds.

Water Connection - Consists of all pipes and fittings from the water inlet pipe of the mobile home to the outlet of the water distribution system or source.

Yards - That area on the mobile home lot or space between all lot or space lines and the sides of the mobile home and its attachments.

Zoning Resolution - This term shall mean the Zoning Resolution adopted by and in force within the County.

9.03 **Permits** - The following requirements for permits apply to any mobile home park within the County. The purpose of these permits shall be to provide contents to assure compliance with this Chapter and other existing Resolutions; the public welfare demanding such.

A. No place or site within Haywood County shall be established by any person, group of persons, or corporation as a mobile home park unless he holds a valid permit issued by the building inspector in the name of such person or persons for the specific mobile home park.

B. It shall be unlawful for any person or persons to maintain or operate, within Haywood County , any existing mobile home park unless such person or persons first obtain a permit therefor. Mobile home parks in existence as of the effective date of this Chapter shall be required to obtain a mobile home park permit. Pre-existing mobile home parks which cannot comply with the requirements regarding mobile home parks shall be considered as a non-conforming use.

C. Every person holding a mobile home park permit shall give notice in writing to the building inspector with in twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of interest in, and control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership of control of such mobile home park for the purpose of transferring the permit.

D. No mobile home park in Haywood County shall operate without the appropriate County permits or licenses.

E. It shall be unlawful to construct any building including accessory buildings, to move or alter any building, or locate a mobile home on any lot or space until the building inspector has issued a building permit for such use.

F. Any permit issued shall become void six (6) months from the date of issuance unless substantial efforts have been made by that date to exercise that power permissible by the permit.

G. Any use, arrangement, or construction at variance with those originally authorized plans submitted as a basis for any permit shall be deemed a violation of this Chapter and shall void the permit.

H. In accordance with Tennessee State Law, a permit for the installation of the mandatory mobile home anchoring system is required and obtainable from the appropriate state agency.

I. No mobile home shall be used, place, stored or serviced by utilities within Haywood County or within any mobile home park in the County unless there is posted near the door of said mobile home a valid Tennessee State License or a HUD inspection sticker.

J. The building inspector is authorized to issue, suspend, or revoke permits in accordance with the provisions of this Chapter.

K. All Mobile Home Parks may allocate up to thirty (30) percent of their spaces for travel trailers.[xxxvii]

9.04 **Fees** - In order to assure a more cost effective system for the provision of inspection services, permit fees are hereby established as follows:

A. Mobile Home Park Permit Fee - An annual mobile home inspection fee shall be required for all mobile home parks within Haywood County. This fee for the mobile home park permit shall be collected by the building inspector.

B. Business Permit (License) Fees - Appropriate County fees are required for business permits and licenses and shall be obtained prior to the construction of any mobile home park within Haywood County.

C. Electrical Inspection Fee - An electrical inspection fee is required and shall be levied in accordance with Tennessee statutes for inspection services.

D. Anchoring Fee - The state anchoring system inspection fee, as required by Tennessee statutes, shall be levied in accordance with said statutes.

E. Tennessee License Fee - A state license fee for mobile homes is required by Tennessee statutes and shall be levied in accordance with said statutes.

9.05 **Inspection Services** - The building inspector, county health officer and all other authorized inspectors are hereby authorized and directed to make inspections within Haywood County for the purpose of safeguarding the health and safety of the occupants of mobile home parks, and of the general public. These representatives on, behalf of Haywood County, shall have the authority to enter at reasonable times upon any private or public property for the purpose of inspections and investigations related to the performance of their duties concerning the enforcement of this Chapter and other related regulations. Specifically, their inspections shall include but not be limited to the following duties:

A. Building Inspector - Upon inspection of a mobile home park or a mobile home by the building inspector, the following actions shall be undertaken for compliance with this Chapter and other related regulations of Haywood County which may apply:

(1) Sections of this Chapter concerning the minimum standards acceptable for the development and operation of a designated mobile home park.

(2) A review shall be conducted of all necessary permits for not only the park, but also individual mobile homes with all violations reported by the building inspector to the appropriate authority.

(3) A visual review of the general health and safety conditions with any possible violations noted and reported by the building inspector to the appropriate authority.

B. Electrical Inspector - The electrical inspector shall make inspections in accordance with those powers designated by the appropriate State regulations.

C. Anchorage Inspector - The anchorage inspector shall make inspections of the mobile home anchorage and tie down facilities in accordance with Sections 68-126-401 through 68-126-412 of the Tennessee Code Annotated and the State Fire Marshall's Office.

D. The officials noted in the above subsections, in the performance of their respective duties, shall have the authority to inspect the register containing a record of all residents of a mobile home park.

E. It shall be the duty of the owners or occupants of mobile home parks and mobile homes, or of the person in charge thereof, to give the designated inspectors free access to such premises at reasonable times for the purpose of inspection.

F. It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent or employee, access to any part of such mobile home park or its premises at reasonable times for the purpose of making alterations as are necessary to comply with this or other local regulations.

G. Upon inspection of any mobile home park in which conditions or practices exist in violation of this Chapter or other related regulations, the building inspector shall give notice in writing to the person to whom the permit was issued, that unless such conditions or practices are corrected within a six (6) month period, the mobile home park permit shall be revoked and the operation of the mobile home park shall cease operation.

9.06 Application Procedure

A. The developer shall consult early and informally with the planning commission and all applicable County departments for advice and assistance before the preparation of the site plan and the formal application for approval in order to become familiar with all regulations and area plans.

B. Applications for a mobile home park shall be filed with the planning commission for review and recommendation. Plans of the proposed mobile home park shall be filed with the building inspector at least fifteen (15) days prior to the planning commission meeting at which it is to be considered. The plan shall contain the following information and conform to the following requirements:

1 The plan shall be clearly and legibly drawn to a scale not smaller than one hundred (100) feet to one (1) inch;

2 Name and address of owner of record;

3 Proposed name of park and the total acreage involved;

4 Existing zoning classification;

5 North point and graphic scale and date;

6 Vicinity map showing location and acreage of mobile home park;

7 Exact boundary lines of the tract by bearing and distance;

8 Names of owners of record of adjoining land;

9 Existing streets, utilities, easements, and water courses on and adjacent to the tract;

10 Contour lines at 2' intervals, or as required by the planning commission with input from the county engineer or staff planning adviser;

11 Proposed design including streets, proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than mobile home spaces;

12 Provisions for water supply, sewerage, and drainage;

13 Such information as may be required by the County to enable it to determine if the proposed park will comply with legal requirements;

14 The applications and all accompanying plans and specifications shall be filed in triplicate with the building inspector;

15 Certification that the applicant is the land owner;

16 Certification by the state health officer concerning the acceptability of the sewage disposal and water system;

17 Certification of approval by the county engineer;

18 Certification of approval to be signed by the secretary of the planning commission.

C. Within sixty (60) days after submission of the site plan, the planning commission will review it and recommend approval or disapproval, or approval subject to modification. If disapproved, reasons for such shall be stated in writing.

9.07 Development Site

A. The proposed mobile home park shall be located only in areas zoned to allow such developments.

B. The development site shall be suitable for residential use. It shall not be subject to hazards such as insect or rodent infestation, objectionable smoke, noxious odors, unusual noise, or the probability of flooding or erosion. The soil, ground water level, drainage, and topography shall not create hazards to the property, or to the health and safety of occupants.

C. The development site for a mobile home park shall comprise an area of not less than two (2) acres. All sites shall consist of a single plat so dimensioned and related as to facilitate efficient design and management.

D. Essential community facilities and services for residential development shall be reasonably accessible to the development site, or provisions shall be made to assure that such facilities and services will be provided.

E. Direct vehicular access to the development site shall be provided by an abutting improved public street.

9.08 Site Improvement

A. Site improvements shall be harmoniously and efficiently developed in relation to topography and the shape of the site. Full attention should be paid to use, appearance, and livability. Site improvements shall be fitted to the terrain with a minimum disturbance of the land. Existing trees, rock formations, and other natural site features should be preserved to the extent practical.

B. When necessary, grading shall be utilized to preserve desirable site features through the diversion of surface water away from mobile home stands, the prevention of standing water and excess soil saturation, and the disposal of water from each mobile home space or lot. In no cases, however, shall grading be permitted to direct excessive surface water flow onto adjacent property.

C. In the case of fill work at the development site, all fill material shall be uniform in texture and free from debris. Fill material shall be applied in uniform layers, raked, and compacted to minimize settlement.

D. Specific areas for the collection and disposal of surface and subsurface water shall be provided to protect the mobile home and provide safe use of other improvements. Surface water shall be directed toward existing off-site drainage facilities located in public right-of-ways. Internal drainage facilities shall be of adequate size, design, and construction and assured of permanent maintenance through easements or other means.

   The planning commission, upon advice from technical staff such as the county engineer or planning staff, may require other drainage measures as deemed necessary.

E. Exposed ground surfaces in all parts of every development site shall be either paved, covered with stone or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

F. An evergreen buffer strip consisting of trees, shrubs, or hedges shall be planted along all boundaries of the mobile home park, if required by the planning commission. Trees or shrubs may be required for internal screening of garbage collection areas, and to provide adequate privacy among the individual mobile home units.

G. The provision of designated open space and recreation areas is encouraged to the extent necessary to meet the anticipated needs of the occupants. A centralized location is preferable for convenience and efficient maintenance.

9.09 Transportation System

A. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot and other

improved park facilities. Access shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic.

B. The street system shall be designed to recognize and protect existing easements, utility lines, etc.

C. All streets, either public or internal (private), shall be constructed to current local standards.

D. Before any proposed street may be constructed, the area must first be inspected by the county engineer who will, at that time, review the size of culvert(s) necessary to prevent future drainage problems. The developer will be responsible for the provision of the specified culvert(s) and installment in the manner as is indicated by the county engineer.

E. Surfaced streets are required, and all streets shall meet the technical specification for base and asphaltic concrete paving as required by current local standards.

F. All streets located within a mobile home park shall be illuminated with lighting units consisting of 400 watt lamps at intervals of 100 feet approximately 30 feet from the ground.

G. Off-street parking areas shall be provided in all mobile home parks for the use of the occupants and guests without interference with the normal movement of traffic. All parking spaces shall be located so access can be gained only from internal streets of the mobile home park. Specific parking facility requirements are detailed in Resolution.

H. All mobile home parks shall be provided with safe and convenient pedestrian access between mobile homes and park facilities. A common walkway system may be required for those areas in which pedestrian traffic is concentrated in a large development.

9.10 Utilities

A. Water Supply - An adequate supply of safe water under adequate pressure shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality, and pressure is available, connection shall be to this system and used exclusively.

1 The bacteriological and chemical quality of the water shall be acceptable to the Haywood County Health Officer in accordance with minimum requirements for the State of Tennessee.

2 The source of water supply shall be capable of supplying a minimum volume of 250 gallons of water per day per mobile home with pressure of not less than twenty (20) pounds residual pressure per square inch under normal operating conditions at each mobile home. The individual size of the feeder water lines shall be a minimum of 4" or more as required by the county engineer.

3 The water system must be adequate to provide 500 gallons per minute fire flow and maintain a 20 psi residual pressure. All fire hydrants shall be located with a minimum distance of 400 feet.

4 The water supply system shall be connected by pipes to all mobile homes and other facilities requiring water. Connections shall be made in such a manner that neither underground nor surface contamination will reach the water from any source. All water piping, fixtures, and other equipment shall be constructed and maintained in accordance with the Plumbing Code and Tennessee State Health regulations. Written approval from the Tennessee Department of Conservation and Environment shall be required for all water line extensions.

5 Where required in developments, all fire hydrants shall be the 3 way type, or as specified by County standards.

B. Sewage Disposal - An adequate and safe sewerage disposal system shall be provided in all mobile home parks for conveying and disposing of all sewage. Mobile home parks shall connect to a satisfactory public sewage system, or an approved septic tank system or package treatment plant. In addition, the sewage disposal system shall meet the following general requirements:

1 The sewage disposal system shall be approved in writing by the Tennessee Department of Conservation and Environment and subject to maintenance inspections.

2 All sewer lines shall be located in trenches of sufficient depth to prevent breakage from traffic or other movements and constructed in such a manner as to have watertight joints. Sewer lines shall be separated from the water supply system and be constructed and maintained in accordance with the Plumbing Code and Tennessee Department of Conservation and Environment regulations.

3 All sewer lines shall be at a grade which will insure a velocity of two feet per second when flowing full and designed for a minimum volume flow of 250 gallons of sewage per day per mobile home.

C. Electrical Distribution - Every mobile home park shall contain an electrical wiring system consisting of wiring, fixtures, and equipment installed and maintained in accordance with the applicable codes and regulations governing electrical distribution systems. The electrical distribution system shall also meet the following general requirements:

1 Main primary lines not located underground shall be suspended at least eighteen (18) feet above the ground. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any mobile home or other structure.

2 All direct buried cables shall be without splices or taps between junction boxes and protected by ridged conduit at all points of entry or exit from the ground. Such cables shall be located no less than eighteen (18) inches below

the ground surface and located in a separate trench not less than one (1) foot radial distance from water, sewer, gas, and other piping.

3 Demand factors for feeder and service lines shall be calculated in accordance with the adopted building code to determine the appropriate line sizes.

D. Gas Supply - Natural gas and liquefied petroleum gas systems equipment and installations within a mobile home park shall be designed and constructed in accordance with the applicable codes and regulations. The natural gas supply system shall meet the following general requirements:

1 Underground piping shall be buried at a sufficient depth to protect it from physical damage as outlined in the Gas Code. No piping shall be installed underground beneath a mobile home or other structure.

2 All gas regulators, meters, valves, and other exposed equipment shall be protected from physical damage by vehicles or other causes.

3 A readily accessible and identified emergency shut-off valve controlling the flow of gas to the entire internal gas piping system of a mobile home park shall be installed near to the point of connection to the service piping.

4 Demand factors for use in calculating gas piping systems shall be in accordance with the Gas Code.

E. Garbage Disposal - The storage, collection, and disposal of refuse in a mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. A commercial dumpster system shall be utilized exclusively for solid waste disposal. In addition, the refuse disposal system shall meet the following general requirements:

1 All refuse shall be stored in fly proof, watertight, and rodent proof containers, which shall be located not more than 150 feet from any mobile home space or lot. These containers shall be located on concrete dumpster pads designed to prevent or minimize spillage and container deterioration.

2 A sufficient number of containers of adequate capacity, as required by the County, shall be provided to safely store all refuse. The refuse within these containers shall be collected and disposed of on at least a weekly basis in the approved manner.

9.11 Mobile Home Site.

A. Every mobile home site shall meet the minimum requirements, as set forth in this section, for the development of individual sites. These criteria are for the purpose of assuring privacy, adequate natural light and air, and convenient access and circulation around each mobile home.

B. Each mobile home space shall be adequate for the type of unit to occupy the space. Mobile homes shall be parked on each space so that there will be at least twenty-five (25) feet of open space between individual mobile homes, including

attachments such as garages or porches. A minimum fifteen (15) feet shall be provided between mobile homes and any other building or structure on the lot. A minimum of twenty (20) feet shall be provided between any trailer and a mobile home park property line. No mobile home shall be located less than fifty (50) feet from the right-of-way of any public street or highway. In addition, each mobile home space shall contain:

1 A minimum lot area of four thousand (4,000) square feet.

2 A minimum depth with end parking of an automobile equal to the length of the mobile home plus thirty (30) feet.

3 A minimum depth with side or street parking equal to the length of the mobile home plus fifteen (15) feet.

4 A minimum width of at least forty (40) feet and a minimum depth of at least seventy-five (75) feet with the limits of each mobile home space being clearly marked by permanent ground stakes.

C. Each mobile home space shall have an area designated as a mobile home stand or pad which meets all the setback requirements and affords practical access for the placement and removal of a mobile home. Piers and foundations shall meet the requirements of the adopted International Building Code.

D. All mobile homes shall be secured to the site through an anchorage system consisting of over the top tie downs to restrict overturning and frame tie downs to restrict the unit from being pushed from its foundation piers. These tie downs shall meet the anchorage requirements specified by Tennessee State Statutes and the International Building Code for installation and inspection requirements.

E. An individual water connection shall be provided at each site with at least a 3/4 inch connecting water riser pipe. This pipe shall extend in a vertical position at least four (4) inches above ground level at the appropriate location. Adequate provisions shall be made to prevent the freezing of service lines, valves, and riser pipe. The riser pipe shall be capped when the site is unoccupied. At each site, a shut off valve located below the frost line shall be provided near the water riser.

F. Each site shall be provided with at least four (4) inch corrosive resistant sewer riser pipe. This pipe shall extend in a vertical position at least four (4) inches above the ground level at the appropriate location. This service pipe shall consist of water tight joints and slope at least one-fourth (1/4) inch per foot to a collector line. Provisions shall be made to plug the drain when the site is unoccupied. All sewer lines shall be laid in trenches separated at least ten (10) feet horizontally from any drinking water supply line.

G. Electrical service drops from feeder distribution lines shall be provided, installed, and maintained in accordance with the National Electrical Code and Tennessee Department of Insurance and Banking Regulations. A weather-proof over-current protection device and disconnecting means shall be provided for

each site. All exposed metal parts of the mobile home shall be properly grounded.

H. Each site provided with natural or liquefied petroleum shall have an approved manual shut off valve installed upstream of the gas outlet. Underground piping shall be at a sufficient depth to be protected from physical damage and shall not be installed beneath a mobile home stand unless it is installed in an approved gas tight conduit. Liquefied petroleum gas shall be securely but not permanently fastened to prevent accidental over-turning. No containers shall be stored within or beneath any mobile home. All gas systems shall be installed and maintained in accordance with the applicable codes and regulations governing such systems.

I. Off-street parking spaces shall be provided in sufficient number to meet the needs of the occupants and their guests. Such facilities shall be provided at the rate of at least two (2) spaces per mobile home. The size of the individual parking space shall consist of a minimum width of not less than ten (10) feet and a length of not less than twenty (20) feet. Each space shall be constructed of either a hot mix or concrete hard surface.

J. It is recommended that provision be made for external storage facilities at each site. These facilities should be designed in a manner that would enhance the appearance of the development.

9.12 Miscellaneous Requirements.

A. The growth of brush, weeds, and grass in open areas shall be controlled and maintained to prevent heavy undergrowth of any description. Special emphasis shall be placed on preventing the growth of ragweed, poison ivy, poison oak, poison sage, and other noxious weeds considered to be detrimental to health.

B. Care shall be taken to control dry brush, litter, rubbish, and other such flammable materials which might communicate fire between mobile homes and other structures.

C. A mobile home shall not be occupied for dwelling purposes unless it is professionally installed on a mobile home stand and connected to all utilities. The park management shall supervise such installations.

D. No mobile home shall be admitted to a mobile home park unless it can be demonstrated that it meets the requirements of the Mobile Home Standards for Plumbing, Heating, and Electrical Systems or any state administered code insuring equal or better systems. Mobile homes manufactured prior to 1976 shall be exempt from this requirement.

E. No dogs, cats, or other pet type animals shall be permitted unrestricted freedom within the limits of a mobile home park. No kennels or pens for such animals shall be allowed in any mobile home park.

F. Pre-existing mobile home parks shall comply with all state regulations applicable thereto which were in force prior to the establishment of this mobile

home park Chapter. Expansion shall only occur after compliance with the requirements of this Chapter.

G. Every mobile home park within Haywood County shall be operated with adequate supervision to assure the park, its facilities, and equipment are maintained in good repair and operated in a clean and sanitary condition at all times.

9.13 Enforcement

A. It shall be the duty of the building inspector to enforce the provisions of this Chapter and the duty of those inspectors specifically mentioned in Chapter XVII of this Chapter to enforce those regulations under their jurisdiction as those regulations apply to this Chapter.

B. The developer or the person to whom a permit for a mobile home park is issued shall be the sole individual responsible for compliance with this Chapter and the other related regulations. Actions toward the enforcement of this Chapter and all other related regulations shall be directed toward the person to whom the mobile home park permit is issued.

9.14 Amendment

A. Whenever the public necessity, convenience, or general welfare justifies such action, the Haywood County Commission may amend or supplement this Chapter. Any person may petition the County Commission for an amendment or amendments to this Chapter.

B. Any proposed amendment or supplement shall be first submitted to the planning commission for its recommendation to the Haywood County Commission. Absence of action after thirty-five (35) days from submission of a petition to the planning commission shall constitute a positive recommendation for such amendment to the County Commission.

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CHAPTER X
PROVISIONS GOVERNING COMMERCIAL (C) DISTRICTS

General Description - The primary purpose of this district is to allow a wide range of commercial establishments in areas suitable for such development. It provides small towns and rural areas with an opportunity to have adequate access to a variety of commercial goods and services through concentrations of general commercial activities rather than through extended strip commercial areas. Regulations are designed so as to discourage the degeneration of future commercial areas, to preserve the carrying capacity of streets, to provide for adequate off-street parking and to reflect the rural area characteristics of the district and the surrounding areas. Public and semi-public uses are also allowed in the district to serve the district or the district and other parts of the County, provided that appropriate conditions and safeguards are satisfied.

Within the C (Commercial) Districts, the following regulations shall apply.

10.01 Uses Permitted

A. Wholesale Trade limited to:

1. Motor vehicles and automotive equipment - wholesale except auto junk yards.
2. Drug, chemicals, and allied products - wholesale.
3. Dry goods and apparel - wholesale.
4. Groceries and related products - wholesale.
5. Electrical goods - wholesale.
6. Hardware, plumbing, heating equipment, and supplies - wholesale.
7. Machinery, equipment, and supplies - wholesale.
8. Other wholesale trade, NOT ELSE CODED limited to:
   a. Tobacco and tobacco products - wholesale.
   b. Beer, wine, and distilled alcoholic beverages - wholesale.
   c. Paper and paper products - wholesale.
   d. Furniture and home furnishings - wholesale.
   e. Lumber and construction materials - wholesale.
   f. Other wholesale trade, NOT ELSE CODED.

B. Retail Trade limited to:

1. Building materials, hardware, and farm equipment:
   a. Lumber and other materials, retail;
   b. Heating and plumbing equipment - retail;
   c. Paint, glass, and wallpaper - retail
   d. Electrical supplies, retail

e. Hardware and farm equipment - retail.

2. General Merchandise limited to:
   a. Department stores - retail.
   b. Mail order houses - retail.
   c. Limited price variety stores - retail.
   d. Merchandise vending machine operators - retail.
   e. Direct selling organizations - retail.
   f. Other retail trade - general merchandise, NOT ELSE CODED.
3. Food limited to:
   a. Groceries (with or without meat) - retail.
   b. Meats and fish - retail.
   c. Fruits and vegetables - retail.
   d. Candy, nut, and confectionery - retail.
   e. Dairy products - retail.
   f. Bakeries - retail.
   g. Other retail trade food, NOT ELSE CODED.
4. Automotive, Marine Craft, Aircraft, and Accessories limited to:
   a. Motor vehicles - retail.
   b. Tires, batteries, and accessories - retail.
   c. Gasoline services stations - retail.
5. Apparel and accessories limited to:
   a. Men's and boys’ clothing and furnishings - retail.
   b. Women's ready-to wear - retail.
   c. Women's accessories and specialties - retail.
   d. Children's and infants' wear - retail.
   e. Family clothing - retail.
   f. Shoes - retail.
   g. Custom tailoring.
   h. Furriers and fur apparel - retail.
   i. Other retail trade apparel and accessories, NOT ELSE CODED.
6. Furniture, home furnishings and equipment limited to:
   a. Furniture, home furnishings, and equipment - retail.
   b. Household appliances - retail.
   c. Radios, televisions, and music supplies - retail.

7. Eating and drinking establishments
8. Other retail trade, NOT ELSE CODED limited to:
   a. Drug and proprietary - retail.
   b. Antiques and second hand merchandise - retail.
   c. Books and stationery - retail.
   d. Sporting goods and bicycles - retail.
   e. Farm and garden supplies - retail.
   f. Jewelry - retail.
   g. Fuel and ice - retail.
   h. Other retail trade, NOT ELSE CODED.

C. Finance, Insurance and Real Estate Services

D. Personal Services except:
   1. Beauty and barber service
   2. Funeral and crematory services; cemeteries

E. Business Services limited to:
   1. Advertising services
   2. Consumer and mercantile credit reporting services; adjustment and collection services
   3. Duplicating, mailing and stenographic services.
   4. Dwelling and other building services, except for disinfecting and exterminating services.
   5. News syndicate services
   6. Employment services
   7. Warehousing and storage services, limited household goods warehousing and storage (mini-warehousing)
   8. Other business services, NOT ELSE CODED.

F. Repair Services limited to:
   1. Automobile repair and services, except for establishments with outside storage, salvage operations or where parts are dismantled from existing vehicles, is involved.
   2. Other repair services, NOT ELSE CODED.

G. Professional Services

H. Contract, Construction Services

I. Governmental and Public Institutional Uses

J. Philanthropic Uses

K. Educational Services

L. Miscellaneous Services

M. Cultural Activities and Nature Exhibitions

N. Public Assembly, limited to Entertainment Assembly only

O. Amusements

P. Accessory structures and uses customarily incidental to any permitted use.

Q. Signs as specified in Section 3.09.

10.02 **Uses Permitted on Appeal**[xxxviii] - Following public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit:

A. Recreational activities, except that other sports activities shall not include pistol ranges.

B. Resorts and group camps

C. Parks

D. Other cultural, entertainment, and recreational activities, NOT ELSE CODED.

E. Beauty and Barber Services

F. Funeral and Crematory Service; cemeteries

G. Adult Oriented Businesses

Adult oriented businesses as defined in Chapter II of this resolution may be permitted provided that no Zoning Compliance Permit or Certificate of Occupancy for such use shall be issued without approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located; and provided further that:

1. Such use is conducted under or in conjunction with the permitted uses allowed by right within this district, and;

2. Such use may not be located within 2,500 feet of another such business, pre-existing religious institutions, schools, boy's club, girls' club, or similar existing youth organizations, public parks, public buildings or any structure or building used for residential purposes in the following zones:

FAR	(Forestry, Agriculture, Residential)
AE	(Agricultural Estate)
R	(Residential)
R-MH	(Residential-Mobile Home)

3. Such use is located on a major or minor arterial as identified on the Official Major Road Plan.

4. All signs and exterior displays relative to such use shall be limited to exclude obscenities including depictions, likeness, or representations of "Specified Anatomical Areas" and "Specified Sexual Activities" as defined in Chapter II of this resolution.

5. The property and the facility housing such use meets all yard standards, parking requirements, site plan review requirements and all other applicable provisions of this resolution.

H. Telecommunication's structures and equipment subject to the provisions of Chapter III, Section 3.23, as well as, to the following standards:

1. That a documented attempt has been made by the applicant to make shared use of existing or planned telecommunications structures in the County and that such shared use has been denied. A list shall be provided of all owners contacted, the date of such contact, and the form and content of such contact.

2. That shared use is not precluded simply because a reasonable fee for shared use is charged, or because of reasonable costs necessary to adapt the existing and proposed uses to a shared site. The Board of Zoning Appeals may consider expert testimony to determine whether the fee and costs are reasonable. Costs exceeding new tower development are presumed unreasonable.

3. That any shared use of existing telecommunications structures is technically impractical as supported by technical documentation from a licensed professional independent of the applicant.

4. That any proposed telecommunications structure may not be located within two (2) miles of any existing telecommunications structures.

5. That any proposed telecommunications structure may not be located closer than 1,500 feet to any residential structure.

6. That telecommunications structures may not be located such that a collapse from any cause may pose a hazard to any residential or other structures, or to vehicular traffic.

7 That all telecommunications towers and accessory structures shall be setback from the property lines a distance equal to twenty (20) percent of the tower height plus ten (10) feet. Prior to the approval of any application for a tower, the applicant shall provide written certification from a registered structural engineer that the tower's height and design is viable and complies with these regulations and applicable structural standards. The letter should also certify that the proposed tower is able to withstand winds of a minimum of seventy (70) miles per hour with one-half (0.5) inch radial ice.

10.03 **<u>Uses Prohibited</u>** - Any use that is not specifically permitted or permitted as a use on appeal prohibited.

10.04 **Off-Street Parking and Loading and Unloading Requirements** - These requirements are specified in Chapter III, Section 3.10 and 3.11.

10.05 **Regulations Controlling Lot Size, Width, Yards, and Building Height** - Minimum allowed requirements for land area; lot width at building line; front yard depth; rear yard depth; side yard depth; maximum allowed land coverage; and maximum allowed building height are defined in Appendix.

10.06 **Site Plan Review** - Prior to the issuance of a building permit, all site plan requirements as set forth in Chapter XV shall be submitted for review by the Planning Commission. If approved, any modifications required by the Planning Commission shall be made prior to the issuance of any building permit. The site plan shall be maintained in the permanent files of Haywood County.

CHAPTER XI
PROVISIONS GOVERNING LIGHT INDUSTRIAL (I-1) DISTRICTS

General Description - This district is intended to allow a versatile range of industrial establishments in areas suitable for industrial development. It provides small towns and rural areas with the opportunity to expand and grow through thoughtful industrial planning. These regulations are designated with consideration given to potential future growth; availability or reasonable ease of access to all public utilities; with a view of encouraging industrial growth and expansion while maintaining an environment safe from public nuisance or harmful exposure; and with a view of promoting industrial growth while retaining the rural characteristics of each district.

Within the Light Industrial (I-1) Districts, the following regulations shall apply:

11.01 Uses Permitted

A. Wholesale Trade limited to:

1. Motor vehicles and automotive equipment - wholesale, except auto junk yards
2. Drugs, chemicals, and allied products - wholesale.
3. Dry goods and apparel - wholesale.
4. Groceries and related products - wholesale.
5. Electrical goods - wholesale.
6. Machinery, equipment, and supplies - wholesale.
7. Other wholesale trade, NOT ELSE CODED limited to:
    a. Tobacco and tobacco products - wholesale.
    b. Beer, wine, and distilled alcoholic beverages - wholesale.
    c. Paper and paper products - wholesale.
    d. Furniture and home furnishings - wholesale.
    e. Lumber and construction materials - wholesale.
    f. Other wholesale trade, NOT ELSE CODED.

B. Retail Trade limited to:

1. Building materials, hardware, and farm equipment limited to:
    a. Lumber and building materials, retail;
    b. Hardware and farm equipment - retail.

C. Business Services - limited to:

1. Dwelling and Other Building Services
2. Warehousing and storage services - excluding:
    a. Stockyards

3. Other business services - limited to:
    a. Research, development, and testing
    b. Equipment rental and leasing services
    c. Automobile and truck rental services

D. Contract, construction services

E. Governmental and Public Institutional Uses

F. Philanthropic Uses

G. Agricultural Activities and Related Activities

H. Manufacturing limited to:

1. Apparel and other finished products made from fabrics, leather, and similar materials - manufacturing except for leather tanning and finishing.
2. Lumber and wood products (except furniture) - manufacturing
3. Furniture and fixtures - manufacturing
4. Paper and allied products - manufacturing - limited to:
    a. converted paper and paperboard products (except containers and boxes) - manufacturing
    b. paperboard containers and boxes - manufacturing
5. Printing, publishing, and allied industries
6. Chemicals and allied products - manufacturing limited to:
    a. Drug - manufacturing
7. Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks - manufacturing
8. Miscellaneous manufacturing limited to:
    a. Jewelry, silverware, and plated ware - manufacturing
    b. Musical instruments and parts - manufacturing
    c. Toys, amusement, sports, and athletic goods - manufacturing
    d. Pens, pencils, and other office and artists materials - manufacturing
    e. Costume jewelry, costume novelties, buttons, and miscellaneous notions (except precious metals manufacturing.
    f. Tobacco - manufacturing
    g. Motion Picture Production
    h. Other miscellaneous manufacturing, NOT ELSE CODED limited to:
        (1) Brooms and brushes - manufacturing
        (2) Lamps shades - manufacturing

(3) Signs and advertising displays - manufacturing

(4) Umbrellas, parasols, and canes - manufacturing

(5) Other miscellaneous - manufacturing, NOT ELSE CODED

I. Railroad, rapid rail transit, and street railway transportation

J. Motor vehicle transportation

K. Aircraft transportation

L. Marine Craft transportation

M. Highway and street right-of-way

N. Automobile parking

O. Communication

P. Other transportation, communication, and utilities, NOT ELSE CODED

Q. Government services and public institutional uses, except for solid waste disposal

R. Signs as permitted in Section 3.09.

S. Accessory uses and structures customarily incidental to any aforementioned permitted use.

11.02 **Uses Permitted on Appeal** - The following uses and their accessory uses may be permitted on appeal if, in the opinion of the Board of Zoning Appeals, such use will not be detrimental to the district in which it is located, and subject to such conditions and safeguards as may be required by the Board of Zoning Appeals:

A. Airports

B. Paper and allied products manufacturing not listed under Section 12.01.F7.

C. Telecommunication's structures and equipment subject to the provisions of Chapter III, Section 3.23, as well as, to the following standards:

1. That a documented attempt has been made by the applicant to make shared use of existing or planned telecommunications structures in the County and that such shared use has been denied. A list shall be provided of all owners contacted, the date of such contact, and the form and content of such contact.

2. That shared use is not precluded simply because a reasonable fee for shared use is charged, or because of reasonable costs necessary to adapt the existing and proposed uses to a shared site. The Board of Zoning Appeals may consider expert testimony to determine whether the fee and costs are reasonable. Costs exceeding new tower development are presumed unreasonable.

3. That any shared use of existing telecommunications structures is technically impractical as supported by technical documentation from a licensed professional independent of the applicant.
4. That any proposed telecommunications structure may not be located within two (2) miles of any existing telecommunications structures.
5. That any proposed telecommunications structure may not be located closer than 1,500 feet to any residential structure.
6. That telecommunications structures may not be located such that a collapse from any cause may pose a hazard to any residential or other structures, or to vehicular traffic.
7 That all telecommunications towers and accessory structures shall be setback from the property lines a distance equal to twenty (20) percent of the tower height plus ten (10) feet. Prior to the approval of any application for a tower, the applicant shall provide written certification from a registered structural engineer that the tower's height and design is viable and complies with these regulations and applicable structural standards. The letter should also certify that the proposed tower is able to withstand winds of a minimum of seventy (70) miles per hour with one-half (0.5) inch radial ice.

D. Solar Farms, subject to site plan review by the Board of Zoning Appeals and the following conditions:[xxxix]

1. Solar farms shall be enclosed by perimeter fencing to restrict unauthorized access at a height of eight (8) feet.
2. Adequate screening shall be provided. This can be achieved either by the required perimeter fencing being constructed as a board-to-board privacy fence or by vegetative screening being placed beyond the perimeter fence to a density and height that adequately buffers the solar farm from any nearby uses.
3. Solar farms shall adhere to the setback, height, and coverage requirements of the district.
4. Solar farm structures must be setback a minimum of 500 feet from residential structures.
5. Solar farms must be located on lots of no less than 100 acres in size.
6. Solar farms must not create increased noise levels that are discernible to nearby residential uses.
7. Solar farms must not produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads.
8. All electrical interconnection and distribution lines within the project boundary shall be underground.

9. Solar farms that become inactive for a period exceeding one (1) year shall be removed at the owners or operators' expense and the site shall be returned to its natural state. This includes the obligation to dismantle and remove from the site all electrical generating equipment, cables, panels, foundations, buildings, and ancillary equipment. To the extent possible, the operator shall restore and reclaim the site to its pre-project topography and topsoil quality. Any agreement between the operator and landowner for removal to a lesser extent than set forth in this paragraph shall be required prior approval by the board. The restoration activities must be complete within 18 months from the date the solar farm becomes inactive.
10. The applicant shall submit to the board a decommissioning plan describing the manner in which the applicant anticipates decommissioning the project. The plan shall include a description of the manner in which the applicant will ensure that it has the financial capability to carry out the restoration requirements. The board may from time to time request the operator to submit a report describing how it is fulfilling this obligation. The board shall decide if it is prudent to include provisions that ensure financial resources will be available for decommissioning. This may include bonding or other methods of guaranteeing performance, such as establishing an escrow account into which the developer / operator will deposit funds on a regular basis over the life of the project that would allow Haywood County to have access to the escrow account for the explicit purpose of decommissioning in the event of default. Financial provisions shall not be so difficult as to make the solar farm unfeasible.

11.03 **Uses Prohibited** - Any use not specifically permitted by the terms of this Chapter or permissible on appeal is prohibited.

11.04 **Off-Street Parking, Loading and Unloading Requirements** - These requirements are indicated in Chapter III, Section 3.09 and 3.10.

11.05 **Regulations Controlling Lot Size, Width, Yards, and Building Height** - Minimum allowed requirements for land area; lot width at building line; front yard depth; rear yard depth; side yard depth; maximum allowed land coverage; and maximum allowed building height are defined in Appendix.

11.06 **Site Plan Review** - Prior to the issuance of a building permit, all site plan requirements as set forth in Chapter XV shall be submitted for review by the Planning Commission. If approved, any modifications required by the Planning Commission shall be made prior to the issuance of any building permit. The site plan shall be maintained in the permanent files of Haywood County.

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CHAPTER XII
PROVISIONS GOVERNING RESTRICTED INDUSTRIAL (I-2) DISTRICTS

General Description - This district shall be utilized to place those industrial uses understood to be of a hazardous or obnoxious nature but which are deemed necessary or desirable for the economic development of Haywood County. Because of the nature and intent of this district, these regulations shall limit the permitted use categories.

Within areas designated (I-2) Restricted Industrial on the Official Zoning Map of Haywood County, Tennessee, the following provisions shall apply:

12.01 Uses Permitted

A. Wholesale Trade:

B. Retail Trade limited to:

1. Building materials, hardware, and farm equipment
2. Other retail trade, NOT ELSE CODED, limited to:
   a. Farm and garden supplies;
   b. Fuel and ice retail.

C. Business Services - limited to: (51)

1. Warehousing and storage services
2. Other business services, NOT ELSE CODED limited to:
   a. Research, development, and testing services.

D. Contract, construction services

E. Governmental Services

F. Manufacturing Services - limited to:

1. Food and kindred products - manufacturing, except for meat products - manufacturing
2. Textile mill products-manufacturing
3. Apparel and other finished products made from fabrics, leather, and similar materials limited to leather tanning and finishing.
4. Lumber and wood products (except furniture) - manufacturing
5. Furniture and fixtures - manufacturing
6. Printing, publishing, and allied industries - manufacturing
7. Paper and allied products - manufacturing
8. Chemicals and allied products - manufacturing
9. Petroleum refining and related industries - manufacturing
10. Rubber and miscellaneous plastic products - manufacturing
11. Stone, clay, and glass products, manufacturing

12. Primary metal industries - manufacturing
13. Fabricated metal products – manufacturing
14. Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks - manufacturing
15. Miscellaneous manufacturing, NOT ELSE CODED.

G. Railroad, rapid rail transit, and street railway transportation

H. Motor vehicle transportation

I. Aircraft transportation

J. Highway and street right-of-way

K. Utilities limited to:

1. Electric utilities including but not limited to solar farms, subject to site plan review by the Planning Commission and the following standards for said solar farms:[xl]

   a. Solar farms shall be enclosed by perimeter fencing to restrict unauthorized access at a height of eight (8) feet.

   b. Adequate screening shall be provided. This can be achieved either by the required perimeter fencing being constructed as a board-to-board privacy fence or by vegetative screening being placed beyond the perimeter fence to a density and height that adequately buffers the solar farm from any nearby uses.

   c. Solar farms shall adhere to the setback, height, and coverage requirements of the district.

   d. Solar farm structures must be setback a minimum of 500 feet from residential structures.

   e. Solar farms must be located on lots of no less than 100 acres in size.

   f. Solar farms must not create increased noise levels that are discernible to nearby residential uses.

   g. Solar farms must not produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads.

   h. All electrical interconnection and distribution lines within the project boundary shall be underground.

   i. Solar farms that become inactive for a period exceeding one (1) year shall be removed at the owners or operators' expense and the site shall be returned to its natural state. This includes the obligation to dismantle and remove from the site all electrical generating equipment, cables, panels, foundations, buildings, and ancillary equipment. To the extent possible, the operator shall restore and reclaim the site to its pre-project topography and topsoil quality. Any agreement between the operator

and landowner for removal to a lesser extent than set forth in this paragraph shall be required prior approval by the board. The restoration activities must be complete within 18 months from the date the solar farm becomes inactive.

j. The applicant shall submit to the board a decommissioning plan describing the manner in which the applicant anticipates decommissioning the project. The plan shall include a description of the manner in which the applicant will ensure that it has the financial capability to carry out the restoration requirements. The board may from time to time request the operator to submit a report describing how it is fulfilling this obligation. The board shall decide if it is prudent to include provisions that ensure financial resources will be available for decommissioning. This may include bonding or other methods of guaranteeing performance, such as establishing an escrow account into which the developer / operator will deposit funds on a regular basis over the life of the project that would allow Haywood County to have access to the escrow account for the explicit purpose of decommissioning in the event of default. Financial provisions shall not be so difficult as to make the solar farm unfeasible.

2. Gas Utilities, limited to:

   a. Gas pipeline right-of-way

   b. Gas pressure control stations

3. Water utilities and irrigation

4. Other transportation, communication, and utilities, NOT ELSE CODED.

L. Signs as permitted in Section 3.09.

M. Accessory uses and structures customarily incidental to the permitted use.

12.02 **<u>Uses Permitted on Appeal</u>** - The following uses and their accessory uses may be permitted on appeal if, in the finding of the Board of Zoning Appeals, such use will not be detrimental to the district in which it is located, and subject to such conditions and safeguards as may be required by the Board of Zoning Appeals:

A. Lots or yards for salvage operations as defined in Chapter II and subject to the provisions of Chapter III, Section 3.17.

B. Utilities limited to and provided that any uses allowed under this category shall be limited to the processing of waste generated solely within the geographic boundaries of Haywood County.

1. Gas utility uses limited to:

   a. Natural or manufactured gas storage and distribution points,

   b. Other gas utilities, NOT ELSE CODED.

2. Sewerage disposal uses

3. Solid Waste disposal, treatment, or storage
4. Hazardous Waste disposal, treatment, or storage

C. Related Agricultural industries including:

1. Food and kindred products - manufacturing
   a. limited to; meat products - manufacturing

D. Public Landfills - as defined in Chapter II

E. Telecommunication's structures and equipment subject to the provisions of Chapter III, Section 3.23, as well as, to the following standards:

1. That a documented attempt has been made by the applicant to make shared use of existing or planned telecommunications structures in the County and that such shared use has been denied. A list shall be provided of all owners contacted, the date of such contact, and the form and content of such contact.
2. That shared use is not precluded simply because a reasonable fee for shared use is charged, or because of reasonable costs necessary to adapt the existing and proposed uses to a shared site. The Board of Zoning Appeals may consider expert testimony to determine whether the fee and costs are reasonable. Costs exceeding new tower development are presumed unreasonable
3. That any shared use of existing telecommunications structures is technically impractical as supported by technical documentation from a licensed professional independent of the applicant.
4. That any proposed telecommunications structure may not be located within two (2) miles of any existing telecommunications structures.
5. That any proposed telecommunications structure may not be located closer than 1,500 feet to any residential structure.
6. That telecommunications structures may not be located such that a collapse from any cause may pose a hazard to any residential or other structures, or to vehicular traffic.
7 That all telecommunications towers and accessory structures shall be setback from the property lines a distance equal to twenty (20) percent of the tower height plus ten (10) feet. Prior to the approval of any application for a tower, the applicant shall provide written certification from a registered structural engineer that the tower's height and design is viable and complies with these regulations and applicable structural standards. The letter should also certify that the proposed tower is able to withstand winds of a minimum of seventy (70) miles per hour with one-half (0.5) inch radial ice.

12.03 **Uses Prohibited** - Any use not specifically permitted by the terms of this Chapter or permissible on appeal is prohibited.

12.04 **Off-Street Parking, Loading and Unloading Requirements** - These requirements are indicated in Chapter III, Section 3.09 and 3.10.

12.05 **Regulations Controlling Lot Size, Width, Yards, and Building Height** - Minimum allowed requirements for land area; lot width at building line; front yard depth; rear yard depth; side yard depth; maximum allowed land coverage; and maximum allowed building height are defined in Appendix.

12.06 **Site Plan Review** - Prior to the issuance of a building permit, all site plan requirements as set forth in Chapter XV shall be submitted for review by the Planning Commission. If approved, any modifications required by the Planning Commission shall be made prior to the issuance of any building permit. The site plan shall be maintained in the permanent files of Haywood County.

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CHAPTER XIII
PROVISIONS GOVERNING FLOOD HAZARD (FH) DISTRICTS[xli] [xlii] [xliii]

13.01 STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES

A. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-101 through 13-7-119 Tennessee Code Annotated delegated the responsibility to the county legislative body to adopt floodplain regulations designed to minimize danger to life and property and to allow its citizens to participate in the National Flood Insurance Program. Therefore, the Board of County Commissioners of Haywood County, Tennessee, does resolve as follows:

B. Findings of Fact

1. The Haywood County Board of County Commissioners wishes to maintain eligibility in the National Flood Insurance Program and in order to do so must meet the requirements of 60.3 of the Federal Insurance Administration Regulations found at 44 CFR Ch. 1 (10-1-04 Edition).
2. Areas of Haywood County are subject to periodic inundation that could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
3. These flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

C. Statement of Purpose

It is the purpose of this Resolution to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas. This Resolution is designed to:

1. Restrict or prohibit uses that are vulnerable to water or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;
2. Require that uses vulnerable to floods, including County facilities, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers that are involved in the accommodation floodwaters;
4. Control filling, grading, dredging and other development which may increase flood damage or erosion, and;

5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

D. Objectives

The objectives of this Resolution are:

1. To protect human life, health, and property;
2. To minimize expenditure of public funds for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodable areas;
6. To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize blight in flood areas;
7. To ensure that potential homebuyers are notified that property is in a floodable area; and
8. To maintain eligibility for participation in the National Flood Insurance Program.

13.02 DEFINITIONS

Unless specifically defined below, words or phrases used in this Resolution shall be interpreted as to give them the meaning they have in common usage and to give this resolution its most reasonable application given its stated purpose and objectives.

"Accessory Structure" shall represent a subordinate structure to the principal structure and, for the purpose of this section, shall conform to the following:

1. Accessory structures shall not be used for human habitation.
2. Accessory structures shall be designed to have low flood damage potential.
3. Accessory structures shall be constructed and placed on the building site to offer the minimum resistance to the flow of floodwaters.
4. Accessory structures shall be firmly anchored to prevent flotation that may result in damage to other structures.
5. Service facilities such as electrical and heating equipment shall be elevated or floodproofed.

"Act" means the statutes authorizing the National Flood Insurance Program that are incorporated in 42 U.S.C. 4001-4128.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by an independent perimeter load-bearing wall shall be considered “New Construction.”

"Appeal" means a request for a review of the local enforcement officer’s interpretation of any provision of this Resolution or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. (Such flooding is characterized by ponding or sheet flow.)

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" is the land in the floodplain within a community subject to a one- percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Basement" means that portion of a building having its floor subgrade (below ground level) on all sides.

"Breakaway Wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Building" means any structure built for support, shelter, or enclosure for any occupancy or storage (See "Structure")

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately

anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or "Emergency Program" means the program as implemented on an emergency basis in accordance with of the Chapter. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing a way of landmasses. This peril is not per se covered under the Program.

"Exception" means a waiver from the provisions of this Resolution which relieves the applicant from the requirements of a rule, regulation, order, or other determination made or issued pursuant to this Resolution.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the first floodplain management code or Resolution adopted by the community as a basis for that community's participation in the National Flood Insurance Program (NFIP).

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or Resolution adopted by the community as a basis for that community's participation in the National Flood Insurance Program (NFIP).

"Existing Structures" see "Existing Construction".

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters;
2. The unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Elevation Determination" means a determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by the Federal Emergency Management Agency, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by the Federal Emergency Management Agency, evaluating flood hazards, and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or "Flood-prone Area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, or dikes. These specialized flood modifying works are constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or "Flood-related Erosion Prone Area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and flood plain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Floor" means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that has been certified either:
    a. By an approved state program as determined by the Secretary of the Interior, or,
    b. Directly by the Secretary of the Interior.

"Levee" means a man-made structure usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system, which consists of a levee, or levees, and associated structures, such as closure, and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Resolution.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle" unless such transportable structures are placed on a site for 180 consecutive days or longer.

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by the Agency.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Resolution, the term is synonymous with National Geodetic Vertical Datum (NGVD) or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced after the effective date of this Resolution or the effective date of the first floodplain management Resolution and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed after the effective date of this Resolution or the effective date of the first floodplain management Resolution and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" as corrected in 1988 is a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" See "Base Flood".

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Hazard Area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. (Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" The Tennessee Department of Economic and Community Development’s, Local Planning Assistance Office as designated by the Governor of the State of Tennessee at the request of the Administrator to assist in the implementation of the National Flood Insurance Program for the state.

"Structure" for purposes of this section, means a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would

equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial Improvement" means any repairs, reconstruction's, rehabilitation's, additions, alterations, or other improvements to a structure, taking place during a 5-year period, in which the cumulative cost equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed.

For the purpose of this definition, "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Resolution which permits construction in a manner otherwise prohibited by this Resolution where specific enforcement would result in unnecessary hardship.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Resolution is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

13.03 GENERAL PROVISIONS

A. Application

This Resolution shall apply to all areas within the unincorporated area of Haywood County, Tennessee.

B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the Haywood, Tennessee, Federal Emergency Management Agency, Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47075C25 - 47075C400, dated April 16, 2008[1], along with all supporting technical data, are adopted by reference, and declared to be a part of this Resolution.

C. Requirement for Development Permit

A development permit shall be required in conformity with this Resolution prior to the commencement of any development activities.

D. Compliance

No land, structure or use shall hereafter be located, extended, converted, or structurally altered without full compliance with the terms of this Resolution and other applicable regulations.

E. Abrogation and Greater Restrictions

This Resolution is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Resolution conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation

In the interpretation and application of this Resolution, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body, and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

G. Warning and Disclaimer of Liability

The degree of flood protection required by this Resolution is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Resolution does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Resolution shall not create liability on the part of Haywood County, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Resolution or any administrative decision lawfully made hereunder.

H. Penalties for Violation

Violation of the provisions of this Resolution or failure to comply with any of its requirements, including violation of conditions and safeguards established

[1] Haywood County FIRM includes the following panels: 47075C25, 47075C50, 47075C75, 47075C100, 47075C105, 47075C110, 47075C115, 47075C120, 47075C130, 47075C135, 47075C140, 47075C145, 47075C175, 47075C200, 47075C205, 47075C210, 47075C215, 47075C220, 47075C230, 47075C231, 47075C232, 47075C233, 47075C234, 47075C240, 47075C245, 47075C251, 47075C253, 47075C265, 47075C270, 47075C300, 47075C305, 47075C310, 47075C320, 47075C330, 47075C335, 47075C340, 47075C375, 47075C400.

in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent Haywood County, Tennessee from taking such other lawful actions to prevent or remedy any violation.

13.04 ADMINISTRATION

A. Designation of Resolution Administrator

The Building Official is hereby appointed as the Administrator to implement the provisions of this Resolution.

B. Permit Procedures

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

1. Application stage

   a. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations (BFE's) are available, or to the highest adjacent grade when applicable under this Resolution.

   b. Elevation in relation to mean sea level to which any non-residential building will be flood-proofed where BFE's are available, or to the highest adjacent grade when applicable under this Resolution.

   c. Design certificate from a registered professional engineer or architect that the proposed non-residential flood-proofed building will meet the flood-proofing criteria in this chapter.

   d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

2. Construction Stage

   Within unnumbered A zones, where flood elevation data are not available, the Administrator shall record the elevation of the lowest floor on the development permit. The elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade.

   For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the regulatory floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing. Within unnumbered A zones, where flood elevation

data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade.

Any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a registered land surveyor and certified by same. When floodproofing is utilized for a non-residential building said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.

C. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to:

1. Review of all development permits to assure that the permit requirements of this Resolution have been satisfied, and that proposed building sites will be reasonably safe from flooding.
2. Advice to permittee that additional federal or state permits may be required, and if specific federal or state permit requirements are known, require that copies of such permits be provided and maintained on file with the development permit. This shall include Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U. S. C. 1334.
3. Notification to adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office, prior to any alteration or relocation of a watercourse, and submission of evidence of such notification to the Federal Emergency Management Agency.
4. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to the Federal Emergency Management Agency to ensure accuracy of community flood maps through the Letter of Map Revision process. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
5. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable of the lowest floor including basement of all new or substantially improved buildings, in accordance with this Chapter.
6. Record the actual elevation; in relation to mean sea level or the highest adjacent grade, where applicable to which the new or substantially improved buildings have been flood-proofed, in accordance with this Chapter.

7. When flood proofing is utilized for a structure, the Administrator shall obtain certification of design criteria from a registered professional engineer or architect, in accordance with this Chapter.

8. Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Administrator shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Resolution.

9. When base flood elevation data or floodway data have not been provided by the Federal Emergency Management Agency then the Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the Community FIRM meet the requirements of this Resolution.

   Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Administrator shall require the lowest floor of a building to be elevated or floodproofed to a level of at least one (1) foot above the highest adjacent grade (lowest floor and highest adjacent grade being defined in 11.02 of this Resolution). All applicable data including elevations or flood proofing certifications shall be recorded as set forth in Chapter.

10. All records pertaining to the provisions of this Resolution shall be maintained in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Resolution shall be maintained in a separate file or marked for expedited retrieval within combined files.

13.05 PROVISIONS FOR FLOOD HAZARD REDUCTION

A. General Standards

In all flood prone areas, the following provisions are required:

1. New construction and substantial improvements to existing buildings shall be anchored to prevent flotation, collapse, or lateral movement of the structure;

2. Manufactured homes shall be elevated and anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces;

3. New construction and substantial improvements to existing buildings shall be constructed with materials and utility equipment resistant to flood damage;

4. New construction or substantial improvements to existing buildings shall be constructed by methods and practices that minimize flood damage;
5. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
9. Any alteration, repair, reconstruction, or improvements to a building that is in compliance with the provisions of this Resolution, shall meet the requirements of "new construction" as contained in this Resolution; and,
10. Any alteration, repair, reconstruction, or improvements to a building that is not in compliance with the provision of this Resolution shall be undertaken only if said non-conformity is not further extended or replaced.

B. Specific Standards

These provisions shall apply to ALL Areas of Special Flood Hazard as provided herein:

1. Residential Construction. Where base flood elevation data is available, new construction or substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than one (1) foot above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls and to ensure unimpeded movement of floodwater shall be provided in accordance with the standards of this Chapter.

   Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Administrator shall require the lowest floor of a building to be elevated or floodproofed to a level of at least one (1) foot above the highest adjacent grade (lowest floor and highest adjacent grade being defined in 11.02 of this Resolution). All applicable data including elevations or flood proofing certifications shall be recorded as set forth in Chapter.

2. Non-Residential Construction. New construction or substantial improvement of any commercial, industrial, or non-residential building, when BFE data is available, shall have the lowest floor, including basement, elevated or floodproofed no lower than one (1) foot above the level of the base flood elevation.

Within unnumbered A zones, where base flood elevations have not been established and where alternative data is not available, the Administrator shall require the lowest floor of a building to be elevated or floodproofed to a level of at least one (1) foot above the highest adjacent grade (lowest floor and highest adjacent grade being defined in 11.02 of this Resolution). All applicable data including elevations or flood-proofing certifications shall be recorded as set forth in this Chapter.

Buildings located in all A-zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above and shall provide such certification to the Administrator as set forth in this Chapter.

3. Elevated Building. All new construction or substantial improvements to existing buildings that include ANY fully enclosed areas formed by foundation and other exterior walls below the base flood elevation, or required height above the highest adjacent grade, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

    a. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria.

        1) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

        2) The bottom of all openings shall be no higher than one foot above the finish grade; and

        3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

    b. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the elevated living area (stairway or elevator); and

    c. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms in such a way as to impede the movement of floodwaters and all such petitions shall comply with the provisions of this Resolution.

4. Standards for Manufactured Homes and Recreational Vehicles

   a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction, including elevations and anchoring.

   b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:

      1) When base flood elevations are available the lowest floor of the manufactured home is elevated on a permanent foundation no lower than one (1) foot above the level of the base flood elevation; or,

      2) Absent base flood elevations the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements) at least three (3) feet in height above the highest adjacent grade.

   c. Any manufactured home which has incurred "substantial damage" as the result of a flood or that has substantially improved must meet the standards of this Resolution.

   d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

   e. All recreational vehicles placed on identified flood hazard sites must either:

      1) Be on the site for fewer than 180 consecutive days;

      2) Be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions.

      3) The recreational vehicle must meet all the requirements for new construction, including the anchoring and elevation requirements of this section above if on the site for longer than 180 consecutive days.

5. Standards for Subdivisions

   Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to ensure that:

   a. All subdivision proposals shall be consistent with the need to minimize flood damage.

   b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

d. Base flood elevation data shall be provided for subdivision proposals and other proposed developments (including manufactured home parks and subdivisions) that are greater than fifty lots and/or five acres in area.

C. Standards for Areas of Special Flood Hazard with Established Base Flood Elevations and With Floodways Designated

Located within the Areas of Special Flood Hazard established in this Chapter, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

1. Encroachments are prohibited, including earthen fill material, new construction, substantial improvements, or other developments within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development, when combined with all other existing and anticipated development, shall not result in ANY increase the water surface elevation of the base flood level, velocities or floodway widths during the occurrence of a base flood discharge at any point within the community. A registered professional engineer must provide supporting technical data and certification thereof.

2. New construction or substantial improvements of buildings shall comply with all applicable flood hazard reduction provisions of 11.05.

D. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the areas of special flood hazard established in this Chapter where streams exist with base flood data provided but where no floodways have been designated, (Zones AE) the following provisions apply:

1. No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

2. New construction or substantial improvements of buildings shall be elevated or flood-proofed to elevations established in accordance with this Chapter.

E. Standards for Streams without Established Base Flood Elevations or Floodways (A Zones)

Located within the Areas of Special Flood Hazard established in 11.03, where streams exist, but no base flood data has been provided (A Zones), OR where a Floodway has not been delineated, the following provisions shall apply:

1. When base flood elevation data or floodway data have not been provided in accordance with 11.03, then the Administrator shall obtain, review, and reasonably utilize any scientific or historic base flood elevation and floodway data available from a Federal, State, or other source, in order to administer the provisions of 11.05. ONLY if data is not available from these sources, then the following provisions (2 & 3) shall apply:
2. No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet, whichever is greater, measured from the top of the stream bank, unless certification by registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
3. In special flood hazard areas without base flood elevation data, new construction, or substantial improvements of existing shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than one (1) foot above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with the standards of this Chapter and “Elevated Buildings.”

F. Standards For Areas of Shallow Flooding (AO and AH Zones)

Located within the Areas of Special Flood Hazard established in this Chapter, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet (1' - 3') where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential and non-residential buildings shall have the lowest floor, including basement, elevated to at least one (1’) foot above the flood depth number specified on the Flood Insurance Rate Map (FIRM), in feet, above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated, at least three (3) feet above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of this Chapter and “Elevated Buildings.”

2. All new construction and substantial improvements of nonresidential buildings may be flood-proofed in lieu of elevation. The structure together with attendant utility and sanitary facilities must be flood proofed and designed watertight to be completely flood-proofed to at least one (1') foot above the specified FIRM flood level, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. If no depth number is specified, the lowest floor, including basement, shall be flood proofed to at least three (3) feet above the highest adjacent grade. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this Resolution and shall provide such certification to the Administrator as set forth above and as required in this Chapter.
3. Adequate drainage paths shall be provided around slopes to guide floodwaters around and away from proposed structures.
4. The Administrator shall certify the elevation or the highest adjacent grade, where applicable, and the record shall become a permanent part of the permit file.

G. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the areas of special flood hazard established in 11.03 are areas of the 100-year floodplain protected by a flood protection system but where base flood elevations and flood hazard factors have not been determined. Within these areas (A-99 Zones) all provisions of this Chapter shall apply.

H. Standards for Unmapped Streams

Located within Haywood County, Tennessee are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams the following provisions shall apply:

1. In areas adjacent to such unmapped streams, no encroachments including fill material or structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality.
2. When new elevation data is available, new construction or substantial improvements of buildings shall be elevated or flood proofed to elevations established in accordance with 11.04.

13.06 VARIANCE PROCEDURES

The provisions of this section shall apply exclusively to Areas of Special Flood Hazard within the un-incorporated areas of Haywood County, Tennessee.

A. Board of Appeals

1. Creation and Appointment

A Board of Appeals is hereby established which shall consist of five (5) members appointed by the Chief Executive Officer. The term of membership shall be four (4) years except that the initial individual appointments to the Board of Appeals shall be terms of one, two, and three years, respectively. Vacancies shall be filled for any unexpired term by the Chief Executive Officer.

2. Procedure

Meetings of the Board of Appeals shall be held at such times as the Board shall determine. All meetings of the Board of Appeals shall be open to the public. The Board of Appeals shall adopt rules of procedure and shall keep records of applications and actions thereon, which shall be a public record. Compensation of the members of the Board of Appeals shall be set by the Legislative Body.

3. Appeals: How Taken

An appeal to the Board of Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Resolution. Such appeal shall be taken by filing with the Board of Appeals a notice of appeal, specifying the grounds thereof. The Administrator shall transmit to the Board of Appeals all papers constituting the record upon which the appeal action was taken. The Board of Appeals shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than thirty (30) days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

4. Powers

The Board of Appeals shall have the following powers:

a. Administrative Review

To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in the carrying out or enforcement of any provisions of this Resolution.

b. Variance Procedures

In the case of a request for a variance the following shall apply:

1) The Haywood County Board of Appeals shall hear and decide appeals and requests for variances from the requirements of this Resolution.

2) Variances may be issued for the repair or rehabilitation of historic structures (see definition) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum to preserve the historic character and design of the structure.

3) In passing upon such applications, the Board of Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Resolution, and:

   a) The danger that materials may be swept onto other property to the injury of others;

   b) The danger to life and property due to flooding or erosion;

   c) The susceptibility of the proposed facility and its contents to flood damage;

   d) The importance of the services provided by the proposed facility to the County;

   e) The necessity of the facility to a waterfront location, in the case of a functionally dependent facility;

   f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

   g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

   h) The safety of access to the property in times of flood for ordinary and emergency vehicles;

   i) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site, and;

   j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

   4) Upon consideration of the factors listed above, and the purposes of this Resolution, the Board of Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Resolution.

5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

B. Conditions for Variances

1. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard; and in the instance of a historical building, a determination that the variance is the minimum relief necessary so as not to destroy the historic character and design of the building.
2. Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Resolutions.
3. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance, and that such construction below the base flood level increases risks to life and property.
4. The Administrator shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

13.07 LEGAL STATUS PROVISIONS

A. Conflict with Other Resolutions

In case of conflict between this Resolution or any part thereof, and the whole or part of any existing or future Resolution of Haywood County, Tennessee, the most restrictive shall in all cases apply.

B. Validity

If any section, clause, provision, or portion of this Resolution shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Resolution which is not of itself invalid or unconstitutional.

CHAPTER XIV
PROVISIONS GOVERNING PLANNED DEVELOPMENTS AND CONSERVATION PLANNED DEVELOPMENTS[xliv]

14.01 PLANNED DEVELOPMENTS

A. PURPOSE - This section is intended to provide the rules and regulations through a unified approach that may be applied as an overlay to the development of tracts of land rather than the traditional lot-by-lot treatment defined by a base zoning district. It is the intent that this section be utilized as a tool to promote creative design solutions that enable a better living environment, a more desirable use of land and a more coherent and coordinated development than would otherwise be allowed under a single base zoning district. It is the intent of this section that the requirements of a development plan demonstrate appropriate design merit and acceptable corresponding benefits where applications include modification of the applicable district regulations.

It is not the intent for Planned Development to be utilized solely as a device to circumvent existing land use and development regulations.

B OBJECTIVES AND SIZE REQUIREMENTS

1 Objectives. The governing bodies may, upon proper application, adopt a resolution to provide relief from requirements applied to conventional development approach by permitting a planned development (referred to alternatively as a "PD") to facilitate the use of flexible techniques of land development and site design. In return for said relief, planned developments are required to deliver designs of exceptional quality that satisfy one or more of the following objectives:

a. Preservation of natural features and resources.

b. Diversification of uses allowed on a site in a way that is in general alignment with the policies and objectives of the current Haywood County Future Land Use Plan.

c. Provision of exceptional, functional, and beneficial open space amenities.

d. Incorporation of variation and creative design in the layout and relationship of and between buildings, open space(s), and circulation in a cohesive and unified way.

e. Facilitate a development pattern more in harmony with the policies and objectives of the Haywood County Future Land Use Plan.

f. Assure compatibility with surrounding land uses and neighborhood character.

g. Provision for greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

h. Creation of housing that is compatible with surrounding neighborhoods within and external to the planned development while also better enabling greater variety in types and residential environments.

i. Provision of appropriate locations for business and manufacturing uses in buildings that conform to the unified design approach in a way that better enables the location of employment opportunities closer to residential uses as a means to reduce travel time between uses and encourages pedestrian and bicycle circulation as a means of travel.

2 Minimum Size Requirements.

a. The minimum required site acreage for residential, commercial, industrial, or mixed-use planned development shall be three (3) acres, unless the County Commission finds that one or more of the following conditions exist:

i. That an atypical physical or topographic feature of importance to the area as a whole or critical to the cultural integrity of the community exists on the site that will contribute to and be protected by the development.

ii. The existing property has a historic character or structure of importance to the community that will be protected by the development.

iii. The development is located such that it will implement the policies of an adopted area plan, including, but not limited to the Haywood County Future Land Use Plan, a specific small area plan, community plan or redevelopment plan.

iv. Protection of existing or proposed uses located on surrounding property will be better achieved due to extraordinary exceptional design features, screening, buffering, diversity in uses allowed or diversity in residential housing types than would otherwise be expected in conventional development.

C <u>RELATIONSHIP BETWEEN PLANNED DEVELOPMENT AND BASE ZONING DISTRICTS</u>

1. Planned Developments shall be allowed in all districts.

2. Modification of district standards are consistent with the public interest, are warranted by the design of the development and are justified by the associated amenities incorporated in the design of the development.

3. Except as modified by the County Commission by way of approval of a development application, development shall be subject to the regulations and requirements associated with the underlying zoning district(s).

4. Development shall be subject to the design regulations and requirements associated with the Subdivision Regulations except as modified by the County Commission by way of approval of a development application.
5. Modification of district regulations and design standards as set forth in this Resolution and Article III of the Subdivision Regulations may be granted by the County Commission upon written findings and recommendations of the Planning Commission and provided that the following conditions exist:
    a. Review and approval of design standards shall be carried out simultaneous to review and approval of the Planned Development.
    b. That the resulting development will not create an undue burden on existing or proposed police protection, fire protection, public parks, and recreation facilities.
    c. The development is compatible with the current Haywood County Future Land Use Plan, a specific small area plan, community plan or redevelopment plan.
    d. Modification of design regulations are consistent with the public interest, are warranted by the design of the development and are justified by the associated amenities incorporated in the design of the development.

D GENERAL PROVISIONS

1. In addition to the requirements set forth in Section 3.08.05, adequate facilities will be provided concurrent with development and will consist of potable water supply, proper treatment and disposal of wastewater, storm water drainage facilities, and proper storage and collection of community waste.
2. The development will not unduly injure or damage the enjoyment, value or use of surrounding properties and will not prevent the development of surrounding property.
3. The arrangement and location of buildings, structures, parking areas, lighting, sidewalks, infrastructure, and service facilities shall be compatible with surrounding land uses, and any portion of the tract not utilized for the above-mentioned improvements shall be landscaped or otherwise improved except where natural, culturally significant, historic features, or utilization for agricultural production justify preservation of existing conditions.
4. A Property Owner’s Association (POA), a Homeowner’s Association (HOA) and/or other defined responsible party shall maintain all common open spaces, common amenities, and any other common elements defined in the proposed development.

E STANDARDS AND CRITERIA

1. Common Open Space. A planned development shall be comprised of and incorporate within the site design Common Open Space to the mutual benefit of the subject development and the public. Common Open Space elements shall be in accordance with the provisions of this section.

   a. At least 20% of the gross site area shall be comprised of Common Open Space.

   b. Where an application incorporates residential units, a minimum of 40% of the required Open Space shall be designed as Usable Open Space.

      i. Usable Open Space. Eligibility for an area to be defined as Usable Open Space is determined by meeting the following required conditions:

         (A) A minimum area of 2,500 square feet.

         (B) A minimum average dimension of 40-feet.

      ii. Usable Open Space. Eligibility for an area to be defined as Usable Open Space is determined by meeting one of the following conditions:

         (A) Land occupied by active recreational uses such as pools, ball fields, playgrounds, tennis courts, and clubhouses used primarily for recreation purposes.

         (B) Pedestrian and Multi-use trails consisting of a 6-foot minimum paved or graveled surface and associated 10-foot easement beyond the edge of pavement on both sides of the facility.

         (C) Formally planned and regularly maintained areas including arranged plantings, gardens, community gardens, gazebos or similar structures, fountains, sculpture, and other forms of public art, squares, forecourts, plazas, private parks, or private greenbelts must be designed in accordance with the standards in this subsection to qualify as usable open space.

         (D) Prime agricultural lands and pastures may contribute to the Usable Open Space requirements associated with applications for Conservation Planned Developments as defined in the Haywood County Zoning Resolution.

   c. The following shall not be considered or contribute toward the Usable Open Space area unless the application satisfactorily demonstrates the area satisfies the design conditions required to be considered as Usable Open Space or as otherwise stated:

      i. Floodways except where pedestrian and multi-use trails and their associated easements may occur.

ii. Slopes exceeding 10% except where pedestrian and multi- use trails and their associated easements may occur.

iii. Wildlife habitat areas except where pedestrian and multi- use trails and their associated easements may occur.

iv. Stormwater management facilities may not contribute to the required Usable Open Space area unless designed in a way that the facility may serve as a fully accessible amenity.

v. Standing bodies of water unless improvements are incorporated the design of which enable the facility to serve as a fully accessible amenity including dock structures, piers, boardwalks, and pedestrian furnishings.

vi. Flowing streams, rivers and designated “Waters of the State".

d. The sequence and phased introduction of Common Open Space shall occur in coordination with and consider the phased completion of associated private and public improvements. In no event shall certificates of occupancy be issued unless and until the associated Common Open Space has been conveyed, dedicated, and improved.

e. Areas depicted in the plan as being Common Open Space may be:

i. Conveyed to a public body should the public body agree to accept the dedication and conveyance prior to the initiation of construction or improvements associated with the Common Open Space.

ii. Conveyed to an organization for ownership and maintenance subject to the following:

(a) The Haywood County Planning Commission may recommend and/or the Haywood County Commission may require that the landowner provide for and establish an organization for the ownership and maintenance of any common open space and such organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise, (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to Haywood County and the dedication be approved by the Haywood County Commission.

(b) In the event that the organization established to own and maintain common open space or any successor organization shall at any time after the establishment of the planned development fail to maintain the common open space in reasonable order and condition in accordance with the adopted final subdivision plat or final site plan, the County may serve written notice upon such organization and/or the owners or residents of the planned development and hold a public

hearing. After 30 days when the deficiencies of maintenance are not corrected, the County shall call upon all the owners of property within the planned development to maintain the common open space, and, in default thereof, the County may take action to provide maintenance. The cost of such maintenance by the County shall be assessed proportionally against the properties within the planned development that have a right of enjoyment of the common open space and shall become a lien on the properties.

iii. If the common open space is deeded to a Homeowners' and/or Property Owners' Association, the developer shall file with the Development Department a declaration of covenants and restrictions that will govern the association to be submitted with the application for preliminary subdivision plat or site plan approval. The County Attorney will review the documentation prior to Planning Commission approval. The provisions shall include, but not be limited to the following:

(a) The Association must be set up before the properties are sold.

(b) Membership must be mandatory for each buyer and any successive buyer.

(c) The open space restrictions must be permanent.

(d) The Association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities.

(e) Homeowners and/or Property owners must pay their prorated share of the cost of the assessment levied by the association to meet changed needs.

2. Pedestrian and Bicycle movement. A planned development application shall clearly define and incorporate pedestrian and bicycle circulation as a design issue of equal importance to that of vehicular movement as made evident in the design of improvements.

a. Access for pedestrians and bicyclists shall be arranged to provide safe, convenient routes and need not be limited to vehicular access points. To the maximum extent feasible, plans for proposed developments shall separate movement of pedestrians from movement of vehicles and bicycles, and protect bicyclists from conflicts with vehicles.

b. Where complete separation of movement of pedestrians from movement of vehicles and bicycles is not possible, plans shall minimize potential hazards by using special paving, grade separations, pavement parking, signs, striping, bollards, median refuge areas, traffic calming features, landscaping, lighting, or other means to clearly delineate pedestrian areas for both day and night use.

c. Where pedestrians and bicyclists share walkways, the pedestrian/bicycle system shall be designed to be wide enough to accommodate anticipated pedestrian and bicycle traffic volumes. A shared walkway shall have a minimum width of eight (8) feet.

d. Where a planned development is adjacent to or incorporates proposed or existing pedestrian and/or bicycle improvements and infrastructure, the proposed design of the planned development will to the best of its ability integrate any proposed pedestrian and bicycle improvements with the said public facilities and infrastructure.

3. Vehicular movement and standards. A planned development application shall include a defined hierarchical street system, the design of which incorporates the following criteria:

a. Streets, drives, parking, and service areas must provide safe and convenient access to dwelling units and project facilities and for service and emergency vehicles.

b. Streets shall not be designed to create excessive barriers to pedestrian and bicycle circulation across the site or between uses nor shall streets be laid out in such a way that results in unnecessary fragmentation of the development into small tracts. In general, tract sizes shall be the maximum consistent with use, shape of the site and for the convenience and safety of the occupants.

c. Vehicular access to other streets from off-street parking and service areas shall be combined, limited, located, designed, and controlled as to channel traffic to and from such areas conveniently and safely.

d. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic.

e. The design and construction methods for private streets are flexible. Construction plans must be approved by the County Engineer. If no agreement between the applicant and the County Engineer can be reached, then private streets must be designed and built according to the Haywood County's Regulatory Requirements).

4. Pattern Book or Design Guidelines. Determined by the developer, the character and quality of design defined by a planned development shall be clearly communicated as a component of the application process. To that end, the application shall include a Pattern Book or Design Guideline document that clearly defines the design quality and character of improvements and construction. The Pattern Book or Design Guidelines must define how necessary control shall be exercised and enforced by the property owner, applicant, or the designee to ensure said definitions are implemented.

a. The Pattern Book or Design Guidelines shall serve as an informative tool enabling the Haywood County Planning Commission and

Haywood County Commission to determine whether the planned development as a whole or in part is appropriate.

b. The design of any planned development should reflect an effort by the developer to plan land uses within the planned development to blend harmoniously with adjacent land uses where existing uses reflect and conform with the recommended design and character as defined in existing adopted development regulations and documents.

c. Architecture and building materials shall be consistent within the design of the development and compatible with surrounding properties and/or adjacent neighborhoods.

d. All aspects and components of design and improvements incorporated into a planned development shall be defined in the Pattern Book or Design Guidelines including (where applicable): building heights, building setbacks and bulk, building separation, scale and massing, general landscape standards, building lot types and dimensions, landscape buffers, screening, lighting design, public furnishings, and wayfinding.

5. Comprehensive Sign Policy. A comprehensive sign policy, to be enforced by the property owner or his/her designee, shall be required for all planned developments outlining color, type, illumination, size, and location of all development signage. A proposed sign policy for a planned development shall be included in the outline plan and approved by the Haywood County Commission after a recommendation by the Haywood County Planning Commission.

   a. The developer shall submit a proposed comprehensive sign policy for all signage within the Planned Development to the Planning Commission as part of the planned development outline plan. The Planning Commission shall review the sign policy prior to approval of the planned development outline plan by the Haywood County Commission. The County's role in reviewing signage shall be only as it relates to the County's adopted sign resolutions and existing adopted development regulations and documents.

   b. Requirements. The requirements of the Comprehensive Sign Policy shall be as follows:

      i. Signage shall be consistent in color, size, material, location, and design throughout each planned development.

      ii. Signage within any planned development shall be consistent with the County's adopted sign ordinance and guidelines and shall be reviewed administratively.

   c. Modification of standards for signage. The Haywood Planning Commission may make a recommendation to the Haywood County Commission to waive any zoning ordinance provisions related to signage through a comprehensive sign policy. The Haywood County

Commission, through an approved planned development may waive any zoning ordinance provisions.

6. Environmental Conservation. A planned development shall provide environmental enhancements, such as Leadership in Energy & Environmental Design (LEED) certification from the U.S. Green Building Council to promote sustainable building design and construction including but not limited to, sustainable neighborhood development, sustainable site development, green roofs, water savings, energy efficiency, materials selection, and indoor environmental quality.
7. Development Contract. The developer, and owner, if different from the developer, must execute a development contract with the Haywood County Commission relative to all required improvements.

F. PROCEDURES

1. Each application for planned development shall be submitted in accordance with the requirements as set forth in this section and in Section 3.08.1.
2. Each application for planned development shall be submitted no less than 60 days prior to the Planning Commission at which the application is to be considered.
3. No action of the Board of Zoning Appeals shall be required in the approval process of a planned development.
4. Application Procedure.
    a. No less than one month prior to filing the application for planned development approval, the applicant shall request a Pre-Application Conference with the County's Planning Staff.
    b. The process, procedure, and requirements for the processing of an application for a planned development is set forth in Section 3.08 and in this section.
5. The applicant shall submit an Outline Plan to the Planning Commission in accordance with the requirements as set forth in this section and in Section 3.08.6. The Outline Plan shall consist of at a minimum:
    a. A legal description of the total site.
    b. Documentation of existing conditions on and adjacent to the site by way of:
        i. Photographs of existing conditions including, but not limited to, natural, culturally significant, or historic features.
        ii. Aerial photography.
        iii. Graphic map(s) or rendering(s) identifying the following:
            a) Topography at two (2) foot intervals.
            b) Natural and physical features.

c) Extent and location of tree cover.

d) Location, extent, categorization, and status of watercourses as determined by the Tennessee Department of Environment and Conservation.

e) Floodplains, marshes, and/or wetlands on or immediately adjacent to the subject site.

f) Existing drainage patterns.

g) Soil conditions.

c. Drawing(s) depicting the conceptual layout the intent of which is to describe the intensity of development, the general character, scale, and location of buildings and uses, relationship between improvements, relationship to surrounding sites and circulation. The drawing shall include and define:

i. The approximate location and nature of ingress and egress and access streets where required.

ii. The general location and maximum number of lots, parcels, and/or sites to be occupied by buildings.

iii. The location, maximum area, general layout, character, and circulation associated with automobile parking, electric vehicle charging, loading and support services.

iv. The location, design, character, and minimum and maximum area(s) dedicated to agricultural production, usable open space, other open spaces, and common areas including the utilization and program of the open space or common area.

v. The location and maximum area(s) to be preserved, dedicated, and/or conveyed for use as school sites, churches, and/or public buildings, if applicable.

vi. The approximate location, design, character and intended ownership of all vehicular and pedestrian conveyance as well as associated rights-of-way, easements, and location of access agreements associated with improvements internal and adjacent to the site.

vii. The location, site specific design, design standards and character of landscape improvements, buffers, and/or fencing.

viii. The location, design standards, character and number of signs and signage.

ix. A diagram describing circulation and movement of vehicles, bicycles, pedestrians, services, and goods within the development and to/from existing thoroughfares.

x. The location, design and character of existing and proposed utilities including electrical service, telecommunication lines, potable water, sanitary sewer, Stormwater conveyance and drainage.

d. A tabulation defining in detail the following:

i. The maximum total number of dwelling units by dwelling unit type.

ii. The maximum floor area(s) by building and/or use type, the exception being for single-family detached dwellings and their accessory uses.

iii. The proposed maximum building or structure height(s); where maximum building or structure height(s) vary by use and/or location, define as such.

iv. Parcel size(s) where applicable.

v. Gross and net residential densities.

vi. Proposed lot coverage, the exception being for single-family detached dwellings and their accessory structures.

vii. A tabulation of the minimum area(s) dedicated to agricultural production, usable open space, other open space and common areas, and amenities by location and program.

viii. Written and supporting documents the intent of which is to define the general approach, objectives and character of the application and rationale for requested modification(s) of district regulations and design standards as set forth in the Zoning Resolution and Article III of the Subdivision Regulations including:

a) Written statement(s) describing:

1) Objectives and goals of the proposed development as well as the principles and approach to be followed to achieve stated objectives and goals.

2) The proposed development as related to current County policies and plans.

3) How the proposed development relates to and impacts adjacent and nearby properties including the use and development of said properties.

4) District regulations and design standards as set forth in the Zoning Resolution and Article III of the Subdivision Regulations which would otherwise be applicable to the subject tract and deviations in the form of requested exceptions and modifications including detailed definition

of the requested modification(s) to regulations, design standards, bulk and uses.

e. Where implementation of the development will occur in phases or units over a period of time, define the development schedule including:
   i. The approximate earliest and latest date(s) of when construction will commence for each unit or phase.
   ii. The order and area(s) associated with each phase or unit.
   iii. A tabulation of improvements for each phase or unit.

f. A traffic impact analysis may be required at the discretion of the Planning Director or designee or the County Engineer except as required should a development application incorporate one or more of the following:
   i. Meet or exceed 25 residential units.
   ii. Any planned commercial space.
   iii. Any planned industrial space.
   iv. Any planned institutional space.

g. A sanitary sewer impact analysis may be required by the sanitary sewer service provider.

h. Detailed Stormwater conveyance analysis shall be required.

i. The means to ensure maintenance of usable open space, other open spaces, common areas and improvements not conveyed, dedicated, and accepted as public property by the governing bodies.

j. The means to ensure governance, use and protection of the general approach, objectives and character of the application and requested modification(s) of district regulations and design standards.

6. Upon review of each application for planned development, the Planning Commission shall recommend to the County Commission to disapprove, approve the application subject to conditions, or approve the application. The Planning Commission may elect to defer a decision based on the subject to Section 3.08.11 (A) (2).
7. The Planning Director or their designee shall forward the Planning Commission recommendation to the County Commission.
8. The applicant shall be notified about decision(s) rendered by the appropriate legislative body or public authority as set forth in Section 3.08.15.
9. If the application for a planned development is denied by the County Commission, a reapplication for the same or substantially similar planned

development may be resubmitted. The resubmission is subject to all procedures and costs.

G. EFFECT OF APPROVAL

1. The Approved Outline Plan shall bind the applicant, owner, and Haywood County with respect to the contents and layout of the plan.
2. The Outline Plan shall be provided by the applicant in a suitable form for recording and shall be recorded at the Haywood County Register of Deeds after receiving approval from the County Commission.
3. The Outline Plan shall be used in lieu of a Preliminary Plat to comply with the provisions of the Subdivision Regulations pertaining to Preliminary Plat(s).
4. The Planning Commission may amend the development schedule upon submission of written justification by the applicant.
5. The Approved Outline Plan of the planned development and associated supporting documentation shall control the development in place of district regulations and requirements defined in the Zoning Resolution unless specified otherwise in this section. In the absence of an express condition of the planned development, the applicable resolutions, and regulations of the existing applicable districts shall apply.
6. Development plan applications after approval of the Outline Plan will be subject to the required application process and procedures:
    a. Concerning Plat Approval as set forth in Article II of the Subdivision Regulations.
    b. Concerning Site Plan Approval as set forth in Chapter XV of the Zoning Resolution.
7. Inclusion of a copy of the approved Outline Plan in subsequent development applications shall be required; the absence of a copy of the approved Outline Plan may render said application incomplete.
8. The approved outline Plan may be amended in accordance with the following:
    a. A Pre-Application Conference is required in accordance with the requirements of this Section.
    b. Upon review and at the discretion of the Planning Director or designee, a determination will be rendered and provided to the applicant or owner defining whether the nature of the amendment or modification is considered Minor (see (H) (3) below) or Major (see (H) (4) below).
    c. A finding of a Minor Amendment shall mean slight modifications, variations or alterations to the approved Outline Plan, the results of which will not reasonably result in impact to areas adjacent to and

beyond the tract and will not cause change to the internal function or intent of the approved Outline Plan in which case, the applicant may file a request for a Minor Modification with the Planning Department which shall consist of:

1) A statement describing the objective, intent, nature, and justification of the modification.

2) A site plan clearly illustrating proposed changes.

3) Supporting documents as required at the discretion of the Planning Director or designee where necessary to document and define the location, design, character, and scale of the modifications.

d. A finding of a Major Amendment shall mean significant modifications, variations or alterations to the approved Outline Plan, the results of which may reasonably be expected to impact areas adjacent to and beyond the tract and/or may result in change to the internal function or intent of the approved Outline Plan in which case the applicant may file a request for a Major Modification with the Planning Department which shall occur in accordance with the procedures and requirements set forth in this Section.

9. Inactive Planned Development.

a. The applicant or owner is required to execute a Development Contract with the County Commission and commence site preparation within three (3) years of receipt of notification regarding approval of the Outline Plan.

b. Failure to satisfy these requirements shall render a Planned Development to be inactive.

c. Upon notification of a Planned Development being rendered inactive, the Planning Director or designee shall notify County Commission and the applicant or owner by way of certified mail no less than 30 days prior to the expiration of the Planned Development that the following is required:

1) A Public Hearing shall take place, the notice for which shall conform to the requirements as defined in the Zoning Resolution.

2) Subsequent to the Public Hearing, the Planning Commission shall render recommendations regarding the status of the area(s) subject to the Planned Development based on one or more of the following considerations:

i Recommendation for extension, removal, or modification of the development schedule and subsequent phasing (where applicable).

ii Recommendation for amendments to the Outline Plan which may modify, revoke or be in addition to conditions and amendments

approved under prior consideration by the Planning Commission and County Commission.

iii Recommendation for revocation of the Planned Development.

3) Upon receipt of the Planning Commission recommendation(s), the County Commission shall hold a public hearing and render a decision.

4) Failure of the applicant or owner to respond within 30 days of the Planning Commission providing notice shall not delay the requirements and procedures.

13.02 PROVISIONS GOVERNING CONSERVATION PLANNED DEVELOPMENTS

A. INTENT - It is the intent that this section be utilized as a tool to promote creative design solutions, facilitates the use of flexible techniques of land development and site design that results in a clustered and focused development pattern within the resulting developments and satisfies one or more of the objectives listed below. It is not the intent for Conservation Planned Development to be utilized solely as a device to circumvent existing land use and development regulations. In return for said relief and in addition to all objectives and size requirements, general provisions, standards and criteria, procedures and effects of approval as defined in this Chapter conservation planned developments are required to deliver designs of exceptional quality that satisfy one or more of the following objectives:

1. Permanently protects working agricultural production, pastures, scenic vistas, greenways, woodlands, and other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

2. Diversification of uses permitted on a site in a way that is in general alignment with the policies and objectives of the Haywood County Future Land Use Plan.

3. New buildings are designed around historic site features such as cemeteries, barns, and agriculturally related features, as well as tree and hedge rows.

4. New buildings are designed around natural site features such as forested areas composed of significant tree specimens, hillsides, hilltops, wetland areas, as well as both flowing and intermittent streams.

5. Conservation Planned Development Standards and Criteria

   a. The maximum permissible development yield shall be determined based upon the following criteria:

      1. The reasonable suitability of the subject property to support development as permitted by existing underlying zoning district regulations in conjunction with the physical character of the site

including but not limited to topography, natural features, soil conditions and relationship to services and utilities (where applicable).

2. A 10% bonus in the maximum total number of dwelling units and/or total building floor area may be granted where the conservation planned development is determined to consist of exceptional design quality and character.

B. Common Open Space. A Conservation Planned Development shall be comprised of and incorporate within the site design Common Open Space to the mutual benefit of the subject development and the public. Common Open Space elements shall be in accordance with the provisions of defined in Chapter 2 except as defined below.

1. At least 80% of the gross site area shall be comprised of Common Open Space.
2. A minimum of 90% of the required Open Space shall be designed as Usable Open Space.
3. Eligibility for an area to be defined as Usable Open Space is determined in Chapter 2.
    a. In addition, areas depicted in a plan as being Usable Open Space within a conservation planned development may be:
        1) Leased to a private third-party user as part of a defined contractual lease for utilization strictly limited to agricultural production and pastures.
        2) If the organization established to own and maintain common open space within a conservation planned development or any successor organization elects to dispose of any portion of said common open space, by sale or otherwise, and upon approval of said transaction by the Haywood County Commission, a development easement shall be established and recorded in association with said common open space. The terms and conditions of said easement shall:
            a) Run concurrent in perpetuity with the legal description of the total site.
            b) Establish in perpetuity the permanent restriction of uses for said property as agricultural production, pastures, greenways, woodlands, and/or other natural areas.
            c) Define the establishment of said easement and the relationship to the development within and entitled by the approved conservation planned development.

CHAPTER XV
PROCEDURES AND REQUIREMENTS FOR SITE PLAN REVIEW

15.01 Statement of Purpose and Goals The following procedures and standards are established for those sections and Chapters of this Resolution which require the submission and approval of a site plan prior to the issuance of a building permit or certificate of occupancy. The site plan must be prepared and stamped by either a licensed engineer or a licensed surveyor. The Haywood County Regional Planning Commission shall act in the official review of all required site plans and shall have the power to approve or disapprove all required site plans according to the terms specified herein. All site plans submitted for the location of any Use Permitted on Appeal shall be reviewed and approved according to its conformance with the terms specified herein by the Haywood County Board of Zoning Appeals before the issuance of a building permit or certificate of occupancy. Every site plan submitted to the Zoning Compliance Office of Haywood County shall become the property of Haywood County and shall be maintained in the permanent files of the Zoning Compliance Office of Haywood County. Site plan approval, once granted, shall be in effect for a period of one (1) year from the date of the approval granted by the Planning Commission or (for Uses Permitted on Appeal) by the Board of Zoning Appeals.

15.02 Site Plan Submission and Review

A. In instances where site plan review is required by the Haywood County Regional Zoning Resolution, the following procedures shall apply:

15.03 Contents of Site Plan

A. The site plan shall include:

1. Name of development and address.
2. Name and address of owner of record and the applicant.
3. Scale of 1" - 100'.
4. Note present zoning classification of the site and all abutting properties. Also, note nature of proposed use.
5. Date, scale, and north point with reference to source of meridian. Note all related dimensions and bearings of the lot.
6. Courses and distances of center lines of all streets.
7. All building restriction lines (yard setbacks and rights-of-way) right-of-way and highway setback lines, easements, covenants, reservations, and rights-of-way.
8. The acreage or square footage of the lot.
9. Sufficient grade and elevation information to demonstrate that the property will properly drain and can be connected to the public sewer system to

provide gravity discharge of waste from the building. Topography to be shown by contour lines at 2 foot intervals.

10. A certification that the applicant is the land owner.
11. A certification by the state health officer concerning the acceptability of the sewage disposal and water systems.
12. A certification of approval by the Building Inspector.
13. A certificate of approval to be signed by the secretary of the Planning Commission.

B. The site plan shall show the location, dimensions, site, and height of the following when existing and/or when proposed:

1. Sidewalks, streets, alleys, easements, and utilities.
2. Buildings and structures including the front (street) elevation of proposed building.
3. Public sewer systems.
4. Slopes, terraces, and retaining walls.
5. Driveways, entrances (all access points), exits, parking areas, sidewalks, and garbage collection site.
6. Water mains and fire hydrants.
7. The following when applicable:
   (a). Number of dwelling units.
   (b). Number and size of parking stalls and type of proposed pavement (either portland concrete or asphalt).
   (c). Number of loading spaces and type of proposed pavement (either portland concrete or asphalt).
   (d). Number of Commercial or Industrial tenants and employees.
8. Plans for the collection and discharge of storm water and methods for landscaping. The delineation of the limits of floodplains, if any. Also, the site plan must denote the minimum 100 year, base flood elevation level if any portion of the site lies within the FEMA-designated, special, flood, hazard area.
9. Proposed grading plan.

15.04 Site Plan Review Authority

A. The Planning Commission shall have the power to require such changes in the required site plan as may be necessary to minimize the impact of the required use. This may include, but not be limited to setbacks, screening, lighting, parking location and layouts, access, and general landscaping requirements. This power of review shall not include the authority to specify or alter the

architectural style of proposed or existing buildings, the authority to specify building materials, colors, or similar considerations.

The Planning Commission shall have the power to require a buffering of the development from surrounding properties by the use of fencing, plantings, or combinations thereof.

B. The Board of Zoning Appeals shall have the power to require such changes in the required site plan as may be necessary to minimize the impact of the use permitted on appeal. This may include, but not be limited to, setbacks, screening, lighting, parking location and layout, access, and general landscaping requirements. This power of review shall not include the authority to specify or alter the architectural style of proposed or existing buildings, the authority to specify building materials, colors, or similar considerations.

The Board of Zoning Appeals shall have the authority to require a buffering of the use permitted on appeal from surrounding properties by the use of fencing, plantings, or a combination thereof.

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CHAPTER XVI
EXCEPTIONS AND MODIFICATIONS

16.01 **Lot of Record**. Where the owner of a lot consisting of one or more adjacent lots of record at the time of the adoption of this Resolution, does not own sufficient land to enable him to conform to the yard or other requirements of this Resolution, an application may be submitted to the Board of Zoning Appeals for a variance from the terms of this Resolution, in accordance with Chapter XVIII Section 18.03. Such lot may be used as a building site, provided, however, that the yard and other requirements of the district are complied with as closely as is possible in the opinion of the Board of Zoning Appeals.

16.02 **Front Yards**. The front yard requirements of this Resolution for residential lots shall not apply to any residential lot where the average depth of existing front yards on developed lots, located within one hundred (100) feet on each side of such lot and within the same block and zoning district and front on the same street as such lot is less than the minimum required front yard depth on the developed lots except that no residence shall have a front yard of less than ten (10) feet in depth.

16.03 **Height Regulations**. The height limitations contained in the district regulations do not apply to spires, antennas, water tanks, chimneys, or other appurtenances usually required above the roof level and not intended for human occupancy.

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CHAPTER XVII
ENFORCEMENT

17.01 Enforcing Officer The provisions of this Resolution shall be administered and enforced by a Zoning Compliance Officer, appointed by the County Commission. In performance of administering and enforcing this Resolution, the Zoning Compliance Officer shall:

A. Accept applications for Building Permits, Temporary Building/Use Permits, Certificates of Occupancy, and applications for Uses Permitted on Appeal. Applications for Building Permits or Temporary Building/Use Permits shall always be accompanied by a scale drawing of building plats or plans. All applications shall be taken, in duplicate, including scale drawings, on forms provided by the Office of the Zoning Compliance Officer .

B. Issue all Building Permits, and Certificates of Occupancy, and make and maintain records thereof within the permanent files of Haywood County.

C. Issue, and renew where applicable, all Temporary Building/Use Permits and make and maintain records thereof within the permanent files.

D. Receive, make, and maintain a file, record of, and forward to the Board of Zoning Appeals all applications for Uses Permitted on Appeal, or other matters on which the Board is required to act under the provisions of this Resolution.

E. Conduct inspections as required in this Resolution and such other inspections as are necessary to ensure compliance with the various other general provisions of this Resolution and make and maintain a written record thereof.

F. The Zoning Compliance Officer shall have the right to enter any premise for the purpose of making inspections of buildings or premises necessary to carry out his authorized duties.

17.02 Building Permits and Certificates of Occupancy

A. Zoning Compliance Permit Required. It shall be unlawful to commence the excavation for the construction of any building, including accessory buildings, or to commence the moving or alteration of any building, including accessory buildings until the Zoning Compliance Officer has issued a Building Permit for such work, except as specified within Section 4.01 of this text.

B. Issuance of Building Permit or Temporary Building/Use Permit. In applying to the Zoning Compliance Officer for a building permit, the applicant shall submit a dimensional sketch or a scale plan indicating the shape, size, height, and location on the lot of all buildings to be erected, altered, or moved and of any building already on the lot. He shall also state the existing and intended use of all such buildings and supply such other information as may be required by the Zoning Compliance Officer for determining whether the provisions of this Resolution are being observed. If the proposed excavation or construction as set forth in the application are in conformity with the provisions of this Resolution and other Resolutions of Haywood County, Tennessee, then in

force, the Zoning Compliance Officer shall issue a building permit for such excavation or construction. If a building permit is refused, the Zoning Compliance Officer shall state such refusal in writing with the cause. The issuance of a permit shall in no case be construed as waiving any provisions of this Resolution. A building permit shall become void six (6) months from the date of issuance unless substantial progress has been made by that date on the project described therein. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE ZONING COMPLIANCE OFFICER RECEIVES WRITTEN APPROVAL OF THE PROPOSED PROVISIONS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THE PROPOSED USE FROM THE HAYWOOD COUNTY HEALTH DEPARTMENT.

C. Certificate of Occupancy. No land or building or part thereof hereafter erected or altered in the use or structure shall be used until the Zoning Compliance Officer shall have issued a Certificate of Occupancy stating that such land, building or part thereof and the proposed use thereof are found to be in conformity with the provisions of this Resolution. Within five (5) days after notification that a building or premises or part thereof is ready for occupancy or use, it shall be the duty of the Zoning Compliance Officer to make a final inspection thereof and to issue a Certification of Occupancy if the land, building or part thereof and the proposed use thereof are found to conform with the provisions of this Resolution; or, if such certification is refused, to state such refusal in writing with the cause.

D. Records. A complete record of such application, sketches, and plans shall be maintained in the Office of the Zoning Compliance Officer.

17.03 Penalties. Any person violating the provisions of this Resolution shall be guilty of a misdemeanor. Each day's continuance of a violation shall be considered a separate offense.

17.04 Remedies. In case any building or structure is erected, constructed, reconstructed, repaired, converted, or maintained or any building, structure, or land is used in violation of this Resolution, the Zoning Compliance Officer or any other appropriate authority or any adjacent or neighboring property owner who would be damaged by such violation, in addition to other remedies may institute injunction, mandamus, or other appropriate action proceeding to prevent the occupancy or use of such building, structure, or land.

17.05 Fees. The Haywood County Commission shall establish a schedule of fees and collection procedures for applications of Building Permits, Temporary Building/Use Permits, Certificates of Occupancy, and applications for Review on Appeal. The schedule of fees shall be posted in the Office of the Zoning Compliance Officer. Only the County Commission may alter or amend the fee schedule. Until appropriate fees have been paid in full, no action shall be taken on any application, except that the fee shall be waived for a government agency.

17.06 General Procedure[xlv]

A. Issue notices of violation.

B. Issue citations to appear in the General Sessions Court or the Chancery Court and to initiate other legal action upon authorization of the County Mayor as may be necessary to gain compliance (e.g., injunction in Chancery Court).

C. Refer violations to the County Attorney or District Attorney to initiate legal action as may be necessary to gain compliance.

D. Undertake whatever judicial and administrative remedies are available under County Resolutions or State law to gain compliance.

17.07 Notice of Violation

A. Whenever the Planning Director, Building Official, or Zoning Compliance Officer determines that a violation of the County Resolutions exists, that official may issue a verbal or written notice of violation to a property owner.

B. Any written notice of violation shall include the following information:

1. Name of the property's owner of record.
2. Street address of the property in violation of County Resolution.
3. The resolution sections in violation.
4. A description of the property's condition which violates the applicable resolutions.
5. Specific instructions on where a copy of the respective resolution or document is located and the hours during which such person can read or inspect such resolution or document.
6. A deadline or specific date to correct the violations listed in the notice of violation.
7. Reference to the potential consequences should the property remain in violation after the expiration of the compliance deadline, including, but not limited to criminal prosecution, civil injunction, administrative abatement, civil penalties, revocation of permits and withholding of future municipal permits.

C. Submission of a plan for correction does not relieve the property owner of liability for any violations occurring before or after receipt of the notice of violation.

D. The Planning Director, Building Official or Zoning Compliance Officer may refer the notice of violation and all relevant and supporting findings to the County Attorney with a recommendation to initiate legal action as may be necessary to gain compliance.

17.07 Stop Work Order - The Planning Director, Building Official, or Zoning Compliance Officer has the right to issue a stop work order. This order will specify the details of the violation as outlined above. Failure to comply with a

stop work order will result in an automatic referral to the County Attorney or District Attorney.

17.07 **Fines** - Failure to secure an application or building permit: Applicant will pay twice (2X) the cost of the application or building permit fee.

Citation for Resolution violations - $50.00. Should this violation go to court, the judge may impose a $50 fine for each day the violation exists.

17.08 **Annual Inspection Fees** - The Planning Director, Building Official, and Zoning Compliance Officer have the right to collect annual inspection fees issued by Haywood County.

17.09 **Appeals** - Stop Work Orders and Notices of Violations may be appealed to the Board of Zoning Appeals.

A. Applicants must file an application for appeal, pay the non-refundable filing fee and await their hearing before the BZA.

B. Appeals must be filed within 30 days of the posting of a Stop Work Order or receipt of a fine.

The Board of Zoning Appeals will hear appeals the as described in this Resolution.

CHAPTER XVIII
BOARD OF ZONING APPEALS

18.01 **Creation and Appointment**. A Board of Zoning Appeals is hereby established in accordance with Tennessee Code Annotated, Section 13-7-106. The Board of Zoning Appeals shall consist of five (5) members, two of which shall be members of the Haywood County Regional Planning Commission. They shall be appointed by the County Commission. The term of membership shall be five (5) years except that the initial individual appointments to the Board of Zoning Appeals shall be terms of one, two, three, four, and five years, respectively. Vacancies shall be filled for any unexpired term by the Haywood County Commission.

18.02 **Procedure**. Meetings of the Board of Zoning Appeals shall be held monthly and at such other times as the Board shall determine. All meetings of the Board of Zoning Appeals shall be open to the public. The Board of Zoning Appeals shall adopt rules of procedure and shall keep records, applications, and actions thereon, which shall be a public record. Compensation, if any, to the members of the Board of Zoning Appeals shall be set by the Haywood County Commission.

18.03 **How Appeals are Made**. An appeal to the Board of Zoning Appeals may be made by any person, firm or corporation aggrieved, or by any governmental officer, department, or bureau affected by any decision of the Zoning Compliance Officer based in whole or in part upon the provisions of this Resolution. Such appeal shall be made by filing an application for Review on Appeal, specifying the grounds therefor. The application for Review on Appeal shall be accompanied by a legible, scaled site plan including all information required for review in this Resolution.

The Zoning Compliance Officer shall transmit to the Board of Zoning Appeals (BZA) the application for Review on Appeal, plus all papers constituting the record upon which the appeal action was taken. The Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give 15 days' public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time which shall not be more than thirty (30) days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

18.04 **Powers**. The Board of Zoning Appeals shall have the following powers:

A. Administrative Review. The Board of Zoning Appeals (BZA) shall be empowered to hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Zoning Compliance Officer or other administrative official in the carrying out or enforcement of any provisions of this Resolution.

B. Uses Permitted on Appeal. The Board of Zoning Appeals (BZA) shall be empowered to hear and decide applications for uses permitted on appeal. Uses permitted on appeal may be permitted in those zoning districts designated by this Resolution but only where specifically approved by the Board of Zoning

Appeals. The BZA may request a review and recommendation by the Haywood County Regional Planning Commission. Uses permitted on appeal shall meet the requirements concerning them which are specified in the appropriate district regulations and any additional conditions and safeguards required by the Board of Zoning Appeals. Lots to be used for a proposed use permitted on appeal must be suitable for the use by virtue of the location, shape, size, and topography of the lot and the nature of surrounding land uses. In determining whether or not a use shall be permitted on appeal and what conditions and safeguards shall be required, the Board of Zoning Appeals must make sure that, where appropriate, there are satisfactory:

1. Means of ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
2. Off-street parking and loading areas where required, with particular attention to the items listed in paragraph "1", above; economic, noise, glare, odor, and environmental safety effects of the use in question of adjoining properties and the district in general.
3. Refuse and service areas with particular reference to the listed items in paragraphs "1" and "2" above.
4. Provisions for compliance with International Building Codes, Tennessee Public Health Sewage Regulations, and other applicable codes and regulations.
5. Screening and buffering provisions with reference to type, dimensions, and characteristics.
6. Yards and open spaces.

C. Number of Buildings on Each Lot. The Board of Zoning Appeals (BZA) shall be empowered to hear and decide appeals concerning the desirability of locating more than one building containing a permitted or permissible use, on a single lot. More than one such building may be located on a single lot if the provisions of this Resolution are complied with and if specifically approved by the Board of Zoning Appeals, provided that any conditions and safeguards required by the Board of Zoning Appeals are satisfied. In determining whether or not more than one such building shall be allowed on a single lot and what conditions and safeguards shall be required, the Board of Zoning Appeals should make sure that, where appropriate, satisfactory provisions are made for the six (6) paragraphs listed under "B" above.

D. Variances. The Board of Zoning Appeals (BZA) shall be empowered to hear and decide applications for variance from the terms of this Resolution, but only where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property which at the time of the adoption of this Resolution was a lot of record; or where by reason of exceptional topographic conditions or other extraordinary or exceptional situations or conditions of a piece of property

where the strict application of the provisions of this Resolution would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and the intent and purpose of this Resolution. Financial disadvantage to the property owner is no proof of hardship within the purpose of zoning.

In granting a variance, the Board may attach thereto such conditions regarding the location, character, and other features of the proposed building, structure or use as it may deem advisable in furtherance of this Resolution. Before any variance is granted, it shall be shown that circumstances are attached to the property which do not generally apply to other property in the neighborhood or district.

E. Map Boundaries. The Board of Zoning Appeals (BZA) shall be empowered to hear and decide appeals involving the interpretation of the location of district boundaries shown on the Official Zoning Map.

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CHAPTER XIX
AMENDMENT

19.01 **Zoning Amendment Petition**. The Haywood County Commission may amend the regulations, restrictions, boundaries, or any provision of this Resolution. Any member of the County Commission may introduce such amendment, or any official board or any other person may present a petition to the County Commission requesting an amendment or amendments to this Resolution.

19.02 **Planning Commission Review**. No such amendment shall become effective unless the same shall first be submitted for approval, disapproval, or suggestions to the Haywood County Regional Planning Commission.

If the Haywood County Regional Planning Commission, within thirty (30) days after such submission disapproves, it shall require the favorable vote of a majority of the entire membership of the County Commission to become effective. If the Haywood County Regional Planning Commission neither approves nor disapproves such proposed amendment within thirty (30) days after such submission, the absence of action shall be considered as approval of the proposed amendment.

19.03 **Public Hearing on Proposed Amendment**. Upon the introduction of an amendment to this Resolution and upon the receipt of a petition to amend this Resolution, the County Commission shall publish a notice of such request for an amendment, together with the notice of time set for hearing by the County Commission on the requested change. Said notice shall be published in some newspaper of general circulation in Haywood County, Tennessee. Said hearing by the County Commission shall take place not sooner than fifteen (15) days after the date of publication of such notice.[xlvi]

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CHAPTER XX
LEGAL STATUS PROVISIONS

20.01 **Conflict with Other Resolutions**. In case of conflict between this Resolution or any part thereof, and the whole or part of any existing or future Resolution of Haywood County, Tennessee, the most restrictive shall in all cases apply.

20.02 **Validity**. If any section, clause, provision, or portion of this Resolution shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Resolution which is not of itself invalid or unconstitutional.

20.03 **Effective Date**. This Resolution shall be in force immediately after its passage and publication, the public welfare demanding it.

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TABLE 1: CONTROLLING PROVISIONS

FORESTRY, AGRICULTURE AND RESIDENTIAL (FAR) DISTRICTS

USE	MINIMUM LAND AREA	MINIMUM LOT WIDTH AT BUILDING LINE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MAXIMUM LOT COVERAGE DEFINE?
Single Family Dwellings, Manufactured Homes, Mobil Homes	1 acre (43,560 sq. ft.)	120 feet or more if required by BZA (Board of Zoning Appeals)	Arterial – 60 feet Other – 35 feet or as required by BZA	30 feet or as required by the BZA	25 feet or as required by the BZA	25% or as required by the BZA
Two-Family Dwellings	1½ acre	150 feet or as required by BZA	Arterial – 60 feet Other – 35 feet or as required by BZA	30 feet or as required by the BZA	30 feet or as required by the BZA	25% or as required by the BZA
Churches	1 acre or 200 sq. ft. per sanctuary seat whichever is greater	200 feet or as required by BZA	Arterial – 60 feet Other – 35 feet or as required by BZA	30 feet or as required by the BZA	30 feet or as required by the BZA	50% or as required by the BZA
Schools	5 acres plus 1 acre for each 100 students	200 feet or as required by BZA	Arterial – 60 feet Other – 35 feet or as required by BZA	30 feet or as required by the BZA	30 feet or as required by the BZA	50% or as required by the BZA
Uses Permitted on Appeal	1 acre, provisions for the use or as required by BZA	120 feet, provisions for the use or as required by BZA	Arterial – 60 feet Other – 35 feet, provisions for the use or as required by BZA	30 feet, provisions for the use or as required by BZA	30 feet, provisions for the use or as required by BZA	50% provisions for the use or as required by BZA

AGRICULTURAL ESTATE (AE) DISTRICTS[xlvii]

USE	MINIMUM LAND AREA	MINIMUM LOT ROAD FRONTAGE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MAXIMUM BUILDING HEIGHT
Single Family Dwellings	5 acres	300 feet / 200 feet at Building Line	100 Feet	50 feet	100 feet	35 Feet

NOTES: THE MAXIMUM ALLOWED HEIGHT FOR ALL BUILDINGS IS THIRTY-FIVE (35) FEET OR THREE (3) STORIES, WHICHEVER IS LESS. FREE STANDING POLES, SPIRES, TOWERS, ANTENNAS AND SIMILAR STRUCTURES NOT DESIGNED FOR OR SUITABLE FOR HUMAN OCCUPANCY MAY EXCEED THE HEIGHT PROVISIONS OF THIS RESOLUTION PROVIDED THEY COMPLY WITH ALL OTHER CODES AND ORDINANCES AND PROVIDED THAT THEY ARE LOCATED AT A DISTANCE EQUAL TO THEIR OWN HEIGHT PLUS TEN (10) FEET FROM THE NEAREST PROPERTY LINES. ALL USES PERMITTED OR USES PERMITTED ON APPEAL MUST COMPLY WITH REQUIREMENTS SET FORTH BY THE MOST RECENT ADOPTED INTERNATIONAL BUILDING CODES, PUBLIC HEALTH SEWAGE REGULATIONS AND OTHER CODES AND REGULATIONS AS REQUIRED WITHIN THE STATE OF TENNESSEE. ZONING REGULATIONS FOR THE FAR AND AE DISTRICT DO NOT AUTHORIZE THE REQUIREMENT OF BUILDING PERMITS OR ANY REGULATIONS OF AGRICULTURAL BUILDINGS OTHER THAN MAXIMUM ALLOWED HEIGHT AND SETBACK REQUIREMENTS FOR THE RIGHT-OF-WAY OF A STREET DEVOTED TO AGRICULTURAL USES UNLESS AS SET FORTH IN THIS RESOLUTION. ZONING REGULATIONS DO NOT LIMIT, CONTROL OR AFFECT IN ANY WAY THE AGRICULTURAL USES. SOIL ANALYSIS MAY REQUIRE ADDITIONAL ACREAGE.

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TABLE 1: CONTROLLING PROVISIONS

RESIDENTIAL (R) DISTRICTS

USE	MINIMUM LAND AREA	MINIMUM LOT WIDTH AT BUILDING LINE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MAXIMUM LOT COVERAGE DEFINE?
Single Family Dwellings, Manufactured Homes	1 acre (43,560 sq. ft.)	120 feet or more if required by BZA (Board of Zoning Appeals)	Arterial – 50 feet Other – 35 feet or as required by BZA	25 feet or as required by the BZA	25 feet or as required by the BZA	30% or as required by the BZA
Two-Family Dwellings and Multi-Family Dwellings (A)	1½ acre	120 feet or as required by BZA	Arterial – 50 feet Other – 35 feet or as required by BZA	25 feet or as required by the BZA	25 feet or as required by the BZA	50% or as required by the BZA
Churches	1 acre or 200 sq. ft. per sanctuary seat whichever is greater	200 feet or as required by BZA	50 feet or as required by BZA	30 feet or as required by the BZA	30 feet or as required by the BZA	50% or as required by the BZA
Schools (Private)	5 acres plus 1 acre for each 100 students	200 feet or as required by BZA	50 feet or as required by BZA	30 feet or as required by the BZA	30 feet or as required by the BZA	50% or as required by the BZA
Uses Permitted on Appeal	1 acre, provisions for the use or as required by BZA	120 feet, provisions for the use or as required by BZA	40 feet, provisions for the use or as required by BZA	25 feet, provisions for the use or as required by BZA	25 feet, provisions for the use or as required by BZA	50%, provisions for the use or as required by BZA.

NOTES:

THE MAXIMUM ALLOWED HEIGHT FOR ALL BUILDINGS IS THIRTY-FIVE (35) FEET OR THREE (3) STORIES, WHICHEVER IS LESS. FREE STANDING POLES, SPIRES, TOWERS, ANTENNAS AND SIMILAR STRUCTURES NOT DESIGNED FOR OR SUITABLE FOR HUMAN OCCUPANCY MAY EXCEED THE HEIGHT PROVISIONS OF THIS RESOLUTION PROVIDED THEY COMPLY WITH ALL OTHER CODES AND ORDINANCES AND PROVIDED THAT THEY ARE LOCATED AT A DISTANCE EQUAL TO THEIR OWN HEIGHT PLUS TEN (10) FEET FROM THE NEAREST PROPERTY LINES.

ALL USES PERMITTED OR USES PERMITTED ON APPEAL MUST COMPLY WITH REQUIREMENTS SET FORTH BY THE MOST RECENT ADOPTED INTERNATIONAL BUILDING CODES, PUBLIC HEALTH SEWAGE REGULATIONS AND OTHER CODES AND REGULATIONS AS REQUIRED WITHIN THE STATE OF TENNESSEE.

ZONING REGULATIONS FOR THE FAR DISTRICT DO NOT AUTHORIZE THE REQUIREMENT OF BUILDING PERMITS OR ANY REGULATIONS OF AGRICULTURAL BUILDINGS OTHER THAN MAXIMUM ALLOWED HEIGHT AND SETBACK REQUIREMENTS FOR THE RIGHT-OF-WAY OF A STREET DEVOTED TO AGRICULTURAL USES UNLESS AS SET FORTH IN THIS RESOLUTION. ZONING REGULATIONS DO NOT LIMIT, CONTROL OR AFFECT IN ANY WAY THE AGRICULTURAL USES.

SOIL ANALYSIS MAY REQUIRE ADDITIONAL ACREAGE

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TABLE 1: CONTROLLING PROVISIONS

RESIDENTIAL – MOBILE HOME (R-MH) DISTRICTS

USE	MINIMUM LAND AREA	MINIMUM LOT WIDTH AT BUILDING LINE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MAXIMUM LOT COVERAGE DEFINE?
Single Family Dwellings, Manufactured Homes	1 acre (43,560 sq. ft.)	120 feet or more if required by BZA (Board of Zoning Appeals)	Arterial – 50 feet Other – 35 feet or as required by BZA	25 feet or as required by the BZA	25 feet or as required by the BZA	30% or as required by the BZA
Two-Family Dwellings (Duplex)	1½ acres	120 feet or as required by BZA	Arterial – 50 feet Other – 35 feet or as required by BZA	25 feet or as required by the BZA	25 feet or as required by the BZA	30% or as required by the BZA
Multifamily Dwellings	½ acre for first dwelling plus ½ acre for each dwelling unit	150 feet or as required by BZA	Arterial – 50 feet Other – 35 feet or as required by BZA	25 feet or as required by the BZA	25 feet or as required by the BZA	30% or as required by the BZA
Mobile Home Parks	2 acres plus 6,000 sq. ft. each dwelling	120 feet	Arterial – 50 feet Other – 35 feet or as required by BZA	25 feet or as required by the BZA	25 feet or as required by the BZA	50% or as required by the BZA
Travel Trailer Parks	3 acres – Maximum density 7.6 units per acre	250 feet	Arterial – 50 feet Other – 35 feet	30 feet	35 feet	50%
Churches	1 acre or 200 sq. ft. per sanctuary seat whichever is greater	200 feet or as required by BZA	50 feet or as required by BZA	30 feet or as required by the BZA	30 feet or as required by the BZA	50% or as required by the BZA
Schools	5 acres plus 1 acre for each 100 students	200 feet or as required by BZA	50 feet or as required by BZA	30 feet or as required by the BZA	30 feet or as required by the BZA	50% or as required by the BZA
Uses Permitted on Appeal	1 acre, provisions for the use or as required by BZA	120 feet, provisions for the use or as required by BZA	35 feet, provisions for the use or as required by BZA	25 feet, provisions for the use or as required by BZA	25 feet, provisions for the use or as required by BZA	50%, provisions for the use or as required by BZA

NOTES:
THE MAXIMUM ALLOWED HEIGHT FOR ALL BUILDINGS IS THIRTY-FIVE (35) FEET OR THREE (3) STORIES, WHICHEVER IS LESS. FREE STANDING POLES, SPIRES, TOWERS, ANTENNAS AND SIMILAR STRUCTURES NOT DESIGNED FOR OR SUITABLE FOR HUMAN OCCUPANCY MAY EXCEED THE HEIGHT PROVISIONS OF THIS RESOLUTION PROVIDED THEY COMPLY WITH ALL OTHER CODES AND ORDINANCES AND PROVIDED THAT THEY ARE LOCATED AT A DISTANCE EQUAL TO THEIR OWN HEIGHT PLUS TEN (10) FEET FROM THE NEAREST PROPERTY LINES.
ALL USES PERMITTED OR USES PERMITTED ON APPEAL MUST COMPLY WITH REQUIREMENTS SET FORTH BY THE MOST RECENT ADOPTED INTERNATIONAL BUILDING CODES, PUBLIC HEALTH SEWAGE REGULATIONS AND OTHER CODES AND REGULATIONS AS REQUIRED WITHIN THE STATE OF TENNESSEE. ZONING REGULATIONS FOR THE FAR DISTRICT DO NOT AUTHORIZE THE REQUIREMENT OF BUILDING PERMITS OR ANY REGULATIONS OF AGRICULTURAL BUILDINGS OTHER THAN MAXIMUM ALLOWED HEIGHT AND SETBACK REQUIREMENTS FOR THE RIGHT-OF-WAY OF A STREET DEVOTED TO AGRICULTURAL USES UNLESS AS SET FORTH IN THIS RESOLUTION. ZONING REGULATIONS DO NOT LIMIT, CONTROL OR AFFECT IN ANY WAY THE AGRICULTURAL USES.
SOIL ANALYSIS MAY REQUIRE ADDITIONAL ACREAGE.

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TABLE 1: CONTROLLING PROVISIONS

COMMERCIAL (C) DISTRICTS

USE	MINIMUM LAND AREA	MINIMUM LOT WIDTH AT BUILDING LINE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MAXIMUM LOT COVERAGE DEFINE?
Wholesale Sales, Retail Sales	½ acre with public water, ¾ acre without public water	100 feet or more if required by BZA	Arterial – 100 feet Other – 35 feet or as required by BZA	50 feet or as required by the BZA	25 feet or as required by the BZA	50% or as required by the BZA
All Services	½ acre with public water, ¾ acre without public water	100 feet or more if required by BZA	Arterial – 100 feet Other – 35 feet or as required by BZA	50 feet or as required by the BZA	25 feet or as required by the BZA	60% or as required by the BZA
Travel Trailer Parks	10 acres plus 6,000 sq. ft. per dwelling	100 feet or more if required by BZA	Arterial – 50 feet Other – 35 feet or as required by BZA	50 feet or as required by the BZA	25 feet or as required by the BZA	50% or as required by the BZA
Uses Permitted on Appeal	½ acre with public water, ¾ acre without public water, provisions for the use or as required by BZA	100 feet or provisions for the use or as required by BZA (Board of Zoning Appeals)	Arterial – 100 feet, Other – 35 feet, provisions for the use or as required by BZA	50 feet, provisions for the use or as required by the BZA	25 feet, provisions for the use or as required by the BZA	60%, provisions for the use or as required by the BZA

NOTES:

THE MAXIMUM ALLOWED HEIGHT FOR ALL BUILDINGS IS THIRTY-FIVE (35) FEET OR THREE (3) STORIES, WHICHEVER IS LESS. FREE STANDING POLES, SPIRES, TOWERS, ANTENNAS AND SIMILAR STRUCTURES NOT DESIGNED FOR OR SUITABLE FOR HUMAN OCCUPANCY MAY EXCEED THE HEIGHT PROVISIONS OF THIS RESOLUTION PROVIDED THEY COMPLY WITH ALL OTHER CODES AND ORDINANCES AND PROVIDED THAT THEY ARE LOCATED AT A DISTANCE EQUAL TO THEIR OWN HEIGHT PLUS TEN (10) FEET FROM THE NEAREST PROPERTY LINES.

ALL USES PERMITTED OR USES PERMITTED ON APPEAL MUST COMPLY WITH REQUIREMENTS SET FORTH BY THE MOST RECENT ADOPTED INTERNATIONAL BUILDING CODES, PUBLIC HEALTH SEWAGE REGULATIONS AND OTHER CODES AND REGULATIONS AS REQUIRED WITHIN THE STATE OF TENNESSEE.

ZONING REGULATIONS FOR THE FAR DISTRICT DO NOT AUTHORIZE THE REQUIREMENT OF BUILDING PERMITS OR ANY REGULATIONS OF AGRICULTURAL BUILDINGS OTHER THAN MAXIMUM ALLOWED HEIGHT AND SETBACK REQUIREMENTS FOR THE RIGHT-OF-WAY OF A STREET DEVOTED TO AGRICULTURAL USES UNLESS AS SET FORTH IN THIS RESOLUTION. ZONING REGULATIONS DO NOT LIMIT, CONTROL OR AFFECT IN ANY WAY THE AGRICULTURAL USES.

SOIL ANALYSIS MAY REQUIRE ADDITIONAL ACREAGE

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TABLE 1: CONTROLLING PROVISIONS

LIGHT INDUSTRIAL (I-1) DISTRICTS

USE	MINIMUM LAND AREA	MINIMUM LOT WIDTH AT BUILDING LINE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MAXIMUM LOT COVERAGE DEFINE?
Wholesale and Retail Sales, All Services, Manufacturing, and Federal/State/City	1 acre	150 feet or more if required by BZA (Board of Zoning Appeals)	Arterial – 50 feet Other – 35 feet or as required by BZA	50 feet or as required by the BZA	50 feet or as required by the BZA	60% or as required by the BZA
Uses Permitted on Appeal	1 acre, provisions for the use or as required by BZA	150 feet, provisions for the use or as required by BZA	50 feet, provisions for use or as required by BZA	50 feet, provisions for the use or as required by the BZA	50 feet, provisions for the use or as required by the BZA	60%, provisions for the use or as required by the BZA

HEAVY INDUSTRIAL (I-2) DISTRICTS

USE	MINIMUM LAND AREA	MINIMUM LOT WIDTH AT BUILDING LINE	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MAXIMUM LOT COVERAGE DEFINE?
Wholesale and Retail Sales, All Services, Manufacturing, and Federal/State/City	1 acre	150 feet or more if required by BZA (Board of Zoning Appeals)	Arterial – 50 feet Other – 35 feet or as required by BZA	50 feet or as required by the BZA	50 feet or as required by the BZA	60% or as required by the BZA
Uses Permitted on Appeal	5 acres, provisions for the use or as required by BZA	150 feet, provisions for the use or as required by BZA	50 feet, provisions for use or as required by BZA	50 feet, provisions for the use or as required by the BZA	50 feet, provisions for the use or as required by the BZA	60%, provisions for the use or as required by the BZA

NOTES:

THE MAXIMUM ALLOWED HEIGHT FOR ALL BUILDINGS IS THIRTY-FIVE (35) FEET OR THREE (3) STORIES, WHICHEVER IS LESS. FREE STANDING POLES, SPIRES, TOWERS, ANTENNAS AND SIMILAR STRUCTURES NOT DESIGNED FOR OR SUITABLE FOR HUMAN OCCUPANCY MAY EXCEED THE HEIGHT PROVISIONS OF THIS RESOLUTION PROVIDED THEY COMPLY WITH ALL OTHER CODES AND ORDINANCES AND PROVIDED THAT THEY ARE LOCATED AT A DISTANCE EQUAL TO THEIR OWN HEIGHT PLUS TEN (10) FEET FROM THE NEAREST PROPERTY LINES.

ALL USES PERMITTED OR USES PERMITTED ON APPEAL MUST COMPLY WITH REQUIREMENTS SET FORTH BY THE MOST RECENT ADOPTED INTERNATIONAL BUILDING CODES, PUBLIC HEALTH SEWAGE REGULATIONS AND OTHER CODES AND REGULATIONS AS REQUIRED WITHIN THE STATE OF TENNESSEE.

ZONING REGULATIONS FOR THE FAR DISTRICT DO NOT AUTHORIZE THE REQUIREMENT OF BUILDING PERMITS OR ANY REGULATIONS OF AGRICULTURAL BUILDINGS OTHER THAN MAXIMUM ALLOWED HEIGHT AND SETBACK REQUIREMENTS FOR THE RIGHT-OF-WAY OF A STREET DEVOTED TO AGRICULTURAL USES UNLESS AS SET FORTH IN THIS RESOLUTION. ZONING REGULATIONS DO NOT LIMIT, CONTROL OR AFFECT IN ANY WAY THE AGRICULTURAL USES.

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End Notes:

County Commission Official Actions

[i] Resolution 9092 - IBC 2006 Adoption 09/21/2009 and Resolution 3101 – Substituting IBC in place of SBC Passed 03/15/2010
[ii] Resolution 2024-02-05 Added Definition - Passed 2/19/2024
[iii] Resolution 2024-02-05 Added Definition - Passed 2/19/2024
[iv] Resolution 2023-12-06 – Added Definition-Passed 12-18-2023
[v] Resolution 2024-02-05 Added Definition - Passed 2/19/2024
[vi] Resolution 4-22.03 – Added provision allowing accessory structure in front yard in FAR Districts – Passed 04/04/2022.
[vii] Resolution 2023-12-06 - Added Submission Requirements -Passed 12-18-2023
[viii] Resolution 2131 – Amending Sign Regulations by adding on premise provisions – Passed 02/18/2012
[ix] Resolution 2131 – Amending Sign Regulations by adding on premise provisions – Passed 02/18/2012
[x] Resolution 4061 - Deleted "Shared Use" per PC 373. – Passed 04/17/2006
[xi] Resolution 3051 – Passed 03/21/2005
[xii] Resolution 2024-06-05 – Passed 6/29/2024 – Added AE District
[xiii] Resolution 3102 – Deleted part of Intent statement – Passed 03/15/2010
[xiv] Resolution 4-22.02 – Deleted duplicate line - Passed 04/04/2022
[xv] Resolution 5091 – Passed 05/18/2009 – Deleted 2 mile separation requirement.
[xvi] Resolution 7991 – Passed 07/19/1999 – Added Landing Strip as Use on Appeal in FAR Districts
[xvii] Resolution 3052 – Passed 03/21/2005
[xviii] Resolution 2023-01-02 – Deleted Travel Trailer Parks as a Use Permitted on Appeal in FAR Districts – Passed January 17, 2023
[xix] Resolution 2021-06-01 – Solar Farm restrictions - Passed 06/29/2021
[xx] Resolution 2021-05-01 – Solar Farms in FAR District – Passed 5/17/2021
[xxi] Resolution 2024-06-05 – Passed 6/29/2024 – Added AE District
[xxii] Resolution 4062 – Passed 04/17/2006
[xxiii] Resolution 4-22.01 – Added prohibition regarding UGB and PGA territory. Passed 4/4/2022
[xxiv] Resolution 2023-01-02 – Added Travel Trailer Parks as a Use Permitted by right in R-MH Districts – Passed January 17, 2023
[xxv] Resolution 2023-04-01 – Deleted BZA discretion on buffering and required buffering. Passed April 17, 2023
[xxvi] Resolution 2023-04-01 – Added this provision. Passed April 17, 2023
[xxvii] Resolution 2023-04-01 – Added this provision. Passed April 17, 2023
[xxviii] Resolution 2023-04-01 – Added this provision. Passed April 17, 2023
[xxix] Resolution 2023-04-01 – Added this provision. Passed April 17, 2023
[xxx] Resolution 2023-04-01 – Added this provision. Passed April 17, 2023
[xxxi] Resolution 2023-04-01 – Added this provision. Passed April 17, 2023
[xxxii] Resolution 4-22.02 – Deleted 180 day provision and added 5 year provision with permit rescinding language. Passed 04/04/2022
[xxxiii] Resolution 2023-01-02 – Added Travel Trailer Parks as a Use Permitted by right in R-MH Districts – Passed January 17, 2023
[xxxiv] Resolution 2023-01-02 – Added Travel Trailer Parks as a Use Permitted by right in R-MH Districts – Passed January 17, 2023
[xxxv] Resolution 2023-01-02 – Added Travel Trailer Parks as a Use Permitted by right in R-MH Districts – Passed January 17, 2023
[xxxvi] Resolution 2023-01-02 – Added Travel Trailer Parks as a Use Permitted by right in R-MH Districts – Passed January 17, 2023
[xxxvii] Resolution 2023-01-02 – Added Travel Trailer Parks as a Use Permitted by right in R-MH Districts – Passed January 17, 2023
[xxxviii] Resolution 3102 – Deleted Travel Trailer Parks – Passed 03/15/2010
[xxxix] Resolution 1171 – Added Solar Farm provisions – Passed 01/17/2017
[xl] Resolution 1171 – Added Solar Farm provisions – Passed 01/17/2017
[xli] Resolution 11074 – Passed 11/19/2007 - Replaced Chapter XI with New Flood Resolution
[xlii] Resolution 7111 – Passed 07/18/2008 – Amended Chapter per ECD – LPAO instructions

[xliii] Resolution 10141 – Passed 10/20/2014 – Amended Chapter per NFIP Coordinator
[xliv] Resolution 2024-02-05 – Passed 02/19/2024 – Added Planned Developments and Conservation Planned Developments.
[xlv] Resolution 2024-06-06 – Passed 6/29/2024 – Added enforcement provision
[xlvi] Resolution 9022 – Passed 09/16/2002 – Changed notice requirement from 30 to 15 days
[xlvi] Resolution 2024-06-05 – Passed 6/29/2024 – Added AE District

Other Planning Commission Actions

Adopted Future Land Use Plan – Adopted by Planning Commission on April 9, 2009, Passed by County Commission on June 16, 2009 (Resolution 6091) and Recorded with Register's Office on June 29, 2009. Planning Commission adopted a FLU map in 2017.
Adopted Major Road Plan – May 12, 2010.
Adopted Haywood County Growth Plan – Amended 6/13/2011 Resolution 6111.
Adopted 2012 ICC Building Code – Resolution 9131 – Passed 09/16/2013
Adopted 2018 ICC Building Code (with Amendments) – Resolution 2021-06-01 – Passed 06/29/2021
Adopted 2018 ICC Codes with amendments – Resolution 2021-06-01 – Passed 06-29-2021
Adopted IDDG (Interim Development Design Guidelines – Resolution xxxx - Passed 12/19/2022
Adopted New Fee Schedule – Resolution 2023-09-04 – Passed 08/18/2023.

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 I. Rozelle Criner
County Executive of Lauderdale County
Lauderdale County Courthouse
Ripley, Tennessee 38063

Dear Mr. Criner:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Lauderdale County Growth Plan submitted by the Lauderdale 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 Lauderdale County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Lauderdale County a Growth Plan which complies with TCA 6-58-106; and

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

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

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

Chair, County Coordinating Committee — **Date** 1-18-00

Resolution of Approval
By The
Local Government Planning Advisory Committee

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

Chair, Local Government Planning Advisory Committee — **Date** 4-26-2000

I. ROZELLE CRINER, COUNTY EXECUTIVE

J. THOMAS CALDWELL, COUNTY ATTORNEY

Lauderdale County Government

COURTHOUSE
100 COURTSQUARE
RIPLEY, TENNESSEE 38063
Phone (901) 635-3500
Fax 635-9682

RECEIVED
JAN 2000
LOCAL
PLANNING ASSISTANCE
OFFICE

January 18, 2000

Local Government Planning Advisory Committee
Local Planning Assistance Office
6th Floor Rachel Jackson Office Building
320 6th Avenue North
Nashville, TN 37243-0405

Attention: Don Waller

Dear Mr. Waller:

Please find enclosed our Certificate of Ratification on County Growth Policy Plan and your Resolution of Approval.

Also enclosed find two (2) maps for Lauderdale County and the municipalities marked.

We look forward to receiving approval from you along with one of the maps marked approved and sent back.

Sincerely,

Rozelle Criner
County Executive

Enclosures 4

RECEIVED
JAN 2 1 2000
LOCAL
PLANNING ASSISTANCE
OFFICE

I. ROZELLE CRINER, COUNTY EXECUTIVE

J. THOMAS CALDWELL, COUNTY ATTORNEY

Lauderdale County Government

COURTHOUSE
100 COURTSQUARE
RIPLEY, TENNESSEE 38063
Phone (901) 635-3500
Fax 635-9682

February 3, 2000

Mr. Don Waller
Local Government Planning Advisory Committee
Local Planning Assistance Office
6th Floor Rachel Jackson Office Building
320 6th Avenue North
Nashville, TN 37243-0405

Dear Mr. Waller:

Enclosed are the two corrected maps which we discussed by telephone today. Please return one copy to us after it has been approved.

The Certificate of Ratification and Resolution of Approval was sent to you on January 18, 2000.

Thank you for your assistance in this matter.

Sincerely,

Rozelle Criner
County Executive

Enclosures 2

I. ROZELLE CRINER, COUNTY EXECUTIVE

J. THOMAS CALDWELL, COUNTY ATTORNEY

Lauderdale County Government

COURTHOUSE
100 COURTSQUARE
RIPLEY, TENNESSEE 38063
Phone (901) 635-3500
Fax 635-9682

March 14, 2000

Local Government Planning Advisory Committee
Local Planning Assistance Office
6th Floor Rachel Jackson Office Building
320 6th Avenue North
Nashville, TN 37243-0405

Attention: Don Waller

Dear Mr. Waller:

Please find enclosed our Certificate of Ratification on County Growth Policy Plan and your Resolution of Approval.

We look forward to receiving approval from you along with one of the maps marked appoved and sent back.

Sincerely,

Rozelle Criner
County Executive

Enclosures 2

I. ROZELLE CRINER, COUNTY EXECUTIVE

J. THOMAS CALDWELL, COUNTY ATTORNEY

Lauderdale County Government

COURTHOUSE
100 COURTSQUARE
RIPLEY, TENNESSEE 38063
Phone (901) 635-3500
Fax 635-9682

February 15, 2000

Mr. Don Waller
Local Government Planning Advisory Committee
Local Planning Assistance Office
6th Floor Rachel Jackson Office Building
320 6th Avenue North
Nashville, TN 37243-0405

Dear Mr. Waller:

Please find enclosed two (2) copies of marked maps for Lauderdale County Growth Policy, as you requested.

Please let us know if you need other information.

Sincerely,

Rozelle Criner
County Executive

Local Government Planning Advisory Committee
County Growth Plan Checklist

Lauderdale County
Reviewed by Dan Hawk 2-22-2000

yes — Two Copies of the Growth Plan (Minimum of two maps depicting Municipal Boundaries, Urban Growth Boundaries, Planned Growth Areas, and Rural Areas).

yes — One signed copy of the Certificate of Ratification form.

Plan includes 2 copies of a County Growth Plan. on one county map.

Maps were submitted on 1-18-2000, 2-3-2000, and 2-15-2000. ~~Only~~ 2-15-2000 maps are to be considered for approval by LGPAC.

Maps appear prepared by WTO. Include date, title, legend, scale, and certification by coordinating Committee
No PGA's identified. Only RA + two UGB's.

Ready for approval.

RESOLUTION

A RESOLUTION TO RATIFY THE COMPREHENSIVE GROWTH PLAN FOR LAUDERDALE COUNTY SUBMITTED BY THE COORDINATING COMMITTEE OF LAUDERDALE COUNTY

WHEREAS, Tennessee Code Annotated, Title 6,Chapter 58, requires a comprehensive growth plan for each county; and

WHEREAS, under Tennessee Code Annotated §6-58-104(a), it is the duty of the coordinating committee in each county to develop a recommended comprehensive growth plan and submit it for ratification or rejection by the county legislative body and by the governing body of each municipality within the county; and

WHEREAS, The coordinating committee in Lauderdale County has submitted a comprehensive growth plan for ratification or rejection by the county legislative body of Lauderdale County.

NOW THEREFORE, BE IT RESOLVED by the county legislative body of Lauderdale County, meeting in regular session at Ripley, Tennessee, that the comprehensive growth plan submitted for Lauderdale County by the coordinating committee is hereby ratified. A copy of the plan is filed in the County Executive's Office in the Lauderdale County Courthouse.

BE IT FURTHER RESOLVED that this resolution shall take effect upon passage, and that immediately after its passage and approval a copy shall be spread upon the minutes of this meeting, and shall be mailed or otherwise delivered by the County Clerk to the chairperson of the Lauderdale County coordinating committee.

ADOPTED this 10th day of Jan. 2000.

APPROVED:

County Executive

ATTEST:

County Clerk

APPROVED URBAN GROWTH AREA BOUNDARY
RIPLEY, TENNESSEE

APPROVED URBAN GROWTH AREA BOUNDARY
HENNING, TENNESSEE

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Lauderdale County Growth Plan

Tom Stiner, Chairman

JANUARY 2000

APPROVED GROWTH AREA PLAN MAP

LEGEND

HENNING APPROVED URBAN GROWTH AREA BOUNDARY

RIPLEY APPROVED URBAN GROWTH AREA BOUNDARY

RA RURAL AREA

1/2 0 1 2 3

SCALE IN MILES

LAUDERDALE COUNTY

BASE MAP PREPARED BY THE TENNESSEE STATE PLANNING OFFICE JACKSON TENNESSEE

State of Tennessee
Department of Economic and Community Development

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

April 28, 2009

The Honorable Rod Schuh
Lauderdale County Mayor
100 Court Square
Ripley, Tennessee 38063

Dear Mayor Schuh:

The Local Government Planning Advisory Committee at its meeting on April 22, 2009 amended the Lauderdale County Growth Plan submitted by the Lauderdale 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 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 a copy of your plan. We understand a copy has already been filed with your county register. Please affix the attached certificate to that copy.

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

Sincerely,

Dan Hawk
Administrator

DH/jw

Enclosures

SUBMITTAL OF COUNTY GROWTH PLAN
AND
CERTIFICATE OF RATIFICATION

WHEREAS, the Lauderdale County Coordinating Committee has developed and recommended to the county and municipal legislative bodies of Lauderdale County an amendment to the County Growth Plan dated May16, 2008 which complies with TCA 6-58-106; and

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

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

NOW, THEREFORE the Lauderdale County Coordinating Committee submits to the Local Government Planning Advisory Committee the Lauderdale County Growth Plan dated January 30, 2009 for its approval pursuant to TCA 6-58-104.

Chair
Lauderdale County Coordinating Committee

1-30-09
Date

RESOLUTION OF APPROVAL
BY THE
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

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

Chair

April 22, 09
Date

ROD SCHUH
COUNTY MAYOR

J. THOMAS CALDWELL
COUNTY ATTORNEY

LAUDERDALE COUNTY GOVERNMENT

100 Court Square
Ripley, Tennessee 38063
Phone (731)635-3500 Fax (731) 635-9682
e-mail rschuh@lctngov.com or mayor@lctngov.com

January 30, 2009

Local Government Planning Advisory Commission:

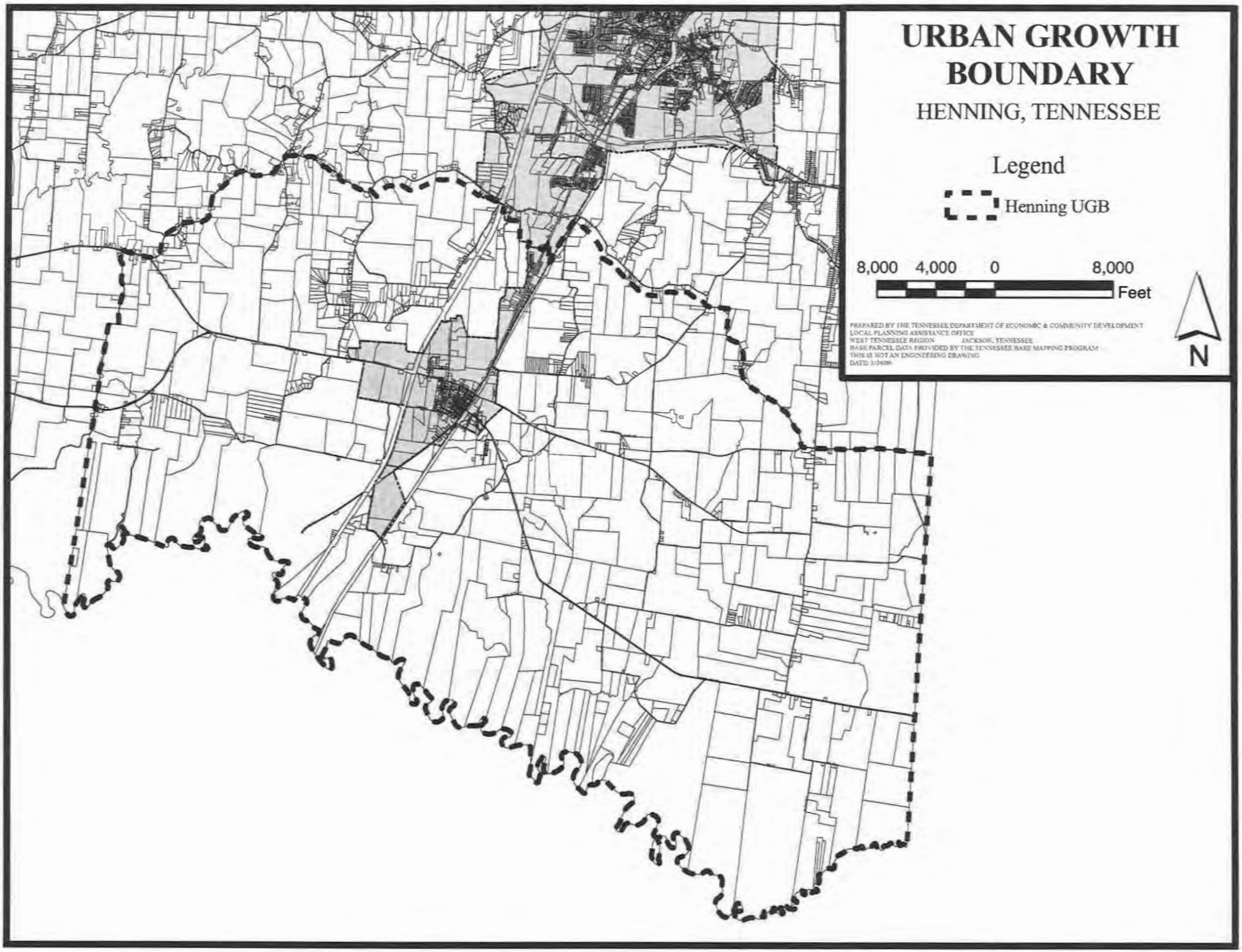
Lauderdale County is petitioning to amend the Counties Growth Plan because we had some overlapping of the borders between the municipalities and the County.

The questionable areas have been resolved and we are asking to finalize the plan as it stands.

Sincerely,

Rod Schuh

Rod Schuh, Chairman
Lauderdale County Coordinating Committee


URBAN GROWTH BOUNDARY
HENNING, TENNESSEE
Legend
Henning UGB
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Feet
PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
THIS IS NOT AN ENGINEERING DRAWING
DATE: 3/24/00
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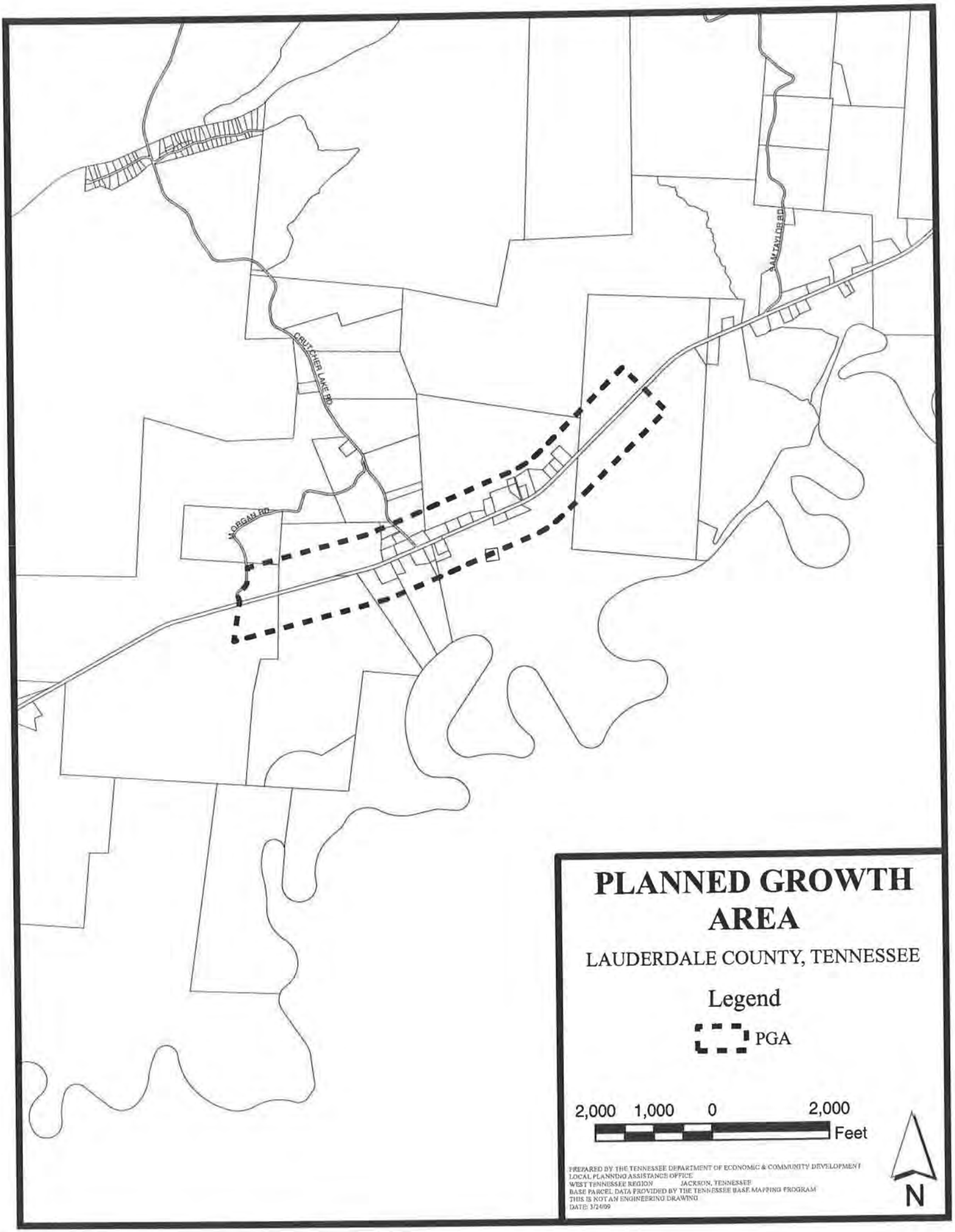

PLANNED GROWTH AREA

LAUDERDALE COUNTY, TENNESSEE

Legend

PGA

2,000 1,000 0 2,000

Feet

N

PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
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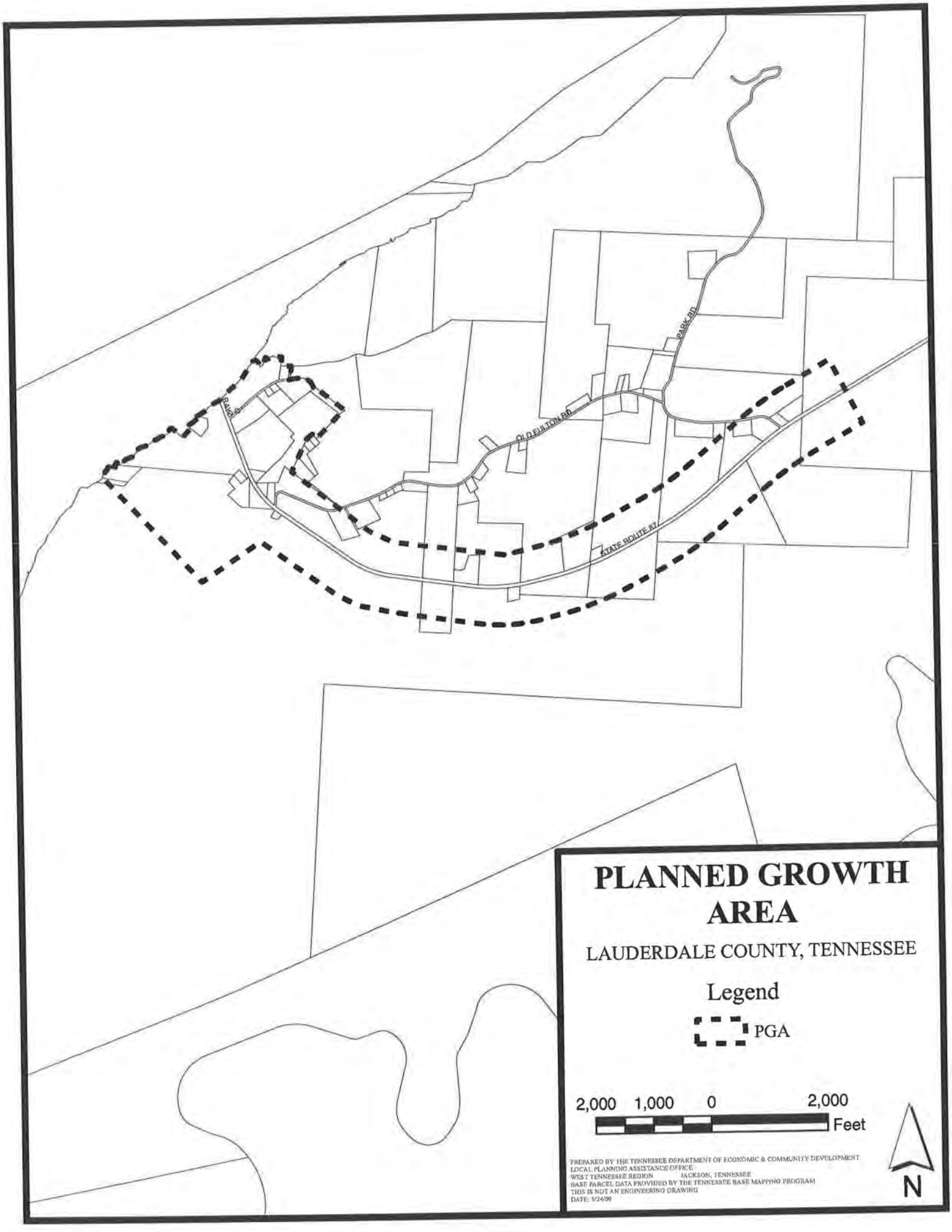
DATE: 3/24/99



PLANNED GROWTH AREA

LAUDERDALE COUNTY, TENNESSEE

Legend

PGA

2,000 1,000 0 2,000

Feet

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PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
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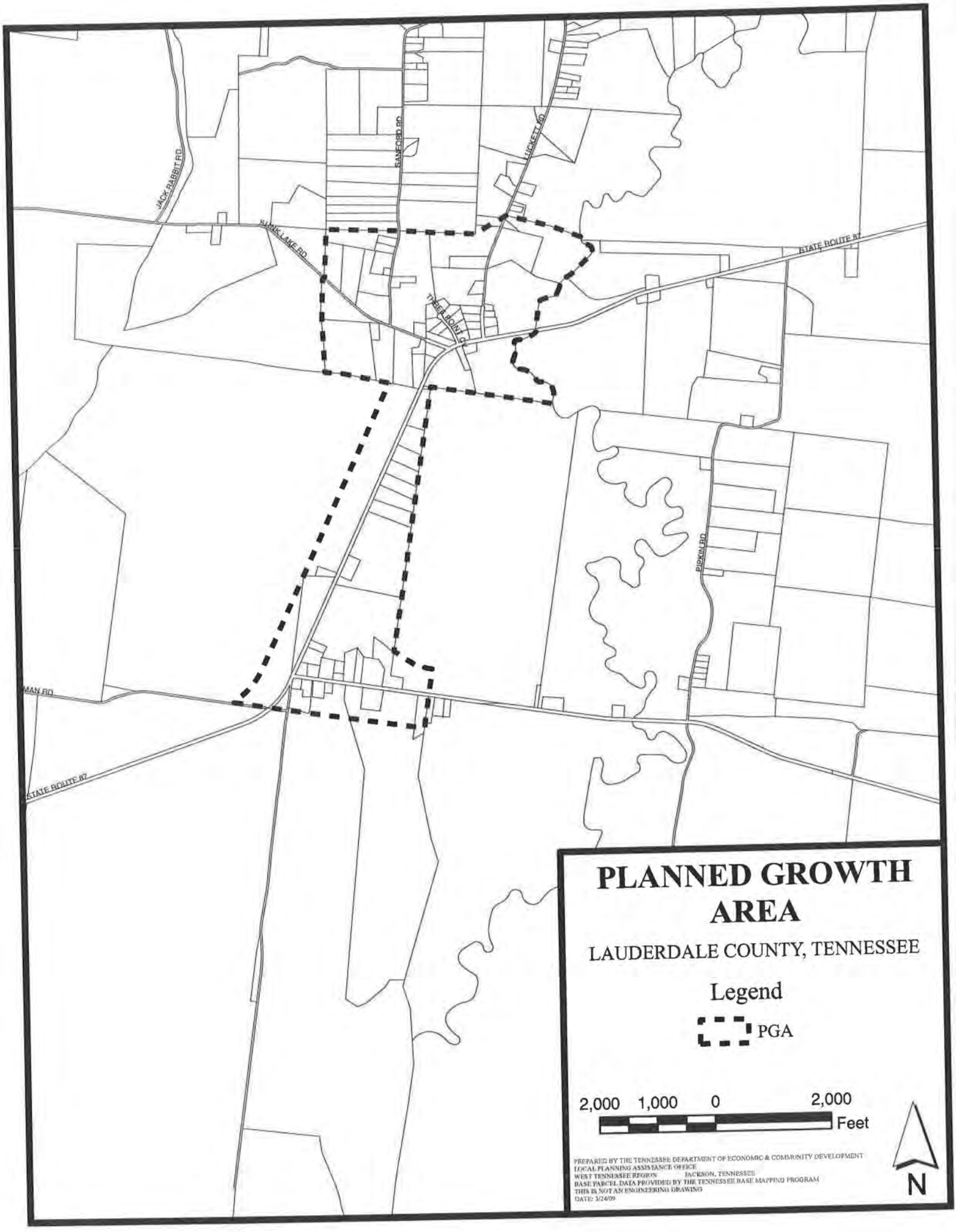
DATE: 3/24/09


JACK RABBIT RD
SANFORD RD
HICKEY RD
BUNK LAKE RD
THREE POINT CH
STATE ROUTE 87
PIPKIN RD
STATE ROUTE 87
PLANNED GROWTH AREA
LAUDERDALE COUNTY, TENNESSEE
Legend
PGA
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PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
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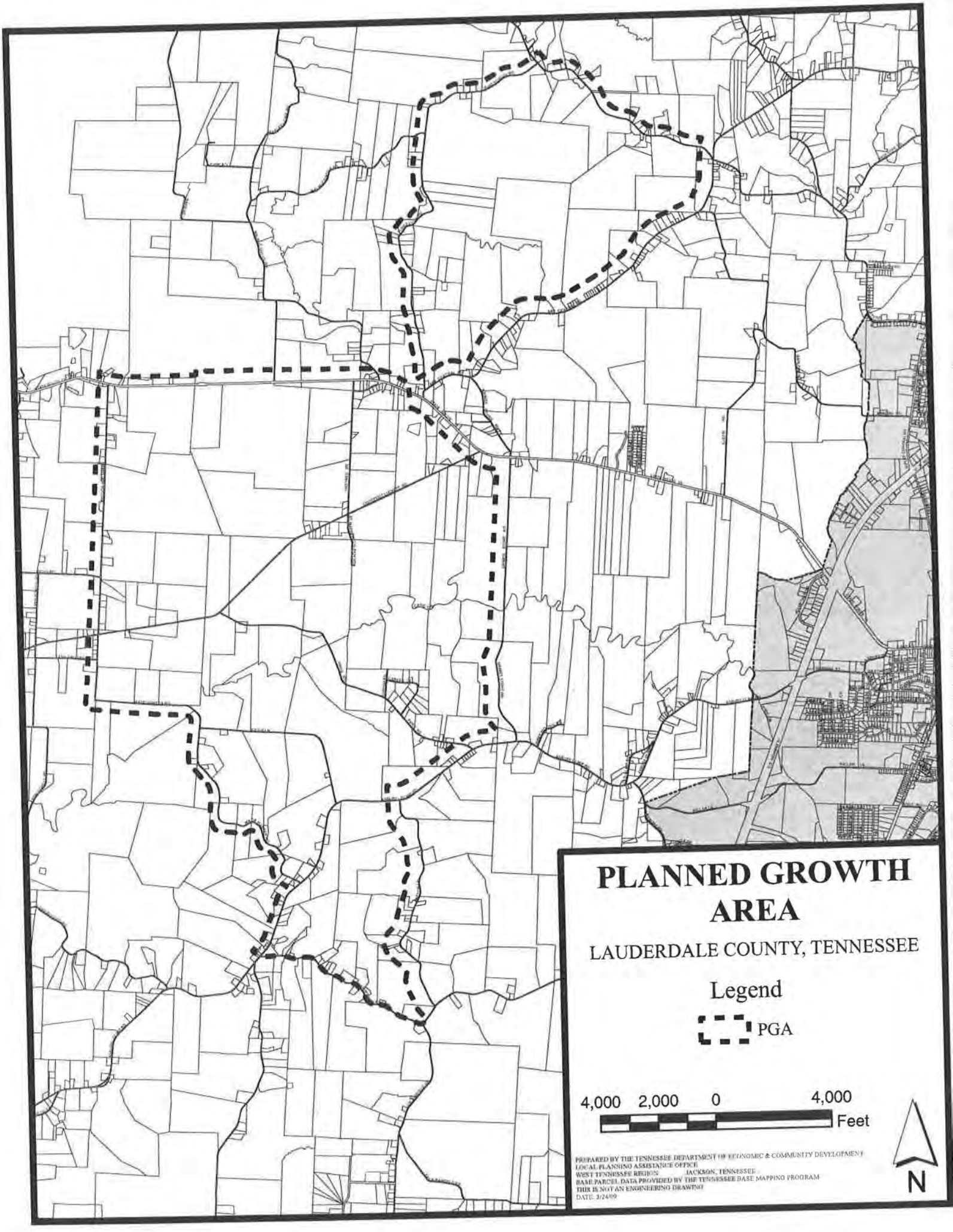
PLANNED GROWTH AREA
LAUDERDALE COUNTY, TENNESSEE
Legend
PGA
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Feet
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PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
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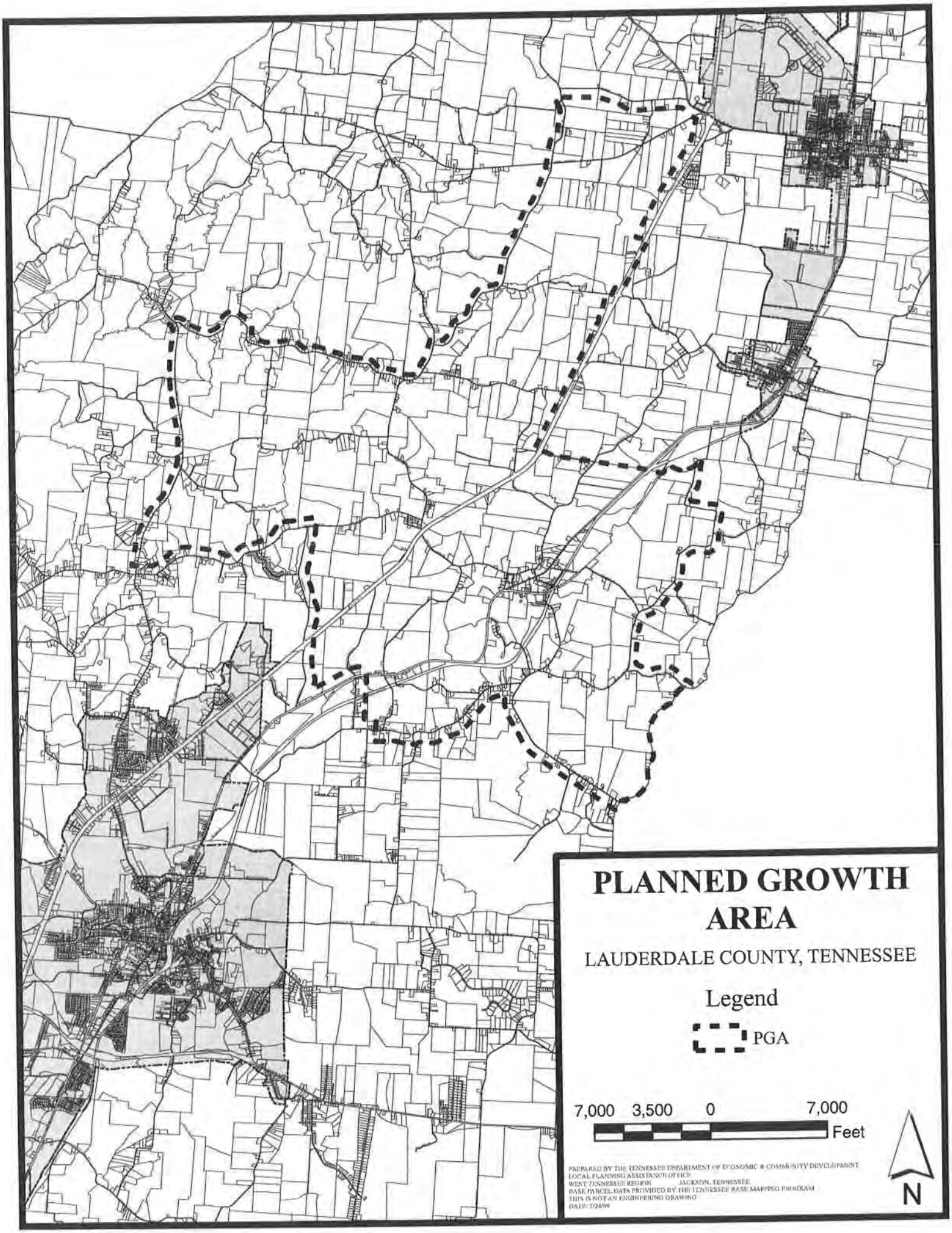
PLANNED GROWTH AREA
LAUDERDALE COUNTY, TENNESSEE
Legend
PGA
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Feet
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PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
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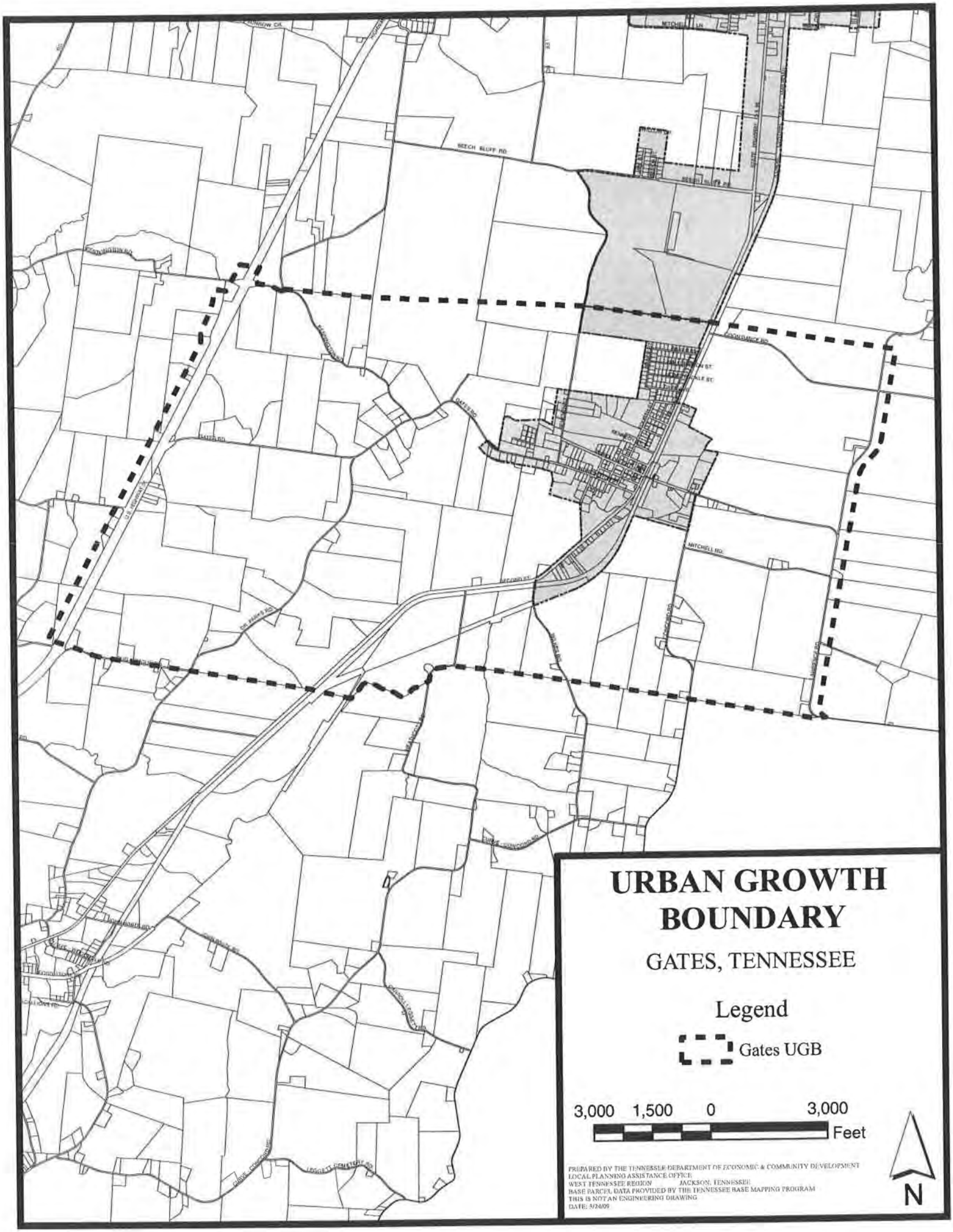
BEECH BLUFF RD.
GOODSPRICE RD.
GATES RD.
MITCHELL RD.
US HIGHWAY 51
DR. HUGHES RD.
SHAFER RD.
LEGGETT CEMETERY RD.
URBAN GROWTH BOUNDARY
GATES, TENNESSEE
Legend
Gates UGB
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Feet
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PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
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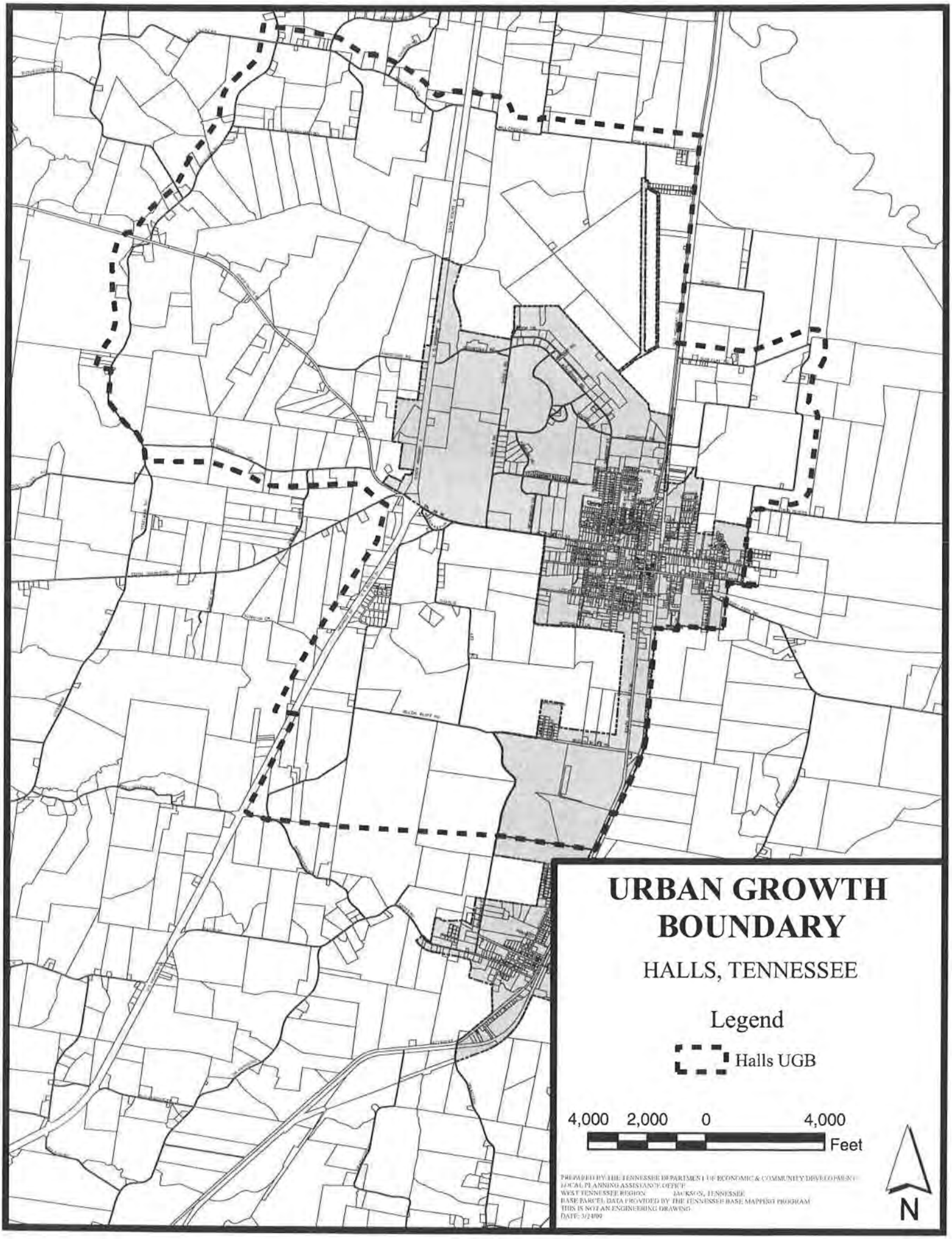
DATE: 5/24/09


URBAN GROWTH BOUNDARY
HALLS, TENNESSEE
Legend
Halls UGB
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Feet
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PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
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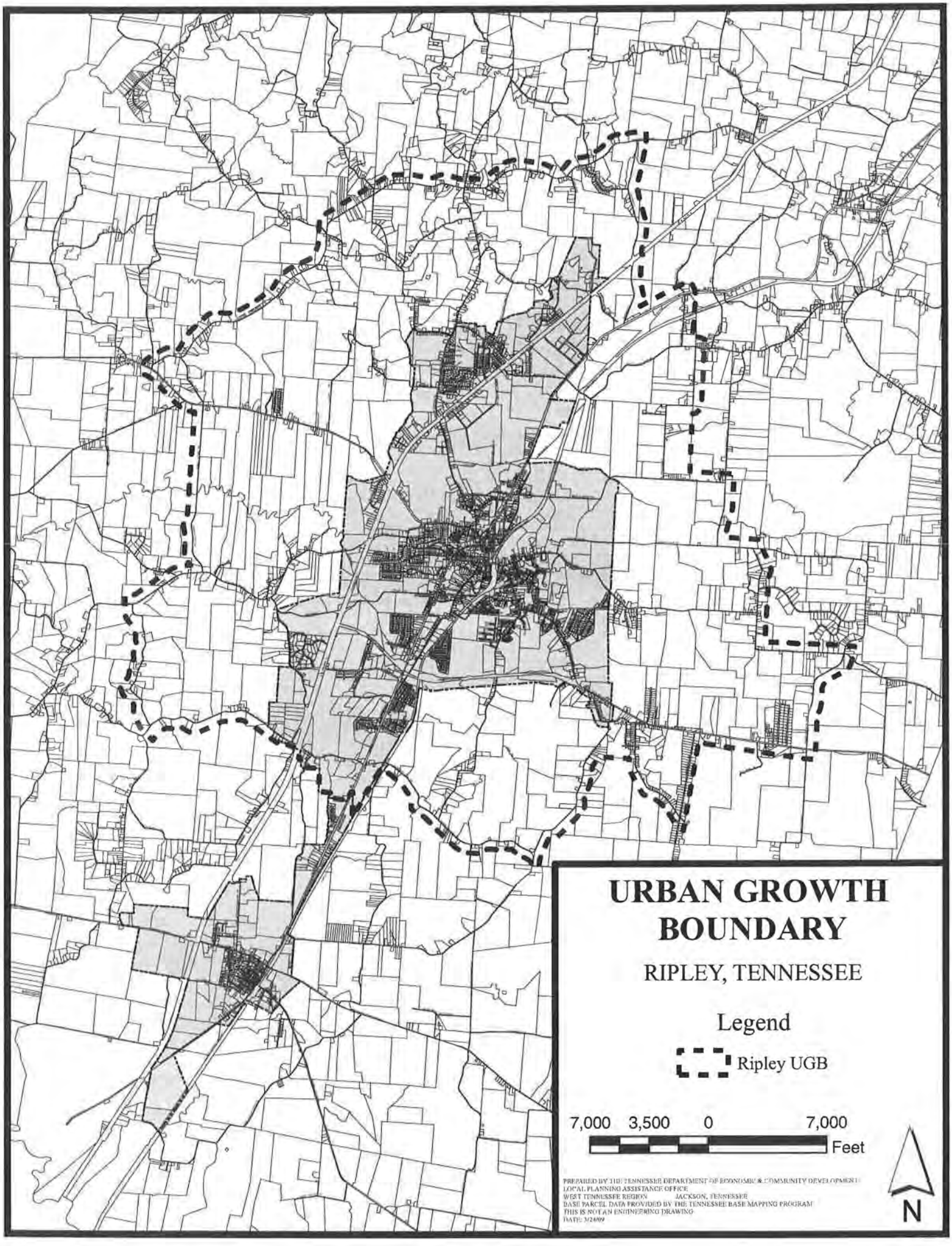
URBAN GROWTH BOUNDARY
RIPLEY, TENNESSEE
Legend
Ripley UGB
7,000 3,500 0 7,000
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PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
THIS IS NOT AN ENGINEERING DRAWING
DATE: 3/24/09

RESOLUTION 07-29

RESOLUTION BY THE CITY OF GATES RATIFYING THE AMENDED LAUDERDALE COUNTY GROWTH PLAN

WHEREAS, the Gates Planning Commission has determined that the amended Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Gates Planning Commission has determined that the City of Gates is better able than other areas to efficiently provide urban services to the area within the proposed Urban Growth Boundary; and,

WHEREAS, the Gates Planning Commission has determined that the proposed Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

WHEREAS, the Gates Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Gates Planning Commission forwarded said amendment to the City of Gates Board of Mayor and Aldermen; and,

WHEREAS, the City of Gates duty is to develop areas the corporate limits and manage growth in areas adjacent to the municipality; and,

WHEREAS, the City of Gates Mayor and Board of Aldermen held two public hearings on March, 2007 at 7:00 PM and on June 9, 2008 at 6:45 PM; and,

WHEREAS, the City of Gates Mayor and Board of Aldermen voted to certify the amended Urban Growth Boundary and forwarded said amendment to the Lauderdale County Coordinating Committee; and,

WHEREAS, the Gates County Coordinating Committee has approved the amended Lauderdale County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Lauderdale County Growth Plan (dated 6/9/08).

Boyce Monroe Sr
Mayor

06-09-08
Date

ATTEST

City Recorder

6-9-08
Date

RESOLUTION _____

RESOLUTION BY THE CITY OF HENNING RATIFYING THE AMENDED LAUDERDALE COUNTY GROWTH PLAN

WHEREAS, the Henning Planning Commission has determined that the amended Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Henning Planning Commission has determined that the City of Henning is better able than other areas to efficiently provide urban services to the area within the proposed Urban Growth Boundary; and,

WHEREAS, the Henning Planning Commission has determined that the proposed Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

WHEREAS, the Henning Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Henning Planning Commission forwarded said amendment to the City of Henning Board of Mayor and Aldermen; and,

WHEREAS, the City of Henning duty is to develop areas the corporate limits and manage growth in areas adjacent to the municipality; and,

WHEREAS, the City of Henning Mayor and Board of Aldermen held two public hearings on _____, ___ _ at ____ PM and on 2-11-__, 08 at 6:00PM; and,

WHEREAS, the City of Henning Mayor and Board of Aldermen voted to certify the amended Urban Growth Boundary and forwarded said amendment to the Lauderdale County Coordinating Committee; and,

WHEREAS, the Henning County Coordinating Committee has approved the amended Lauderdale County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Lauderdale County Growth Plan (dated _____).

Mayor _____ 10-6-08 Date

ATTEST

City Recorder Mary Smith 10-6-08 Date

RESOLUTION 08-67

RESOLUTION BY THE CITY OF HALLS RATIFYING THE AMENDED LAUDERDALE COUNTY GROWTH PLAN

WHEREAS, the Halls Planning Commission has determined that the amended Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Halls Planning Commission has determined that the City of Halls is better able than other areas to efficiently provide urban services to the area within the proposed Urban Growth Boundary; and,

WHEREAS, the Halls Planning Commission has determined that the proposed Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

WHEREAS, the Halls Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Halls Planning Commission forwarded said amendment to the City of Halls Board of Mayor and Aldermen; and,

WHEREAS, the City of Halls duty is to develop areas the corporate limits and manage growth in areas adjacent to the municipality; and,

WHEREAS, the Lauderdale County Coordinating Committee has approved the amended Lauderdale County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Lauderdale County Growth Plan on December 1, 2008.

Mayor

December 1, 2008
Date

ATTEST

City Recorder

December 1, 2008
Date

RESOLUTION 06-08-1

RESOLUTION BY THE COUNTY OF LAUDERDALE RATIFYING THE AMENDED LAUDERDALE COUNTY GROWTH PLAN

WHEREAS, the Lauderdale County Planning Commission has determined that the amended Planned Growth Areas are reasonably compact but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Lauderdale County Planning Commission has determined that the County of Lauderdale is better able than other areas to efficiently provide services to the area within the proposed Planned Growth Areas; and,

WHEREAS, the Lauderdale County Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Lauderdale County Planning Commission forwarded said amendment to the Lauderdale County Mayor and County Commission; and,

WHEREAS, the County of Lauderdale Mayor and County Commission held two public hearings on May 16, 2008 at 1:00 PM and on May 30, 2008 at 1:00 PM; and,

WHEREAS, the County of Lauderdale Mayor and County Commission voted to certify the amended Urban Growth Boundary and forwarded said amendment to the Lauderdale County Coordinating Committee; and,

WHEREAS, the Lauderdale County Coordinating Committee has approved the amended Lauderdale County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and County Commission that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Lauderdale County Growth Plan (dated 6-9-08).

Mayor — Date: June 9th 2008

ATTEST

Linda Summar — Date: June 9th, 2008

RESOLUTION 2008-11

RESOLUTION BY THE CITY OF RIPLEY RATIFYING THE AMENDED LAUDERDALE COUNTY GROWTH PLAN

WHEREAS, the Ripley Planning Commission has determined that the amended Urban Growth Boundary is reasonably compact but large enough to accommodate growth during the next twenty years; and,

WHEREAS, that the Ripley Planning Commission has determined that the City of Ripley is better able than other areas to efficiently provide urban services to the area within the proposed Urban Growth Boundary; and,

WHEREAS, the Ripley Planning Commission has determined that the proposed Urban Growth Boundary is contiguous to its existing municipal boundaries; and,

WHEREAS, the Ripley Planning Commission has identified territory that any reasonable and prudent person would project as the likely growth areas over the next twenty years; and,

WHEREAS, the Ripley Planning Commission forwarded said amendment to the City of Ripley Board of Mayor and Aldermen; and,

WHEREAS, the City of Ripley duty is to develop areas the corporate limits and manage growth in areas adjacent to the municipality; and,

WHEREAS, the Lauderdale County Coordinating Committee has approved the amended Lauderdale County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Lauderdale County Growth Plan (dated 11-3-08).

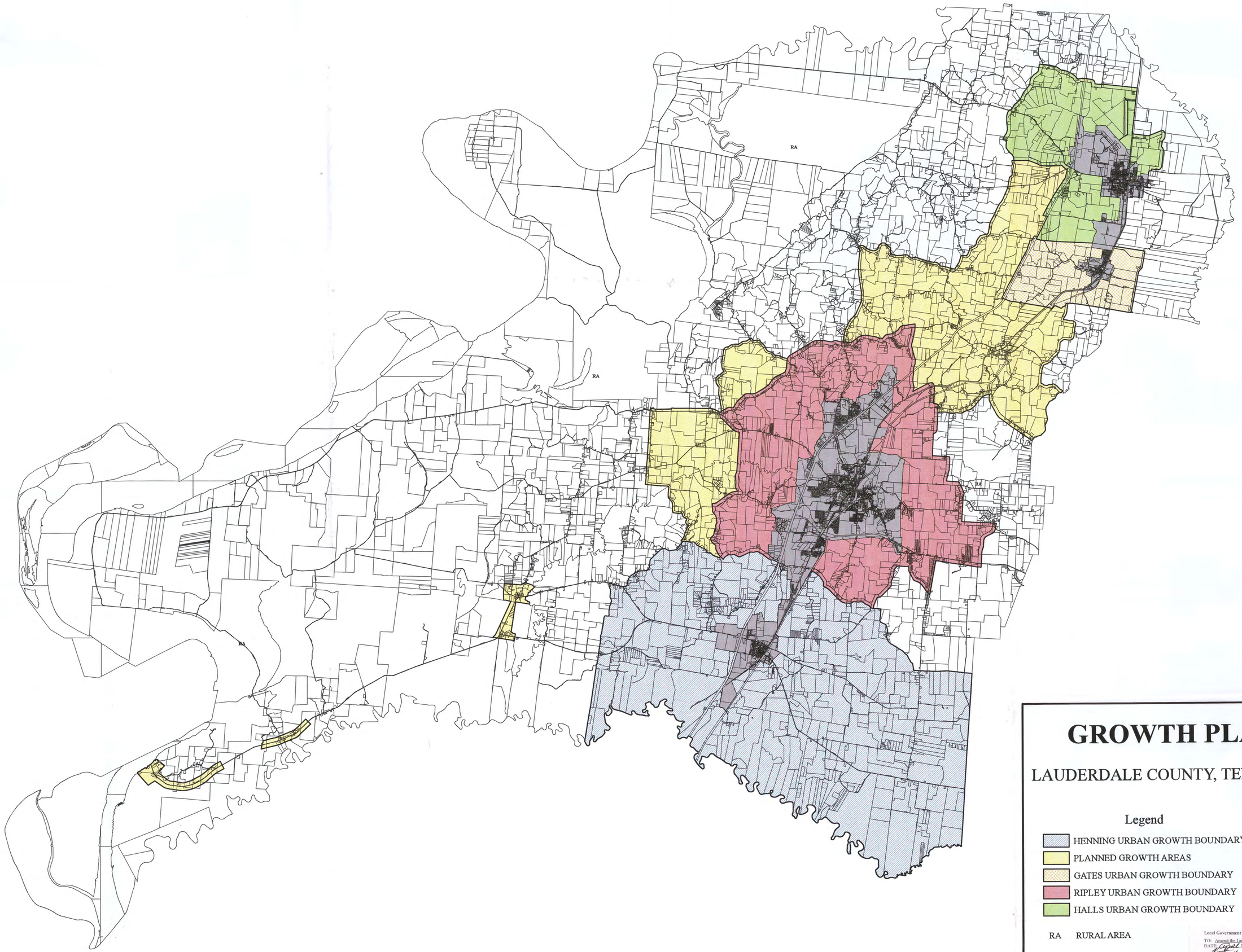
Jon Pavletic — 11-4-08

Mayor — Date

ATTEST

Donna Buckner — 11-4-08

City Recorder — Date



GROWTH PLAN

LAUDERDALE COUNTY, TENNESSEE

Legend

- HENNING URBAN GROWTH BOUNDARY
- PLANNED GROWTH AREAS
- GATES URBAN GROWTH BOUNDARY
- RIPLEY URBAN GROWTH BOUNDARY
- HALLS URBAN GROWTH BOUNDARY

RA RURAL AREA

5,000 2,500 0 5,000 10,000 15,000 Feet

Local Government Planning Advisory Committee
TO: Amend the Lauderdale County Growth Plan
DATE: April 22, 2008
Kathryn Baldwin, Chair
Dan Hawk
Department of Economic & Community Development

PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
THIS IS NOT AN ENGINEERING DRAWING
BASE PARCEL DATA PROVIDED BY THE TENNESSEE BASE MAPPING PROGRAM
DATE: 11/27/07 LAST REVISED: 2/27/08

N

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 Franklin Smith
County Executive of Haywood County
1 North Washington - Courthouse
Brownsville, Tennessee 38012

Dear Mr. Smith:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Haywood County Growth Plan submitted by the Haywood 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 Haywood County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Haywood County a Growth Plan which complies with TCA 6-58-106; and

Whereas, the County and municipal legislative bodies have ratified the Haywood County, City of Brownsville & Town of Stanton Growth Plans as required by TCA 6-58-104; and

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

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

Mebb F Banks — 14 Jul 2000

Chair, County Coordinating Committee — **Date**

Resolution of Approval
By The
Local Government Planning Advisory Committee

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

Danny Turner — 4-26-2000

Chair, Local Government Planning Advisory Committee — **Date**

Department of Economic and Community Development

Local Planning Assistance Office
West Tennessee Region
Jackson State Office Building, Suite 302-A
Jackson, Tennessee, 38301

TENNESSEE

January 27, 2000

Mayor Web Banks, City of Brownsville
111 North Washington, P.O. Box 375
Brownsville, TN 38012

Dear Mayor Banks:

Enclosed are eight (8) maps prepared by the Local Planning Assistance Office for the purposes of completing the requirements set forth by Public Chapter 1101. Two (2) copies of Brownsville's proposed Urban Growth Boundary (UGB), two (2) copies of Stanton's proposed Urban Growth Boundary, two (2) copies of the Haywood County Planned Growth Area (PGA) and two (2) copies of the Haywood County Growth Plan which depicts each UGB, PGA and Rural Areas (RA) are included.

To complete the process, the Local Government Planning Advisory Committee (LGPAC) prepared a resolution to be signed by the Coordinating Committee Chairman. All eight (8) maps and two (2) copies of the signed resolution are mandatory for approval from the LGPAC. If you do not have a copy of the resolution prepared by the LGPAC please contact the LPAO as soon as possible.

Please send the eight (8) maps and the two (2) signed resolutions to:

Mr. Don Waller
320 North 6th Avenue, Sixth Floor
Nashville, TN 37243

If you have any questions, please don't hesitate to call (901) 423-5650.

Sincerely,

Amye R. King

Amye R. King
Community Planner II

URBAN GROWTH AREA BOUNDARY

URBAN GROWTH AREA BOUNDARY

URBAN GROWTH AREA BOUNDARY

Local Government Planning Advisory Committee
Date: April 24, 2000
To: Approve Haywood County Growth Plan
Tom Stiner, Chairman

ADOPTED

HAYWOOD COUNTY COORDINATING COMMITTEE CHAIRMAN

BROWNSVILLE, TENNESSEE
URBAN GROWTH AREA BOUNDARY MAP

1/25/00

LEGEND

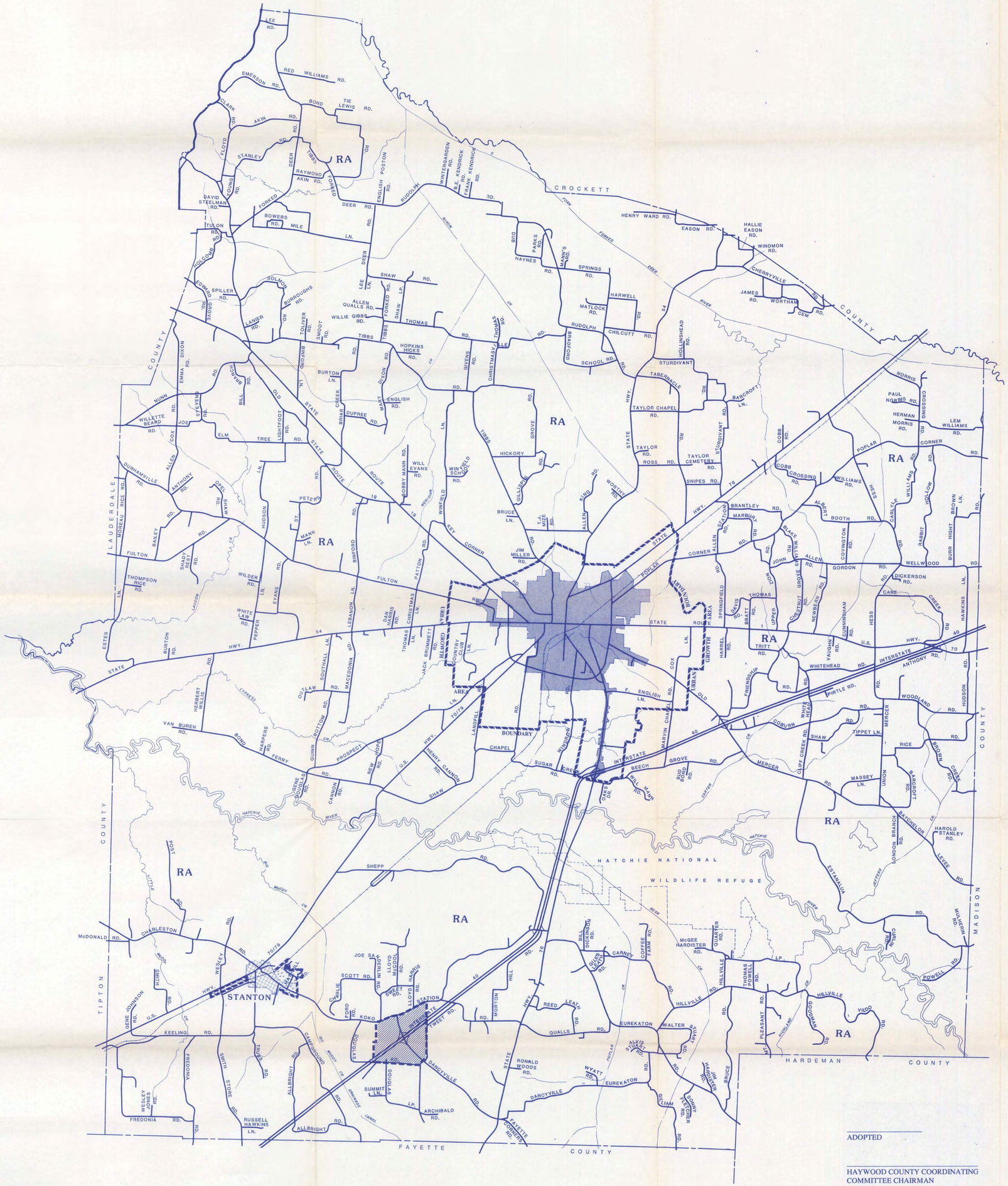
URBAN GROWTH AREA BOUNDARY

BROWNSVILLE CORPORATE LIMITS

1200 0 1200 2400

NORTH

PREPARED BY LOCAL PLANNING ASSISTANCE OFFICE
TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
WEST TENNESSEE REGION JACKSON, TENNESSEE NOVEMBER 1990 REVISED 10/99



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

1/25/00

GROWTH PLAN MAP
HAYWOOD COUNTY, TENNESSEE

LEGEND

- PLANNED GROWTH AREA
- RA — RURAL AREA
- STANTON URBAN GROWTH AREA
- STANTON CORPORATE LIMITS
- BROWNSVILLE URBAN GROWTH AREA
- BROWNSVILLE CORPORATE LIMITS

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SCALE IN MILES

NORTH

PREPARED BY TENNESSEE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
ORIGINAL DATA BY TENNESSEE DEPARTMENT OF TRANSPORTATION 1985

UPDATED 8/05/92

PLANNED GROWTH A
BOUNDARY MAP
HAYWOOD COUNTY, TENN

1/25/00

PLANNED GROWTH

RA RURAL AREA

ADOPTED

HAYWOOD COUNTY COORDINATING COMMITTEE CHAIRMAN

800 0 800 1600

N O R

PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DE
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE
DATE:_____ REVISED:_____

Local Government Planning Advisory Committe
Date: April 26, 2000
To: Approve Haywood County Growth Pla
Tom Stiner, Chairman

PLANNED GROWTH AREA BOUNDARY

RA

RA

RA

RA

CANAL
DRAINAGE
CR.
RD.
SANDERLIN
SCOTT
MCCOOL
LOYD
RANK SWEET RD.
HARRIS
PRAIRIE
JETERS
MUDDY
CHARLIE
STANTON
KOKO
FRANK SWEEST RD.
LLOYD
STANTON-DANCYVILLE RD.
DANCYVILLE
INTERSTATE ROUTE 40
SWEET RD.
HICKORY
SCHOOL RD.
BIG MUDDY CREEK DRAINAGE CANAL
CAMPGROUND
DOUGLAS
DOUGLAS SCHOOL RD
SCHOLES LANE
SQUARE DR.
WEST
E. SQUARE DR
SOUTH SQUARE DR
ARCHIBALD
LANE
ALBRIGHT
ROUTE
COUNTY
HAYWOOD
FAYETTE

STANTON, TENNESSEE

URBAN GROWTH AREA BOUNDARY MAP

1/25/00

LEGEND

URBAN GROWTH AREA BOUNDARY

STANTON CORPORATE LIMITS

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Haywood County Growth Plan

Tom Stiner, Chairman

ADOPTED

HAYWOOD COUNTY COORDINATING COMMITTEE CHAIRMAN

PREPARED BY THE TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION JACKSON, TENNESSEE.

DATE:_____ REVISED:_____

800 400 0 400

NORTH

State of Tennessee
Department of Economic and Community Development

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

August 2, 2011

The Honorable Franklin Smith
Haywood County Mayor
Haywood County Courthouse
1 North Washington Avenue
Brownsville, TN 38012

Dear Mayor Smith:

The Local Government Planning Advisory Committee approved the amended Growth Plan for Haywood County submitted by the Haywood 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 27, 2011.

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,

Dan Hawk
Director

DH/jw

Enclosures

Submittal of County Growth Plan
and
Certificate of Ratification

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

Whereas, the County and municipal legislative bodies have ratified the Haywood County, City of Brownsville & Town of Stanton Growth Plans as required by TCA 6-58-104; and

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

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

Webb F Banks
Chair, County Coordinating Committee

14 Jul 2000
Date

Resolution of Approval
By The
Local Government Planning Advisory Committee

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

Danny Farmer
Chair, Local Government Planning Advisory Committee

4-26-2000
Date

TO: The Local Government Planning Advisory Committee

SUBJECT: Urban Growth Plan for Haywood County

The purpose of this letter is to provide you with the Urban Growth Plan for the county for final disposition to Local Government Planning Advisory Committee (LGPAC).

The Haywood County Coordinating Committee approved the proposed changes to the Hardeman County Growth Plan on 13 June 2011. The Growth Plan consists of the amended urban growth boundary changes (Brownsville and Stanton), additional Planned Growth Areas and the supporting justifications for these changes. Brownsville and Stanton's justification for the Urban Growth Boundary amendment is to be able to control development in the areas where they have utility interests. The proposed West Tennessee Megasite has prompted the towns and the county to seek their amendment in order to be able to better serve and control the areas indicated in the Haywood County Growth Plan Amendment Reports.

Respectfully,

Chairman, Haywood County Coordinating Committee

RESOLUTION OF APPROVAL
BY THE
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

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

Chair

6/13/2011
Date

RESOLUTION #6111

RESOLUTION BY THE COMMISSIONERS OF HAYWOOD COUNTY RATIFYING THE AMENDED HAYWOOD COUNTY GROWTH PLAN DATED JUNE 13, 2011

WHEREAS, the County Commission of Haywood County voted to certify the amended Urban Growth Boundary and forwarded said amendment to the Haywood County Coordinating Committee; and,

WHEREAS, the Haywood County Coordinating Committee has met the requirements of TCA 6-58-106 holding public hearings on June 6, 2011 at 6:30 PM and June 13, 2011 at 6:30 PM. Both meetings held in the upstairs court room of the Haywood County Courthouse; and,

WHEREAS, the Haywood County Coordinating Committee has approved the amended Haywood County Growth plan.

NOW, THEREFORE, BE IT RESOLVED by the County Commission of Haywood County that this body ratifies the amended Growth Plan as shown on the attached map entitled Amended Haywood County Growth Plan (dated June 13, 2011).

A.Franklin Smith, County Mayor

6/20/2011
Date

ATTEST

Sonya Castellaw
County Clerk

Sonya Castellaw, County Clerk

6/20/2011
Date

THE GREAT SEAL OF THE STATE OF TENNESSEE
COUNTY CLERK
1796

RESOLUTION # 814/06/14/11/#15

RESOLUTION BY THE CITY OF BROWNSVILLE RATIFYING THE HAYWOOD COUNTY GROWTH PLAN DATED JUNE 13, 2011

WHEREAS, the City of Brownsville Mayor and Board of Aldermen voted to amend their Urban Growth Boundary and forwarded said amendment to the Haywood County Coordinating Committee; and,

WHEREAS, the Haywood County Coordinating Committee has approved the amended Haywood County Growth plan dated June 13, 2011.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen that this body ratifies the amended Growth Plan as shown on the attached map entitled Haywood County Growth Plan (dated June 13, 2011).

Jo Matherne, Mayor — 6/14/11 Date

ATTEST:

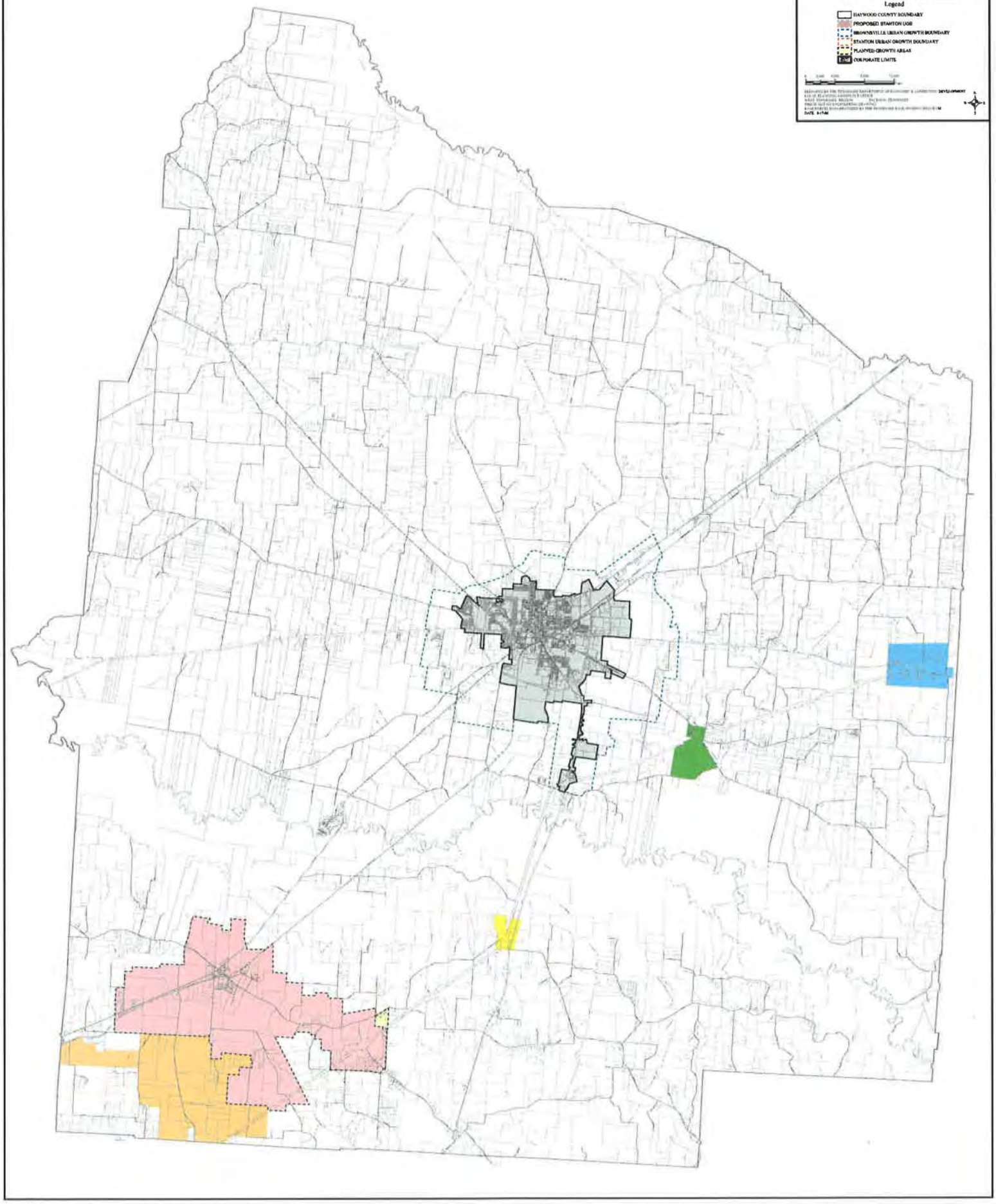
Jessica Frye, City Clerk — 6/14/11 Date

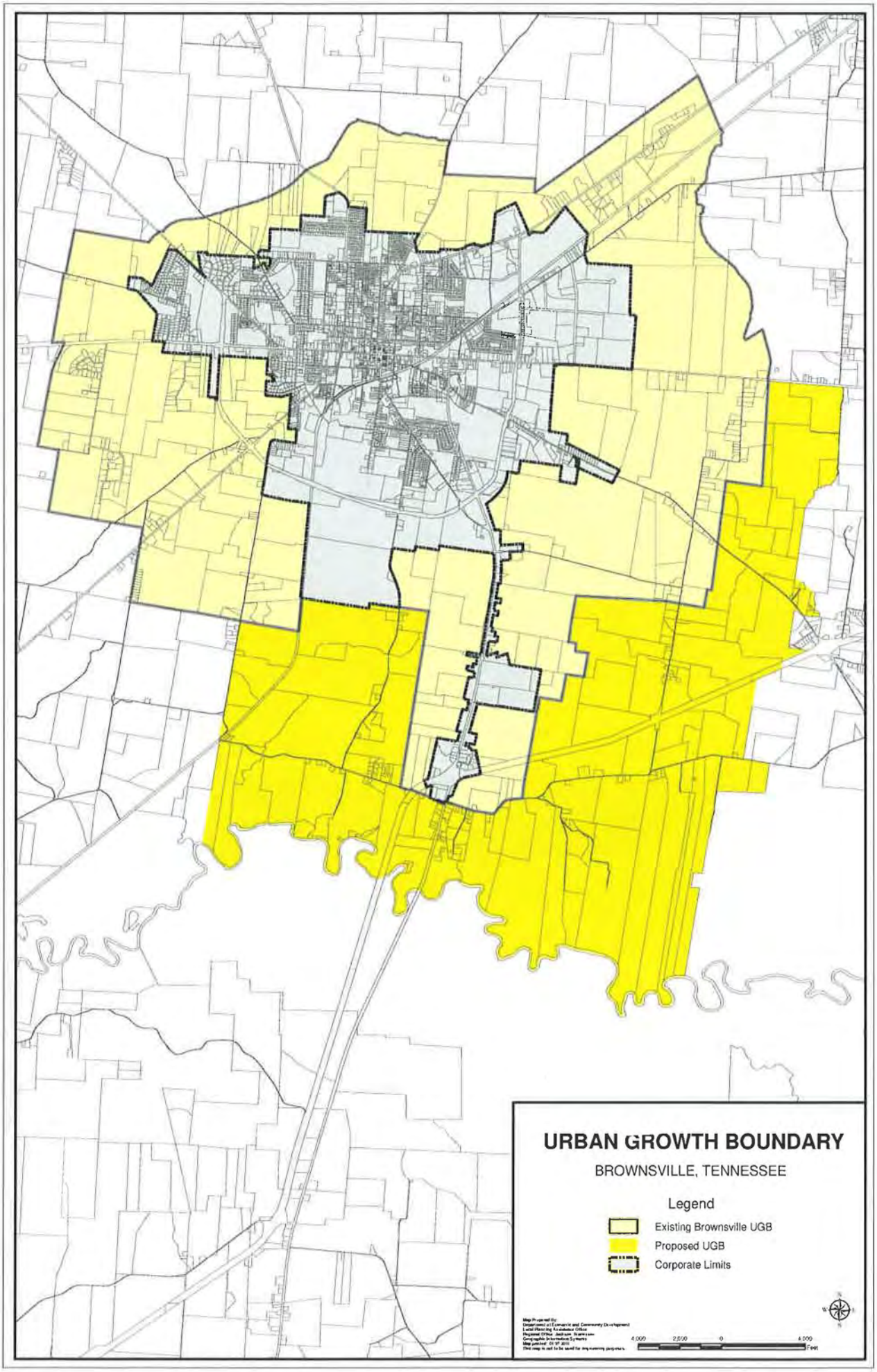
GROWTH PLAN MAP

HAYWOOD COUNTY, TENNESSEE

Legend

- HAYWOOD COUNTY BOUNDARY
- PROPOSED STANTON USB
- BROWNSVILLE URBAN GROWTH BOUNDARY
- STANTON URBAN GROWTH BOUNDARY
- PLANNED GROWTH AREAS
- CORPORATE LIMITS

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BROWNSVILLE, TENNESSEE
Legend
Existing Brownsville UGB
Proposed UGB
Corporate Limits
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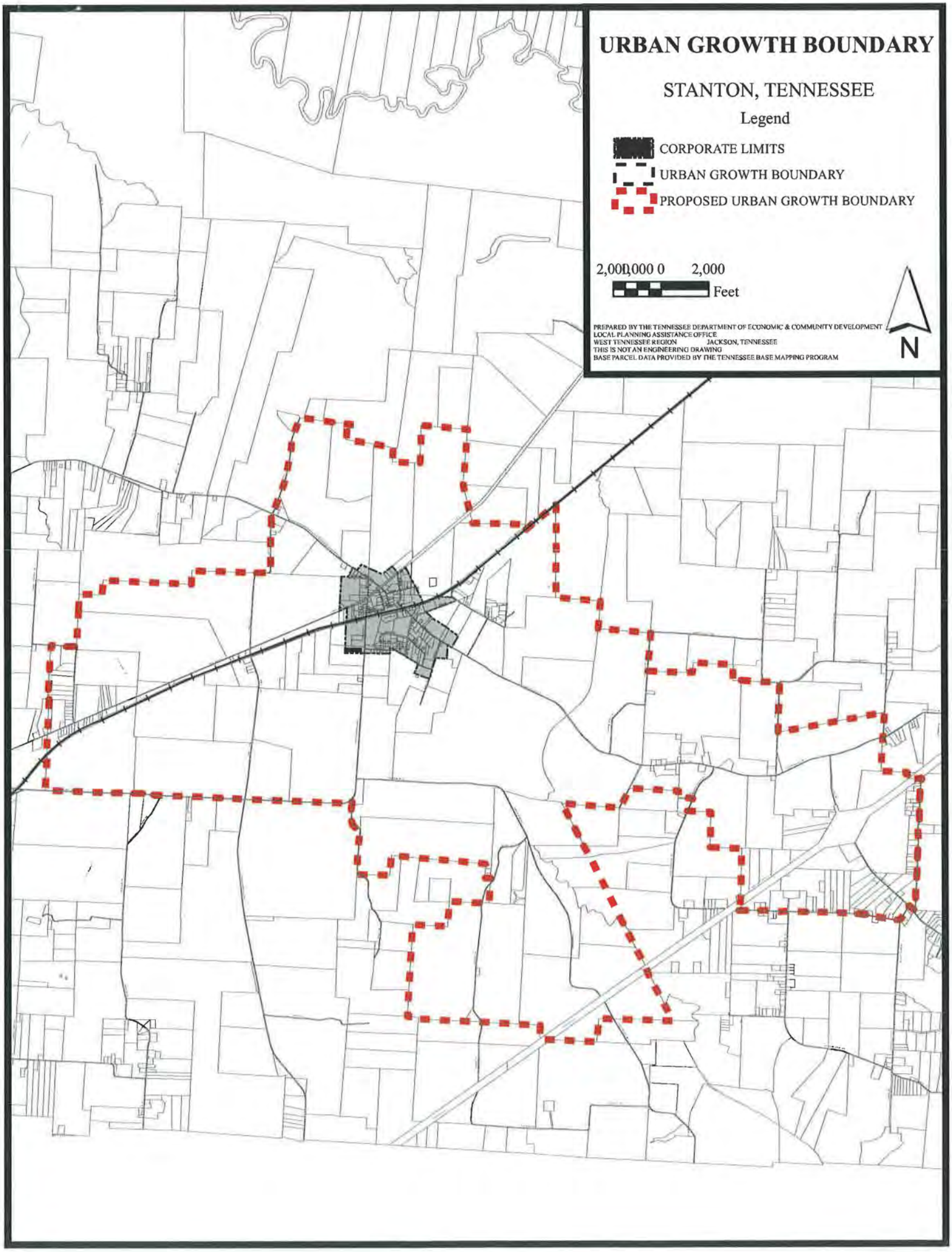
URBAN GROWTH BOUNDARY
STANTON, TENNESSEE
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CORPORATE LIMITS
URBAN GROWTH BOUNDARY
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LOCAL PLANNING ASSISTANCE OFFICE
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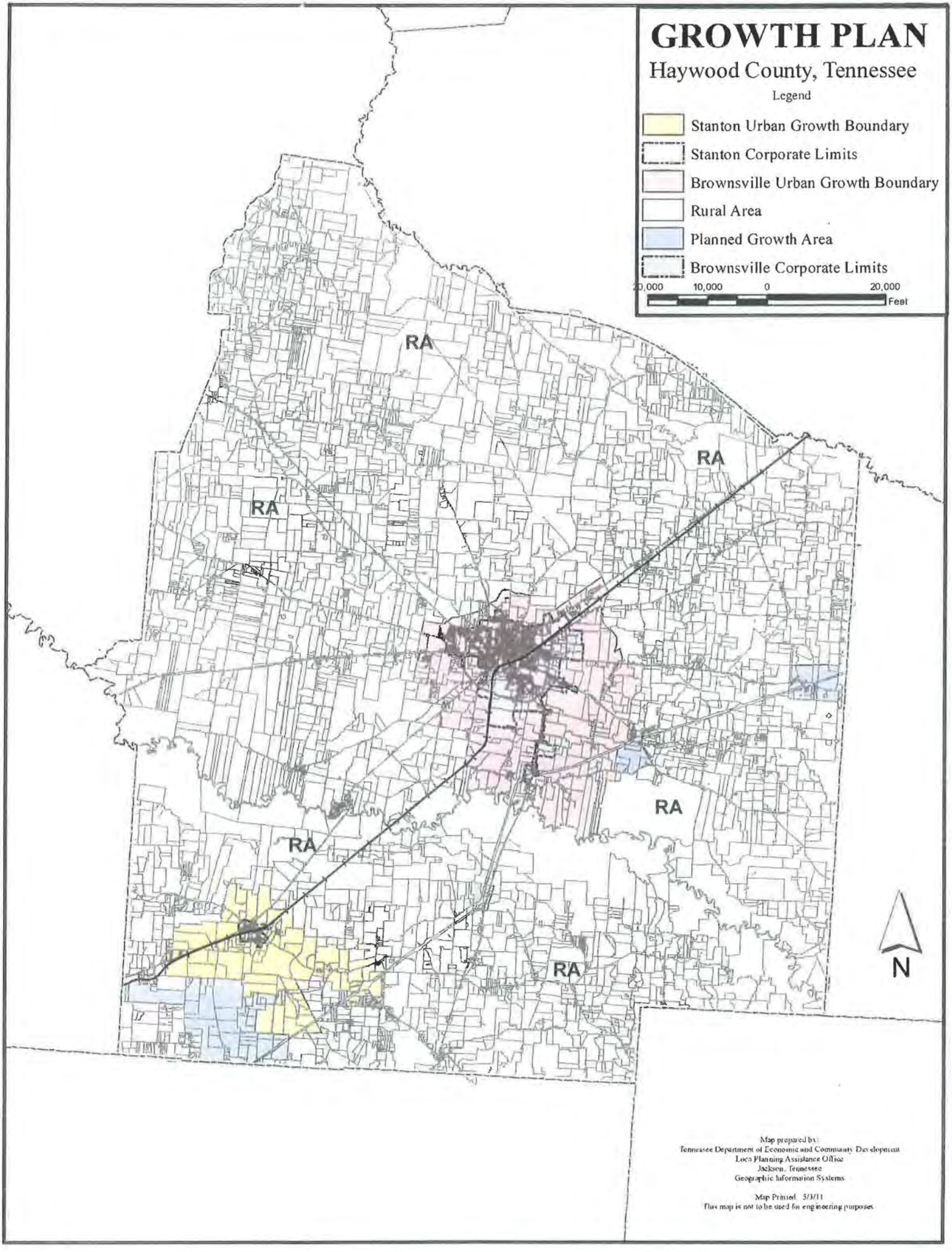
GROWTH PLAN
Haywood County, Tennessee
Legend
Stanton Urban Growth Boundary
Stanton Corporate Limits
Brownsville Urban Growth Boundary
Rural Area
Planned Growth Area
Brownsville Corporate Limits
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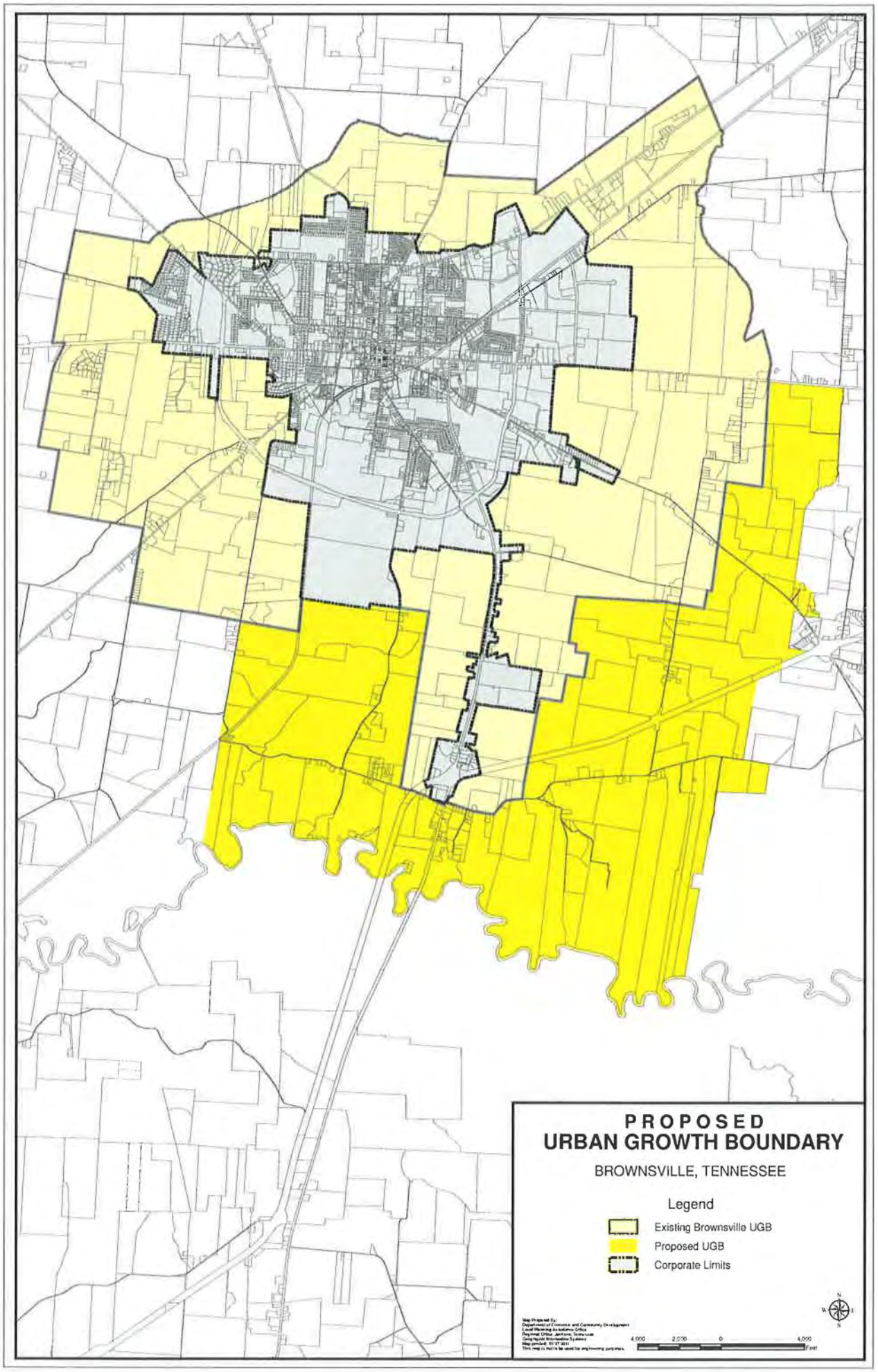
Map prepared by:
Tennessee Department of Economic and Community Development
Local Planning Assistance Office
Jackson, Tennessee
Geographic Information Systems
Map Printed: 5/3/11
This map is not to be used for engineering purposes.


PROPOSED
URBAN GROWTH BOUNDARY
BROWNSVILLE, TENNESSEE
Legend
Existing Brownsville UGB
Proposed UGB
Corporate Limits
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STANTON, TENNESSEE
URBAN GROWTH BOUNDARY
AMENDMENT REPORT

PREPARED FOR
THE TOWN OF STANTON, TENNESSEE

STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
WEST TENNESSEE REGION
LOWELL THOMAS BUILDING, SUITE 420
225 MARTIN LUTHER KING DRIVE
JACKSON, TENNESSEE 38301

SHELTON I. MERRELL, COMMUNITY PRINCIPAL PLANNER

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INTRODUCTION

The passage of Public Chapter 1101, Tennessee Code Annotated 6-58-101 through 6-58-115, on May 19, 1998 created the need for cities and counties to evaluate their potential growth during the next twenty years. Evaluation included: defining their responsibility to manage growth, ensure efficient use of land and provide appropriate public service standards. The law requires each county to prepare a growth plan that places parameters on growth within the county. These parameters are described as urban growth boundaries, planned growth areas and rural areas. County and municipal governments within the county are required to participate in the process by proposing these boundaries based on land needs and public service capabilities. The anticipated result should be a tool for efficient and effective growth within each county.

PURPOSE

Tennessee Code Annotated (TCA) 6-58-106 defines the conditions that must be met in determining urban growth boundaries, planned growth areas and rural areas. As part of the process of defining these three territories, each municipality and county must prepare a report that includes: (1) population projections, (2) costs and projected costs of core infrastructure, urban services, and public facilities necessary to accommodate anticipated growth and (3) the land management requirements of future growth. The purpose of this amendment report is to provide the required information supporting the Town of Stanton's urban growth boundary proposal.

DEFINITITIONS

Commercial - Land on which retail or wholesale trades activities and or services occur. Land on which an array of private firms which provides special services are located. This category includes banks, professional offices, personal services, etc., and vacant floor space.

Density - This term 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 lower 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. Stanton however has approximately 615 persons residing on approximately 0.51 square miles (327.5 - acres) resulting in a density of approximately 0.53 persons per acre.

Flooding - a general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain/Flood Hazard Area - Any land area susceptible to being inundated by water from any source. (See flooding).

Multi-family - Land on which more than one dwelling units are located. This includes public housing, duplexes and multi-family residences.

Public / Semi-Public - Land on which educational facilities and all federal, state, and governmental uses are located. Land on which museums, libraries, parks and similar uses are located.

Single-family - Land on which one dwelling unit is located. This includes all single-family and single family mobile homes.

Transportation - Land on which municipal streets, county roads, and state and federal highways are located, including rights-of-way. Also included in this category are railroad rights-of-way.

Unimproved Developable Land - Vacant unimproved land (see definition below) without natural or other constraints, which is suitable, with the necessary infrastructure, to accommodate future high-density residential, commercial, or industrial development.

Urban Growth Boundary - The Town of Stanton 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.

Utilities - Land on which utility structures or uses are located.

Vacant Land - Land which either has not been developed or can not be developed. Vacant land can be into three general categories:

1. Vacant Unimproved - Land that currently lies idle or is used for agricultural or open space purposes and lacks the infrastructure necessary for development.

2. Vacant Improved - Land located along streets, which currently have adequate water and sewer infrastructure available to support development such as vacant subdivision lots.

METHODOLOGY

As a prerequisite to preparing the proposed expanded urban growth boundary, a survey and analysis of the existing land use and transportation patterns and characteristics are required. An existing land use inventory was conducted and categorized using Haywood assessment information and a field survey to identify current land use and development patterns. An analysis of the land use identifies the amount of developable, available and unrestricted vacant land. Physical development restrictions have been identified and removed from the vacant land total through a review of regulatory flood plains.

An analysis of the land use and physical land restrictions identifies the available unrestricted vacant land for future development. Public services have been identified and costs associated with expansion within and outside of the Town have been determined through the Town's Capital Improvements Program. Population projections in 5-year increments have been determined through University of Tennessee and are used in this report.

EXISTING MUNICIPAL INVENTORY AND LAND USE ANALYSIS

This land use inventory identified and analyzed the various uses by categories and the amounts of land devoted to each within the current corporate limits of Stanton. Table 1 depicts the various land uses in the Town of Stanton as determined by a recent land use survey completed by the Local Planning Assistance Office.

Table1: Existing Stanton Land Use Inventory

Town of Stanton	2010 population:		604
Land Use Designations	**Gross Land Acres**	**Constrained Land Acres**	**Percent of Total**
Total City land area	327.5		100%
Physically Constrained land			
-Floodplain	26.99	26.99	8.2%
-Other constraints	0	0	0
Residential	110.74	6.01	33.8%
-Single family	82.75	6.01	25.3%
-Mobile home	17.23	-	5.3%
-Multi-family	10.76	0	3.3%
Commercial	4.25	0	1.3%
Industrial	6.77	0.78	2.0%
Public/Semi-public utilities	10.49	4.53	3.2%
Transportation	50.56	3.06	15.4%
Improved Vacant land	0		
Total developed land	172.5		52.7%
Net Constrained Land (not in use)		12.01	
Total vacant land	154	12.01	47.3%

LAND USE INVENTORY

RESIDENTIAL

Single-family

Single-family comprises 82.75 acres, or 25.3 percent (25.3%) of the total acreage in the current corporate limits of Stanton. However, single-family comprises of approximately 48 percent (48%) of the total developed land. Densities of developed residential land based on current population, is 5.7 persons per acre. The national average of persons per household is 2.7, consequently inferring that there are approximately 228 dwelling units in Stanton.

The majority of single-family residential development occurring is located in areas directly adjacent to the current corporate limits of Stanton. Demand for single-family development is projected to continue to increase as industrial expansion continues.

Mobile Homes

Mobile homes comprise 5.3% or 17.23 acres of the total land within the current Stanton corporate limits. Mobile homes comprise ten percent (10%) of the total developed land. A significant majority of mobile homes in Stanton are in substandard condition. Single mobile homes are dispersed throughout Stanton.

The Stanton Municipal Regional Planning Commission is currently planning for areas suitable for mobile home parks in order to provide for the increasing low-moderate income population.

Multi-family

Multi-family comprises 10.76 acres or 3.3 percent (3.3%) of the total land in Stanton. Multi-family land use occupies 6.2 percent (6.2%) of the total developed land. The majority of multi-family use in Stanton is focused toward low income citizens.

COMMERCIAL

Land uses classified under the commercial category are primarily trade and service oriented. Commercial land use occupies 4.25 acres, or approximately 1.3 percent (1.3%) of total land area. However, commercial use comprises 2.4 percent (2.4%) of the total developed land in the City. The majority of commercial use is located downtown, and along State Route 1 (U.S. Routes 70 & 79). The Planning Commission has reported that the current development trends demonstrate a shift from downtown redevelopment to highway oriented development along U.S. Route 79.

INDUSTRIAL

Total industrial land use in Stanton comprises 6.77 acres, or 1.3 percent (3.3%) of the total land area. Industry accounts for approximately four percent (4%) of developed land within the corporate limits.

PUBLIC / SEMI-PUBLIC

Stanton currently has 10.49 acres dedicated to public / semi public use. Public/semi-public comprises of 11.8 percent (11.8%) of the total land. Of the total developed land, public/semi-public use accounts for 6.1 percent (6.1%). Public/semi-public use consists of churches, graveyards and civic uses, such as Municipal Buildings.

TRANSPORTATION

Town of Stanton right-of-way comprises 50.56 acres, or 15.4 percent (15.4%) of the total land area and three percent (3%) of the developed land within the current corporate limits. The existing conditions and quantity of roads is adequate for traveling throughout the Town.

IMPROVED VACANT LAND

Stanton currently has approximately 0 acres of vacant land which are approved with sewer, water and road access.

UNIMPROVED VACANT LAND

Total vacant land within the existing corporate limits comprises of 154 acres, or 47.3 percent (47.3%). The majority of the vacant land is attributed to farmland that has not been subdivided.

RE-USE AND REDEVELOPMENT POTENTIAL

The Town of Stanton is encouraging re-use and redevelopment of areas within the current corporate limits. Redevelopment initiatives include demolition of substandard housing and retail structures. The intent is to encourage developers to construct buildings without the expense of demolition. This creates additional vacant land within the corporate limits. However, it also provides an incentive to develop in areas that are already provided with municipal services.

Vacant areas not provided with all municipal services are generally active farmlands. These areas are not expected to develop during the next 5 years, however, population increases and road improvements may expedite demand for development.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

Inventory and Description of Public Services

Water

There are currently 275 customers served by the Town water department. Stanton has 16 fire hydrants within the Town. The average daily use is 0.100 million gallons per day. Pumping capacity is 1.4 million gallons per day and there are not any limitations on the available source. Water Treatment capacity is 1.4 million gallons per day, and the average percent of unaccounted loss is 15 %. There are also two (2) water storage tanks located within the Town. The Town of Stanton has a large capacity to provide customers water service. Stanton Public Works has also indicated the ability to provide as demand warrants.

Sewer

The Town of Stanton currently serves 255 customers. The sewer treatment plant type is extended aeration and activated sludge. Average daily flow is approximately 0.06 million gallons per day. Total sewer capacity is 0.288 million gallons per day (MGD) with a maximum of 0.288 MGD. Sewer capacity is currently at approximately 20% percent. Stanton has the capability to provide sewer services to areas within and outside the corporate limits as demand warrants.

Electric

Southwest Electric provides electric service to the Town of Stanton. There are not any plans to establish municipal electric systems in the Town of Stanton.

Gas

Brownsville Utilities currently provides gas service to the Town of Stanton. Stanton does not have plans to provide municipal gas service during the next 20 years.

Police

The Town of Stanton does not have its own police department. Haywood County provides sheriff deputies to assistance the Town pertaining to law enforcement.

Fire

Stanton's ISO rating is 3. There are currently 10 volunteer firefighters. Stanton has one (1) fire station, and assists in response inside and outside the current corporate limits.

Solid Waste

Stanton contracts with Allied Waste Services for solid waste services. Cost for solid waste collection is $12.85 (per home) per month and pick-up is weekly. Stanton is not currently planning to provide municipal solid waste services to its residents. During 2008-2009 fiscal year, $43,653.00 was collected for waste services. Allied Waste Services utilized $40,724 for expenditures.

Roads and Streets

Town streets and rail comprise approximately 50.56 acres which accounts for 15.44% of the total land area within the corporate limits of Stanton. The department of public works employs one (1) persons and utilizes one (1) work truck, one (1) grader, one (1) tractor and one (1) backhoe.

Street lighting

Stanton provides streetlights to all of its residents. Monthly maintenance is provided as it is required. Fiscal year 2008-2009 budgeted funds total $ 19,188.00 pertaining to street lighting. The Town of Stanton actually spent $11,539.00 for expenditures.

Parks and Recreation

There are not any parks within the Town of Stanton currently.

LAND USE CODES AND MUNICIPAL CODES

The Town of Stanton has not adopted a zoning ordinance or subdivision regulations. However, once adopted, these regulations will reflect the municipality's desire to manage and control development of town resources. By establishing an amendment to the urban growth boundary, The Town of Stanton will also seek to manage and control outside growth outside the current corporate limits, while taking into account the impact to the wetlands, wildlife and recreational areas.

Inner town redevelopment policies have been recently reviewed in an attempt to begin incentives for re-use and redevelopment of the dense urban areas.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20-Year Growth

University of Tennessee's Center for Economic and Business Research has projected a population growth of 18 persons from the 2010 count of 604 to 622 persons in the year 2030.

The following table is based on the University of Tennessee Population Projections for Tennessee Counties and Municipalities 2010-2030 and is provided to demonstrate University of Tennessee's population projections.

Stanton

2000	2010	2015	2020	2025	2030
615	604	602	606	614	622

Special Land Management Concerns

The Town of Stanton has not included large amounts wetlands or other fragile ecological areas in the urban growth boundary amendment in an effort to discourage growth. Other municipalities can not easily provide services to these areas, therefore it is safe to assume that wildlife and wetlands will be preserved from development outside of Stanton. By not including such areas in the urban growth boundary, Stanton has committed to not providing city services. By not providing town services, development is not anticipated.

Projected Land Needs Outside Corporate Limit Boundary

Projected population, need, and ability to provide municipal services determine land needs outside the corporate boundary. Due to the large amount of active farmlands

within the Town of Stanton, much of the land within the current limits is vacant, therefore limiting the amount of land needed outside the corporate limits.

Over 50% percent of Stanton's area within the corporate limits has potential for development. Based on current growth rates and a 0.97% percent increase in population, Stanton will only need to maintain its current urban growth boundary. However, if the proposed Interstate 40 Advantage Auto Park develops (Haywood County Mega Site) completely develops, there will possibly be a need for approximately 327.5 additional acres of land within its corporate limits during the next 20 years, as illustrated in Table 2.

TABLE 2: FUTURE LAND USE NEEDS

Town of Stanton	2010 population	604
Future Land Area Needs	2030 population	622
	1% Increase	
Land Use Designations	**Existing land area: Acres**	**Projected need: Acres**
Residential	110.74	221.48
-single-family	99.98	199.96
-multi-family	10.76	0
Commercial	4.25	8.5
Industrial	6.77	0
Public/Semi-public/Utilities	10.49	10.49
Transportation	50.56	0
Future land needed:	0	**0**

These figures are not intended to be taken literally, but are to demonstrate a need for additional land. However, if the Interstate 40 Advantage Auto Park (Haywood County Mega Site) develops as planned, there will be a need to at least double the existing land use designations.

PROPOSED URBAN GROWTH BOUNDARY AMENDMENT AREA

Stanton's County Urban Growth Boundary amendment area is composed of areas that have been studies and reviewed by the Planning Commission. The proposed boundary is able to be served by the Planning Commission. The proposed amendment area is able to be served with sewer services which are estimated to cost approximately $2,136,204 dollars, and water provision is anticipated to cost $1,755,828 dollars. The total land proposed as an Urban Growth Boundary amendment area comprises of 10,198.57 acres or 15.9 square miles.

Amendment Area Defined

Beginning at a point, said point being the intersection of parcel 001.00. also being the northwesternmost corner of said parcel, also being the southwesternmost corner of parcel 002.00, Haywood County tax map 134, dated 2008; thence in a northerly, then easterly, then northerly, then easterly, then northerly and then easterly direction along the northern boundary of said parcel 002.00 to the northeasternmost corner of said parcel 002.00; thence in a easterly direction along a projected straight line of the northern boundary of parcel 2.00 to it's intersection with the centerline of Wesley Road; thence in a northerly direction along the centerline of Wesley Road to it's intersection with the eastern boundary of parcel 003.02, Haywood County tax map 119, dated 2008; thence in a easterly direction along said parcel boundary and continuing in a easterly direction to the northwesternmost corner of parcel 004.00, Haywood County tax map 119; thence in a easterly direction along the northern boundary of parcel 004.00 and continue in a easterly direction along a projected line to the northwesternmost corner of parcel 004.02, Haywood County tax map 119, dated 2008; thence in easterly direction along the northern boundary of said parcel 004.02 to the northeasternmost corner of said parcel 004.02, also being the northwesternmost corner of parcel 005.00, Haywood County tax map, dated 2008; thence in a easterly direction along the northern boundary of said parcel 005.00 the northeasternmost corner of said parcel 005.00, also located in the western boundary of parcel 006.00, Haywood County tax map 119, dated 2008; thence in a northerly and then easterly direction along the northerly boundary of said parcel 006.00 to the northeasternmost corner of said parcel 006.00, thence in a southerly direction along the eastern boundary of said parcel 006.00 and crossing the right of way of U.S. Highway 70 & 79 to it's intersection with the northern boundary of parcel 021.00, Haywood County tax map 119, dated 2008; thence in a easterly direction along the northern boundary of said parcel 021.00 to the northeasternmost corner of said parcel 021.00; thence in a southerly direction along the eastern boundary of parcel 021.00 and continuing in a southerly direction along a projected straight line to it's intersection with the centerline of the Louisville & Nashville Railroad; thence in a northeasterly direction along the centerline of said railroad to it's intersection with a northerly projected straight line of the western boundary of parcel 010.00, Haywood County tax map 120, dated 2008; thence in a southerly direction along said projected straight line and continuing in a southerly and then easterly direction along the western and southern boundaries of said parcel 010.00 to it's intersection with the western boundary of parcel 002.00, Haywood County tax map 133, dated 2008; thence in a southerly and then easterly direction along the western and southern boundaries of said parcel 002.00 to it's intersection with the western right of way of Charlie Scott Road; thence continuing in a easterly direction along a projected straight line to it's intersection with the eastern right of way of Charlie Scott Road thence in a southerly direction along the eastern right of way of Charlie Scott Road to it's intersection with the northern boundary of parcel 011.00, Haywood County tax map 133, dated 2008; thence in a easterly, then northerly, then easterly, then southerly and then easterly direction along the northern boundaries of said parcel 011.00 to the northeasternmost corner of said parcel, also being the northwesternmost corner of parcel 013.00 Haywood County tax map 133, dated 2008; thence in a easterly direction along the northern boundary of said parcel 013.00 to it's intersection with the western right of

way of Sanderlin Road; thence continuing in a easterly direction along a projected straight line crossing the right of way of Sanderlin Road to it's intersection with the eastern right of way of Sanderlin Road; thence in a southerly direction with the eastern right of way of Sanderlin Road and continuing along a projected straight line of said right of way crossing the right of way of Frank Sweet Road to it's intersection with the eastern right of way of Frank Sweet Road; thence in a southerly direction along the eastern right of way of Frank Sweet Road to it's intersection with the northern boundary of parcel 012.00, Haywood County tax map 132, dated 2008; thence in a easterly direction along the northern boundary of said parcel 012.00 to the northeasternmost corner of said parcel 012.00, also located in the western right of way of Lloyd Harris Road; thence in a southerly direction along the western right of way of Lloyd Harris road to it's intersection with the northern right of way of Stanton – Koko Road; thence continuing in a southerly direction along a projected straight line, crossing the right of way of Stanton – Koko Road to the northeasternmost corner of parcel 005.00, Haywood County tax map 138, dated 2008; thence continuing in a southerly direction along the eastern boundary of said parcel 5.00 to it's intersection with the northern boundary of parcel 002.00, Haywood County tax map 139, dated 2008; thence in a easterly and then southerly direction along the northern and eastern boundaries of said parcel 002.00 to it's intersection with the northern right of way of Interstate Highway 40; thence in a easterly direction along a projected straight line, crossing the right of way of Interstate Highway 40 to a point in the southern right of way of Interstate Highway 40; thence in a northerly direction along said southern right of way to it's intersection with the western right of way of Arch Thweat Road; thence in a southerly direction along the western right of way of Arch Thweat Road to it's intersection with the northern right of way of Stanton – Dancyville Road; thence in a northwesterly direction along the northern right of way of Stanton – Dancyville Road to it's intersection with a northeasterly projected straight line of the northern right of way of Douglas School Road; thence in a southwesterly direction along said projected line and continuing in a southwesterly and then westerly direction along the northern right of way of Douglas School Road to it's intersection with the southern right of way of Interstate Highway 40; thence in a northeasterly direction along said southern right of way to it's intersection with a southerly projected straight line of the western boundary of parcel 009.03, Haywood County tax map 138, dated 2008; thence in a northerly direction along said projected straight line and continuing in a northerly direction along the western boundary of said parcel 009.03 to it' s intersection with the southern boundary of parcel 019.00 Haywood County tax map 133, dated 2008; thence in a westerly and then northerly and then westerly direction along the western boundary of said parcel 019.00 to it's intersection with the eastern right of way Douglas School Road; thence in westerly direction along a projected straight line crossing the right of way of Douglas School Road to it's intersection with the western right of way of Douglas School Road; thence in a northerly direction along said western right of way to it's intersection with the southern boundary of parcel 004.01, Haywood County tax map 138, dated 2008; thence in westerly direction along the southern boundaries of said parcel 004.01 and continuing in a westerly and then northerly direction along the southern and western boundaries of parcel 020.01, Haywood County tax map 133,.dated 2008 to it's intersection with the northern boundary of parcel 002.01, Haywood County tax map 138, dated 2008; thence in a westerly and then southerly direction along the northern and

western boundaries of said parcel 002.01 to its intersection with a easterly projected straight line of the northern boundary of parcel 001.01 Haywood County tax map 138, dated 2008; thence in a westerly direction along said projected straight line and continuing in a westerly direction along the northern boundary of said parcel 001.01 to the northwesternmost corner of said parcel, also located in the centerline of Big Muddy Creek; thence in a southeasterly direction along the centerline of Big Muddy Creek to it's intersection with the northern boundary of parcel 002.01, Haywood County tax map 149, dated 2008; thence in a westerly direction along the northern boundary of said parcel 002.01 and crossing the right of way of Campground Road and then in a southerly direction along the western boundary of parcel 002.01 to the southwesternmost corner of parcel 002.01, also being the southeasternmost corner of parcel 002.00, Haywood County tax map 149, dated 2008; thence in a westerly direction along the southern boundary of said parcel 002.00 and continuing along a westerly projected straight line, crossing the right of way of Interstate Highway 40 to the southeasternmost corner of parcel 003.00, Haywood County tax map 150, dated 2008; thence in a northerly and then westerly direction along the eastern and northern boundaries of said parcel 003.00 to the northwesternmost corner of said parcel; thence continuing in a westerly direction along a projected straight line and crossing the right of way of Albright Lane to the northeasternmost corner of parcel 003.01, Haywood County tax map 150, dated 2008; thence in a westerly direction along the northern boundary of said parcel 003.01 to the northwesternmost corner of said parcel, also located in the eastern boundary of parcel 004.00, Haywood County tax map 150, dated 2008; thence in a northerly and then westerly direction along the eastern and northern boundaries of said parcel 004.00 to it's intersection with the western boundary of parcel 010.00, Haywood County tax map 137, dated 2008; thence in a northerly, then easterly, then northerly and then easterly direction along the western and northern boundaries of said parcel 10.00 to it's intersection with the eastern boundary of parcel 009.00, Haywood County tax map 137, dated 2008; thence in a northerly, then westerly and then northerly direction along the eastern boundary of said parcel 009.00 to the northeasternmost corner of said parcel, also located in the southern boundary of parcel 004.00, Haywood County tax map 137, dated 2008; thence in a westerly, then southerly and then westerly direction along the southern boundary of said parcel 004.00 and continuing along a projected straight line, crossing the right of way of Truss Road to a point in the western right of way of Truss Road; thence in a northerly direction along the western right of way of Truss Road to it's intersection with the southern right of way of Keeling Road; thence in a westerly direction along the southern right of way of Keeling Road and continuing in a westerly direction along a projected straight line crossing the right of way of Muex Road to a point in the western right of way of Muex Road; Said point also being the southeasternmost corner of parcel 027.01, Haywood County tax map 135, dated 2008 and the northern right of way boundary of Keeling Road, thence in a westerly direction following the northern right of way boundary of Keeling Road, also being the southern boundary of parcel 027.01 and 027.00 to a point, said point being the southwesternmost corner of parcel 027.00 , thence; in a northerly direction following the western boundary of parcel 027.00, Haywood County tax map 135, dated 2008, to a point, said point being the southeastern boundary of the Louisville & Nashville Railroad, thence; crossing the Louisville & Nashville Railroad boundary to a point, said point being located in the northwestern boundary and

also being the southwesternmost corner of parcel 020.00, Haywood County tax map 135, dated 2008, thence; in northerly direction following the western boundary of parcel 020.00, Haywood County tax map 135 to a point, said point being the northwesternmost corner of parcel 020.00, Haywood County tax map 135, also said point being located in the southeastern boundary of State Route 1, thence; in a northerly direction crossing the boundaries of State Route 1 to a point, said point being the intersecting point of the southwesternmost corner of parcel 019.01 and the southeasternmost corner of parcel 006.05, Haywood County tax map 135, dated 2008. thence; in a northerly direction following the western boundary of parcel 019.01 of said tax map, to a point, said point being the northeasternmost corner of parcel 019.01, Haywood County tax map 135, dated 2008, thence; in a westerly direction following the northern boundary of parcel 006.02, Haywood County tax map 135 to a point, said point being the southwesternmost corner of parcel 006.07, Haywood County tax map 135, dated 2008, thence; in a northerly direction following the western boundary of parcels 006.07, 006.09, 006.06, 006.10, 006.12, 006.08, Haywood County tax map 135, dated 2008, to a point, said point being the northwesternmost corner of parcel 006.08, said point being located in the southern right of way boundary of Gener Johnson Road and also being the northeasternmost corner of parcel 006.00, Haywood County tax map 135, dated 2008, thence; in a easterly direction following the southern right of way boundary of Gener Johnson Road, also being the northern boundary of parcel 006.08, Haywood County tax map 135, dated 2008, to a point, said point being the northeasternmost corner of parcel 006.08 and the northwesternmost corner of parcel 006.11, Haywood County tax map 135, dated 2008, thence; continuing in a easterly direction following the southern boundary of Gener Johnson Road, also being the northern boundary of parcel 006.11 and continuing in a easterly direction from an imaginary projected line off the said boundary crossing Gener Johnson Road right of way boundary till the intersection with the western boundary of parcel 001.00, Haywood County tax map 134, also being the eastern right of way boundary of Gener Johnson Road, thence; in a northerly direction following the western boundary of parcel 001.00, Haywood County tax map 134 to a point, said point being the intersection of parcel 001.00. also being the northwesternmost corner of said parcel, also being the southwesternmost corner of parcel 002.00, Haywood County tax map 134, dated 2008, said point also being the point of beginning.

TABLE 3: Stanton UGB Amendment Area Calculations

PROPOSED STANTON URBAN GROWTH BOUNDARY AMENDMENT CALCULATIONS		
LAND USE DESIGNATIONS	**GROSS LAND AREA ACREAGE**	**PERCENT OF TOTAL**
Total Acres of Proposed UGB	**10,198.57**	**100%**
Residential	-	-
-single family	464.00	5%
-mobile home	110.80	1%
Commercial	23.14	0.2%
Public / Semi Public	39.5	0.4%
Industrial	0	0%
Transportation	855.25	8%
Agricultural	5,949.85	58%
Timber Tract	2,116.92	21%
Unimproved Vacant Land	636.25 (*435.47 acres of total are unclassified*)	6%
Total Land In Designated Uses	10,198.57	100%
Net Vacant Constrained Land	1,766.8	17%
Total Vacant Developable Land	**2,753.17 acres** (*excluding Agricultural land*)	**27%**

(*Based upon the full development of the Interstate 40 Advantage Auto Park and existing utilities)*

(Illustration)

PROJECTED PUBLIC SERVICES ANALYSIS FOR URBAN GROWTH BOUNDARY AMENDMENT AREA

Police Protection

Staff does not envision the need for any additional police officers for this area.

Fire Protection

At the present time, there is not a need for another fire station to become built to serve this area. It is currently being served by the Haywood County / Brownsville Fire Department.

Water Service

A total cost of $1,967,028.00 has been estimated for water upgrades and line extensions to the proposed area. This cost includes $211,200.00 for 176 fire hydrants. The cost for solely water line extension is $1,755,828.00. This sum was calculated based upon water lines costing $20 per linear feet. The proposal calls for an extension of 87,791.4 feet. Based upon the linear footage of 87,791.4 feet for needed water line extension, the need for 176 fire hydrants was determined. The amount of needed fire hydrants was calculated based upon them being located every 500 feet within 87,791.4 linear feet. Fire hydrant assemblies on average cost from $1,200.00 to $1,500.00. Utilizing the cost of $1,200.00 per hydrant, the cost of installation for 176 hydrant assemblies will be $211,200.00.

Sanitary Sewer

A total cost of $2,136,204.00 has been estimated for sewer line extensions to the proposed urban growth boundary amendment area. This amount does not include the cost for possible lift stations. Lift stations cost within a range from $75,000.00 to $100,000.00 depending upon the needed size. This report does not include the number of needed lift stations.

CONCLUSIONS

A large portion of land in the Town of Stanton is vacant. The vacant properties within the Town account for 47.3% of the land in Stanton. However, if the Interstate 40 Advantage Auto Park develops, not only will the Town of Stanton need to utilize its vacant land within its corporate boundary, it will also need additional land outside of its existing boundary. The area within Haywood County proposed for amendment would be better served by the services of the Town of Stanton due to their proximity. All future annexations within this area will be made on a logical time-frame basis based upon the ability to deliver municipal services where there are none currently present.

HAYWOOD COUNTY, TENNESSEE
AMENDED COUNTY GROWTH PLAN REPORT (2011)

INTRODUCTION

Purpose

This plan and accompanying maps have been prepared for the purpose of meeting the statutory requirements of Tennessee Code Annotated, Section 6-58-106, to establish plan growth areas and to amend urban growth boundaries within the political subdivision known as Haywood County Tennessee. In preparing this document, an existing land use analysis, population projections, and locally discussed factors were used for the purpose of evaluating present and future needs of the citizenry of Haywood County as a whole. The plan's scope includes but is not limited to amending the configurations of the urban growth boundary (UGB) of the Town of Stanton as well as establishing a plan growth area for an unincorporated area of Haywood County. The City of Brownsville has opted not to amend their Urban Growth Boundary.

In developing the proposed urban growth boundary amendment for Haywood County, the Officials of Haywood County were guided by the following criteria:

- Areas that are reasonably likely to experience growth over the next 20 years based upon the projected impact that the proposed West Tennessee Megasite will have on the County.
- Areas which are reasonably likely to experience growth over the next 20 years, based upon history, economic and population trends, and topographical characteristics.

Goals and Objectives

1) To provide a unified physical design for the development of Haywood County, Tennessee.
2) Encourage a pattern of compact and contiguous high-density development to be guided into urban growth areas and planned growth areas.
3) Establish an acceptable and consistent level of public services and community facilities and ensure timely provision of those services and facilities.
4) Promote the adequate provision of employment opportunities and the economic health of the region.
5) Conserve features of significant statewide or regional architectural, cultural, historical, or archaeological interest.
6) Protect life and property from the effects of natural hazards, such as flooding, winds, and wildfires.
7) Take into consideration such other matters that may be logically related to or form an integral part of a plan for the coordinated, efficient and orderly development of Haywood County.
8) Provide for a variety of housing choices and assure affordable housing for future population growth.

Definitions

Included in this report are terms that have been defined as follows:

Planned Growth Area - territory outside municipalities where high or moderated density commercial, industrial, and residential growth is projected.

Rural Area - territory not in a UGB 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, industrial, or residential development.

Urban Growth Boundary - The towns of Ridgely and Tiptonville and contiguous territory where high-density residential, commercial, and industrial growth is expected, or where the municipalities are better able than other municipalities or entities to provide urban services.

Commercial - Land on which retail or wholesale trade activities and or services occur. Land on which arrays of private firms provide special services is located. This category includes banks, professional offices, personal services, etc., and vacant floor space.

Flooding – A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain/Flood Hazard Area – Any land area susceptible to being inundated by water from any source (see flooding).

Public/Semi-Public - Land on which educational facilities, utilities, and all federal, state, and governmental uses are located and land on which museums, libraries, parks, and similar uses are located.

Residential – land on which one or more dwelling units are located. This includes all single-family and multi-family residences, mobile homes and public housing.

Transportation – Land on which municipal streets, county roads, and state and federal highways are located, including rights-of way. Also included in this category are railroad rights-of-way.

Unimproved Developable Land – Vacant unimproved land (see definition below) without natural or other constraints, which is suitable, with the necessary infrastructure, to accommodate future high-density residential, commercial, or industrial development

Vacant Land – Land which either has not been developed or can not be developed. Vacant land can be divided into three general categories:

1. Vacant Unimproved – Land that currently lies idle or is used for agricultural or open space purposes and lacks the infrastructure necessary for development.
2. Vacant Improved – Land located along streets, which currently have adequate water and sewer infrastructure available to support development such as vacant subdivision lots and areas adjacent to water or sewer main.

METHODOLOGY AND ASSUMPTIONS FOR THE UNINCORPORATED AREAS OF HAYWOOD COUNTY, TENNESSEE

As a prerequisite to preparing the Planned Growth Area amendment document and establishing planned growth areas within Haywood County, a survey and analysis of the existing land uses

were completed. As required under Tennessee Code Annotated, Section 6-58-106, the existing land uses within the areas referred to have been identified using Property Assessor's data followed by a field survey.

The area identified within the amendment report was methodically studied by the Haywood County Regional Planning Commission and County Officials with the assistance of the Tennessee Department of Economic and Community Development Local Planning Assistance Office. The following discusses areas identified as the Existing Planned Growth Area, Rural Areas (RA) and Planned Growth Areas (PGA).

Existing Planned Growth Area (Exit 47)

The 1,000± acre area surrounding Exit 47 was designated as a Planned Growth Area in 1999 when Public Chapter 1101 mandated all counties establish a twenty year growth plan. This area, just east of the Fayette County line on Interstate 40 was foreseen as having growth potential given the economic trends of late 1990's. Development has been limited in recent years due to a slowing of both the Memphis and United States economy. With the TVA certification of the West Tennessee Megasite and the State of Tennessee's purchase of both the Megasite property and the Solar Farm property, it is anticipated that this area will again see new economic activity.

The Town of Stanton also has faith in this area's economic revival and has designated the majority of this area has part of their proposed Urban Growth Boundary.

Table 1 details the land uses in this existing PGA. One will note that the majority (53%) of the land still remains 'unimproved' agricultural land, thus making the potential for development a reality. Data from Brownsville utilities notes that the area is serviced by public water, sanitary sewer and natural gas. Thus, with all utilities in place, all types of development potential exists for this PGA.

Rural Areas

Rural Areas are defined as property outside the Urban Growth Boundary of the City of Brownsville and the Proposed Urban Growth Boundary of the Town of Stanton. It also excludes the existing PGA at exit 47 and the proposed PGA at Exits at 52, 60 and 66.

The amended Growth Plan (as illustrated in the Proposed Haywood County Growth Plan – 2010) identifies rural areas that are not within urban growth boundaries; identifies rural areas that are not within a planned growth area; identifies rural areas that, over the next twenty (20) years, 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.

Along with the proposed Future Land Use Plan adopted by the Haywood County Regional Planning Commission and the Haywood County Commission, this map will assist the county in its duty to manage growth and natural resources in a manner that reasonably minimizes detrimental impact to agricultural lands, forests, recreational areas and wildlife management areas.

Table 2 details the land uses in the Rural Areas. Nearly one-half (48%) or 147,161.9 acres of the Rural Areas for Haywood County is classified as 'vacant' agricultural land. And another 14% (43,213.5 acres) is classified as Timber Forest. Collectively these land uses constitute 63% of the total RA land use.

GROWTH PLAN

Haywood County, Tennessee

6/13/2011

Legend

- Stanton Urban Growth Boundary
- Stanton Corporate Limits
- Brownsville Urban Growth Boundary
- Rural Area
- Planned Growth Area
- Brownsville Corporate Limits

4,000 2,000 0 4,000 8,000 Feet

Map prepared by:
Tennessee Department of Economic and Community Development
Loca Planning Assistance Office
Jackson, Tennessee
Geographic Information Systems

Map Printed: 5/3/11
This map is not to be used for engineering purposes.

N

Local Government Planning Advisory Committee

TO: Amend the Haywood County Growth Plan

DATE: 5-27-11

Billy Simpson, Chair

Dan Hawk
Department of Economic & Community Development

RA

RA

RA

RA

RA

RA

Chairman
Haywood County Coordinating Committee

6/13/2014
Date Approved

Table 1: Existing Planned Growth Area (I-40 at Hwy 179 – Exit 47)

	Classification	Parcels	Acres	%
00	**Residential**			
01	SF<5 Acres	16	26.9	3%
02	SF>5 Acres	2	16.9	2%
03	Duplex	0	0	0%
04	Multi-Family	0	0	0%
05	Mobile Home	16	41.5	4%
06	Mobile Home Park	0	0	0%
07	Resort	0	0	0%
96	UC Structure <$30K	0	0	0%
97	UC Structure >$30K	0	0	0%
10	**Commercial**			
11	General	1	10.4	1%
12	Office	0	0	0%
13	Motel/Hotel	0	0	0%
14	Commercial/Residential	0	0	0%
15	Golf Course	0	0	0%
16	Nursing Home	0	0	0%
19	Verify Commercial	0	0	0%
20	**Industrial**			
21	LT IND/Warehousing	0	0	0%
22	Heavy Industrial	0	0	0%
30	**Public/Semi-Public**			
31	Public	2	5	0%
32	Semi-Public	2	25.9	2%
40	**Utilities**			
41	Utilities	0	0	0%
50	**Vacant**			
51	Vacant<5 Acres	11	16.7	2%
52	Vacant>5 Acres	14	116.8	11%
53	Vacant – Resort	0	0	0%

	Classification	Parcels	Acres	%
60	**Agriculture**			
61	Unimproved	11	548.0	53%
62	w/SF	2	109.9	11%
63	W/Mobile Home	0	0	0%
64	w/ SF & MH	2	61.5	6%
65	W/Multi-Family	0	0	0%
70	**Timber Forest**			
71	Unimproved	1	49.4	5%
72	w/SF	0	0	0%
73	W/Mobile Home	0	0	0%
74	w/ SF & MH	0	0	0%
75	W/Multi-Family	0	0	0%
80	**Water**			
81	River	0	0	0%
82	Lake or Pond	0	0	0%
90	**Transportation**			
91	Highway/road ROW	2	8.9	1%
92	Railroad	0	0	0%
93	Airport	0	0	0%
98	Unclassified	0	0	0%
99	Unclassified	0	0	0%
	Total	81	1,038.2	100%
	Unclassified	0	0	0%

Abbreviations
*SF – Single Family
*UC – Unclassified
*MH – Mobile Home
*LT – Light
*IND – Industrial

Data Source: This land-use data was derived by associating the Computer Assisted Appraisal System (CAAS) property assessment data with digital parcel boundaries. The CAAS data is maintained by the State of Tennessee's Comptroller of the Treasury as reported by local county assessors. The parcel data originates with the local assessor and the digital product is provided through the Tennessee Base Mapping Program.

CAAS Parcel Attributes Data - Source Date: 12/2/2009

BMP Parcel Geography - Source Date: 8/27/2009

Prepared by: Department of Economic and Community Development

Local Planning Assistance Office – Jackson, TN

Table 2: Detailed Land Use - Haywood County Growth Plan/Rural Area

	Classification	Parcels	Acres	%
00	**Residential**			
01	SF<5 Acres	1,369	2,210.0	1%
02	SF>5 Acres	212	1,761.9	1%
03	Duplex	13	30.1	0%
04	Multi-Family	1	83	0%
05	Mobile Home	548	1,478.5	0%
06	Mobile Home Park	5	22.0	0%
07	Resort	0	0	0%
96	UC Structure <$30K	39	125.7	0%
97	UC Structure >$30K	22	90.7	0%
10	**Commercial**			
11	General	13	61.8	0%
12	Office	1	5.7	0%
13	Motel/Hotel	0	0	0%
14	Commercial/Residential	3	6.6	0%
15	Golf Course	0	0	0%
16	Nursing Home	0	0	0%
19	Verify Commercial	1	2.9	0%
20	**Industrial**			
21	LT IND/Warehousing	17	117.8	0%
22	Heavy Industrial	0	0	0%
30	**Public/Semi-Public**			
31	Public	53	13,431.2	4%
32	Semi-Public	128	447	0%
40	**Utilities**			
41	Utilities	8	33.1	0%
50	**Vacant**			
51	Vacant<5 Acres	507	928.6	0%
52	Vacant>5 Acres	345	3,117.3	1%
53	Vacant - Resort	0	0	0%

	Classification	Parcels	Acres	%
60	**Agriculture**			
61	Unimproved	1,519	147,161.9	48%
62	w/SF	470	50,840.2	17%
63	W/Mobile Home	75	7,049.1	2%
64	w/ SF & MH	77	7,875.9	3%
65	W/Multi-Family	0	0	0%
70	**Timber Forest**			
71	Unimproved	327	43,213.5	14%
72	w/SF	79	18,234.5	6%
73	W/Mobile Home	20	1,775.6	1%
74	w/ SF & MH	6	1,049.7	0%
75	W/Multi-Family	0	0	0%
80	**Water**			
81	River	35	881.9	0%
82	Lake or Pond	0	0	0%
90	**Transportation**			
	Highway/road	218	3,276.5	1%
91	ROW			
92	Railroad	4	231.6	0%
93	Airport			0%
98	Unclassified	20	593.8	0%
99	Unclassified	19	700.4	0%
	Total	6155	306,838.7	100%
	Unclassified	100	1,510.6	0%

Abbreviations
*SF – Single Family
*UC – Unclassified
*MH – Mobile Home
*LT – Light
*IND – Industrial

Data Source: This land-use data was derived by associating the Computer Assisted Appraisal System (CAAS) property assessment data with digital parcel boundaries. The CAAS data is maintained by the State of Tennessee's Comptroller of the Treasury as reported by local county assessors. The parcel data originates with the local assessor and the digital product is provided through the Tennessee Base Mapping Program.

CAAS Parcel Attributes Data - Source Date: 12/2/2009

BMP Parcel Geography - Source Date: 8/27/2009

Prepared by: Department of Economic and Community Development

Local Planning Assistance Office – Jackson, TN

Proposed Planned Growth Areas – Boundary Descriptions

The areas proposed to become a PGA or Planned Growth Area are described as follows:

Area 1 (West Tennessee Megasite)

Beginning at a point, said point being the southwesternmost corner of parcel 19.00, Haywood County tax map 136, 2009; thence in a northerly direction along the western boundary of said parcel 19.00 to it's intersection with southern right of way of the CSXT Railroad; thence in a northeasterly direction along said railroad right of way to the northwesternmost corner of parcel 13.12, Haywood County tax map 136, 2009, also being a common corner with parcel 17.00, Haywood County tax map 136, 2009; thence in a southerly, then easterly, then southerly and then easterly direction along the boundaries of said parcel 17.00 to the northeasternmost corner of said parcel and located in the western right of way of Fredonia Road; thence in a northerly direction along the western right of way of Fredonia Road to it's intersection with the western boundary of parcel 15.00, Haywood County tax map 136, 2009; thence in a northerly direction along said parcel boundary to it's intersection with the southern right of way of Keeling Road; thence in a easterly direction along said right of way to it's intersection with the western right of way of Truss Road; thence in a southerly direction along said right of way of Truss Road to it's intersection with the northern boundary of parcel 7.00, Haywood County tax map 137, 2009; thence in a easterly, then northerly and then easterly direction along the boundaries of said parcel 7.00 to the northeasternmost corner of said parcel; thence continuing in a easterly direction along the northern boundary of parcels 11.00 and 9.00, Haywood County tax map 137, 2009 to the northeasternmost corner of parcel 9.00; thence in a southerly, then easterly, then southerly and then westerly direction along the boundaries of said parcel 9.00 to a common corner with parcel 10.00, Haywood County tax map 137, 2009; thence in a southerly, then westerly and then easterly direction along the boundaries of said parcel 10.00 and continuing in a easterly direction along the southern boundary of parcel 3.02, Haywood County tax map 150, 2009 to it's intersection with the western right of way of Albright Road; thence in a easterly direction crossing the right of way of Albright Road and continuing with the southern boundary of parcel 10.00, Haywood County tax map 137, 2009 to the southeasternmost corner of said parcel 10.00, also being a common corner with parcel 1.00, Haywood County tax map 149, 2009; thence in a easterly and then southerly direction along the boundaries of said parcel 1.00 to the southernmost corner of said parcel, also located in the northern right of way Interstate 40; thence continuing in a southerly direction along a projected straight line crossing the right of way of Interstate 40 to the northeasternmost corner of parcel 13.00, Haywood County tax map 150, 2009; thence in a southerly direction along the eastern boundary of said parcel 13.00 and continuing in a southerly direction along a projected straight line of said parcel boundary and crossing the right of way of Albright Road to a point in the southern right of way of Albright Road; thence in a westerly direction along said right of way and continuing with the southern boundary of said parcel 13.00 and a projected straight line of said parcel boundary to it's intersection with the centerline of Interstate 40; thence in a westerly direction along said centerline to it's intersection with the Haywood/Fayette County boundary line; thence in a westerly direction along said county boundary line to it's intersection with the western right of way of Stanton-Somerville Road; thence in a northerly direction along said right of way to the northeasternmost corner of parcel 9.01, Haywood County tax map 150, 2009; thence in a westerly direction along the northern boundary of said parcel 9.01 to it's intersection with the eastern boundary of parcel 8.00, Haywood County tax map 150, 2009; thence in a southerly, then westerly and then northerly direction along the boundaries of said parcel 8.00 to it's intersection with the southern boundary of parcel 8.00, Haywood County tax map 151, 2009; thence in a westerly, then northerly and then westerly direction along the boundaries of said parcel 8.00 to it's intersection with the eastern right of way of Fredonia Road; thence in a northerly direction along the eastern right of way of Fredonia Road to it's intersection with a easterly projected straight line of the southern boundary of parcel 17.00, Haywood County tax map 136, 2009; thence in a westerly direction along said projected straight line and continuing along the southern boundary of said parcel 17.00 to the southwesternmost corner of said parcel 17.00; thence in a westerly direction along a projected straight line crossing Fredonia Loop Road to the southeasternmost corner of parcel 12.00, Haywood County tax

map 136, 2009 thence in a westerly direction along the southern boundaries of parcels 12.00 and 19.00, Haywood County tax map 136, 2009 to the point of beginning.

Land Use within Area 1

Table 11: Detailed Land Use – Area 1 West Tennessee Mega Site

	Classification	Parcels	Acres	%
00	**Residential**			
01	SF<5 Acres	1	2	0%
02	SF>5 Acres	0	0	0%
03	Duplex	0	0	0%
04	Multi-Family	0	0	0%
05	Mobile Home	0	0	0%
06	Mobile Home Park	0	0	0%
07	Resort	0	0	0%
96	UC Structure <$30K	0	0	0%
97	UC Structure >$30K	0	0	0%
10	**Commercial**			
11	General	0	0	0%
12	Office	0	0	0%
13	Motel/Hotel	0	0	0%
14	Commercial/Residential	0	0	0%
15	Golf Course	0	0	0%
16	Nursing Home	0	0	0%
19	Verify Commercial	0	0	0%
20	**Industrial**			
21	LT IND/Warehousing	0	0	0%
22	Heavy Industrial	0	0	0%
30	**Public/Semi-Public**			
31	Public	0	0	0%
32	Semi-Public	0	0	0%
40	**Utilities**			
41	Utilities	0	0	0%
50	**Vacant**			
51	Vacant<5 Acres	1	3	0%
52	Vacant>5 Acres	1	14.4	0%
53	Vacant - Resort	0	0	0%

	Classification	Parcels	Acres	%
60	**Agriculture**			
61	Unimproved	24	3,146.3	70%
62	w/SF	2	607.2	14%
63	W/Mobile Home	0	0	0%
64	w/ SF & MH	0	0	0%
65	W/Multi-Family	1	599.8	13%
70	**Timber Forest**			
71	Unimproved	1	21.8	0%
72	w/SF	0	0	0%
73	W/Mobile Home	0	0	0%
74	w/ SF & MH	0	0	0%
75	W/Multi-Family	0	0	0%
80	**Water**			
81	River	0	0	0%
82	Lake or Pond	0	0	0%
90	**Transportation**			
91	Highway/road ROW	6	76.4	2%
92	Railroad	0	0	0%
93	Airport	0	0	0%
98	Unclassified	0	0	0%
99	Unclassified	0	0	0%
	Total	37	4,470.8	100%
	Unclassified	0	0	0%

Abbreviations:
*SF – Single Family
*UC – Unclassified
*MH – Mobile Home
*LT – Light Industrial
*IND – Industrial

Data Source: This land-use data was derived by associating the Computer Assisted Appraisal System (CAAS) property assessment data with digital parcel boundaries. The CAAS data is maintained by the State of Tennessee's Comptroller of the Treasury as reported by local county assessors. The parcel data originates with the local assessor and the digital product is provided through the Tennessee Base Mapping Program.

CAAS Parcel Attributes Data - Source Date: 12/2/2009

BMP Parcel Geography - Source Date: 8/27/2009

Prepared by: Department of Economic and Community Development

Local Planning Assistance Office – Jackson, TN

Area 2 (I-40 and Hwy 70 (Jackson Hwy)

Beginning at a point, said point being the southwesternmost corner of parcel 2.00, Haywood County tax map 90, 2009; thence in a northerly direction along the western boundary of said parcel 2.00 to the southwesternmost corner of parcel 2.01, Haywood County tax map 90, 2009; thence in a northerly direction along the western boundary of said parcel 2.01 to the northwesternmost corner of said parcel, also located in the southern right of way of Interstate 40; thence in a northerly direction along a projected straight line crossing the right of way of Interstate 40 to the southeasternmost corner of parcel 12.01, Haywood County tax map 89, 2009; thence in a northerly direction along the eastern boundary of said parcel 12.01 to the northeasternmost corner of said parcel, also located in the southern right of way of U.S. Highway 70; thence in a northerly direction along a projected straight line and crossing the right of way of U.S. Highway 70 to the southeasternmost corner of parcel 10.03, Haywood County tax map 72, 2009; thence in a northerly direction along the eastern boundary of said parcel 10.03 to the northeasternmost corner of said parcel; thence in a easterly direction along a projected straight line to the southwesternmost corner of parcel 10.00, Haywood County tax map 71, 2009; thence in a easterly direction along the southern boundary of said parcel 10.00 to the southeasternmost corner of said parcel 10.00, also located in the western right of way of Hawkins Lane; thence in a easterly direction along a projected straight line crossing the right of way of Hawkins Lane to a point in the eastern right of way of Hawkins Lane; thence in a southerly direction along the eastern right of way of Hawkins Lane and crossing the right of way of Interstate 40 to the northwesternmost corner of parcel 26.00, Haywood County tax map 71, 2009; thence in a easterly direction along the northern boundary of said parcel 26.00 to the northeasternmost corner of said parcel; thence in a southerly direction along the eastern boundary of said parcel 26.00 to the southeasternmost corner of said parcel; thence in a southerly direction along a projected straight line crossing the right of way of U.S. Highway 70 to the northeasternmost corner of parcel 10.01, Haywood County tax map 90, 2009; thence in a southerly and then westerly direction along the eastern and southern boundaries of said parcel 1.01 to the southwesternmost corner of said parcel 10.01, also located in the eastern right of way of Hawkins Lane; thence in a southerly direction along the eastern right of way of Hawkins Lane to it's intersection with a easterly projected straight line of the southern boundary of parcel 10.00, Haywood County tax map 90, 2009; thence in a westerly direction along said projected line and continuing in a westerly direction along the southern boundaries of parcels 10.00, 9.00, 6.00, 3.00 and 2.00, Haywood County tax map 90, 2009 to the point of beginning.

Land Use within Area 2

Table 10: Detailed Land Use –(I-40 at Hwy 70 (Brownsville Highway) – Exit 56)

	Classification	Parcels	Acres	%
00	**Residential**			
01	SF<5 Acres	17	23.8	2%
02	SF>5 Acres	0	0	0%
03	Duplex	0	0	0%
04	Multi-Family	0	0	0%
05	Mobile Home	4	50	4%
06	Mobile Home Park	0	0	0%
07	Resort	0	0	0%
96	UC Structure <$30K	0	0	0%
97	UC Structure >$30K	0	0	0%
10	**Commercial**			
11	General	3	20.6	2%
12	Office	0	0	0%
13	Motel/Hotel	1	2.8	0%
14	Commercial/Residential	0	0	0%
15	Golf Course	0	0	0%
16	Nursing Home	0	0	0%
19	Verify Commercial	0	0	0%
20	**Industrial**			
21	LT IND/Warehousing	0	0	0%
22	Heavy Industrial	0	0	0%
30	**Public/Semi-Public**			
31	Public	0	0	0%
32	Semi-Public	0	0	0%
40	**Utilities**			
41	Utilities	0	0	0%
50	**Vacant**			
51	Vacant<5 Acres	9	17.5	2%
52	Vacant>5 Acres	4	33.8	3%
53	Vacant - Resort	0	0	0%

	Classification	Parcels	Acres	%
60	**Agriculture**			
61	Unimproved	8	632.3	55%
62	w/SF	4	252.4	22%
63	W/Mobile Home	0	0	0%
64	w/ SF & MH	2	37.1	3%
65	W/Multi-Family	0	0	0%
70	**Timber Forest**			
71	Unimproved	0	0	0%
72	w/SF	0	0	0%
73	W/Mobile Home	1	22.4	2%
74	w/ SF & MH	0	0	0%
75	W/Multi-Family	0	0	0%
80	**Water**			
81	River	0	0	0%
82	Lake or Pond	0	0	0%
90	**Transportation**			
91	Highway/road ROW	3	94.9	8%
92	Railroad	0	0	0%
93	Airport	0	0	0%
98	Unclassified	0	0	0%
99	Unclassified	0	0	0%
	Total	56	1,142.8	100%
	Unclassified	0	0	0%

Abbreviations:
*SF – Single Family
*UC – Unclassified
*MH – Mobile Home
*LT – Light Industrial
*IND – Industrial

Data Source: This land-use data was derived by associating the Computer Assisted Appraisal System (CAAS) property assessment data with digital parcel boundaries. The CAAS data is maintained by the State of Tennessee's Comptroller of the Treasury as reported by local county assessors. The parcel data originates with the local assessor and the digital product is provided through the Tennessee Base Mapping Program.

CAAS Parcel Attributes Data - Source Date: 12/2/2009

BMP Parcel Geography - Source Date: 8/27/2009

Prepared by: Department of Economic and Community Development

Local Planning Assistance Office – Jackson, TN

Area 3 (I-40 and Hwy 19 (Mercer Road)

Beginning at a point, said point being the intersection of the centerline of Mercer Road and the centerline of Beech Grove Church Road; thence in a southwesterly direction along the centerline

of Beech Grove Church Road to it's intersection with a southerly projected straight line of the western boundary of parcel 27.01, Haywood County tax map 93, 2009; thence in a northerly direction along said projected straight line and continuing in a northerly direction along the western boundary of said parcel 27.01 to the northwesternmost corner of said parcel; thence in a northerly direction along a projected straight line of the western boundary of said parcel 27..01 to it's intersection with the southern right of way of Interstate 40; thence in a easterly direction along the southern right of way of Interstate 40 to it's intersection with the western boundary of parcel 25.00, Haywood County tax map 93, 2009; thence in a northerly direction crossing the right of way of Interstate 40 to a point in the northern right of way of Interstate 40, said point being the southwesternmost corner of parcel 30.02, Haywood County tax map 88, 2009; thence in a easterly direction along the northern right of way of Interstate 40 to it's intersection with the southern boundary of parcel 1.06, Haywood County tax map 93, 2009; thence in a westerly direction along the southern boundaries of parcels 1.06 and 1.05, Haywood County tax map 93, 2009 to the southwesternmost corner of said parcel 1.05, also being an interior corner of parcel 30.02, Haywood County tax map 93, 2009; thence in a northerly and then easterly direction along the boundaries of said parcel 30.02 to it's intersection with the western right of way of Mercer Road; thence in a southeasterly direction along a projected straight line crossing the right of way of Mercer Road to the northwesternmost corner of parcel 33.10, Haywood County tax map 88, 2009; thence in a easterly, then northerly and then easterly direction along the northern boundary of parcel 33.10, Haywood County tax map 88, 2009 and continuing in a easterly direction along the northern boundary of parcel 34.00, Haywood County tax map 88, 2009 and a projected straight line of the northern boundary of said parcel 34.00 to it's intersection with the centerline of Friendship Road; thence in a southerly direction along the centerline of Friendship Road and crossing the right of way of Interstate 40 to the northernmost corner of parcel 17.00, Haywood County tax map 93, 2009; thence in a southerly direction along the eastern boundaries of parcels 17.00 and 20.00, Haywood County tax map 93, 2009 and continuing along a projected straight line of said parcel boundary to it's intersection with the centerline of Coburn Road; thence in a westerly direction along the centerline of Coburn Road to it's intersection with centerline of Mercer Road; thence in a southerly direction along the centerline of Mercer Road to the point of beginning.

Land Use with Area 3 (I-40 and Hwy 19 (Mercer Road)

Table 3: Detailed Land Use – (I-40 at Hwy 19 (Mercer Rd) – Exit 60)

	Classification	Parcels	Acres	%
00	**Residential**			
01	SF<5 Acres	14	19.3	3%
02	SF>5 Acres	1	8.3	1%
03	Duplex	0	0	0%
04	Multi-Family	0	0	0%
05	Mobile Home	1	0.6	0%
06	Mobile Home Park	0	0	0%
07	Resort	0	0	0%
96	UC Structure <$30K	0	0	0%
97	UC Structure >$30K	1	3.6	1%

	Classification	Parcels	Acres	%
60	**Agriculture**			
61	Unimproved	2	283.6	44%
62	w/SF	2	72.3	11%
63	W/Mobile Home	0	0	0%
64	w/ SF & MH	0	0	0%
65	W/Multi-Family	0	0	0%
70	**Timber Forest**			
71	Unimproved	0	0	0%
72	w/SF	0	0	0%
73	W/Mobile Home	0	0	0%
74	w/ SF & MH	0	0	0%
75	W/Multi-Family	0	0	0%

Table 3: Detailed Land Use – (I-40 at Hwy 19 (Mercer Rd) – Exit 60) – Continued

	Classification	Parcels	Acres	%
10	**Commercial**			
11	General	1	2.1	0%
12	Office	0	0	0%
13	Motel/Hotel	0	0	0%
14	Commercial/Residential	0	0	0%
15	Golf Course	0	0	0%
16	Nursing Home	0	0	0%
19	Verify Commercial	0	0	0%
20	**Industrial**			
21	LT IND/Warehousing	1	51.5	8%
22	Heavy Industrial	0	0	0%
30	**Public/Semi-Public**			
31	Public	1	131.7	20%
32	Semi-Public	1	1.3	0%
40	**Utilities**			
41	Utilities	0	0	0%
50	**Vacant**			
51	Vacant<5 Acres	5	14.9	2%
52	Vacant>5 Acres	2	15.5	2%
53	Vacant - Resort	0	0	0%

	Classification	Parcels	Acres	%
80	**Water**			
81	River	0	0	0%
82	Lake or Pond	0	0	0%
90	**Transportation**			
91	Highway/road ROW	5	38.3	6%
92	Railroad	0	0	0%
93	Airport	0	0	0%
98	Unclassified	0	0	0%
99	Unclassified	0	0	0%
	Total	37	643	100%
	Unclassified	1	3.6	1%

Abbreviations
*SF – Single Family
*UC – Unclassified
*MH – Mobile Home
*LT – Light Industrial
*IND – Industrial

Data Source: This land-use data was derived by associating the Computer Assisted Appraisal System (CAAS) property assessment data with digital parcel boundaries. The CAAS data is maintained by the State of Tennessee's Comptroller of the Treasury as reported by local county assessors. The parcel data originates with the local assessor and the digital product is provided through the Tennessee Base Mapping Program.

CAAS Parcel Attributes Data - Source Date: 12/2/2009

BMP Parcel Geography - Source Date: 8/27/2009

Prepared by: Department of Economic and Community Development

Local Planning Assistance Office – Jackson, TN

Area 4 (Stanton – Koko Rd and I-40)

Beginning at a point, said point being the southwesternmost corner of parcel 21.00, Haywood County tax map 122, 2009; thence in a northerly direction along the western boundary of said parcel 21.00 to the southeasternmost corner of parcel 21.02, Haywood County tax map 122, 2009; thence in a westerly and then northerly direction along the southern and western boundaries of said parcel 21.02 and continuing in a northerly direction along a projected straight line of the western boundary of said parcel 21.02 crossing the right of way of Stanton – Koko Road to a point in the northern right of way of Stanton – Koko Road; thence in a easterly direction along said right of way to the southwesternmost corner of parcel 3.00, Haywood County tax map 122, 2009; thence in a northerly, then easterly, then southerly and then easterly direction along the boundaries of parcel 3.00 and continuing in a easterly direction along the northern boundary of parcel 3.01, Haywood County tax map 122, 2009 to it's intersection with the northern right of way of Interstate 40; thence in a northerly direction along said Interstate 40 right of way to it's intersection with a projected straight line of the northern boundary of parcel 5.03, Haywood County tax map 122, 2009; thence in a easterly direction along said projected

straight line and continuing in a easterly direction along the northern boundary of said parcel 5.03 and then continuing in a easterly direction along a projected straight line of the northern boundary of said parcel to a point, said point being 500 feet east of the eastern right of way of State Route 76; thence in a southerly direction along a projected line, maintaining a distance of 500 feet east of and parallel to the eastern right of way of State Route 76 to it's intersection with a easterly projected straight line of the southern boundary of parcel 26.01, Haywood County tax map 122, 2009; thence in a westerly direction along said projected straight line and continuing in a westerly direction along the southern boundaries of parcels 26.01 and 22.00, Haywood County tax map 122, 2009 and continuing in a westerly direction along a projected straight line of the southern boundary of said parcel 22.00 crossing the right of way of Interstate 40 to the point of beginning.

Land Use with Area 4 (Stanton – Koko Rd and I-40)

Table 4: Detailed Land Use – (I-40 at Stanton Koko Road – Exit 52)

	Classification	Parcels	Acres	%
000	**Residential**			
001	SF<5 Acres	5	10.8	4%
002	SF>5 Acres	1	5.8	2%
003	Duplex	0	0	0%
004	Multi-Family	0	0	0%
005	Mobile Home	2	6.4	2%
006	Mobile Home Park	0	0	0%
007	Resort	0	0	0%
096	UC Structure <$30K	0	0	0%
097	UC Structure >$30K	0	0	0%
100	**Commercial**			
111	General	2	2.5	1%
112	Office	0	0	0%
113	Motel/Hotel	0	0	0%
114	Commercial/Residential	0	0	0%
115	Golf Course	0	0	0%
600	**Agriculture**			
611	Unimproved	2	125.4	44%
612	w/SF	2	23.4	8%
613	W/Mobile Home	0	0	0%
614	w/ SF & MH	1	14.4	5%
615	W/Multi-Family	0	0	0%
700	**Timber Forest**			
711	Unimproved	0	0	0%
712	w/SF	0	0	0%
713	W/Mobile Home	0	0	0%
714	w/ SF & MH	0	0	0%
715	W/Multi-Family	0	0	0%
800	**Water**			
811	River	0	0	0%
812	Lake or Pond	0	0	0%

16	Nursing Home	0	0	0%
19	Verify Commercial	0	0	0%
20	**Industrial**			
21	LT IND/Warehousing	1	9.2	3%
22	Heavy Industrial	0	0	0%
30	**Public/Semi-Public**			
31	Public	0	0	0%
32	Semi-Public	0	0	0%

90	**Transportation**			
91	Highway/road ROW	1	55.7	20%
92	Railroad	0	0	0%
93	Airport	0	0	0%
98	Unclassified	0	0	0%
99	Unclassified	2	0.6	0%
	Total	24	284.6	100%
	Unclassified	2	0.6	0%

Table 4: Detailed Land Use – (I-40 at Stanton Koko Road – Exit 52) – Continued

	Classification	Parcels	Acres	%
40	**Utilities**			
41	Utilities	0	0	0%
50	**Vacant**			
51	Vacant<5 Acres	2	1.7	1%
52	Vacant>5 Acres	3	28.5	10%
53	Vacant - Resort	0	0	0%

Classification	Parcels	Acres	%
Abbreviations			
*SF – Single Family			
*UC – Unclassified			
*MH – Mobile Home			
*LT – Light Industrial			
*IND – Industrial			

Data Source: This land-use data was derived by associating the Computer Assisted Appraisal System (CAAS) property assessment data with digital parcel boundaries. The CAAS data is maintained by the State of Tennessee's Comptroller of the Treasury as reported by local county assessors. The parcel data originates with the local assessor and the digital product is provided through the Tennessee Base Mapping Program.

CAAS Parcel Attributes Data - Source Date: 12/2/2009

BMP Parcel Geography - Source Date: 8/27/2009

Prepared by: Department of Economic and Community Development

Local Planning Assistance Office – Jackson, TN

CONCLUSION

The Haywood County proposed Planned Growth Areas are currently served by a number of different authorities. Each reserves the water and sewer rights within the respective areas. There are no plans to upgrade the existing water and sewer lines along the roads that are reflected in any of these areas.

According to the University of Tennessee Department of Business and Economic Research, Haywood County's, 2000 population was 19,797 persons. The population projections prepared by this group reflect a 2030 population of 18,161. Therefore, the designations of the proposed Haywood County Planned Growth Areas have been designated to accommodate higher density residential uses due to the West Tennessee Megasite.

CITY OF BROWNSVILLE, TENNESSEE
URBAN GROWTH BOUNDARY REPORT

INTRODUCTION

Public Chapter 1101, effective May 29, 1998, mandated that municipalities and counties evaluate their potential growth for a twenty year period, defining responsibility to manage growth, ensure efficient use of land, and provide appropriate public service standards. The act creates a coordinating committee in each county. Each coordinating committee must prepare a growth plan that places parameters on growth within the county identified as municipal urban growth boundaries, county planed growth areas, and rural areas. Each municipality is required to submit proposal for urban growth boundaries base on the need for additional land to accommodate projected development and the ability of the municipality to provide urban services needed in unincorporated areas.

Purpose

This plan and accompanying maps have been prepared for the purpose of meeting the statutory requirements of Chapter 1101, Public Acts 1998, to establish an urban growth boundary. Section 6-58-106 of the Tennessee Code Annotated outlines the conditions that must be met in determining urban growth boundaries, planed growth areas, and rural areas. As a part of this process each municipality must prepare a report that includes the following:

1. Population projections;
2. Projected cost of providing urban services and public facilities and infrastructure necessary to accommodate growth; and,
3. The land management requirements of future growth.

In developing its urban growth boundary, and in conjunction land use and community facilities data, the City of Brownsville was guided by the criteria of defining an area:

- which was reasonably compact but large enough to accommodate 20 years of growth;
- which was contiguous to the current municipal boundaries;
- that was reasonably likely to experience growth over the next 20 years, based upon history, economic and population trends, and topographical characteristics;
- where the City of Brownsville is better able any other municipality to efficiently and effectively provide urban services; and,
- that reflects the City of Brownsville's duty to fully develop the area within its current boundaries, while controlling and managing growth in its urban growth boundary, taking into account the impact on agriculture, forests, recreation, and wildlife.

Definitions

Included in this report are a number or terms that have been used in the collection and analysis of data to meet the requirements of Section 7, Public Chapter 1101. For the purposes of this report have been defined as follows:

Urban Growth Boundary – A line that encompasses The City of Brownsville 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; that meets the requirements of TCA 6-58-106.

Unimproved Developable Land – Vacant unimproved land (see definition below) without natural or other constraints, which is suitable, with the necessary infrastructure, to accommodate future high-density residential, commercial, or industrial development

Vacant Land – Land which either has not been developed or can not be developed. Vacant land can be divided into three general categories:

1. Vacant Unimproved – Land that currently lies idle or is used for agricultural or open space purposes and lacks the infrastructure necessary for development.
2. Vacant Improved – Land located along streets, which currently have adequate water and sewer infrastructure available to support development such as vacant subdivision lots.

Methodology and Assumptions

Methodology

Projected population growth, land use, and provision of public services were used to develop a proposed urban growth boundary for the City of Brownsville. An existing land use inventory was compiled based on Haywood County property assessment data and a field survey by the Local Planning Assistance Office. Using this data, the total land area of the city was computed and categorized according to land use, improved vacant land and developable vacant land and constrained vacant land. Physical development constraints were identified and excluded from the vacant land total through a review of regulatory flood plains. An analysis of land use and physical constraints on land made it possible to identify unconstrained vacant land available for development. Population projections through the year 2020 were provided by the University of Tennessee. Public services and associated cost of expansion to serve the existing city limits and the unincorporated portion of the proposed urban growth boundary were provided by the city staff.

For the purpose of this report the following assumptions have been made:

Assumptions

1. Future land area projections are derived from existing population ratios (persons per acre) with the assumption existing densities are at optimum levels under the categories indicated;

2. Barring major recessions and economic downturns, the rate of residential, commercial and industrial growth will continue at its present level;
3. Planned developments will proceed to fruition and will slightly impact population growth and the demand for municipal services;
4. In-fill and land reuse developments will be encouraged to make efficient use of current infrastructure and services;
5. The City will continue to provide services at their current level unless policy decisions are made to increase those levels;
6. Sewer line extension policies and capital budgeting will be used to direct the location and timing of new development; and,
7. Zoning and subdivision regulations will be used in regulating growth areas thereby making the provision of services in those areas more efficient.

EXISTING MUNICIPAL LAND USE ANALYSIS

Before a municipality can determine its future land use requirements, it is necessary that an inventory and analysis of existing land uses be completed. This land use inventory identifies and analyzes the various uses by categories and the amounts of land devoted to each.

Table 1 and figure 1 depict the various land uses in the City of Brownsville as determined by a recent land use survey completed by the Local Planning Assistance Office. This survey and analysis was prepared in compliance with Section 7 of Public Chapter 1101.

Land Use Inventory

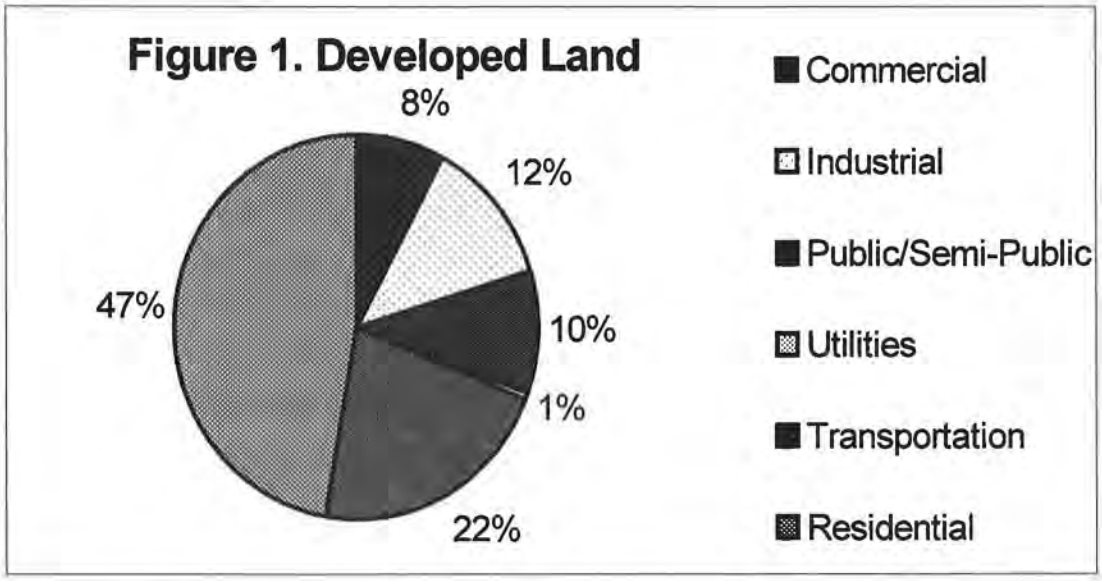


Table 1. Developed Land	
Land Use	**Acres**
Commercial	261
Industrial	408
Public/Semi-Public	336
Utilities	18
Transportation	721
Residential	1,555
single family	1,385
duplex	32
multi-family	104
mobile homes	33

Land with Physical Constraints

Flood Plain – Designated flood hazard area make up 10 percent (450 acres) of the total area of the City. A total of 166 acres of designated flood hazard area has already been developed. Therefore only 6% (284 acres) of the City's total area is included as constrained land due to flooding. The primary sources of flooding are Little Nixon Creek and its tributaries in the north of Brownsville and Sugar Creek and its tributaries in south Brownsville.

Residential

In Brownsville 24 percent (1,586 acres) of the total land area has been developed as residential. Residential land uses have been broken down into the following categories: single family, duplex, multi-family, and mobile homes.

Single-family

Single family residential uses are 15% (1,596 acres) total land use. Early residential development started around the fringes of the commercial development on the court square and spread to the north east south and west.

Multi-family

Multi-family residential uses are 1.8 percent (152 acres). There are no high concentrations of multifamily development. Multifamily development is scattered through out the central and eastern parts of the City

Commercial

Commercial land use makes up 9 percent (763 acres) of the total land area in the City. The heaviest concentration is in the Central Business District and along Main Street east and west of the CBD. This area has potential for in-fill development. Another Major concentration is at the I-40 / Highway 76 interchange. There is sufficient land for the expansion of commercial activity in the area. There is considerable commercial development scattered along the Highway 54 north and east of the CBD. This area also has potential for in-fill development.

Industrial

Industrial development makes up 6.6 percent (556 acres) of the total land area in the City. There is a large concentration of industrial land use in the northeast part of town around the intersection of popular Corner Road and Dupree Street. There is ample room for future industrial development in this area. Other industrial land uses are scattered through the south central part of town in close proximity to the railroad.

Public/Semi-Public - Analysis

Public/semi-public includes all municipal buildings and uses, utilities, churches and cemeteries, and schools. The comprise 7 percent of the total area and are evenly spread through town.

Transportation System – Analysis

Transportation comprises14 percent of the city' total area. All street and railroad ROW are included in this figure. There are 44 miles (13 acres) of City streets. There are 20 miles (6 acres) of State and Federal Highways. There are 3 miles (2 acres) of railroads in the City. There are a total of 64 miles of Highways and streets in Brownsville. Brownsville is served by I-40, US Route 70, US Route 79, State Route 76, State Route 87, State Route 19, and State Route 54. US Route 70 and State Route 76 were the principle arterials until the completion of the By-pass. These routes and State Route 54 intersected at the Court Square. Most of Brownsville's development occurred in the CBD which evolved at this highway junction and in a radial pattern along these arterials. The by-pass now directs most though traffic around the outskirts of the city and serves as the principal arterial, relegating the old routes through the City to the status of minor arterials. The city has annexed the area around the interchange of I-40 and State Route 76. Several fast food restaurants, service stations and motels have located in this area serving both local and interstate traffic.

Improved Vacant Land

Improved vacant land is limited to scattered lots in new subdivisions. . Improved vacant land comprises 25 acres or 1 percent of the total area of the City.

Unimproved Vacant Land

There are 296 acres of undeveloped residential properties on both sides of the by pass between Shaw Chapel Road and Anderson Road. An additional 55 acres of vacant residential land is located near the junction of Highway 19 and Highway 76. Twenty acres of vacant residential land is located at the intersection of Howell and Powel Streets. Another sixty acres of vacant residential is located north of Thomas Street and west of McLamore Street. East of Hatchie Street and South Cooper Street is another 30 acres of vacant residential land. There is another 46 acres of vacant residential land south of Haywood Street.

There is ten acres of vacant commercial land located between Highway 19 and Highway 76 near the junction of theses two highways. There ore 70 acres of vacant commercial land west of Dupree between Highway 70 and Anderson Street. At the Junction of Dupree and Anderson Street there is an additional 100 acres of vacant commercial land. Another ten acres of vacant commercial land is located at the junction of Highway 54 and 76 north of the Central Business District.

Although there are no vacant industrial sites of more than five acres in Brownsville, it would be possible to further subdivide some of the larger parcels which are presently being used for industrial purposes.

EXISTING MUNICIPAL PUBLIC SERVICES ANALYSIS

In the process of identifying an urban growth boundary, Section 7 of Public Chapter 1101 requires that the City prepare an inventory and analysis services currently provided within the municipality. In addition, the City must identify the current costs and projected costs of urban services to accommodate complete

development within the municipality, as well as development throughout any area proposed for inclusion in its urban growth boundary

In order to carry out sound fiscal policy and planning, municipal leaders must have a firm knowledge and understanding the capital expenditures required provide, improve and maintain public services over the next 20 years. This section of the report will provide an analysis of those services that are currently provided by the City. Where data is available, cost projections of the continuation or expansion of these services over the planning period will be provided.

Utilities

City officials estimate the cost of providing additional public utility services within the existing corporate limits and the proposed UGB to be approximately $3,865,000. This includes water, electrical, gas, and sanitary sewer.

Water Service

The city has 5,521 water customers Water is supplied to Brownsville by the Brownsville Utility Department. The system had two 180 feet deep eight inch well and three 260 feet deep twelve inch wells. The pumping capacity of the system is 4,000,000 gallons per day and daily consumption is 2,700,000 gallons. Two additional wells and an additional water treatment plat are expected to go on line within the next year, adding another 3,000,000 gallons of water per day.

The city has a 243,000 gallon underground reservoir; one 100,000 gallon elevated storage tank; and, three 500,000 gallon elevated storage tanks.

Sewer Service

The city has 5,500 sewer customers. Sewage trunk lines range from twelve to twenty four inches in diameter. The sewage treatment plant is a trickle filter facility has a pumping capacity of 2,800,000 gallons per day and a maximum daily consumption of 1,800,000 gallons. The city also has a 25 acre lagoon to add extra capacity to the system.

Electric Service

Electric Power is distributed by the City of Brownsville Electric Department, which purchases power from the TVA. Two 50,000 kW capacity substations serve the city and the surrounding area.

Gas Service

The city has 5,500 Natural Gas customers. Natural gas is distributed by the Brownsville Utility Department. Gas is purchased from the Texas Gas Transmission Corporation, and supplied through a six inch high pressure transmission line.

Public Safety

Police Protection

The Brownsville Police Department has 33 full-time officers, four part time officers and four auxiliary officers. The city has 33 cruisers and five other police vehicles in service. Dispatching is handled through the BPD. The International Association of Policemen recommends 2.1 patrol officers per 1,000 of population for communities under 30,000. Using this standard, Brownsville currently employs enough full-time officers to serve a city of 15,714 persons. The city projects the annual cost of providing police service to increase by $78,000. Capitol improvements are projected to be $27,600.

Fire Protection

Brownsville has an ISO rating of 3. There are 19 full-time firefighters and 11 volunteers. There are currently 2 fire stations in the city. The City responds to fire calls within a five mile radius of the corporate limits on a subscription basis. The city has 1 750 GPM pumper truck, two 1000 GPM pumper trucks, one 1250 GPM pumper truck, and one 75 foot aerial ladder truck. The international City Managers Association recommends 2.1 firefighters per 1000 persons. Using this standard, Brownsville currently employs enough full-time firefighters to serve a population of 9,047 persons. This is an indication that the City needs to look at expanding its fire fighting force to meet the current needs and the projected

growth over twenty years. The city projects the annual cost of providing fire service to increase by $33,200 plus an additional, $250,000 for fire stations and $365,000 for equipment.

Ambulance/Rescue

Ambulance service is provided by the Haywood County Ambulance service.

Solid Waste

The city provide for residential pick up twice weekly and commercial six days a week. Residents are charged $13 per month for garbage pickup. The subsidized annual cost is $594,000 with another 249,000 coming from fees. The Sanitation department has 19 employees and 6 vehicles. The city projects the increase cost of solid waste collection to include $72,000 for annual labor and $18,500 for equipment.

Roads and Streets

City officials estimate the cost of providing road and street construction and repair within the existing corporate limits and the proposed UGB to be approximately $10,000,000.

Parks and Recreation

The additional cost for operation and maintenance of city parks and recreational facilities are estimated to be $75,000.

Land Use Controls and Municipal Codes

Brownsville enforces a Municipal Zoning Ordinance and Subdivision Regulations, with the assistance of the Brownsville Municipal Planning Commission. The City has also adopted the International Building Code.

PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20 year Population Growth

The University of Tennessee's Center for Business and Economic Research has published population projections for Brownsville through the year 2020. The

projections along with the historic population form the US Census for 1950 to 1990 are illustrated in Figure 3 and Table 3. Brownsville's population for 2000 is projected to be 10,801. Projections for 2020 call for the population to increase to 11307, a 5 percent increase. Table 3 also shows the percentage increase for each decade.

Figure 2. Population 1950 to 1990 and Population Projections to 2020

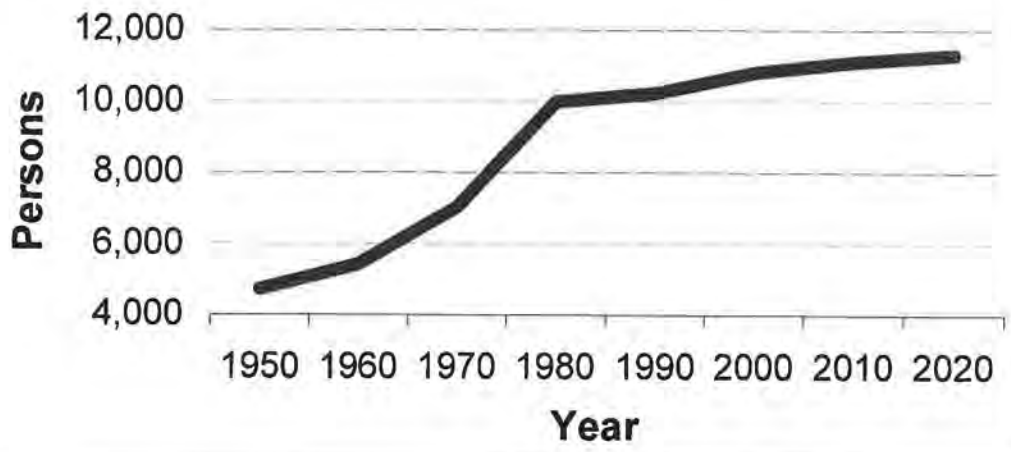


Table 2. Population and Population Projections

Year	Population	Percent Change
1950	4,711	
1960	5,414	15%
1970	7,011	29%
1980	9,983	42%
1990	10,224	2%
2000	10,801	6%
2010	11,105	3%
2020	11,307	2%

Projected economic and Business

Brownsville's economy is based on retail trade and professional service establishments that serve residents of the city and the adjacent population as well as Interstate travel. Retail trade, foodservice, automotive service and professional offices are dominating commercial activities. They tend to relate

Table 2. Population and Land Use Projections for 2020			
2000 POP:	10,801	2020 POP:	11,307
Growth Rate	5%		
Land Use	1999 Acres	Percent of Total	Projected additional acres
Total City land area	4,480	100%	
Constrained Land	450	10%	
Residential	1,554	35%	78
single family	1,418	32%	71
multi-family	136	3%	7
Commercial	261	6%	13
Industrial	408	9%	20
Public/Semi-Public	354	8%	18
Transportation	721	16%	36
Total Developed Land	3,298	74%	243
Improved vacant land	25	1%	
Vacant Land	1,182	26%	
Vacant Constrained Land	284	6%	
Developable Vacant Land	898	20%	

directly to the needs of community. Over night travelers are served by the highway commercial center located at the interchange of I-155 and State Route 76. The businesses in this area are hotels and food service, and automobile service establishments. Brownsville's economy also has a diverse industrial component. Clothing, printing, metal fabrication, electronics, building materials, lawn mowers and steel furniture are the major industrial uses in Brownsville. From 1977 to 1995 retail sales grew by 194 percent from approximately $47,000,000 to $138,438,000. Employment grew from 8,140 in 1990 to 8510 in

1995. The city expects these trends to continue over the twenty year planning period.

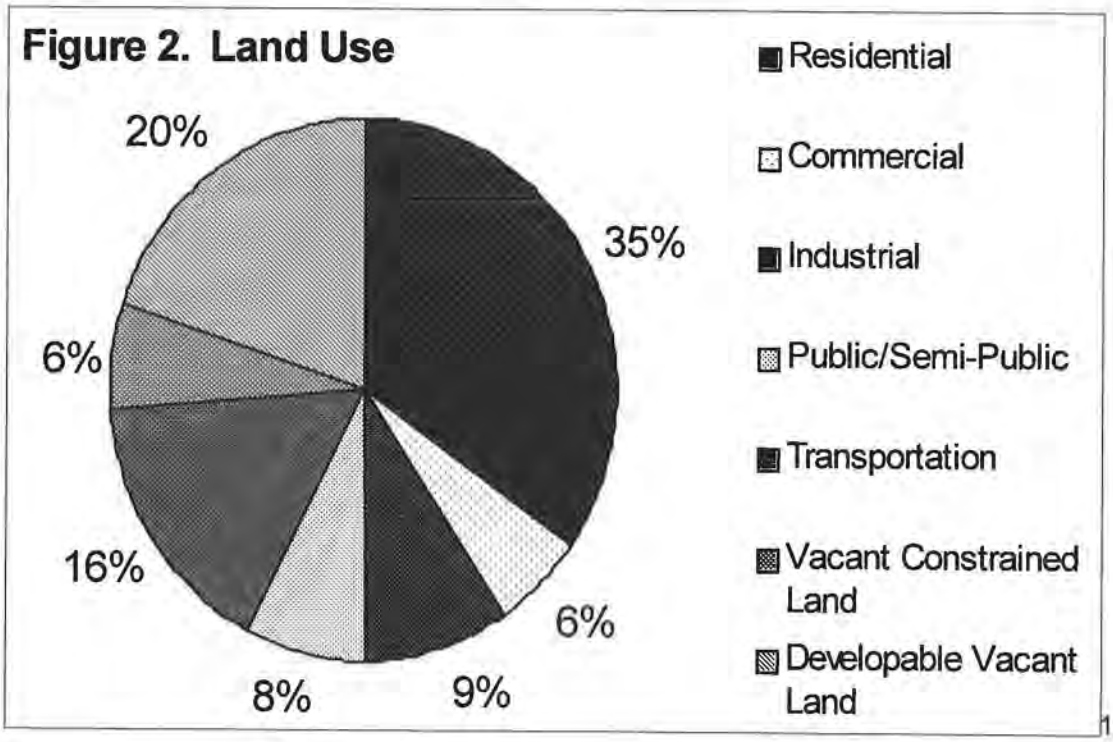
Projected Land Needs outside the Corporate Boundary

Brownsville's population for 2000 is projected to be 10,801. Projections for 2020 call for the population to increase to 11,307, a 5 percent increase. Based on the projected 5 percent increase in population, Future land use needs were projected for each of the categories outlined above. The following table illustrates these projections.

The total incorporated acreage of Brownsville is 4,480 acres. Table 2 shows the breakdown of land use types and vacant land, including areas with natural constraints for development. There are 3,298 acres of developed land in Dyersburg. After subtracting lands with development constraints, 898 acres are available for future development. Figure 2 gives a more graphic illustration of the amount of vacant developable land in relation to the existing development. Land use has been divided into the following categories: residential, commercial, industrial, public/semi public, utilities, transportation.

The total additional land needed for the city to accommodate the projected population is 243 acres. The total developable land in Brownsville is 898 acres.

Figure 2. Land Use



The difference of 655 acres indicates that there is little need for additional land to accommodate the projected population increase for 2020. This assumes that the City will develop at its current density of 3.27 persons per developed acre.

The City, however, is currently providing water and gas in the proposed Urban Growth area. The Planning Commission has reviewed several subdivision plats and site plans for both residential and commercial development in the proposed Urban Growth area. Residential proposals have been approved northwest of the city on Highway 19. Combined residential and commercial proposals have been approved east of the city on Highway 70. Commercial rezoning request on the north side of Highway 54 have recently been approved by the County Commission. Although no proposals have been approved yet several developers have made inquiries about residential and commercial development on both sides of the Highway 76 corridor south of the City. Theses proposed developments will need sewer and other urban services which the City of Brownsville is best able to provide. Furthermore, the city feels that there will be a need to control development on the portions of the Bypass that have not already been annexed as traffic counts rise, increasing the demand for commercial development.

IMPACT ON AGRICULTURAL RECREATIONAL AND WILDLIFE MANAGEMENT

Residential, commercial, and industrial growth in Haywood County continues to convert agricultural land to single family subdivisions, commercial centers and industrial parks. There is some agricultural acreage adjacent to the current corporate limits of Brownsville. Most of this is in small tracts lying fallow or used as pasture. Encouraging continued industrial, commercial and residential growth in the already developing area within the proposed UBG would prevent the further encroachment on farm lands outside of the UBG.

PROPOSED URBAN GROWTH BOUNDARY - CONCLUSION

Based on the University of Tennessee's population projections and the availability of vacant land within the City, there is no need for additional land outside of the existing corporate limits for an urban growth boundary.

Based on the city being in the best position to provide urban services to the proposed and expected development within the proposed UGB the planning commission has recommended that the existing planning region be established as the Urban Growth Boundary. As noted above the city is already providing water and gas to this area.

They did NOT report, review or discuss any roadways or other transportation.

The panel(s) of 7 people simply looked at 36" x 36" map(s) and speculated at when the 'new areas' might be developed.

Finally, It is generally assumed that the responsibility for properly convening a Coordinating Committee belongs to the County Mayor. You have likely seen this done properly many times with a due diligence. I suggest that if ever RE-convened, the County Mayor should replace himself with a designated representative, approved by our county commission, so that proper consideration and merits have a chance to prevail. The stewardship of Tennessee's resources and the people of Haywood County demand it.

Sincerely,

Nicholas Thornton Crafton, P.E.
Chemical Engineer

National Society of Professional Engineers®
Signatory, NSPE Licensed Member

Nicholas T. Crafton, P.E.
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Memphis, TN 38134-7325
(901)266-4501
ncrafton@bellsouth.net

Sunday, 24 July 2011

Re: proposed changes to Haywood Comprehensive Growth Plan

Dear Mayor Linda Rae Hayes:

There are many reasons why the Local Government Planning Advisory Committee should return, as insufficient, the proposed amendments to Haywood County's Comprehensive Growth Plan...But there are three reasons why LGPAC must have a properly assembled and duly diligent Haywood Coordinating Committee to consider any future proposed amendment.

Firstly, The proposed changes moved by seven panel members assembled on June 13, 2011 at 18:30 are not consistent with the purposes stated in 6-58-102 to closely match timing of development and minimize urban sprawl.

The (20 year) Comprehensive Growth Plan of Haywood County is dated April 26, 2000 and established Rural Area(s) which is "*territory.... to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for other uses other than high density commercial, industrial or residential development....Reflect*(ing) *the county's duty to manage growth and natural resources.....*" TCA 6-58-106(c)(1)(C)& (D).

Secondly, for any amendment to an existing Comprehensive Growth Plan, a properly composed Coordinating Committee must be assembled. The appointments for Haywood's June 2011 panel did NOT conform with the definition of a Comprehensive Growth Plan Coordinating Committee found in TCA 6-58-104(a) (1) (A-H).

Within Haywood County there are two municipalities: Brownsville, population 10,000 and Stanton, population 600. There were only 10 people named to the panel which was called to meet twice within 8 days.

Thirdly, On the two occasions that the panel met (18:30 Monday 6 June 2011 and 18:30 Monday 13 June 2011) they did not give, receive or discuss any report(s) on need, projected costs, efficiency, efficacy, short or long-term effects on the budgets of urban expansion or urban services.

They did NOT report, review or discuss the likelihood of any eventual incorporation(s) or the proportion of vacant land within existing boundaries.
They did NOT report, review or discuss anything related to schools.
They did NOT report, review or discuss anything related to fire stations.
They did NOT report, review or discuss anything related to police stations.

Technical Assistance Services for Communities
Contract No.: EP-W-07-059
TASC WA No.: TASC-3-R4
Technical Directive No.: #1 TSU Reg. 4 Rev.

Fredonia, Tennessee
Proposed Development Projects
Community Engagement and Information Session Summary

Site Name:	Fredonia (Fayette County), Tennessee
Meeting Location:	Bernard Community Center, North Fayette County, Tennessee
Meeting Date:	June 14, 2011
Meeting Time:	6:00 p.m. – 8:30 p.m. CDT

SITE BACKGROUND

The State of Tennessee has developed an economic development initiative called "megasites." The megasites initiative seeks to attract developers, business and industry to purchase large tracts of land in rural communities across Tennessee to establish large-scale new businesses. The historic African-American community of Fredonia in Fayette County, Tennessee has been chosen by the State as one of the locations for a megasite development. Fredonia is a rural community with working farms and agricultural land. A developer has purchased a 1,700-acre (with a 3000-acres option) tract of land in this community for a proposed megasite development. This proposed development did not undergo an environmental review process through the National Environmental Policy Act (NEPA). It also appears as through a community impact assessment was not conducted for this proposed development.

The U.S. Department of Energy (DOE) and the National Energy and Technology proposed that a 1,200-unit solar farm be sited and constructed near Fredonia. A NEPA analysis was conducted on the proposed solar farm. Representatives from the neighboring community requested EPA's review of the environmental assessment and EPA reviewed and submitted their comments to DOE. Opportunities were also provided to other federal agencies and the public to provide comments on this project proposal.

Residents of Fredonia have requested:

- Engagement and oversight of the proposed projects from U.S. Environmental Protection Agency (EPA) Region 4.

- Additional engagement and transparency with the decision-making process from DOE regarding the proposed solar farm.
- Assistance from EPA Region 4 to become more involved in the local decision-making process, with regard to current proposed megasite development projects as well as any future megasite projects in or near the Fredonia community.
- Information on the relevant environmental assessments that should be undertaken with regards to the megasite development projects including:
  - NEPA. –Enviromental Assessments/Environmental Impact Statements.
  - Executive Order on Environmental Justice 12898 impact assessment.
  - Local land use and zoning analyses.
  - Application of relevant environmental laws and statutes.

MEETING SUMMARY

Welcome

Ms. Rita Harris of the Sierra Club in Memphis, Tennessee chapter welcomed attendees to the meeting and introduced Technical Assistance Services for Communities (TASC) Senior Facilitator Vernice Miller-Travis and TASC Associate Tiffany Reed, both of Skeo Solutions, as well as Sheryl Good, Office of Environmental Justice, and Ntale Kajumba, Office of Policy and Management of EPA Region 4. At this point Ms. Harris turned the meeting over to Ms. Miller-Travis as the facilitator.

Ms. Miller-Travis explained that Skeo Solutions, through TASC and other contracts, conducts work for EPA Region 4, which includes the State of Tennessee. She stated that the purpose of the meeting was to hear the community residents' concerns regarding the megasite and solar farm development processes, assist the community in understanding the potential impacts of the development, and help residents prepare themselves to engage in the various decision-making processes. She continued to say that the residents of Fredonia requested this dialogue with EPA Region 4, and EPA Region 4 wanted to attend the meeting in order to open a dialogue with the community to determine the next steps for the community with regards to the proposed development.

Ms. Miller-Travis asked that all in attendance speak openly regarding the proposed development. She stated that the purpose of the meeting was not to discuss pending litigation or other federal or state agencies, but to engage EPA and determine a list of requests and action items. She asked attendees to determine the top 10 concerns they would like to work toward resolving, and specifically what they would like EPA to do to assist with engaging the community residents in the decision-making process for the proposed megasite and solar farm.

At this point Ms. Miller-Travis stated that the ground rules for the meeting would be as follows:

- All attendees will have the opportunity to speak.
- Attendees should be respectful and allow others to finish their statements before beginning their own.

Site History

Ms. Miller-Travis then asked those in attendance to introduce themselves. Following introductions, Ms. Miller-Travis asked Ms. Harris to provide background on the situation. Ms. Harris began by saying that she became involved with the Fredonia area in mid-2006. Initially she was approached by Bullwinkel to assist with the Fredonia situation from an environmental justice perspective. Upon meeting with Bullwinkel she was shown a map of the area that displayed the footprint of the megasite. According to the map the boundary lines ran along Fredonia Road and along the property lines of many of the African American landowners, yet they had not been approached about selling their land or approached to be told of the planned megasite venture. In 2006 many white landowners whose property was inside the "megasite footprint" were asked if they would be willing to sell their land for $10,000 an acre. Ms. Harris and many in the community felt the map helped to show that although the African American landowners were in very close proximity they were left out of the process completely. At this point Ms. Harris stated she was invited to a community meeting that was held in August of 2006 at Barnard Community Center where over 50 individuals from the community attended and shared their frustration at not knowing about the planned megasite or the offers to some in the area to sell their property. This was the beginning of Fredonia's involvement to oppose the megasite development on the grounds of discrimination and because they did not want sprawl for their area induced by a large industrial facility.

Ms. Harris continued to provide background on the situation, stating that as she understands, the development plan included acquiring the 3,000 acres in order to build a megasite development project, and that she was frustrated that no one involved with the proposed development consulted with the Fredonia community to request their input. She began working with Mr. Bullwinkel by attending meetings, writing letters, and traveling to Nashville, the capitol of Tennessee and location of most state government offices, to speak about the unfair treatment of the Fredonia community with regard to the proposed megasite development. During this time she also requested that EPA Region 4 oversee an EIS to determine the impact of a major development on the nearby Fredonia community. Ms. Harris stated that most of the residents of Fredonia were not interested in a large commercial or industrial development near their homes, and stated their opposition publicly in word and written communication. Ms. Harris added that although the Megasite Authority Board is composed of representatives from surrounding cities and towns, there is not a Fredonia community representative(s) on the Megasite Authority Board, chaired by Mayor Franklin Smith (Haywood County).

At this point Ms. Harris stated that the State is planning to build a new visitor's center close to Fredonia on Interstate-40 that would be powered by the solar farm, and that people in Fredonia were not involved in this decision or in the project design process. She asked EPA and TVA for assistance and approached different agencies to ask that the people of Fredonia be treated fairly. Ms. Harris stated that she and the community are also pursuing a historic designation for the Fredonia community to show that they have been in existence since the 1800s and were established via land grants at the end of the Civil War. She added that due to the current state of the economy in Tennessee, the proposed 3,000-acre megasite development has stalled, which may be an opportunity for the residents of Fredonia to organize and determine what recourse there might be for the community to protect itself against the proposed development and become involved in future discussions about any and all megasite projects planned for their town and county.

At this point Ms. Harris noted that pursuing and receiving a historic designation for Fredonia from the state and/or federal governments would be beneficial to helping to preserve the Fredonia cemetery and other historic structures. She noted that the community needs an aerial view and plot map from the courthouse in order to submit an application for historic designation to the National Registry of Historic Places.

Ms. Miller-Travis then explained that Ms. Reed would be taking notes at the meeting in order to create a formal summary for EPA. She thanked Ms. Harris for providing background for the site. She then added that the current Obama administration has prioritized Environmental Justice issues to the highest level within EPA and the newly-appointed EPA Region 4 Administrator, Gwendolyn Keyes-Fleming, is responsible for overseeing all environmental issues in Region 4.

Ms. Miller-Travis then stated that historically, what is happening in this community with regard to land use and zoning in poor communities and communities of color is not unique to Fredonia. Many environmental justice communities across the country have endured a host of problems after their local zoning designations were changed from rural/agricultural to industrial. The struggle before this community is to determine a strategy to pursue a different path for Fredonia whereby Fredonia receives environmental benefits and not just the environmental burdens that often accompany large-scale industrial development.

EPA Comments

Sheryl Good of EPA then stated that EPA had intended to provide a presentation to the community at the meeting, but due to technical difficulties they will have to return in a month with Dr. David Padgett from TSU to present more information about available agency resources, as well as research that Dr. Padgett conducted at the request of the community. Ms. Good has been at EPA for 13 years and works in the environmental justice program. She used to work for DOE in East Tennessee, and found the work to be unfulfilling. She continued to say that

although working in environmental justice has been challenging, with the new Obama administration, EPA Administrator Lisa Jackson, and Region 4 Administrator Fleming, she has seen an enormous positive change within EPA and the Agency's staff in terms of addressing environmental justice issues across the region.

Ms. Good said that one of the reasons that EPA traveled to Tennessee to attend the meeting is that there is currently an elevated emphasis on environmental justice within the Agency, and that EPA wants to meet with different communities to brainstorm about some possible solutions for their issues and how to increase community engagement. Ms. Good then said that often when EPA works with communities it is the result of a complaint; however, in the case of Fredonia the development has yet to happen, affording the community and EPA an opportunity to become better organized, more informed and more knowledgeable about ways to address their concerns.

At this point Ms. Good provided an example of an environmental justice community in South Carolina featured on one of the EPA handouts at the meeting. She described a young man who had become ill, did not know why, and began to investigate his illness. He spoke with neighbors and found that young people in the area had died of various cancers. He then went to the local government, but they were not responsive. He continued to gathered data, and found that a closed facility adjacent to his home was a Superfund site and contained contaminated property. In 1996, this gentleman applied for and received an EPA environmental justice small grant. He then organized community meetings and determined that the community wanted to close a currently operating facility. He was able to leverage funding from EPA, U.S. Department of Housing and Urban Development, U.S. Department of Health and Human Services, etc., for approximately $115 million over 15 years, and created a master plan for the community to increase their overall quality of life.

Ms. Good stated that many communities during this time were addressing their concerns to the agencies in an adversarial manner, but the community she described used a different approach. They reached out to the agencies that had the authority and power to help, and she gives credit to this community for their innovative collaborative problem-solving and perseverance.

Ms. Good continued to say that although the facility the community wanted closed is still operating, they have since enacted a pollution prevention program and conducted a cleanup. She noted that EPA's goal is to work toward an agreement between the community and the facilities in question, and to work toward bringing other federal agencies to the discussion. She stated that communities have a voice and the right to be heard, and by using some of the tools suggested by EPA it is possible to move forward toward a productive resolution of their concerns.

Environmental Justice Background

Ms. Miller Travis then provided some background information on environmental justice. She stated that in 1986 and 1987 she worked for the United Church of Christ (UCC) Commission for

Racial Justice with Mr. Charles Lee. During this time the Commission had been receiving requests for assistance from North Carolina and South Carolina local UCC churches that found that their local governments had been making decisions about siting polluting facilities in their communities without engaging or informing the communities of their land use, zoning and industrial development plans. The UCC undertook a research project that studied the relationship between where hazardous waste landfills were located and the racial composition of those living in proximity to the landfills by using residential zip codes. At the close of the study, the UCC produced the report *Toxic Wastes and Race in the United States*, the first report to document the relationship between the location of hazardous waste sites and race. The report stated that race was the most statistically significant indicator for where hazardous waste landfills were located, and most of the recommendations included in the report were directed at EPA. Ms. Miller-Travis continued to say that she felt that the environmental justice movement was an extension of the civil rights movement.

Ms. Miller-Travis added that the young man Ms. Good spoke about earlier is Harold Mitchell, who has since been elected to the South Carolina state legislature, where he authored a bill on environmental justice in his first year and recently had another environmental justice billed passed.

She continued to say that the UCC report was widely distributed and people began mobilizing in their communities to address similar types of issues. Each community looked at their polluting facilities and the high rates of health issues such as asthma, hypertension, diabetes and cancer, many of which could be attributed to environmental exposures. The First National People of Color Environmental Leadership Summit was held in 1991. Over 700 people attended and the 17 principles of environmental justice were created at this conference. The Summit addressed communities being treated fairly, equally and without discrimination, and the fact that all communities should have access to clean drinking water, clean air and non-hazardous conditions near where they lived, worked and played.

Ms. Miller-Travis then stated that this community is fortunate to be in the position that the development has not yet occurred and it is still possible to engage in a discussion with the developers and relevant agencies. She continued to say that most environmental justice communities are fighting battles over facilities in their midst that are the major sources of pollution. Communities frequently call for these facilities to be shut down or relocated, but once millions of dollars have been spent to construct polluting facilities, it is virtually impossible to shut them down or have them relocated away from impacted communities. Therefore, the goal of the meeting is to provide the information the community needs to support Fredonia in beginning a dialogue with the necessary organizations and agencies to pursue a more sustainable and equitable development path while there is still an opportunity to affect the outcome of proposed development plans.

Additional EPA Comments

At this point Ntale Kajumba of EPA addressed the attendees. She stated that federal agencies are required to consider the environmental impacts of development projects on the nearby area and people, when federal permits, federal lands or federal funds are involvement. She added that EPA was involved as a reviewing agency on the solar farm project discussed earlier, per Mr. Bullwinkle's request. She also added that she has been working with Ms. Good on several development projects near environmental justice communities in the Region that required a NEPA review. In Gulfport Mississippi, Ms. Kajumba worked with a community during the planning stages of a proposed new roadway along Turkey Creek. The State Department of Transportation (DOT) wanted to remove wetlands in the area, and when EPA reviewed the project, it determined that removing the wetlands would be removing the last environmental resource in the community that had protected the community from hurricanes. EPA became involved in help to ensure that the wetlands lost by the project were replaced or mitigated for in watershed of the same community. The community along with other stakeholders was then able to negotiate a mitigation deal for preservation of wetlands and floodplains within their community. that involved designating $16.5 million from DOT to purchase the land in question in order to create greenways. She then stated that since that time the Turkey Creek community has been able to leverage over $2.5 million, and that EPA and other federal, state and local agencies are working with them to help create a more sustainable community and develop a comprehensive community plan. She then asked the attendees what aspects of their community they would like to see grow or be protected, and how could the state and federal agencies help them to fulfill their vision.

Ms. Kajumba then added that there are tools at EPA that can be discussed such as Geographic Information System (GIS) -based maps and analyses, which will be addressed at the next meeting with Dr. Padgett. Ms. Kajumba, then reference a NEPA information handout that includes information on how communities can participate in the public review process associated with major development projects.

Community Comments

At this point Ms. Miller-Travis opened the meeting to comments from the attendees, asking them to speak freely about concerns they have and things they would like to see happen going forward. Numerous attendees spoke on a variety of questions, comments and concerns, which are summarized below.

<u>Questions from Residents</u>:

- Which families will the development affect specifically?
- Will the historic cemetery be affected?

- What are the positive effects of the proposed development such as jobs? Will there be any jobs for community members?
- Why was this community chosen and why was no one consulted in the community prior to this point?
- Why this community? Most people asked for the development not to be located here, why did no one listen to our concerns before this point?
- What is the financial impact of this development? Could the development lessen the required taxes or stickers for property or cars? Will the property taxes change?
- How do you distribute the actual information and not the story the decision-makers would like the community to believe? Thus far no one has addressed the economic impact of the development and cost to citizens of Haywood County that have to make up the taxes from the thousands of acres to be developed.

Several community members asked what the exact steps are that the community should be taking immediately to organize. Ms. Miller-Travis provided the following information on what the community can do immediately to organize:

- Commit to coming together and meeting on a regular basis.
- Gather information by assigning people to research different things.
- Write letters, position papers and petitions.
- Attend meetings on the proposed development.
- Go door-to-door to gather information from individuals unable to attend meetings, and keep them informed about the proposed megasite development.
- Reach out to the elected officials and hold them accountable to their constituents by participating in meetings and attending various functions.
- Contact organizations such as the National Association for the Advancement of Colored People (NAACP), voting groups, student and youth-based groups, as well as Ms. Harris and the Sierra Club.
- Collaborate with churches, as they can be a valuable resource, although some communities have been undermined by their church leaders in the past.
- Come together to record/write down specific community needs.
- The best method for a community to protect itself is to stand united and attend meetings together.

<u>Comments/Concerns Made by Residents</u>:

- Right now the community as a whole does not attend public meetings, make statements or work together to seek information. A committee should be formed in the community to pursue community concerns.

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125 square miles.
The 2000 US Census Population = 2,523
Over 65, "Retired" and disabled = 819
Unemployed = **81**
Tennessee has protected the Smokies and some Cumberland viewscapes. Will any resources of WEST TN be safe from URBAN SPRAWL?

- There are already farmers spraying chemicals in this area; people are sick and the development has not yet begun. The community should be more concerned with the possible contaminants in the drinking water.
- A Title VI (of the 1964 Civil Rights Act) complaint has been filed by a resident, which requires the State of Tennessee to address several issues. Specifically, Title VI of the Civil Rights Act provides in Section 601 "that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal funding." It is possible that there will be a 30-day public comment period in response to this complaint, at which point it will be crucial for the residents of the Fredonia area to comment on the proposed megasite development.
- Heavy equipment is needed to clear the road and conduct a cleanup at the Fredonia cemetery in order to place a historic marker on the road and better maintain this landmark cemetery that contains headstones dating back to the Reconstruction period.
- A letter should be written to Mayor Franklin Smith addressing the industrial and agricultural zoning and lack of Fredonia residents' involvement in the decision-making process.
- A letter should be written to Congresswoman Marcia Blackburn to ask her to visit the Fredonia area to discuss the proposed development and to investigate the lack of inclusion of Fredonia residents in the megasite designation process.

Ms. Miller-Travis compiled a list of the primary concerns for EPA to address as discussed by attendees of the meeting as follows:

1. Information/assistance on potential zoning changes; if the area is zoned industrial some people will not be able to pay the revised taxes.
2. If, and how, the proposed industrial development would affect children from the area in the school system.
3. How to get one or two representatives from the community on the megasite planning board.
4. Additional recreational facilities are needed for children in the community and at area schools.
5. A medical facility and monitoring of community residents in the Douglas community and Haywood County is needed.
6. A reduction in the electricity rates for Fredonia, given their location next to the solar panel farm.
7. Increased infrastructure, sewer systems, drinking water delivery systems, etc. in the Fredonia community.

8. Information on the proposed new interstate exit, such as whether or not the traffic will flow into/near Fredonia, and what the potential air quality impacts will be on the community.
9. A cultural center or venue that focuses on the historic Fredonia community, its establishment, 146 year history, and continuous existence to increase tourism at the proposed 3,000-acre megasite, as opposed to an industrial development.

Mr. Bullwinkel stated that there is a document at the meeting for attendees to sign and date with their addresses that declares: "I am concerned with the development happening in Fredonia" for anyone interested in signing. Ms. Miller-Travis then asked for a show of hands of individuals representing different areas. The following numbers of people in attendance were calculated:

- 11 from Haywood County
- 19 from Fredonia Community (Fayette County)
- 2 from Douglas Community (Haywood County)

EPA Closing Remarks

Ms. Sheryl Good then thanked the residents for attending the meeting and stated that she would carry the information of the excellent turnout back to EPA Region 4 in Atlanta. She noted that some of the concerns discussed by residents do not fall under the purview of EPA, and that she would like for the community to create an action plan in writing so that EPA can help determine which additional agencies might also be needed to provide additional assistance. She added that this plan will eventually become part of a community action plan, and that EPA would like to return to Fredonia with Dr. Padgett from TSU in one month's time.

A short discussion followed and it was decided that the next meeting would be held on a weekday evening within 30 days, from 6:00 to 7:30 p.m. This meeting will be a time for Fredonia community residents and other nearby residents to discuss the next steps and prepare for the next meeting with EPA and Dr. Padgett, and begin to organize themselves locally.

Addendum 1: Fredonia, Tennessee June 14, 2011 Sign-in Sheets

	Name	Affiliation	Address	Phone	Email
1	**Shirley Smith**	Lives in Area	945 Cypress Rd. Mason, TN	901-463-3177	
2	**Joanne P. Barbel**	Lives in Area	2368 Fredonia Rd. Stanton, TN	731-548-2174	Joannpippins53 @gmail.com
3	**Shirley B. William**	Lives in Area	1250 Thorpe Dr. Mason, TN 38049	901-465-8990	
4	**Alvis Bond**	Douglas Area	2677 Douglas Rd. Stanton, TN 38069	731-548-6452	
5	**Allie Gillison**			687-4935	
6	**Carey Middlebrook**	Lives in Area	2600 Thorpe Dr. Mason, TN	901-490-8065	
7	**Forestine Jach**	Lives in Community	1020 Thorpe Dr. Mason, TN 38049	901-465-9732	
8	**Fred Hall**	Lives in Community	Mason, TN 38049	901-465-4088	
9	**Hazel Brown**	Lives in Community	2700 Thorpe 38049	90-465-9541	
10	**Grover C. Harwell**	Resident	2036 Fredonia Rd. Stanton, TN 38069	731-548-2271	
11	**Flozell T. Harwell**	Resident	2036 Fredonia Rd. Stanton, TN 38069	731-548-2271	floharwell@yahoo.com
12	**Carolyn Washington**	Resident	575 Bernard Rd. Mason, TN	901-387-9433	Clt517@yahoo.com
13	**Haley W. Williamson**	Resident	575 Bernard Rd. Mason, TN 38049	901-412-0755	haleywilliamson @bellsouth.net
14	**Calvin and Regina Davis**	Resident	280 Bernard Rd. Mason, TN 38049	901-465-6602	
15	**William L. Tibb**	Resident	Stanton, TN	731-548-6130	
16	**Robert Murry**		15161 Hwy. 70 West Stanton, TN	901-848-2812	Viper51252@Netzero.com
17	**Conam Charles DBliuer Sr.**		6515 Hwy 59	C: 378-1072 H: 465-3181	
18	**Femesia Tapplin**		875 Old 59 Drive Mason, TN 38049	901-326-2611	Yaspoo02@yahoo.com
19	**Willie Tapplin**		1080 Thorpe Dr. Mason, TN 38049	901-827-4970	
20	**Joyce Taylor**		1000 Thorpe Dr. Mason, TN 38049	901-465-8259	Ladyjaytee59@yahoo.com

21	**Belinda Springfield**		5485 Hwy. 70 Mason, TN 38049	901-594-5223	
22	**Gale M. Harwell**		2290 Fredonia Rd. Stanton, TN 38069	731-548-2074	
23	**Angelieque Harwell**		2290 Fredonia Rd. Stanton, TN 38069	731-548-2074	
24	**Evans Hall**		645 Bernard Rd. Mason, TN 38049	901-465-8129	
25	**Lawrence Randle**		860 Thorpe Dr. Mason, TN	901-465-3771	
26	**Emma T. Herson**		2585 Fredonia Loop	731-548-2561	
27	**Georgia Wilson**		2752 Fredonia Loop	731-548-2209	
28	**Edgar Whitmore**	Fayette County, Adult Ed.	16210 Hwy. 64 Somerville, TN 38068	901-465-4231	Edgar.whitmore@tennk12.net
29	**Ophelia Bell**		558 Mohawk Ave. Memphis, TN 38109	901-789-2747	
30	**Mary Bowles**	Douglas Community	393 Summit Rd. Stanton, TN 38069	731-548-6285	
31	**Johnetta Neal**	Douglas Community	165 Wise Road Stanton, TN 38069	731-548-6301	
32	**Betty Douglas**	Douglas Community	1236 Douglas Rd. Stanton, TN 38069	731-548-6301	
33	**Rowan Neal**	Douglas Community	165 Wise Road Stanton, TN 38069	410-419-1129	
34	**Lue Hall**	Fredonia Baptist Church, Bernard Community Center Director	90 Bernard Rd. Mason, TN 38049 4845 Old Fifty Nine Dr. Mason, TN 38049	901-465-4088	luehall@aol.com

6-58-104. Coordinating committee — Recommended growth plan — Hearings — Submission for ratification — Rejection and revision — Final plan. [Amendment effective until July 1, 2012. See the Compiler's Notes.]

(a) (1) Except as otherwise provided pursuant to subdivision (a)(9), effective September 1, 1998, there is created within each county a coordinating committee, which shall be composed of the following members:

(A) The county mayor or the county mayor's designee, to be confirmed by the county legislative body; provided, that a member of the county legislative body may serve as such designee subject to such confirmation;

(B) The mayor of each municipality or the mayor's designee, to be confirmed by the municipal governing body;

(C) One (1) member appointed by the governing board of the municipally owned utility system serving the largest number of customers in the county;

(D) One (1) member appointed by the governing board of the utility system, not municipally owned, serving the largest number of customers in the county;

(E) One (1) member appointed by the board of directors of the county's soil conservation district, who shall represent agricultural interests;

(F) One (1) member appointed by the board of the local education agency having the largest student enrollment in the county;

(G) One (1) member appointed by the largest chamber of commerce, to be appointed after consultation with any other chamber of commerce within the county; and

(H) Two (2) members appointed by the county mayor and two (2) members appointed by the mayor of the largest municipality, to assure broad representation of environmental, construction and homeowner interests.

(2) It is the duty of the coordinating committee to develop a recommended growth plan not later than January 1, 2000, and to submit such plan for ratification by the county legislative body and the governing body of each municipality. The recommended growth plan shall identify urban growth boundaries for each municipality within the county and shall identify planned growth areas and rural areas within the county, all in conformance with the provisions of § 6-58-106. In developing a recommended growth plan, the coordinating committee shall give due consideration to such urban growth boundaries as may be timely proposed and submitted to the coordinating committee by each municipal governing body. The coordinating committee shall also give due consideration to such planned growth areas and rural areas as may be timely proposed and submitted to the coordinating committee by the county legislative body. The coordinating committee is encouraged to utilize planning resources that are available within the county, including municipal or county planning commissions. The coordinating committee is further encouraged to utilize the services of the local planning office of the department of economic and community development, the county technical assistance service, and the municipal technical advisory service.

(3) Prior to finalization of the recommended growth plan, the coordinating committee shall conduct at least two (2) public hearings. The county shall give at least fifteen (15) days advance notice of the time, place and purpose of each public hearing by notice published in a newspaper of general circulation throughout the county.

HAYWOOD COUNTY

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Tennessee has protected the Smokies and some Cumberland viewscapes. Will any resources of WEST TN be safe from URBAN SPRAWL?

Haywood NEXT

FUTURE LAND USE PLAN

March 2024

Prepared by:

LRK, Inc

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We extend our heartfelt gratitude to the residents, individuals, organizations, and community leaders who have and continue to contribute their time, expertise, and passion to Haywood County, the City of Brownsville, and the Town of Stanton and which made Haywood Next possible. Your dedication is inspirational and serves as the community's greatest asset.

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Original Haywood Next: Future Land Use Plan Report recommended for approval by the Joint Economic Community Development Board on March 11, 2024.

Acknowledgments

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Executive Summary

Haywood Next serves as the Future Land Use Plan for Haywood County, the City of Brownsville, and the Town of Stanton. The name "Haywood Next" was selected for a multitude of reasons - the Future Land Use Plan was in need of updating, the County and Brownsville are embarking on their third century, and the community is on the cusp of significant regional economic change. These factors aligned to inspire residents to establish a new vision for the future of their community.

The Future Land Use Plan embodies the community's shared vision and serves as a guide for development and investment. The patterns and relationships defined in this Plan provide a tool for stakeholders and leaders to inform rational decisions regarding public investment in amenities, infrastructure, services, facilities, redevelopment, zoning, preservation, and conservation.

Built on a foundation of an inclusive planning process, thousands of stakeholders, community leaders, and residents engaged in a process led by the Haywood Next Steering Committee and facilitated by a team composed of LRK, The Chesapeake Group, TishlerBise, and Kittelson & Associates. Over the course of a robust public engagement process, community participants defined their Vision and Growth Principles that will continue to shape Haywood County for the next decade. The remarkable degree and scale of resident participation and active engagement is to be commended and is indicative of a community composed of passionate and devoted individuals.

Informed by the residents of Haywood County's vision and values, the Future Land Use Plan calls for future investment and development within or near existing municipal boundaries, as well as in and around the County's unincorporated rural communities. By focusing development in those areas where services, infrastructure and amenities exist or may be more easily provided, the Future Land Use Plan better enables the community to achieve a vision of enhanced variety and quality of life. Together this balanced approach seeks to better ensure that which is cherished today is available for future generations.

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CHAPTER

1 Set the Foundation

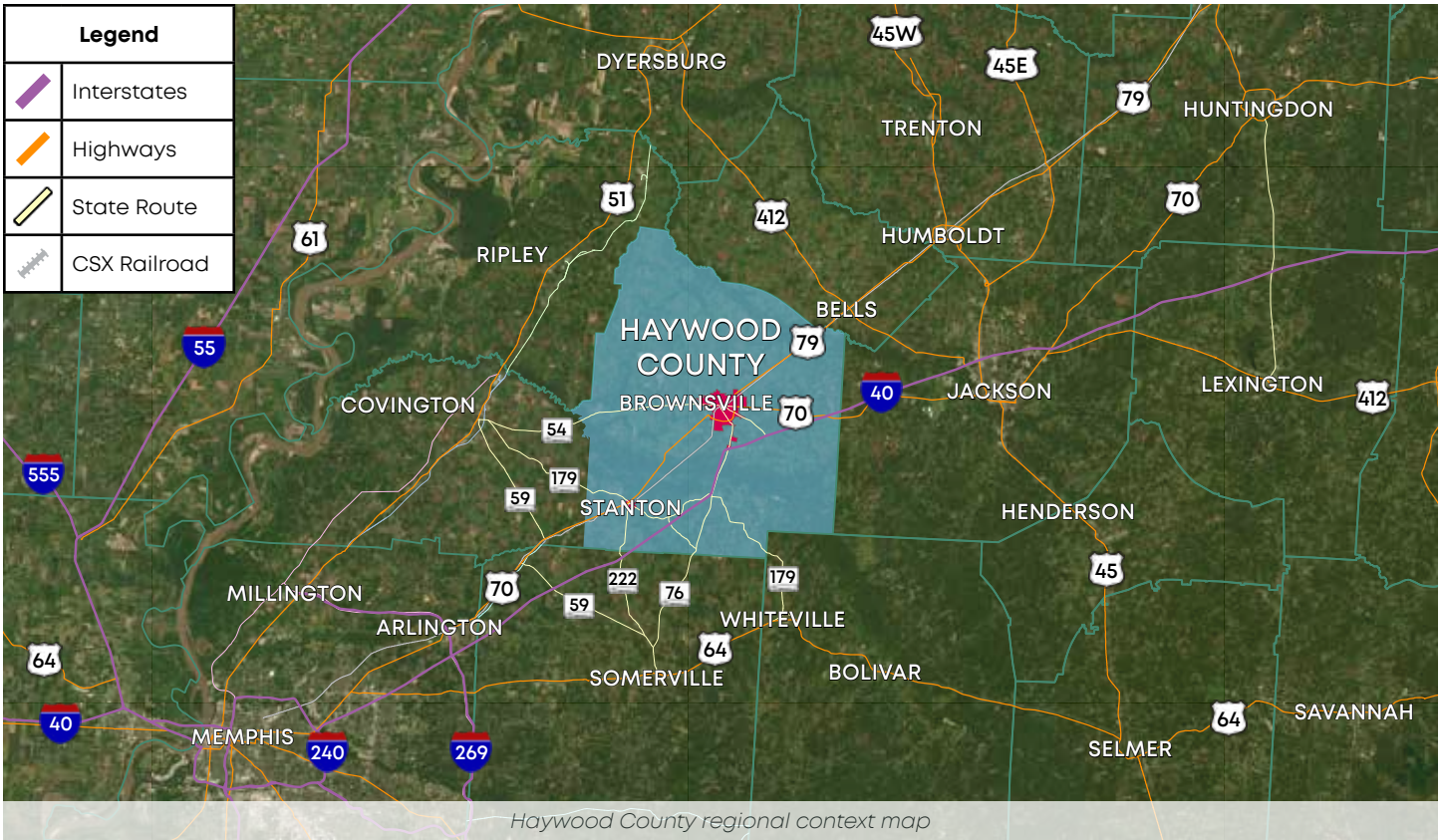
Set the Foundation

The Need for a Future Land Use Plan

The Industrial Development Board of the City of Brownsville and Haywood County Tennessee, the City of Brownsville, the Town of Stanton, and Haywood County engaged LRK to develop a Future Land Use Plan to help inform future growth and change. Haywood County, Brownsville, and Stanton have a multitude of reasons to update their Future Land Use plans, not the least of which, is the desire to thrive within a rapidly evolving regional landscape that presents both opportunities and challenges. The region is growing, and with that growth comes the need to address economic development, housing, transportation, infrastructure, and environmental stewardship. By engaging in a thoughtful and inclusive planning process, this plan creates a shared vision that seeks to preserve the community's unique character and elevates the quality of life for both existing and new residents by way of informing and guiding future change. Planning for future land use can help ensure that a community's growth protects and preserves their vision and values.

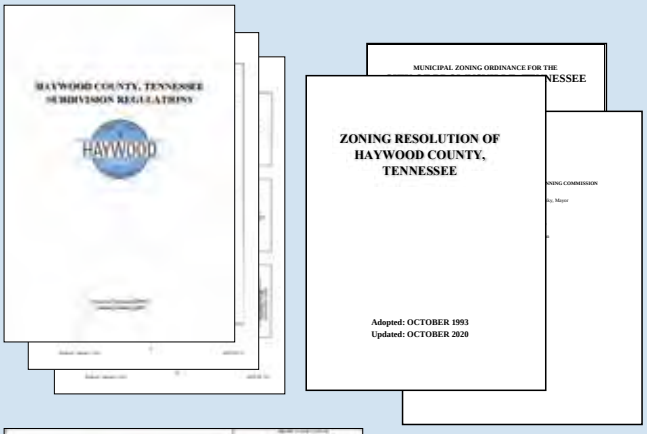
Land Use describes how land is currently used within a county or community. **Future Land Use** describes a community's vision for how land should be utilized in the future. Directly informed by residents' values and goals, Future Land Use planning guides where future development and redevelopment should occur. When planning at the scale of the county, place types ranging from rural landscapes to urban centers and the transition of uses within the community are important considerations.

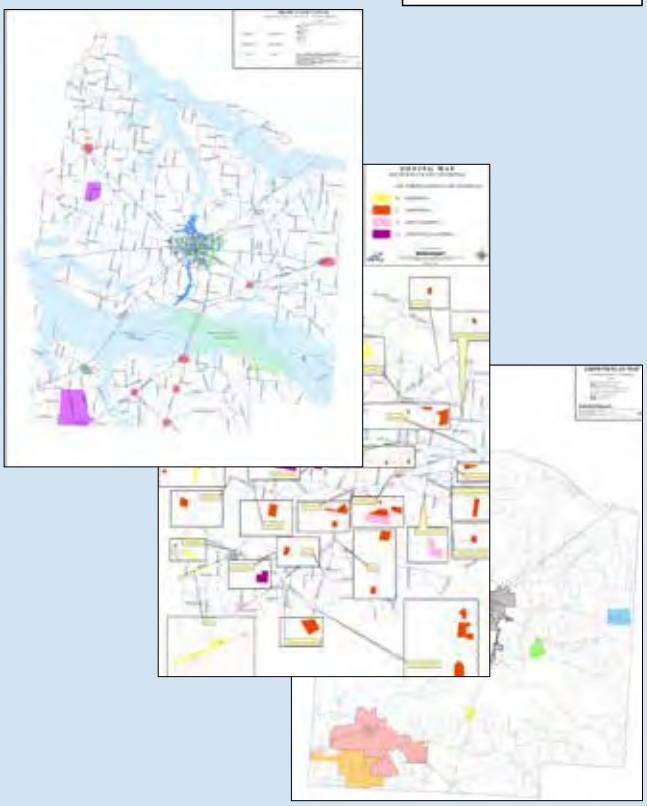
The Future Land Use Plan should be referenced along with the County and Municipalities Zoning codes and maps when development applications come before regulatory and legislative bodies. The Future Land Use Plan provides assistance when considering rezoning applications and future development patterns. The Future Land Use Plan should be reviewed every 2.5 years to identify potential issues and examine the performance of the plan, and a thorough revision process should be undertaken every 10 years.



Haywood County regional context map

Planning References





The following are just a few of the documents referenced in the planning process and used to inform and set the foundation for the Future Land Use Plan updates.

Haywood County Future Land Use Map

Haywood County Growth Plan

Haywood County Major Road Plan

Haywood County Subdivision Regulations

Haywood County Zoning Resolution & Zoning Map

Adopted October 1993 and updated October 2020

Brownsville Municipal Zoning Ordinance & Zoning Map

Updated March 2022 by the Brownsville Municipal-Regional Planning Commission

Stanton Municipal Zoning Ordinance & Zoning Map

Updated July 2016 by the Stanton Municipal-Regional Planning Commission

Brownsville and Haywood County Interim Development and Design Guidelines (IDDG)

Recommended for adoption October 2022 by the Joint Economic Community Development Board

Planning Study Area

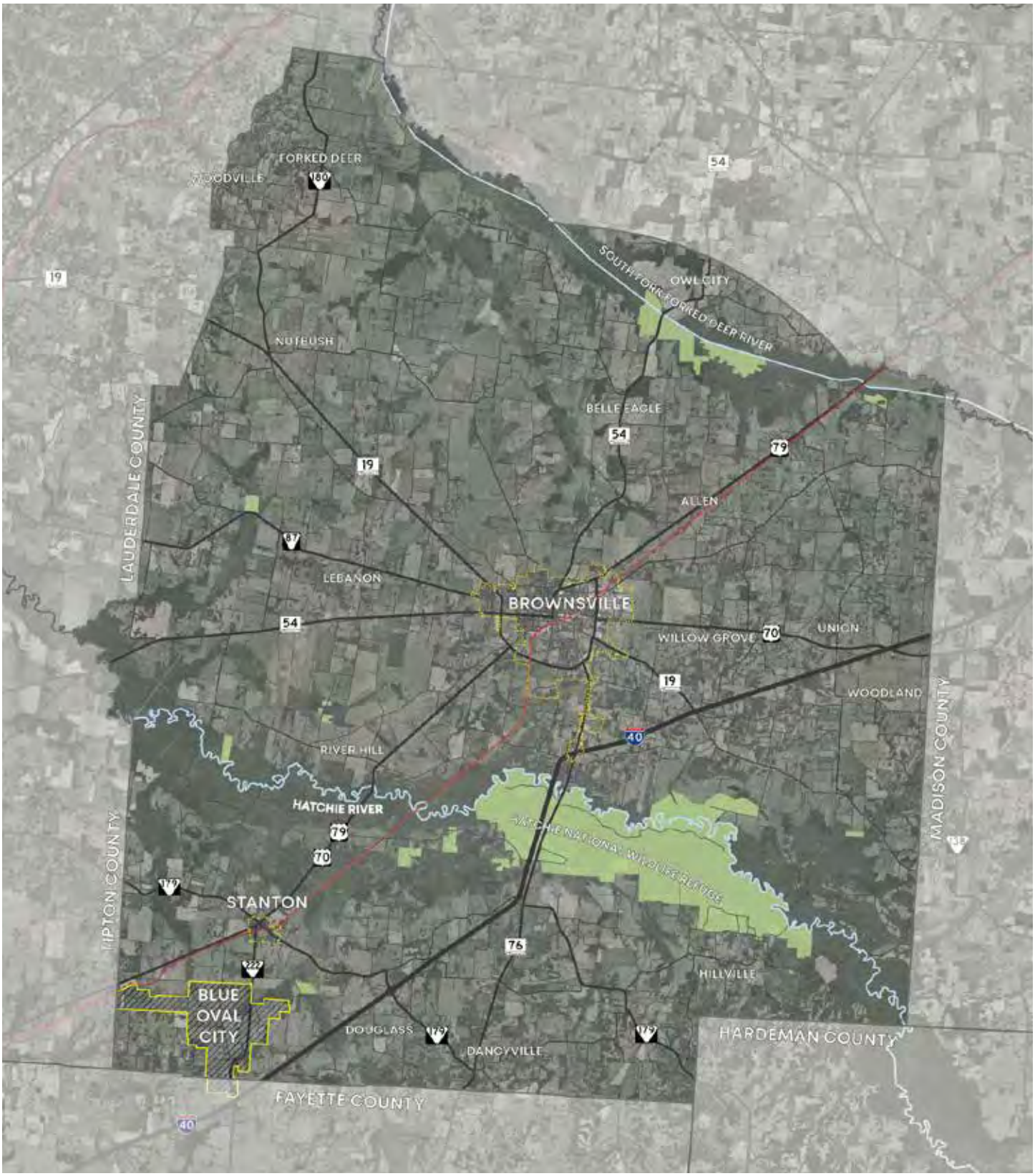
Haywood County, located in southwestern Tennessee, covers an area of approximately 534 square miles. The municipalities of Brownsville and Stanton are distinct community centers surrounded by fertile farmland and located astride the Hatchie River Wildlife Refuge. Across the area, rural communities often located at important intersections continue to serve as centers for day-to-day life and are important to local identity. Sweeping fields of cotton and soybeans give way to forested river bottoms along the Hatchie River and the South Fork of the Forked Deer. The Hatchie National Wildlife Refuge encompasses 11,556 acres in Haywood County with 23 miles of the Hatchie River flowing through old growth forests. This refuge is ecologically unique and critically important within the Lower Mississippi River ecosystem providing a protected habitat for plants, fish, and wildlife.

Haywood County is bordered by Crockett County to the north, Madison to the east, Hardeman and Fayette to the south, and Tipton and Lauderdale Counties to the west. The major east-west transcontinental Interstate 40 connects Haywood County regionally to metropolitan areas such as Memphis and Jackson. TN Route 1, now cosigned with US Route 70, served as the state's 'first road' connecting Memphis to Bristol. Along with the CSX railroad (née Louisville & Nashville; Memphis & Ohio Railroad), this route provides a critical link for commerce and the connection by which Haywood County residents have impacted the region and world. US Route 70 runs through Stanton, Brownsville, Union and continues through Tennessee connecting Arizona to the coast in North Carolina. Likewise, US Route 79 connects Texas to Kentucky, running through Stanton and Brownsville.

The 2020 Census reported 17,864 people residing in Haywood County with a total of 7,181 households and 4,727 families. Historically, the primary economic driver for the county has been agriculture, with cotton and soybean crops as the leading exports. Today Brownsville serves as home to several industrial operations focused on manufacturing and logistics. As mechanization has increased in agriculture, Haywood County has experienced a steady decrease in its population for most of the 21st century.

In September of 2021, Ford Motor Company announced an investment of $5.6 billion to build a 3,600 acre campus, otherwise known as Blue Oval City, on the Memphis Regional Megasite, a little over a mile from the Town of Stanton in Haywood County. This announcement has already led to major changes throughout the region, with more to come, as new development seeks to respond to and support the incoming jobs at Blue Oval City and associated industries. Over the next five, ten, and twenty years the landscape and pace of change in Haywood County is expected to rapidly evolve as the number and variety of industries, amenities, services, and households all experience growth. The Haywood Next Future Land Use Plan was initiated by the Industrial Development Board of the City of Brownsville and Haywood County Tennessee, the City of Brownsville, the Town of Stanton, and Haywood County to help inform future growth and change. The Future Land Use planning process depended upon resident and community feedback and input throughout every step, and a Steering Committee of community members was assembled to guide, further inform and advocate for the Future Land Use Plan.

Throughout the Future Land Use planning process, many residents had the opportunity to share some of their favorite things about Haywood County. Events such as Exit 56 Blues Fest, Boss Hogg Day, and Hatchie Fall Festival at the Square capture the rich relationships and experiences that help define the community. There is a "small-town feel" that encompasses the entire county, bolstered by yearly festivals, local churches, active community centers, and residents' love for the land that surrounds them. Haywood County residents spoke proudly of Tina Turner and the Delta Heritage Center, as well as Billy Tripp's Mindfield in downtown Brownsville. 'Authentic,' 'peaceful,' and 'serene' were words that community members used time and again to describe Haywood County. These and other vision-setting terms helped form the Vision and Growth Principles for the Haywood Next Future Land Use Plan.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NUTBUSH
BELLE EAGLE
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ALLEN
LAUDERDALE COUNTY
87
LEBANON
BROWNSVILLE
54
WILLOW GROVE
70
UNION
19
WOODLAND
40
RIVER HILL
HATCHIE RIVER
79
70
MADISON COUNTY
TIPTON COUNTY
STANTON
76
222
BLUE
OVAL
CITY
DOUGLASS
DANCYVILLE
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HARDEMAN COUNTY
FAYETTE COUNTY
40
0'
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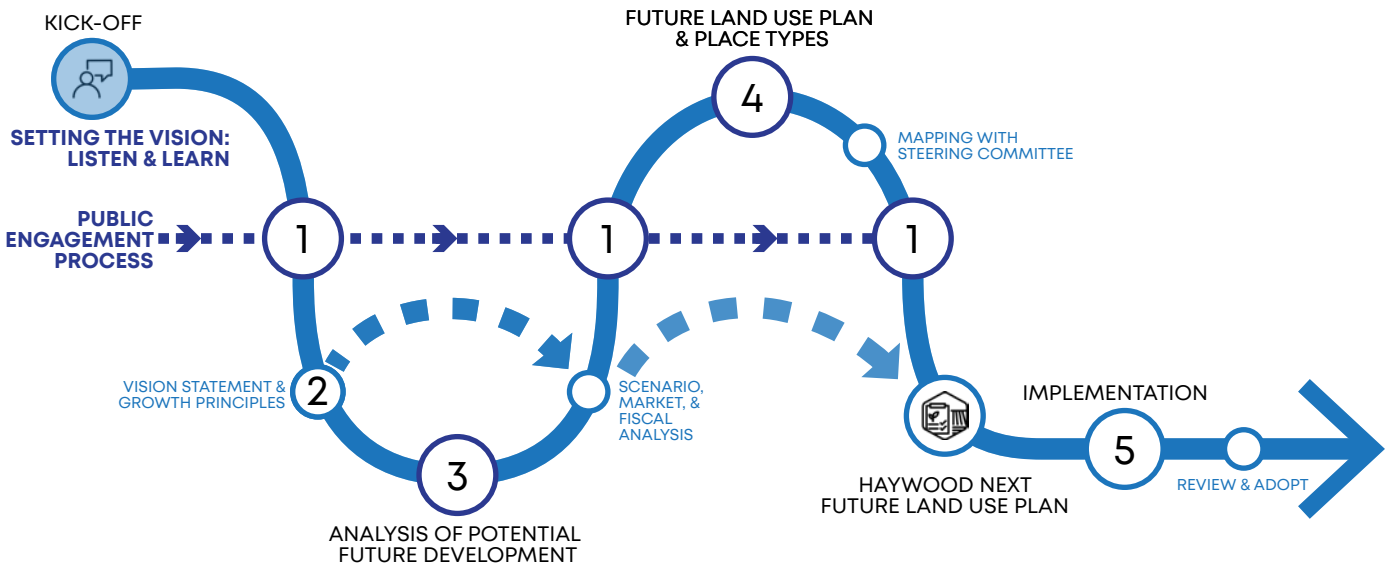
Scale: 1" = 4 miles

Planning Process



The Future Land Use planning process is a collaborative approach to guide future development within Haywood County. The process includes analyzing existing conditions, engaging the community to set the Vision and Growth Principles, defining the Future Land Use Plan and setting next steps for implementation. The process consists of the following key stages:

1 Set the Foundation

Understand past and ongoing planning efforts, recognize the needs for updating the Future Land Use Plan, and begin an open conversation with the Steering Committee, residents, and community leaders about goals and the process.

2 Vision, Objectives, & Growth Principles

Define a shared vision and growth principles through community engagement, including Stakeholder Visioning Sessions, Public Open Houses, and Community Surveys.

3 Analysis of Potential Future Development

Delve into market and fiscal analysis for multiple alternate land use scenarios and complete an analysis of areas most suitable for development based on feedback received throughout public engagement.

4 Future Land Use Plan & Place Types

Establish the Future Land Use Plan map and strategies based on the community's Vision and Growth Principles, Market Analysis, and the Alternate Land Use Scenario Fiscal Impact Analyses.

5 Implementation

Provide a path for implementation of the Future Land Use Plan through identification of next steps, setting priorities, and understanding how to measure the performance of the plan over time.

Public Outreach and Engagement

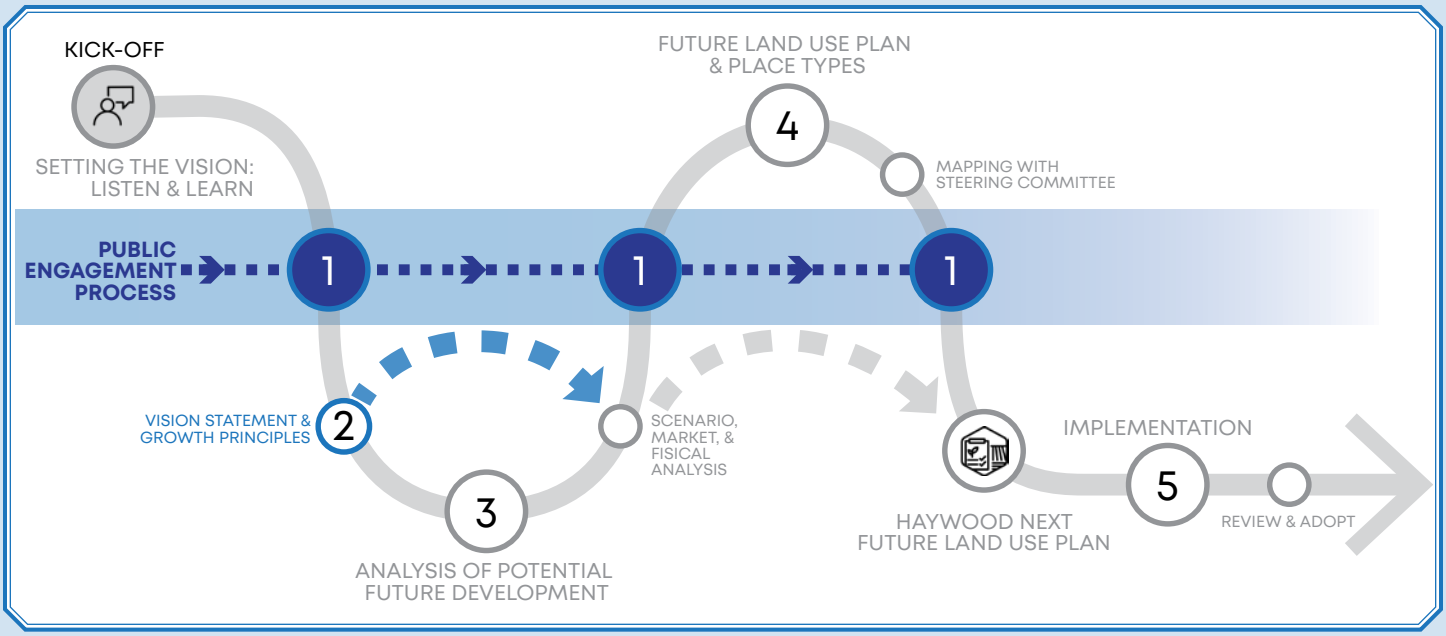
Summary

The Haywood Next Future Land Use Plan garners its strength from a foundation built on community input and direction. Therefore the Future Land Use planning process begins and ends with the citizens of Haywood County. Beginning with Steering Committee meetings in March 2023, a series of public engagement opportunities followed over the summer to establish the community's Vision and Growth Principles for the Future Land Use Plan. More than one thousand participants responded to either the community survey or participated in one of the in-person engagement opportunities, including Steering Committee Meetings, Stakeholder Visioning Sessions, and Public Open Houses. While participants represented the diversity in backgrounds, incomes, and ages found across Haywood County, input and conversations focused on similar and shared themes, concerns, and aspirations. A summary of public engagement opportunities and community feedback is outlined in this chapter.

With the goal of maximizing the ability of residents to join the conversation, Haywood Next:

- Hosted in-person community engagement
- Shared an online survey to gather detailed opinions and preferences
- Established a project website
- Utilized local and social media outlets, including newspaper and radio
- Conducted individual telephone interviews
- Requested and empowered local residents and stakeholders to lead outreach efforts
- Promoted participation and feedback at local community events including Exit 56 Blues Fest, Juneteenth Celebration, and National Night Out

The project website was hosted on the local government site to encourage residents use and familiarity as the first stop and trusted source of community information. The site included the project schedule, important locations, agendas, video recordings of meetings, consultant research, presentations, summaries, raw data analysis, and a project library. As not all residents had ready access to a personal electronic device, individual touch pads were provided at events and meetings to access surveys.



Public Outreach and Engagement

Stakeholder Visioning Sessions

A series of Stakeholder Visioning and Public Engagement Sessions, led by Steering Committee volunteers, were held at Douglass Community Center and Woodlawn Missionary Baptist Church on May 1st and May 4th, respectively. The primary goal was to identify needs, preferences, and opportunities related to land use and establish a shared vision for enhancing the quality of life in Haywood County. When considered along with public feedback received in prior community visioning efforts in Brownsville, Stanton, and Haywood County over the prior year, common themes, aims, and risks became evident. Overall, the participants spoke of the importance of investing in their existing communities to create places where they could live, work, learn, and relax while preserving the small-town feel and unique identity that makes Haywood County safe and attractive.

Stakeholder Feedback Summary

The participants expressed their appreciation for Haywood County's:

- Small-town feel that contributes to a sense of community
- Natural beauty of the Hatchie Wildlife Refuge and surrounding farmland
- Brownsville's Court Square, Webb Banks Park, and O'Neal Lake
- Local events and festivals including Exit 56 Blues Fest, Boss Hogg Day, and more
- Tomcat Pride

Regarding the topic of where development should occur, the participants favored:

- Prioritizing development in existing communities
- Seeking development that strengthens the integrity of Brownsville's Court Square
- Focusing investment in Stanton's Depot Square
- Expressing a strong opposition to development that would erode the quality, character, and viability of the county's rural and agricultural areas

The participants also expressed the need for a variety of community resources including, but not limited to:

- Multi-purpose civic & gathering spaces
- Additional housing types and prices
- Additional retail and restaurants
- Expanded recreational opportunities
- Access to medical and educational services and resources

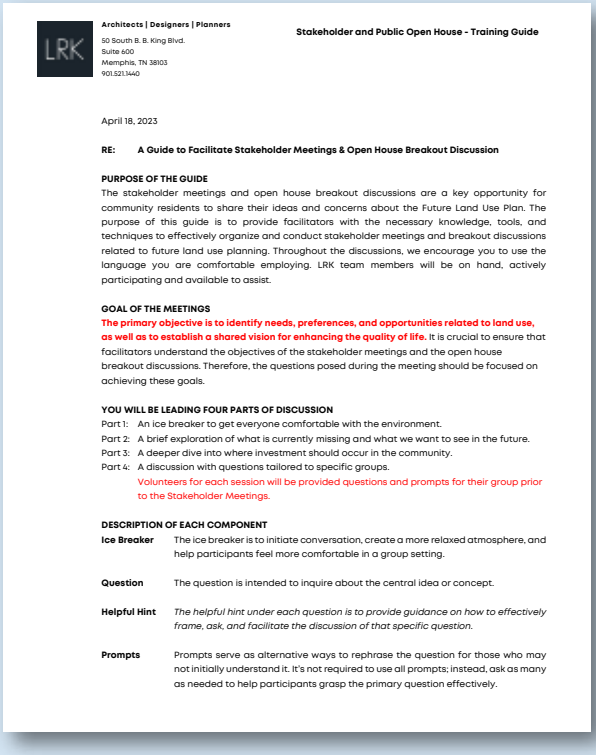
The Stakeholder Groups shared similar observations and a vision for the topics above. Each Stakeholder Group also expressed comments for specific interests, including:

- Youth / Education / Recreation Group: Dedicated and varied space for recreation, education, professional training, and socializing
- General Welfare Group: Maintaining affordability for new and current residents
- Municipal & Utility Group: Access to quality healthcare, safety, and municipal services
- Geographic Interest Group: Tools and approaches to support property owners' right to benefit from accrued value, while enabling the community to better achieve their Vision and Growth Principles

Public Outreach and Engagement

"I appreciate the opportunity to let my voice be heard."

Steering Committee Members were facilitators for Stakeholder Visioning Sessions, using a guide developed by LRK.



LRK

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Stakeholder and Public Open House - Training Guide

April 18, 2023

RE: A Guide to Facilitate Stakeholder Meetings & Open House Breakout Discussion

PURPOSE OF THE GUIDE
The stakeholder meetings and open house breakout discussions are a key opportunity for community residents to share their ideas and concerns about the Future Land Use Plan. The purpose of this guide is to provide facilitators with the necessary knowledge, tools, and techniques to effectively organize and conduct stakeholder meetings and breakout discussions related to future land use planning. Throughout the discussions, we encourage you to use the language you are comfortable employing. LRK team members will be on hand, actively participating and available to assist.

GOAL OF THE MEETINGS
The primary objective is to identify needs, preferences, and opportunities related to land use, as well as to establish a shared vision for enhancing the quality of life. It is crucial to ensure that facilitators understand the objectives of the stakeholder meetings and the open house breakout discussions. Therefore, the questions posed during the meeting should be focused on achieving these goals.

YOU WILL BE LEADING FOUR PARTS OF DISCUSSION
Part 1: An ice breaker to get everyone comfortable with the environment.
Part 2: A brief exploration of what is currently missing and what we want to see in the future.
Part 3: A deeper dive into where investment should occur in the community.
Part 4: A discussion with questions tailored to specific groups.
Volunteers for each session will be provided questions and prompts for their group prior to the Stakeholder Meetings.

DESCRIPTION OF EACH COMPONENT

Ice Breaker The ice breaker is to initiate conversation, create a more relaxed atmosphere, and help participants feel more comfortable in a group setting.

Question The question is intended to inquire about the central idea or concept.

Helpful Hint *The helpful hint under each question is to provide guidance on how to effectively frame, ask, and facilitate the discussion of that specific question.*

Prompts Prompts serve as alternative ways to rephrase the question for those who may not initially understand it. It's not required to use all prompts; instead, ask as many as needed to help participants grasp the primary question effectively.

Images from the Stakeholder Visioning Sessions hosted in May 2024

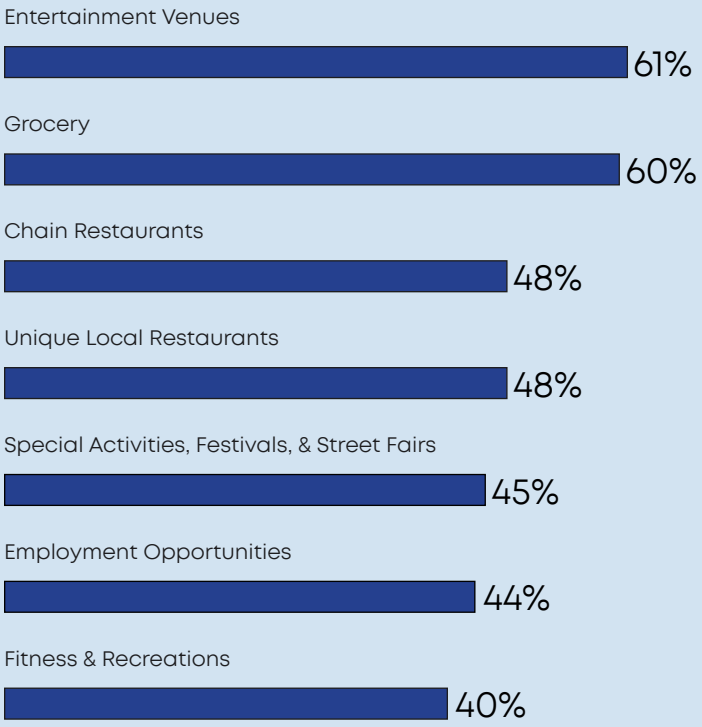
Public Outreach and Engagement

Community Survey

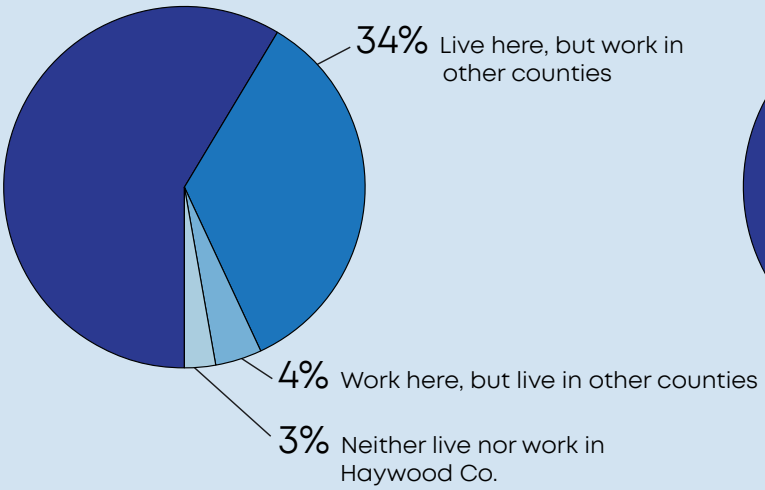
Community input is integral to public planning projects at all scales and via multiple formats as a means to better engage with as many residents as possible. In addition to the in-person community engagement, an online survey was utilized to gather public opinions. The responses provided helped inform the Market Analysis, and the Vision, and Growth Principles. The survey, *Haywood Next: Future Land Use Plan*, remained active from late April to September in 2023, and was made available to those without online access through hard copy surveys and by providing touch pads at public meetings and events. The survey reached almost 600 participants, capturing voices from across the community and broadening the foundation of public input for the planning process.

The survey covered a wide variety of land use related topics ranging from day-to-day quality of life issues to specific topics such as preservation, conservation, and mobility improvements. Below are some highlighted responses. For a comprehensive view of the survey results, please refer to Appendix C for the detailed findings.

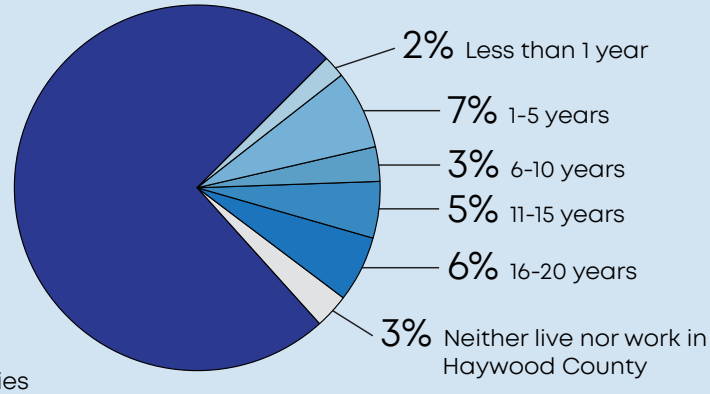
Top activities and features that survey participants would like to see in Haywood County



58% of survey participants both live and work in Haywood County

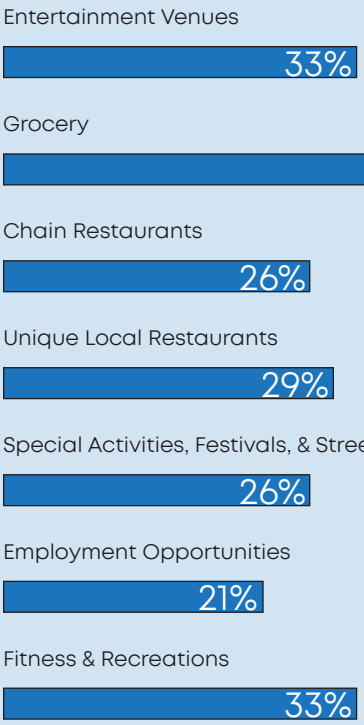


74% of survey participants have lived or worked in Haywood County for more than 20 years

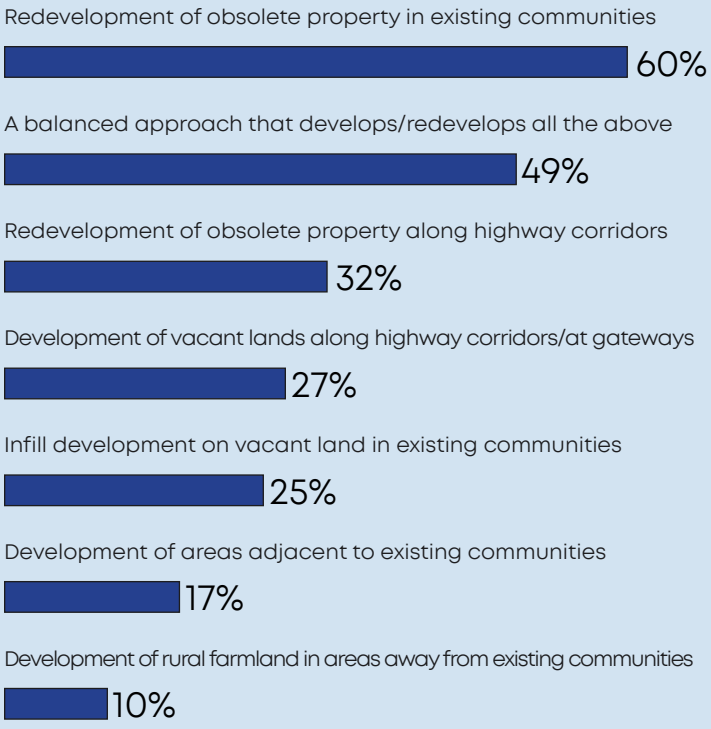


Public Outreach and Engagement

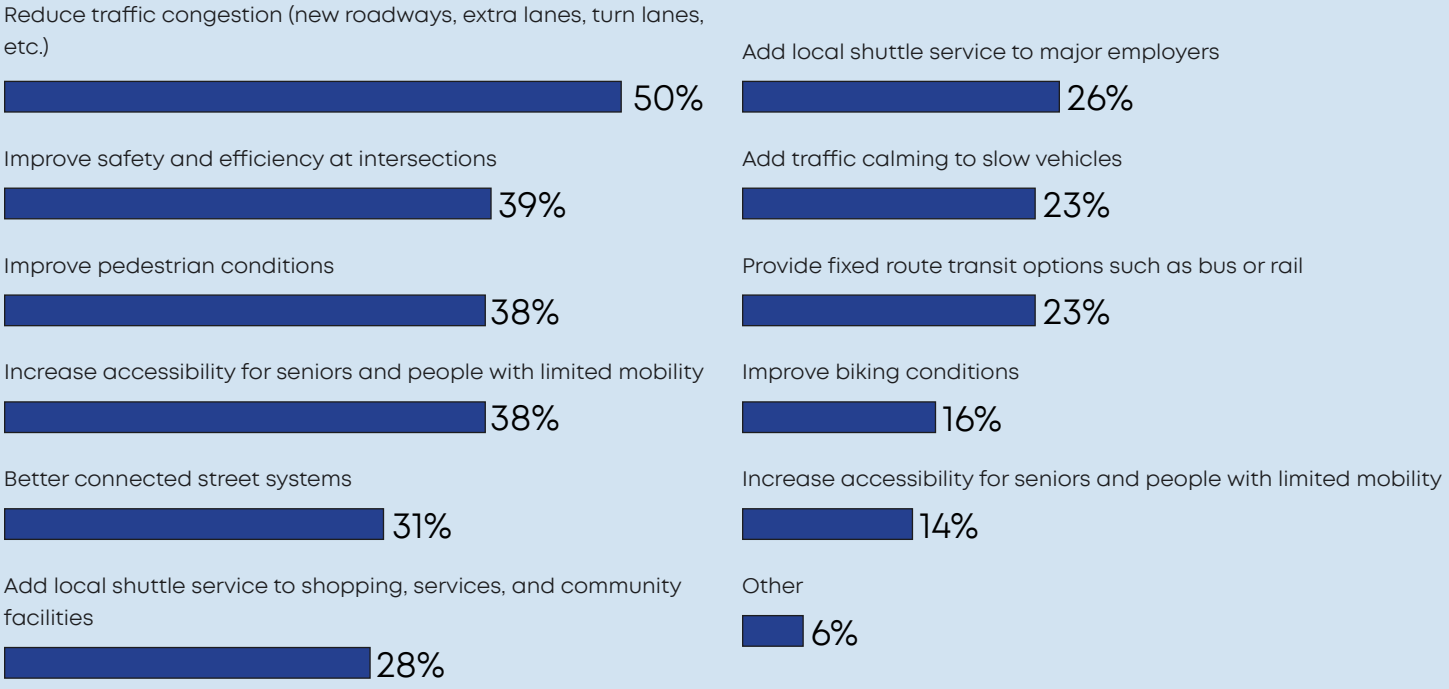
Top activities and features that survey participants would like to see within a 15 minute walk from your home



Locations in which the survey participants would most prefer development / redevelopment across Haywood County



As growth occurs in Haywood County, which of the following would you like to see to make it easier for you to get to your destinations?



Public Outreach and Engagement

Public Open House - June 2023

Following a series of Stakeholder Visioning Sessions, facilitated with help from the Steering Committee, an evening Open House was held in the Haywood High School Library on June 6, 2023. The Open House presented an overview of the process, a summary of the feedback provided during the earlier Stakeholder Visioning Sessions, and a visual summary of the market analysis findings. Due to the similar interests expressed during the Stakeholder Visioning Sessions, and the desire for a shared vision for Haywood County, participants in the public Open House were asked to provide feedback on the initial Vision and Growth Principles for the Future Land Use Plan.

The feedback from each session was anchored by four major themes including Variety & Choice, Community, Preserve, and Enhance. A summary of each of the themes was presented by the LRK team and concluded with an open discussion with the audience. The four major themes included the following:

Variety & Choices:

- Housing types and prices
- Additional retail & restaurant options
- Parks and open spaces

Community:

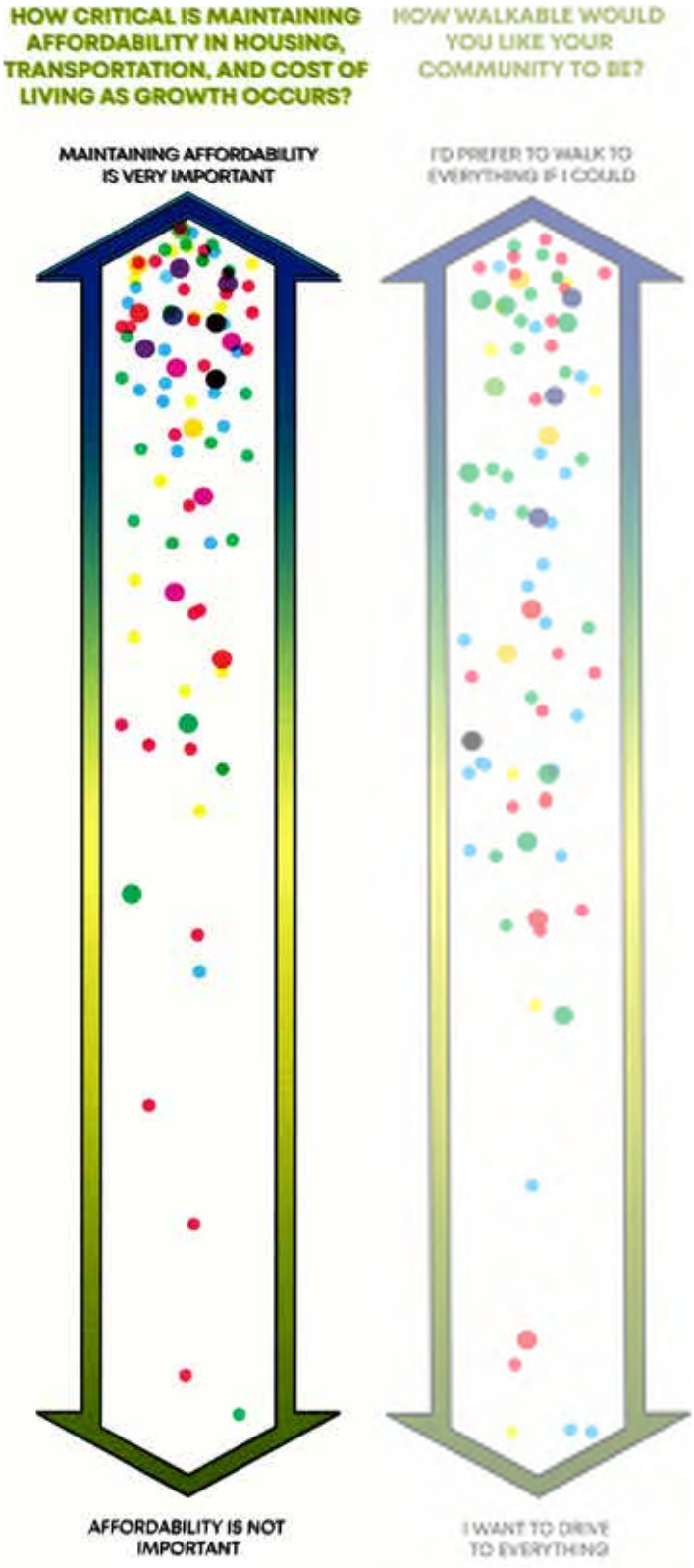
- Events to attend
- Opportunities to meet new people
- Tomcat Pride

Preserve:

- Sense of Community
- Rural agricultural heritage
- Access to and enjoyment of the outdoors
- Historic assets

Enhance:

- Agricultural Landscape
- Quality of Life
- Ease of travel
- Resiliency



Community members shared their preference on a series of questions in addition to the survey. Refer to Appendix C.

Public Outreach and Engagement

Community members attended a presentation and provided their feedback related to Future Land Use in Haywood County

Public Outreach and Engagement

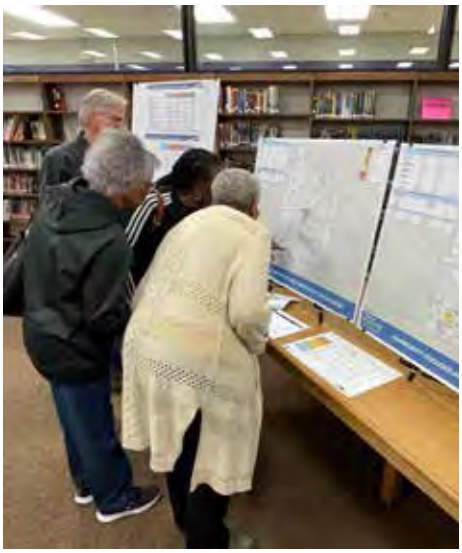
Public Open House - February 2024

An evening Open House was held in the Haywood High School Library on February 26, 2024 for community input and feedback pertaining to the draft Future Land Use Plan. Approximately 200 community members attended the open house, and many addressed the project team with questions regarding specific properties and land use questions after the initial presentation. Participants had the opportunity to review the Vision and Growth Principles, Market Analysis, Alternate Land Use Scenarios, Fiscal Impact Analysis, and the draft Future Land Use Plan. A station with an interactive GIS map was available for residents to view individual properties and ask place type related questions.

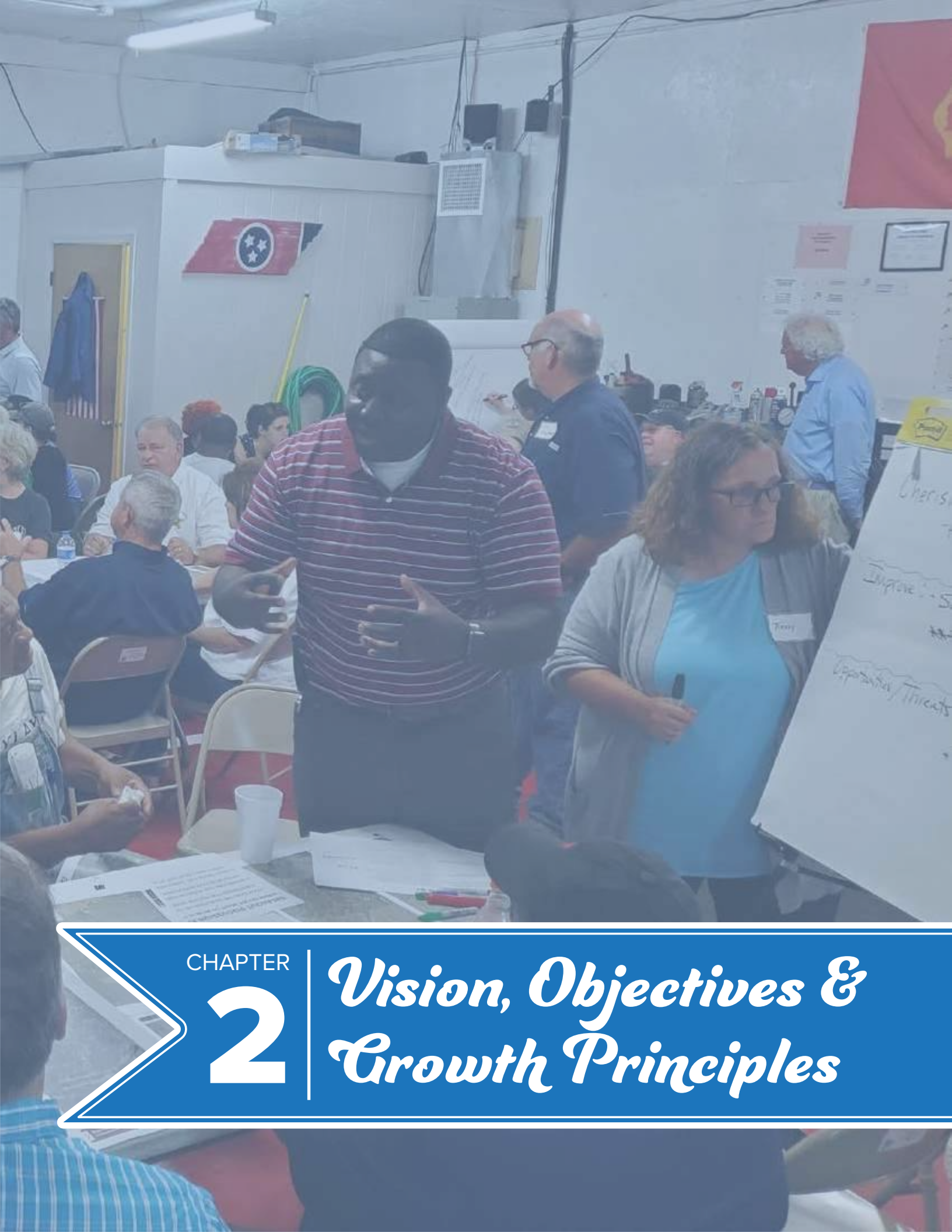
Many residents expressed continued concern about the impact of new development on property taxes, property values, and land sales. Public feedback was generally upbeat and continued to benefit from the same passion and dedication observed throughout the process. Some residents had questions pertaining to how the plan may inform future development and land values. Additional conversations included how the plan may be used by the community as a tool to help inform future decisions and investments in infrastructure and public facilities. Many residents asked questions and expressed interest regarding the next critical steps including how the plan will be implemented so as to best achieve the fundamental Vision and Growth Principles.

Community members attended a brief presentation that provided an overview of the Future Land Use planning process

Public Outreach and Engagement



Community members reviewed the Fiscal Impact Analysis, Alternate Land Use Scenarios, and a draft of the Future Land Use Plan



CHAPTER

2 Vision, Objectives & Growth Principles

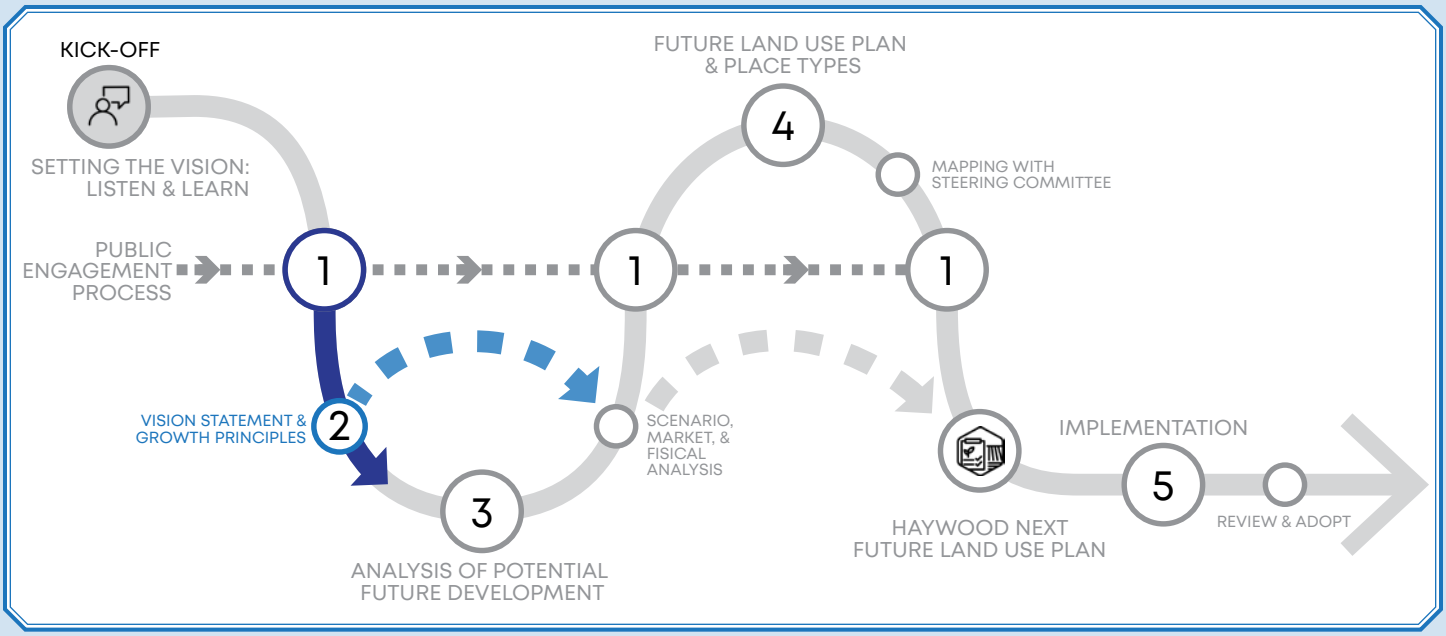
Vision and Growth Principles

Summary

Community feedback is of utmost importance in the Future Land Use planning process because it is the community's values and input that shape the Vision and Growth Principles. These in turn, form the foundation of the Future Land Use Plan. Every public engagement event from the Steering Committee meetings, Stakeholder Visioning sessions, to the Public Open Houses provided input that was distilled into the Vision and Growth Principles. The Vision and Growth Principles inform the Place Type designations, development patterns, and the Future Land Use Plan mapping process. The Vision and Growth Principles serve as a tool and benchmark by which decisions and requests are considered for years to come, including potential revisions to the Future Land Use Plan.

The Vision and Growth Principles were adopted by the Steering Committee on June 20, 2024.

Community members provide their feedback at the June 6th Public Open House



Vision and Growth Principles

VISION

To ensure that Haywood County respects, preserves, and enhances its values, diversity, history, quality of life, and character as the community grows.

GROWTH PRINCIPLES

1 Growth Principle #1 Grow & Protect

Accommodate growth and change while ensuring the scale and nature of investment does not erode or degrade the rural character, iconic landscapes, productive farmland, environmentally sensitive areas that should be protected for future generations.

2 Growth Principle #2 Guide & Focus

Guide growth and focus investment to occur in and around existing communities, thereby preserving the County's rural character, agricultural lands, and natural environment.

3 Growth Principle #3 Invest in Existing

Encourage improvement, revitalization, and beautification of existing communities, corridors, and gateways including the maintenance and reuse of existing structures.

4 Growth Principle #4 Accessibility to Facilities

Locate public and private facilities in existing communities or designated growth areas to be more accessible to citizens and complementary to the surrounding area.

5 Growth Principle #5 High-Quality & Inclusive

Promote high-quality places that enhance small town charm, provide inclusive public space, foster personal growth, and support small businesses.

6 Growth Principle #6 Maintaining Attainability

Provide a wider variety of housing types and range of development forms with an emphasis on maintaining attainability and promoting inclusion for people of all lifestyles, ages, and economic means.

7 Growth Principle #7 Improve Connectivity

Improve the connectivity of communities and increase options for walking, biking, and transit.

Growth Principles

Grow & Protect

Accommodate growth and change while ensuring the scale and nature of investment does not erode or degrade the rural character, iconic landscapes, productive farmland, environmentally sensitive areas that should be protected for future generations.

The community shared a cautious optimism for new investment in Haywood County and expressed a desire for thoughtful development that acknowledges and builds upon the community's values. Many public survey participants have lived in Haywood County for over twenty years and appreciate the rural character, farmland, and community events that make the county feel like home. These community members want to see new development and investments in and around existing assets in Haywood County in a way that protects the natural resources, events, and small-town feel that is valued in the community today.

Guide & Focus

Guide growth and focus investment to occur in and around existing communities, thereby preserving the County's rural character, agricultural lands, and natural environment.

Community engagement participants indicated a desire to Guide & Focus growth into town centers, existing municipalities, and around rural four-ways, in order to build upon existing assets within the community. The City of Brownsville, the Town of Stanton, Nutbush, Dancyville, Douglass, and Union were all mentioned at many public engagement sessions throughout the Future Land Use planning process as desired centers for investment and growth. Focusing investment in these locations allows new development to tap into existing assets and build upon the history of Haywood County's communities to the benefit of all residents.

Growth Principles

Invest in Existing

Encourage improvement, revitalization, and beautification of existing communities, corridors, and gateways including the maintenance and reuse of existing structures.

Community members expressed a strong desire to invest in the existing assets, communities, and places of Haywood County. Many residents noted the Square in Brownsville, where revitalization and investment has recently occurred, as one of their favorite spots in the county. A continued vision for investing in existing resources lends itself to growth in and around the historic centers of the City of Brownsville and the Town of Stanton, where underutilized structures, vacant space, and a range of lots and tracts exist. Focusing investment in these areas will further transform the community into an even more vibrant place to work, play, and live.

Accessibility to Facilities

Locate public and private facilities in existing communities or designated growth areas to be more accessible to citizens and complementary to the surrounding area.

During the public engagement process, community members repeatedly emphasized the need for accessibility to facilities for medical, educational, recreational, and basic everyday needs throughout the county. Haywood County can improve accessibility to facilities by guiding growth and investment to existing communities and rural four ways where various services are currently provided, may be more easily enhanced, or affordably expanded. Thoughtful expansion and improvement to local and regional transportation infrastructure that considers scale, placemaking, and mobility contributes to access and an improved quality of life.

Growth Principles

High-Quality & Inclusive

Promote high-quality places that enhance small town charm, provide inclusive public space, foster personal growth, and support small businesses.

Residents consistently expressed a desire for high-quality spaces, services, and amenities that would serve the diverse mix of community members already living in the county and attract new families to partake in and contribute to Haywood County. Community members recognized the importance of providing services and space for personal growth and learning opportunities as they discussed retaining and drawing younger generations to Haywood County. Building high-quality spaces that incorporate new and creative approaches while enhancing the qualities that residents value most can encourage growth and support select investment within the community for generations to come.

Maintaining Attainability

Provide a wider variety of housing types and range of development forms with an emphasis on maintaining attainability and promoting inclusion for people of all lifestyles, ages, and economic means.

Throughout the public engagement process, residents emphasized the importance of an inclusive and attainable community that would be a welcoming place for new residents while remaining an affordable location for those already living in Haywood County. Providing a range of housing types in a variety of scales, sizes and price points that is sensitive to context and community infrastructure capacity lays the foundation for an attainable community.

Growth Principles

Improve Connectivity

Improve the connectivity of communities and increase options for walking, biking, and transit.

Many residents expressed an interest in expanding transit options and increasing both the walkability and bikeability of their existing communities. Improved connectivity includes roadway maintenance, intersection improvements, and establishing roadway standards that maintain the community's values while providing safe and efficient connections. Neighborhood designs with an interconnected street and sidewalk grid encourage walkability and help residents form a stronger sense of community. Multi-modal green connections should be considered to improve walkability and connect residents to parks, trails, and the beautiful natural areas within Haywood County.

The A,B,C's of Great Planning

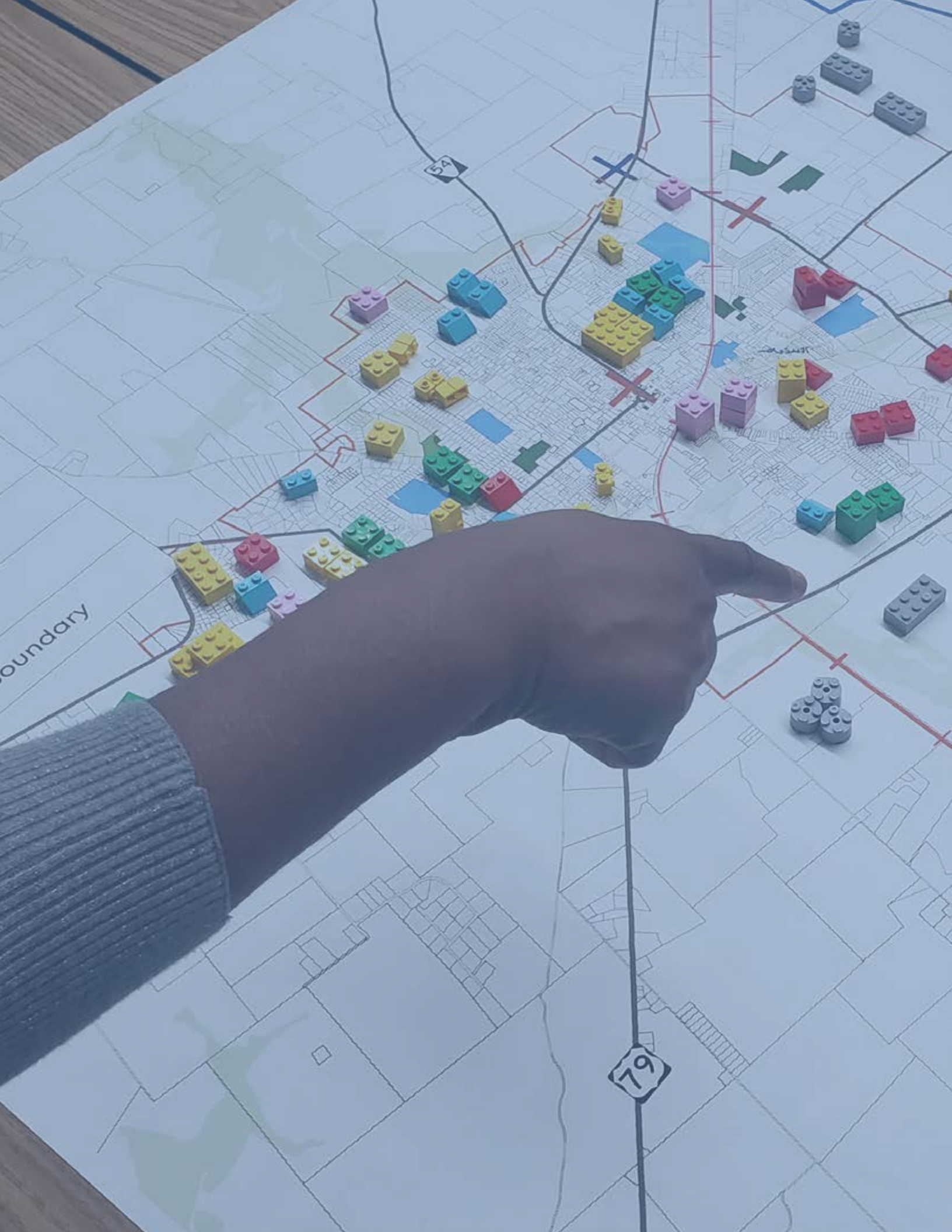
In conjunction with the Vision and Growth Principles, several planning objectives were frequently discussed during the public engagement process. While the Growth Principles speak to these three objectives, they should stand apart from the Future Land Use Plan since they have implications that can be applied to a broad range of planning efforts including zoning amendments, design guidelines, and public engagement.

One objective that was addressed at every public open house was the need for enhanced public notice and community participation. There is a strong desire by residents to know and understand what is happening in their community that should be acknowledged and upheld as planning efforts continue in Haywood County.

A Incorporate community participation into all stages of the planning process including requiring developers to engage and inform citizens prior to or during the early stages of the development review process.

B Develop an achievable growth strategy that is impactful to the lives of both current and future citizens of Haywood County.

C Adopt zoning amendments and Development and Design Guidelines, and other planning tools, as necessary to implement the growth strategies for Haywood County.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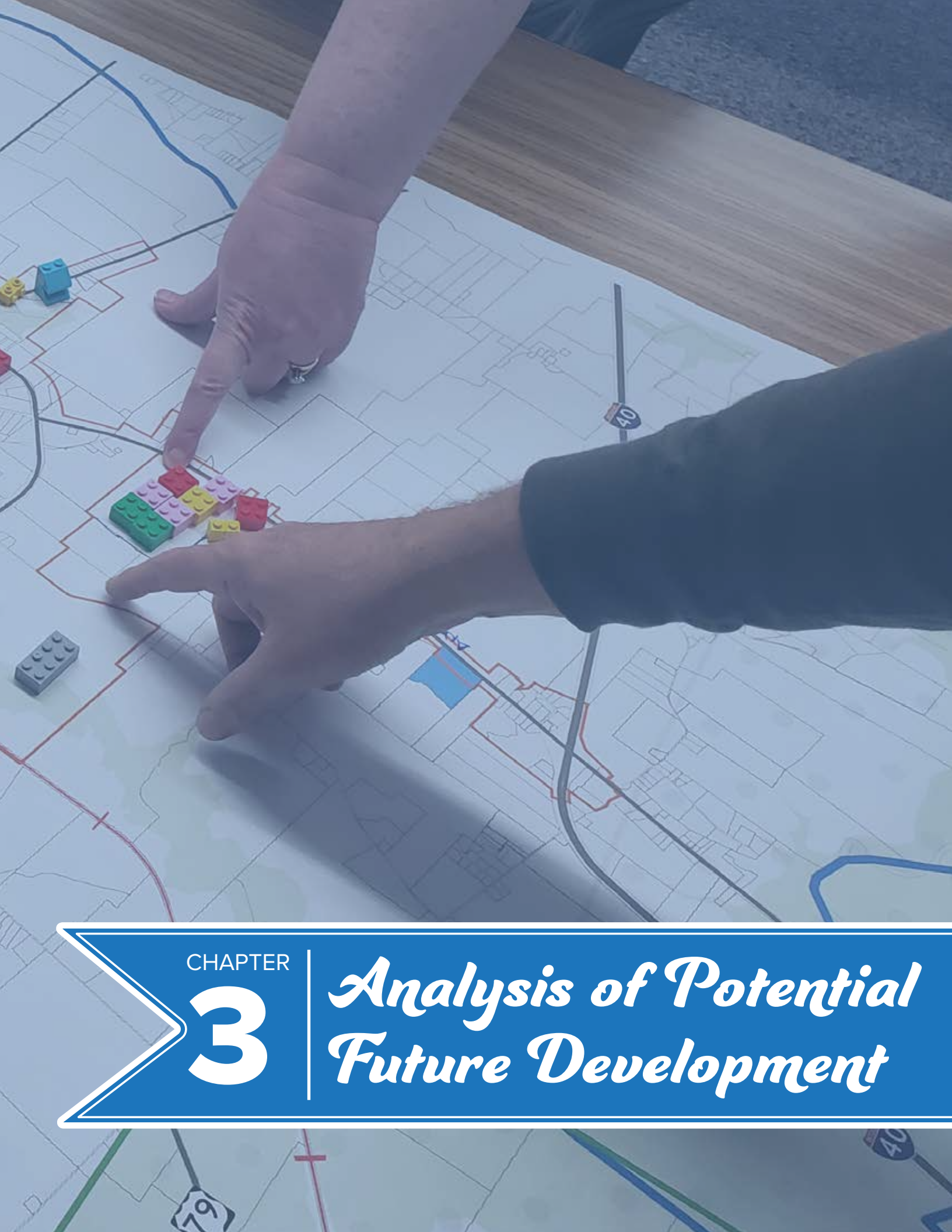


CHAPTER

3 Analysis of Potential Future Development

Overview of Analysis

Public engagement feedback, one-on-one interviews with community members, and survey responses contributed valuable local knowledge to The Chesapeake Group, who provided an estimate for likely near-term development potential in Haywood County, the City of Brownsville, and the Town of Stanton. The Chesapeake Group's Market Analysis summarized potential future development over the next 20 years based on existing conditions, zoning/land development regulations, infrastructure and community facilities capacity, and current and projected market trends. Given the potential scale of significant change that is likely to occur in the future, understanding what may occur beyond the 10 year horizon of the Future Land Use Plan was deemed important. Infographics meant to better communicate the scale and pace of change regarding land consumption over the next twenty years were shared with the public and are included throughout this chapter.

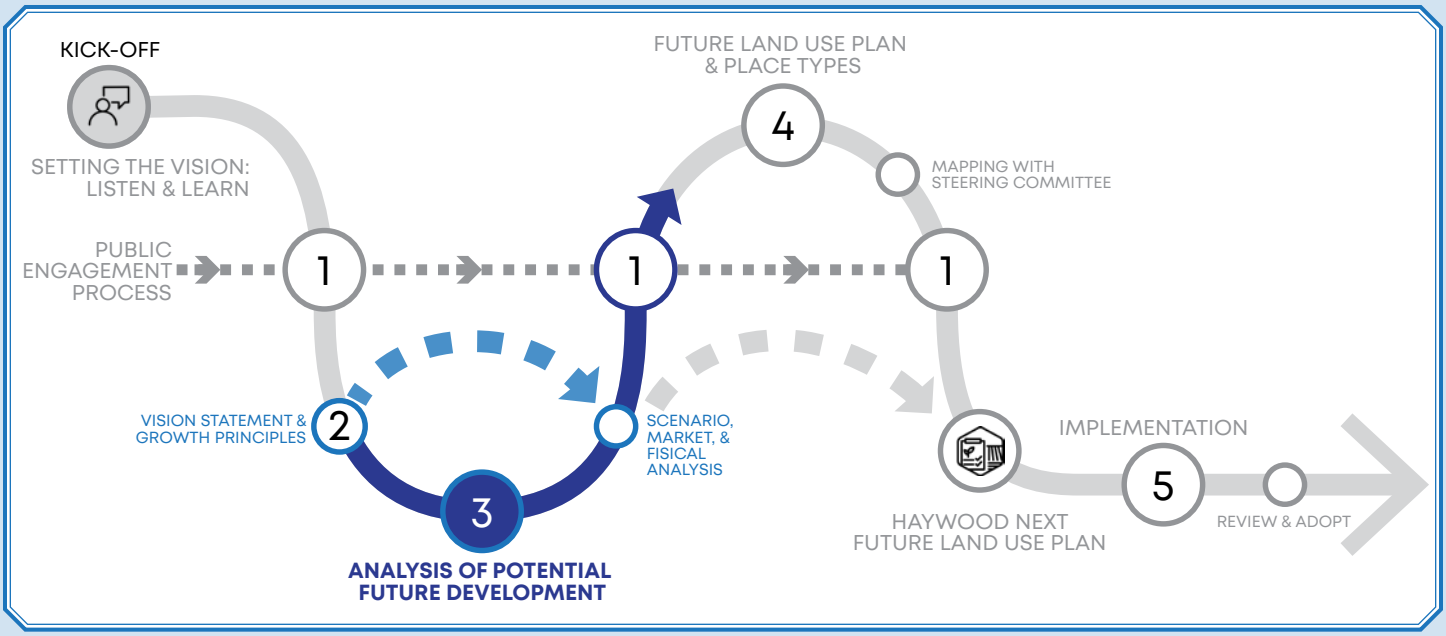
This analysis, in conjunction with current and projected market trends, existing rural residential development patterns, public engagement input, and the established Vision and Growth Principles, was utilized to determine "Areas Most Suitable for Development" and the potential patterns that investment and development may follow. Four Alternate Land Use Scenarios were developed that reflected a variety of development patterns.

The Alternate Land Use Scenarios are as follows:

- Business as Usual
- Minimally Guided Dispersed Development
- Community Focus and Clustered Countryside
- Community Concentration and Countryside Conservation

The scenarios split development into two overarching categories, "Community" defined as within or adjacent to municipal boundaries, and "Countryside." These scenarios were presented to the Steering Committee and provided to TischlerBise, for further study and analysis.

TischlerBise provided a Fiscal Impact Analysis that incorporated findings regarding existing fiscal capacity, community needs, and outlined the revenues and expenditures associated with each scenario. This analysis indicated more fiscally responsible patterns of development and along with the Vision and Growth Principles and Market Analysis helped inform the Steering Committee as they undertook a Mapping Work session in January 2024. The mapping work session allowed committee members to place residential, commercial, and industrial units across the county, within the City of Brownsville and the Town of Stanton, and provided a first-hand understanding of how different patterns of development impact county-wide resources.



Market Analysis

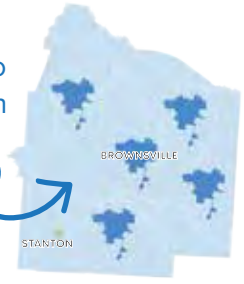
Following a series of interviews and the summation of the community survey responses, the Market Analysis examined a variety of topics including Residential, Commercial, Industrial, Agriculture, and the Potential Ancillary Multiplier, otherwise referred to as "But For". These findings from **The Chesapeake Group** are based on current market trends. Known for its historic agricultural base, Haywood County contains more than 200,000 acres of land zoned for agriculture. Primary crops include cotton, and soybeans with cattle as the largest production of livestock in the county. The agricultural land use forecast notes that the per acre sale price has risen substantially since the announcement of Blue Oval City, which many see and precedent indicates as threatening continued agrarian land use.

The Market Analysis indicates that Blue Oval will stimulate ancillary-related activity described as the "but for" multiplier. Residential demand over the next twenty years is anticipated to generate 2,695 new residential units; however, once the "But For" multiplier is applied, new residential growth surges to 6,713 new residential units. This substantial household growth will result in significant new supportable commercial demand. When including the Blue Oval "But For" multiplier, additional ancillary-related commercial activity stimulates the generation of 1,290,000 square feet of new supportable commercial space over the next twenty years primarily in nine major categories of retail goods and services.

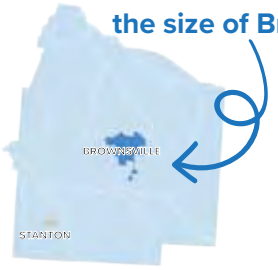
While the residential growth is likely to have the most significant transformational impact on land use, industrial development will likely have the most significant economic impact. There is the potential for up to an additional 3 million square feet of industrial space to be constructed within Haywood County. Some of the potential industrial space may be linked to Blue Oval City, further impacting the land use in the area surrounding the plant, but other industrial opportunities exist throughout the County.

A comparison of land consumption over the next 20 years, based on lot size

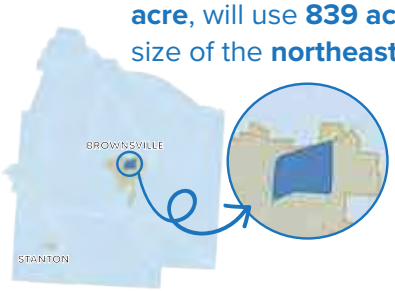
If every expected home within the **next 20 years** is built on **5 acres each** (aligned with historic patterns) the amount of land needed to accommodate this growth would be equal to **33,565 acres - an area roughly the size of five Brownsvilles**



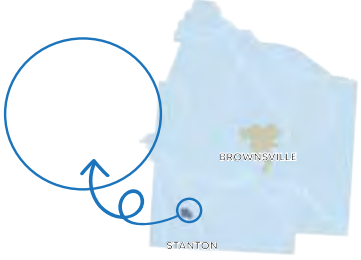
Homes built on 1 acre each will consume **6,713 acres** - an area **slightly larger than the size of Brownsville today**



Homes built on 0.15 acre lots, or at **8 homes per acre**, will use **839 acres** - an area roughly the size of the **northeast corner of Brownsville**



Building **15 homes per acre** will use **447 acres** - an area about equal to **one-and-a-half Stantons**



Market Analysis

Housing Growth

Based on historical patterns and trends, housing growth has the greatest potential to impact future land use. Blue Oval and associated industrial activity will affect on a county-wide scale a substantial change in housing demand in Haywood County over the next 20 years. Currently, housing vacancy rates are low in Haywood County, therefore potential incoming residents will increase the demand for new housing. This demand will likely occur as "latent demand" or "pent-up demand", meaning housing supply may not keep pace with new population and household growth until five, ten, or twenty years into the future.

With market conditions generating demand for 6,713 additional housing units over the next twenty years, it is anticipated that there will be increasing development pressure within existing communities as well as the rural countryside. Based on current economic and housing market conditions, the market will demand and support a mix of housing types. About one-third of new housing units will have the equivalency of three bedrooms, one of which might be used as an office or den area; about twenty percent will either be studio or one-bedroom units likely oriented toward one- or two-person households; sixty percent of the owner-occupied units will be three bedrooms or larger; and at least three in ten units will have at least three bedrooms or the equivalent.

The following is a breakdown of housing units by size:

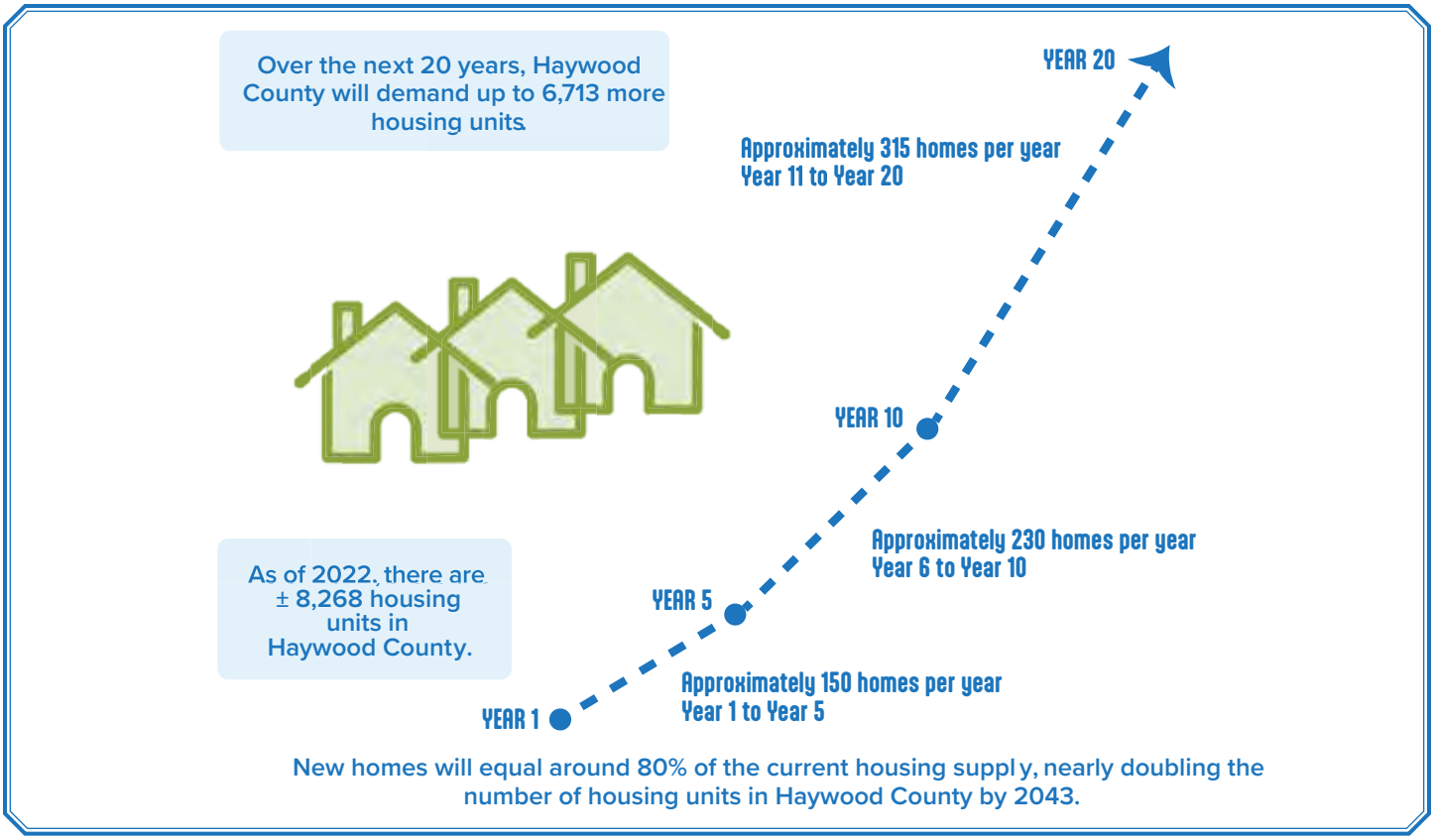
6,713 Units total in Housing
(over the next 20 years)

270 Units with 1 Bedroom

1,879 Units with 2 Bedrooms / 1+ Den

3,356 Units with 3 Bedrooms / 2+ Den

1,208 Units with 4 Bedrooms or More



Market Analysis

Commercial Growth

The number of households and housing units will expand significantly in the next five, ten, and twenty years, and will support nearly 1.3 million square feet of new commercial space throughout Haywood County, in addition to supporting existing businesses. It is anticipated that retail development will occur within existing communities, as well as follow new residential development that occurs in the rural countryside.

Based on responses from the community survey, the majority of households spend most of their income on three commodities: housing, transportation, and food. Food is usually purchased at an operation selling groceries or at a food service establishment, such as restaurants and fast food operations. Survey respondents preferred national and regional chain restaurants when dining out.

The following is a breakdown of anticipated retail square footage by type:

1,290,000 SQ. FT. Total in Retail *(over the next 20 years)*

333,000 SQ. FT. in Food and Drink

166,000 SQ. FT. in General Merchandise

40,000 SQ. FT. in Furniture

155,000 SQ. FT. in Transportation

94,000 SQ. FT. in Drugstore

87,000 SQ. FT. in Apparel

102,000 SQ. FT. in Hardware

132,000 SQ. FT. in Vehicle Service

181,000 SQ. FT. in Miscellaneous

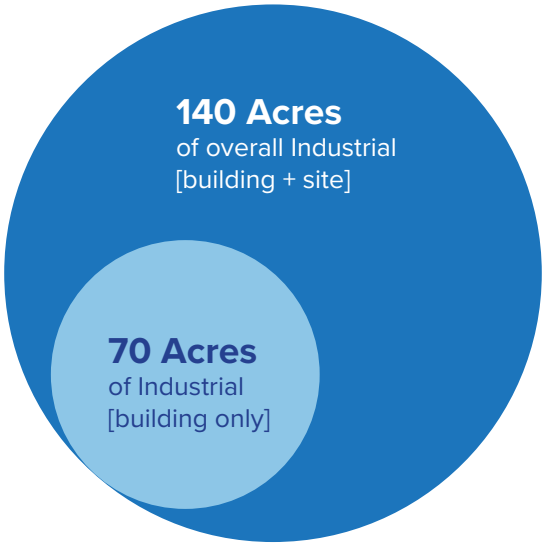
Industrial Growth

A potential for more than three million additional square of industrial space is estimated over the next twenty years, excluding the activity on site at Blue Oval City, and assuming transportation, communications, and other existing infrastructure networks can accommodate the growth. Some space will be linked to the vehicle assembly and battery plants, but other opportunities exist.

Skilled employees whether current residents or relocating to Haywood County will find potential opportunities in the following industrial sectors and more:

- Drone production and assembly for military and civilian purposes.
- Other advanced battery production for non-Ford vehicles.
- Warehousing and logistics operations.
- Opportunistic housing construction.

3,000,000 SQ. FT. or **70** Acres Total in Industrial *(over the next 20 years)*



Preferred Areas for Development Mapping Study

An initial mapping study was completed to identify areas most suitable and likely for potential future development based on community input at the Stakeholder Listening sessions, the public open house, and results from the community survey. The "Areas Potentially Suitable for Development" map includes the following:

Existing Communities

- Areas located and zoned within municipal boundaries
- Locations of existing public amenities and service providers
- Historic, culturally significant and/or locally significant community, locale, or place of reference

Infrastructure Capacity

- Proximity to existing infrastructure - Where capacity exists, is planned or may be more easily provided
- Locations where new or extended infrastructure is planned or may be more easily provided
- Transportation corridors

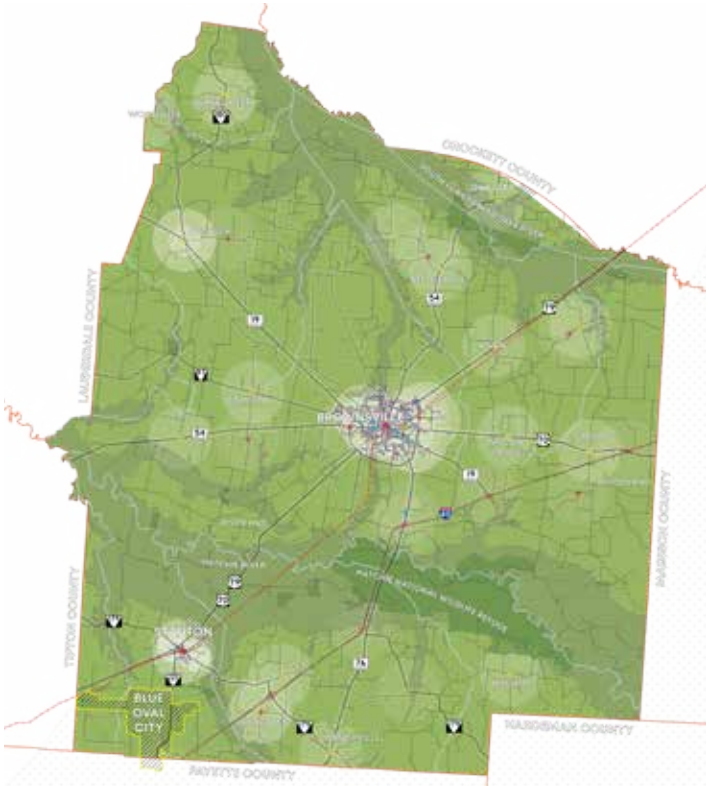
Environmental Constraints

- Floodplains and floodways
- Streams and rivers
- Bodies of water
- Wetlands
- Aquifer recharge zone(s)
- Highly productive agricultural areas
- High quality soils
- Dedicated wildlife and nature preserves
- Other environmentally sensitive features of local or regional importance

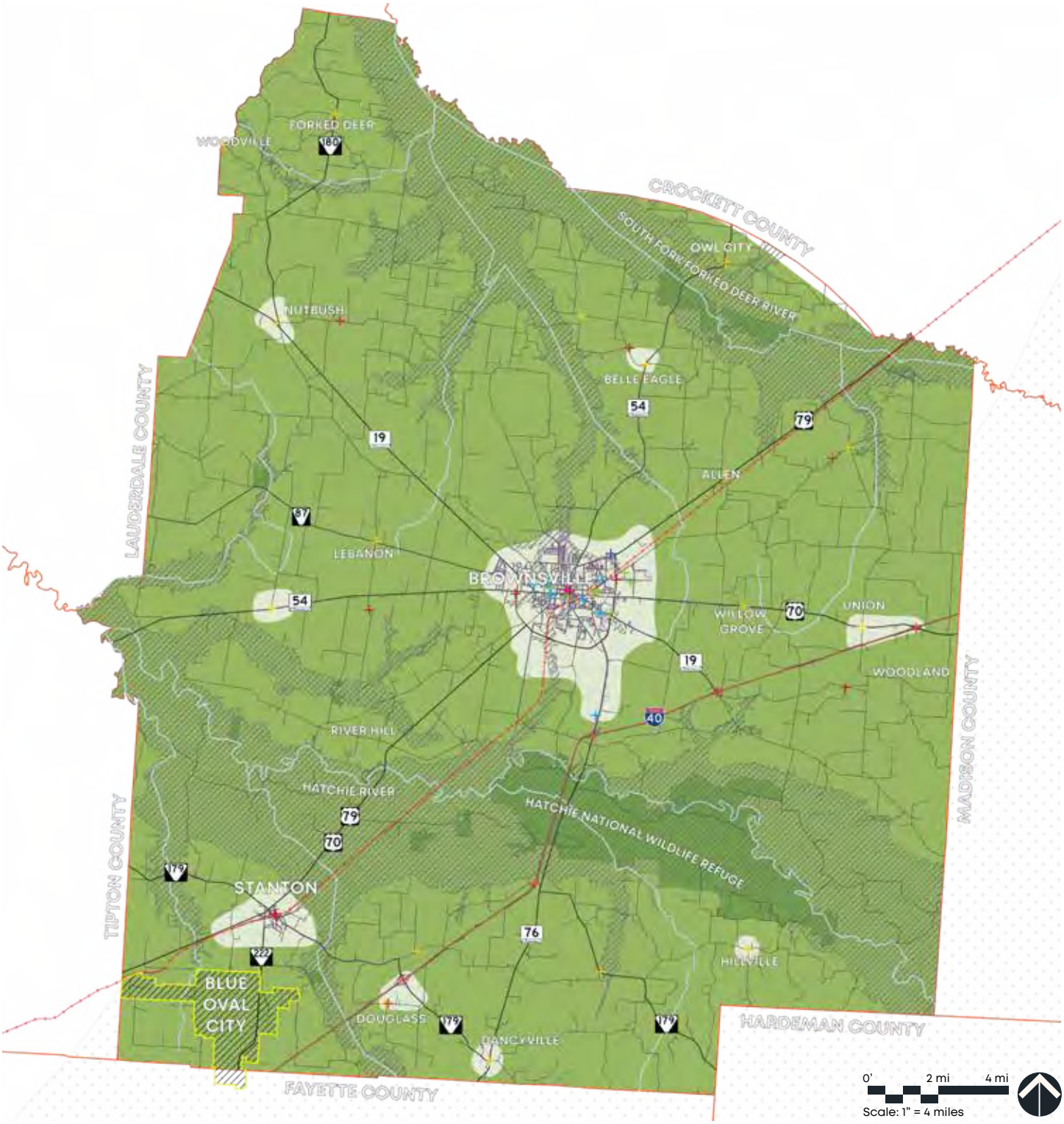
Other Constraints

- Utility corridors
- Similar limiting features

Each of the opportunities and constraints listed appeared on the "Areas Potentially Suitable for Development" map as a white, translucent area of significant impact or service dependent on the variable. Where multiple opportunities overlapped the transparencies became more opaque. These areas of overlap were evaluated in conjunction with the Vision and Growth Principles and were translated into the "Preferred Areas for Development" map describing, initial areas being more conducive for preferred development. The Growth Principles of "Grow & Protect," "Guide & Focus," and "Invest in Existing" are clearly depicted in this map as the preferred areas for development were heavily influenced by the existing assets and available infrastructure throughout Haywood County.



Areas Potentially Suitable for Development based on existing conditions and assets



Preferred Areas for Development

Key					
	Protected Areas		Municipal Boundary		Fire Station
	Agriculture & Nature Land		Existing Urban Growth Boundary		Police Station
	Areas Suitable for Development		Proposed Urban Growth Boundary		Hospital
	Floodplain		Planned Growth Area		Library
	Aquifer Recharge Zone		Major River		Schools
	Railway		Major Roadways		Parks & Recreation
	Interstate 40		Minor Roadways		Performing Arts
	County Boundary		Community / Four-way		Future Interchange

Alternate Land Use Scenarios

The Preferred Areas for Development map, Stakeholder Meeting feedback, and public input was used to develop a series of Alternate Land Use Scenarios. These Scenarios depict different potential development patterns throughout Haywood County, and do not represent land use plans; therefore, specific locations and details are conceptual and flexible. These Alternate Land Use Scenarios are:

- "Business-As-Usual"
- Minimally Guided Dispersed Development
- Community Focused and Clustered in Countryside
- Community Concentration and Countryside Conservation

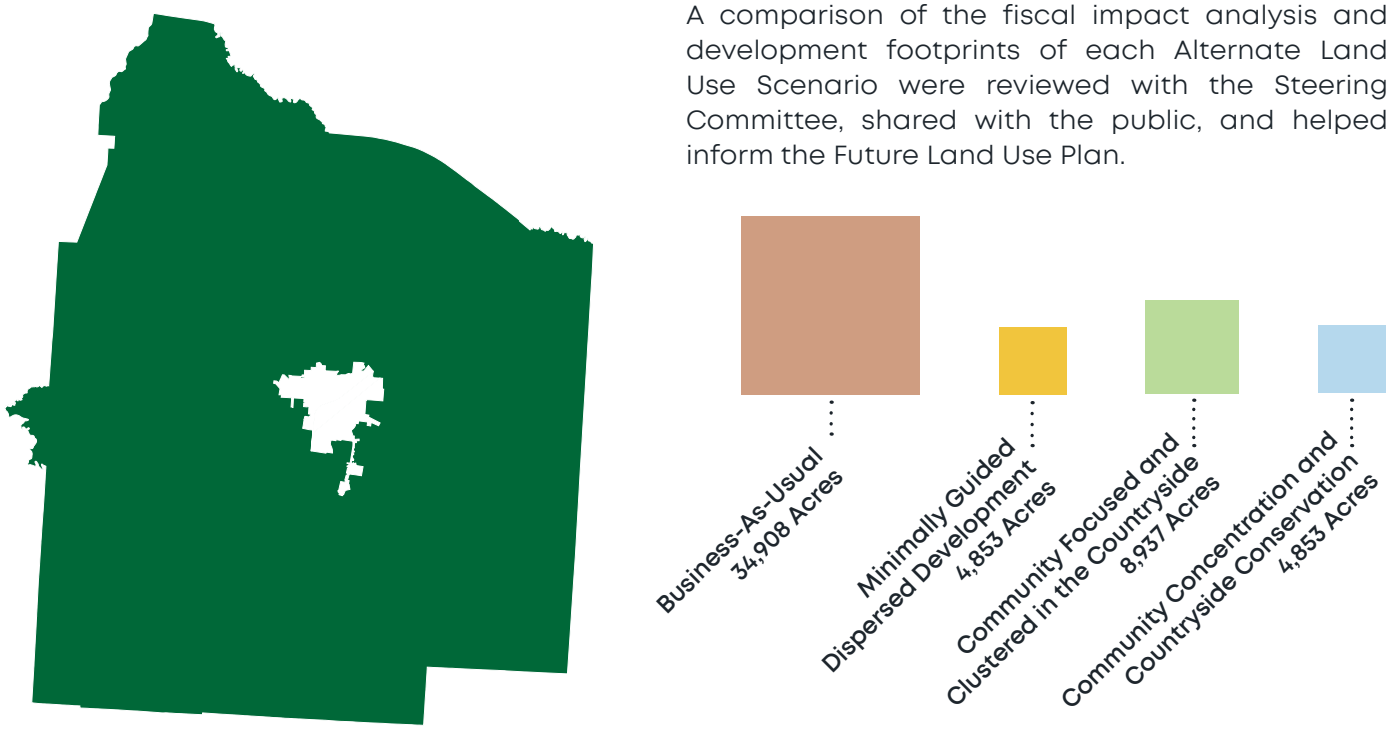
The Alternate Land Use Scenarios include information regarding:

- Land use type, form, and density
- Impact on roads, infrastructure, and community facilities
- Protection, enhancement, and impact of community assets

Throughout the public engagement process there was a continual distinction between the "Community" and the "Countryside." Therefore, in the Alternate Land Use Scenarios the Community includes areas within the existing municipal boundaries and areas adjacent to existing municipal boundaries by approximately 1 mile. The Countryside includes all other areas within the county, such as Rural Four-Ways, Conservation Clusters, or Rural Residential. In each scenario it is anticipated that working farms would remain a vital use in Haywood County.

Rural Four-Ways are defined as countryside communities that serve as nodes for commerce, services, connection, and identity. A **Conservation Cluster** is a clustering of homes, services, and amenities that preserve and conserve farmland and natural areas. **Rural Residential or FARR** (Forest, Agriculture, and Rural Residential) is a land use that preserves a mix of natural landscapes, agricultural uses, and limited residential development which does not require extensive services typically associated with municipal or urban areas.

Each Alternate Land Use Scenario is accompanied by a Fiscal Impact Analysis that models county-wide and municipal revenues, capital impacts, and net fiscal results attributed to each scenario. A comparison of the fiscal impact analysis and development footprints of each Alternate Land Use Scenario were reviewed with the Steering Committee, shared with the public, and helped inform the Future Land Use Plan.



Land Use Scenario residential development footprints in comparison to Haywood County and Brownsville

Alternate Land Use Scenarios - Overview

Scenarios	Community		Countryside		
	Within Existing Communities	Near / Adjacent to Existing Communities	Focused at Four-Ways	Conservation Clusters	Rural Residential (FARR)
"Business-As-Usual"	30%	20%	-	-	50%

Business-As-Usual establishes a baseline for the alternate land use scenarios by representing the Market Analysis projected future development yield based on current zoning and development patterns. In this scenario, future development is evenly split between the Community and the Countryside. In the Community, thirty percent of the development is within existing municipal boundaries and twenty percent is located adjacent to these boundaries. The majority of this growth is included along corridors where existing infrastructure can be readily accessed or extended. All of the development in the Countryside is Rural Residential in the FAR and R-1 Districts matching recent patterns and densities of development.

Minimally Guided Dispersed Development	35%	20%	5%	10%	30%

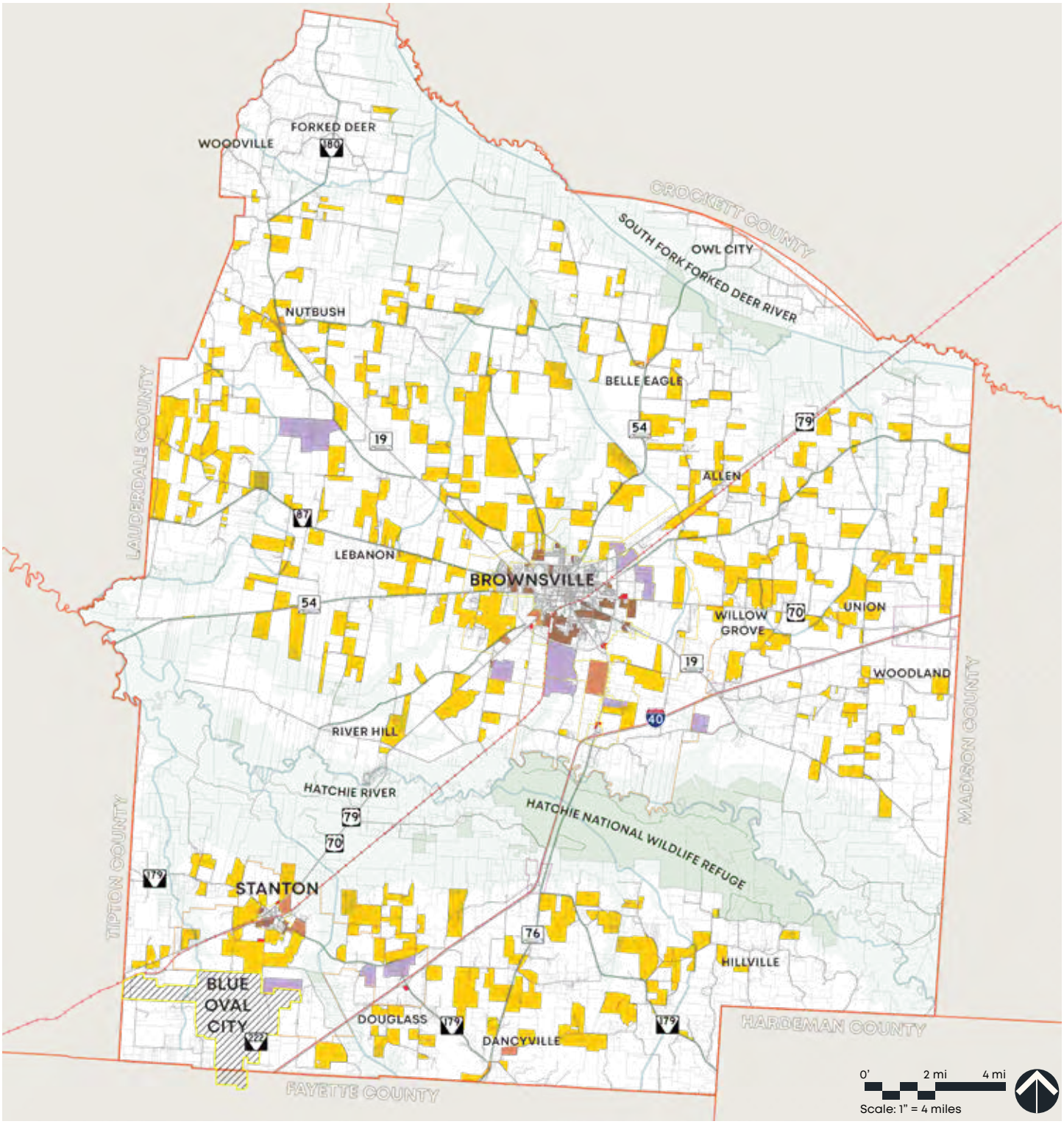
The Minimally Guided Dispersed Development scenario also depicts a balanced distribution of development across the Community and the Countryside, however unlike Business-As-Usual, the development in the Countryside is distributed between Four-Ways, Conservation Clusters, and FARR. Within the Community, development is indicated on larger vacant parcels adjacent to existing development both within and adjacent to the municipal boundaries. In the Countryside, the scenario depicts a dispersed development pattern throughout the county based on the allowable densities of FAR and R-1 zoning. Additional development is indicated within Four-Ways and Conservation Clusters.

Community Focused and Clustered Countryside	45%	15%	10%	15%	15%

The Community Focused and Clustered Countryside scenario depicts an increase up to sixty percent of future development and reinvestment both within and adjacent to the Community's municipal boundaries. The growth depicted in the Countryside occurs as clusters along existing thoroughfares, as development surrounding Four-Ways, and as Conservation Clusters to better preserve the most productive farmland, valued rural landscape and sensitive environmental features.

Community Concentration and Countryside Conservation	60%	15%	15%	5%	5%

The Community Concentration and Countryside Conservation scenario represents a highly-concentrated level of development and reinvestment in and around existing communities with sixty percent occurring within municipal boundaries. One quarter of development would occur within the Countryside, with fifteen percent focused at Four-Ways, minimizing Conservation Clusters and Rural Residential. To promote the viability of working farms and vibrancy of existing communities, this scenario would focus development on available land within the municipal boundaries of the City of Brownsville and the Town of Stanton.



	RESIDENTIAL	Brownsville	Stanton	Elsewhere	TOTAL
	Within Existing Municipal Boundaries	926.5 Acres	80.5 Acres	-	**1,007 Acres**
	Adjacent to Municipal Boundaries	318 Acres	18 Acres	-	**336 Acres**
	4-Ways	-	-	-	**-**
	Conservation Cluster	-	-	-	**-**
	Rural Residential (FAR & R-1)	-	-	33,565 Acres	**33,565 Acres**
	COMMERCIAL	23 Acres	4 Acres	49 Acres	**76 Acres**
	INDUSTRIAL	112 Acres	20 Acres	8 Acres	**140 Acres**

Business As Usual

Market predictions for the next 20 years

	Residential	Retail	Industrial
Within Existing Municipal Boundaries	2,014 Units 1,007 Acres	387,000 Sq. Ft. 23 Acres	1,570,000 Sq. Ft. 72 Acres
Adjacent to Municipal Boundaries	1,343 Units 5,372 Acres	258,000 Sq. Ft. 15 Acres	1,306,000 Sq. Ft. 60 Acres
Around Rural Four-Ways	- -	- -	- -
Conservation Clusters	- -	- -	- -
Rural Residential	3,357 Units 33,570 Acres	645,000 sq. ft. 38 Acres	175,000 8 Acres
Total	39,949 Acres	76 Acres	140 Acres

Fiscal impacts for the next 20 years

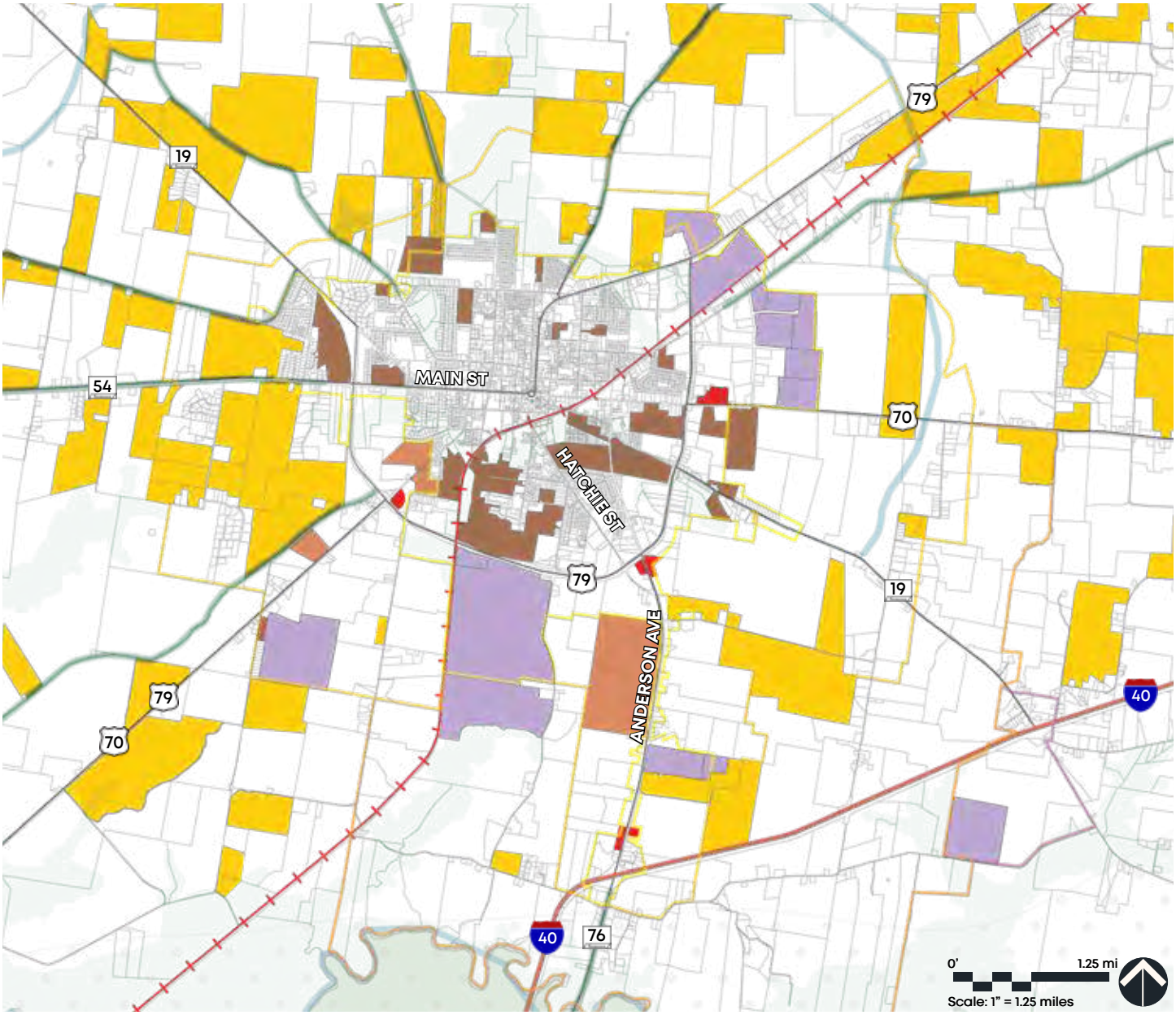
Population		**Jobs**	
Municipal Areas	4,314	**Municipal Areas**	968
Unincorporated Areas	10,068	**Unincorporated Areas**	6,967
Public School Students	2,069	**Total**	7,935
Grand Total			
Revenues	$506,109,000	**Net Fiscal Impact**	-$180,796,000
Expenditures	$686,904,000	**Avg. Annual Net Impact**	-$9,040,000

Scenario Summary

The Business-As-Usual scenario embodies some of the growth principles established by the community. The scenario places new development in areas not as easily accessible to area assets, increases pressure on existing infrastructure, and consumes as much as twelve percent of the county for new development, reducing the amount of productive farmland and rural landscape that was mentioned as being highly valued by community members throughout the public engagement process. While new investment occurs in and around existing communities, the dispersed pattern of housing hinders the potential and scale of investment in underutilized buildings, corridors, and new development. The financial implications of continuing this development pattern would require far more expenditures than revenue generated, borrowing from future generations.

Business-As-Usual

Brownsville

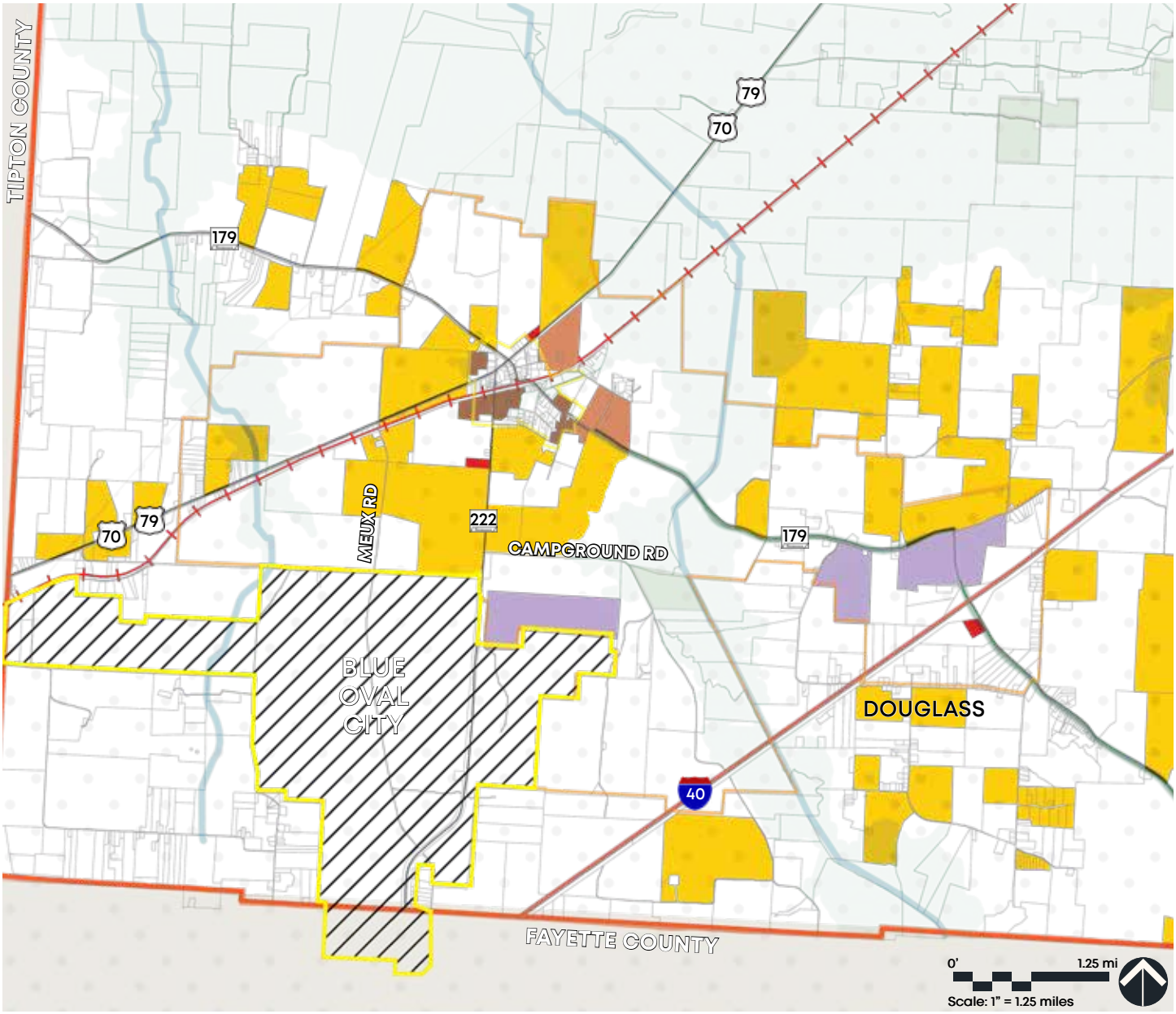


Market Predictions (20 Years)	Residential	Retail	Industry *(Within+Adjacent)*
Units / Sq. Ft.	1,853 Units	328,950 Sq. Ft.	2,439,360 Sq. Ft.
Acreages	926.5 Acres	23 Acres	112 Acres

Fiscal Impact (20 Years)			
Revenue	$48,496,000	**Net Fiscal Impact**	$6,301,000
Expenditures	$42,195,000	**Avg. Annual Net Impact**	$315,050

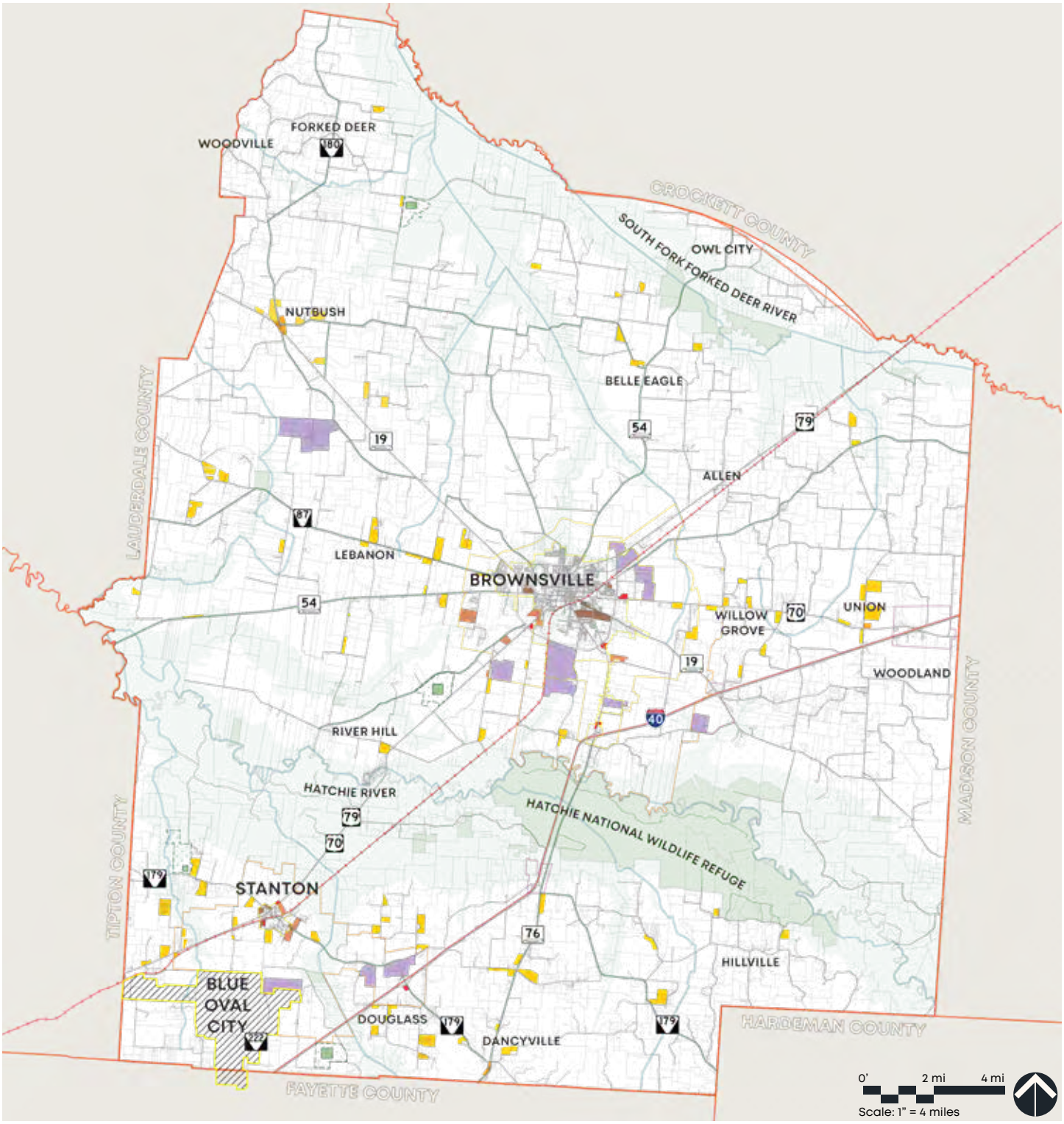
Business-As-Usual

Stanton



Market Predictions (20 Years)	Residential	Retail	Industry *(Within+Adjacent)*
Units / Sq. Ft.	161 Units	58,050 Sq. Ft.	435,600 Sq. Ft.
Acreages	80.5 Acres	4 Acres	20 Acres

Fiscal Impact (20 Years)			
Revenue	$3,194,000	**Net Fiscal Impact**	$1,906,000
Expenditures	$1,288,000	**Avg. Annual Net Impact**	$95,300



	RESIDENTIAL	Brownsville	Stanton	Elsewhere	TOTAL
	Within Existing Municipal Boundaries	271 Acres	23 Acres	-	**294 Acres**
	Adjacent to Municipal Boundaries	216 Acres	8 Acres	-	**224 Acres**
	4-Ways	-	-	84 Acres	**84 Acres**
	Conservation Cluster	-	-	224 Acres	**224 Acres**
	Rural Residential (FAR & R-1)	-	-	4,028 Acres	**4,028 Acres**
	COMMERCIAL	26 Acres	5 Acres	45 Acres	**76 Acres**
	INDUSTRIAL	112 Acres	20 Acres	8 Acres	**140 Acres**

Minimally Guided Dispersed Development

Market predictions for the next 20 years

	Residential	Retail	Industrial
Within Existing Municipal Boundaries	2,350 Units	451,500 Sq. Ft.	1,570,000 Sq. Ft.
	294 Acres	27 Acres	72 Acres
Adjacent to Municipal Boundaries	1,343 Units	258,000 Sq. Ft.	1,306,000 Sq. Ft.
	224 Acres	15 Acres	60 Acres
Around Rural Four-Ways	336 Units	64,500 Sq. Ft.	-
	84 Acres	4 Acres	-
Conservation Clusters	671 Units	129,000 Sq. Ft.	-
	224 Acres	8 Acres	-
Rural Residential	2,014 Units	387,000 sq. ft.	175,000
	4,028 Acres	23 Acres	8 Acres
Total	4,853 Acres	77 Acres	140 Acres

Fiscal impacts for the next 20 years

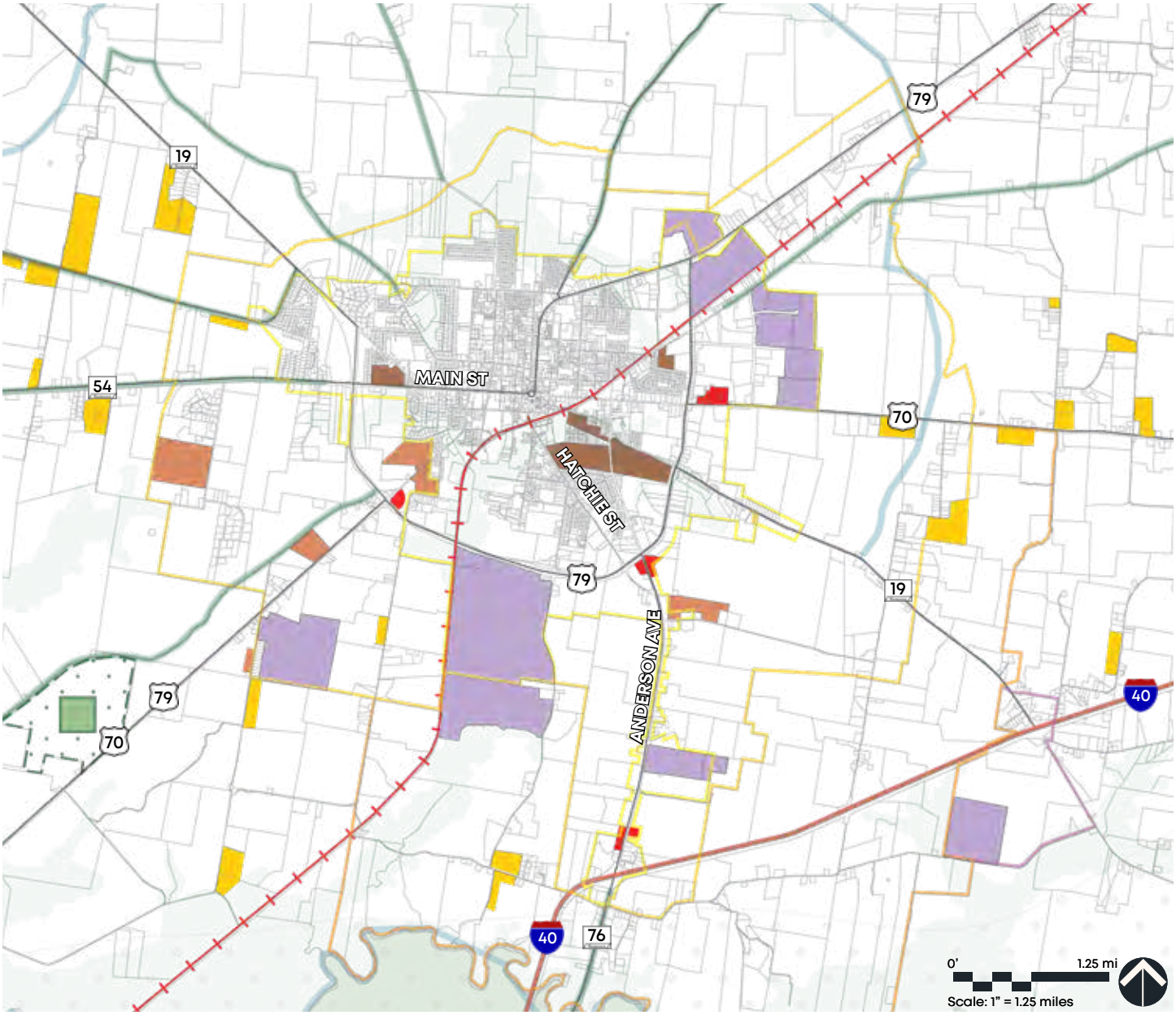
Population		Jobs	
Municipal Areas	5,034	**Municipal Areas**	1,129
Unincorporated Areas	9,348	**Unincorporated Areas**	6,806
Public School Students	2,069	**Total**	7,935
Grand Total			
Revenues	$543,635,000	**Net Fiscal Impact**	-$132,966,000
Expenditures	$676,601,000	**Avg. Annual Net Impact**	-$6,648,000

Scenario Summary

The Minimally Guided Dispersed Development scenario embodies some of the growth principles established by the community. The scenario directs development at an increased intensity within existing communities and in clusters of development in the countryside, supporting the viability of some of the areas most productive farmland. The placement of development within existing communities increases access to existing assets and better supports investment in underutilized properties and corridors, though limited due to the dispersed pattern. The fiscal impact of this development pattern would continue to require more expenditures than revenue generated, but at a reduced deficit over the prior scenario.

Minimally Guided Dispersed Development

Brownsville

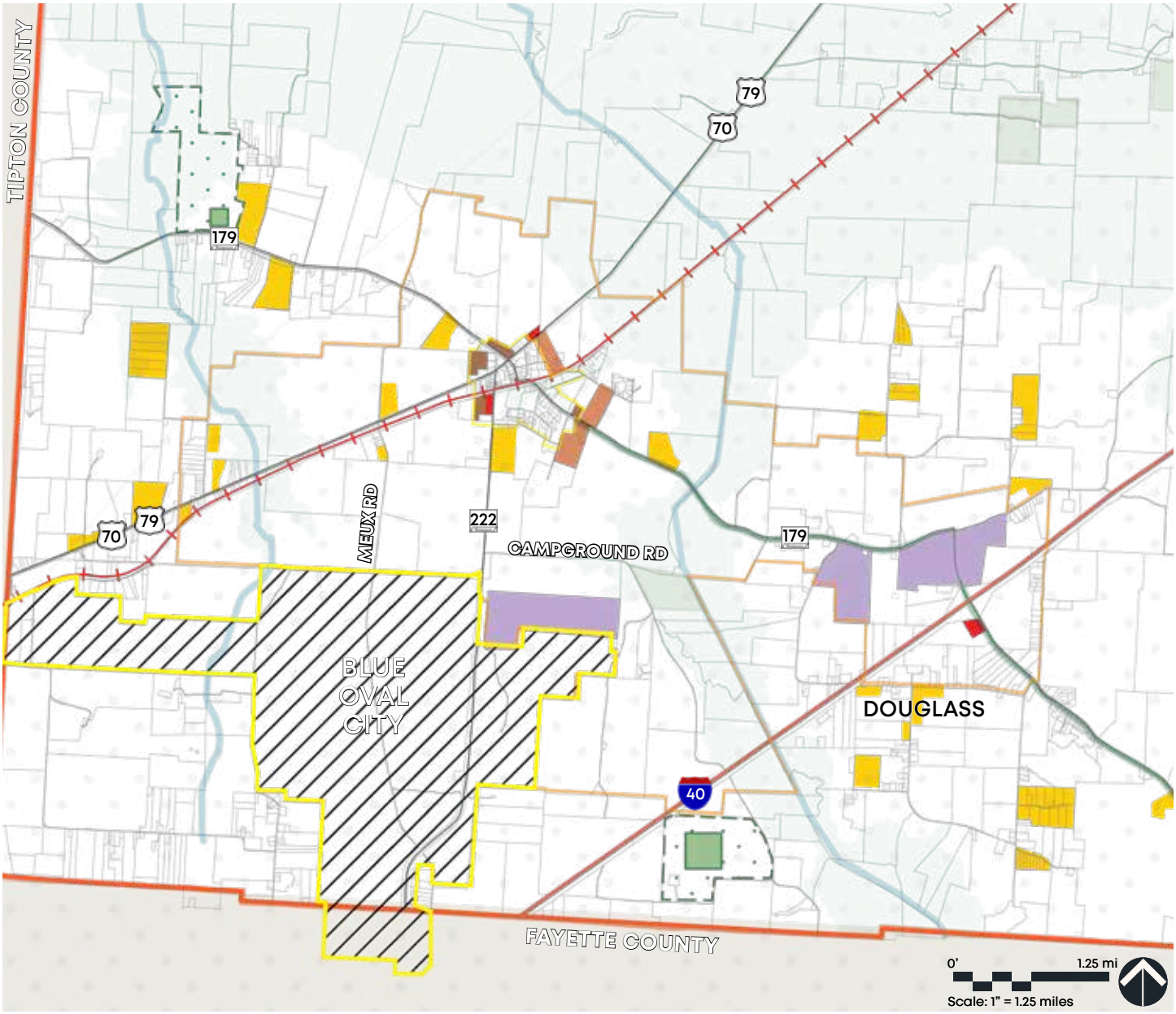


Market Predictions (20 Years)	Residential	Retail	Industry *(Within+Adjacent)*
Units / Sq. Ft.	2,162 Units	383,775 Sq. Ft.	2,439,360 Sq. Ft.
Acreages	271 Acres	26 Acres	112 Acres

Fiscal Impact (20 Years)			
Revenue	$56,586,000	**Net Fiscal Impact**	$7,461,000
Expenditures	$49,126,000	**Avg. Annual Net Impact**	$373,050

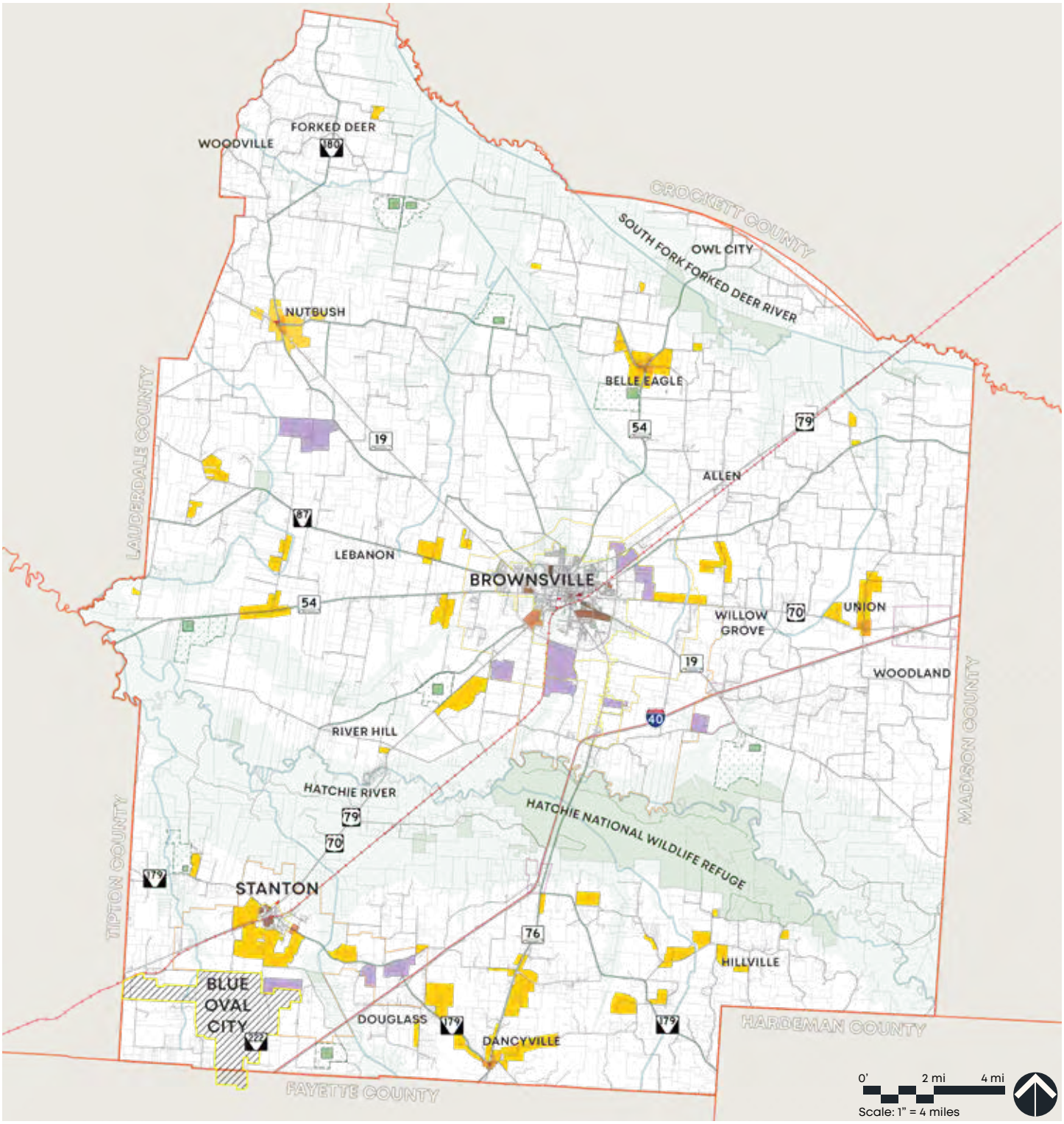
Minimally Guided Dispersed Development

Stanton



Market Predictions (20 Years)	Residential	Retail	Industry *(Within+Adjacent)*
Units / Sq. Ft.	188 Units	67,725 Sq. Ft.	435,600 Sq. Ft.
Acreages	23 Acres	5 Acres	20 Acres

Fiscal Impact (20 Years)			
Revenue	$3,727,000	**Net Fiscal Impact**	$2,224,000
Expenditures	$1,503,000	**Avg. Annual Net Impact**	$111,200



	RESIDENTIAL	Brownsville	Stanton	Elsewhere	TOTAL
	Within Existing Municipal Boundaries	232 Acres	20 Acres	-	**252 Acres**
	Adjacent to Municipal Boundaries	318 Acres	18 Acres	-	**126 Acres**
	4-Ways	-	-	168 Acres	**168 Acres**
	Conservation Cluster	-	-	336 Acres	**336 Acres**
	Rural Residential (FAR & R-1)	-	-	8,056 Acres	**8,056 Acres**
	COMMERCIAL	34 Acres	6 Acres	36 Acres	**76 Acres**
	INDUSTRIAL	112 Acres	20 Acres	8 Acres	**140 Acres**

Community Focused and Clustered Countryside

Market predictions for the next 20 years

	Residential	Retail	Industrial
Within Existing Municipal Boundaries	3,021 Units	580,500 Sq. Ft.	1,570,000 Sq. Ft.
	252 Acres	34 Acres	72 Acres
Adjacent to Municipal Boundaries	1,007 Units	193,500 Sq. Ft.	1,306,000 Sq. Ft.
	126 Acres	11 Acres	60 Acres
Around Rural Four-Ways	671 Units	129,000 Sq. Ft.	-
	168 Acres	8 Acres	-
Conservation Clusters	1,007 Units	193,500 Sq. Ft.	-
	336 Acres	11 Acres	-
Rural Residential	1,007 Units	193,500 sq. ft.	175,000
	8,056 Acres	11 Acres	8 Acres
Total	8,937 Acres	75 Acres	140 Acres

Fiscal impacts for the next 20 years

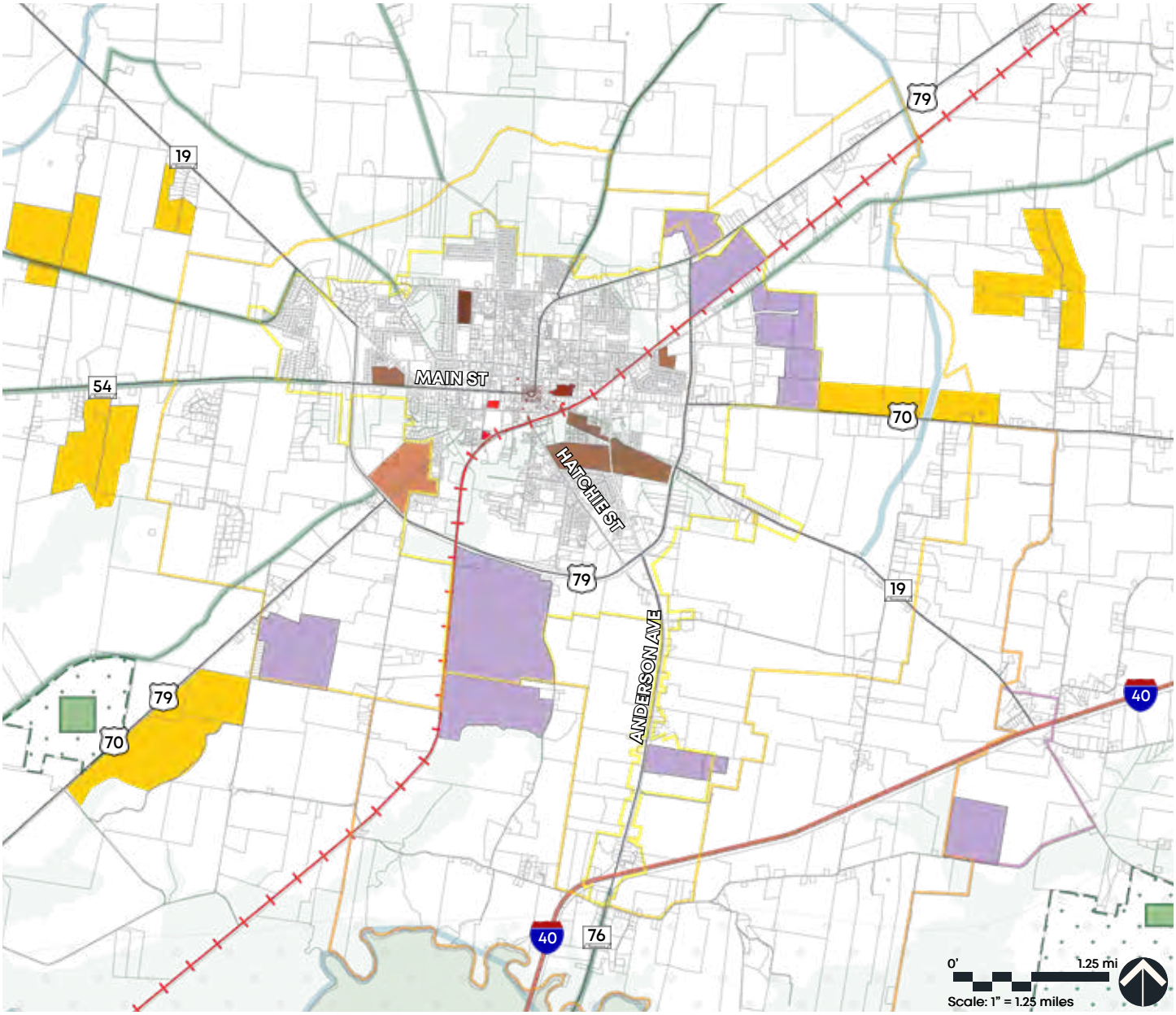
Population		**Jobs**	
Municipal Areas	6,471	**Municipal Areas**	1,451
Unincorporated Areas	7,911	**Unincorporated Areas**	6,483
Public School Students	2,069	**Total**	7,935
Grand Total			
Revenues	$575,286,000	**Net Fiscal Impact**	-$80,795,000
Expenditures	$656,081,000	**Avg. Annual Net Impact**	-$4,040,000

Scenario Summary

The Community Focused & Clustered Countryside scenario embodies many of the growth principles established by the community. The scenario focuses development at an increased intensity within existing communities and concentrates countryside development within clusters aiding in the preservation and viability of the areas working farmland. This scenario better supports investment in underutilized buildings, corridors and new development at a variety of scales. The financial impact of this development pattern would continue to require more expenditures than revenue generated, but at a further reduction over the prior scenarios. Community Focused & Clustered Countryside could be considered as a preferred development scenario, with thoughtful planning.

Community Focused and Clustered Countryside

Brownsville

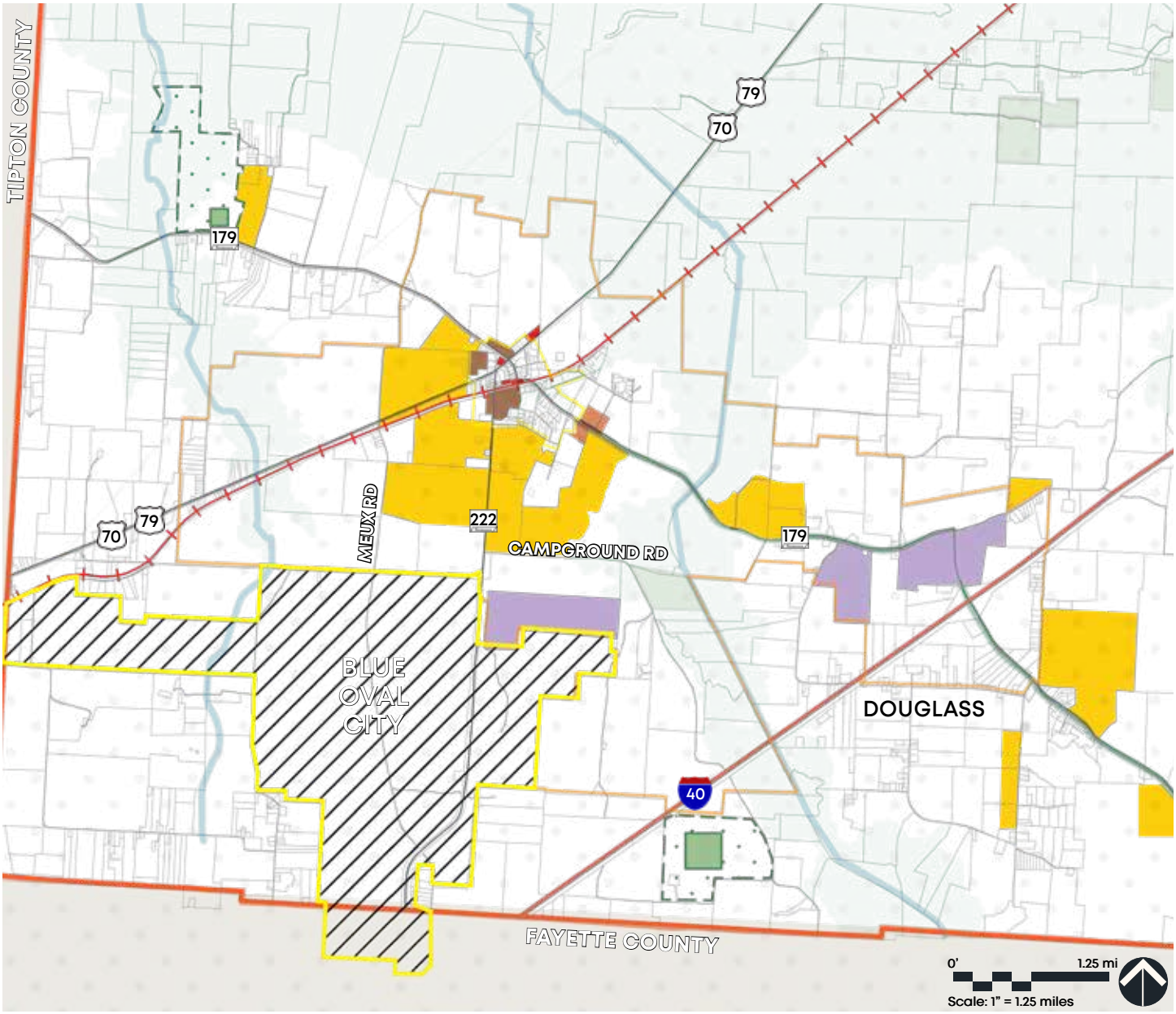


Market Predictions (20 Years)	Residential	Retail	Industry *(Within+Adjacent)*
Units / Sq. Ft.	2,779 Units	493,425 Sq. Ft.	2,439,360 Sq. Ft.
Acreages	232 Acres	34 Acres	112 Acres

Fiscal Impact (20 Years)			
Revenue	$72,638,000	**Net Fiscal Impact**	$9,624,000
Expenditures	$63,014,000	**Avg. Annual Net Impact**	$481,200

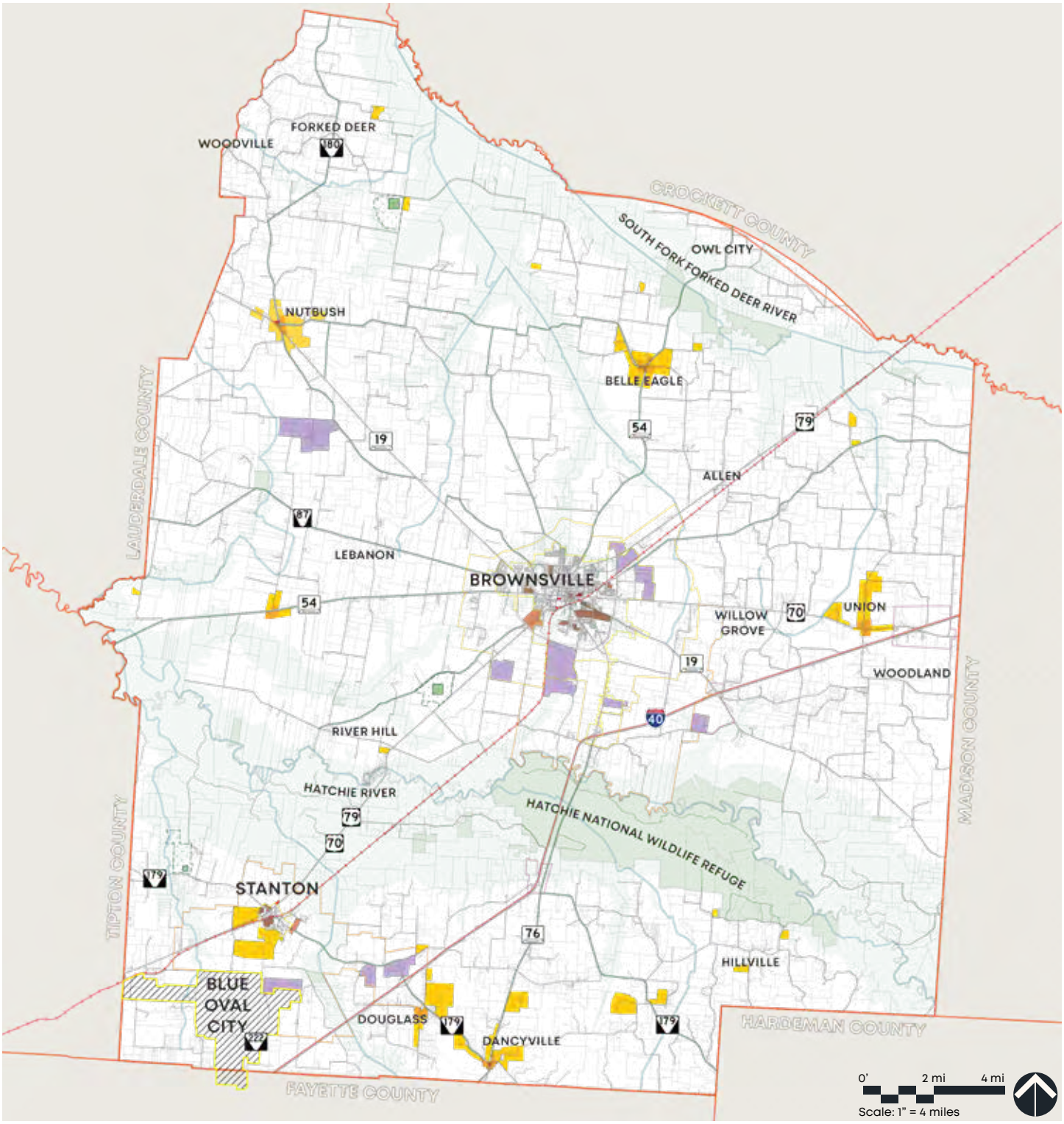
Community Focused and Clustered Countryside

Stanton



Market Predictions (20 Years)	Residential	Retail	Industry *(Within+Adjacent)*
Units / Sq. Ft.	242 Units	87,075 Sq. Ft.	435,600 Sq. Ft.
Acreages	20 Acres	6 Acres	20 Acres

Fiscal Impact (20 Years)			
Revenue	$4,791,000	**Net Fiscal Impact**	$2,859,000
Expenditures	$1,932,000	**Avg. Annual Net Impact**	$142,950



	RESIDENTIAL	Brownsville	Stanton	Elsewhere	TOTAL
	Within Existing Municipal Boundaries	309 Acres	27 Acres	-	**336 Acres**
	Adjacent to Municipal Boundaries	119 Acres	7 Acres	-	**126 Acres**
	4-Ways	-	-	252 Acres	**252 Acres**
	Conservation Cluster	-	-	112 Acres	**112 Acres**
	Rural Residential (FAR & R-1)	-	-	4,028 Acres	**4,028 Acres**
	COMMERCIAL	45 Acres	8 Acres	23 Acres	**76 Acres**
	INDUSTRIAL	112 Acres	20 Acres	8 Acres	**140 Acres**

Community Concentration and Countryside Conservation

Market predictions for the next 20 years

	Residential	Retail	Industrial
Within Existing Municipal Boundaries	4,028 Units	774,000 Sq. Ft.	1,570,000 Sq. Ft.
	336 Acres	46 Acres	72 Acres
Adjacent to Municipal Boundaries	1,007 Units	193,500 Sq. Ft.	1,306,000 Sq. Ft.
	126 Acres	11 Acres	60 Acres
Around Rural Four-Ways	1,007 Units	193,500 Sq. Ft.	-
	252 Acres	11 Acres	-
Conservation Clusters	336 Units	64,500 sq. ft.	-
	112 Acres	4 Acres	-
Rural Residential	336 Units	64,500 sq. ft.	175,000
	4,028 Acres	4 Acres	8 Acres
Total	4,853 Acres	72 Acres	140 Acres

Fiscal impacts for the next 20 years

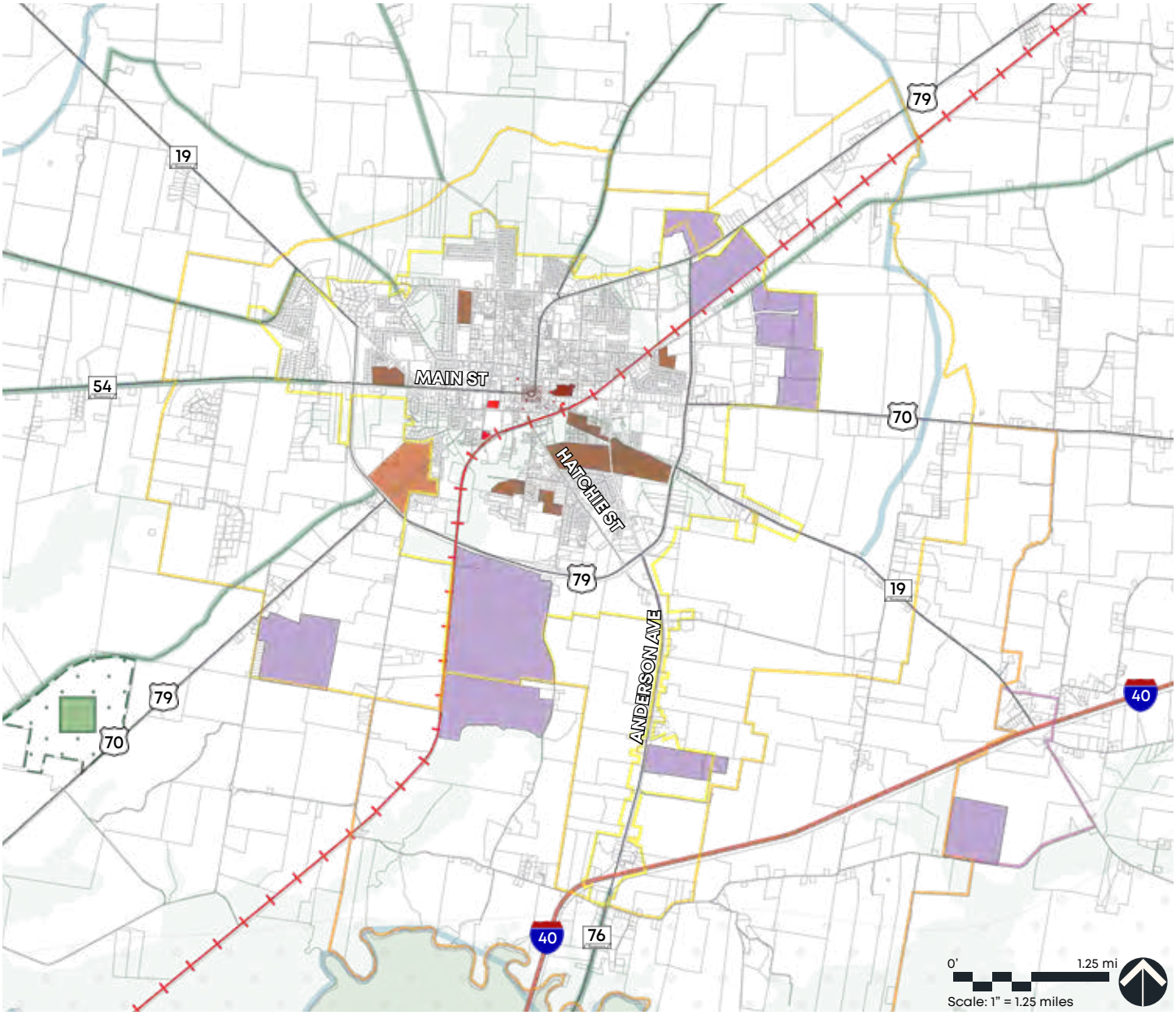
Population		Jobs	
Municipal Areas	8,629	**Municipal Areas**	1,935
Unincorporated Areas	5,754	**Unincorporated Areas**	6,000
Public School Students	2,069	**Total**	7,935
Grand Total			
Revenues	$608,002,000	**Net Fiscal Impact**	-$18,107,000
Expenditures	$626,109,000	**Avg. Annual Net Impact**	-$905,000

Scenario Summary

The Community Concentration & Countryside Conservation scenario best represents the Vision and Growth Principles to strengthen existing communities while preserving the rural character and viability of the areas working farmland throughout Haywood County. The scenario concentrates new development within municipalities and around rural four-way communities supporting investment in underutilized buildings, corridors and new development at a variety of scales that are most accessible to area assets and infrastructure. The scenario minimizes the footprint of new development within the countryside, preserving productive farmland. The financial impact of this development pattern is the most fiscally responsible of all scenarios. Thus, the Community Concentration & Countryside Conservation is considered the preferred development scenario.

Community Concentration and Countryside Conservation

Brownsville

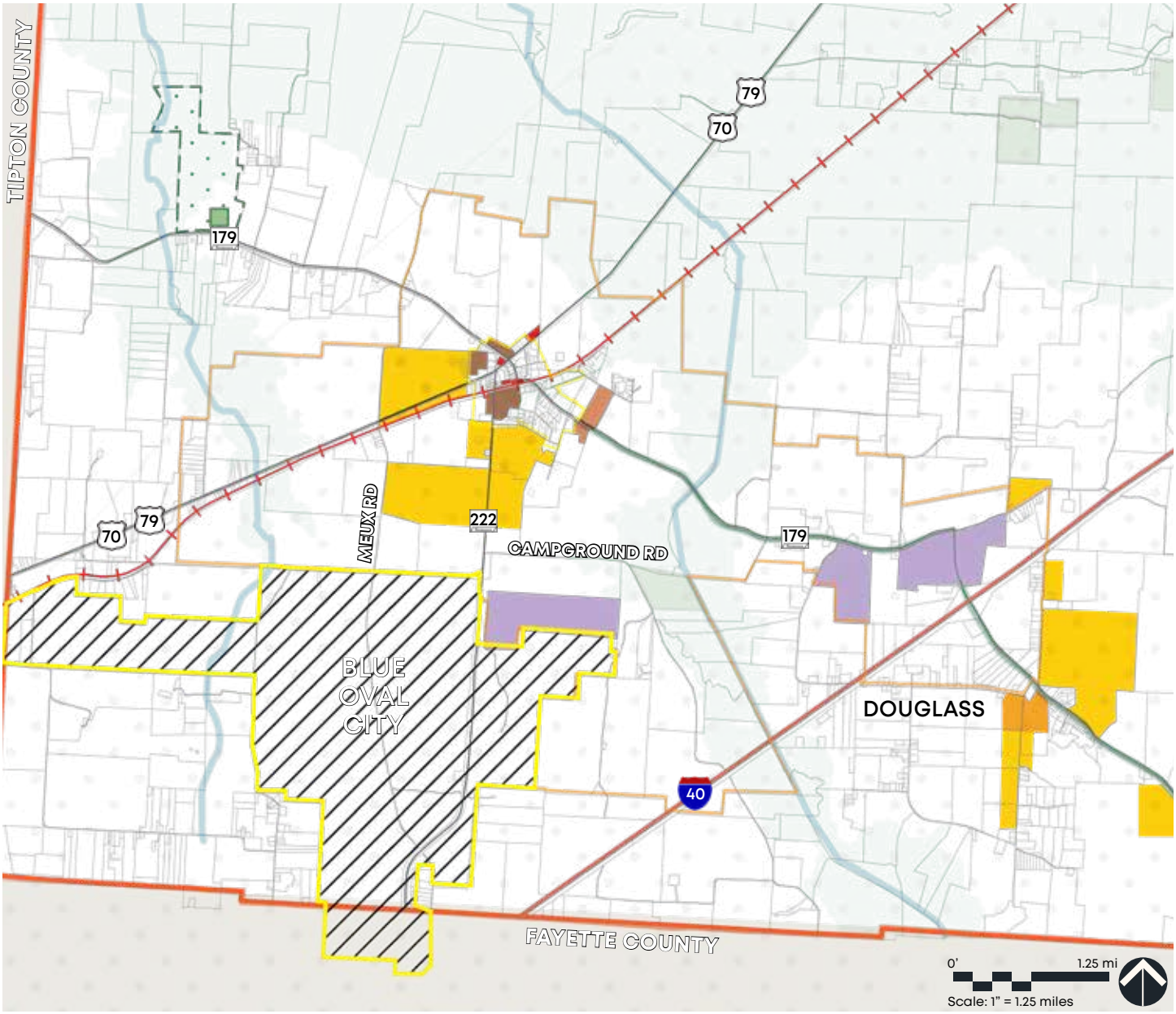


Market Predictions (20 Years)	Residential	Retail	Industry *(Within+Adjacent)*
Units / Sq. Ft.	3,706 Units	657,900 Sq. Ft.	2,439,360 Sq. Ft.
Acreages	309 Acres	45 Acres	112 Acres

Fiscal Impact (20 Years)			
Revenue	$96,995,000	**Net Fiscal Impact**	$13,106,000
Expenditures	$83,889,000	**Avg. Annual Net Impact**	$655,300

Community Concentration and Countryside Conservation

Stanton



Market Predictions (20 Years)	Residential	Retail	Industry *(Within+Adjacent)*
Units / Sq. Ft.	322 Units	116,100 Sq. Ft.	435,600 Sq. Ft.
Acreages	27 Acres	8 Acres	20 Acres

Fiscal Impact (20 Years)			
Revenue	$6,388,000	**Net Fiscal Impact**	$3,812,000
Expenditures	$2,579,000	**Avg. Annual Net Impact**	$190,600

Determining the Preferred Development Scenario

The Future Land Use Plan Steering Committee engaged in a work session on January 22nd, 2024, the primary focus of which was to create a working draft of the Future Land Use Plan for Haywood County, The City of Brownsville, and the Town of Stanton. In order to achieve this goal, the Steering Committee drew upon information and materials developed throughout the process consisting of:

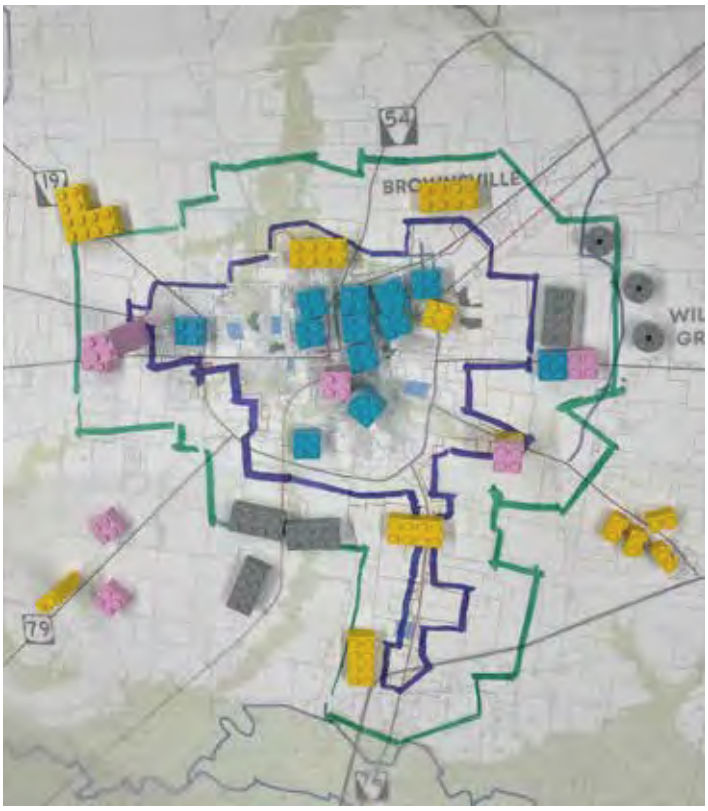
- The Community's Vision and Growth Principles as established through the public engagement process (May 23 – Present)
- The Market Analysis (Presented by The Chesapeake Group on August 29, 2024)
- The Fiscal Impact Analysis (Presented by TischlerBise on January 8, 2024)

The work session began with a brief recap of the Fiscal Impact Analysis and the Market Analysis, which determined the number of housing units that would be mapped. Throughout the session the Steering Committee referred to the findings as well as the Vision and Growth Principles. Using LEGO bricks as a participatory planning tool, the first two rounds mapped out preferred locations for housing and industrial investment across the county. The following rounds focused on Brownsville and Stanton. The first two rounds continued until the Steering Committee were satisfied with the allocation of growth across the county map at which point LRK counted the pieces within, adjacent to, and outside municipal boundaries. These totals were given a representative cash amount, and the overall game total was discussed with the Steering Committee as a hands-on representation of the Fiscal Analysis findings. The Committee's subsequent rounds were impacted with this first-hand knowledge of the financial impact of development.

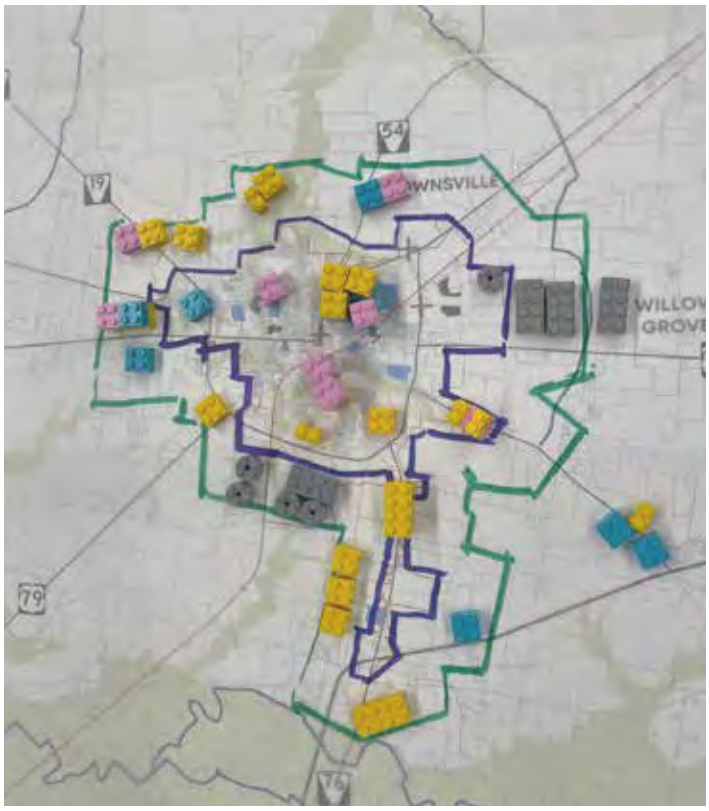
After two rounds at the county level, the Steering Committee focused on the City of Brownsville and the Town of Stanton. Different housing types such as townhomes and walk-ups were included at this scale, and the committee also placed commercial development at various scales. The committee's placement of LEGO bricks indicated specific areas for industrial development around Brownsville, and a mix of housing types throughout the city. Several areas where new investment should be focused as mixed-use neighborhood centers were identified during the course of the exercise.

Each round that the Steering Committee completed was followed with a discussion about the resulting patterns of development including reasoning, impact, and how it related to the community's Vision and Growth Principles. After the Steering Committee completed their final round, LRK translated the results onto a draft map of the Future Land Use Plan using the colors represented by the Land Use Place Types. The day's events concluded with an evening pin-up review session with the Steering Committee members to confirm land use preferences, gather additional feedback to inform further refinement and the public open house. Broadly speaking, the confirmed preferred approach indicates investment over the next 10 years should be focused in and around existing communities and areas where municipal services are currently available or can be easily extended. This approach closely aligns with the community's Vision and Growth Principles.

For a summary of the Public unveiling, please see pages 20-21.



Round 1 of County-wide mapping - Close up on Brownsville



Round 2 of County-wide mapping - Close up on Brownsville

TOMCATS

CHAPTER

4

Land Use Plan & Growth Strategy

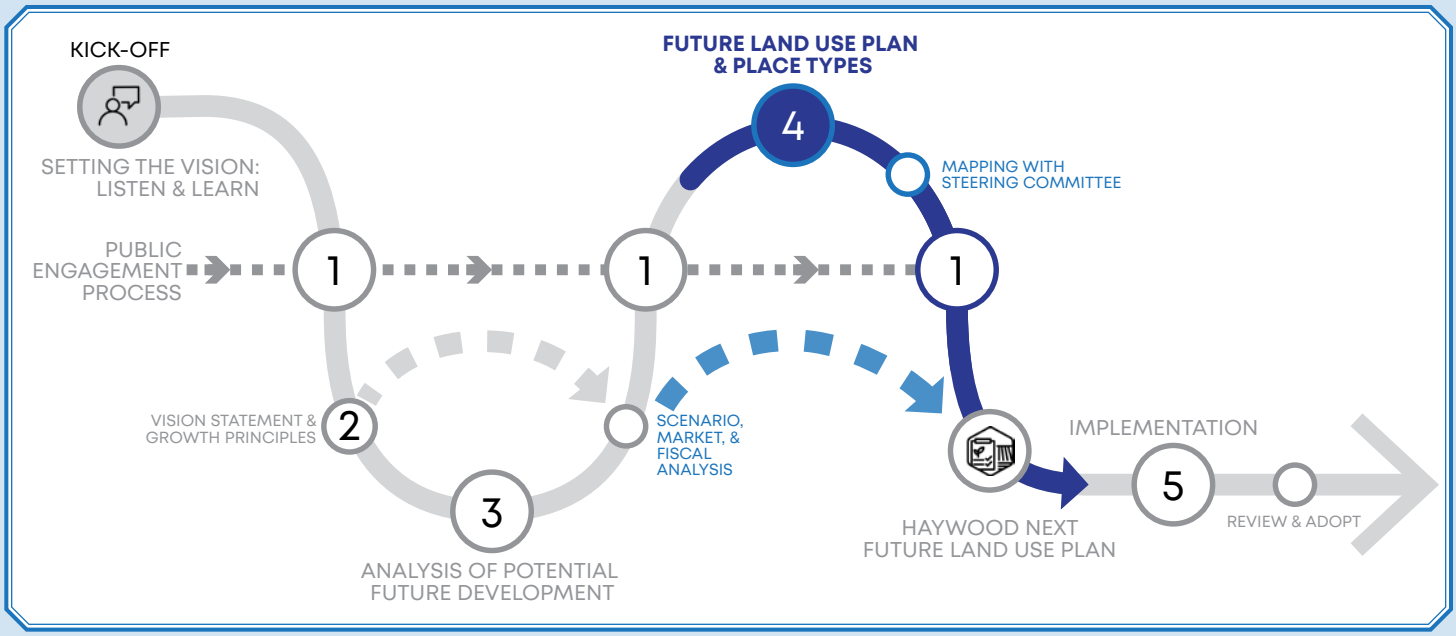
Future Land Use Plan

The Future Land Use Plan is built upon the feedback and input received in the public engagement process, the Vision Statement and Growth Principles, Market Analysis, and Fiscal Impact Analysis.

The Steering Committee mapping session held on January 22, 2024 provided the members the opportunity to consider how different patterns of development and land use have a direct impact upon placemaking and county resources. The draft Future Land Use Plan that was developed from that mapping session was tested and shared with the public at an Open House on February 26, 2024, and refined based on community feedback.

The Future Land Use Plan is organized by Land Use Place Types that classify land use typologies within various contexts and at various scales, setting the character of land by use while considering surrounding development and landscape. These Place Types range from lower intensity uses such as "Forest, Agriculture, and 'Rural Residential'" (FARR) to higher intensity, like "Town Center." In addition and in response to feedback received from the community, the Future Land Use Plan lays the foundation and framework for future investment and community planning efforts such as Community Focused Investments and Green Links.

High-level Transportation Strategies included in this chapter seek to balance the provision for safe and efficient mobility for current and future residents while preserving and enhancing the values and attributes that make Haywood County a desirable place to live. The transportation strategies contained herein are tailored to support and enable Haywood County's Future Land Use vision and may be utilized to help inform future planning studies.



VISION

To ensure that Haywood County respects, preserves, and enhances its values, diversity, history, quality of life, and character as the community grows.

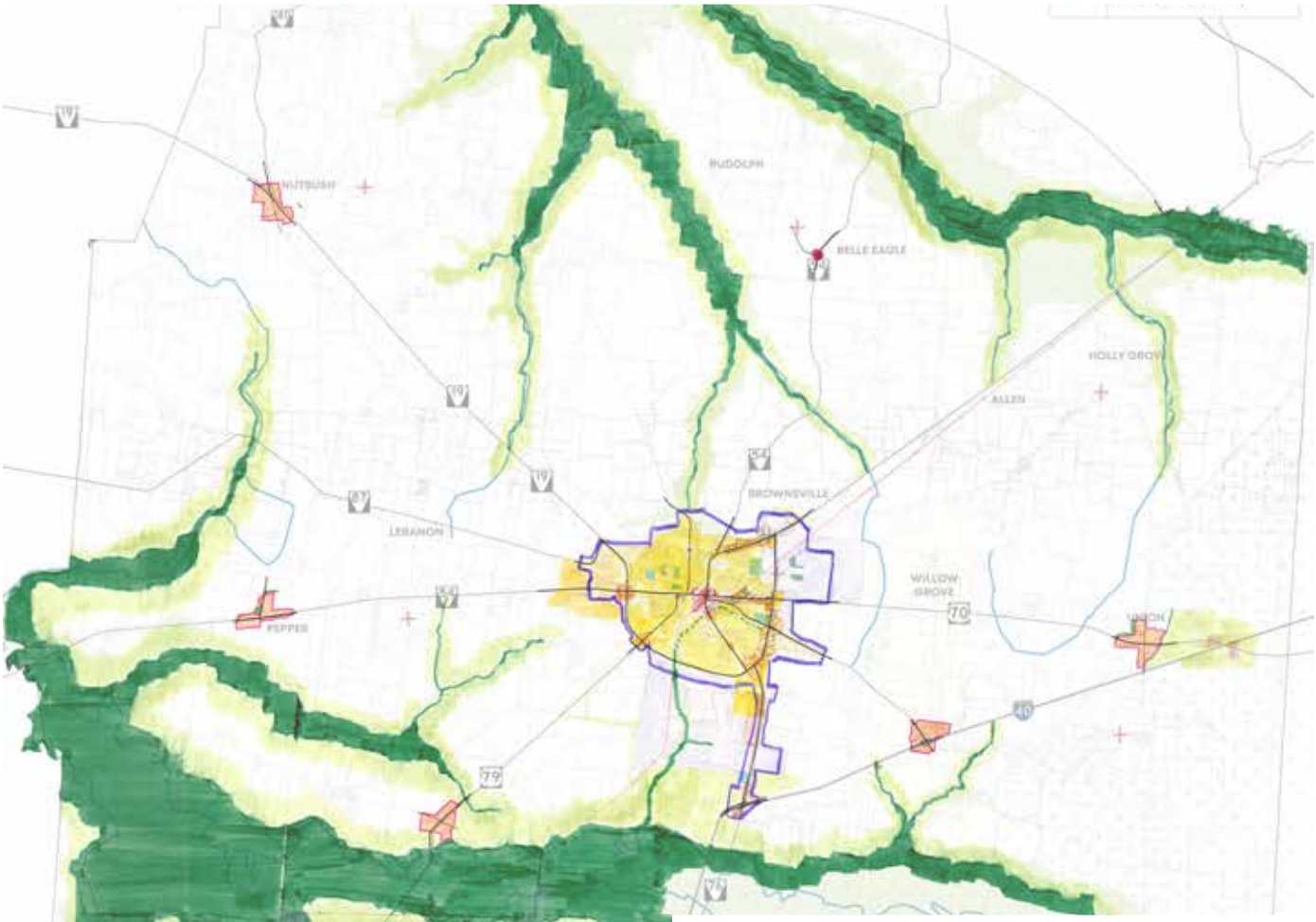


Photo and plan from the Mapping Session held on January 22nd.

Land Use Place Type Descriptions

Open Space

Areas consisting of working farmland, parks, recreation, and environmentally sensitive features, such as floodplains and wetlands.

Forestry, Agricultural, & Rural Residential (FARR)

Countryside characterized by forestry, agricultural, and low-density rural residential uses.

Rural Four-Way

A rural crossroad or focal point of lower density retail, office, civic, light industrial associated with agriculture, and residential uses, providing services for the surrounding countryside.

Neighborhood Residential

Neighborhoods characterized by moderate to lower density residential use primarily composed of single-family, townhomes, and multi-family homes.

Town Residential

Neighborhoods characterized by moderate density residential uses incorporating a variety of housing types, including townhomes, multi-family homes, single-family homes, and small nodes of commercial/retail where integrated into a mixed-use approach to development.

Neighborhood Center

A node that incorporates smaller scale, lower density and intensity mix of uses including commercial, retail, office, residential, and civic uses, serving nearby or adjoining residential neighborhoods.

Town Commercial

Areas of moderate to lower density commercial, retail, office, and civic uses typically associated with larger building footprints. Residential uses may be appropriate where integrated into a mixed-use approach to development.

Town Corridor

Higher to moderate density/intensity retail, commercial, office, civic, residential use typically located along and adjacent to primary transportation corridors.

Town Center

A community core with a concentrated variety and mix of higher density/intensity retail, commercial, office, civic, residential, and light industrial uses consisting of smaller scale maker spaces.

Employment Center

Areas of varying density and intensity of uses consisting of office, civic/institution, light industrial, and heavy industrial uses. The potential nature of uses within these areas will require additional consideration informed in part by specific sites, proposed development, and surrounding context

COLOR	PLACE TYPE	USES: Residential	Commercial / Retail	Office	Agricultural	Heavy Industrial	Light Industrial	Civic / Institution*	Parks / Recreation*
	Open Space	●	●	●	●	○	○	●	●
	Forestry, Agricultural, & Rural Residential (FARR)	●	●	●	●	○	○	●	●
	Rural Four-Way	●	●	●	●	○	○	●	●
	Neighborhood Residential	●	●	●	○	○	○	●	●
	Town Residential	●	●	●	○	○	○	●	●
	Neighborhood Center	●	●	●	○	○	○	●	●
	Town Commercial	●	●	●	○	○	●	●	●
	Town Corridor	●	●	●	○	○	○	●	●
	Town Center	●	●	●	○	○	●	●	●
	Employment Center	○	○	●	○	●	●	●	●

* *Civic / Institution and Parks / Recreation are permitted in all Place Types.*

○ *Not Permitted*

● *Permitted*

CHAPTER **4**

Future Land Use Plan

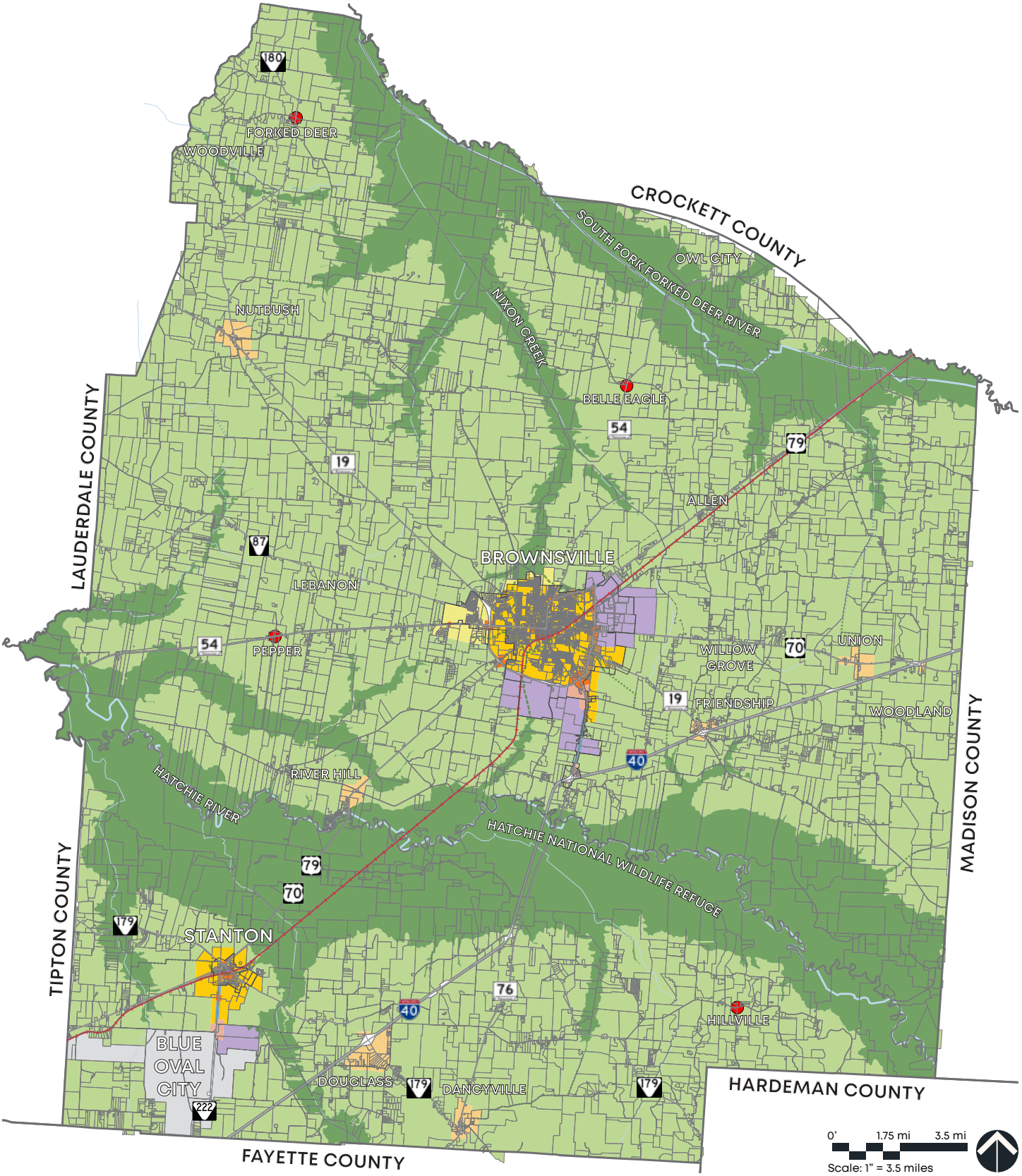
Summary

The Haywood County Future Land Use Plan embodies a land-use and future development pattern that better supports the viability of working farmland while supporting investment throughout the County as a means to better ensure the quality of life of all residents benefits from anticipated change over the coming decade. The ability for property owners to benefit from accrued generational investment is supported in the Future Land Use Plan. To best align with the overall community's Vision and Growth Principles, development within the FARR area is described by patterns such as "Conservation Clusters" or at densities and intensities that align with and support a working agricultural landscape. The Future Land Use Plan calls for the greatest focus of investment with the County to occur in and near existing rural communities providing both new housing options as well as the potential for associated small-scale retail, services and amenities.

The plan also responds to residents' desire for greater access and improved public services and amenities by describing locations across the County for potential future investment in public facilities and by describing the framework for a potential County-wide "Greenprint" (Parks, Open Space and Trail) system. Taken together, the plan offers the opportunity to introduce new vibrancy and improved quality of life within the County's varied and unique rural communities.

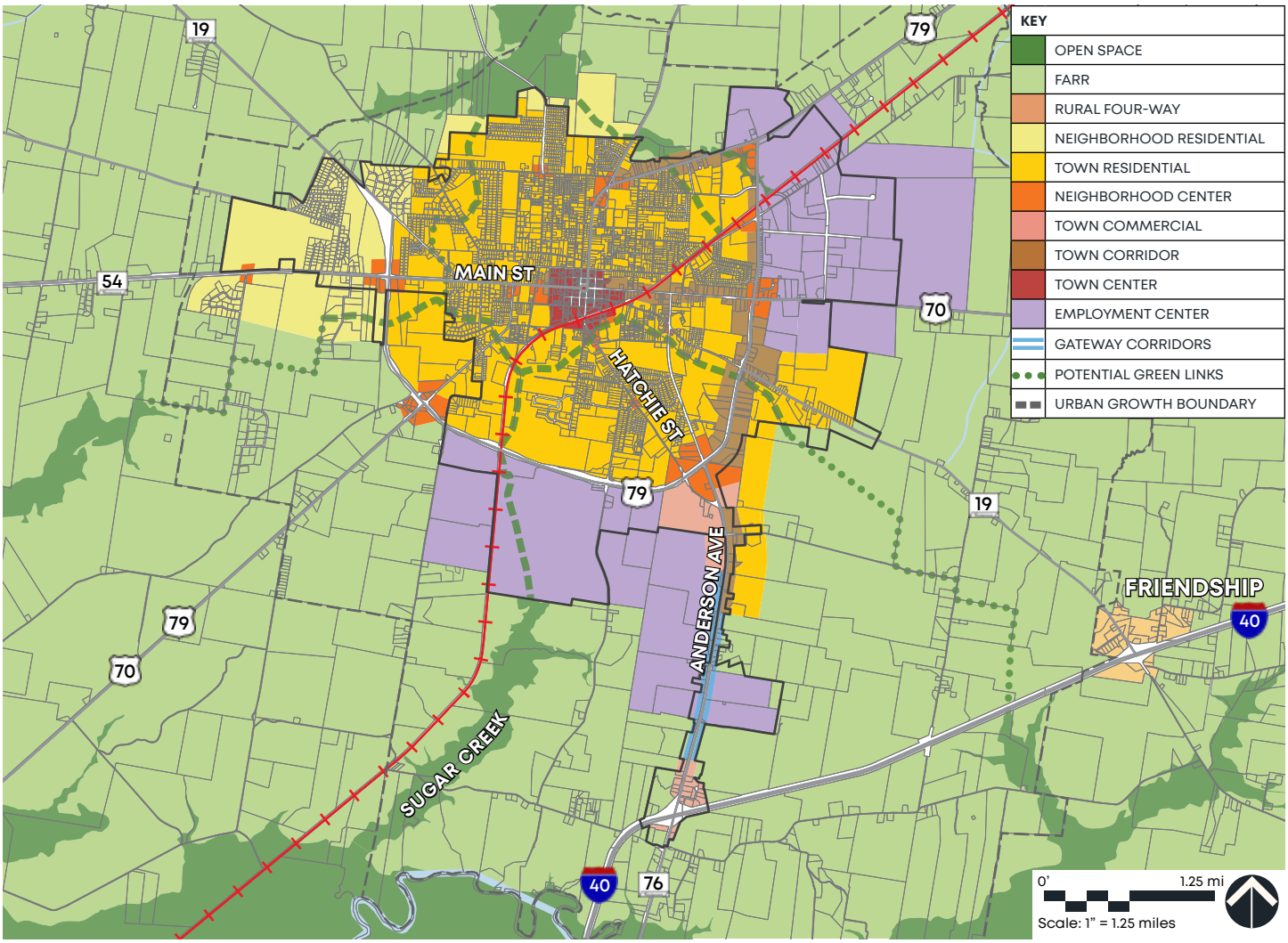
GROWTH PRINCIPLES

1. **Growth Principle #1**
   Grow & Protect
2. **Growth Principle #2**
   Guide & Focus
3. **Growth Principle #3**
   Invest in Existing
4. **Growth Principle #4**
   Accessibility to Facilities
5. **Growth Principle #5**
   High-Quality & Inclusive
6. **Growth Principle #6**
   Maintaining Attainability
7. **Growth Principle #7**
   Improve Connectivity



Key					
	Open Space		Neighborhood Center	●	Community Focused Investment
	FARR		Town Commercial		Gateway Corridors
	Rural Four-Way		Town Corridor		Potential Green Links
	Neighborhood Residential		Town Center		
	Town Residential		Employment Center		

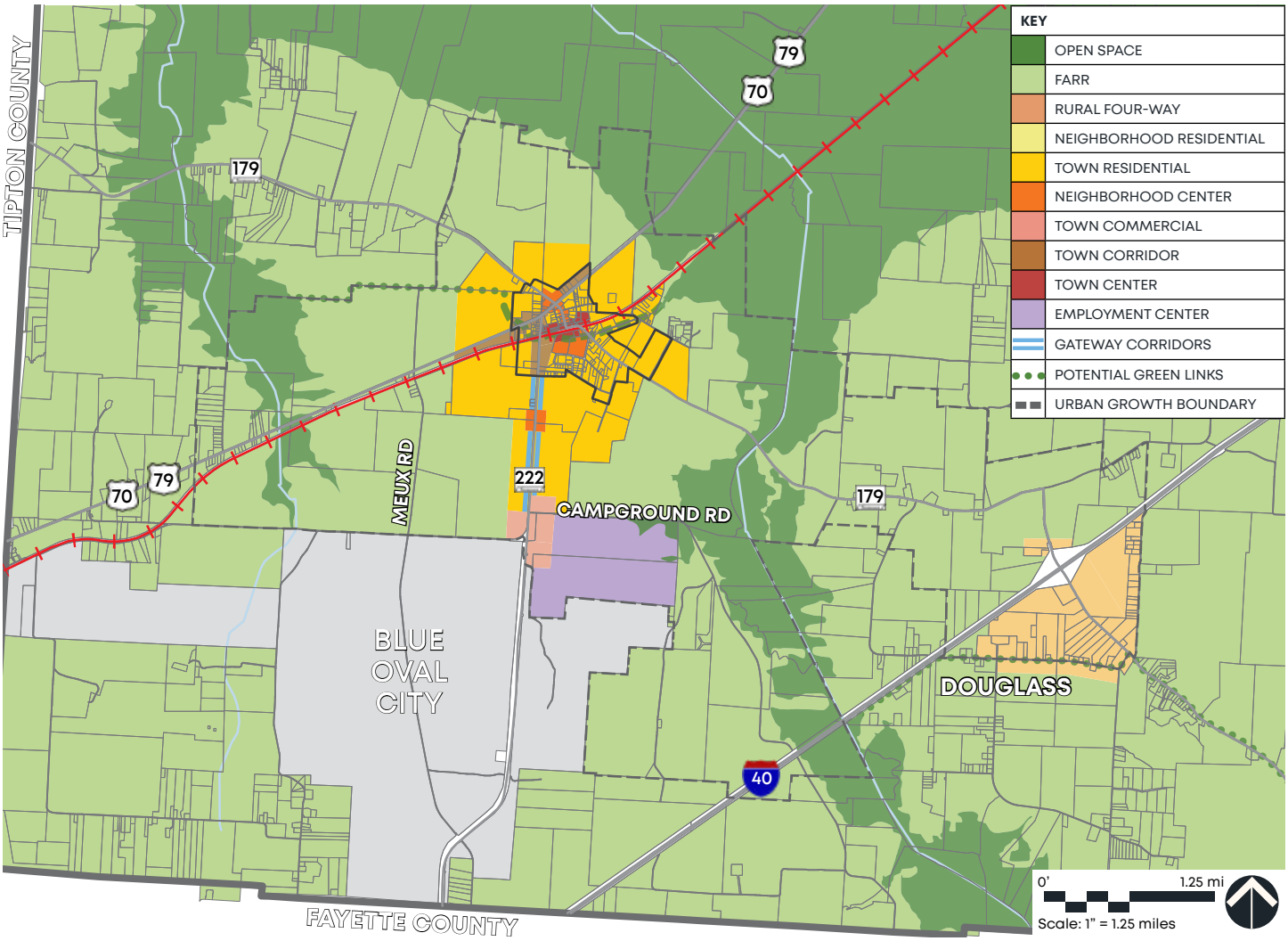
Future Land Use Plan - Brownsville



Summary

The City of Brownsville Future Land Use Plan describes a land-use and future development pattern that is very much focused in and adjacent to the existing City. Within these areas, infrastructure, utilities and services are either already provided in whole or in part or may be more easily and affordably expanded. Resident's clearly described a vision for a vibrant, attainable and inclusive City that may best be achieved by a wide variety of land-use types and scales across the community including small-scale incremental in-fill of vacant residential lots, investment in underutilized buildings and properties, mixed-use investment along aging corridors, opportunities to attract new retail and commercial services at a variety of scales, and an expanded and more robust downtown. Based on feedback received from the public, existing plans, and economic development efforts, industrial uses proposed within the Employment Center to the south of the City would benefit from close scrutiny and potential limitation of heavy industrial uses which would be better suited in the Employment Center depicted on the east side of the City. In consideration of its unique role as well as public feedback, the Future Land Use Plan defines Anderson Avenue as a "Gateway Corridor" which denotes elevated consideration regarding all aspects of design. Together, the plan describes a foundation for investment and change in ways that will better achieve the City's shared Vision for a vibrant, diverse and attainable community for generations to come.

Future Land Use Plan - Stanton



Summary

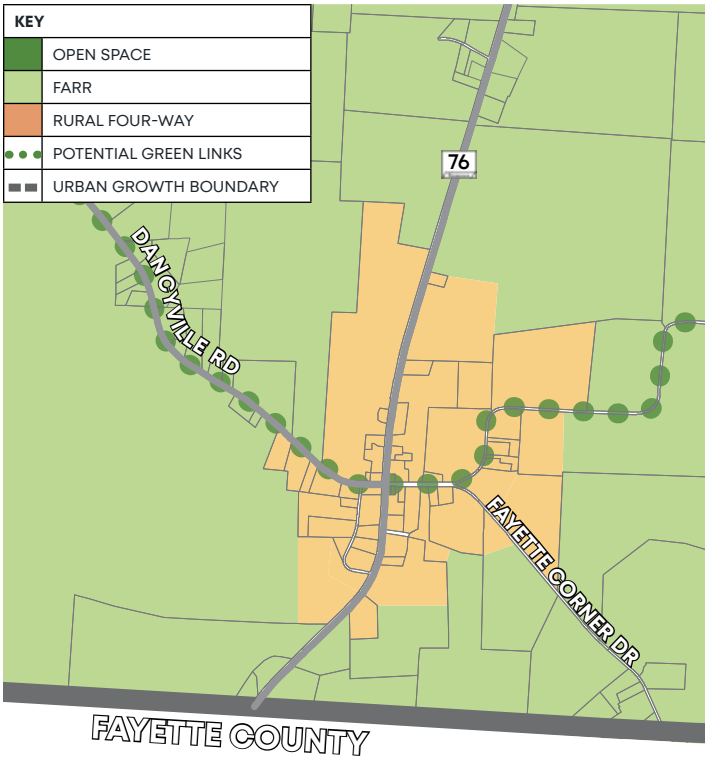
The Town of Stanton Future Land Use Plan describes a land-use and future development pattern that is very much focused in and adjacent to the existing Town. The Vision for a vibrant, well-scaled and mixed-use "Depot Square" is reflected in the "Town Center" and "Neighborhood Center" areas in the heart of the community. Adjacent to and surrounding this revitalized center, a mix of residential uses, scales and types better supports development of attainable and expanded housing choices. In response to increasing traffic volumes and resident's desire for additional retail and commercial services at a variety of scales, the Future Land Use Plan describes a mixed-use approach to land-use along Highway 70 and State Route 222. Provision of the "Employment Center" area supports a diverse land-use portfolio benefiting long-term fiscal stability and flexibility. Existing infrastructure capacity requires that proposed industrial uses within the "Employment Center" be subject to close scrutiny and which will likely limit heavy industrial uses over the timeframe of this plan. The general land-use approach also better responds to near-term limitations regarding infrastructure capacity that may be resolved by the 10-year horizon of the Future Land Use Plan. State Route 222 is defined as a "Gateway Corridor" denoting elevated consideration regarding all aspects of design given its role as a primary route through the community. Together, the plan describes a foundation for investment and change that will better achieve the community's vision of building upon Stanton's strengths and potential to create an inclusive, attainable, and vibrant community for existing residents and generations to come.

Future Land Use Plan - Communities

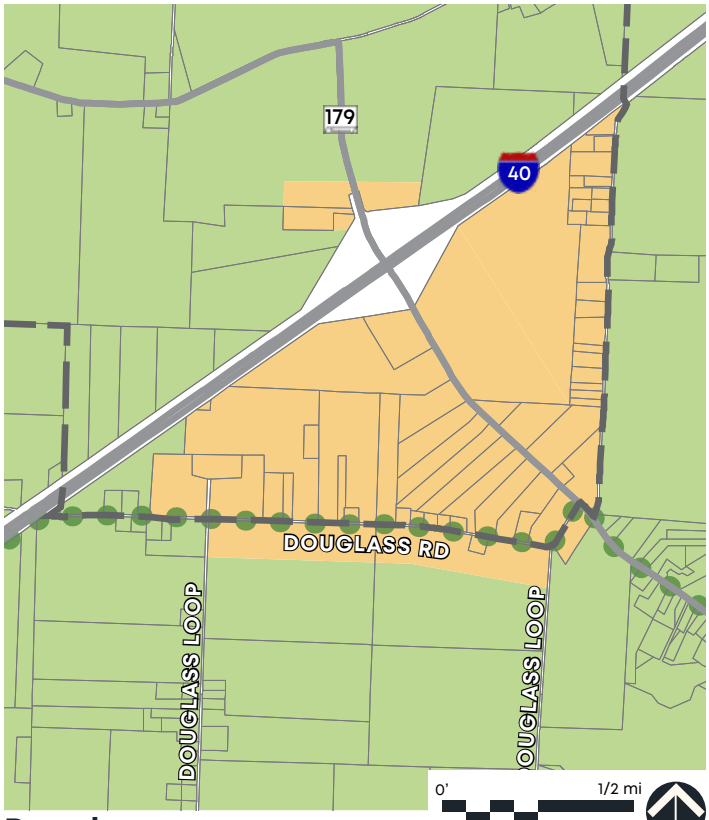
Summary

The Future Land Use Plan describes a land-use and future development pattern this is focused around several Rural Four-Way communities: Dancyville, Douglass, Friendship, Nutbush, River Hill, and Union. Residents defined a vision that includes investment within these areas to support existing businesses, and/or re-introduce access to retail and community services and amenities for area residents. To better support this vision, the Plan also describes introducing new and a greater variety of housing types and choices at appropriate scales and patterns. This introduction of new, attainable housing will build upon the foundation provided by the existing community while affording existing residents the opportunity to benefit from the added vibrancy and new or improved access to services.

While the land-use and development patterns describe greater intensity when compared to adjacent FARR and Open Space areas and enable property owners to benefit from the accrued generational investment should they chose to do so, near-term infrastructure capacity constraints will likely limit densities and intensity through the 10-year horizon of the Future Land Use Plan. New service infrastructure, public facilities, and amenities should be focused within Four-Way communities to improve the quality of life in the surrounding area, increase access to amenities for the greatest number of residents, and improve the viability of a variety of retail and commercial services. This focused approach is also supportive of existing community plans pertaining to emergency services, community centers and better ensures more residents benefit from investments made across the County.

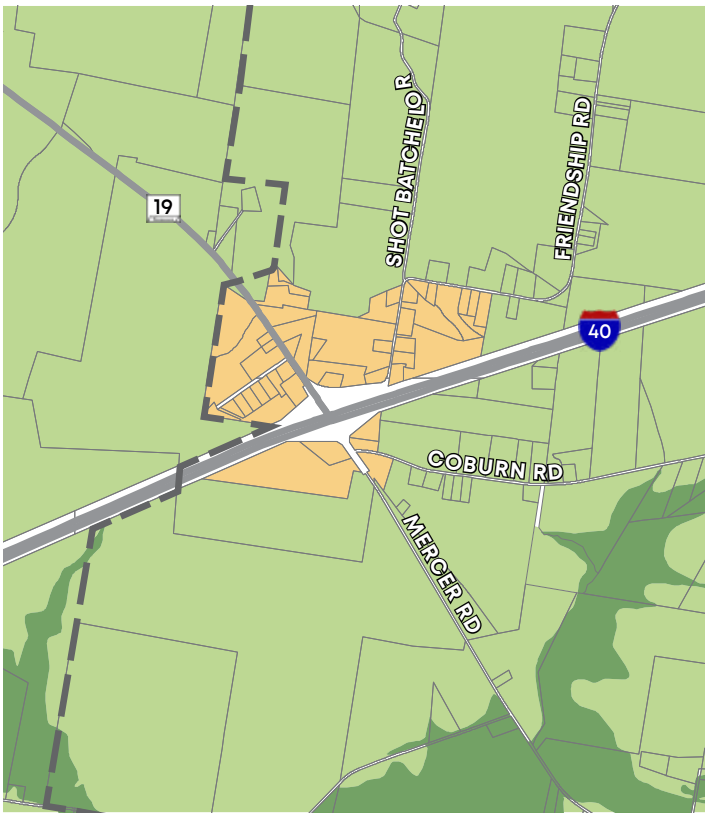


Dancyville

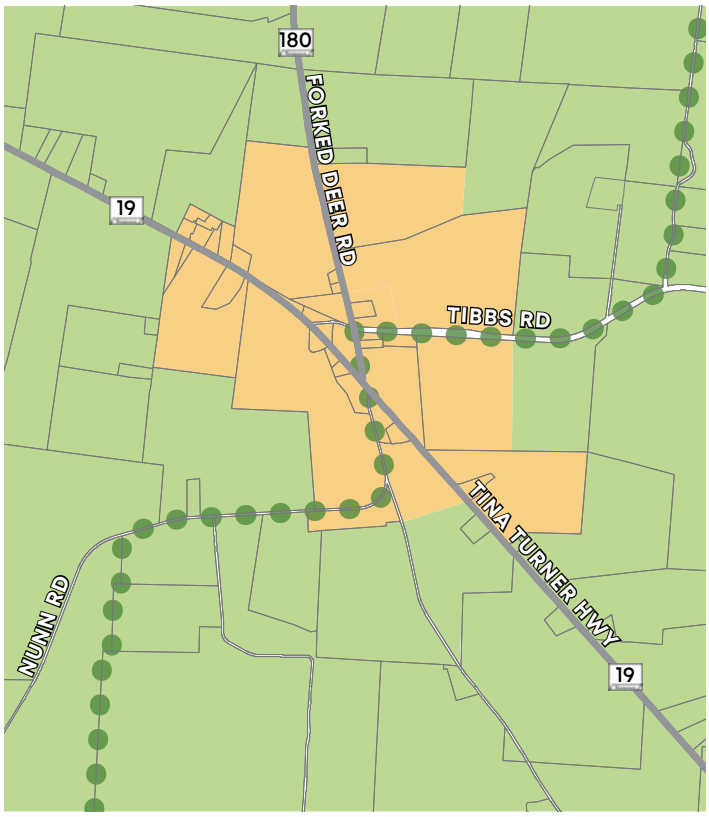


Douglass

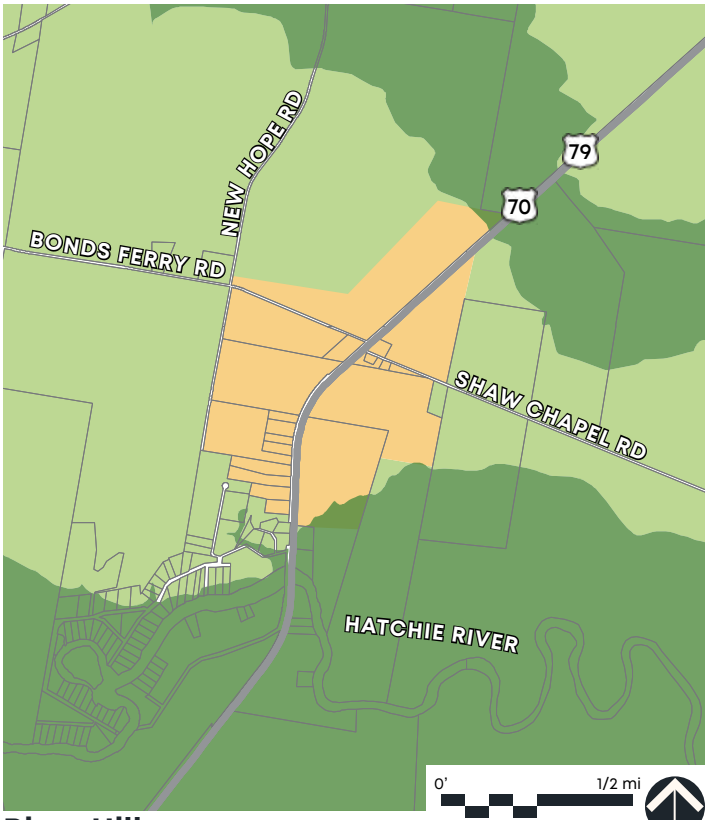
Future Land Use Plan - Communities



Friendship



Nutbush



River Hill

Union

Open Space

Land Use Intent

Open Space are areas appropriate for agricultural production, active or passive recreation and environmental preservation. Areas of Open Space have a wide range of sizes including linear or constrained configurations such as utility easements, waterways, wetlands, and floodplains, such as the Hatchie, and South Fork of the Forked Deer and their tributaries. Various forms of open space occur across the county ranging from urban parks to rustic trails, waterways for fishing, and seasonal hunting. Development of new housing and other higher intensity uses is discouraged in line with public feedback which described limiting investment in areas subject to enhanced flood risk. Open space supports continued farming and the areas agricultural economy, promotes a rural sense of place, active lifestyles, improves quality of life, and offers opportunities to connect with nature.

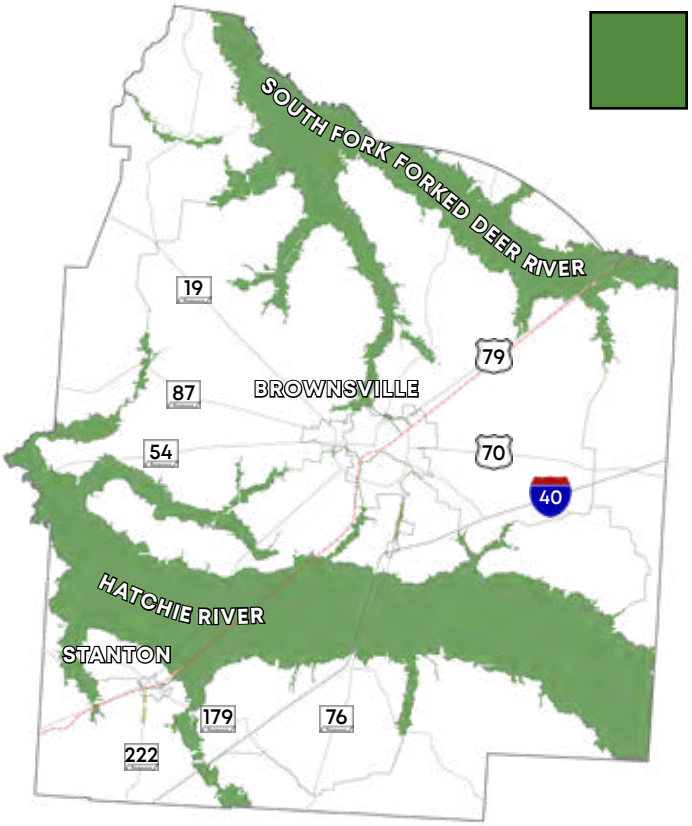
The Hatchie River is a Class I scenic river and as such, no new roads or buildings shall be constructed, and there shall be no mining. The cutting of timber shall be allowed pursuant to reasonable regulations issued by the commissioner of environment and conservation, which regulations shall be consistent with commonly accepted tree farming practices. (Refer to TCA 11-13-111)

General Development Character

Open Space areas contain minimal development of diverse special use building forms, including agricultural uses, performance venues, pavilions, farmers markets, visitor centers, lodges, cabins, campgrounds, and boat/canoe houses. Most buildings tend to blend well with the natural landscape and respond to known or potential constraints such as regular or seasonal flooding. The Hatchie River and South Fork of the Forked Deer, along with their tributaries, offer opportunities for trail networks, sports and recreation, tourism development, and facilitation of wildlife movement.

General Development Form

Development Pattern
Low intensity special use buildings
Residential Density
N/A
Non-Residential Intensity
Limited to recreation, other special uses
Building Height
1 - 2.5 stories
Public Space Features
Natural and passive open space, multi-use trails, sports & recreation fields, linear parks
Parking
Small parking areas near amenities



Haywood County - Open Space Place Type

Example Open Space Development

Character Imagery

https://paddling.com/paddle/locations/charles-river-elm-bank

Designated access points along rivers and streams for kayaking, canoeing, and boating.

Expand and connect biking networks to and through wooded and natural areas.

https://www.knoxroadtripper.com/start/knoxville-boardwalk

Accessible boardwalks and trails to connect residents to natural areas.

National Park Service

Small pavilions provide opportunities for gathering and rest in natural areas.

Forestry, Agriculture, and Rural Residential (FARR)

Land Use Intent

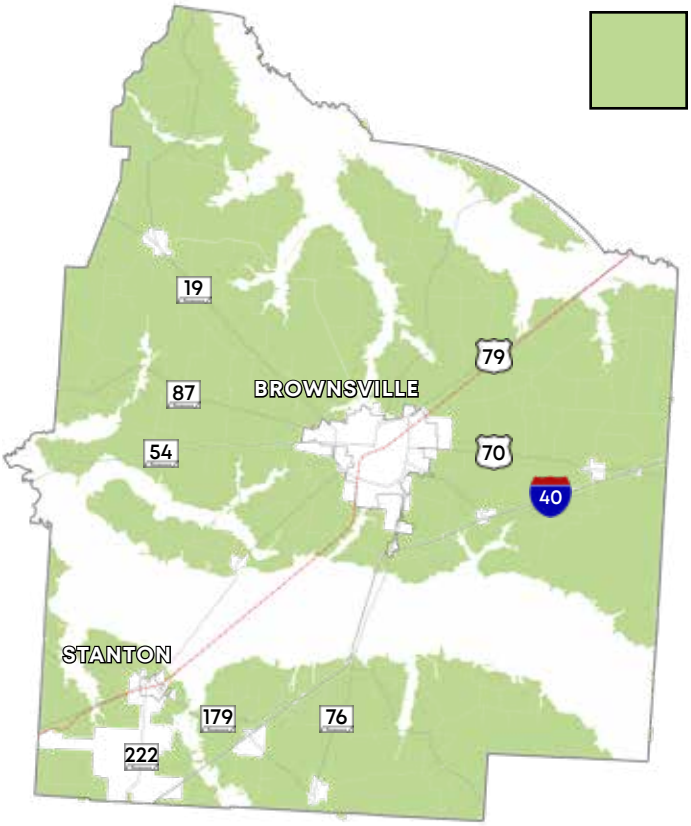
Forestry, Agricultural, and Rural Residential (FARR) are important components of the agrarian West Tennessee countryside cherished by Haywood County residents. This land use is spread out across the countryside, contributing to agricultural sustainability, environmental preservation, and the preservation of the rural lifestyle and landscape. Maintaining and enhancing the viability of the area's high quality and productive farmland should be considered as part of land use discussion and decisions. FARR allows for the construction of homes and farmlets on larger lots as well as clustered single-family homes at a more moderate density, preserving significant areas for farming, forestry, and natural preserve. This approach seeks to balance residential growth, the ability of property owners to benefit from accrued generational wealth, and the preservation of the rural countryside.

General Development Character

The character can be described as a balanced mix of farming, natural landscape, and dispersed larger lots. The diversity of housing options in the countryside, such as clustered development, agrarian focused communities, and farmlets accommodate a range of lifestyles that better enables attainability and enhances the character of these areas. Activity centers that incorporate shared often temporary uses such as produce markets, and handcrafted products and artwork are encouraged. Wildlife corridors and the integration of trail networks connecting FARR, Open Space and other place types should be incorporated. As roadway improvements are considered, existing site specific landscape and terrain conditions should be studied to retain the unique quality, character, and appeal of rural roadways, preserve and enhance the productive rural countryside, improve connectivity, and enhance safety for area residents.

General Development Form

Development Pattern
Lower intensity buildings, conservation clusters
Residential Density
1.0 dwelling unit per 2.0 - 12.0 acres (typical)
Non-Residential Intensity
Limited to agriculture, recreation
Building Height
1 - 2.5 stories
Public Space Features
Natural areas, forest, greenways, trail corridors
Parking
Off-street parking to the side or rear of buildings



Haywood County - FARR Place Type

Example FARR Development

Character Imagery

Maintain and enhance the viability of the areas high quality and productive farmland.

Preserve and enhance scenic roads by considering site and terrain conditions prior to improvements.

Consider site specific terrain to maintain and enhance working agriculture and preservation of important natural features.

Larger lot conditions can preserve the rural countryside and support small-scale farmlets within the FARR.

Rural Four-Way

Land Use Intent

Four-Ways provide small nodes of commerce, services, social connection, and local identity. They are typically located at important crossroads and anchored by a combination of small-scale commercial, retail, office, agribusiness, schools, churches, and civic uses. In the past, Four-Ways supported the surrounding population within the agrarian and natural landscape, providing a place for area residents to live, gather, learn, worship, and purchase or sell goods. A Four-Way is a social center for the surrounding community and may incorporate farmers markets, recreation, as well as special events and community programming. The provision of local amenities and services enable Four-Ways to serve as an ideal location for additional, if limited, locations for a variety of housing types.

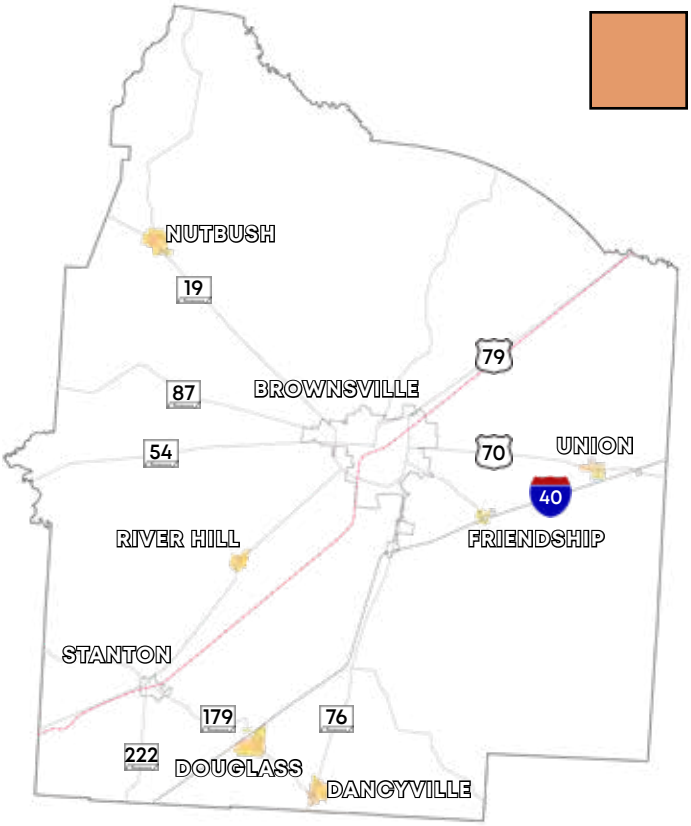
General Development Character

Buildings may take the form of homes, paired townhomes, general stores, restaurants, and agribusinesses, such as cotton gins, supplies, or terminals, and seasonal storage while providing a commercial and small employment anchor for the community. Intimately scaled buildings allow parking areas to remain small, matching the rural context. As a Four-Way grows, it is imperative that historic rural character is maintained and enhanced where appropriate, that intensity of use is supported by appropriate infrastructure and the unique identity of the community is protected and celebrated. Roadways should respect the rural character by preserving existing landscape and setbacks, while improving connectivity and pedestrian safety. Roads that pass through rural Four-Ways should be opportunities for traffic calming measures, including but not limited to, pedestrian crossings, on-street parking, or varied road surface materiality.

General Development Form

Development Pattern
Low to moderate intensity buildings
Residential Density
1.0 dwelling unit / acre (average); Higher density in association with special overlays*
Non-Residential Intensity
Approximately 0.35 - 0.5 FAR (typical)
Building Height
1 - 3 stories
Public Space Features
Informal & neighborhood parks, greenways,
Parking
On-street parking, front parking where existing, off-street parking to the side or rear of buildings

** Refer to Glossary located in the Appendix*



Haywood County - Rural Four-Way Place Type

Example Rural Four-Way Development

Character Imagery

Community spaces can accommodate a variety of uses and provide support for local farms.

Restaurant and retail spaces should incorporate ground floor and exterior spaces to activate the street.

Churches and other civic/institutional uses should address the primary street and provide parking to the side or rear.

Homes should address streets and sidewalks (where applicable) and incorporate less formal landscape features.

Neighborhood Residential

Land Use Intent

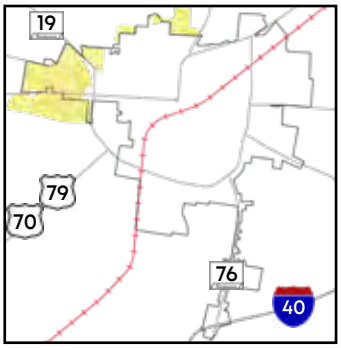
An essential component of communities, Neighborhood Residential offers a range of home types and scales for people to live near amenities, services, and other residents. Typically, Neighborhood Residential areas are located within or on the outskirts of municipal boundaries. Small-scale contextual commercial, retail, and office shall be permitted in Neighborhood Residential only where such uses are well incorporated into the neighborhood as part of a holistic approach to placemaking. Neighborhoods are designed to provide a range of housing types and scales, neighborhood parks, and amenities that serve the needs of residents and enhance their quality of life. Neighborhood Residential areas provide a community-oriented living environment.

General Development Character

Building forms are characterized by single-family detached homes and where appropriate, duplexes, townhomes and small-scale multi-family homes, compatible with the scale and character of the neighborhood. Parks and public space that encourage outdoor recreation, social connections, and a sense of belonging are focal points. The design of Neighborhood Residential should include an interconnected street network with consideration for walkability, bicyclists and neighborhood streets designed so as to reduce travel speeds supportive of safety and mobility for all residents.

General Development Form

Development Pattern
Detached & attached residential
Residential Density
4.0 - 8.0 dwellings units / acre (typical)
Non-Residential Intensity
Restricted to small-scale, neighborhood oriented commercial upon special consideration
Building Height
1 - 2.5 stories
Public Space Features
Amenity centers, parks, recreational fields, greenways
Parking
On-street (informal), private enclosures, driveways, small parking areas



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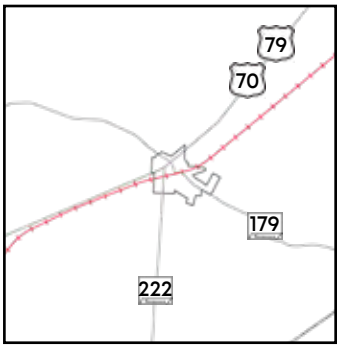

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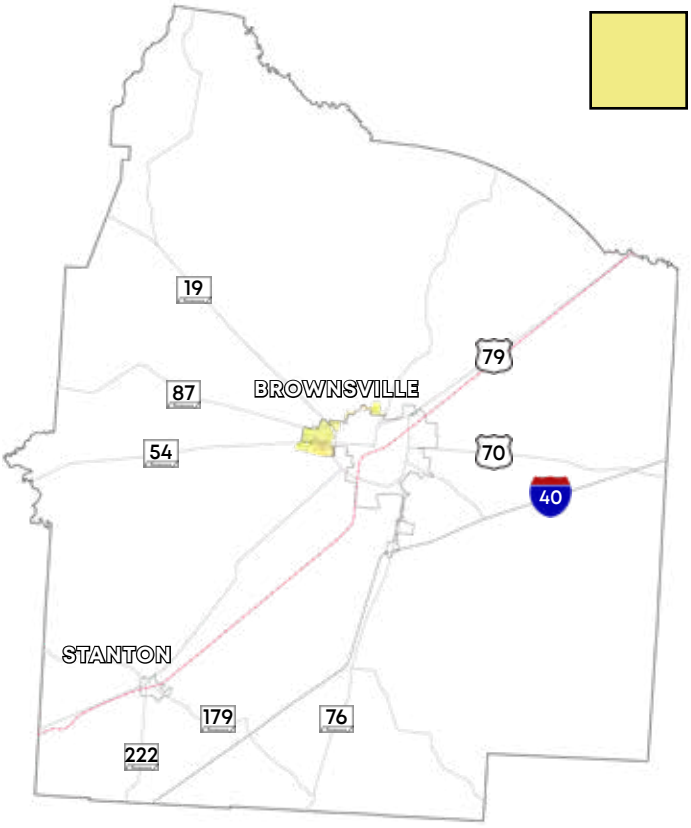


Haywood County - Neighborhood Residential Place Type

Example Neighborhood Residential Development

Character Imagery

Neighborhoods should have interconnected sidewalks and streets.

A variety of home types are encouraged including townhomes, single-family homes.

Small-scale neighborhood parks that promote walkability and social connections.

A diverse range of homes sizes are encouraged to better support livability and attainability across all age groups.

Town Residential

Land Use Intent

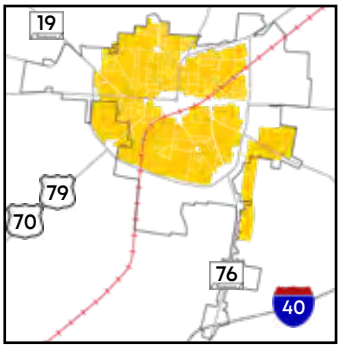
Town Residential enables neighborhoods with a diverse range of housing options, fostering a balanced and inclusive environment for a broad range of households, families, ages, and incomes. Typically, they are located within municipal limits, and contribute to community vitality and livability. A sense of place where people can live, work, shop, and socialize is created by providing a variety of home types and options near other uses. Contextual commercial, retail, and office shall be permitted in Town Residential only where such uses are well incorporated into the neighborhood as part of a holistic approach to placemaking. The moderate density of development also promotes more efficient land use and infrastructure utilization.

General Development Character

Building forms are characterized primarily by a mix of housing types, ranging from single-family homes, townhomes, and multi-family homes. Streets incorporate sidewalks and pedestrian-friendly features such as pedestrian scaled lighting and street trees. Green spaces, parks, and community amenities should be located within walking distance of residents. The focus is on creating a balanced and inclusive environment that promotes walkability, encourages social interaction, provides access to multimodal transportation, and is near or supported by a variety of services, amenities, and community anchors.

General Development Form

Development Pattern
Moderate intensity buildings
Residential Density
6.0 - 12.0 dwelling units / acre (typical)
Non-Residential Intensity
Approximately 0.5 FAR (typical), neighborhood oriented commercial upon special consideration
Building Height
1 - 3 stories
Public Space Features
Parks, sports & recreation fields, greenways, improved stormwater features
Parking
On-street parking (formal & informal), private enclosures, driveways, small parking areas



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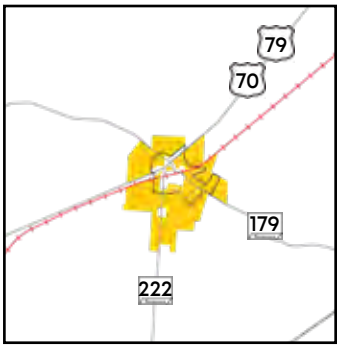

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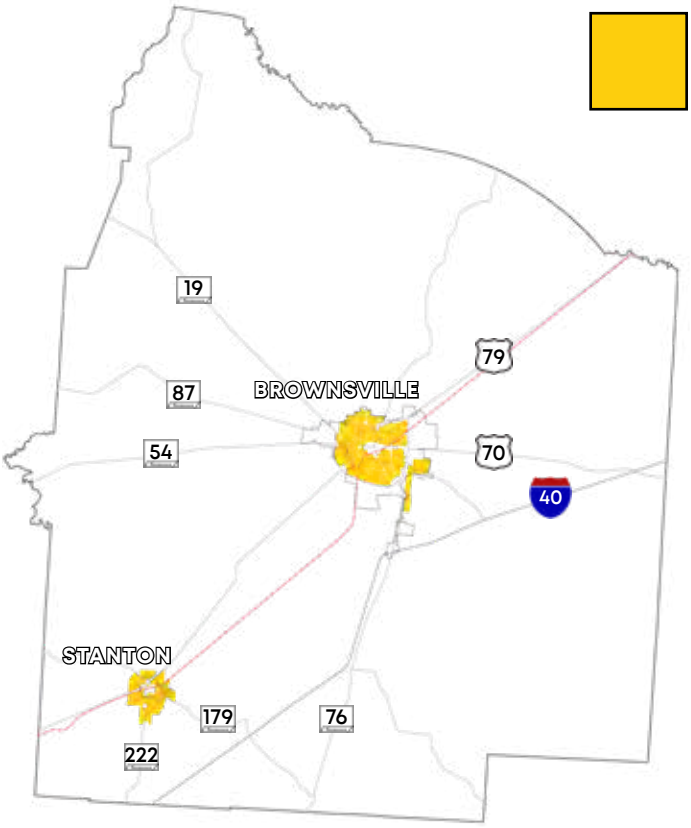


Haywood County - Town Residential Place Type

Example Town Residential Development

Character Imagery

Incorporate a variety of passive and active green spaces and parks within neighborhoods.

Well-scaled multifamily homes that engage with streets and sidewalks provide diversity in home types

A variety of home types and scales within a walkable neighborhood.

A diverse range of homes sizes are encouraged to better support livability and attainability across all age groups.

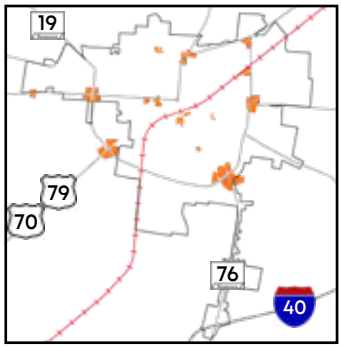
Neighborhood Center

Land Use Intent

Neighborhood Centers are local activity nodes often composed of a mix of uses to provide improved access to services and goods. Typically, these nodes are walkable and convenient to adjacent neighborhoods. Frequently, Neighborhood Centers will include restaurants, shopping, local businesses, public space, and amenities. They may include an anchor such as a food market or grocery, a health and wellness center, or a community facility catering to the immediate needs of residents. Neighborhood Centers should be well connected via local streets, sidewalks, and bike facilities to surrounding neighborhoods. Associated activities, special events, and programming help define a Neighborhood Center as a place to gather and meet, and strengthen the shared sense of community. The distribution of Neighborhood Centers in Brownsville and Stanton is such that residents are no further than a 1/2 mile or 10 minute walk of neighborhood retail and service options.

General Development Character

Building forms are characterized by a combination of small to mid-size retail and occasional outparcels along the frontage of roadways. Buildings may consist of a single use or a mix of uses and scales. Neighborhood context, lighting, signage and wayfinding should be specifically considered within Neighborhood Centers. Major emphasis should be placed on streetscapes, landscaping, and site furnishings for a pleasant experience as well as screening of parking, service, mechanical, and utility equipment. Smaller-scale parking areas, an inviting pedestrian network interconnected with adjacent neighborhoods, and a convenient location with adequate infrastructure are critical to the Neighborhood Center.



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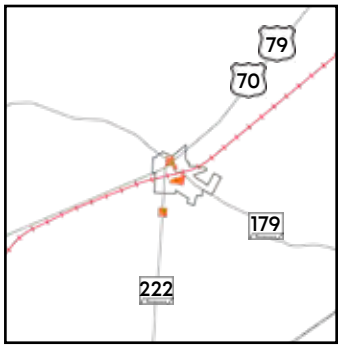
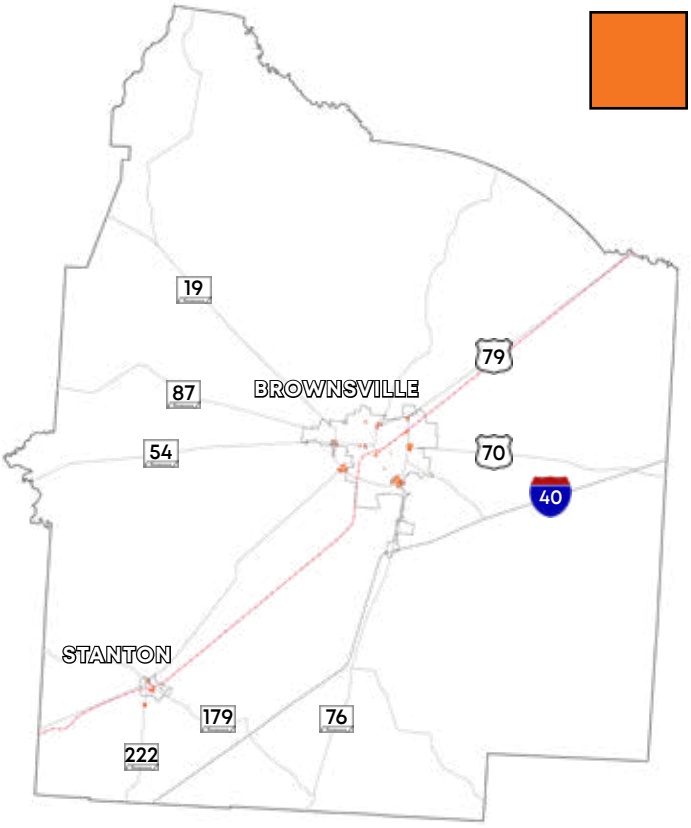


Stanton

General Development Form

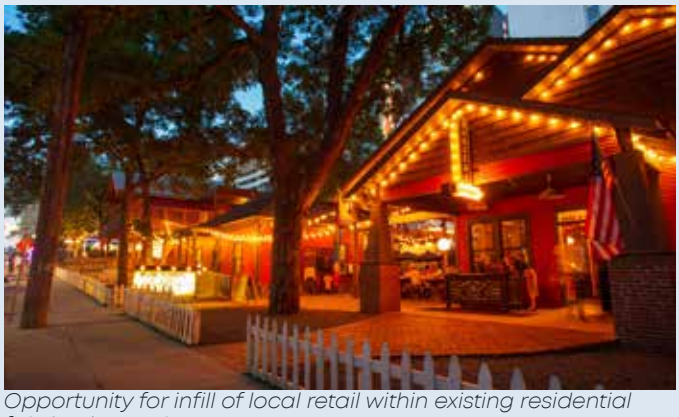
Development Pattern
Lower to moderate intensity single use & mixed-use buildings
Residential Density
6.0 - 18.0 dwelling units / acre (typical)
Non-Residential Intensity
Approximately 0.35 - 0.5 FAR (typical)
Building Height
1 - 3.5 stories
Public Space Features
Activated & programmed parks, small plazas, greenways, pocket parks
Parking
On-street parking (formal), private enclosures, interconnected & shared parking is encouraged



Haywood County - Neighborhood Center Place Type

Example Neighborhood Center Development

Character Imagery



Opportunity for infill of local retail within existing residential fabric along a busy street.

Small-scale neighborhood retail and services are well connected to adjacent neighborhoods via streets and sidewalks.

Porches and stoops provide privacy for ground floor residential uses within neighborhood centers.

Small to medium scale mixed-use infill opportunity with live-work uses on the ground floor and residential units above.

Town Commercial

Land Use Intent

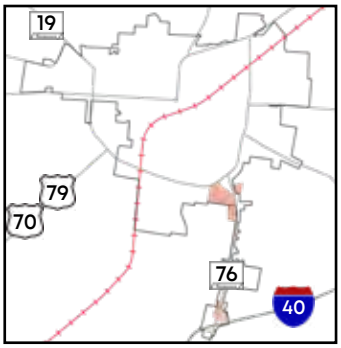
Town Commercial areas typically consist of larger, more contiguous footprints of commercial, retail, hospitality, and service uses, concentrated near and adjacent to the intersections of major roadways. Town Commercial areas are convenient to residents and major transportation routes and are suitable for large retail anchors, hotels, entertainment venues and destinations typically designed to provide services and goods to both the local and regional market. Additional smaller scale retail, moderate intensity outpatient services, and higher intensity community facilities may also be located within Town Commercial areas. Residential uses may be incorporated not as stand-alone uses but where such uses are well incorporated into the area as part of a holistic approach to placemaking.

General Development Character

Except for hospitality, civic, and institutional uses, building forms are characterized by larger format, in-line, one-story retail and office, and often contain anchor stores with large building footprints, parking areas, and outparcels along the frontage of roadways. Pedestrian and vehicular connectivity should be integrated and coordinated between individual uses and parcels to provide ample connections between uses, buildings, bike facilities, and to adjoining neighborhoods and land uses. Land-use decisions regarding Town Commercial should give additional consideration to existing and proposed community infrastructure and capacity. The location of Town Commercial areas at gateways and approaches to Stanton and Brownsville call for investment to be of a character, scale, and pattern that embodies the qualities defined in the Vision and Growth Principles.

General Development Form

Development Pattern
Concentration of moderate intensity buildings with large footprints & associated parking areas
Residential Density
6.0 - 18.0 dwelling units / acre (where applicable)
Non-Residential Intensity
Generally less that 0.35 FAR (typical)
Building Height
1 - 5 stories (typical)
Public Space Features
Plazas, pocket parks, programmable spaces, greenbelts, improved stormwater features
Parking
Interconnected shared parking



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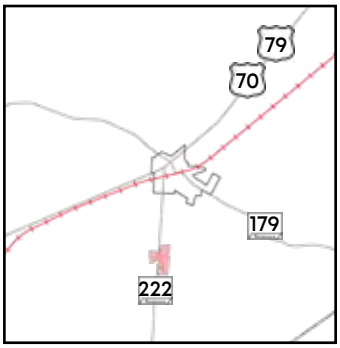

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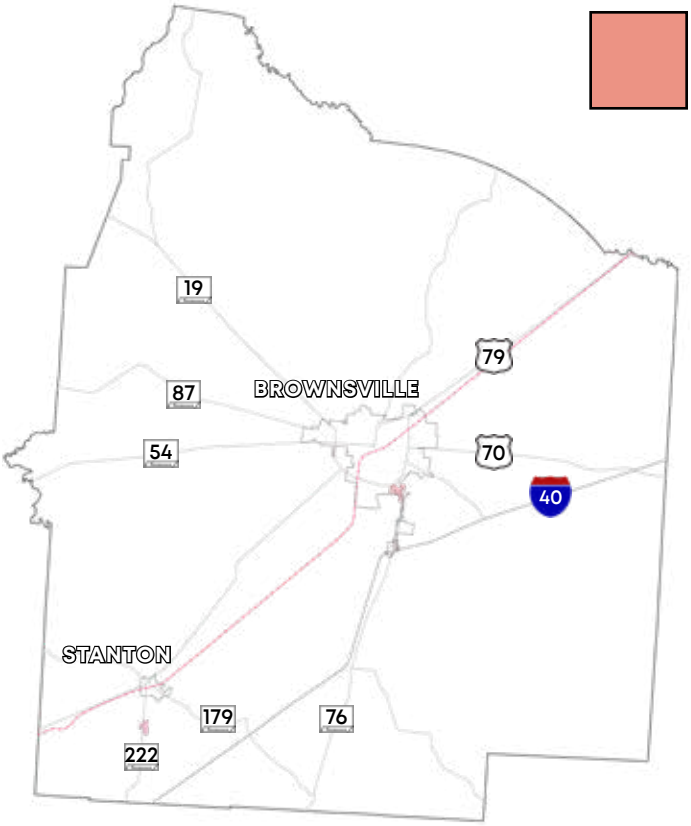


Haywood County - Town Commercial Place Type

Example Town Commercial Development

Character Imagery

Shopping centers should integrate pedestrian and vehicular routes between uses, buildings, and to adjoining neighborhoods.

Incorporate activated public spaces within commercial centers.

Retail addresses the primary street and parking lot to promote walkability and connectivity between adjacent parcels and uses.

Development incorporates, and engages with streets and sidewalks that are complimentary to adjacent uses and major road ways.

Town Corridor

Land Use Intent

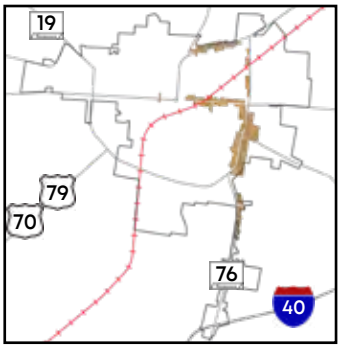
Town Corridor is a linear pattern of moderate to higher density along primary transportation corridors. These corridors vary in character and use ranging from established residential neighborhoods, attached housing, civic, commercial, office, and industrial uses. Redevelopment may consist of a vertical mix of uses. Town Corridors should incorporate design features promoting safe, aesthetically pleasing, and efficient vehicle and pedestrian mobility. Investment in incompatible uses and sites should seek to minimize negative impacts on surrounding uses and may consider relocation to better suited sites in Brownsville and Stanton over the coming years. The Town Corridor does not act as a primary activity hub but uses may be accompanied by programmable public space and linear parks.

General Development Character

Building forms may be characterized by small to medium format retail and outparcels along the frontage of roadways and may consist of a horizontal or vertical mix of uses. Improved pedestrian and vehicular connectivity should be well integrated along the roadway network to other uses and buildings within the site and adjacent properties, buildings, and neighborhoods. The scale and character of investment in corridors, specifically those that provide an approach to the Town Center areas, should incorporate the same quality and pedestrian oriented focus of those in the Town Center.

General Development Form

Development Pattern
Linear pattern of moderate to high single-use and mixed-use
Residential Density
6.0 - 18.0 dwelling units / acre (typical)
Non-Residential Intensity
Approximately 0.5 FAR (typical)
Building Height
1 - 5 stories
Public Space Features
Activated & programmable parks, small to medium scale plazas, linear parks
Parking
On-street (formal) where appropriate) Shared parking encouraged



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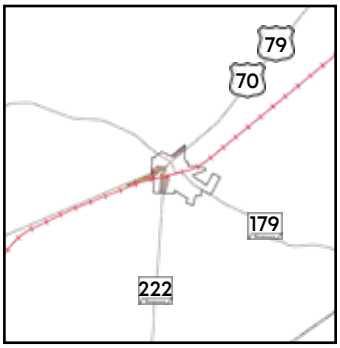

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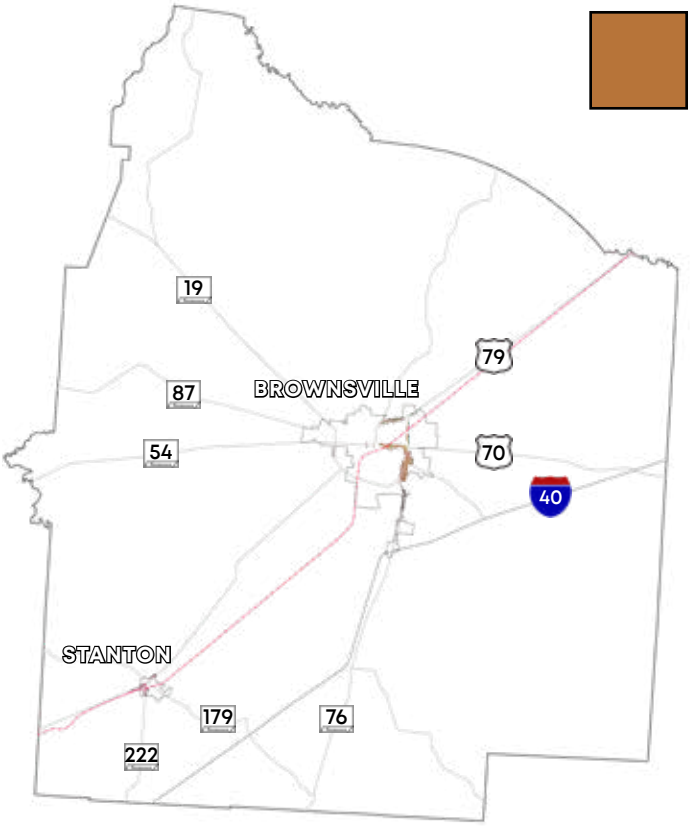


Haywood County - Town Corridor Place Type

Example Town Corridor Development

Character Imagery

Mixed-use infill with live-work uses on the ground floor and residential units above.

Larger scale commercial use on a Town Corridor with parking located behind the building promoting a pedestrian oriented focus.

Pedestrian friendly urban drive-thru with vehicular access and circulation.

Pedestrian oriented, mixed-use building on a Town Corridor. Streets and sidewalks provide connectivity to adjacent properties.

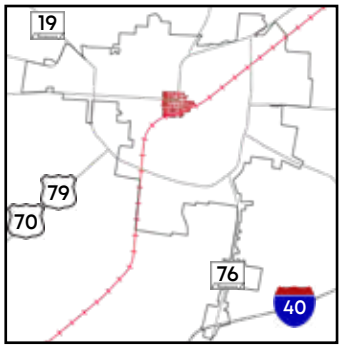
Town Center

Land Use Intent

Town Centers serve as the urban focal point for economic and civic life. Concentrated within a few blocks, this core area encourages a mixture of high intensity commercial, retail, office, civic, residential, public space, amenities, and light industrial use where composed of appropriate maker spaces and small scale manufacturing. Vertically mixed-use buildings should be encouraged. Single-use office and residential buildings should complement the mixed-use area. The Town Center is characterized by higher levels of accessibility, elevated design consideration for sidewalks, pedestrian safety and comfort, and essential support services. Regular activities and special events are key activators of Town Centers, which serve as the social and cultural centers of the community. Where possible integration of attainable housing in proposed mixed-use developments should be pursued.

General Development Character

Building forms are predominantly characterized by ground floors containing retail storefront, restaurants, lobbies, maker spaces, or a flexible mix of uses. In multi-story buildings, upper floors include office, residential, or hotel uses. A wide variety of residential uses and amenities may extend to the ground floor of buildings where located along quieter local side streets. These areas contain the greatest density/intensity and scale of development within a community. Buildings should support and reinforce a pedestrian oriented pattern by providing adequate width walkways for pedestrian circulation, public space, streetscape elements, and adjacent outdoor retail such as outdoor dining.



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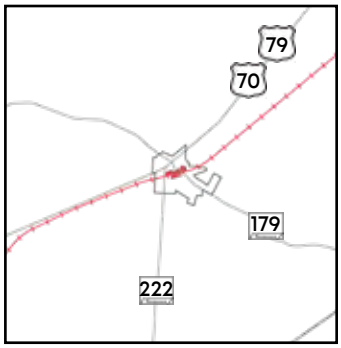
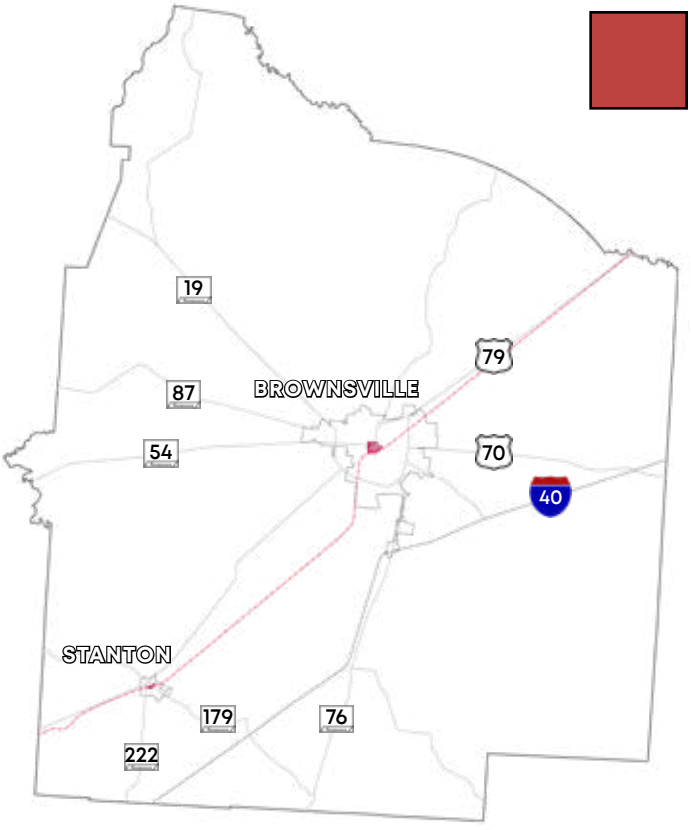


Stanton

General Development Form

Development Pattern
Concentration of high density & intensity mixed-use buildings
Residential Density
8.0 - 24.0 dwelling units / acre (typical)
Non-Residential Intensity
Greater than 0.5 FAR (typical)
Building Height
Height informed by context or district regulations
Public Space Features
Activated & programmable parks, plazas, elevated sidewalk and streetscape design
Parking
No minimum parking required, on-street parking (formal), shared parking to the rear of buildings



Haywood County - Town Center Place Type

Example Town Center Development

Character Imagery

Pedestrian and street oriented mixed-use buildings

Town Centers are encouraged to incorporate usable parks and open space into their design.

Residential uses may extend to ground floors along quieter, pedestrian scaled streets.

Pedestrian oriented mixed-use buildings include activated storefronts face the primary street with residential uses above.

Employment Center

Land Use Intent

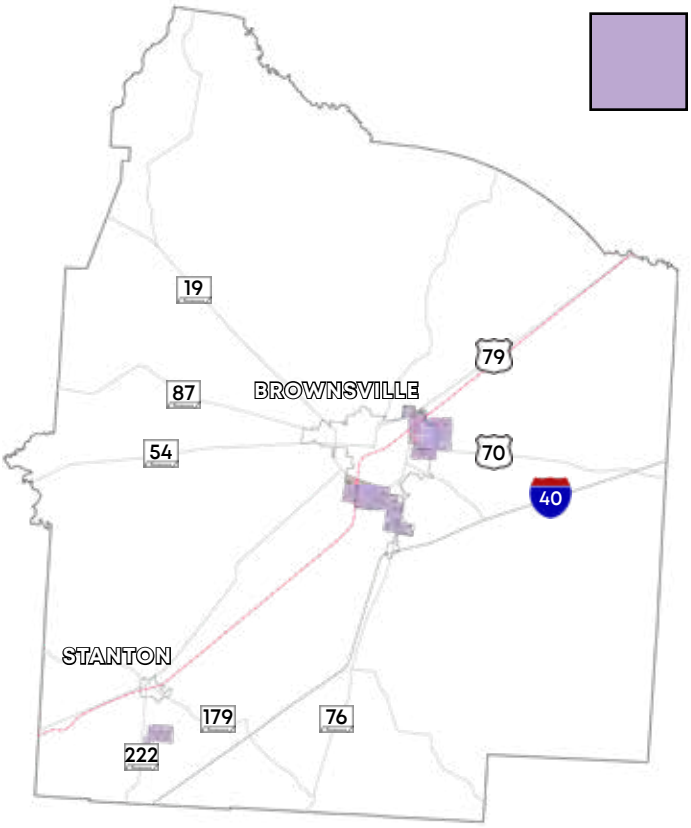
The Employment Center area enables uses such as office campuses, research facilities, distribution centers, and light and heavy industry. Providing an environment that nurtures talent and encourages creativity, Employment Center strives to foster a diverse and healthy economic, employment, and fiscal base for a more prosperous community. However, some uses may be accompanied by significant impacts such as traffic generation, noise, lighting, fumes, and/or building types and scales that are not conducive to locations in close proximity to residential and/or some commercial uses. Access to a robust transportation network and appropriate support services is essential to Employment Centers, thus designated areas are located along or adjacent to major roadways with easy access to I-40, adjacent to existing rail service and/or located so as to minimize the likelihood of freight movement transversing through residential districts (where possible). While the Future Land Use Plan indicates several areas as appropriate Employment Centers, land-use decisions should carefully consider the character intensity, type, and scale of individual proposed uses.

General Development Character

Building forms are predominantly characterized by large format office campuses, smaller-scale service uses, and industry at a variety of scales. Special attention is required in locating uses which generate noise, odors, or require excessive site lighting. Heavy industry should be sensitive to surrounding context as well as transportation, stormwater, and utility infrastructure. Impacts to sanitary sewer, stormwater facilities and area roadway types and capacities must be carefully weighed. Due to the potential scale and nature of uses within Employment Centers, elevated consideration should be given to screening and landscaped buffer requirements, specifically where areas abut residential districts. Pedestrian connectivity and well-designed streetscapes are fundamental to better ensuring appearance, appeal, and long-term investment within these areas.

General Development Form

Development Pattern
Low to high intensity buildings
Residential Density
N/A
Non-Residential Intensity
Approximately 0.35 - 0.5 FAR (typical) ground floor
Building Height
Up to 4 stories or 45 feet (typical)
Public Space Features
Landscape buffers along roads, greenways, improved stormwater features
Parking
Large parking and service areas located to the side or rear of buildings



Haywood County - Employment Center Place Type

Example Employment Center Development

Character Imagery

Industrial uses that incorporate landscaped buffers, screening, wayfinding, and placemaking elements.

Hospital campus

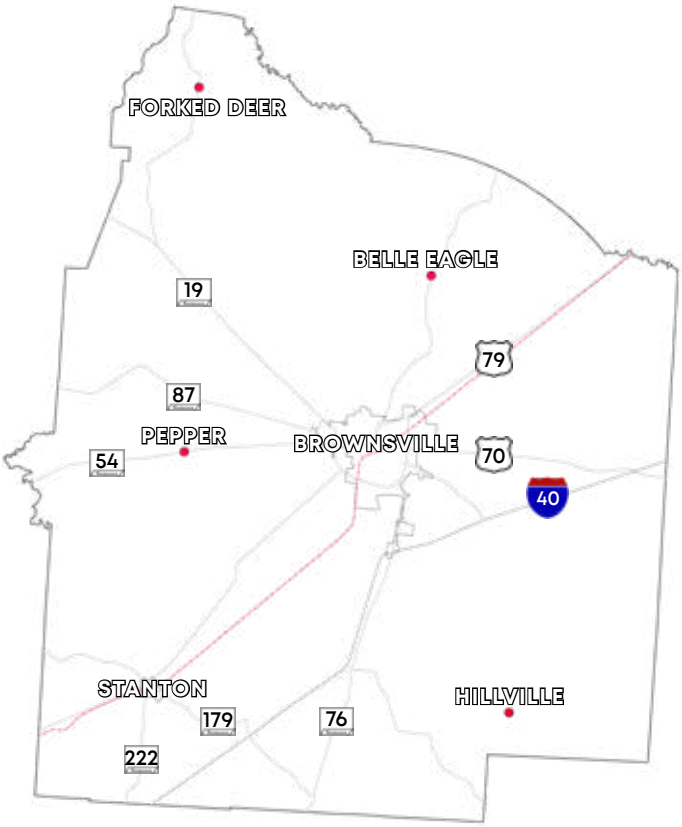
Elevated design industrial use that addresses the primary street.

Office campuses should incorporate pedestrian and vehicular connectivity within and to adjacent neighborhoods.

Community Focused Investment

Intent

As development occurs in Haywood County, smaller communities within the FARR may experience investment at varied scales. Investments in services, public facilities, amenities, and religious institutions or other similar uses be focused around common points in these communities. This focused approach will improve overall access to services and amenities while the resulting utilization by community members will better support the potential for adjacent small-scale commerce for area residents. The red nodes indicate a proposed center for Community Focused Investment based on surrounding context and community input throughout the public engagement process. These locations consist of Belle Eagle, Forked Deer, Hillville, and 'Pepper' (at or near the intersection of Pepper Lane and TN-87). Placing an initial emphasis on focused investment in these areas creates a foundation on which future development and investment continues in Haywood County beyond the 10-year horizon of the Future Land Use Plan.



Character Imagery

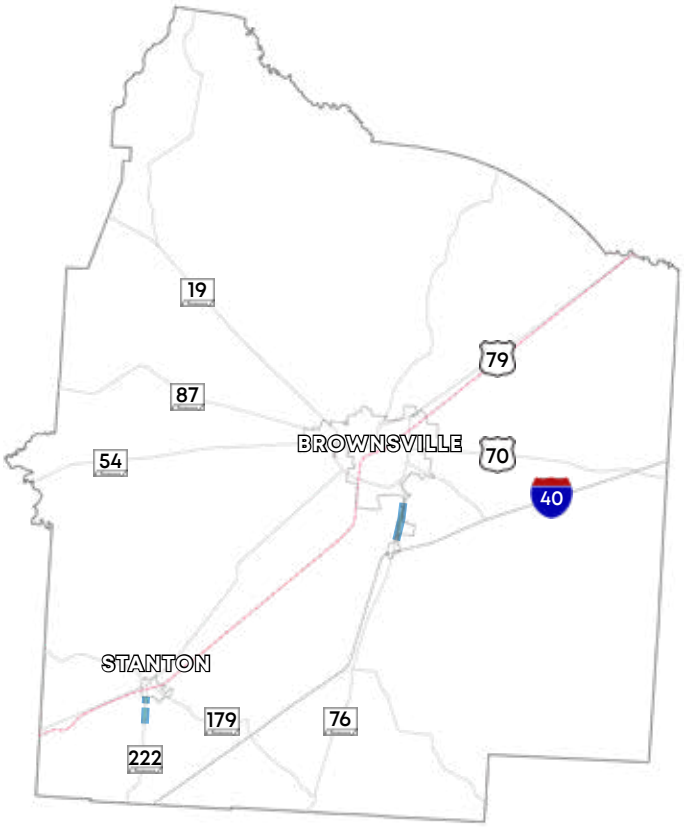
Community Services

Outdoor farmers market

Civic Uses

Parks and public amenities for area residents

Gateway Corridors



Intent

Gateway Corridors should be utilized to enhance the main thoroughfare entrances into the City of Brownsville and the Town of Stanton. These corridors should consist of a holistic and unified streetscape design befitting the primary entry into the municipalities. Design of the Gateway Corridors should incorporate appropriate well-landscaped buffers, unified signage and wayfinding standards, pedestrian and vehicular scaled street lighting, and public art. Specific design and design standards should emphasize, elevate, and embody the Community's Vision and Growth Principles. The Gateway Corridors may be extended and/or new Gateway Corridors may be defined within the 10-year horizon of the Future Land Use Plan.

Character Imagery

Well-landscaped buffer that screens development

Signage paired with decorative lighting

Signage with landscaping

Emphasis at a development entry from the Gateway Corridor

Transportation Strategies

Haywood County is updating its Future Land Use Plan with the assistance of LRK in response to the construction and 2025 opening of Ford's Blue Oval City in the southwest area of the County, just north of the I-40/TN 222 interchange and just south of Stanton. Blue Oval City consists of a vehicle manufacturing plant and a battery plant, totaling approximately ten million square feet and employing 6,000 staff. The County has commissioned this study to assist in planning for an influx of new population and the subsequent need for new housing and services. As the County grows, it will need to develop a transportation system that serves its population without degrading the character of what makes this part of Western Tennessee so special: the scenic vistas, small towns, and rural byways. Hearing clearly from stakeholders that these attributes are important to residents, this high level look at transportation strategies **produced by Kittelson & Associates** seeks to balance the provision for safe and efficient mobility for current and future residents while not sacrificing the very essence of what makes this area a treasured place. Too often in Tennessee and elsewhere are scenic vistas and small towns spoiled by the widening of highways; this set of strategies presented seeks to avoid the future that so many communities have realized with transportation solutions that do not respect and respond to the surrounding context. The transportation strategies contained herein are tailored to support and enable the County's desired land use vision scenario, being one of focusing mixed use development in areas already impacted by human settlement, and in a form that preserves and protects the countryside that is dear to Haywood County.

This effort began with a review of the community vision and desires as expressed in an online community survey and at a series of community "open houses." From those, the following items were expressed as "Vision and Growth Principles" in summer 2023. The vision statement directed the plan "To ensure that Haywood County respects, preserves, and enhances its values, diversity, history, quality of life, and character as the community grows. The statement went further to articulate the following Growth Principles and Planning Objectives that were important to the citizens of Haywood County.

The fiscal analysis for the County showed that the preferred growth scenario would be the "Community Concentration and Countryside Conservation" scenario, by which growth would be designated within existing settlement areas or targeted at specific crossroads (called "Four Ways"). This scenario is predicated on providing goods and services within proximity to settlement to alleviate the distances current and future residents would have to travel to satisfy general daily needs. This idea of mixed use also emphasizes the ability for residents to make shorter trips, some of which could be accomplished by walking or biking; this ability will require that these settlement areas be supported by a finer grained transportation network of slower connected streets with facilities for people to safely walk or bike. This strategy also allows for preservation of the vistas and farmland that makes Haywood County special, and by providing network in this pattern the need for wholesale highway widening and its scarring of the landscape is mitigated. To develop this strategy, we reviewed the draft land use maps, reviewed the community goals and issues articulated in the community survey, and compared the relative traffic impacts of the Blue Oval facility to the current roadway network to see where enhancements should be focused and what they should consist of. Culminating with a two day site visit, we observed firsthand the major corridors of the County and their traffic and character. We have summarized these findings and set of strategies in the following memorandum.

Traffic Data Evaluation

Located within Haywood County, the Blue Oval facility will have a significant impact on the transportation network within the County, especially the roadways closer to the facility. Impacts will distribute to the roadway network within the County farther away from the facility, lessening the impact on any single roadway, Estimates of new daily traffic attributable to a heavy manufacturing facility with 6,000 employees is estimated at 15,000 trips per day using ITE's trip generation methodology. Knowing that the 6,000 employees only encompass the Blue Oval facilities and not additional suppliers and vendors who usually co-locate with auto

manufacturing plants, assuming an additional 4,000 employees (10,000 total employees) raises that number to slightly over 21,000 new trips per day. Understanding that many employees may live in the Jackson or East Memphis areas initially, a majority of these trips will rely on I-40 for access to work, with another significant amount using US 79. This volume will be concentrated near the facility with roadways such as I-40 and TN 222 seeing the bulk of the traffic, and distributing throughout the network as it moves farther away from the plant. TN 222 has been recently widened from two to four lanes from the I-40 interchange along the Blue Oval frontage to the new Haywood County EMS and Fire Station just north of the Blue Oval property.

A cursory review of the roadway network's current TDOT traffic count data reveals that most of the roadway network is not operating anywhere near its capacity currently. The highest trafficked roadway in the study area, I-40 currently carries approximately 35,000 vehicles per day between TN 222 and TN 179. With four freeway lanes, I-40 should be able to accommodate in the range of 60,000 vehicles per day before significant congestion is seen; this would reflect an almost 40% increase in traffic volumes. Daily capacity estimates are obtained using Florida DOT's Generalized Level of Service tables (FDOT, 2020). Surface roadways carry even less, with the peak reported daily volume being just over 10,000 vehicles per day on the four lane US 79 Bypass just south of Main Street near Downtown Brownsville.

The rural two lane roadways which could potentially be feeders for the Blue Oval facility for workers commutes again hold a significant amount of excess capacity, with capacity of an uninterrupted rural two-lane state roadway estimated at between 25,000 and 30,000 vehicles per day; in areas closer to towns where signals are present, that capacity is reduced to between 14,000 and 16,000 vehicles per day. A few typical rural 2-lane roadways with their 2022 TDOT daily counts are listed below:

- US 79/TN 1 (just east of TN 222 and Stanton), 2,004
- TN 222 (between Blue Oval and Stanton), 928
- TN 76 (south of Brownsville), 8,783
- TN 54 (west of Brownsville), 2,686
- TN 19 (south Nutbush), 2,296
- US 70 (west of Union Mercer Road) 4,673
- TN 179 (south of I-40), 887

The peak volume on most of these segments is less than 50% of the signalized capacity and even less on the rural unsignalized segments, allowing significant capacity for traffic growth to be distributed among the existing roadway network without the need for wholesale widening of two lane highways. This strategy is also in line with the Growth Principles insomuch as they look to preserve and protect the rural character and quality of life for Haywood County residents, both today and in the future.

Observations from Site Visit and Research

The team spent a day driving these routes in Haywood County to observe the roadway conditions and elements such as horizontal and vertical geometry, presence or absence of shoulders and recovery areas, presence or absence of turn lanes, separation to roadside drainage swales, and tree canopy and scenic vistas. The predominant impression is that major roadways in the County are for the most part aesthetically pleasing and offer views of the surrounding farms and landscape, and in many instances also have areas of significant tree canopy. The major highways included shoulders (gravel or grassed) to allow for pull offs for disabled vehicles or for a recovery area if a distracted driver ran off the road. These facilities also incorporated adequate sight lines and avoided sharp horizontal curvature while providing space between the travel lanes and open drainage swales and trees.

90-degree curve and lack of shoulders on Elm Tree Road

Transportation Strategies

Some of the less trafficked roadways though did include some safety concerns such as almost 90-degree turns in areas, lack of usable shoulders, and remarkably close proximity between the edge of the traveled way and obstacles such as steep slopes of open drainage swales and trees very close to the edge of the travelway. These geometric conditions should be carefully rectified as the ability to address them is available through selective additions of shoulders (structural turf if possible, for aesthetics), retrofit of sharp curves with more gentle curvature through realignment, and better protection/selective guardrail installations to allow motorists to avoid collisions with trees (without removing the tree canopy) and steep slopes associated with open swales.

From the community survey, there were comments on intersection treatments and a desire to see more roundabouts like the one constructed in Atoka. Roundabouts have proven to be effective in not only moving traffic but also eliminating high-speed T-bone crashes that can be prevalent on high speed rural roadways at intersections, so they should be included in the toolbox of measures considered for Haywood County.

Haywood County also has a unique and special resource in the Hatchie River basin and the Hatchie National Wildlife Refuge. Many communities have successfully leveraged eco-tourism with facilities such as blueways and greenways in corridors such as this, and the preferred growth scenario works seamlessly within the framework of a Hatchie River focus. The County should support and encourage the visibility and legacy of the Hatchie River to provide its residents and visitors with ways to experience natural Tennessee, and to capitalize on the potential economic benefits from highlighting this unique resource through accessibility for outdoor exploring by biking, hiking, or paddling. The designation of the National Wildlife Refuge also opens facility funding sources through programs such as the Federal Lands Access Program (FLAP), which can be used to construct trails or other non-motorized access facilities.

Atoka, TN Traffic Circle During 5pm Traffic on youtube.com

https://hellohaywood.com/scenic-hatchie-river-can-soak-into-heart-and-soul/

Roundabout in Atoka TN

Recommended Strategies

The data and observations lead us to a recommendation that instead of focusing on wholesale widenings of the County's two lane highways, the focus should be more on a "do no harm" approach that addresses spot operational and critical safety concerns as the County sees growth related to Blue Oval City. The following set of recommendations should be considered to not only address safety, but also to meet the goals of creating a roadway network that preserves and enhances all the attributes that make Haywood County a desirable place to live.

HIGH LEVEL STRATEGIES ARE AS FOLLOWS:

1. Preserve scenic vistas and viewsheds
2. Focus any roadway capacity enhancements/widenings near Blue Oval City, such as TN 222 south to I-40
3. Begin planning for widening I-40 to be constructed at a future date
4. Continue development and support of I-69 corridor planning efforts
5. Address safety on current 2-lane highways
    - **a.** Add left turn bays where needed at intersections
    - **b.** Create shoulders where none exist (reinforced turf preferable to gravel to maintain rural character)
    - **c.** Similar to shoulder areas, provide occasional pull-offs for agricultural vehicles to move out of the way of queues of faster moving traffic on rural highways
    - **d.** Eliminate sharp curves where impacts to surrounding context allows
    - **e.** Preserve canopy sections and add small segments of guardrail where necessary to prevent vehicles from impacting trees
    - **f.** Consider roundabouts at locations where there would be potential for high speed T-bone type crashes, as well as either at entries/gateways to Towns or within Four Ways
6. Create character changes to alert drivers to more settled areas and presence of vulnerable users such as pedestrians and bicyclists in currently settled rural areas and in the proposed "Four Ways" and entries to Towns.
    - **a.** Develop transition area to signal that driver is entering more built up area with pavement edge delineation, formally spaced landscape, and sidewalk/shared use path
    - **b.** Develop gateway for Four Ways with signage, entry feature, and beginning of curbed section
    - **c.** Within core area of Four Way, develop curb and gutter, on street parking (if needed), and continuous sidewalks, lighting, and streetscape on both sides.

Transportation Strategies

Conclusions

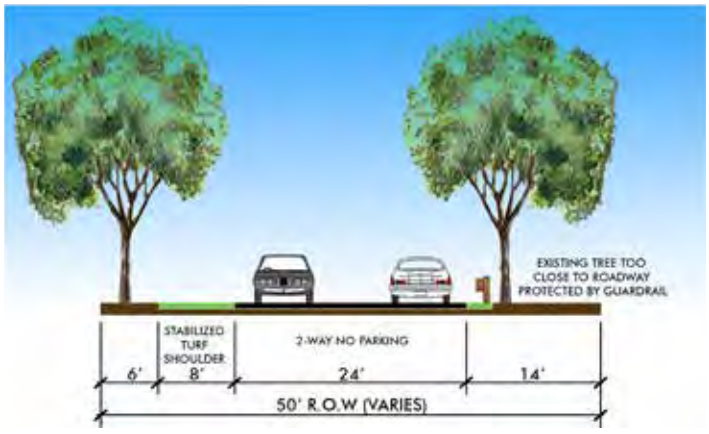
The strategies outlined on the previous page should accommodate the expected growth associated with Blue Oval City even beyond the ten-year horizon outlined in the Future Land Use Plan. These strategies also focus on preserving and enhancing the character of what respondents to the community survey indicated were the things most important to Haywood County residents, and what makes it such a special place, such as scenic vistas, the small town and rural character, tree canopy, working farmland, and natural treasures such as the rolling topography and scenic watersheds. Particular attention should be paid to the Hatchie River resource and steps should be taken to not only preserve that resource but to tell its story to both residents and visitors, leveraging that natural asset as a community resource.

Additional steps such as development of street design guidelines, funding allocations, and programming of transportation network enhancements will all be required to implement the above strategies, but these strategies will allow Haywood County to realize the vision set forth in the Future Land Use Plan with a robust and context-consistent transportation system.

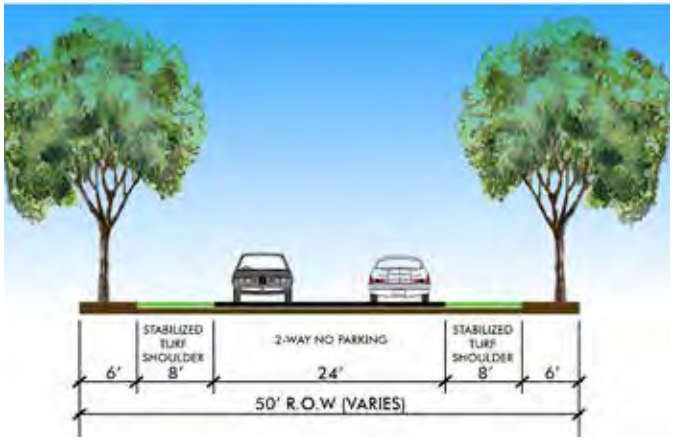
Transition from Rural Area to Rural Four-Way

Example of a Rural Road Transition into a Four-Way. Aldie, VA

Rural Road



Rural Road with Guardrail to protect existing trees



Rural Road (Typical). Improvements designed to accommodate additional width associated with movement of farm equipment.

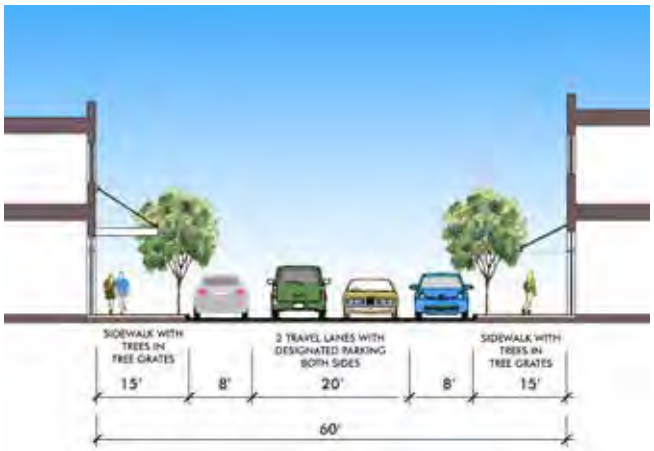
Rural road with Multi-modal Trail.

Sample Street Sections

Neighborhood Street

Neighborhood Street (Typical)

Town Street



Two Lane Town Street (Section)

City Street

Two Lane City Street

CHAPTER

5 Implementation

Using the Future Land Use Plan

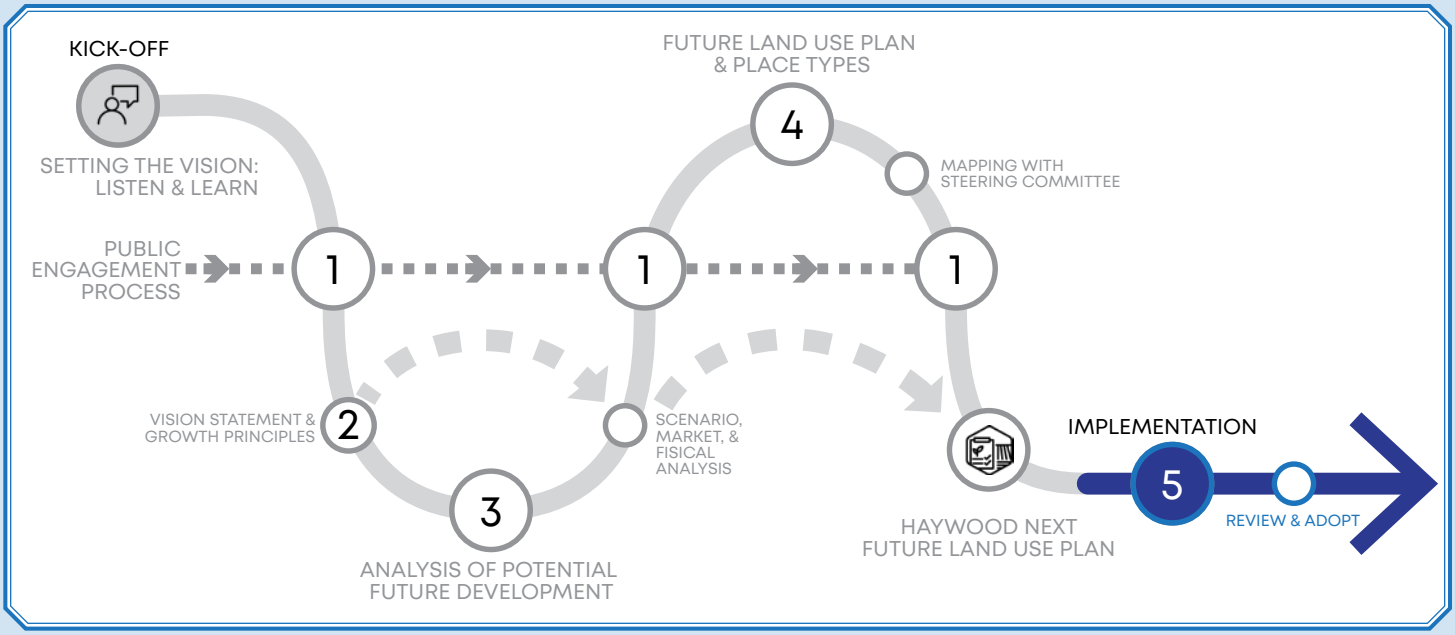
The Haywood Next Future Land Use Plan serves as a guide to inform future land use decisions including regulations, intensities of use, and patterns of development. The recommendations contained within this report are intended to supplement Haywood County's Zoning Ordinances. This document provides policy direction for future land use decisions, including rezoning of property, that contributes to the desired future growth strategy for Haywood County over the next ten years. The plan shall be revisited on a regular basis, typically every three to five years, to determine if updates are necessary. If a transformational event occurs, such as the construction of a regional sanitary sewer system, the Plan should be revisited to understand how the catalytic event may impact future land use in the area.

Adoption of this report by The City of Brownsville, the Town of Stanton, and Haywood County indicates the legislative bodies have chosen to implement the recommendations herein as a means to achieve the shared vision established by the community-informed process as outlined in previous chapters.

Successful implementation of the Plan requires that land use decisions check all three boxes:

- ☑ **Consistent with the Vision Statement**
- ☑ **Follows the Growth Principles**
- ☑ **Appropriate Land Use Place Type**

"Please provide the tools and transparency to Haywood County for future development and guidance."



Performance Score Card

The Performance Score Card should be referenced and completed at defined intervals to ensure that the Future Land Use Plan stays up-to-date and is being implemented appropriately throughout the community.

FUTURE LAND USE PLAN PERFORMANCE MEASURES

Percentage of Undeveloped Land

1. At intervals of 2.5 years - Quantify and monitor the rate of change within the community to determine if Place Type areas and their locations should be modified and revised.

- **a.** Determine available and/or undeveloped area per Place Type; Compare to available and/or undeveloped area per Place Type at the time of adoption
- **b.** Determine whether additional Place Type area or locations are warranted prior to 10-year revision

Future Land Use Plan Revisions

2. At intervals of 2.5 years - Review all applications for revisions to the Future Land Use Plan and evaluate based on the following:

- **a.** Number of Applications, Place Type Requests, Justification
- **b.** Analyze to identify potential patterns and common issues
- **c.** Determine if intermediate revisions are warranted (prior to 10-year horizon)

Publicly Initiated Community Plans

3. As publicly initiated community and small area plans are adopted, analyze recommendations pertaining to the Future Land Use Plan:

- **a.** Identify conformance of Small Area Plans and/or Community Plans, and identify potential areas non-alignment with the Future Land Use Plan
- **b.** Determine the need for revisions to the Future Land Use Plan to support the local vision

Transformational Event

4. In the event of catalytic change that is either likely to occur beyond the 10-year horizon of the Future Land Use Plan or cannot currently be predicted with an acceptable degree of certainty, the Future Land Use Plan should be evaluated in order to determine if revisions are necessary regardless of the previous revision schedule. Such events may include:

- **a.** New, large-scale economic development representing a net increase in total employment within Haywood County of at least 35%
- **b.** Construction of a regional sanitary sewer system

Next Steps

The shared vision of the community can be attained by following of the recommendations of this document supplemented with the introduction of new or modifications to existing policy that pursues the same objectives. The following action items have been identified as next steps to ensure the successful implementation of the Haywood Next Future Land Use Plan.

Immediate Action

1. Adoption of the Future Land Use Plan amendment process.
2. Define and adopt the formal Future Land Use Plan.
3. Implement Land Use Entitlement - Site Plan Approval Process (pre-application conference, application fees, design requirements, traffic, stormwater, sewer capacity) to incorporate and promote a transparent Public Review process.
4. Collaborate with adjacent communities to identify regional infrastructure opportunities and partnerships.

Priority Action (1-2 Years)

5. Analyze zoning and development regulations to identify updates and revisions to achieve the Vision and Growth Principles informed by the Haywood Next Future Land Use Plan.
6. Identify and develop critical Small Area Plans to guide development at potential locations.
7. Update the Major Road Plan Network informed in part by the Future Land Use Plan recommendations.
8. Update Facility Master Plans based on the Future Land Use Plan recommendations.

Near Term Action (2-3 Years)

9. Revisit the Interim Development and Design Guidelines to determine what changes should be made in relation to the Future Land Use Plan.
10. Craft a county-wide Green Print Plan which:
    - **a.** Defines locations and program for new and improved neighborhood and regional parks and open spaces.
    - **b.** Enhances the quality of life for existing and incoming residents and investment.
    - **c.** Encourages an active and healthy lifestyle.
    - **d.** Capitalizes on the value of area assets.

Long Term Action (3-5 Years)

11. Revisit the Future Land Use Plan to analyze performance and identify potential revisions on a regular basis (intervals of 2.5 years) and/or due to potentially transformative changes such as:
    - **a.** New major economic development
    - **b.** Construction of Regional Wastewater treatment system
12. Establish an Aquifer and Water Quality Plan to ensure a safe water supply for future generations.
13. Plan for resilient utility, water, stormwater, and sewer infrastructure.

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Appendix

JUNE 2021

STRATEGIC PLAN

ECONOMIC RECOVERY

2021 STRATEGIC PLAN

HAYWOOD COUNTY
TENNESSEE

swtdd

102 E. COLLEGE ST » JACKSON, TN 38301
731-668-7112 » SWTDD.ORG

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Introduction

Southwest Tennessee Development District (SWTDD) is the designated Economic Development District for eight counties throughout Southwest Tennessee: Chester, Decatur, Hardeman, Hardin, Haywood, Henderson, Madison, and McNairy.

These eight counties contain 35 incorporated municipalities and have a combined 2020 population of approximately 250,000. The region is characterized by low household incomes, high prevalence of health issues, and a lack of local economic development professionals to plan and implement strategies to grow and improve the local economy.

SWTDD sought a CARES Act Supplemental EDA Award to provide the following scope of services:

1. Develop an Economic Recovery Plan by working with local elected officials in each county as well as leaders from private sector business, education and workforce development, non-profits, public safety, and health care.

2. Deploy a disaster recovery coordinator to work with communities for a one-year period to assist local officials in navigating and coordinating grants and aid available for pandemic recovery.

3. Deliver technical assistance to any sector with specific needs related to the Economic Recovery Plan

4. Engage specific expertise to design the planning process and develop the Economic Recovery Plan.

This document contains the Economic Recovery Plan for Haywood County, Tennessee, which was developed in accordance with the CARES Act award.

Strategic Planning Process

The process for developing the Economic Recovery Plan centered on strategic planning sessions held in each of the eight SWTDD counties. SWTDD engaged Younger Associates, an economic development research and communications firm with offices in Jackson and Memphis, TN, to establish a planning framework, conduct preliminary research, create materials and presentations, and facilitate the planning sessions.

Younger Associates developed a preliminary planning strategy that was implemented during in-person and video conference meetings held with city and county mayors in each county. These meetings were used to communicate the objectives of the Economic Recovery Plan and to determine the best methods for engaging representatives from a cross-section of the local economy in the planning process.

Procedures for holding the planning sessions were carefully considered to adhere to COVID-19 protocols while still allowing for robust discussion and input from planning participants. A hybrid planning session format was developed that allowed for some planning participants to meet in-person and others to participate simultaneously via video conference.

A series of meetings and video conferences were then held with the mayors and their representatives to determine the following:

- Meeting dates and times that allowed for broad participation.
- Meeting venues that allowed for social distancing for the number of expected in-person participants.
- Internet access and technical set-up to allow highly interactive video conferencing.
- Rosters of groups, organizations, and officials to be invited to participate in the planning session.
- Developing contact information for participants and a schedule of informative communications to prepare potential plan participants for the session.

Following these meetings, SWTDD staff closely coordinated with the mayors to handle logistics for the planning session, invite participants, and encourage participation. The staff provided a series of emails and calls to remind participants to schedule and attend the session. Among those emails was a link to complete an online survey to prepare for the planning session.

During the day-long planning session, the participants were led through the following agenda:

- An open discussion to capture initial impressions of needs the county must address for economic recovery.
- A presentation of demographic and economic data to help create a common basis for data-driven discussions.

- A review of the results of the online survey.
- A brief review of existing strategic plans within the county.
- An analysis of strengths, weaknesses, opportunities and threats factoring into economic recovery.
- An exercise to prioritize the issues and needs identified during the planning session.

The session was held on February 10, 2021 at College Hill Theater in Brownsville, TN. There were 31 participants in the planning session. Among the businesses and organizations represented in the session were:

- Brownsville Aldermen
- Brownsville-Haywood County Chamber of Commerce
- Brownsville Main Street
- Brownsville Mayor & Staff
- Brownsville Parks & Recreation
- Brownsville Utility Department
- Brownsville Workforce Development
- Haywood County Commissioners
- Haywood County Mayor
- Haywood County Schools
- Healthcare
- HTL Advantage
- Industry
- Small Businesses
- Tennessee College of Applied Technology
- Tennessee Department of Economic & Community Development
- Tennessee State Senator & Aide
- Town of Stanton Mayor and Aldermen

Based on all the information gathered from the strategic planning session, Younger Associates developed this report to document the Economic Recovery Plan. An individual report was prepared for each county; a regional report was also prepared to summarize the county plans, outline issues and needs that are present region-wide, and identify where regional initiatives may be needed to accomplish local objectives.

For high-ranking priorities, particularly those that impact most of the eight-county SWTDD region, SWTDD staff assigned to the Economic Recovery Plan implementation phase have undertaken further data collection and study. As soon as the strategic planning sessions were completed, SWTDD staff began making follow-up contacts and monitoring key programs related to those priority items.

Fresh Materials

INITIAL INSIGHTS REGARDING LOCAL NEEDS

In the invitation to the strategic planning session, potential participants were asked two questions to help them prepare for the session:

1. What does your business or organization need to move beyond the pandemic and into a period of growth?
2. As a community leader, what do you see that needs to be done to position the county for recovery and economic growth?

These questions were designed to elicit input that is based on personal experience and observations. In asking about the individual's business or organization the intent was to make it easy for the participant to identify specific, immediate needs. The second question was to broaden the observations to the community level, but again based on personal experience and observations.

These two questions were then asked at the outset of the planning session. The purpose of this portion of the planning session was to capture the concerns and ideas that were brought into the meeting before the participants were influenced by any presentations or discussions.

Participants in the strategic planning session listed these initial ideas related to business and organizational needs.

1. Better communication between governments, agencies, and public service groups in the county will solve many problems, need to modernize communications
2. Workforce Development (multiple comments)
   - » Incorporate workforce development in K-12 education
   - » Introduce students to local employers earlier in their education
   - » Develop soft skills among the workforce
   - » Offer workforce readiness training
3. Population growth (multiple comments)
   - » Better ability to compete with larger urban areas to attract population growth
   - » Attracting and retaining young families
   - » Need to increase tax base and census-based revenue sharing
   - » Need to grow the size of the workforce

4. Broadband access (multiple comments)
   - » More stable/reliable high-speed internet access
   - » Lack of access is limiting much-needed access to telehealth
   - » Many students don't have access to high-speed internet for virtual classes at home
   - » Often the people who lack transportation also lack internet or broadband service at home

5. Public transportation (multiple comments)
   - » Lack of transportation is a barrier to employment
   - » Lack of public transportation limits access to health care; patients are walking and using wheelchairs to reach health clinics
   - » Need transportation specifically to TCAT and community colleges

6. Financial assistance for marketing the city and county

7. Infrastructure – roads, sidewalks, public facilities in Brownsville, TN

8. Funding for a business incubator in Stanton, TN
   - » Lack of small business training and education (entrepreneurship) is an issue county-wide

9. A more walkable community in Stanton, TN
   - » Sidewalks and paths (offering as much walkability as financially possible now, and providing fruit trees and exercise stations along walkways)

10. Address health issues related to poverty
    - » 45% of population of Stanton is below poverty level
    - » Heavy concentration of chronic diseases in the county

11. Replace aging water and wastewater infrastructure, some parts of the system are 100+ years old (multiple comments)
    - » While grant funds are necessary to upgrade, CDBG grants would not cover the needs even if combined and dedicated to infrastructure for many years
    - » Rural America needs more federal infrastructure investment

12. Increase number of post-secondary degrees and certificates
    - » Work-based learning experiences could be effective

13. Improve the perception and narrative regarding public K-12 education in the county
    - » Bring the public into the schools, more opportunities for people to interact with students

14. More local jobs for workers who currently commute to other cities to work

15. Continue to invest in the I-40 Advantage industrial park
    - » 400 acres, premier property, needs more infrastructure
16. Affordable housing (multiple comments)
    - » Lack of available housing
    - » Needed for community to thrive
    - » Want people to be able to live and work in the county
17. Quality mental health services
18. Improvements to health care centers in county
    - » Private financial support for and transportation of patients to Federally Qualified Health Center (FQHC)
    - » Stanton Health Center, staffing and capacity
19. Continue revitalization of downtown Brownsville area (Main Street program)
20. Recruiting and developing retail (multiple comments)

SURVEY RESULTS

A survey was developed and administered in order to gather background information and current public perspectives on the quality of the living environment in the county. The survey was not intended to be a statistically valid tool for decision making. Instead, the survey was designed to initiate an evaluation process that could be continued in more detail during the strategic planning session.

The following survey instrument was circulated to everyone who was contacted to participate in the strategic planning session. There were 18 Haywood County participants in the survey and 194 total participants from the SWTDD region. A survey link was provided via email that allowed each recipient to complete the survey online prior to the day of the strategic planning session.

Results were tabulated for the county, and for the entire eight-county region. The results were reviewed during the planning session.

INFRASTRUCTURE

How do you rate:	Very Bad = 1	2	3	4	Very Good = 5	Average Rating	SWTDD Region
Access to high-speed internet in your city/ county?	0.0%	27.8%	55.6%	16.7%	0.0%	2.89	2.85
Local working age people's ability to use computers and internet-based tools?	0.0%	11.1%	55.6%	33.3%	0.0%	3.22	3.27
Access to clean drinking water in your city/ county?	0.0%	0.0%	11.1%	27.8%	61.1%	4.50	4.48
Condition of roads and highways in your city/ county?	0.0%	27.8%	44.4%	22.2%	5.6%	3.06	3.35
Solid waste disposal in your city/county?	5.6%	16.7%	33.3%	16.7%	27.8%	3.44	3.74

HEALTH & WELLNESS

How do you rate:	Very Bad = 1	2	3	4	Very Good = 5	Average Rating	SWTDD Region
Access to grocery stores and fresh food in your city/county?	5.6%	0.0%	33.3%	38.9%	22.2%	3.72	3.97
Primary care facilities in your city/county?	11.1%	27.8%	38.9%	16.7%	5.6%	2.78	3.45
Emergency response capabilities in your city/county?	5.6%	22.2%	33.3%	38.9%	0.0%	3.06	3.55
Access to gyms & wellness facilities in your city/county?	5.6%	27.8%	38.9%	22.2%	5.6%	2.94	3.52
Regional cooperation of healthcare?	11.1%	16.7%	50.0%	22.2%	0.0%	2.83	3.39
Drug abuse & addiction among the local population/workforce in your city/county?	5.6%	38.9%	44.4%	5.6%	5.6%	2.67	2.62
Accessibility to drug addiction treatment programs in West TN?	11.1%	22.2%	27.8%	38.9%	0.0%	2.94	2.94

BUSINESS ENVIRONMENT

How do you rate:	Very Bad = 1	2	3	4	Very Good = 5	Average Rating	SWTDD Region
Working relationship among city/county elected officials in your city/county?	11.1%	16.7%	44.4%	27.8%	0.0%	2.89	3.24
Effectiveness of the local Chamber/EDO's* ability to bring new jobs & businesses to your city/county?	33.3%	16.7%	22.2%	27.8%	0.0%	2.44	3.31
The local Chamber/EDO's* effectiveness in helping local businesses?	22.2%	22.2%	27.8%	27.8%	0.0%	2.61	3.35
Local efforts to develop and attract visitors to your city/county?	0.0%	33.3%	27.8%	33.3%	5.6%	3.11	3.32

*EDO = ECONOMIC DEVELOPMENT ORGANIZATION

EDUCATION

How do you rate:	Very Bad = 1	2	3	4	Very Good = 5	Average Rating	SWTDD Region
Quality of K-8 schools in your city/county?	5.6%	16.7%	38.9%	38.9%	0.0%	3.11	3.77
Quality of high schools in your city/county?	5.6%	22.2%	27.8%	44.4%	0.0%	3.11	3.71
The number of students who graduate with employable skills in your city/county?	5.6%	22.2%	33.3%	33.3%	5.6%	3.11	3.31
The quality of TCAT* in the region?	5.6%	0.0%	33.3%	33.3%	27.8%	3.78	4.03
The percentage of local high school graduates who attend colleges, universities or trade schools.	0.0%	23.5%	35.3%	29.4%	11.8%	3.29	3.45

*TCAT = TENNESSEE COLLEGE OF APPLIED TECHNOLOGY

QUALITY OF LIFE

How do you rate:	Very Bad = 1	2	3	4	Very Good = 5	Average Rating	SWTDD Region
The availability of affordable housing in your city/county?	0.0%	22.2%	55.6%	16.7%	5.6%	3.06	3.06
The safety from crime in your city/county?	0.0%	27.8%	38.9%	33.3%	0.0%	3.06	3.68
The selection of retail stores in your city/ county?	11.1%	44.4%	33.3%	11.1%	0.0%	2.44	3.01
The quality of public parks & recreation facilities in your city/ county?	0.0%	22.2%	16.7%	50.0%	11.1%	3.50	3.70
The attractiveness of your city/county to potential newcomers?	5.6%	16.7%	33.3%	38.9%	5.6%	3.22	3.38

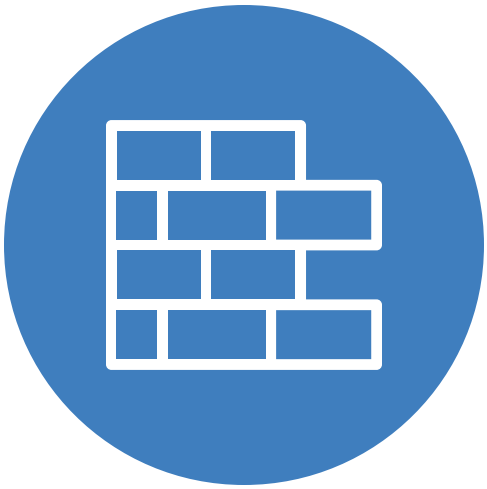
COLLABORATION

How do you rate:	Very Bad = 1	2	3	4	Very Good = 5	Average Rating	SWTDD Region
Volunteer participation & community involvement in your city/county?	5.6%	16.7%	38.9%	38.9%	0.0%	3.11	3.49
Regional cooperation within West Tennessee?	5.6%	5.6%	61.1%	27.8%	0.0%	3.11	3.40

COVID-19 RESPONSE

How do you rate:	Very Bad = 1	2	3	4	Very Good = 5	Average Rating	SWTDD Region
The FEDERAL government's response to controlling the spread of the COVID-19 virus?	38.9%	16.7%	27.8%	16.7%	0.0%	2.22	2.76
The STATE government's response to controlling the spread of the COVID-19 virus?	22.2%	33.3%	38.9%	5.6%	0.0%	2.28	2.84
The LOCAL government's response to controlling the spread of the COVID-19 virus?	16.7%	27.8%	22.2%	27.8%	5.6%	2.78	3.24
The FEDERAL economic assistance response?	0.0%	44.4%	38.9%	11.1%	5.6%	2.78	3.17
The STATE economic assistance response?	5.6%	50.0%	38.9%	5.6%	0.0%	2.44	3.06
The LOCAL economic assistance response?	22.2%	27.8%	44.4%	5.6%	0.0%	2.33	2.93

Foundation



DEMOGRAPHICS & STATISTICAL OVERVIEW

A general statistical overview of the county was compiled to establish a common understanding of the economic structure of the county as a basis for planning. Key findings from this data were presented to the participants of the strategic planning session and are included below. Additional and more detailed data is included in the supporting materials section of this report.

POPULATION

The current Haywood population estimate of 17,069 is 13.6% below the 2000 census count of 19,796. Many other rural areas around the country and the Southwest Tennessee region have experienced population decline, but Haywood County has experienced the highest rate of loss in the SWTDD region. The projected population for the county for the next five years shows a continued decline of -1.72%.

The average age of the population in Haywood County is higher than the state or national averages. At 41.9 years, the average age for the county is only slightly higher than the average age for the SWTDD region.

The population of Haywood County is 50.3% Black. The county has a lower percentage of other minority populations than the state or national averages. These population segments have been driving population growth in other parts of the U.S. but not in the SWTDD region.

	Haywood County	SWTDD Region	Tennessee	United States
POPULATION				
2000 Census	19,796	242,765	5,689,277	281,421,942
2010 Census	18,787	253,092	6,346,105	308,745,538
2021 Estimate	17,069	248,153	6,911,029	330,946,040
2026 Projection	16,776	250,153	7,175,823	340,574,349
POPULATION				
2000-2010 Growth	-5.10	4.25	11.54	9.71
2010-2021 Growth	-9.14	-1.95	8.90	7.19
2021-2026 Growth	-1.72	0.87	3.83	2.91
POPULATION				
Average Age	41.90	41.27	40.10	39.80

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

HOUSEHOLDS & INCOME

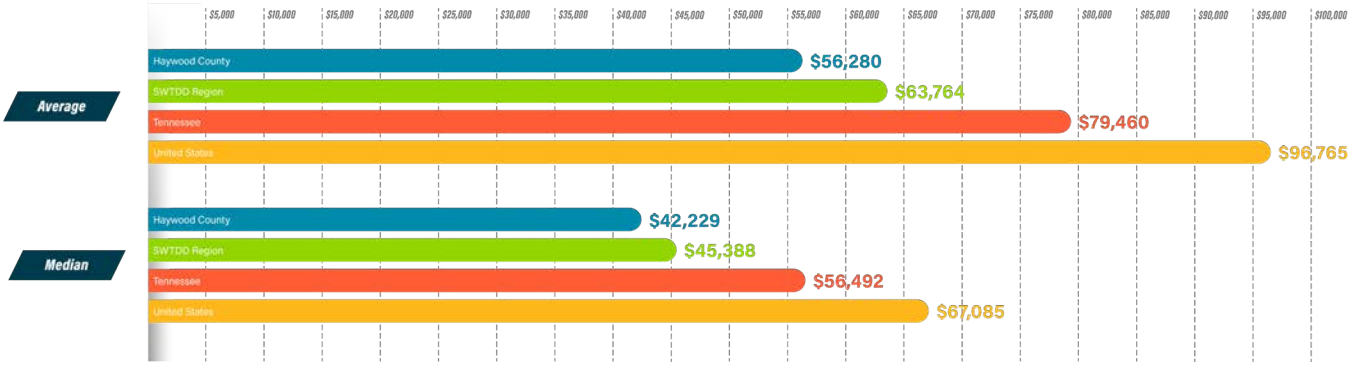
The average home value in the county is lower than the SWTDD region, state, and national averages. The median year built for housing structures in the county reflects that there have been few new houses built in recent years.

	Haywood County	SWTDD Region	Tennessee	United States
HOUSEHOLDS				
Average Household Size	2.45	2.46	2.49	2.57
Households with People Under 18	34.69%	32.80%	32.82%	33.58%
Households with NO People Under 18	65.31%	67.20%	67.18%	66.42%
HOUSING				
Owner-Occupied Housing Units	61.83%	70.23%	68.48%	64.15%
Renter-Occupied Housing Units	38.17%	29.77%	31.52%	34.83%
Owner Average Length of Residence (in years)	22.00	18.89	16.20	16.50
Renter Average Length of Residence (in years)	7.70	7.36	6.40	6.70
Median Owner-Occupied Housing Value	$108,759	$127,993	$197,644	$250,250
Median Year Structure Built	1977	1983	1985	1979

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

On average, per household income in Haywood County is also lower than the SWTDD region, state, and U.S. averages. Historically, there has been a large gap between U.S. average income and the average in the SWTDD region.

Household Income



SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

LABOR FORCE PARTICIPATION

Even before the pandemic, 42% of the working age population in Haywood County was not in the labor force. The full range and impact of factors that contribute to the low labor force participation rate are not known, but the rate is low throughout the SWTDD region. However, the Haywood County participation rate is better than the average participation rate for the region, which is unusual among the more rural counties in the region.

	Haywood County	SWTDD Region	Tennessee	United States
LABOR FORCE INFORMATION				
Working Age Population	62.18%	62.60%	64.34%	64.63%
Average Travel Time to Work (in minutes)	27.00	25.04	28.00	29.00
HOUSING				
In Armed Forces	0.04%	0.05%	0.32%	0.39%
Civilian — Employed	53.84%	50.14%	57.63%	59.64%
Civilian — Unemployed	4.08%	4.16%	3.29%	3.22%
Not in Labor Force	42.05%	45.66%	38.76%	36.75%

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

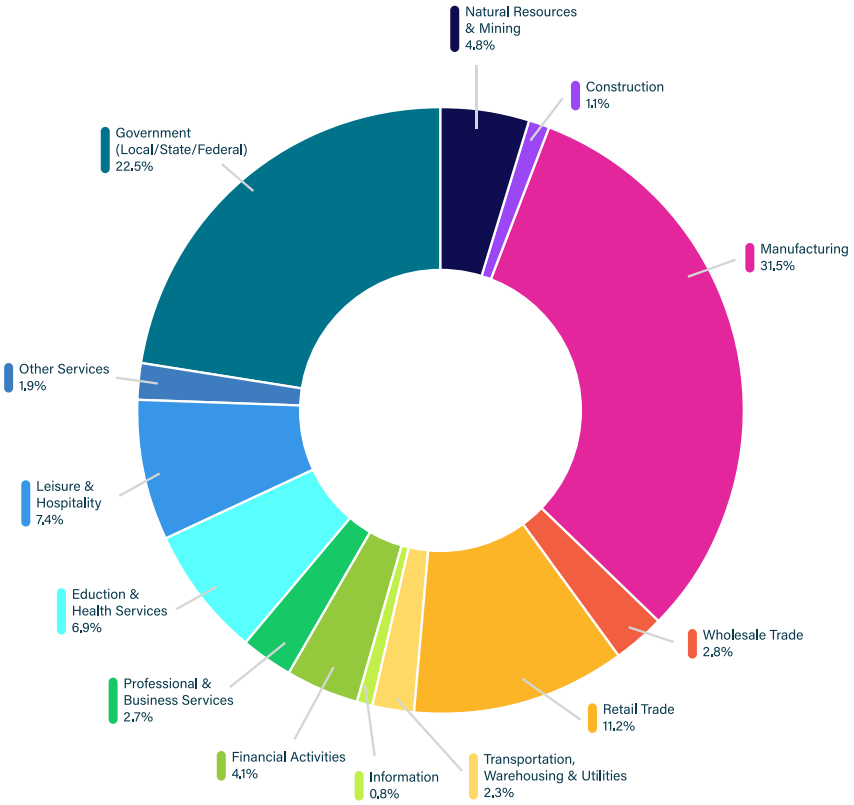
LABOR FORCE DISTRIBUTION

The economy in Haywood County is not as diverse as the Tennessee economy as a whole. Like many rural areas in the Southern U.S., the Haywood County economy has a large percentage of jobs concentrated in manufacturing. Haywood County has almost three times the concentration of jobs in manufacturing as other areas of the state.

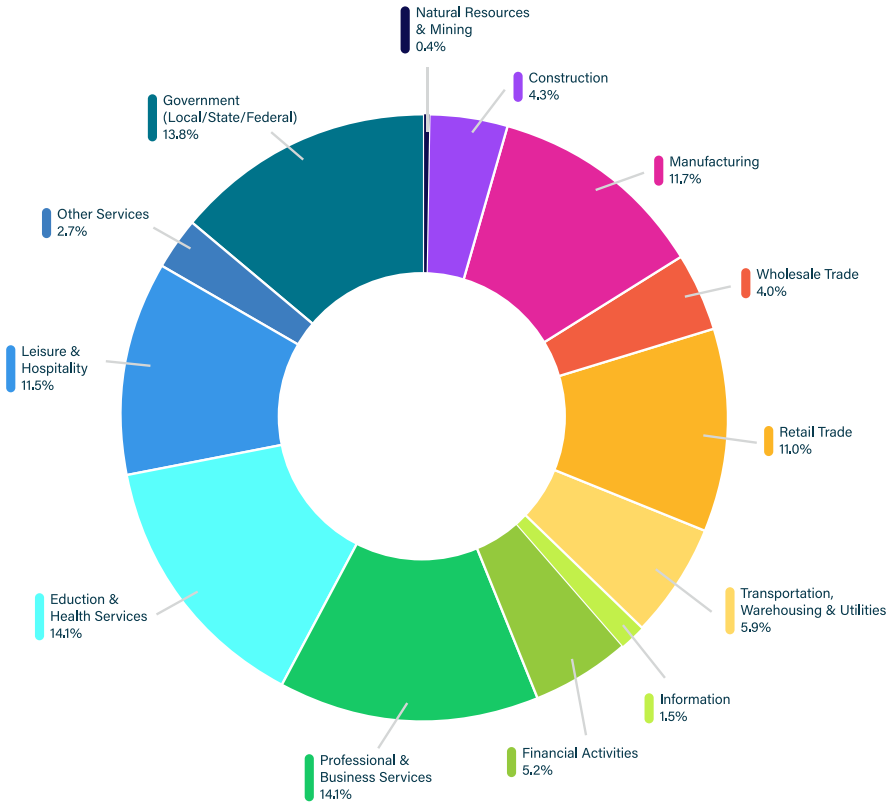
	HAYWOOD COUNTY		SWTDD REGION		TENNESSEE	
Labor Force Info	**Employment**	**Annual Avg. Wage**	**Employment**	**Annual Avg. Wage**	**Employment**	**Annual Avg. Wage**
Natural Resources & Mining	4.8%	$36,773	0.7%	$36,741	0.4%	$46,860
Construction	1.1%	$52,136	4.0%	$55,197	4.3%	$58,737
Manufacturing	31.5%	$51,542	18.7%	$55,340	11.7%	$60,309
Wholesale Trade	2.8%	$75,317	3.1%	$56,349	4.0%	$74,221
Retail Trade	11.2%	$26,094	11.7%	$28,640	11.0%	$32,029
Transportation/ Warehousing/ Utilities	2.3%	$61,903	3.2%	$50,589	5.9%	$56,358
Information	0.8%	$39,970	0.7%	$44,884	1.5%	$75,545
Financial Activities	4.1%	$41,581	3.2%	$56,825	5.2%	$77,854
Professional & Business Services	2.7%	$30,700	8.1%	$35,143	14.1%	$63,000
Education & Health Services	6.7%	$38,524	14.4%	$42,361	14.1%	$53,179
Leisure & Hospitality	7.4%	$13,653	8.9%	$15,885	11.5%	$23,879
Other Services	1.9%	$24,182	1.7%	$31,508	2.7%	$36,224
Government (Local/ State/Federal)	22.5%	$40,662	21.5%	$43,075	13.8%	$50,080
Total	**100.0%**	**$41,145**	**100.0%**	**$41,851**	**100.0%**	**$51,690**

SOURCES: STATE OF TENNESSEE DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

HAYWOOD COUNTY DISTRIBUTION OF LABOR



TENNESSEE DISTRIBUTION OF LABOR



SOURCES: STATE OF TENNESSEE DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

RETAIL GAP ANALYSIS

Haywood County has a net supply of retail that exceeds local demand by almost $12.5 million per year. Motor vehicle and gasoline sales account for much of the net inflow of dollars into the county, but general merchandise and food services also show a surplus of demand beyond local spending. The presence of Interstate 40 generates much of the flow of outside spending into the county. A more detailed Retail Gap Analysis is provided in the Resource Materials section of this report.

Labor Force Information	2021 Demand	2021 Supply	Opportunity Gap/Surplus
Total retail trade	$237,923,475	$250,418,690	-$12,495,214
Motor vehicle & parts dealers	$50,515,248	$66,239,658	-$15,724,410
Furniture & home furnishings stores	$3,178,354	$1,324,497	$1,853,857
Electronics & appliance stores	$2,936,350	$136,075	$2,800,276
Building material & garden equipment & supplies dealers	$14,775,213	$12,887,134	$1,888,079
Food & beverage stores	$32,039,078	$11,118,657	$20,920,422
Health & personal care stores	$14,712,685	$9,937,245	$4,775,439
Gasoline stations	$21,371,496	$69,940,485	-$48,568,989
Clothing & clothing accessories stores	$6,969,772	$1,182,552	$5,757,220
Sporting goods, hobby, musical instrument, & book stores	$2,300,936	$627,578	$1,673,358
General merchandise stores	$28,536,541	$41,018,985	-$12,482,444
Food services & drinking places	$24,039,059	$32,102,714	-$8,063,655

SOURCES: 2021 ENVIRONICS ANALYTICS | CLARITAS | U.S. CENSUS BUREAU | U.S. BUREAU OF LABOR STATISTICS | INFOUSA | YOUNGER ASSOCIATES

EDUCATION STATISTICS

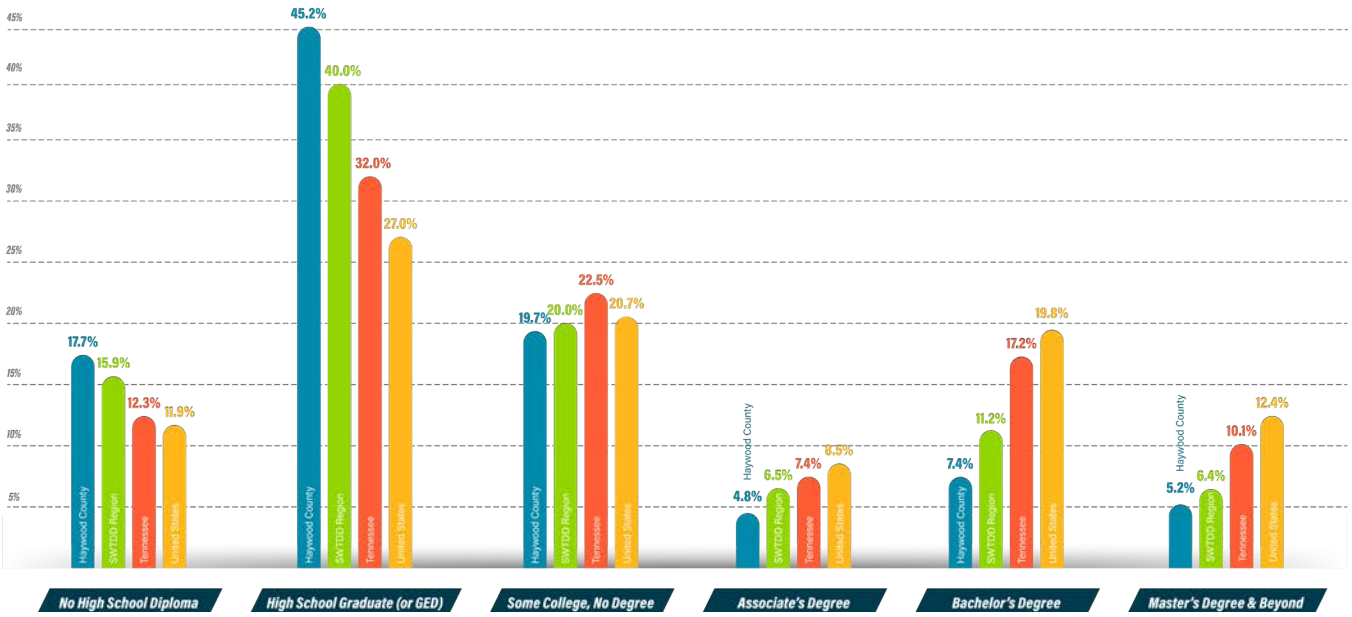
The majority of the population in Haywood County has a high school diploma or less. This is when all age groups are considered. The younger age groups have higher levels of educational attainment, although the rate of college admission remains very low among students.

	Enrollment	Graduation Rate	ACT Avg.	Performance
Chester County School District	2,838	95.9%	20.2	Level 5
Decatur County School District	1,601	93.2%	19.6	Level 3
Hardeman County School District	3,503	82.2%	17.8	Level 1
Hardin County School District	3,547	95.5%	19.0	Level 5
Haywood County School District	2,835	92.0%	17.2	Level 2
Henderson County School District	3,992	92.7%	20.8	Level 5
Jackson/Madison County School District	12,724	87.4%	18.0	Level 1
McNairy County School District	4,070	93.6%	19.4	Level 1
Tennessee Average	-	89.6%	20.0	-

SOURCE: TN DEPARTMENT OF EDUCATION 2018-2019

The high school graduation rate is currently 92%, which is above the state average. The public K-12 school system has earned a Level 2 overall performance ranking, which is awarded by the Tennessee Department of Education. The rankings are on a scale of 1 to 5, with 5 being highest, and are based on student advancement.

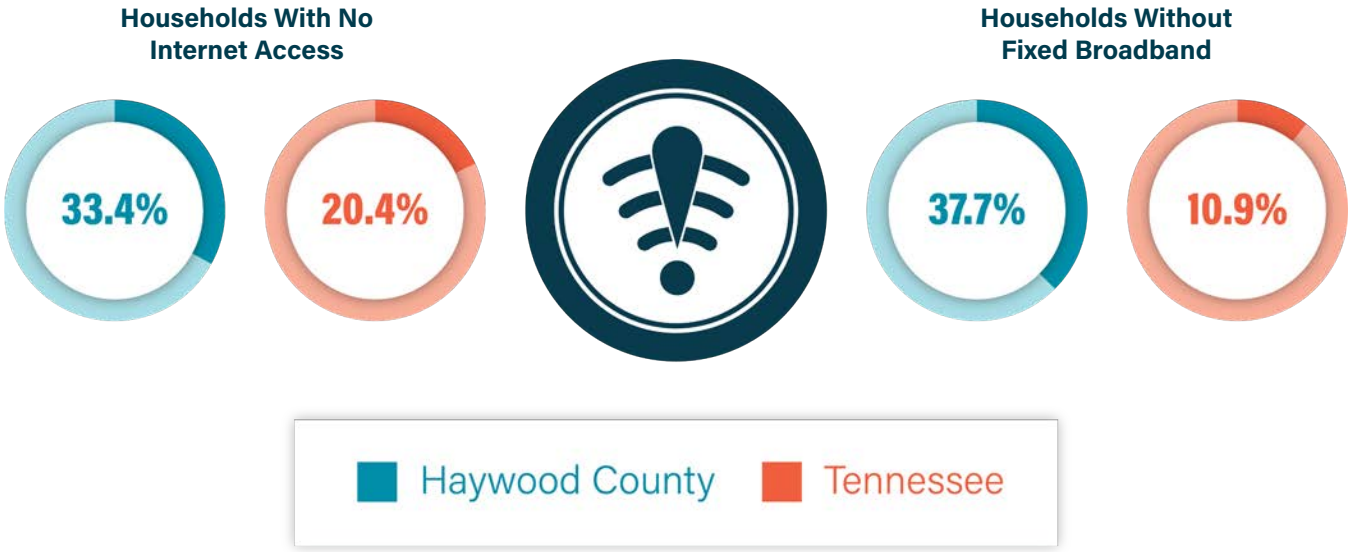
Education Attainment



SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

INTERNET ACCESS

A recent study by the University of Tennessee and Purdue University shows that 37.7% of households in Haywood County do not have access to fixed broadband internet access.



SOURCE: PURDUE UNIVERSITY | UT EXTENSION INSTITUTE OF AGRICULTURE

Existing Platforms

PREVIOUS LOCAL STRATEGIC PLANS

This economic recovery planning process included reviewing existing plans for the county. The intent of the economic recovery plan is to build upon existing plans, not to supersede those plans.

The City of Brownsville, the Town of Stanton and the Haywood County Chamber/Haywood County have current plans that were discussed at the strategic planning session. Those plans are summarized below.

- Economic Development
  - Programs and initiatives that support the goal of retaining and expanding the county's diverse industrial/commercial base.
- Community Health
  - Programs and policies designed to bring "24/7" health care back to the community and finding a use for the now closed community hospital.
- Youth and Youth Programs
  - Programs designed to give local kids someplace to go, something to do with their free time, and to help mold them for successful careers and safe lifestyles.
- Coordination with Other Local Governments
  - Hold regular and periodic meetings with representatives from other local governmental agencies, including Haywood County, the Town of Stanton, and the county school district - with ancillary participation by the local Chamber of Commerce - to achieve a regional approach to local problem solving.
- Public Image
  - Undertake programs to enhance the city's image both internally and externally. The theme of such programs would emphasize the community as a good, safe, and relatively inexpensive place to live and do business.

Tools

SWOT ANALYSIS

A portion of the strategic planning session was dedicated to engaging all the participants in identifying key strengths, weaknesses, opportunities, and threats (SWOT). The goal of the discussion was not to produce an exhaustive list in each category, but to identify SWOT items that could relate in any way to an economic recovery plan.

STRENGTHS

1. Workforce training assets
   - » Tennessee College of Applied Technology (TCAT)
     - – Brownsville Center offering courses in HVAC, Computer Information Technology, Machine Tool Technology, and a recently-added Patient Care Technician Course
   - » Jackson State Community College
     - – Offers some courses toward associate degree at Brownsville High School
     - – Main campus in nearby Jackson offers two-year degrees and technical training
   - » TCAT – Jackson
     - – Nearby with broad range of technical training
2. ACT Work Ready Community – achieved 100% of the goals for workforce training and testing to earn this designation
   - » Provide testing career certification for high school students as well as adults

TCAT CAMPUS IN BROWNSVILLE

PRECISION COILS MACHINERY WORKER

3. High quality buildings and sites – multiple certified and/or rail-served sites
    - » I-40 Advantage Industrial Park, 400+ acres, certified, rail-served
    - » Haywood County Industrial Park
    - » Memphis Regional Megasite, certified, over 4,000 acres primarily located in Haywood County

4. Tourism/Historical/Cultural Assets
    - » West Tennessee Delta Heritage and Visitor Center
    - » Tina Turner Museum
    - » Hatchie River and National Wildlife Refuge ecosystem
    - » Hatchie Bird Fest (birding event)
    - » Hatchie River, popular destination for hunting and fishing
    - » Landmark Gothic Church in Stanton

5. Location
    - » Proximity and easy access to Memphis
    - » Proximity to Memphis and Jackson, TN workforce
    - » Miles of Interstate 40 frontage/visibility, with 4 highly utilized interstate exits
    - » Easy access to regional entertainment

6. Transportation infrastructure
    - » Interstate 40, US Hwy 70, US Hwy 79
    - » Class I Rail service - CSX
    - » Less than one hour from Memphis International Airport

7. Health care access and programs
    - » Stanton Health Center
    - » Brownsville Medical Center
    - » FQHC Clinic – Income Based Care
    - » Hospital scheduled to reopen in 2021

DELTA HERITAGE CENTER - CHILDHOOD SCHOOL OF TINA TURNER

RAIL ACCESS TO INDUSTRIAL PARKS AND MEGASITE

I40 OUTSIDE OF BROWNSVILLE, TN

8. Good communications and relationships among large employers, economic developers, and local government

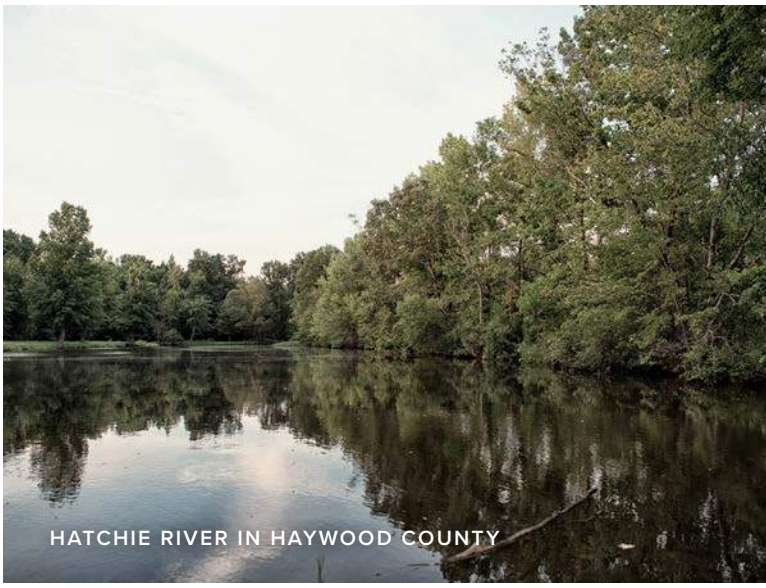
9. Quality of life elements
   - » Clean air and water
   - » Historic preservation and historic districts
   - » Moderate, four-season climate
   - » Good outdoor recreation opportunities
   - » Diversity of communities

10. Large agricultural operations in the county

11. Commercial Cannery Incubator in Stanton

12. Haywood County Hospital, closed since 2014, scheduled to reopen in October 2021 with new hospital operator

DOWNTOWN BROWNSVILLE



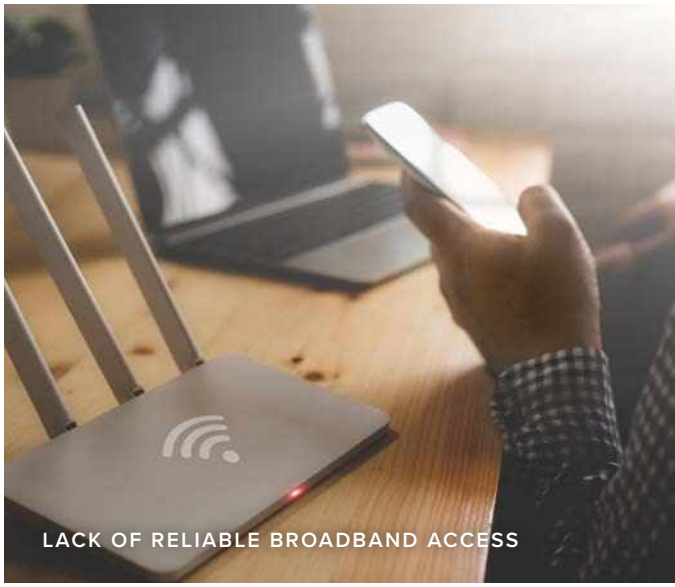
HATCHIE RIVER IN HAYWOOD COUNTY

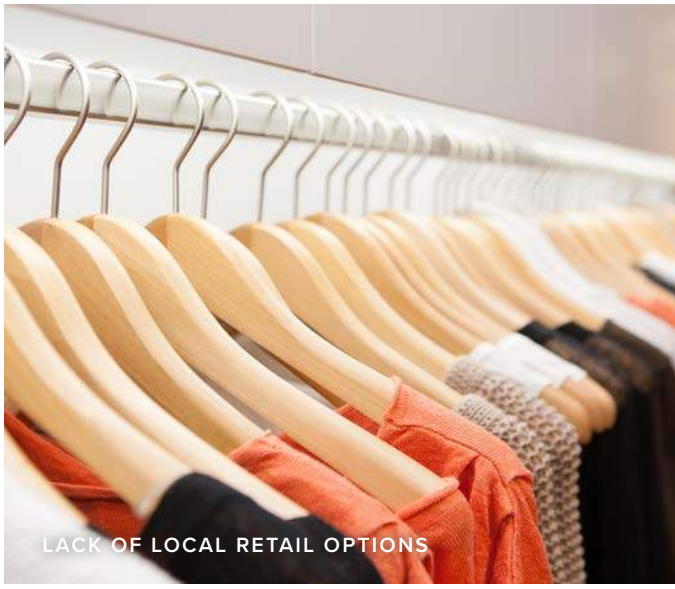
FARM LAND IN HAYWOOD COUNTY TN

HELEN'S BAR•B•Q IN BROWNSVILLE, TN

WEAKNESSES

1. Lack of local retail options
2. Community ability to attract population growth
   - » Level of attractiveness to young adults and families
3. School system needs improvements
   - » College-readiness is low
   - » Need more dual enrollment programs and interaction with higher education
   - » Deficiencies in K-4
4. Lack of available housing
   - » No housing growth
   - » Can't support population growth
   - » Can't support employment growth
5. Health of the population
   - » Unhealthy lifestyle habits: diet, sleep, exercise
   - » County health ranking is among the lowest in Tennessee
   - » Lack of support services for senior citizens
   - » Lack of behavioral health services
6. Crime
   - » Domestic Violence
   - » Internet-based scams
7. Lack of community pride
   - » Need a unified vision
   - » Need to create new perceptions about the community
8. Lack of affordable groceries near some communities
9. Memphis Regional Megasite does not have utility infrastructure in place
10. Litter harms community attractiveness


LACK OF RELIABLE BROADBAND ACCESS


LACK OF LOCAL RETAIL OPTIONS

LITTER HARMS COMMUNITY ATTRACTIVENESSES

OPPORTUNITIES

1. Additional programs to support public K-12 education
   - » Add more dual enrollment programs
   - » Add work-based learning opportunities
   - » Partnerships with employers
   - » Build community pride in the schools
   - » Programs to develop soft skills, life skills
   - » Better preparation in early grades
2. Mobile health care unit, deliver preventative care
3. Better marketing and promotion of county and communities
   - » Capitalize on I-40, develop and improve interstate exits to increase visitor spending
4. Hatchie River
   - » Create more access and more recreational opportunities
   - » Better promote the area
   - » Wildlife Refuge school tours
5. Developing rural community centers
6. Available land to develop a lake, expanding on natural resources
7. Expand walking trails in Stanton
8. Reach full potential of the cannery business incubator in Stanton
9. Successful reopening of Haywood County Hospital

CREATE MORE ACCESS POINTS AND RECREATIONAL OPPORTUNITIES ON THE HATCHIE RIVER

EXPAND WALKING TRAILS IN STANTON, TN

REACH FULL POTENTIAL OF THE CANNERY IN STANTON

THREATS

1. Low wage employers locating in the region (i.e. chicken processing plant and suppliers)
2. Increasing blight
3. Lack of willingness to adapt and change, reluctance to address problems
4. Continued delays in developing the Memphis Regional Megasite infrastructure
5. Memphis Regional Megasite has new competition from other Megasites in the region (in Mississippi and Arkansas) that have been completed with full infrastructure in place
6. Not being prepared to take advantage of job growth, missing opportunities for population growth due to lack of housing
    - » If new employers locate in the county, workers would likely live in other counties that have more available housing

LOW WAGES IN THE REGION

LACK OF UTILITY INFRASTRUCTURE TO MEGASITE

DELAYS IN DEVELOPING MEGASITE INFRASTRUCTURE

Priorities for Economic Recovery

To complete the planning session, the group was tasked with identifying priorities for economic recovery. Participants were asked to prioritize issues or needs that must be addressed in order for the county to have sustainable economic growth during the pandemic recovery and long-term.

The meeting facilitator consolidated information from all input and discussions presented during the earlier parts of the planning session to develop a list of issues. The resulting list was presented and discussed with the participant group to ensure that the list reflected the major items that had been identified in the planning session.

To create a priority order among the list of issues, the participants were instructed to conduct a multi-voting exercise. Each participant could choose only three issues from among the list of eight that were presented.

Limiting the number of items that could be selected caused each participant to choose their highest priorities. Participants were assured that if an issue was not among the top four when the voting was tallied it did not mean that the issue would not be addressed in some manner. The voting process was used to develop a ranked priority order.

After the votes were cast the issues were ranked in the following order of priority.

1. POPULATION GROWTH

The population count in Haywood County has seen a critical decline. Without changes in key factors, the population is projected to continue to decline. Loss of population has led to loss of property tax revenue and revenue sharing from state and federal government. Decreased tax revenue limits local ability to address the major causes of population loss without financial assistance.

Recent studies, including a 2021 analysis by the Milken Institute, have found that the top three deciding factors for young adults looking to relocate are:

- Availability of affordable housing
- Broadband internet access
- High quality public education

Based on the strategic planning session, public education is placed at second priority and broadband internet is placed at fifth priority. These issues are addressed in the following sections of this report.

Available housing is integral to population growth in the county. The number of new houses built in Haywood County over the last two decades is the lowest in the SWTDD region. There is currently no significant residential development underway or reported in the planning session to be in the permit or preliminary stages.

Infrastructure upgrades will be necessary to allow housing development. A Brownsville Utility representative reported that portions of the wastewater system are over 100 years old. Community Development Block Grants and other types of funding available in past years would not be sufficient to replace the wastewater system within a reasonable time frame.

Other issues related to attracting population growth:

- Improvements in community attractiveness would bolster population migration into the county. Planning session participants noted that litter is pervasive throughout the county. Litter prevention and education campaigns are no longer active in Tennessee so local and regional efforts are required to address this issue.
- Improvements of I-40 exits in Haywood County and continued Main Street improvements in Downtown Brownsville would help promote Haywood County as a desirable place to live.
- Updated promotion of the county with a new story that focuses on key strengths such as:
  - Availability of well-paying jobs, and more jobs to come as the industrial parks attract new major industries
  - Hatchie River ecosystem, millions of people pass through it each year but don't see it as an attraction
  - Re-opening of the hospital in Haywood County and new parks and recreation amenities

2. ELEVATE PUBLIC K-12 EDUCATION

- **Promote greater achievement, continue raising the school system overall rating from the Tennessee Department of Education from Level 2 toward Level 5 (highest).**
- **Generate more public pride in the school system by engaging more people in the existing leadership program and create new programs such as mentorships. Conduct campus tours and generate positive publicity for the school system.**
- **Address K-4 deficiencies**
  - School system leaders who participated in the planning session noted that deficiencies at the earliest levels of education are contributing to the overall low achievement levels. Additional Pre-K preparation and more professional staff per student in the early grades are potential solutions.
- **Stronger partnerships with higher education and employers**
  - Develop a program modeled after successful career guidance programs in Hardin and Madison County. These programs contain the following elements:

- Opportunities for businesses to connect with high school students, especially those who aren't immediately seeking a four-year college degree, and acquaint them with local job opportunities and top regional careers
- Expanded dual enrollment programs with local and regional higher education institutions
- Career coaches on the school system staff, development of career pathways in high-demand fields such as health care
- Higher education representatives in the public schools on a regular basis and visits to higher education facilities starting in middle school.
- Work-based learning opportunities

» **Introduce soft skills training**

A program to demonstrate the benefits of appropriate hygiene/personal appearance, punctuality, and social interaction could not only create another positive experience in the schools and boost student pride, but also instill valuable preparation for college and career.

3. WORKFORCE DEVELOPMENT

» **Increase labor force participation**

The labor force participation rate in Haywood County, at 57.95% prior to the pandemic, was significantly lower than the Tennessee state average rate of 61.24% or national rate of 63.25%. The labor force participation rate in Haywood County is higher than in other counties of comparable population size and higher than the average for the SWTDD region

Low labor force participation rates are prevalent throughout the eight counties in the Southwest Tennessee Development District. An in-depth analysis of the full range and interconnection of underlying factors could benefit the entire Southwest Tennessee region in allowing more people to get into the workforce. Refinements and expansions of existing programs may be needed to enable more people to hold employment.

» **Better utilize and encourage participation in higher education and technical training programs in the SWTDD region**

The Tennessee College of Applied Technology in Brownsville currently offers four courses; plans to create a larger facility for more courses were put on hold because the planned location at Haywood County Hospital is no longer available.

A broader range of opportunities are available at colleges and technical schools in Jackson and Memphis. Transportation solutions would have to be provided to allow many students to access these educational opportunities.

Tennessee Promise and Tennessee Reconnect scholarships remove a large portion of the financial barrier to accessing training and advanced education. More effective communication tools are needed to make potential workers aware of all the resources available to receive job training.

More dual enrollment programs with the high schools is an important tool for introducing students to higher education and developing workforce readiness.

» **Continue ACT Work Ready Communities program**

The Work Ready Communities program has maintenance goals to ensure that workers continue to get training and workforce readiness certification. Funding must be secured to support proctors and testing. More closely integrating testing and certification in the high school system has been successful in other counties.

4. IMPROVE THE HEALTH OF THE POPULATION

The overall health of the population places Haywood County in the bottom 10% of counties in Tennessee for health scores. Chronic disease such as diabetes and kidney disease is rampant throughout the population.

» **Walkable communities**

The Town of Stanton has undertaken a program that promotes healthy living by providing easy access to fresh fruit and exercise. The initiative provides public walkways with fruit trees, exercise stations and playgrounds. Funds for land acquisition and additional facilities are necessary to serve more of the population.

Plans have been made, but not completed, for a greenway trail that would connect existing trails with the Farmer's Market in Brownsville.

» **Mobile Health Care Unit**

Since transportation and lack of high-speed internet are barriers to people receiving health education and preventative health care services, a mobile unit to take health services to the public in rural and low income areas can offer solutions. The City of Brownsville has a health and wellness program that was generating measurable improvements in health ratings before the pandemic. These health gains are already showing signs of reversal while the pandemic has limited access to the program. Taking the health and wellness services to homes and community centers could expand the initial success of the program.

» **Safety from crime**

Law enforcement officials and other participants in the strategic planning session noted a shift in crime during the pandemic toward more domestic abuse, child abuse and drug-related crimes. Like much of the U.S., the SWTDD region has seen evidence of an opioid abuse epidemic. As the pandemic created unemployment and kept people at home, crime shifted from theft to crimes exacerbated by mental stress, interpersonal conflicts, and substance abuse.

» **Mental health resources**

Mental health and substance abuse treatment and substance abuse prevention programs are other needs underscored by the pandemic.

Services and activities that engage the senior citizen population would also improve mental health in the county. Community centers could provide a centralized way to deliver these services.

» **Successful reopening of the Haywood County Hospital**

Haywood County Hospital, which closed in 2014, has a planned reopening for October 2021. It will provide another great asset for the county and a much-needed resource for the community, as residents are currently forced to drive to either Jackson, Ripley, or Memphis for hospital care. The hospital will also provide jobs to over 130 workers, including nurses and skilled technicians. Local training programs to increase the pool of available health care workers would support the opening and ongoing operation of the hospital.

5. BROADBAND ACCESS

The need for reliable, affordable high speed internet access touches all areas of the economy: education, employment, health care, government services, social services, real estate sales, retail and small business. The pandemic has exposed numerous difficulties and inequalities that lack of high speed internet creates.

Residents and businesses have found current forms of satellite-based internet service to be unreliable. Utilizing cell phone service in lieu of broadband proved to be both unreliable, since significant portions of the county have poor cell signal strength, as well as too expensive for many households.

Haywood County is receiving an investment of $1.2 million through the Charter Communications Rural Digital Opportunity Fund. This investment is expected to bring high-speed internet access to 535 households. This investment, announced in February 2021 by the State of Tennessee, will partially address the need for broadband internet access in the county, but leave other portions without high-speed service.

Common barriers to delivering high speed internet throughout rural areas included:

» Insufficient and incorrect data regarding internet service availability from early FCC-sponsored studies may have discouraged investment in internet infrastructure.

» Until recently, TVA did not allow power distributors to incur debt related to providing internet service.

» High cost of reaching remote locations and sparsely populated areas with fiber cable. Small customer bases do not allow a provider to recover the cost of high speed internet infrastructure.

» Grants and government funding for high speed internet infrastructure have been too small to address the need.

As these barriers are overcome, the county can take preparatory steps to accelerate the process of providing widespread broadband service. These steps can include:

- Assess and continuously monitor the various programs that have been announced and are under development to fund high-speed internet infrastructure. Newly announced programs include grant funding from the State of Tennessee and grant and technical assistance from the Delta Regional Authority. Funding may also be included in federal economic recovery programs.
- Update databases and mapping that identify where high-speed internet service is available and not available.
- Proceed with planning to determine best methods for serving remote and less densely populated areas. Complete technical and engineering studies. Develop cost estimates.
- Prioritize the order in which geographic area can be served based on density, time to complete, cost and other determining factors

Delta Regional Authority (DRA) has launched a method for a county to conduct testing to evaluate broadband capabilities in the county at the household level. This broadband mapping project is an innovative online crowd-sourcing platform that will be available until the spring of 2022. This testing/mapping provides a way for the county to gauge broadband accessibility. Learn more at dra.gov/speedtest. Also in the appendices is a toolkit for promoting this broadband testing for your county.

SWTDD staff assigned to the Economic Recovery Plan implementation phase began further investigation and follow up regarding broadband internet access immediately after the strategic planning sessions were completed. SWTDD has researched high speed internet development programs and initiatives including new grants from the State of Tennessee and development assistance through the Delta Regional Authority. SWTDD has followed up with local officials to determine the status of broadband development by various public and private entities. The staff has also created a database of any plans and cost estimates for high-speed internet delivery in the region.

6. SMALL BUSINESS DEVELOPMENT

- **Cannery Business Incubator**

  The Town of Stanton has developed a cannery with a commercial kitchen to support the start-up of prepared foods-related businesses. The goal is to generate 50 new businesses in five years. The commercial kitchen can also be used by catering businesses.

» More local retail and online sales

Small businesses in Haywood County must compete with the concentration of businesses in the larger markets of Jackson and Memphis, both located within 50 miles. Small businesses in Haywood County need the resources to offer specialization or service features that allow them keep local expenditures from flowing to larger markets. It can be financially difficult for a start-up business to achieve this level of differentiation. Access to capital through loans and incentives can assist small businesses in getting established and becoming competitive.

Businesses in Haywood County need to utilize internet sales of their products to reach a larger customer base. While many retailers and small manufacturers across the U.S. utilize the internet to expand sales, there are no examples of companies in the county that have a large online sales presence. Lack of robust internet access combined with lack of experience and training in online commerce may be a deterrent.

Statistical data for sales and income indicate an opportunity for small local businesses to capture more local sales. For example, the data indicates an unmet demand for food services of approximately $20 million annually.

7. TOURISM AND I-40 DEVELOPMENT

There are opportunities to increase commercial development at each of the I-40 interchanges in the county. Haywood County was one of the first counties in West Tennessee to promote tourism and invest in improving a key interchange to increase visitor spending. I-40 from Memphis to Nashville is known as the Music Highway, and Haywood County factors into that musical heritage.

At I-40 exit 56 (State Route 76), Brownsville and Haywood County invested in lighting for the exit, established the West Tennessee Visitors Center and Delta Heritage Center, relocated the home of a noted Blues musician to the area, and installed signage for a Tina Turner museum. This interchange area, located just east of the Hatchie National Wildlife Refuge, attracts high traffic volumes and provides visibility for Brownsville, which is located more than 10 miles north of I-40. This area has not been upgraded in many years. Other interchanges in the county have little or no commercial development.

The Hatchie River and the Hatchie National Wildlife Refuge have largely untapped tourism potential. Millions of people pass through the wildlife refuge each year on I-40 but have no access to wildlife viewing and birding in the ecosystem of the unchannelized Hatchie River bottom lands.

The Hatchie River is prized by locals for private hunting and fishing camps. With the proximity to the population of Memphis and I-40 traffic, recreational opportunities along the Hatchie could be very successful and attract people of all ages.

The Hatchie Bird Fest is a birding event that was initiated in 2019 and drew more than 200 people. Paddling and hiking facilities could attract young adults and families. Tourism developments focused on the Hatchie have been in discussion for many years but have not come to fruition.

8. PUBLIC TRANSPORTATION

Planning session participants called attention to the need for transportation for county residents to access:

- Jobs
- Training and higher education (within and outside the county)
- Health care services of all types

While there is a rural transportation system that provides transportation by appointment for qualifying households, the capacity is limited. Supplementing the system, and providing dedicated regular routes to training and employment sites could help accomplish the Priority goals related to education, workforce development and health care listed in the report.

Supporting Materials

2021 DEMOGRAPHIC REPORT

Pop-Facts Demographics Snapshot 2021 | Southwest Tennessee Development District - Haywood County

SWTDD Region Counties Include: Chester County, TN; Decatur County, TN; Hardeman County, TN; Hardin County, TN; Haywood County, TN; Henderson County, TN; Madison County, TN; McNairy County, TN

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	**Percent**	**Count**	**Percent**	**Count**	**Percent**	**Count**	**Percent**
Population								
2000 Census	19,796	--	242,765	--	5,689,277	--	281,421,942	--
2010 Census	18,787	--	253,092	--	6,346,105	--	308,745,538	--
2021 Estimate	17,069	--	248,153	--	6,911,029	--	330,946,040	--
2026 Projection	16,776	--	250,317	--	7,175,823	--	340,574,349	--
Population Growth								
Percent Change: 2000 to 2010	--	-5.10	--	4.25	--	11.54	--	9.71
Percent Change: 2010 to 2021	--	-9.14	--	-1.95	--	8.90	--	7.19
Percent Change: 2021 to 2026	--	-1.72	--	0.87	--	3.83	--	2.91
Households								
2000 Census	7,558	--	93,806	--	2,232,906	--	105,480,131	--
2010 Census	7,459	--	98,161	--	2,493,552	--	116,716,292	--
2021 Estimate	6,882	--	96,292	--	2,716,243	--	125,732,798	--
2026 Projection	6,803	--	97,225	--	2,822,151	--	129,596,282	--
Household Growth								
Percent Change: 2000 to 2010	--	-1.31	--	4.64	--	11.67	--	10.65
Percent Change: 2010 to 2021	--	-7.74	--	-1.90	--	8.93	--	7.72
Percent Change: 2021 to 2026	--	-1.15	--	0.97	--	3.90	--	3.07
Family Households								
2000 Census	5,418	--	66,473	--	1,547,851	--	71,787,385	--
2010 Census	5,112	--	67,349	--	1,679,177	--	77,538,296	--
2021 Estimate	4,724	--	66,190	--	1,832,874	--	83,612,294	--
2026 Projection	4,673	--	66,865	--	1,905,651	--	86,210,238	--
Family Household Growth								
Percent Change: 2000 to 2010	--	-5.65	--	1.32	--	8.48	--	8.01
Percent Change: 2010 to 2021	--	-7.59	--	-1.72	--	9.15	--	7.83
Percent Change: 2021 to 2026	--	-1.08	--	1.02	--	3.97	--	3.11

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Population by Single-Classification Race								
White Alone	7,593	44.48	173,771	70.03	5,217,939	75.50	228,985,027	69.19
Black/African American Alone	8,587	50.31	62,592	25.22	1,162,538	16.82	42,654,615	12.89
American Indian/Alaskan Native Alone	59	0.35	799	0.32	25,361	0.37	3,296,702	1.00
Asian Alone	39	0.23	1,858	0.75	134,568	1.95	19,688,976	5.95
Native Hawaiian/Pacific Islander Alone	0	0.00	65	0.03	5,088	0.07	664,254	0.20
Some Other Race Alone	532	3.12	4,125	1.66	201,427	2.92	23,763,878	7.18
Two or More Races	259	1.52	4,943	1.99	164,108	2.38	11,892,588	3.59
2021 Est. Population by Hispanic or Latino Origin								
Not Hispanic or Latino	16,256	95.24	239,425	96.48	6,487,601	93.87	267,279,189	80.76
Hispanic or Latino	813	4.76	8,728	3.52	423,428	6.13	63,666,851	19.24
Mexican Origin	702	86.35	6,317	72.38	269,652	63.68	39,371,387	61.84
Puerto Rican Origin	13	1.60	596	6.83	32,895	7.77	6,255,662	9.83
Cuban Origin	8	0.98	149	1.71	11,598	2.74	2,308,779	3.63
All Other Hispanic or Latino	90	11.07	1,666	19.09	109,283	25.81	15,731,023	24.71
2021 Est. Pop by Race, Asian Alone, by Category								
Chinese, except Taiwanese	0	0.00	173	9.31	23,096	17.16	4,487,981	22.79
Filipino	39	100.00	507	27.29	14,268	10.60	3,112,632	15.81
Japanese	0	0.00	52	2.80	6,192	4.60	833,794	4.24
Asian Indian	0	0.00	500	26.91	32,015	23.79	4,418,142	22.44
Korean	0	0.00	94	5.06	11,675	8.68	1,603,353	8.14
Vietnamese	0	0.00	288	15.50	15,793	11.74	2,017,041	10.24
Cambodian	0	0.00	99	5.33	2,549	1.89	278,350	1.41
Hmong	0	0.00	110	5.92	834	0.62	330,472	1.68
Laotian	0	0.00	0	0.00	8,275	6.15	228,459	1.16
Thai	0	0.00	14	0.75	3,895	2.89	232,589	1.18
All Other Asian Races Including 2+ Category	0	0.00	21	1.13	15,976	11.87	2,146,163	10.90

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Population by Ancestry								
Arab	22	0.13	398	0.16	34,023	0.49	1,672,310	0.51
Czech	13	0.08	167	0.07	8,342	0.12	1,121,343	0.34
Danish	16	0.09	177	0.07	7,694	0.11	1,035,625	0.31
Dutch	73	0.43	1,736	0.70	62,126	0.90	3,278,203	0.99
English	805	4.72	14,534	5.86	506,569	7.33	19,485,083	5.89
French (Excluding Basque)	107	0.63	2,705	1.09	95,561	1.38	6,385,981	1.93
French Canadian	0	0.00	342	0.14	16,146	0.23	1,661,855	0.50
German	589	3.45	13,206	5.32	549,999	7.96	35,844,834	10.83
Greek	6	0.04	169	0.07	10,245	0.15	1,020,400	0.31
Hungarian	0	0.00	152	0.06	9,933	0.14	1,117,452	0.34
Irish	738	4.32	18,263	7.36	568,612	8.23	25,990,000	7.85
Italian	66	0.39	2,725	1.10	129,210	1.87	13,441,538	4.06
Lithuanian	0	0.00	49	0.02	4,036	0.06	497,383	0.15
Norwegian	17	0.10	681	0.27	26,342	0.38	3,479,122	1.05
Polish	114	0.67	1,215	0.49	64,064	0.93	7,206,810	2.18
Portuguese	0	0.00	86	0.04	5,426	0.08	1,106,557	0.33
Russian	0	0.00	126	0.05	16,569	0.24	2,182,631	0.66
Scotch-Irish	162	0.95	2,975	1.20	126,784	1.83	2,515,247	0.76
Scottish	260	1.52	3,342	1.35	122,789	1.78	4,462,789	1.35
Slovak	0	0.00	84	0.03	3,502	0.05	529,300	0.16
Sub-Saharan African	462	2.71	12,475	5.03	68,840	1.00	3,065,672	0.93
Swedish	5	0.03	475	0.19	26,735	0.39	3,029,600	0.92
Swiss	7	0.04	398	0.16	9,794	0.14	749,554	0.23
Ukrainian	0	0.00	95	0.04	6,740	0.10	800,891	0.24
United States or American	984	5.76	24,966	10.06	860,266	12.45	17,841,498	5.39
Welsh	30	0.18	502	0.20	30,100	0.44	1,463,632	0.44
West Indian (Excluding Hispanic groups)	0	0.00	148	0.06	11,398	0.17	2,592,740	0.78
Other ancestries	7,157	41.93	60,162	24.24	2,058,219	29.78	121,490,843	36.71
Ancestries Unclassified	5,436	31.85	85,800	34.58	1,470,965	21.28	45,877,147	13.86
2021 Est. Pop Age 5+ by Language Spoken At Home								
Speak Only English at Home	15,077	93.48	217,003	92.74	5,898,114	90.75	237,922,050	76.50
Speak Asian/Pacific Isl. Lang. at Home	160	0.99	4,798	2.05	108,113	1.66	11,838,039	3.81
Speak Indo-European Language at Home	111	0.69	2,497	1.07	101,120	1.56	12,343,539	3.97
Speak Spanish at Home	732	4.54	8,545	3.65	355,267	5.47	46,510,394	14.95
Speak Other Language at Home	49	0.30	1,159	0.49	36,481	0.56	2,410,930	0.78

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Hisp. or Latino Pop by Single-Class. Race								
White Alone	223	27.43	3,697	42.36	179,449	42.38	33,813,076	53.11
Black/African American Alone	38	4.67	311	3.56	11,466	2.71	1,602,031	2.52
American Indian/Alaskan Native Alone	7	0.86	127	1.46	5,531	1.31	873,764	1.37
Asian Alone	0	0.00	43	0.49	1,410	0.33	263,799	0.41
Native Hawaiian/Pacific Islander Alone	0	0.00	5	0.06	1,307	0.31	76,055	0.12
Some Other Race Alone	513	63.10	3,909	44.79	194,445	45.92	23,139,124	36.34
Two or More Races	32	3.94	636	7.29	29,820	7.04	3,899,002	6.12
2021 Est. Population by Sex								
Male	7,976	46.73	120,963	48.74	3,373,506	48.81	162,994,145	49.25
Female	9,093	53.27	127,190	51.26	3,537,523	51.19	167,951,895	50.75
2021 Est. Population by Age								
Age 0 - 4	940	5.51	14,151	5.70	411,934	5.96	19,921,088	6.02
Age 5 - 9	976	5.72	14,272	5.75	414,042	5.99	20,063,919	6.06
Age 10 - 14	1,070	6.27	15,015	6.05	427,769	6.19	20,651,734	6.24
Age 15 - 17	686	4.02	9,613	3.87	263,750	3.82	12,807,865	3.87
Age 18 - 20	618	3.62	10,885	4.39	275,356	3.98	13,622,446	4.12
Age 21 - 24	819	4.80	12,737	5.13	351,898	5.09	17,387,153	5.25
Age 25 - 34	1,954	11.45	29,964	12.07	935,026	13.53	44,726,393	13.52
Age 35 - 44	1,963	11.50	28,370	11.43	855,096	12.37	42,160,026	12.74
Age 45 - 54	2,031	11.90	30,192	12.17	870,795	12.60	40,850,092	12.34
Age 55 - 64	2,542	14.89	33,659	13.56	894,728	12.95	42,310,640	12.79
Age 65 - 74	2,111	12.37	29,467	11.88	732,938	10.61	33,408,314	10.10
Age 75 - 84	929	5.44	14,340	5.78	351,488	5.09	16,368,076	4.95
Age 85 and over	430	2.52	5,488	2.21	126,209	1.83	6,668,294	2.02
Age 16 and over	13,860	81.20	201,572	81.23	5,570,809	80.61	266,111,913	80.41
Age 18 and over	13,397	78.49	195,102	78.62	5,393,534	78.04	257,501,434	77.81
Age 21 and over	12,779	74.87	184,217	74.23	5,118,178	74.06	243,878,988	73.69
Age 65 and over	3,470	20.33	49,295	19.86	1,210,635	17.52	56,444,684	17.06
Median Age	**--**	**42.52**	**--**	**41.16**	**--**	**39.34**	**--**	**38.81**
Average Age	**--**	**41.90**	**--**	**41.27**	**--**	**40.10**	**--**	**39.80**

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Pop Age 15+ by Marital Status								
Total, Never Married	4,621	32.81	62,039	30.30	1,737,588	30.71	91,149,170	33.72
Male, Never Married	2,269	16.11	33,023	16.13	922,933	16.31	48,747,926	18.03
Female, Never Married	2,352	16.70	29,016	14.17	814,655	14.40	42,401,244	15.69
Married, Spouse Present	5,787	41.09	90,432	44.17	2,625,930	46.42	121,576,728	44.98
Married, Spouse Absent	677	4.81	11,480	5.61	246,810	4.36	12,622,273	4.67
Widowed	1,192	8.46	14,729	7.20	351,596	6.21	15,507,091	5.74
Male, Widowed	306	2.17	2,954	1.44	78,891	1.40	3,473,393	1.28
Female, Widowed	886	6.29	11,775	5.75	272,705	4.82	12,033,698	4.45
Divorced	1,806	12.82	26,035	12.72	695,360	12.29	29,454,037	10.90
Male, Divorced	**783**	**5.56**	**12,155**	**5.94**	**303,885**	**5.37**	**12,618,306**	**4.67**
Female, Divorced	**1,023**	**7.26**	**13,880**	**6.78**	**391,475**	**6.92**	**16,835,731**	**6.23**
2021 Est. Male Population by Age								
Male: Age 0 - 4	474	5.94	7,259	6.00	210,341	6.24	10,182,913	6.25
Male: Age 5 - 9	491	6.16	7,338	6.07	211,204	6.26	10,254,110	6.29
Male: Age 10 - 14	537	6.73	7,617	6.30	218,157	6.47	10,546,787	6.47
Male: Age 15 - 17	341	4.28	4,862	4.02	134,678	3.99	6,528,639	4.00
Male: Age 18 - 20	315	3.95	5,431	4.49	140,698	4.17	6,980,351	4.28
Male: Age 21 - 24	414	5.19	6,598	5.46	180,069	5.34	8,957,804	5.50
Male: Age 25 - 34	942	11.81	15,313	12.66	467,348	13.85	22,763,400	13.97
Male: Age 35 - 44	896	11.23	14,031	11.60	420,917	12.48	21,036,684	12.91
Male: Age 45 - 54	910	11.41	14,787	12.22	426,214	12.63	20,140,736	12.36
Male: Age 55 - 64	1,178	14.77	15,879	13.13	426,817	12.65	20,437,593	12.54
Male: Age 65 - 74	944	11.84	13,845	11.45	340,805	10.10	15,610,765	9.58
Male: Age 75 - 84	385	4.83	6,200	5.13	153,245	4.54	7,170,055	4.40
Male: Age 85 and over	149	1.87	1,803	1.49	43,013	1.27	2,384,308	1.46
Median Age, Male	**--**	**40.27**	**--**	**39.29**	**--**	**37.88**	**--**	**37.45**
Average Age, Male	**--**	**40.50**	**--**	**39.94**	**--**	**39.00**	**--**	**38.70**

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Female Population by Age								
Female: Age 0 - 4	466	5.13	6,892	5.42	201,593	5.70	9,738,175	5.80
Female: Age 5 - 9	485	5.33	6,934	5.45	202,838	5.73	9,809,809	5.84
Female: Age 10 - 14	533	5.86	7,398	5.82	209,612	5.92	10,104,947	6.02
Female: Age 15 - 17	345	3.79	4,751	3.73	129,072	3.65	6,279,226	3.74
Female: Age 18 - 20	303	3.33	5,454	4.29	134,658	3.81	6,642,095	3.96
Female: Age 21 - 24	405	4.45	6,139	4.83	171,829	4.86	8,429,349	5.02
Female: Age 25 - 34	1,012	11.13	14,651	11.52	467,678	13.22	21,962,993	13.08
Female: Age 35 - 44	1,067	11.73	14,339	11.27	434,179	12.27	21,123,342	12.58
Female: Age 45 - 54	1,121	12.33	15,405	12.11	444,581	12.57	20,709,356	12.33
Female: Age 55 - 64	1,364	15.00	17,780	13.98	467,911	13.23	21,873,047	13.02
Female: Age 65 - 74	1,167	12.83	15,622	12.28	392,133	11.09	17,797,549	10.60
Female: Age 75 - 84	544	5.98	8,140	6.40	198,243	5.60	9,198,021	5.48
Female: Age 85 and over	281	3.09	3,685	2.90	83,196	2.35	4,283,986	2.55
Median Age, Female	**--**	**44.36**	**--**	**42.97**	**--**	**40.77**	**--**	**40.17**
Average Age, Female	**--**	**43.20**	**--**	**42.53**	**--**	**41.10**	**--**	**40.80**
2021 Est. Households by Household Type								
Family Households	4,724	68.64	66,190	68.74	1,832,874	67.48	83,612,294	66.50
NonFamily Households	2,158	31.36	30,102	31.26	883,369	32.52	42,120,504	33.50
2021 Est. Group Quarters Population								
2021 Est. Group Quarters Population	238	1.39	11,158	4.50	159,591	2.31	8,138,908	2.46
2021 HHs By Ethnicity, Hispanic/Latino								
2021 HHs By Ethnicity, Hispanic/Latino	226	3.28	2,303	2.39	110,258	4.06	17,557,476	13.96
2021 Est. Family HH Type by Presence of Own Child.								
Married Couple Family, own children	953	20.17	16,697	25.23	519,160	28.32	25,774,747	30.83
Married Couple Family, no own children	1,891	40.03	29,892	45.16	817,614	44.61	35,465,629	42.42
Male Householder, own children	136	2.88	2,047	3.09	61,296	3.34	2,993,043	3.58
Male Householder, no own children	171	3.62	2,433	3.68	66,393	3.62	3,177,989	3.80
Female Householder, own children	842	17.82	8,170	12.34	199,244	10.87	8,928,006	10.68
Female Householder, no own children	731	15.47	6,951	10.50	169,167	9.23	7,272,880	8.70

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Households by Household Size								
1-Person Household	1,985	28.84	26,498	27.52	736,874	27.13	34,279,595	27.26
2-Person Household	2,248	32.66	33,106	34.38	925,641	34.08	40,688,759	32.36
3-Person Household	1,215	17.66	16,341	16.97	462,359	17.02	20,443,916	16.26
4-Person Household	816	11.86	11,724	12.18	340,758	12.54	16,369,818	13.02
5-Person Household	387	5.62	5,469	5.68	155,046	5.71	8,106,397	6.45
6-Person Household	154	2.24	2,025	2.10	60,254	2.22	3,469,750	2.76
7-or-more-person	77	1.12	1,129	1.17	35,311	1.30	2,374,563	1.89
2021 Est. Average Household Size	**--**	**2.45**	**--**	**2.46**	**--**	**2.49**	**--**	**2.57**
2021 Est. Households by Number of Vehicles								
No Vehicles	700	10.17	6,632	6.89	147,964	5.45	10,523,424	8.37
1 Vehicle	2,258	32.81	29,786	30.93	824,485	30.35	40,720,537	32.39
2 Vehicles	2,444	35.51	35,404	36.77	1,043,913	38.43	46,930,671	37.33
3 Vehicles	997	14.49	16,886	17.54	466,646	17.18	18,636,673	14.82
4 Vehicles	314	4.56	5,550	5.76	163,264	6.01	6,272,660	4.99
5 or more Vehicles	169	2.46	2,034	2.11	69,971	2.58	2,648,833	2.11
2021 Est. Average Number of Vehicles	**--**	**1.80**	**--**	**1.92**	**--**	**2.00**	**--**	**1.80**
2021 Est. Occupied Housing Units by Tenure								
Housing Units, Owner-Occupied	4,255	61.83	67,625	70.23	1,860,222	68.48	81,944,178	65.17
Housing Units, Renter-Occupied	2,627	38.17	28,667	29.77	856,021	31.52	43,788,620	34.83
2021 Owner Occ. HUs: Avg. Length of Residence								
2021 Owner Occ. HUs: Avg. Length of Residence	--	22.00	--	18.89	--	16.20	--	16.50
2021 Renter Occ. HUs: Avg. Length of Residence								
2021 Renter Occ. HUs: Avg. Length of Residence	--	7.70	--	7.36	--	6.40	--	6.70

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Owner-Occupied Housing Units by Value								
Value Less Than $20,000	121	2.84	2,231	3.30	44,107	2.37	1,960,463	2.39
Value $20,000 - $39,999	170	4.00	3,963	5.86	48,574	2.61	1,971,787	2.41
Value $40,000 - $59,999	231	5.43	4,433	6.55	57,844	3.11	2,119,053	2.59
Value $60,000 - $79,999	610	14.34	6,040	8.93	88,332	4.75	2,938,686	3.59
Value $80,000 - $99,999	746	17.53	8,289	12.26	119,437	6.42	3,784,864	4.62
Value $100,000 - $149,999	905	21.27	14,561	21.53	283,685	15.25	9,327,139	11.38
Value $150,000 - $199,999	545	12.81	10,882	16.09	301,242	16.19	10,310,151	12.58
Value $200,000 - $299,999	480	11.28	9,459	13.99	394,950	21.23	15,613,547	19.05
Value $300,000 - $399,999	270	6.34	4,029	5.96	213,142	11.46	10,693,739	13.05
Value $400,000 - $499,999	70	1.65	1,853	2.74	125,393	6.74	7,299,475	8.91
Value $500,000 - $749,999	65	1.53	1,138	1.68	103,158	5.54	8,008,725	9.77
Value $750,000 - $999,999	23	0.54	416	0.61	43,221	2.32	3,835,670	4.68
Value $1,000,000 - $1,499,999	6	0.14	202	0.30	21,911	1.18	2,238,076	2.73
Value $1,500,000 - $1,999,999	1	0.02	68	0.10	7,377	0.40	826,958	1.01
Value $2,000,000 or more	12	0.28	61	0.09	7,849	0.42	1,015,845	1.24
2021 Est. Median All Owner-Occupied Housing Value	**--**	**109,759.08**	**--**	**127,993.74**	**--**	**197,644.62**	**--**	**250,250.15**
2021 Est. Housing Units by Units in Structure								
1 Unit Attached	167	2.06	1,232	1.08	93,896	3.07	8,326,570	5.87
1 Unit Detached	6,239	77.04	84,956	74.56	2,094,311	68.56	87,303,999	61.54
2 Units	334	4.12	3,413	3.00	86,286	2.83	5,037,785	3.55
3 to 4 Units	229	2.83	3,841	3.37	97,739	3.20	6,162,384	4.34
5 to 19 Units	415	5.13	4,267	3.75	259,939	8.51	13,122,173	9.25
20 to 49 Units	60	0.74	637	0.56	64,984	2.13	5,171,608	3.65
50 or More Units	27	0.33	916	0.80	74,191	2.43	7,764,304	5.47
Mobile Home or Trailer	624	7.71	14,497	12.72	280,698	9.19	8,852,261	6.24
Boat, RV, Van, etc.	3	0.04	188	0.17	2,679	0.09	129,036	0.09

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Housing Units by Year Structure Built								
Built 2014 or Later	100	1.24	2,750	2.41	244,171	7.99	10,236,133	7.21
Built 2010 to 2013	111	1.37	2,531	2.22	94,739	3.10	3,477,319	2.45
Built 2000 to 2009	796	9.83	16,327	14.33	490,797	16.07	19,776,619	13.94
Built 1990 to 1999	1,296	16.00	23,166	20.33	524,144	17.16	18,848,768	13.29
Built 1980 to 1989	1,282	15.83	17,676	15.51	404,654	13.25	18,072,900	12.74
Built 1970 to 1979	1,739	21.47	19,075	16.74	443,202	14.51	20,347,118	14.34
Built 1960 to 1969	1,115	13.77	13,545	11.89	296,685	9.71	14,133,467	9.96
Built 1950 to 1959	714	8.82	8,870	7.78	253,808	8.31	13,691,264	9.65
Built 1940 to 1949	394	4.87	4,160	3.65	133,916	4.38	6,597,131	4.65
Built 1939 or Earlier	551	6.80	5,847	5.13	168,607	5.52	16,689,401	11.76
2021 Housing Units by Year Structure Built								
2021 Est. Median Year Structure Built	--	1,977.28	--	1,983.16	--	1,985.86	--	1,979.74
2021 Est. Households by Presence of People Under 18								
2021 Est. Households by Presence of People Under 18	2,387	34.69	31,580	32.80	891,358	32.82	42,215,210	33.58
2021 Households with 1 or More People under Age 18								
Married Couple Family	1,143	47.88	18,659	59.09	566,234	63.52	27,653,704	65.51
Other Family, Male Householder	161	6.75	2,508	7.94	73,807	8.28	3,558,772	8.43
Other Family, Female Householder	1,051	44.03	10,090	31.95	241,911	27.14	10,594,404	25.10
NonFamily Household, Male Householder	22	0.92	245	0.78	7,221	0.81	303,659	0.72
NonFamily Household, Female Householder	10	0.42	78	0.25	2,185	0.24	104,671	0.25
2021 Est. Households with No People under Age 18								
Households with No People under Age 18	4,495	65.31	64,712	67.20	1,824,885	67.18	83,517,588	66.42
2021 Households with No People under Age 18								
Married Couple Family	1,698	37.77	27,927	43.16	770,492	42.22	33,586,391	40.22
Other Family, Male Householder	144	3.20	1,967	3.04	53,858	2.95	2,612,339	3.13
Other Family, Female Householder	526	11.70	5,031	7.77	126,582	6.94	5,607,160	6.71
NonFamily, Male Householder	896	19.93	13,545	20.93	402,058	22.03	19,589,314	23.45
NonFamily, Female Householder	1,231	27.39	16,242	25.10	471,895	25.86	22,122,384	26.49

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Pop Age 25+ by Edu. Attainment								
Less than 9th Grade	611	5.11	8,900	5.19	214,097	4.49	11,443,770	5.05
Some High School, No Diploma	1,508	12.61	18,282	10.66	373,099	7.83	15,459,190	6.83
High School Graduate (or GED)	5,409	45.23	68,638	40.03	1,526,319	32.02	61,034,370	26.95
Some College, No Degree	2,353	19.67	34,240	19.97	1,001,211	21.01	46,140,403	20.37
Associate's Degree	573	4.79	11,138	6.50	353,542	7.42	19,338,785	8.54
Bachelor's Degree	879	7.35	19,260	11.23	818,534	17.17	44,913,727	19.83
Master's Degree	476	3.98	7,786	4.54	335,009	7.03	20,080,684	8.87
Professional Degree	77	0.64	1,996	1.16	85,469	1.79	4,856,549	2.14
Doctorate Degree	74	0.62	1,240	0.72	59,000	1.24	3,224,357	1.42
2021 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.								
High School Diploma	201	45.68	1,934	43.84	78,341	35.77	11,315,590	30.87
High School Graduate	125	28.41	1,081	24.51	64,741	29.56	10,315,947	28.15
Some College or Associate's Degree	114	25.91	874	19.81	39,165	17.88	8,940,246	24.39
Bachelor's Degree or Higher	0	0.00	522	11.83	36,792	16.80	6,079,177	16.59
2021 Est. Households by HH Income								
Income < $15,000	1,292	18.77	14,563	15.12	307,934	11.34	12,159,124	9.67
Income $15,000 - $24,999	801	11.64	12,021	12.48	270,250	9.95	10,429,416	8.29
Income $25,000 - $34,999	868	12.61	11,074	11.50	265,318	9.77	10,445,333	8.31
Income $35,000 - $49,999	927	13.47	14,638	15.20	373,215	13.74	15,034,831	11.96
Income $50,000 - $74,999	1,333	19.37	16,068	16.69	483,708	17.81	20,828,606	16.57
Income $75,000 - $99,999	734	10.67	11,023	11.45	333,613	12.28	15,668,721	12.46
Income $100,000 - $124,999	431	6.26	6,610	6.86	234,152	8.62	11,865,810	9.44
Income $125,000 - $149,999	243	3.53	3,738	3.88	149,314	5.50	8,347,936	6.64
Income $150,000 - $199,999	117	1.70	3,399	3.53	140,534	5.17	8,998,749	7.16
Income $200,000 - $249,999	43	0.63	1,409	1.46	62,665	2.31	4,400,430	3.50
Income $250,000 - $499,999	66	0.96	1,286	1.34	65,554	2.41	4,819,655	3.83
Income $500,000+	27	0.39	463	0.48	29,986	1.10	2,734,187	2.17
2021 Est. Average Household Income	**--**	**56,280.00**	**--**	**63,764.67**	**--**	**79,460.00**	**--**	**96,765.00**
2021 Est. Median Household Income	**--**	**42,229.36**	**--**	**45,388.64**	**--**	**56,492.43**	**--**	**67,085.79**

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Median HH Inc. by Single-Class. Race or Eth.								
White Alone	--	53,388.14	--	49,845.95	--	60,526.75	--	71,602.50
Black or African American Alone	--	33,300.80	--	34,156.38	--	40,535.46	--	45,207.56
American Indian and Alaskan Native Alone	--	38,578.80	--	81,156.93	--	50,416.12	--	47,560.25
Asian Alone	--	45,848.57	--	78,668.81	--	81,103.86	--	95,701.30
Native Hawaiian and Other Pacific Islander Alone	--	--	--	55,851.33	--	49,140.72	--	66,931.67
Some Other Race Alone	--	93,853.82	--	44,268.30	--	44,578.59	--	52,309.62
Two or More Races	--	10,561.52	--	39,986.55	--	49,110.26	--	63,630.02
Hispanic or Latino	--	70,181.65	--	39,462.63	--	45,639.11	--	55,257.54
Not Hispanic or Latino	--	41,003.15	--	45,510.93	--	57,061.51	--	69,414.29
2021 Est. Families by Poverty Status								
2021 Families at or Above Poverty	4,107	86.94	56,669	85.62	1,625,833	88.70	75,707,102	90.55
2021 Families at or Above Poverty with children	1,602	33.91	21,314	32.20	676,926	36.93	32,806,856	39.24
2021 Families Below Poverty	617	13.06	9,521	14.38	207,041	11.30	7,905,192	9.46
2021 Families Below Poverty with children	423	8.95	6,753	10.20	152,671	8.33	5,772,043	6.90
2021 Est. Employed Civilian Population 16+ by Occupation Classification								
White Collar	3,153	42.08	52,557	51.91	1,836,769	57.50	94,647,415	59.99
Blue Collar	2,659	35.49	28,838	28.48	801,229	25.08	33,890,157	21.48
Service and Farming	1,681	22.43	19,850	19.61	556,329	17.42	29,245,671	18.54
2021 Est. Workers Age 16+ by Travel Time to Work								
Less than 15 Minutes	2,539	34.70	33,613	34.86	747,299	24.84	37,406,586	25.32
15 - 29 Minutes	2,036	27.83	36,871	38.24	1,192,184	39.63	53,249,653	36.05
30 - 44 Minutes	1,703	23.27	13,284	13.78	624,444	20.76	30,933,451	20.94
45 - 59 Minutes	556	7.60	5,328	5.53	244,219	8.12	12,350,789	8.36
60 or more Minutes	483	6.60	7,334	7.61	200,321	6.66	13,790,094	9.34
2021 Est. Avg Travel Time to Work in Minutes	**--**	**27.00**	**--**	**25.04**	**--**	**28.00**	**--**	**29.00**
2021 Est. Workers Age 16+ by Transp. to Work								
2021 Est. Workers Age 16+ by Transp. to Work	7,409	100.00	100,200	100.00	3,148,006	100.00	155,523,089	100.00
Drove Alone	6,593	88.99	85,290	85.12	2,618,317	83.17	118,794,993	76.38
Carpooled	553	7.46	7,692	7.68	279,542	8.88	13,988,764	8.99
Public Transport	2	0.03	347	0.35	19,896	0.63	7,599,289	4.89
Walked	37	0.50	891	0.89	41,175	1.31	4,072,314	2.62
Bicycle	13	0.18	57	0.06	4,179	0.13	837,283	0.54
Other Means	117	1.58	2,006	2.00	35,182	1.12	2,018,118	1.30
Worked at Home	94	1.27	3,917	3.91	149,715	4.76	8,212,328	5.28

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

	Haywood County, TN		SWTDD Region		Tennessee		USA	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
2021 Est. Civ. Employed Pop 16+ by Class of Worker								
2021 Est. Civ. Employed Pop 16+ by Class of Worker	7,493	100.00	101,245	100.00	3,194,327	100.00	157,783,243	100.00
For-Profit Private Workers	5,173	69.04	67,883	67.05	2,257,694	70.68	108,580,080	68.82
Non-Profit Private Workers)	431	5.75	6,828	6.74	230,446	7.21	12,606,941	7.99
Local Government Workers	739	9.86	9,838	9.72	216,219	6.77	10,466,693	6.63
State Government Workers	391	5.22	5,392	5.33	123,486	3.87	6,974,604	4.42
Federal Government Workers	153	2.04	2,066	2.04	72,623	2.27	3,769,343	2.39
Self-Employed Workers	606	8.09	9,142	9.03	289,018	9.05	15,113,610	9.58
Unpaid Family Workers	0	0.00	96	0.10	4,841	0.15	271,972	0.17
2021 Est. Civ. Employed Pop 16+ by Occupation								
Architecture/Engineering	32	0.43	1,176	1.16	47,915	1.50	2,943,440	1.87
Arts/Design/Entertainment/Sports/Media	14	0.19	1,515	1.50	57,349	1.79	3,174,026	2.01
Building/Grounds Cleaning/Maintenance	351	4.68	4,657	4.60	119,941	3.75	6,119,871	3.88
Business/Financial Operations	125	1.67	3,240	3.20	150,650	4.72	8,483,123	5.38
Community/Social Services	82	1.09	2,045	2.02	53,247	1.67	2,716,625	1.72
Computer/Mathematical	13	0.17	656	0.65	71,874	2.25	4,928,414	3.12
Construction/Extraction	198	2.64	4,795	4.74	162,589	5.09	8,089,865	5.13
Education/Training/Library	434	5.79	6,120	6.04	179,703	5.63	9,459,425	6.00
Farming/Fishing/Forestry	84	1.12	500	0.49	11,797	0.37	1,087,684	0.69
Food Preparation/Serving Related	486	6.49	5,586	5.52	189,581	5.93	9,067,062	5.75
Healthcare Practitioner/Technician	446	5.95	7,685	7.59	216,423	6.78	9,522,840	6.04
Healthcare Support	260	3.47	3,981	3.93	87,447	2.74	5,134,158	3.25
Installation/Maintenance/Repair	346	4.62	3,873	3.83	102,576	3.21	4,812,398	3.05
Legal	24	0.32	516	0.51	26,652	0.83	1,733,949	1.10
Life/Physical/Social Science	21	0.28	530	0.52	25,074	0.79	1,478,053	0.94
Management	480	6.41	7,917	7.82	296,712	9.29	15,895,008	10.07
Office/Administrative Support	805	10.74	11,138	11.00	380,457	11.91	18,124,764	11.49
Production	1,234	16.47	11,102	10.97	250,946	7.86	9,034,256	5.73
Protective Services	320	4.27	2,657	2.62	67,443	2.11	3,357,210	2.13
Sales/Related	677	9.04	10,019	9.90	330,713	10.35	16,187,748	10.26
Personal Care/Service	180	2.40	2,469	2.44	80,120	2.51	4,479,686	2.84
Transportation/Material Moving	881	11.76	9,068	8.96	285,118	8.93	11,953,638	7.58
2021 Est. Pop Age 16+ by Employment Status								
In Armed Forces	5	0.04	100	0.05	17,611	0.32	1,033,887	0.39
Civilian - Employed	7,462	53.84	101,061	50.14	3,210,513	57.63	158,714,548	59.64
Civilian - Unemployed	565	4.08	8,375	4.16	183,216	3.29	8,556,855	3.22
Not in Labor Force	5,828	42.05	92,036	45.66	2,159,469	38.76	97,806,623	36.75

SOURCE: 2021 ENVIRONICS ANALYTICS | CLARITAS | YOUNGER ASSOCIATES

2021 RETAIL GAP ANALYSIS

Retail Gap Analysis 2021 | Southwest TN Development District - Haywood County

Haywood County, TN

	2021 Demand ($)	2021 Supply ($)	Opportunity Gap/Surplus ($)
Totals			
Total retail trade including food and drink (NAICS 44, 45 and 722)	237,923,475	250,418,690	-12,495,214
Total retail trade (NAICS 44 and 45)	213,884,417	218,315,976	-4,431,559
Motor Vehicle and Parts Dealers			
Motor vehicle and parts dealers (NAICS 441)	50,515,248	66,239,658	-15,724,410
Automobile dealers (NAICS 4411)	43,293,045	59,480,365	-16,187,319
New car dealers (NAICS 44111)	38,819,803	59,385,185	-20,565,382
Used car dealers (NAICS 44112)	4,473,242	95,179	4,378,063
Other motor vehicle dealers (NAICS 4412)	3,577,663	2,161,625	1,416,038
Recreational vehicle dealers (NAICS 44121)	1,311,973	0	1,311,973
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	2,265,691	2,161,625	104,066
Boat dealers (NAICS 441222)	776,532	0	776,532
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	1,489,158	2,161,625	-672,467
Automotive parts, accessories, and tire stores (NAICS 4413)	3,644,539	4,597,668	-953,129
Automotive parts and accessories stores (NAICS 44131)	2,305,116	2,701,221	-396,105
Tire dealers (NAICS 44132)	1,339,424	1,896,448	-557,024
Furniture and Home Furnishings Stores			
Furniture and home furnishings stores (NAICS 442)	3,178,354	1,324,497	1,853,857
Furniture stores (NAICS 4421)	1,877,147	1,041,334	835,813
Home furnishings stores (NAICS 4422)	1,301,207	283,163	1,018,044
Floor covering stores (NAICS 44221)	283,162	134,491	148,671
Other home furnishings stores (NAICS 44229)	1,018,045	148,672	869,373
Window treatment stores (NAICS 442291)	63,885	148,672	-84,787
All other home furnishings stores (NAICS 442299)	954,161	0	954,161
Electronics and Appliance Stores			
Electronics and appliance stores (NAICS 443)	2,936,350	136,075	2,800,276
Household appliance stores (NAICS 443141)	628,612	0	628,612
Electronics stores (NAICS 443142)	2,307,739	136,075	2,171,664
Building Material and Garden Equipment and Supplies Dealers			
Building material and garden equipment and supplies dealers (NAICS 444)	14,775,213	12,887,134	1,888,079
Building material and supplies dealers (NAICS 4441)	13,091,666	6,706,036	6,385,630
Home centers (NAICS 44411)	7,116,281	0	7,116,281
Paint and wallpaper stores (NAICS 44412)	459,944	2,662,364	-2,202,419
Hardware stores (NAICS 44413)	1,131,550	0	1,131,550
Other building material dealers (NAICS 44419)	4,383,891	4,043,673	340,218
Lawn and garden equipment and supplies stores (NAICS 4442)	1,683,547	6,181,098	-4,497,551
Outdoor power equipment stores (NAICS 44421)	339,644	2,335,983	-1,996,339
Nursery, garden center, and farm supply stores (NAICS 44422)	1,343,903	3,845,115	-2,501,212

SOURCES: ENVIRONICS ANALYTICS | CLARITAS | U.S. CENSUS BUREAU | U.S. BUREAU OF LABOR STATISTICS | INFOUSA | YOUNGER ASSOCIATES

Haywood County, TN

	2021 Demand ($)	2021 Supply ($)	Opportunity Gap/Surplus ($)
Food and Beverage Stores			
Food and beverage stores (NAICS 445)	32,039,078	11,118,657	20,920,422
Grocery stores (NAICS 4451)	29,274,805	11,118,657	18,156,148
Supermarkets and other grocery (except convenience) stores (NAICS 44511)	28,004,945	10,521,868	17,483,077
Convenience stores (NAICS 44512)	1,269,860	596,788	673,072
Specialty food stores (NAICS 4452)	809,389	0	809,389
Meat markets (NAICS 44521)	246,249	0	246,249
Fish and seafood markets (NAICS 44522)	96,165	0	96,165
Fruit and vegetable markets (NAICS 44523)	167,747	0	167,747
Other specialty food stores (NAICS 44529)	299,228	0	299,228
Baked goods stores and confectionery and nut stores (NAICS 445291 + 445292)	159,010	0	159,010
All other specialty food stores (NAICS 445299)	140,218	0	140,218
Beer, wine, and liquor stores (NAICS 4453)	1,954,884	0	1,954,884
Health and Personal Care Stores			
Health and personal care stores (NAICS 446)	14,712,685	9,937,245	4,775,439
Pharmacies and drug stores (NAICS 44611)	12,612,799	9,937,245	2,675,553
Cosmetics, beauty supplies, and perfume stores (NAICS 44612)	961,107	0	961,107
Optical goods stores (NAICS 44613)	381,639	0	381,639
Other health and personal care stores (NAICS 44619)	757,140	0	757,140
Food (health) supplement stores (NAICS 446191)	264,749	0	264,749
All other health and personal care stores (NAICS 446199)	492,391	0	492,391
Gasoline Stations			
Gasoline stations (NAICS 447)	21,371,496	69,940,485	-48,568,989
Clothing and Clothing Accessories Stores			
Clothing and clothing accessories stores (NAICS 448)	6,969,772	1,182,552	5,787,220
Clothing stores (NAICS 4481)	4,967,171	1,182,552	3,784,619
Men's clothing stores (NAICS 44811)	196,409	0	196,409
Women's clothing stores (NAICS 44812)	999,017	0	999,017
Children's and infants' clothing stores (NAICS 44813)	144,928	0	144,928
Family clothing stores (NAICS 44814)	3,022,609	647,319	2,375,291
Clothing accessories stores (NAICS 44815)	196,864	0	196,864
Other clothing stores (NAICS 44819)	407,343	535,234	-127,890
Shoe stores (NAICS 4482)	1,138,049	0	1,138,049
Jewelry, luggage, and leather goods stores (NAICS 4483)	864,552	0	864,552
Jewelry stores (NAICS 44831)	759,250	0	759,250
Luggage and leather goods stores (NAICS 44832)	105,302	0	105,302

SOURCES: ENVIRONICS ANALYTICS | CLARITAS | U.S. CENSUS BUREAU | U.S. BUREAU OF LABOUR STATISTICS | INFOUSA | YOUNGER ASSOCIATES

Haywood County, TN

	2021 Demand ($)	2021 Supply ($)	Opportunity Gap/Surplus ($)
Sporting Goods, Hobby, Musical Instrument, and Book Stores			
Sporting goods, hobby, musical instrument, and book stores (NAICS 451)	2,300,936	627,578	1,673,358
Sporting goods, hobby, and musical instrument stores (NAICS 4511)	2,088,368	353,266	1,735,102
Sporting goods stores (NAICS 45111)	1,338,047	353,266	984,781
Hobby, toy, and game stores (NAICS 45112)	442,416	0	442,416
Sewing, needlework, and piece goods stores (NAICS 45113)	120,499	0	120,499
Musical instrument and supplies stores (NAICS 45114)	187,405	0	187,405
Book stores and news dealers (NAICS 4512)	212,568	274,312	-61,744
Book stores (NAICS 451211)	199,054	179,916	19,137
News dealers and newsstands (NAICS 451212)	13,515	94,396	-80,881
General Merchandise Stores			
General merchandise stores (NAICS 452)	28,536,541	41,018,985	-12,482,444
Department stores (NAICS 4522)	1,898,150	0	1,898,150
Other general merchandise stores (NAICS 4523)	26,638,390	41,018,985	-14,380,595
Warehouse clubs and supercenters (NAICS 452311)	23,917,646	0	23,917,646
All other general merchandise stores (NAICS 452319)	2,720,744	41,018,985	-38,298,240
Miscellaneous Store Retailers			
Miscellaneous store retailers (NAICS 453)	4,255,020	3,353,510	901,510
Florists (NAICS 4531)	186,110	597,041	-410,931
Office supplies, stationery, and gift stores (NAICS 4532)	840,843	1,066,923	-226,080
Office supplies and stationery stores (NAICS 45321)	325,235	0	325,235
Gift, novelty, and souvenir stores (NAICS 45322)	515,608	1,066,923	-551,315
Used merchandise stores (NAICS 4533)	570,434	0	570,434
Other miscellaneous store retailers (NAICS 4539)	2,657,632	1,689,546	968,087
Pet and pet supplies stores (NAICS 45391)	740,613	0	740,613
Art dealers (NAICS 45392)	331,863	0	331,863
Manufactured (mobile) home dealers (NAICS 45393)	248,577	0	248,577
All other miscellaneous store retailers (NAICS 45399)	1,336,580	1,689,546	-352,966
Tobacco stores (NAICS 453991)	556,554	0	556,554
All other miscellaneous store retailers (except tobacco stores) (NAICS 453998)	780,026	1,689,546	-909,520
Non-store Retailers			
Non-store retailers (NAICS 454)	32,293,724	549,600	31,744,124
Electronic shopping and mail-order houses (NAICS 4541)	30,253,351	0	30,253,351
Vending machine operators (NAICS 4542)	278,379	0	278,379
Direct selling establishments (NAICS 4543)	1,761,994	549,600	1,212,394
Fuel dealers (NAICS 45431)	860,757	549,600	311,157
Other direct selling establishments (NAICS 45439)	901,238	0	901,238

SOURCES: ENVIRONICS ANALYTICS | CLARITAS | U.S. CENSUS BUREAU | U.S. BUREAU OF LABOUR STATISTICS | INFOUSA | YOUNGER ASSOCIATES

Haywood County, TN

	2021 Demand ($)	2021 Supply ($)	Opportunity Gap/Surplus ($)
Food Services and Drinking Places			
Food services and drinking places (NAICS 722)	24,039,059	32,102,714	-8,063,655
Special food services (NAICS 7223)	1,672,187	3,583,538	-1,911,351
Food service contractors (NAICS 72231)	1,315,160	2,979,678	-1,664,518
Caterers (NAICS 72232)	322,270	603,860	-281,590
Mobile food services (NAICS 72233)	34,758	0	34,758
Drinking places (alcoholic beverages) (NAICS 7224)	696,866	0	696,866
Restaurants and other eating places (NAICS 7225)	21,670,006	28,519,176	-6,849,170
Full-service restaurants (NAICS 722511)	10,387,336	10,608,947	-221,611
Limited-service restaurants (NAICS 722513)	9,566,485	16,967,304	-7,400,819
Cafeterias, grill buffets, and buffets (NAICS 722514)	243,513	0	243,513
Snack and non-alcoholic beverage bars (NAICS 722515)	1,472,672	942,925	529,746

A retail opportunity gap appears when expenditure levels for a specific geography are higher than the corresponding retail sales estimates. The demand is greater than the supply (i.e., a positive number). A retail surplus appears when expenditures are lower than the retail sales estimates. In this case, local retailers are attracting expenditures from other areas into their stores and the demand is less than supply (i.e., a negative number). RMP estimates demand in an area for all expenditures from both businesses and households.

SOURCES: ENVIRONICS ANALYTICS | CLARITAS | U.S. CENSUS BUREAU | U.S. BUREAU OF LABOUR STATISTICS | INFOUSA | YOUNGER ASSOCIATES

2018 DIGITAL DIVIDE PROFILE

2018 DIGITAL DIVIDE PROFILE

31.71
Digital Divide Index Score

Haywood, Tennessee

The digital divide index score (DDI) ranges between 0 and 100, where a lower score indicates a lower divide. The infrastructure adoption score and the socioeconomic (see scores and indicators below) contribute to the overall DDI. State metrics are shown in parenthesis.

23.31

Infrastructure/Adoption Score

If this score is much higher than the socioeconomic score, efforts should be made to upgrade the broadband infrastructure.

37.7% (10.9%)
of people without access to fixed broadband of at least 100 Mbps down and 20 Mbps up

33.4% (20.4%)
of households with no internet access (not subscribing)

24.5% (14.8%)
of households without a computing device

15 (25)
median maximum advertised download speed in Mbps

2 (3)
median maximum advertised upload speed in Mbps

50.96

Socioeconomic Score

If this score is much higher than the infrastructure/adoption score, efforts should be made to focus on digital literacy and exposing residents to the benefits of the technology.

17.3% (15.7%)
population ages 65 and older

17.9% (13%)
ages 25 and older with less than a high school degree

19.6% (16.1%)
of individuals in poverty

18.1% (15.4%)
noninstitutionalized civilian population with a disability

PURDUE UNIVERSITY

UTEXTENSION INSTITUTE OF AGRICULTURE THE UNIVERSITY OF TENNESSEE

Profile created by the Purdue Center for Regional Development and Purdue Extension

Source: FCC Form 477 Dec 18 v2; 2014-2018 ACS
For more information visit: pcrd.purdue.edu/ddi

DELTA REGIONAL AUTHORITY: DELTA BROADBAND TOOLKIT

#DeltaSpeedTest Communications Toolkit

The Delta Regional Authority (DRA) thanks you for your support to help spread the word about the Delta Broadband Mapping Project (#DeltaSpeedTest). The following examples are approved text to be used for distribution via your organization's newsletters, email notifications, social media platforms, and other forms of communication to your partners and stakeholders. Please feel free to insert your organization's name in the appropriate spots highlighted below. Thank you for helping us expand affordable, high-quality internet access across the Delta.

Delta Broadband Mapping Project Stakeholder Email Example

As we have all experienced over the last year, the COVID-19 pandemic spotlighted significant gaps in internet accessibility across the country. The Delta, especially rural areas, has been shown to lack adequate digital infrastructure to support access to critical services such as healthcare, distance learning, and remote work. In response to these challenges, the Delta Regional Authority (DRA) has announced the **Delta Broadband Mapping Project**, and <INSERT ORGANIZATION NAME> is proud to support DRA on this initiative.

Through an innovative crowd-sourcing platform, DRA is undertaking a regional internet speed testing initiative to support data-driven policy and decision making. The goal of this project is to create a regional map of internet availability and speeds, which will help you attain funding opportunities for your communities.

The test takes less than one minute to complete and can be taken on any internet-connected device.

To learn more and to take the test, visit: dra.gov/speedtest.

#DeltaSpeedTest Social Media Toolkit

DRA will use Facebook, Twitter, and LinkedIn to promote the #DeltaSpeedTest project via social media. We encourage you to follow our accounts (below) and like/share/retweet our project messages. Additionally, below are approved examples you may use as original content on your social media accounts. Please remember to tag DRA and use #DeltaSpeedTest in all your social media messaging.

DRA on Social Media

@delta.regional.authority

@DeltaRegional

@delta-regional-authority

@deltaregionalauthority

Facebook Examples

We've been relying on incomplete data to make big decisions on broadband infrastructure for years. Most broadband maps don't measure access on a house-by-house basis. The #DeltaSpeedTest will give us granular data that isn't available anywhere else, which will help provide funding opportunities for our community. Help us fund broadband infrastructure improvements by taking the 30-second test: dra.gov/speedtest

There is a digital divide in households throughout the Delta – many of our neighbors' homes lack internet access. You can help us and @delta.regional.authority build a stronger network by taking the 30-second #DeltaSpeedTest at dra.gov/speedtest

Broadband is basic public infrastructure, and yet many of our neighbors' homes lack internet access. Help us and @delta.regional.authority expand broadband access by taking the #DeltaSpeedTest at dra.gov/speedtest

Telework and telehealth now vital parts of our local economies & the Delta is in urgent need of expanding broadband access to all our residents. Help us and @delta.regional.authority update the region's map by taking the #DeltaSpeedTest at dra.gov/speedtest

Broadband access is important now more than ever. The @delta.regional.authority needs your help to build better internet service maps. Take the speed test today: dra.gov/speedtest

Thousands of students in the Delta region don't have access to broadband internet in their homes. The @delta.regional.authority is working to get more accurate mapping to see where gaps in coverage are. The #DeltaSpeedTest takes less than 30 seconds: dra.gov/speedtest

Twitter Examples

- There is a digital divide in households throughout the Delta – many of our neighbors' homes lack internet access. You can help us & @DeltaRegional build a stronger network by taking the 30-second #DeltaSpeedTest at dra.gov/speedtest

- Broadband is basic public infrastructure, and yet many of our neighbors' homes lack internet access. Help us & @DeltaRegional expand broadband access by taking the #DeltaSpeedTest at dra.gov/speedtest

- Telework & telehealth now vital parts of our local economies & the Delta is in urgent need of expanding broadband access to all our residents. Help us & @DeltaRegional update the region's map by taking the #DeltaSpeedTest at dra.gov/speedtest

- Broadband access is important now more than ever. The @DeltaRegional needs your help to build better internet service maps. Take the speed test today: dra.gov/speedtest

- Thousands of students in the Delta region don't have access to broadband internet in their homes. The @Delta Regional is working to get more accurate mapping to see where gaps in coverage are. The #DeltaSpeedTest takes less than 30 seconds: dra.gov/speedtest

LinkedIn Examples

We've been relying on incomplete data to make big decisions on broadband infrastructure for years. Most broadband maps don't measure access on a house-by-house basis. The #DeltaSpeedTest will give us granular data that isn't available anywhere else, which will help provide funding opportunities for our community. Help us fund broadband infrastructure improvements by taking the 30-second test: dra.gov/speedtest #Broadband #RuralBroadband #InvestingInTheDelta #Infrastructure

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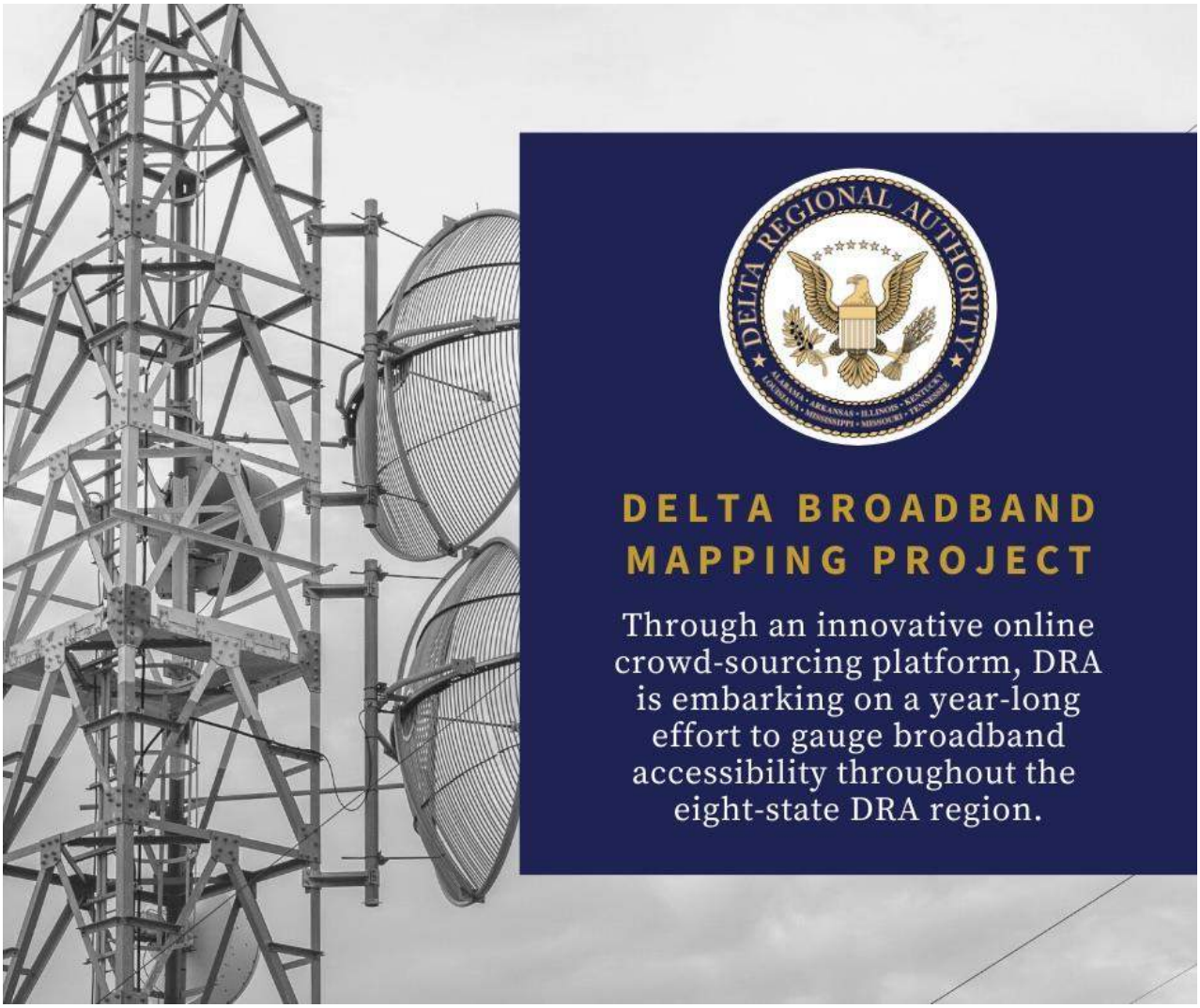
Approved DRA Graphics

Please see below for links to all approved DRA graphics.

DRA Official Seal

Delta Broadband Mapping Project Announcement Graphic



#DeltaSpeedTest Graphic

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About the Delta Regional Authority

The Delta Regional Authority (DRA) is a federal-state partnership created by Congress in 2000 to promote and encourage the economic development of the Mississippi River Delta and Alabama Black Belt regions. DRA invests in projects supporting transportation infrastructure, basic public infrastructure, workforce training, and business development. DRA's mission is to help create jobs, build communities, and improve the lives of those who reside in the 252 counties and parishes of the eight-state region.

STATE OF TN: BROADBAND INVESTMENT

State of Tennessee
State Senate

Statement by Sen. Page Walley on over $22 million broadband investment by Charter Communications in Senate District 26

FOR IMMEDIATE RELEASE:
February 2, 2021

CONTACT: MOLLY GORMLEY
615-741-8760

(NASHVILLE) – Today, Charter Communications announced it will invest $22.71 million across five counties in Senate District 26 to expand broadband access to underserved homes through their Rural Digital Opportunity Fund (RDOF). Senate District 26, represented by State Senator Page Walley (R-Bolivar), is receiving the largest investment out of any district in the state.

Senator Walley issued the following statement regarding this announcement:

"This investment is big for Senate District 26, which is receiving the most benefits in the state. I am very pleased my district is receiving these funds which will give almost 15,000 households access broadband. The need for broadband has been amplified due to the Coronavirus pandemic, and I appreciate the dedication of Charter Communications to expanding coverage for underserved areas. I look forward to working with Charter as it takes on these impactful projects."

Counties receiving funds are:

- Hardeman County - $6 million to expand access to 2,647 households
- Hardin County - $6.77 million to expand access to 4,615 households
- Haywood County - $1.2 million to expand access to 535 households
- McNairy County - $6.6 million to expand access to 4,987 households
- Henderson County - $2.1 million to expand access to 1,149 households

###

For more details on these funds, see the release below from Charter Communications.

Charter Communications Receives $92.9 Million in Reverse Auction to Expand Broadband to Over 79,000 Locations in Tennessee

Nationally, Charter is Making a $5 Billion Investment to Include $1.2 Billion in Rural Digital Opportunity Funding to Expand Broadband Network to Unserved Communities

Charter to Hire More than 2,000 Employees and Contractors to Support 24-State RDOF Broadband Deployment

Charter Communications today announced the launch of a multiyear, multibillion-dollar broadband buildout initiative to deliver gigabit high-speed broadband access to more than 1 million unserved customer locations, as estimated by the Federal Communications Commission (FCC) and awarded to Charter in the Rural Digital Opportunity Fund (RDOF) Phase I auction. Charter expects to invest approximately $5 billion to support its buildout initiative - offset by $1.2 billion in support won from the RDOF auction - expanding Charter's network to lower-density, mostly rural communities that do not have access to broadband service of at least 25/3 Mbps. In Tennessee, that includes $92 Million in RDOF funds to expand service to over 79,000 locations across Tennessee.

The new initiative is in addition to Charter's existing network expansion plans, including numerous state broadband grant projects, as well as the Company's previously planned privately funded expansions. The network Charter will build in these rural areas will offer 1 Gbps high–speed broadband access to all newly served customer locations with starting speeds of 200 Mbps, enabling consumers to engage in remote learning, work, telemedicine and other applications that require high-bandwidth, low-latency connectivity. These new customer locations also will benefit from Charter's high-value Spectrum pricing and packaging structure, including its Spectrum Mobile™, Spectrum TV and Spectrum Voice offerings. The Company will continue to apply its customer-friendly policies in newly served regions, including no data caps, modem fees or annual contracts, combined with high-quality service provided by U.S.-based, insourced employees.

"The pandemic has further highlighted the need for broadband availability and adoption and Charter is committed to furthering its efforts as part of the comprehensive solution needed to address these challenges," said Tom Rutledge, Chairman and CEO of Charter Communications. "As Americans across the country increasingly rely on broadband to work, learn, access healthcare and stay in touch with family and loved ones, bringing broadband access to more unserved areas should be a priority for all stakeholders. Charter's new multibillion-dollar buildout initiative further highlights the importance of the sophisticated broadband networks that the U.S. cable industry has built over several decades, and the industry's commitment to the local communities it serves. As we continue to help provide more Americans with reliable access to the internet ecosystem, our hope is that federal, state and local authorities, other private companies, pole owners and broadband providers will work together and play a pivotal role in expanding networks to unserved areas."

Preparation for the RDOF Phase I broadband buildout has already begun and will include Charter expanding its existing construction organization in order to focus on deployment of this new fiber optic network. Charter expects to hire more than 2,000 employees and contractors to support the RDOF and future rural buildout initiatives. In addition to Charter's ongoing network expansion, the RDOF program alone will drive a 15% increase in the Company's network mileage coverage while expanding service to more than 1 million previously unserved homes and businesses across 24 states as estimated by the FCC.

The successful and timely execution of today's announced initiative is dependent on a variety of external factors, including the utility pole permitting and "make-ready" processes. With fewer homes and businesses in these areas, broadband providers need to access multiple poles for every new home served, as opposed to multiple homes per pole in higher-density settings. As a result, pole applications, pole replacement rules and their affiliated issue resolution processes are all factors that can have a significant impact on the length of time it takes to build into these

rural areas.

Rutledge added, "The more cooperation we have with the pole owners and utility companies, the faster we can connect these communities with high-speed internet services. We look forward to working with local municipalities, electric cooperatives, and investor-owned utilities to ensure that permits are obtained in a timely, fair and cost-effective fashion."

Charter's operating strategy has succeeded in producing industry-leading broadband growth and the associated construction experience that will facilitate the Company's continued expansion of rural connectivity services and ongoing success for all stakeholders. In the last three years alone, Charter has invested more than $20 billion in American infrastructure and technology, continually investing in its existing network to provide new services and accommodate higher traffic, and has at the same time extended its network to reach nearly 2.5 million new homes and businesses, about one-third of which are in rural areas.

Click here for more about the Rural Digital Opportunity Fund results.

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About the Cover

Southwest Tennessee Development District was approached by the Jackson Public Art Initiative in regards to using their building as a "canvas" for a mural in downtown Jackson, TN. The answer was "it's a no brainer!" The SWTDD building offers great visibility to both foot and vehicular traffic. SWTDD's Board of Directors requested a design that reflected the culture of the eight counties in the district.

The final design includes:

- The Tennessee River, which flows through two counties and is a source of beauty, transportation, and recreation
- A neon sign promoting a West Tennessee favorite, pork barbecue
- A guitar, records, and blue suede shoes, a nod to the region's rich musical heritage
- The Tennessee state tree, the Tulip Poplar
- A Civil War Cannon, denoting the battlefields in the region
- Landscapes depicting the importance of agriculture in rural West Tennessee, a barn with a beautiful sunset, hay bales with rolling farmland, and a dairy cow representing livestock
- Casey Jones' train, not just because the hero hailed from West Tennessee, but also because the railroad was a significant part of the region's growth and development
- A Tennessee flag and the numbers "731", which is the area code of West Tennessee

The mural was designed and painted by local artists Sarah and Jonathan Cagle and was sponsored by Voya Financial.

ECONOMIC RECOVERY

2021 STRATEGIC PLAN

HAYWOOD COUNTY

TENNESSEE

swtdd
southwest tennessee development district
building a stronger region

102 E. COLLEGE STREET
JACKSON, TN 38301
731-668-7112
SWTDD.ORG

SPONSORED BY: E·D·A
U.S. ECONOMIC DEVELOPMENT ADMINISTRATION

Company	Landed Date	Capital Investment	Incentivized Jobs	New Jobs	Project Type	County	Tax Tier	FJTAP	FIDP	ED	Grants Total
Cosma International of America, Inc.	7/20/2023	$516,288,800	750	750	Expansion New Location	Haywood	4			$7,500,000	$7,500,000
Avancez, LLC	4/25/2024	$54,062,832	501	501	Recruitment	Haywood	4			$3,300,000	$3,300,000
Magna Seating of America, Inc.	7/20/2023	$77,542,500	295	295	Expansion New Location	Haywood	4			$3,000,000	$3,000,000
Enchem America Inc.	6/26/2023	$152,500,000	190	190	Recruitment	Haywood	4			$2,000,000	$2,000,000
Teknor Apex Tennessee Company	1/25/2017	$32,200,000	50	50	Expansion New Location	Haywood	4		$529,200		$529,200
Southern Industrial Mechanical Maintenance Company II, LLC	1/31/2023	$1,635,000	78	78	Expansion New Location	Haywood	4	$105,300			$105,300
Teknor Apex Tennessee Company	10/7/2020	$7,376,148	20	20	Expansion	Haywood	4	$40,000			$40,000
C.K.S. Packaging Inc.	10/31/2020	$5,515,000	59	59	Expansion	Haywood	4	$29,500			$29,500
Dynametal Technologies, Inc.	1/31/2018	$621,000	7	19	Expansion	Haywood	4	$28,500			$28,500
Marvin Windows and Doors Of Tennessee	1/31/2023	$14,700,000	157	157	Expansion	Lauderdale	4	$423,900			$423,900
Workwear Outfitters	9/13/2019			162	Expansion	Lauderdale	4	$162,000			$162,000
American Greetings Corporation	8/31/2018	$643,064	35	50	Expansion	Lauderdale	4	$70,000			$70,000

ATTACHMENT B
Farmland Data

Table 8. **Farms, Land in Farms, Value of Land and Buildings, and Land Use: 2022 and 2017**

[For meaning of abbreviations and symbols, see introductory text.]

Item		Tennessee	Anderson	Bedford	Benton	Bledsoe	Blount	Bradley
FARMS AND LAND IN FARMS								
Farms	number, 2022	63,105	462	1,357	401	479	925	677
	2017	69,983	538	1,430	399	614	1,073	778
Land in farms	acres, 2022	10,732,951	35,952	236,001	70,176	86,860	93,875	79,716
	2017	10,874,238	43,462	237,842	68,588	94,150	94,577	84,835
Average size of farm	acres, 2022	170	78	174	175	181	101	118
	2017	155	81	166	172	153	88	109
Estimated market value of land and buildings	farms, 2022	63,105	462	1,357	401	479	925	677
	2017	69,983	538	1,430	399	614	1,073	778
	$1,000, 2022	55,343,498	281,988	1,460,103	224,290	355,164	753,794	663,583
	2017	42,601,397	237,527	991,117	170,701	324,313	608,701	514,506
Average per farm	dollars, 2022	877,007	610,363	1,075,979	559,327	741,469	814,912	980,181
	2017	608,739	441,499	693,089	427,822	528,198	567,289	661,318
Average per acre	dollars, 2022	5,156	7,843	6,187	3,196	4,089	8,030	8,324
	2017	3,918	5,465	4,167	2,489	3,445	6,436	6,065
2022 farms by value group:								
$1 to $49,999		2,242	12	16	35	18	26	20
$50,000 to $99,999		3,414	16	39	19	44	40	49
$100,000 to $199,999		8,278	59	90	65	55	80	52
$200,000 to $499,999		21,959	166	477	153	159	310	196
$500,000 to $999,999		15,223	148	384	90	114	295	193
$1,000,000 to $1,999,999		6,976	45	212	12	61	108	100
$2,000,000 to $4,999,999		3,520	10	90	25	18	46	50
$5,000,000 to $9,999,999		960	6	33	1	8	15	14
$10,000,000 or more		533	-	16	1	2	5	3
Approximate land area	acres, 2022	26,390,363	215,795	303,129	252,356	260,112	357,638	210,408
Proportion in farms	percent, 2022	40.7	16.7	77.9	27.8	33.4	26.2	37.9
2022 size of farm:								
1 to 9 acres	farms	4,509	43	50	29	23	100	50
	acres	23,312	190	283	129	106	(D)	270
10 to 49 acres	farms	24,298	245	490	106	154	439	297
	acres	641,369	6,686	12,869	3,145	4,282	10,756	7,413
50 to 69 acres	farms	6,520	41	149	39	48	82	87
	acres	379,171	2,405	8,673	2,284	2,810	4,707	5,085
70 to 99 acres	farms	6,132	44	151	38	47	64	62
	acres	507,043	3,633	12,684	2,948	3,920	5,161	4,968
100 to 139 acres	farms	5,636	29	130	45	49	80	44
	acres	653,317	3,322	15,210	5,267	5,669	9,181	5,140
140 to 179 acres	farms	3,478	15	92	23	33	36	30
	acres	546,471	2,258	14,703	3,622	5,135	5,753	4,791
180 to 219 acres	farms	2,380	13	60	16	14	18	24
	acres	469,610	2,562	11,843	3,027	2,694	3,587	4,765
220 to 259 acres	farms	1,630	10	30	27	20	14	11
	acres	389,155	2,420	7,271	6,428	4,726	3,470	2,645
260 to 499 acres	farms	4,552	10	101	51	50	56	38
	acres	1,586,599	3,522	36,457	17,173	16,599	16,738	13,075
500 to 999 acres	farms	2,280	12	56	20	27	23	27
	acres	1,524,619	8,954	38,239	13,595	19,697	16,067	15,791
1,000 to 1,999 acres	farms	966	-	37	4	10	12	4
	acres	1,288,979	-	50,824	4,358	11,922	15,921	5,700
2,000 acres or more	farms	724	-	11	3	4	1	3
	acres	2,723,306	-	26,945	8,200	9,300	(D)	10,073
2017 size of farm:								
1 to 9 acres	farms	5,803	58	85	4	44	160	89
	acres	30,960	(D)	526	32	203	(D)	516
10 to 49 acres	farms	25,836	234	514	119	177	491	320
	acres	691,582	6,287	13,923	3,077	5,097	12,805	8,135
50 to 69 acres	farms	7,102	60	145	51	66	98	77
	acres	412,278	3,380	8,549	2,958	3,879	5,560	4,330
70 to 99 acres	farms	7,135	69	134	46	71	83	77
	acres	588,838	5,578	11,289	3,639	5,857	6,814	6,278
100 to 139 acres	farms	6,797	45	142	54	78	63	60
	acres	786,418	5,182	16,329	6,447	8,872	7,095	7,082
140 to 179 acres	farms	4,113	23	75	29	47	53	43
	acres	648,013	3,483	11,815	4,645	7,259	8,346	7,046
180 to 219 acres	farms	2,462	12	80	13	16	22	22
	acres	485,299	2,353	15,691	2,535	2,997	4,416	4,327
220 to 259 acres	farms	1,814	7	24	20	21	23	11
	acres	431,943	1,643	5,784	4,713	5,055	5,455	2,609
260 to 499 acres	farms	4,928	17	128	36	62	51	43
	acres	1,727,315	(D)	45,670	12,642	21,353	17,432	15,930
500 to 999 acres	farms	2,408	12	68	19	20	17	33
	acres	1,633,034	7,408	49,374	11,637	13,534	9,866	20,982
1,000 to 1,999 acres	farms	992	1	29	3	7	11	1
	acres	1,353,486	(D)	43,344	3,882	7,686	13,852	(D)
2,000 acres or more	farms	593	-	6	5	5	1	2
	acres	2,085,072	-	15,548	12,381	12,358	(D)	(D)
LAND IN FARMS ACCORDING TO USE								
Total cropland	farms, 2022	47,817	348	929	316	382	686	479
	2017	51,216	411	1,012	314	448	833	530
	acres, 2022	5,273,992	14,799	81,092	28,368	33,555	36,546	29,328
	2017	5,286,321	14,728	92,584	30,323	34,745	40,596	28,289
Harvested cropland	farms, 2022	40,553	287	835	210	347	613	421
	2017	44,704	359	934	228	403	716	482
	acres, 2022	4,441,229	10,601	70,246	18,494	25,489	32,505	18,805
	2017	4,566,352	11,311	80,309	23,270	25,222	33,702	24,733

--continued

Table 8. **Farms, Land in Farms, Value of Land and Buildings, and Land Use: 2022 and 2017** (continued)

[For meaning of abbreviations and symbols, see introductory text.]

Item	Hardeman	Hardin	Hawkins	Haywood	Henderson	Henry	Hickman
FARMS AND LAND IN FARMS							
Farms ..... number, 2022	598	448	1,283	365	656	808	651
2017	613	583	1,484	361	786	710	706
Land in farms ..... acres, 2022	159,283	121,675	119,016	240,650	126,971	219,320	140,776
2017	172,817	162,083	141,378	200,715	153,395	203,991	123,451
Average size of farm ..... acres, 2022	266	272	93	659	194	271	216
2017	282	278	95	556	195	287	175
Estimated market value of land and buildings ..... farms, 2022	598	448	1,283	365	656	808	651
2017	613	583	1,484	361	786	710	706
$1,000, 2022	446,674	367,569	596,849	872,245	375,359	961,444	576,945
2017	395,581	361,694	526,877	666,151	386,832	677,997	389,410
Average per farm ..... dollars, 2022	746,947	820,467	465,198	2,389,713	572,194	1,189,906	886,244
2017	645,321	620,402	355,038	1,845,293	492,153	954,925	551,572
Average per acre ..... dollars, 2022	2,804	3,021	5,015	3,625	2,956	4,384	4,098
2017	2,289	2,232	3,727	3,319	2,522	3,324	3,154
2022 farms by value group:							
$1 to $49,999	24	23	42	34	20	46	9
$50,000 to $99,999	40	40	74	52	37	57	40
$100,000 to $199,999	95	64	205	50	141	129	79
$200,000 to $499,999	217	149	547	71	238	269	217
$500,000 to $999,999	108	87	297	57	137	133	148
$1,000,000 to $1,999,999	71	56	105	19	56	71	100
$2,000,000 to $4,999,999	28	18	10	38	20	67	43
$5,000,000 to $9,999,999	14	7	2	16	6	19	11
$10,000,000 or more	1	4	1	28	1	17	4
Approximate land area ..... acres, 2022	427,356	369,488	311,715	341,188	332,806	359,578	391,989
Proportion in farms ..... percent, 2022	37.3	32.9	38.2	70.5	38.2	61.0	35.9
2022 size of farm:							
1 to 9 acres ..... farms	11	14	109	44	20	52	25
acres	65	72	593	266	104	271	148
10 to 49 acres ..... farms	124	138	512	97	143	264	176
acres	3,499	3,755	14,240	2,653	3,866	7,640	4,772
50 to 69 acres ..... farms	55	37	171	21	76	73	75
acres	3,335	2,169	9,836	1,191	4,499	4,333	4,348
70 to 99 acres ..... farms	74	55	136	24	93	83	70
acres	6,465	4,433	11,160	1,894	7,610	6,848	5,733
100 to 139 acres ..... farms	83	54	103	17	90	85	55
acres	9,379	6,453	11,952	2,024	10,091	9,982	6,501
140 to 179 acres ..... farms	40	22	73	18	65	48	38
acres	6,354	3,473	11,178	2,849	10,258	7,483	5,853
180 to 219 acres ..... farms	33	15	53	17	32	30	52
acres	6,400	3,032	10,285	3,399	6,475	5,946	10,246
220 to 259 acres ..... farms	29	14	21	9	22	28	24
acres	6,984	3,284	5,032	2,184	5,263	6,772	5,857
260 to 499 acres ..... farms	63	60	85	23	60	49	77
acres	22,610	21,237	29,202	7,532	21,068	17,804	25,064
500 to 999 acres ..... farms	56	20	17	28	38	40	28
acres	38,297	13,008	10,864	18,880	25,347	26,046	19,007
1,000 to 1,999 acres ..... farms	17	8	2	23	11	37	22
acres	21,337	9,124	(D)	34,954	13,390	54,014	30,862
2,000 acres or more ..... farms	13	11	1	44	6	19	9
acres	34,558	51,635	(D)	162,824	19,000	72,181	22,385
2017 size of farm:							
1 to 9 acres ..... farms	30	24	127	40	27	36	47
acres	184	163	765	203	182	194	248
10 to 49 acres ..... farms	166	163	577	89	170	209	180
acres	4,291	4,693	15,738	2,344	4,776	5,911	5,351
50 to 69 acres ..... farms	54	53	162	45	81	71	86
acres	3,073	3,053	9,269	2,614	4,720	4,180	5,133
70 to 99 acres ..... farms	67	50	208	13	128	70	104
acres	5,556	3,988	17,077	1,025	10,853	5,853	8,687
100 to 139 acres ..... farms	57	49	135	25	75	68	45
acres	6,490	5,725	15,510	2,944	8,722	8,137	5,238
140 to 179 acres ..... farms	51	32	88	20	83	49	47
acres	7,972	5,081	13,691	3,184	13,142	7,670	7,297
180 to 219 acres ..... farms	24	49	52	7	34	34	51
acres	4,835	9,862	10,234	1,447	6,716	6,588	10,056
220 to 259 acres ..... farms	20	13	34	3	30	31	25
acres	4,809	3,024	8,071	749	7,221	7,341	6,013
260 to 499 acres ..... farms	61	47	63	34	90	64	67
acres	21,423	15,479	21,832	12,011	30,532	23,617	23,928
500 to 999 acres ..... farms	41	74	31	26	54	34	41
acres	30,038	54,715	19,539	17,808	33,784	24,940	27,475
1,000 to 1,999 acres ..... farms	25	15	7	29	9	25	10
acres	34,394	17,182	9,652	41,134	13,227	31,454	13,775
2,000 acres or more ..... farms	17	14	-	30	5	19	3
acres	49,752	39,118	-	115,252	19,520	78,106	10,250
LAND IN FARMS ACCORDING TO USE							
Total cropland ..... farms, 2022	479	318	1,042	313	501	654	468
2017	480	453	1,231	320	601	515	506
acres, 2022	56,126	41,003	40,076	213,010	55,412	129,004	46,553
2017	83,913	76,159	47,801	178,584	63,654	127,493	43,949
Harvested cropland ..... farms, 2022	289	262	956	215	365	492	376
2017	325	342	1,125	209	473	411	438
acres, 2022	35,713	34,872	31,941	200,470	41,329	98,104	35,630
2017	66,129	62,662	37,167	167,912	50,637	112,639	35,969

--continued

Table 8. **Farms, Land in Farms, Value of Land and Buildings, and Land Use: 2022 and 2017** (continued)

[For meaning of abbreviations and symbols, see introductory text.]

Item	Lauderdale	Lawrence	Lewis	Lincoln	Loudon	McMinn	McNairy
FARMS AND LAND IN FARMS							
Farms ..... number, 2022	427	1,227	253	1,450	640	975	590
2017	404	1,394	272	1,654	691	1,054	654
Land in farms ..... acres, 2022	212,357	238,241	43,444	270,934	55,880	128,548	115,586
2017	155,683	230,393	40,777	271,346	58,847	129,182	139,025
Average size of farm ..... acres, 2022	497	194	172	187	87	132	196
2017	385	165	150	164	85	123	213
Estimated market value of land and buildings ..... farms, 2022	427	1,227	253	1,450	640	975	590
2017	404	1,394	272	1,654	691	1,054	654
$1,000, 2022	815,101	1,090,944	157,928	1,414,768	443,211	721,104	341,386
2017	526,910	759,347	116,575	993,872	334,824	602,763	306,204
Average per farm ..... dollars, 2022	1,908,901	889,115	624,221	975,702	692,517	739,594	578,620
2017	1,304,233	544,725	428,585	600,890	484,550	571,882	468,203
Average per acre ..... dollars, 2022	3,838	4,579	3,635	5,222	7,931	5,610	2,954
2017	3,385	3,296	2,859	3,663	5,690	4,666	2,203
2022 farms by value group:							
$1 to $49,999	46	26	12	38	17	26	31
$50,000 to $99,999	40	70	18	52	15	53	37
$100,000 to $199,999	80	166	27	155	65	136	77
$200,000 to $499,999	93	462	101	512	229	374	251
$500,000 to $999,999	73	282	44	363	217	231	148
$1,000,000 to $1,999,999	21	131	38	181	65	88	18
$2,000,000 to $4,999,999	24	61	10	117	29	55	22
$5,000,000 to $9,999,999	25	16	3	20	1	5	3
$10,000,000 or more	25	13	-	12	2	7	3
Approximate land area ..... acres, 2022	302,059	394,963	180,537	365,019	146,721	275,277	360,219
Proportion in farms ..... percent, 2022	70.3	60.3	24.1	74.2	38.1	46.7	32.1
2022 size of farm:							
1 to 9 acres ..... farms	22	73	9	63	44	69	27
acres	82	349	21	378	(D)	351	129
10 to 49 acres ..... farms	115	380	89	466	329	403	170
acres	3,037	10,529	2,668	12,776	8,416	11,227	4,615
50 to 69 acres ..... farms	51	151	22	149	91	118	43
acres	2,949	8,888	1,220	8,689	5,301	6,824	2,456
70 to 99 acres ..... farms	37	111	32	173	43	83	74
acres	3,023	8,904	2,804	14,332	3,571	6,935	6,252
100 to 139 acres ..... farms	45	114	16	143	46	102	51
acres	5,063	13,399	1,930	16,524	5,197	12,087	5,908
140 to 179 acres ..... farms	26	94	8	97	24	59	48
acres	4,047	14,908	1,216	15,313	3,894	9,326	7,569
180 to 219 acres ..... farms	13	73	16	53	20	26	50
acres	2,535	14,238	3,210	10,643	3,925	5,095	9,864
220 to 259 acres ..... farms	5	26	11	50	4	21	21
acres	1,191	5,999	2,578	11,916	986	4,936	4,942
260 to 499 acres ..... farms	26	117	26	151	20	46	73
acres	9,971	40,595	9,383	51,962	6,598	15,245	25,546
500 to 999 acres ..... farms	31	50	18	63	15	29	16
acres	24,029	29,727	12,076	42,202	9,901	19,172	12,303
1,000 to 1,999 acres ..... farms	19	16	6	27	2	9	10
acres	28,553	20,191	6,338	32,796	(D)	11,574	13,416
2,000 acres or more ..... farms	37	22	-	15	2	10	7
acres	127,877	70,514	-	53,403	(D)	25,776	22,586
2017 size of farm:							
1 to 9 acres ..... farms	17	73	15	80	88	65	43
acres	95	349	64	342	(D)	303	167
10 to 49 acres ..... farms	134	485	74	543	296	452	185
acres	3,620	13,023	2,099	14,077	7,491	11,707	5,165
50 to 69 acres ..... farms	44	148	25	168	95	113	47
acres	2,648	8,513	1,445	9,739	5,514	6,535	2,719
70 to 99 acres ..... farms	41	155	46	196	64	84	57
acres	3,594	12,908	3,887	16,079	5,243	6,591	4,837
100 to 139 acres ..... farms	41	136	37	185	64	132	66
acres	4,734	15,977	4,409	21,254	7,380	14,992	7,446
140 to 179 acres ..... farms	20	86	13	86	27	72	43
acres	3,119	13,571	1,957	13,219	4,226	11,424	6,968
180 to 219 acres ..... farms	6	58	14	70	14	15	58
acres	1,171	11,479	2,819	13,958	2,817	3,000	11,321
220 to 259 acres ..... farms	6	39	11	55	9	17	26
acres	1,417	9,001	2,587	13,009	2,209	4,061	6,253
260 to 499 acres ..... farms	27	130	25	161	21	61	81
acres	9,631	45,618	9,859	56,823	7,131	21,166	30,095
500 to 999 acres ..... farms	33	52	9	82	9	28	28
acres	24,016	32,798	6,549	53,918	6,212	19,355	19,394
1,000 to 1,999 acres ..... farms	8	25	2	19	1	8	10
acres	12,754	39,686	(D)	23,466	(D)	9,661	12,333
2,000 acres or more ..... farms	27	7	1	9	3	7	10
acres	88,884	27,470	(D)	35,462	9,049	20,387	32,327
LAND IN FARMS ACCORDING TO USE							
Total cropland ..... farms, 2022	355	912	190	1,002	523	733	404
2017	329	946	188	1,140	520	779	481
acres, 2022	181,229	114,066	13,700	97,864	25,873	52,422	46,487
2017	134,331	105,692	10,377	102,619	28,357	49,905	65,470
Harvested cropland ..... farms, 2022	256	791	155	909	460	645	302
2017	233	794	164	1,023	471	686	358
acres, 2022	170,979	100,902	11,567	86,281	21,126	45,204	36,531
2017	125,899	91,801	7,919	90,995	24,982	37,513	51,173

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Table 6. Farms, Land in Farms, Value of Land and Buildings, and Land Use: 1997 and 1992

[For meaning of abbreviations and symbols, see introductory text]

All farms	Tennessee	Anderson	Bedford	Benton	Bledsoe	Blount	Bradley	Campbell
FARMS AND LAND IN FARMS								
Farms ..... number, 1997	76 818	462	1 408	433	525	1 053	781	398
1992	75 076	441	1 259	355	502	1 012	704	425
Land in farms ..... acres, 1997	11 122 363	40 928	207 434	68 931	95 876	93 209	90 067	30 683
1992	11 169 086	41 899	213 603	62 989	93 098	96 181	91 858	30 299
Average size of farm ..... acres, 1997	145	89	147	159	183	89	115	77
1992	149	95	170	177	185	95	130	71
Estimated market value of land and buildings[1] .... farms, 1997	76 821	462	1 408	432	526	1 052	780	397
1992	75 078	441	1 259	355	502	1 013	703	425
$1,000, 1997	20 066 329	163 272	316 805	81 846	125 656	358 652	233 796	51 271
1992	13 977 311	87 465	222 750	52 918	81 988	230 313	164 441	48 801
Average per farm ..... dollars, 1997	261 209	353 402	225 003	189 457	238 891	340 924	299 738	129 146
1992	186 171	198 332	176 926	149 064	163 324	227 358	233 914	114 827
Average per acre ..... dollars, 1997	1 808	3 378	1 693	1 162	1 377	3 812	2 827	1 826
1992	1 245	2 665	1 037	729	882	2 482	1 977	1 479
1997 farms by value group:								
$1 to $39,999	8 099	33	138	67	41	84	49	71
$40,000 to $69,999	9 474	25	186	56	58	84	56	88
$70,000 to $99,999	8 917	41	186	53	88	53	84	61
$100,000 to $149,999	12 395	61	208	51	104	181	92	56
$150,000 to $199,999	9 491	61	198	67	48	108	94	46
$200,000 to $499,999	19 501	151	353	103	143	303	238	61
$500,000 to $999,999	5 791	56	102	32	32	177	146	13
$1,000,000 to $1,999,999	2 322	24	30	3	4	51	17	1
$2,000,000 to $4,999,999	710	10	7	–	7	10	3	–
$5,000,000 or more	121	–	–	–	1	1	1	–
Approximate land area ..... acres, 1997	26 380 477	216 013	303 179	252 679	260 054	357 486	210 404	307 253
Proportion in farms ..... percent, 1997	42.2	18.9	68.4	27.3	36.9	26.1	42.8	10.0
1997 size of farm:								
1 to 9 acres ..... farms	5 919	49	66	11	22	99	48	40
acres	27 248	(D)	(D)	(D)	74	(D)	(D)	167
10 to 49 acres ..... farms	24 401	172	403	110	106	458	300	140
acres	669 183	4 694	11 108	3 129	3 135	12 324	8 268	3 775
50 to 69 acres ..... farms	8 337	45	153	44	49	126	100	53
acres	484 172	2 750	8 842	2 618	2 781	7 409	5 830	3 078
70 to 99 acres ..... farms	8 888	66	160	50	61	117	94	57
acres	737 477	5 514	13 345	4 143	5 023	9 684	7 665	4 640
100 to 139 acres ..... farms	8 310	55	188	67	84	102	74	56
acres	963 743	6 404	21 527	7 875	9 946	11 784	8 479	6 527
140 to 179 acres ..... farms	5 184	18	104	36	47	42	29	18
acres	812 448	2 774	16 361	5 728	7 236	6 621	4 512	2 897
180 to 219 acres ..... farms	3 560	25	75	30	35	25	33	18
acres	703 383	5 050	14 914	5 877	6 922	5 050	6 451	3 571
220 to 259 acres ..... farms	2 429	10	48	19	26	18	26	5
acres	579 063	(D)	11 565	(D)	6 281	(D)	6 159	1 230
260 to 499 acres ..... farms	5 935	13	136	45	60	39	45	6
acres	2 067 102	4 550	47 197	16 079	20 528	12 924	16 270	2 007
500 to 999 acres ..... farms	2 544	8	58	16	25	21	27	5
acres	1 703 049	5 513	37 872	11 328	17 853	13 844	17 863	2 791
1,000 to 1,999 acres ..... farms	945	1	15	4	6	5	4	–
acres	1 248 311	(D)	19 760	4 984	6 970	6 662	(D)	–
2,000 acres or more ..... farms	366	–	2	1	4	1	1	–
acres	1 127 184	–	(D)	(D)	9 127	(D)	(D)	–
1992 size of farm:								
1 to 9 acres ..... farms	7 336	41	70	14	16	89	46	59
acres	31 351	(D)	316	51	65	415	(D)	247
10 to 49 acres ..... farms	22 173	170	267	80	103	419	244	169
acres	604 731	4 779	7 381	2 403	3 171	11 195	6 514	4 618
50 to 69 acres ..... farms	7 933	54	130	31	48	124	78	54
acres	459 798	3 060	7 539	1 801	2 803	7 227	4 576	3 081
70 to 99 acres ..... farms	8 420	50	152	31	61	119	68	45
acres	698 820	4 220	12 973	2 473	5 232	9 801	5 642	3 677
100 to 139 acres ..... farms	8 219	53	176	57	78	81	96	49
acres	953 696	5 983	20 670	6 600	9 156	9 618	11 083	5 656
140 to 179 acres ..... farms	5 000	20	110	22	49	53	39	13
acres	783 580	3 057	17 544	3 428	7 569	8 270	6 011	2 029
180 to 219 acres ..... farms	3 365	15	68	29	26	30	24	8
acres	665 057	3 063	13 434	5 676	5 182	5 935	4 661	1 593
220 to 259 acres ..... farms	2 469	9	62	19	20	25	25	11
acres	587 732	2 175	14 678	4 452	4 768	5 853	6 068	2 682
260 to 499 acres ..... farms	6 039	18	148	51	62	46	53	14
acres	2 103 149	6 141	51 660	18 158	21 164	16 216	18 335	4 996
500 to 999 acres ..... farms	2 707	9	55	18	30	22	23	3
acres	1 793 762	5 849	35 711	12 810	18 914	14 611	16 338	1 720
1,000 to 1,999 acres ..... farms	1 062	1	18	2	5	2	6	–
acres	1 394 657	(D)	25 087	(D)	6 247	(D)	7 955	–
2,000 acres or more ..... farms	353	1	3	1	4	2	2	–
acres	1 092 753	(D)	6 610	(D)	8 827	(D)	(D)	–

See footnotes at end of table.

Table 6. Farms, Land in Farms, Value of Land and Buildings, and Land Use: 1997 and 1992—Con.

[For meaning of abbreviations and symbols, see introductory text]

All farms	Hamblen	Hamilton	Hancock	Hardeman	Hardin	Hawkins	Haywood	Henderson
FARMS AND LAND IN FARMS								
Farms ..... number, 1997	667	604	633	559	594	1 813	360	858
1992	769	559	736	457	517	1 933	432	767
Land in farms ..... acres, 1997	51 996	56 822	67 844	166 241	115 598	146 888	211 984	152 034
1992	57 216	62 542	80 348	159 927	110 215	155 600	224 247	146 868
Average size of farm ..... acres, 1997	78	94	107	297	195	81	589	177
1992	74	112	109	350	213	80	519	191
Estimated market value of land and buildings[1] .... farms, 1997	667	604	634	559	594	1 813	360	858
1992	769	557	736	457	517	1 933	432	768
$1,000, 1997	174 282	191 794	74 256	160 435	143 973	301 703	246 318	195 440
1992	122 621	114 151	59 122	123 302	78 278	211 507	204 534	122 835
Average per farm ..... dollars, 1997	261 293	317 540	117 124	287 004	242 379	166 411	684 217	227 785
1992	159 455	204 939	80 328	269 809	151 408	109 419	473 458	159 942
Average per acre ..... dollars, 1997	3 165	2 710	1 243	981	1 244	1 973	1 214	1 128
1992	2 173	1 761	825	719	745	1 396	930	854
1997 farms by value group:								
$1 to $39,999	53	59	203	87	44	299	28	56
$40,000 to $69,999	53	64	109	75	123	245	31	122
$70,000 to $99,999	80	36	103	59	66	289	34	111
$100,000 to $149,999	100	81	100	108	109	370	49	201
$150,000 to $199,999	115	88	18	47	69	205	40	105
$200,000 to $499,999	160	177	79	94	130	346	76	164
$500,000 to $999,999	73	37	16	54	26	32	31	73
$1,000,000 to $1,999,999	31	56	5	28	21	21	32	26
$2,000,000 to $4,999,999	2	6	1	6	5	1	32	–
$5,000,000 or more	–	–	–	1	1	5	7	–
Approximate land area ..... acres, 1997	103 067	347 197	142 274	427 255	369 860	311 479	341 277	332 839
Proportion in farms ..... percent, 1997	50.4	16.4	47.7	38.9	31.3	47.2	62.1	45.7
1997 size of farm:								
1 to 9 acres ..... farms	87	60	93	18	23	197	14	24
acres	(D)	(D)	302	60	(D)	(D)	57	(D)
10 to 49 acres ..... farms	299	237	157	107	144	683	73	160
acres	8 292	6 148	4 444	3 125	4 146	18 514	2 098	4 545
50 to 69 acres ..... farms	62	78	68	44	52	224	24	84
acres	3 497	4 428	3 938	2 587	2 996	12 886	1 379	4 941
70 to 99 acres ..... farms	67	70	80	62	61	210	22	117
acres	5 447	5 778	6 677	5 182	4 997	17 443	1 764	9 820
100 to 139 acres ..... farms	61	52	89	63	82	204	26	110
acres	7 018	5 980	10 056	7 293	9 253	23 831	2 931	12 548
140 to 179 acres ..... farms	30	31	36	43	36	110	21	97
acres	4 646	4 816	5 663	6 893	5 631	17 249	3 280	15 268
180 to 219 acres ..... farms	15	20	30	42	44	59	19	52
acres	2 938	3 935	5 973	8 379	8 630	11 569	3 814	10 193
220 to 259 acres ..... farms	8	10	18	27	39	31	15	63
acres	(D)	(D)	4 268	6 362	9 318	7 328	3 601	15 048
260 to 499 acres ..... farms	25	31	51	68	68	82	34	90
acres	8 403	10 660	16 988	25 335	24 743	27 460	12 279	32 147
500 to 999 acres ..... farms	12	11	8	48	29	11	40	52
acres	7 752	7 012	5 377	31 529	20 763	7 622	28 345	36 360
1,000 to 1,999 acres ..... farms	1	3	3	27	14	2	46	8
acres	(D)	3 175	4 158	36 307	18 499	(D)	64 093	(D)
2,000 acres or more ..... farms	–	1	–	10	2	–	26	1
acres	–	(D)	–	33 189	(D)	–	88 343	(D)
1992 size of farm:								
1 to 9 acres ..... farms	132	65	140	16	30	320	22	41
acres	(D)	(D)	(D)	60	124	1 351	73	156
10 to 49 acres ..... farms	318	183	177	71	101	694	97	124
acres	7 851	4 981	5 096	2 144	2 806	19 154	2 723	3 674
50 to 69 acres ..... farms	68	75	89	41	47	220	28	73
acres	3 928	4 353	5 174	2 284	2 650	12 882	1 626	4 332
70 to 99 acres ..... farms	80	66	90	42	68	210	26	97
acres	6 565	5 360	7 393	3 554	5 626	17 232	2 181	8 014
100 to 139 acres ..... farms	67	46	84	57	53	190	29	85
acres	7 720	5 382	9 591	6 577	6 250	22 285	3 530	9 705
140 to 179 acres ..... farms	28	44	46	32	32	90	14	92
acres	4 444	6 742	7 293	5 054	4 920	14 146	2 111	14 497
180 to 219 acres ..... farms	25	21	24	16	28	61	16	50
acres	4 947	4 129	4 873	3 154	5 569	12 079	3 201	9 818
220 to 259 acres ..... farms	12	8	21	19	38	44	16	39
acres	2 828	1 903	5 055	4 572	9 135	10 500	3 827	9 276
260 to 499 acres ..... farms	27	26	48	72	75	79	58	100
acres	9 357	8 887	15 397	26 494	26 564	27 035	19 891	35 047
500 to 999 acres ..... farms	10	21	11	54	27	22	55	51
acres	6 236	13 617	7 438	34 588	18 522	15 341	36 894	32 610
1,000 to 1,999 acres ..... farms	2	3	5	24	15	3	45	12
acres	(D)	4 797	5 599	32 747	19 637	3 595	61 860	13 319
2,000 acres or more ..... farms	–	1	1	13	3	–	26	3
acres	–	(D)	(D)	38 699	8 412	–	86 330	6 420

See footnotes at end of table.

Table 6. Farms, Land in Farms, Value of Land and Buildings, and Land Use: 1997 and 1992—Con.

[For meaning of abbreviations and symbols, see introductory text]

All farms	Lake	Lauderdale	Lawrence	Lewis	Lincoln	Loudon	McMinn	McNairy
FARMS AND LAND IN FARMS								
Farms ..... number, 1997	80	505	1 617	222	1 661	763	1 074	720
1992	85	472	1 424	195	1 578	715	970	605
Land in farms ..... acres, 1997	89 635	192 010	214 001	36 801	276 119	73 976	127 322	130 146
1992	91 343	182 754	196 733	36 978	275 219	73 654	123 557	121 848
Average size of farm ..... acres, 1997	1 120	380	132	166	166	97	119	181
1992	1 075	387	138	190	174	103	127	201
Estimated market value of land and buildings[1] .... farms, 1997	80	506	1 617	222	1 661	762	1 073	720
1992	85	472	1 425	195	1 578	715	970	605
$1,000, 1997	132 384	222 005	322 022	50 845	378 161	250 641	255 639	107 495
1992	103 501	198 505	242 532	32 135	261 156	174 211	172 080	95 170
Average per farm ..... dollars, 1997	1 654 805	438 746	199 148	229 030	227 671	328 926	238 247	149 299
1992	1 217 662	420 562	170 198	164 796	165 498	243 652	177 402	157 306
Average per acre ..... dollars, 1997	1 477	1 083	1 535	1 395	1 423	2 820	2 052	845
1992	1 133	1 085	1 203	811	933	2 366	1 377	816
1997 farms by value group:								
$1 to $39,999	11	101	200	9	194	44	109	94
$40,000 to $69,999	6	62	206	30	211	71	99	164
$70,000 to $99,999	2	43	212	31	207	45	95	97
$100,000 to $149,999	1	76	304	25	240	189	203	157
$150,000 to $199,999	6	45	202	35	236	61	119	59
$200,000 to $499,999	10	67	357	74	457	230	327	116
$500,000 to $999,999	8	54	82	13	71	74	95	28
$1,000,000 to $1,999,999	14	34	51	3	30	43	21	5
$2,000,000 to $4,999,999	16	19	3	2	12	3	5	–
$5,000,000 or more	6	5	–	–	3	2	–	–
Approximate land area ..... acres, 1997	104 595	301 108	395 018	180 554	364 986	146 314	275 390	358 452
Proportion in farms ..... percent, 1997	85.7	63.8	54.2	20.4	75.7	50.6	46.2	36.3
1997 size of farm:								
1 to 9 acres ..... farms	2	24	78	6	72	64	71	30
acres	(D)	107	(D)	(D)	374	(D)	353	(D)
10 to 49 acres ..... farms	10	119	456	45	454	330	357	129
acres	200	3 566	13 736	1 490	13 042	9 046	9 836	3 871
50 to 69 acres ..... farms	6	55	200	31	165	76	108	84
acres	314	3 140	11 761	1 828	9 569	4 440	6 302	4 961
70 to 99 acres ..... farms	4	66	223	25	232	76	147	114
acres	339	5 365	18 440	2 079	19 135	6 369	12 150	9 708
100 to 139 acres ..... farms	–	45	195	26	169	57	125	77
acres	–	5 214	22 616	3 042	19 961	6 780	14 435	8 977
140 to 179 acres ..... farms	1	13	121	26	119	53	77	65
acres	(D)	2 021	19 116	4 016	18 553	8 230	12 097	10 135
180 to 219 acres ..... farms	4	23	87	15	92	33	44	48
acres	800	4 492	17 256	3 066	18 360	6 527	8 506	9 503
220 to 259 acres ..... farms	2	21	54	11	85	11	29	29
acres	(D)	4 948	12 985	2 661	20 317	(D)	6 945	6 806
260 to 499 acres ..... farms	10	44	141	29	163	45	73	93
acres	3 484	15 799	48 844	10 388	58 127	15 023	24 995	32 773
500 to 999 acres ..... farms	6	37	51	5	86	13	36	41
acres	4 209	25 526	32 973	3 124	56 905	8 006	23 050	27 973
1,000 to 1,999 acres ..... farms	18	37	9	2	16	4	7	8
acres	24 424	52 230	11 570	(D)	17 977	4 406	8 653	10 587
2,000 acres or more ..... farms	17	21	2	1	8	1	–	2
acres	55 240	69 602	(D)	(D)	23 799	(D)	–	(D)
1992 size of farm:								
1 to 9 acres ..... farms	1	34	84	8	73	68	62	23
acres	(D)	151	(D)	15	287	326	(D)	100
10 to 49 acres ..... farms	10	119	386	42	351	266	310	122
acres	293	3 482	11 685	1 256	9 627	7 175	8 414	3 726
50 to 69 acres ..... farms	2	43	152	16	155	72	112	51
acres	(D)	2 439	8 776	927	9 023	4 138	6 508	3 068
70 to 99 acres ..... farms	3	43	206	25	201	80	118	79
acres	232	3 463	17 257	2 042	16 724	6 559	9 785	6 574
100 to 139 acres ..... farms	4	21	184	29	209	78	111	57
acres	472	2 403	21 305	3 263	24 468	9 144	12 849	6 582
140 to 179 acres ..... farms	2	17	97	14	136	44	66	61
acres	(D)	2 578	15 228	2 209	21 354	6 907	10 361	9 667
180 to 219 acres ..... farms	3	25	74	13	103	23	50	49
acres	593	4 967	14 845	2 564	20 527	4 513	9 691	9 746
220 to 259 acres ..... farms	5	17	42	11	64	15	29	20
acres	1 213	4 033	9 969	2 661	14 999	3 605	6 863	4 712
260 to 499 acres ..... farms	11	49	140	21	190	54	71	94
acres	3 980	17 810	48 673	7 327	66 325	19 372	25 476	33 765
500 to 999 acres ..... farms	13	46	45	12	72	11	30	40
acres	9 370	31 665	28 507	8 392	49 638	6 667	17 654	27 567
1,000 to 1,999 acres ..... farms	16	41	12	4	17	4	10	6
acres	22 436	54 396	15 756	6 322	21 370	5 248	13 591	7 391
2,000 acres or more ..... farms	15	17	2	–	7	–	1	3
acres	52 326	55 367	(D)	–	20 877	–	(D)	8 950

See footnotes at end of table.

Table: ACSST5Y2023.S2401

	Haywood County, Tennessee			Lauderdale County, Tennessee	
Level 2s	**Percentage**	**Rank**	**Level 2s**	**Percentage**	**Rank**
Management, business, and financial occupations:	9.20%	3	Management, business, and financial occupations:	8.43%	5
Computer, engineering, and science occupations:	0.55%	17	Computer, engineering, and science occupations:	3.48%	12
Education, legal, community service, arts, and media occupations:	6.46%	6	Education, legal, community service, arts, and media occupations:	6.82%	6
Healthcare practitioners and technical occupations:	5.29%	10	Healthcare practitioners and technical occupations:	6.43%	7
Healthcare support occupations	5.39%	9	Healthcare support occupations	2.91%	14
Protective service occupations:	5.88%	8	Protective service occupations:	4.36%	10
Food preparation and serving related occupations	3.22%	14	Food preparation and serving related occupations	2.55%	15
Building and grounds cleaning and maintenance occupations	6.93%	5	Building and grounds cleaning and maintenance occupations	3.30%	13
Personal care and service occupations	1.99%	15	Personal care and service occupations	1.85%	16
Sales and related occupations	9.79%	2	Sales and related occupations	8.44%	4
Office and administrative support occupations	8.08%	4	Office and administrative support occupations	10.10%	2
Farming, fishing, and forestry occupations	1.33%	16	Farming, fishing, and forestry occupations	1.21%	17
Construction and extraction occupations	4.20%	12	Construction and extraction occupations	4.96%	9
Installation, maintenance, and repair occupations	3.88%	13	Installation, maintenance, and repair occupations	3.92%	11
Production occupations	17.27%	1	Production occupations	16.63%	1
Transportation occupations	4.51%	11	Transportation occupations	5.00%	8
Material moving occupations	6.02%	7	Material moving occupations	9.62%	3

Table: ACSST5Y2018.S2401

	Haywood County, Tennessee			Lauderdale County, Tennessee	
Level 2s	**Percentage**	**Rank**	**Level 2s**	**Percentage**	**Rank**
Management, business, and financial occupations:	8.07%	4	Management, business, and financial occupations:	7.62%	4
Computer, engineering, and science occupations:	0.95%	17	Computer, engineering, and science occupations:	2.34%	15
Education, legal, community service, arts, and media occupations:	7.27%	6	Education, legal, community service, arts, and media occupations:	7.48%	5
Healthcare practitioners and technical occupations:	5.88%	8	Healthcare practitioners and technical occupations:	6.73%	7
Healthcare support occupations	3.49%	13	Healthcare support occupations	3.75%	11
Protective service occupations:	4.28%	11	Protective service occupations:	5.34%	8
Food preparation and serving related occupations	6.43%	7	Food preparation and serving related occupations	3.38%	13
Building and grounds cleaning and maintenance occupations	4.56%	9	Building and grounds cleaning and maintenance occupations	3.36%	14
Personal care and service occupations	2.41%	15	Personal care and service occupations	1.23%	17
Sales and related occupations	9.04%	3	Sales and related occupations	8.22%	3
Office and administrative support occupations	10.76%	2	Office and administrative support occupations	11.88%	2
Farming, fishing, and forestry occupations	1.23%	16	Farming, fishing, and forestry occupations	1.34%	16
Construction and extraction occupations	2.65%	14	Construction and extraction occupations	5.01%	10
Installation, maintenance, and repair occupations	4.56%	9	Installation, maintenance, and repair occupations	3.43%	12
Production occupations	16.62%	1	Production occupations	16.42%	1
Transportation occupations	3.97%	12	Transportation occupations	5.13%	9
Material moving occupations	7.82%	5	Material moving occupations	7.33%	6

	Haywood County, Tennessee			Lauderdale County, Tennessee	
Level 2s	**Percentage**	**Rank**	**Level 2s**	**Percentage**	**Rank**
Management, business, and financial occupations:	9.39%	4	Management, business, and financial occupations:	9.97%	3
Computer, engineering, and science occupations:	2.07%	17	Computer, engineering, and science occupations:	1.07%	17
Education, legal, community service, arts, and media occupations:	7.37%	5	Education, legal, community service, arts, and media occupations:	9.04%	4
Healthcare practitioners and technical occupations:	4.61%	9	Healthcare practitioners and technical occupations:	3.97%	12
Healthcare support occupations	2.98%	15	Healthcare support occupations	2.26%	15
Protective service occupations:	3.15%	12	Protective service occupations:	5.27%	9
Food preparation and serving related occupations	3.15%	12	Food preparation and serving related occupations	5.93%	7
Building and grounds cleaning and maintenance occupations	5.47%	7	Building and grounds cleaning and maintenance occupations	4.86%	10
Personal care and service occupations	3.00%	14	Personal care and service occupations	2.67%	13
Sales and related occupations	10.82%	3	Sales and related occupations	7.88%	5
Office and administrative support occupations	11.66%	2	Office and administrative support occupations	14.69%	1
Farming, fishing, and forestry occupations	2.69%	16	Farming, fishing, and forestry occupations	1.13%	16
Construction and extraction occupations	3.25%	11	Construction and extraction occupations	6.16%	6
Installation, maintenance, and repair occupations	4.70%	8	Installation, maintenance, and repair occupations	2.59%	14
Production occupations	16.43%	1	Production occupations	12.29%	2
Transportation occupations	3.51%	10	Transportation occupations	4.30%	11
Material moving occupations	5.73%	6	Material moving occupations	5.92%	8

	Haywood County, Tennessee	Lauderdale County, Tennessee
	Total	Total
Label	Estimate	Estimate
Civilian employed population 16 years and over	7,291	9,087
Management, business, science, and arts occupations:	1,568	2,286
Management, business, and financial occupations:	671	766
Management occupations	568	631
Business and financial operations occupations	103	135
Computer, engineering, and science occupations:	40	316
Computer and mathematical occupations	29	145
Architecture and engineering occupations	0	57
Life, physical, and social science occupations	11	114
Education, legal, community service, arts, and media occupations:	471	620
Community and social service occupations	58	110
Legal occupations	0	23
Educational instruction, and library occupations	386	400
Arts, design, entertainment, sports, and media occupations	27	87
Healthcare practitioners and technical occupations:	386	584
Health diagnosing and treating practitioners and other technical occupations	135	391
Health technologists and technicians	251	193
Service occupations:	1,707	1,360
Healthcare support occupations	393	264
Protective service occupations:	429	396
Firefighting and prevention, and other protective service workers including supervisors	181	74
Law enforcement workers including supervisors	248	322
Food preparation and serving related occupations	235	232
Building and grounds cleaning and maintenance occupations	505	300
Personal care and service occupations	145	168
Sales and office occupations:	1,303	1,685
Sales and related occupations	714	767
Office and administrative support occupations	589	918
Natural resources, construction, and maintenance occupations:	686	917
Farming, fishing, and forestry occupations	97	110
Construction and extraction occupations	306	451
Installation, maintenance, and repair occupations	283	356
Production, transportation, and material moving occupations:	2,027	2,839
Production occupations	1,259	1,511
Transportation occupations	329	454
Material moving occupations	439	874

	Haywood County, Tennessee	Lauderdale County, Tennessee
	Total	Total
Label	Estimate	Estimate
Civilian employed population 16 years and over	7,648	9,376
Management, business, science, and arts occupations:	1,696	2,265
Management, business, and financial occupations:	617	714
Management occupations	491	534
Business and financial operations occupations	126	180
Computer, engineering, and science occupations:	73	219
Computer and mathematical occupations	14	49
Architecture and engineering occupations	35	124
Life, physical, and social science occupations	24	46
Education, legal, community service, arts, and media occupations:	556	701
Community and social service occupations	80	112
Legal occupations	24	7
Educational instruction, and library occupations	441	539
Arts, design, entertainment, sports, and media occupations	11	43
Healthcare practitioners and technical occupations:	450	631
Health diagnosing and treating practitioners and other technical occupations	185	302
Health technologists and technicians	265	329
Service occupations:	1,619	1,600
Healthcare support occupations	267	352
Protective service occupations:	327	501
Firefighting and prevention, and other protective service workers including supervisors	154	52
Law enforcement workers including supervisors	173	449
Food preparation and serving related occupations	492	317
Building and grounds cleaning and maintenance occupations	349	315
Personal care and service occupations	184	115
Sales and office occupations:	1,514	1,885
Sales and related occupations	691	771
Office and administrative support occupations	823	1,114
Natural resources, construction, and maintenance occupations:	646	918
Farming, fishing, and forestry occupations	94	126
Construction and extraction occupations	203	470
Installation, maintenance, and repair occupations	349	322
Production, transportation, and material moving occupations:	2,173	2,708
Production occupations	1,271	1,540
Transportation occupations	304	481
Material moving occupations	598	687

	Haywood County, Tennessee	Lauderdale County, Tennessee
	Total	Total
Label	Estimate	Estimate
Civilian employed population 16 years and over	7,326	9,089
Management, business, science, and arts occupations:	1,718	2,186
Management, business, and financial occupations:	688	906
Management occupations	517	750
Business and financial operations occupations	171	156
Computer, engineering, and science occupations:	152	97
Computer and mathematical occupations	19	30
Architecture and engineering occupations	86	41
Life, physical, and social science occupations	47	26
Education, legal, community service, arts, and media occupations:	540	822
Community and social services occupations	162	212
Legal occupations	30	40
Education, training, and library occupations	311	527
Arts, design, entertainment, sports, and media occupations	37	43
Healthcare practitioner and technical occupations:	338	361
Health diagnosing and treating practitioners and other technical occupations	134	207
Health technologists and technicians	204	154
Service occupations:	1,301	1,908
Healthcare support occupations	218	205
Protective service occupations:	231	479
Fire fighting and prevention, and other protective service workers including supervisors	148	101
Law enforcement workers including supervisors	83	378
Food preparation and serving related occupations	231	539
Building and grounds cleaning and maintenance occupations	401	442
Personal care and service occupations	220	243
Sales and office occupations:	1,647	2,051
Sales and related occupations	793	716
Office and administrative support occupations	854	1,335
Natural resources, construction, and maintenance occupations:	779	898
Farming, fishing, and forestry occupations	197	103
Construction and extraction occupations	238	560
Installation, maintenance, and repair occupations	344	235
Production, transportation, and material moving occupations:	1,881	2,046
Production occupations	1,204	1,117
Transportation occupations	257	391
Material moving occupations	420	538

ATTACHMENT C
Transportation Infrastructure Data

From: Donald Sullivan III
To: Braxton Eden
Cc: Erick Hunt-Hawkins; Birch, Valerie; Eden, Braxton; Banaszak, Jennifer; Jessica Schlagenhaft; Monica Kain; Benjamin Webb; Seth Hendren
Subject: RE: R4, InitialTechReq, Haywood and Lauderdale County, PIN 102251.00
Date: Friday, July 25, 2025 3:44:20 PM
Attachments: image004.png
image005.png

Some people who received this message don't often get email from donald.sullivaniii@tn.gov. Learn why this is important

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Braxton,

Multimodal ESR remains valid.

-DJ Sullivan

Donald J. Sullivan III | Transportation Program Monitor II
Local Programs & Community Investments Division
p. 615-532-3821

From: Braxton Eden <Braxton.Eden@tn.gov>
Sent: Monday, July 14, 2025 12:01 PM
To: TDOT.Env AirNoise <TDOT.Env.AirNoise@tn.gov>; TDOT.Env Ecology <TDOT.Env.Ecology@tn.gov>; TDOT.Env HazmatOffice <TDOT.Env.HazmatOffice@tn.gov>; TDOT.Env CulturalResources <TDOT.Env.CulturalResources@tn.gov>; TDOT MultimodalPlanning <TDOT.MultimodalPlanning@tn.gov>
Cc: Erick Hunt-Hawkins <Erick.Hunt-Hawkins@tn.gov>; Birch, Valerie <Valerie.Birch@hdrinc.com>; Eden, Braxton <Braxton.Eden@hdrinc.com>; Banaszak, Jennifer <Jennifer.Banaszak@hdrinc.com>; Jessica Schlagenhaft <Jessica.Schlagenhaft@tn.gov>; Monica Kain <Monica.Kain@tn.gov>; Benjamin Webb <Benjamin.Webb@tn.gov>; Seth Hendren <Seth.Hendren@tn.gov>
Subject: RE: R4, InitialTechReq, Haywood and Lauderdale County, PIN 102251.00

Good afternoon,

Since the distribution of the original ESR in February, the proposed project design has changed after discussions with TDOT Project Management.

Please see the current proposed project description below:

The Build Alternative proposes to widen the existing two 11-foot travel lanes of SR-19 from east of Eastland Avenue in Lauderdale County to just west of Gill Brackin Road in Haywood County to two 12-foot travel lanes and widen the shoulders from 2-foot shoulders to 10-foot shoulders (8-foot paved). To widen the travel lanes in this section of the proposed project, right-of-way would need to be acquired and the travel lanes reconstructed primarily to the north side of the existing roadway in the Lauderdale County section and primarily to the south side of the roadway in Haywood County. Also, in this section of the proposed project, the following SR-19 intersections are proposed to be realigned:

- *Willie Paris Road*
- *Ross Road/Gause Lane*
- *Tall Oaks Cove*
- *Sanford Road/Conner Whitefield Road*
- *Watson Road/Carney Road*
- *Springhill Road*

From just west of Gill Brackin Road to Nunn Road, the proposed project would mill and resurface the existing 11-foot travel lanes and 2-foot shoulders. In this section, the following SR-19 intersections are proposed to be realigned:

- *Forked Deer Road (SR-180)*
- *Nunn Road*

From Nunn Road to east of Jim Binford Lane, the proposed project would widen the two existing 11-foot travel lanes and 2-foot shoulders to two 12-foot travel lanes with 10-foot shoulders (8-foot paved). In this section, the following SR-19 intersection is proposed to be realigned:

- *Jim Binford Lane*

From east of Jim Binford Lane to the project terminus east of SR-87, the proposed project would mill and resurface the existing 11-foot travel lanes and 2-foot shoulders. Additional right-of-way would be needed to correct erosion/slope issues from approximately 4,351 feet east of Woodlawn Road to approximately 4,411 feet west of Old SR-19 (approximately 1,700 feet) and from approximately 3,417 feet east of Patton Road to approximately 279 feet east of Westpointe Road (approximately 1,800 feet). In this section, the following intersections are proposed to be realigned:

- *Small Road at SR-19*
- *Woodlawn Road/Briar Creek Road at SR-19*
- *Old SR-19 at SR-19*

Attached is a revised KMZ that captures the current proposed project design for the entirety of the project corridor. NEPA is requesting a review of the above listed proposed project description + revised KMZ.

This KMZ is based on forthcoming Simplified Functional plans for all three child PINs for the whole corridor. The updated KMZ has also been placed in the OneDrive link provided in the original ESR. If your respective section requires the full PDF version of the plan sets to make a determination , those will be circulated upon receipt. However, the provided KMZ will not vary from what will be presented in the Simplified Functional plans.

Please let us know if previous responses would remain valid, if additional studies would be necessary, or any other concerns your section may have.

We appreciate your flexibility with this project. If you have any questions, please reach out!

Thank you,

TN TDOT Department of Transportation

Braxton Eden
Environmental Division | NEPA Section
James K. Polk Building, 9th Floor
Email: TDOT.Env.LocalPrograms@tn.gov

From: Braxton Eden <Braxton.Eden@tn.gov>
Sent: Monday, February 3, 2025 1:03 PM
To: TDOT.Env AirNoise <TDOT.Env.AirNoise@tn.gov>; TDOT.Env Ecology <TDOT.Env.Ecology@tn.gov>; TDOT.Env HazmatOffice <TDOT.Env.HazmatOffice@tn.gov>; TDOT.Env CulturalResources <TDOT.Env.CulturalResources@tn.gov>; TDOT MultimodalPlanning <TDOT.MultimodalPlanning@tn.gov>
Cc: Erick Hunt-Hawkins <Erick.Hunt-Hawkins@tn.gov>; Rachel Head <Rachel.Head@tn.gov>; Birch, Valerie <Valerie.Birch@hdrinc.com>; Eden, Braxton <Braxton.Eden@hdrinc.com>; Banaszak, Jennifer <Jennifer.Banaszak@hdrinc.com>
Subject: R4, InitialTechReq, Haywood and Lauderdale County, PIN 102251.00

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date ESR request transmitted to tech: 2/3/2025

Completed ESR due: 3/25/2025

*Review the feasibility of the above due date and respond to sender regarding the feasibility of that date by: **2/17/2025** or the next business day if on a weekend or holiday.
If infeasible, in the response to NEPA, briefly note why and provide an anticipated completion date.

Project Information:

County	Haywood, Lauderdale
Route	SR-19
Termini	From east of Eastland Avenue in Lauderdale County to east of SR-87 in Haywood County
PIN	102251.00 102251.00, 102251.02, 102251.03
Brief Project Description/Scope	From east of Eastland Avenue in Lauderdale County to just west of Gill Brackin Road in Haywood County, the project would widen the two travel lanes to 12 feet with 10-foot shoulders (8-foot paved), correct geometric deficiencies and realign several intersections. From just west of Gill Bracken Road to the project terminus east of SR-87, the project would mill and resurface the existing 11-foot travel lanes and 2-foot shoulders and realign several intersections.
Federal Funding #	PIN 102251.00 PE-N: STP-19(47)
State Funding #	PIN 102251.00 PE-N: 38004-0217-14, 49005-0226-14
If State Only, is Federal funding anticipated?	

*Note for above: If not already known by NEPA Planner, Planner will mark "unknown." If "unknown" and a technical discipline needs this information for their work, that technical discipline is responsible for investigating. Any findings should be shared with the NEPA Planner.

List of attachments or links to associated documentation:	1. ESR 2) ETSA (Three Files) 3) Aerial Layout KMZ OneDrive Link: SR-19, PIN 102251.00, ESR

*Note for above: ESR responses must be based on the plans/documents noted in the ESR form. Responses must **not** be based on other documents, even if more recently provided. NEPA Planners will submit an updated ESR if the review should be based on different plans/documents.

Current NEPA Office Action	Original NEPA Document
Date of last official NEPA/TEER approval	D-List CE, 02/01/2018 (see other relevant history and notes below)

*Note for above: Where applicable, technical reviews should compare the current plans to those relevant to the above noted **official** NEPA or TEER effort to ensure we are capturing the cumulative change(s) since the last official approval.

Known changes since the last official NEPA/TEER approval	Due to an increase in relocations along the project corridor, the scope was reduced from the Super 2 originally proposed in the 2018 D-List CE. See project description above for details. The project has also since been broken up into three child PINs.

*Note for above: Though NEPA provides the results of their comparison above, tech should still do a reasonable independent review for changes. Some changes will be more apparent to some than to others (often depending on subject matter expertise).

Other Relevant History and Notes:	Through coordination with FHWA, the class of action was raised from a D-List CE to an EA due to proposed relocations.

If you are unable to access the link or have additional questions, please reach out.

Please continue to copy those originally copied on this request on your section's responses.

Thank you!

TN TDOT Department of Transportation

Braxton Eden
Environmental Division | NEPA Section
James K. Polk Building, 9th Floor
505 Deaderick Street, Suite 900, Nashville, TN 37243
Email: TDOT.Env.LocalPrograms@tn.gov

Environmental Studies

Multimodal

Environmental Studies Request

Project Information

Route: State Route 19

Termini: From east of Eastland Avenue in Lauderdale County to east of SR-87 in Haywood County

County: Lauderdale and Haywood County

PIN: 102251.00
102251.00, 102251.02, 102251.03

Request

Request Type: Initial Environmental Study

Project Plans: ETSA

Date of Plans: 05/16/2024

Location: FTP

Link: https://tennessee-my.sharepoint.com/:f:/g/personal/jjct871_tn_gov/EifR8AHZOdxGhggLA_YFoIIB8bCrYwDxUhgrZnv1uiQCkg?e=4OBbsV

Certification

Requestor: Braxton Eden

Title: NEPA Consultant

Signature: Braxton Eden

Digitally signed by Braxton Eden
Date: 2025.02.03 12:51:29 -06'00'

Environmental Study

Technical Section

Section: Multimodal

Study Results

Multimodal Access Policy exception (VII.Procedures.B.3) given.

Commitments

Did the study of this project result in any environmental commitments? **No**

Additional Information

Is there any additional information or material included with this study? **No**

Certification

Responder: Donald J. Sullivan

Title: Program Monitor I

Signature: Donald J. Sullivan III

Digitally signed by Donald J. Sullivan III
Date: 2025.03.27 10:53:47 -05'00'

TN TDOT Department of Transportation **DEPARTMENTAL POLICY** **State of Tennessee** **Department of Transportation**	**Policy Number: 530-01**
	Effective Date: **July 31, 2015**
Approved By:	**Supersedes:** **December 1, 2010**
SUBJECT: Multimodal Access Policy	

I. RESPONSIBLE OFFICE: Multimodal Transportation Resources Division

II. AUTHORITY: T.C.A. 4-3-2303. If any portion of this policy conflicts with applicable state or federal laws or regulations, that portion shall be considered void. The remainder of this policy shall not be affected thereby and shall remain in full force and effect.

III. PURPOSE: To create and implement a multimodal transportation policy that encourages safe access and mobility for users of all ages and abilities through the planning, design, construction, maintenance, and operation of new construction, reconstruction and retrofit transportation facilities that are federally or state funded. Users include, but are not limited to, motorists, transit-riders, freight-carriers, bicyclists and pedestrians.

IV. APPLICATION: All Tennessee Department of Transportation (TDOT) employees, consultants and contractors involved in the planning, design, construction, maintenance, and operation of state and federally funded projects, and local governments managing and maintaining transportation projects with funding through TDOT's Local Programs Development Office.

V. DEFINITIONS:

a. Highway: A main road or thoroughfare, such as a street, boulevard, or parkway, available to the public for use for travel or transportation
b. Multimodal: For the purposes of this policy, multimodal is defined as the movement of people and goods on state and functionally-classified roadways. Users include, but are not limited to, motorists, transit-riders, freight-carriers, bicyclists and pedestrians, including those with disabilities.
c. Reconstruction: Complete removal and replacement of the pavement structure or the addition of new continuous traffic lanes on an existing roadway.
d. Retrofit: Changes to an existing highway within the general right-of-way, such as adding lanes, modifying horizontal and vertical alignments, structure rehabilitation, safety improvements, and maintenance.
e. Roadway: The portion of a highway, including shoulders, that is available for vehicular, bicycle or pedestrian use.

VI. POLICY: The Department of Transportation recognizes the benefits of integrating multimodal facilities into the transportation system as a means to improve the mobility, access and safety of all users. The intent of this policy is to promote the inclusion of multimodal accommodations in all transportation planning and project development activities at the local, regional and statewide levels, and to develop a comprehensive, integrated, and connected multimodal transportation network. TDOT will collaborate with local government agencies and regional planning agencies through established transportation planning processes to ensure that multimodal accommodations are addressed throughout the planning, design, construction, maintenance, and operation of new construction, reconstruction and retrofit transportation facilities as outlined in TDOT's Multimodal Access Policy Implementation Plan.

VII. PROCEDURES:

A. TDOT is committed to the development of a transportation system that improves conditions for multimodal transportation users through the following actions:

1. Provisions for multimodal transportation shall be given full consideration in new construction, reconstruction and retrofit roadway projects through design features appropriate for the context and function of the transportation facility.

2. The planning, design and construction of new facilities shall give full consideration to likely future demand for multimodal facilities and not preclude the provision of future improvements. If all feasible roadway alternatives have been explored and suitable multimodal facilities cannot be provided within the existing or proposed right of way due to environmental constraints, an alternate route that provides continuity and enhances the safety and accessibility of multimodal travel should be considered.

3. Multimodal provisions on existing roadways shall not be made more difficult or impossible by roadway improvements or routine maintenance projects.

4. Intersections and interchanges shall be designed (where appropriate based on context) to accommodate the mobility of bicyclists and pedestrians to cross corridors as well as travel along them in a manner that is safe, accessible, and convenient.

5. While it is not the intent of resurfacing projects to expand existing facilities, opportunities to provide or enhance bicycle and pedestrian facilities shall be given full consideration during the program development stage of resurfacing projects.

6. Pedestrian facilities shall be designed and built to accommodate persons with disabilities in accordance with the access standards required by the Americans with Disabilities Act (ADA). Sidewalks, shared use paths, street crossings

(including over- and under-crossings) and other infrastructure shall be constructed so that all pedestrians, including those with disabilities, can travel independently.

7. Provisions for transit riders, pedestrians, and bicyclists shall be included when closing roads, bridges or sidewalks for construction projects where pedestrian, bicycle, or transit traffic is documented or expected.

B. It is TDOT's expectation that full consideration of multimodal access will be integrated in all appropriate new construction, reconstruction and retrofit infrastructure projects. However, there are conditions where it is generally inappropriate to provide multimodal facilities. Examples of these conditions include, but are not limited to:

1. Controlled access facilities where non-motorized users are prohibited from using the roadway. In this instance, a greater effort may be necessary to accommodate these users elsewhere within the same transportation corridor.

2. The cost of accommodations would be excessively disproportionate to the need and probable use. Excessively disproportionate is defined as exceeding twenty percent (20%) of the cost of the project. The twenty percent figure should be used in an advisory rather than an absolute sense, especially in instances where the cost may be difficult to quantify. Compliance with ADA requirements may require greater than 20% of project cost to accommodate multimodal access. Costs associated with ADA requirements are NOT an exception.

3. Areas in which the population and employment densities or level of transit service around the facility, both existing and future, does not justify the incorporation of multimodal alternatives.

4. Inability to negotiate and enter into an agreement with a local government to assume the operational and maintenance responsibility of the facility.

5. Other factors where there is a demonstrated absence of need or prudence, or as requested by the Commissioner of the Department of Transportation.

C. Exceptions for not accommodating multimodal transportation users on State roadway projects in accordance with this policy shall be documented describing the basis and supporting data for the exception, and must be approved by TDOT's Chief Engineer and Chief of Environment or their designees.

D. The Department recognizes that a well-planned and designed transportation network is responsive to its context and meets the needs of its users. Therefore, facilities will be designed and constructed in accordance with current applicable laws and regulations, using best practices and guidance, including but not limited to the following: TDOT Standard Drawings and guidelines, American Association of State Highway and Transportation Officials (AASHTO) publications, Institute of

Transportation Engineers (ITE) publications, the Manual of Uniform Traffic Control Devices (MUTCD), National Association of City Transportation Officials (NACTO) publications, the Public Rights-of-Ways Accessibility Guidelines (PROWAG), and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).