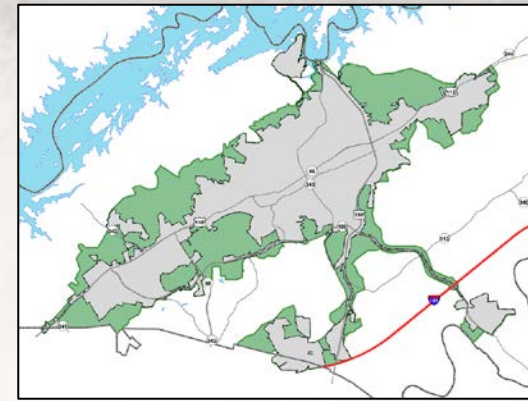


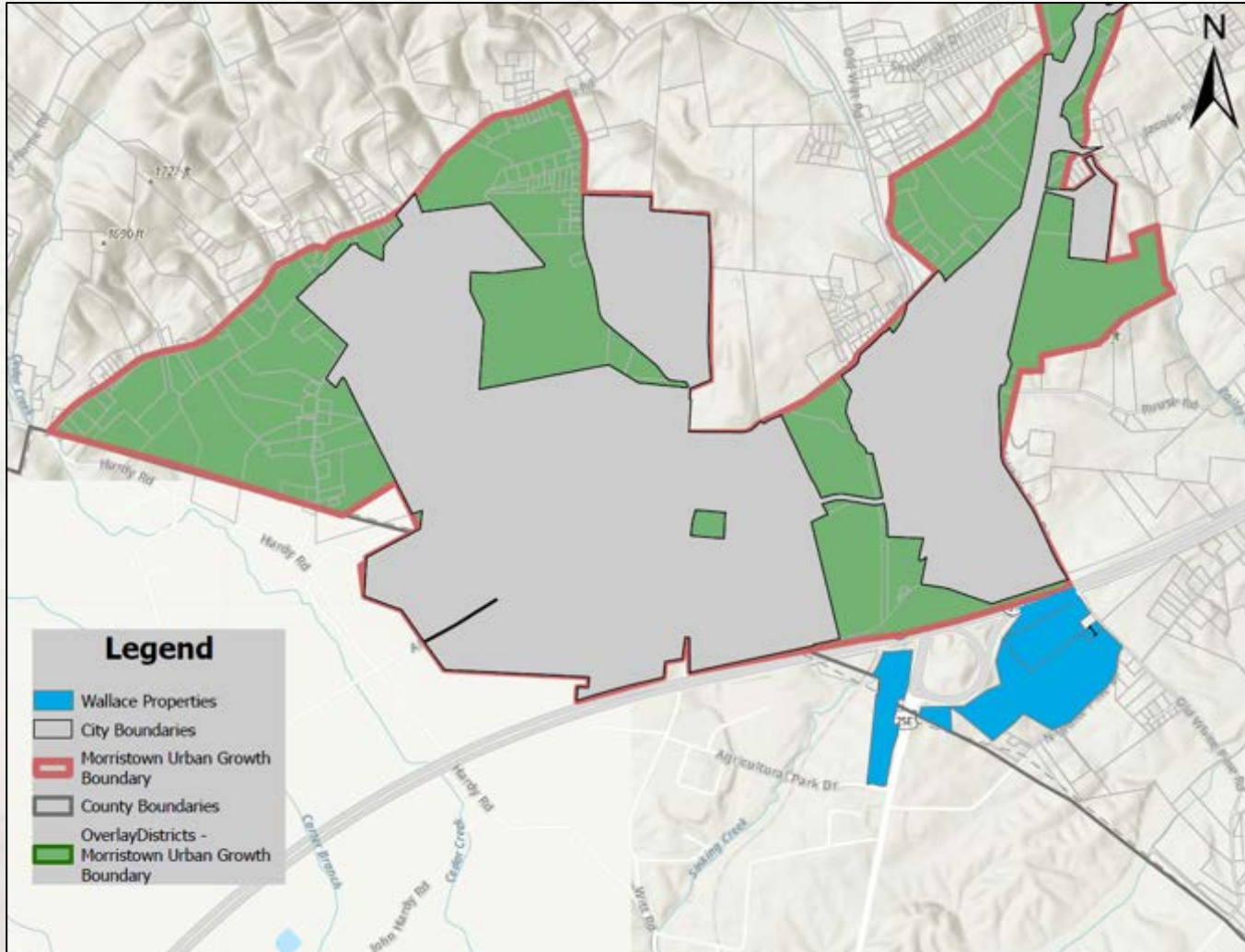
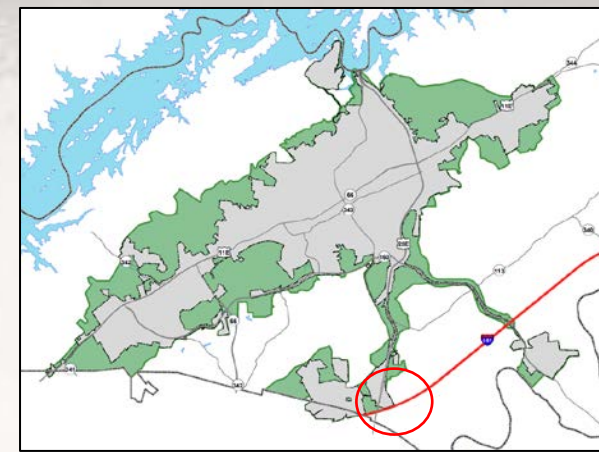
# Hamblen Co./Morristown Joint Workshop

September 29, 2022



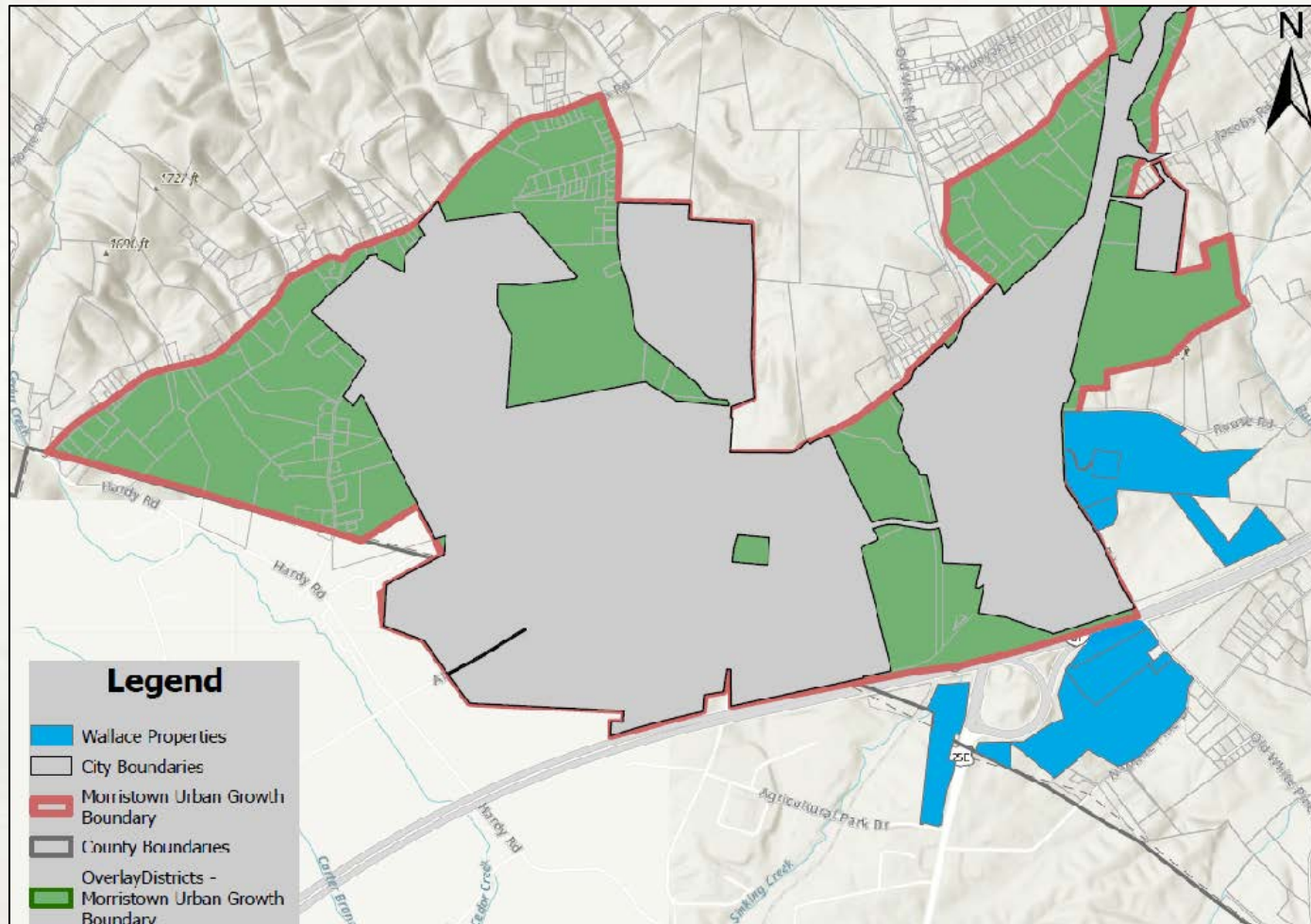
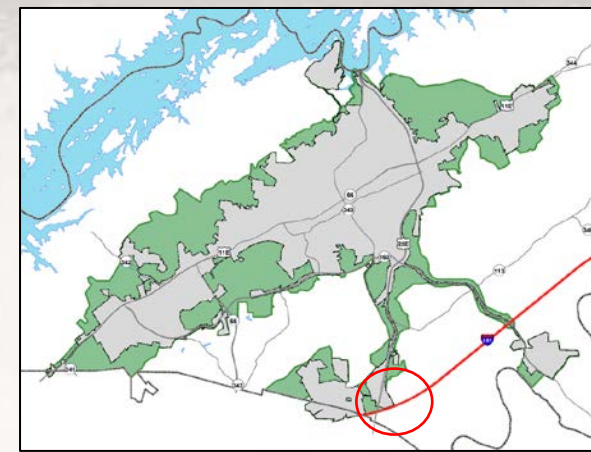
## Amending the Urban Growth Boundary (UGB)

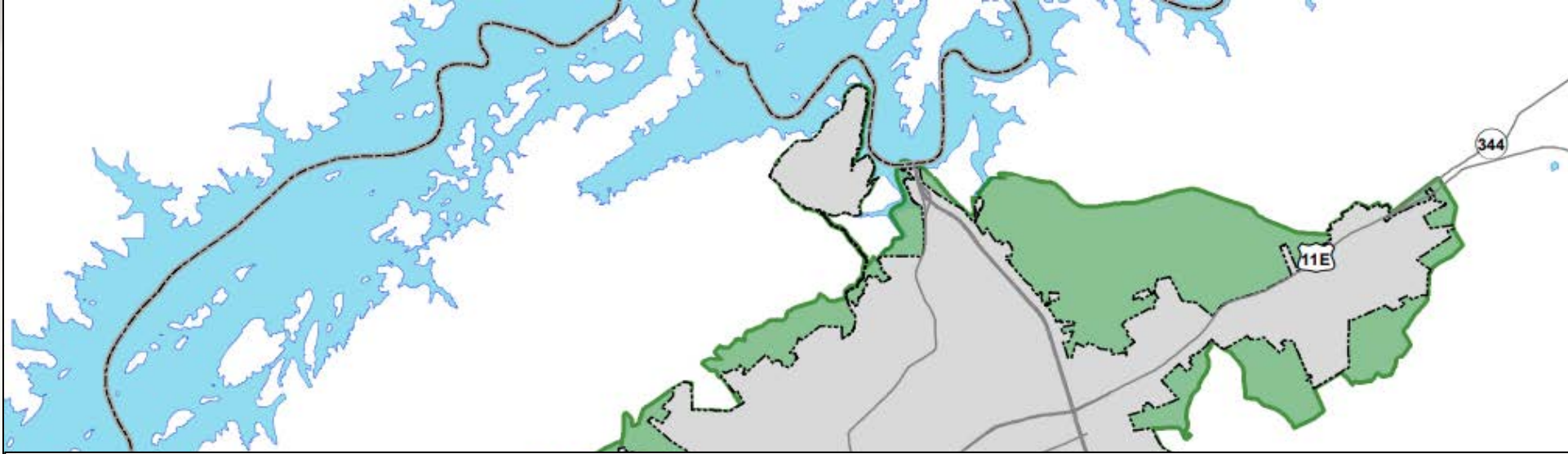
# Wallace Property Annexation Request



1. Property Owner must submit a written request.
2. Property must be located within the UGB.

# Wallace UGB Amendment Request

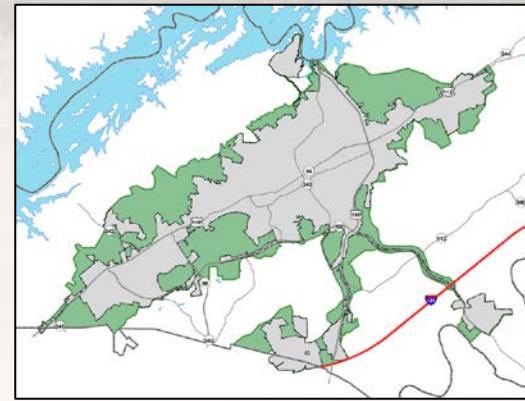




**What the Urban Growth Boundary (UGB) is and what it is not!**



# What the UGB is not!

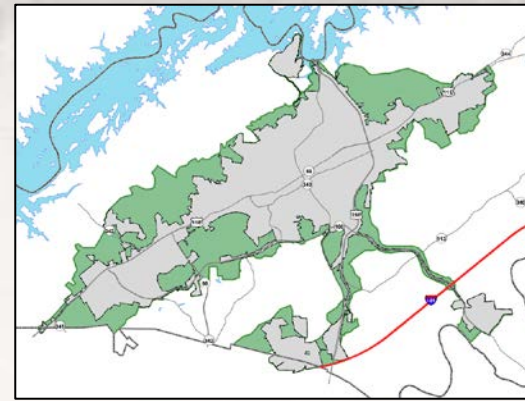


## This is not an annexation plan!

Being included in the UGB only allows the property owners the ability to be annexed when they are ready and provide a written request.

**T.C.A. § 6-51-104** (amended in 2017) requires annexation by written consent of the proposed area's property owner(s) or by referendum of the voters living in the area proposed for annexation.

# What the UGB is not!



## This will not impact or change property taxes!

Simply being in the UGB will not increase property taxes. Unless the City receives a request for annexation and the property is annexed, a property owner's taxes should not change.

# What the UGB is!

In 1998, the State Legislature passed Public Chapter 1101 creating the Urban Growth Boundary and the growth management process. This was an effort to encourage a county-wide planning process where the City, County, utility providers, and other community leaders work to create a growth plan which will help direct growth in the community.

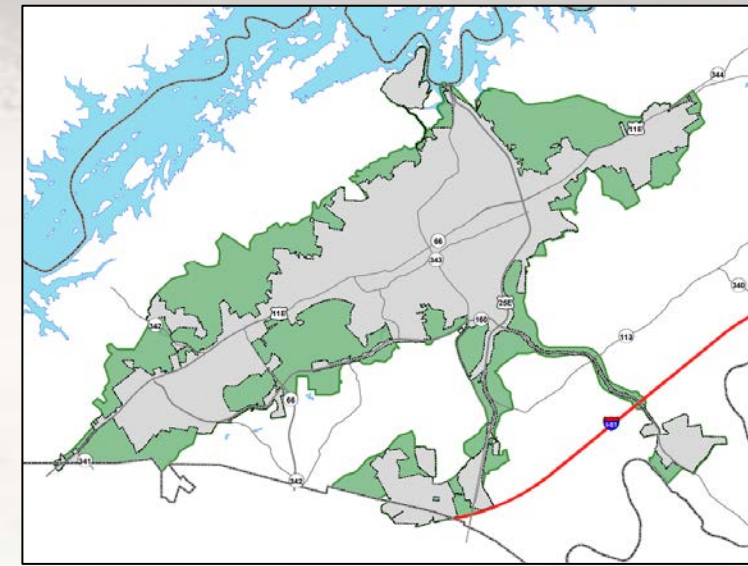
The goal of P.C. 1101 was to:

- Eliminate annexation out of fear and reduce lawsuits;
- More closely match the timing of development and the provision of public services;
- Stabilize each county's education funding base; and
- Minimize urban sprawl.

# What the UGB is!

As part of the original UGB agreement, the City and County agreed that the City would provide the following services:

- Review and make recommendations regarding rezoning requests with the UGB;
- Review and make recommendations regarding subdivisions within the UGB;
- Review and make recommendations regarding zoning text amendments; and
- Review and make recommendations regarding site plans within the UGB.

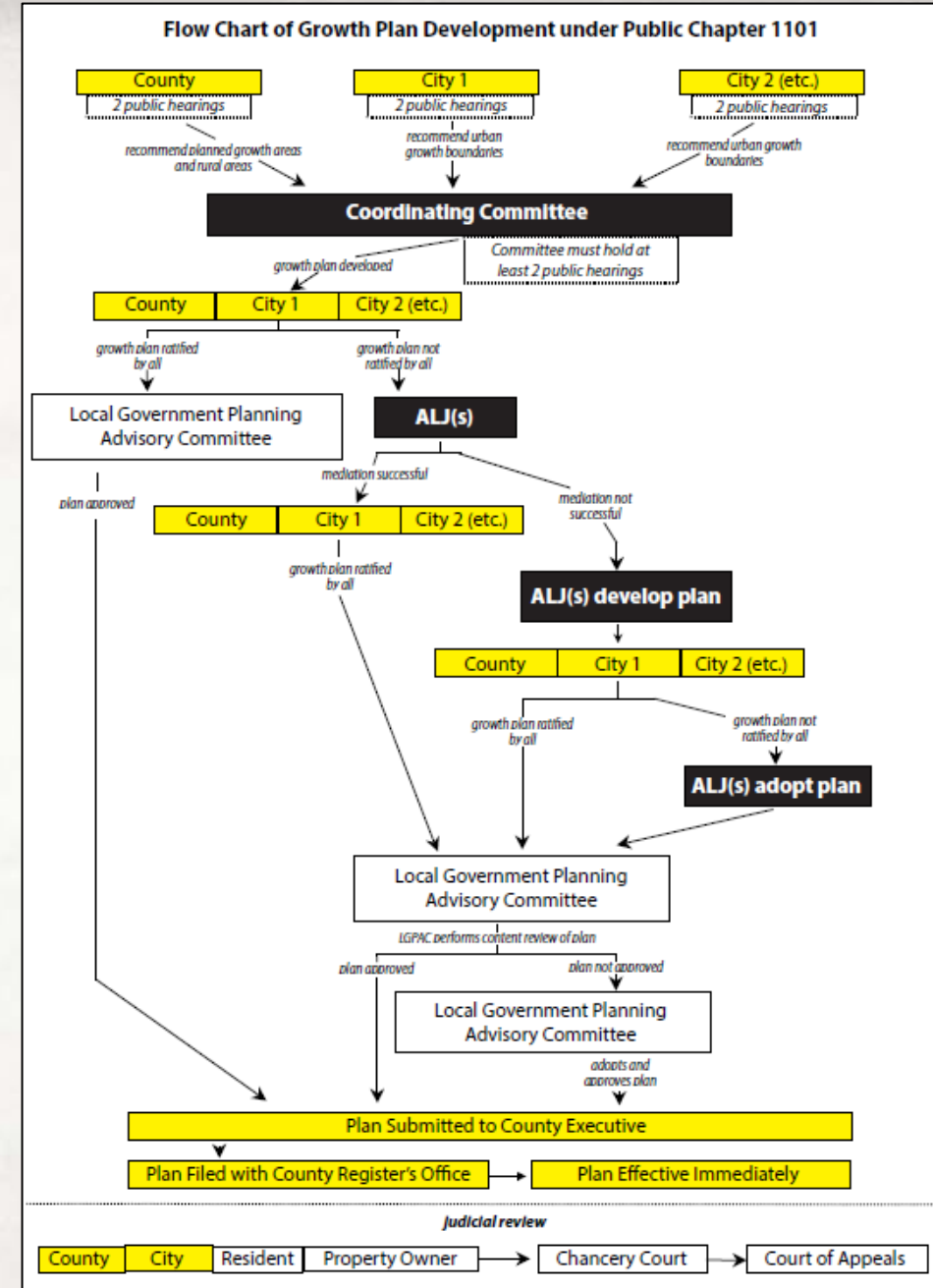


Mandated as part of  
P.C. 1101



# Amending the UGB Under P.C. 1101

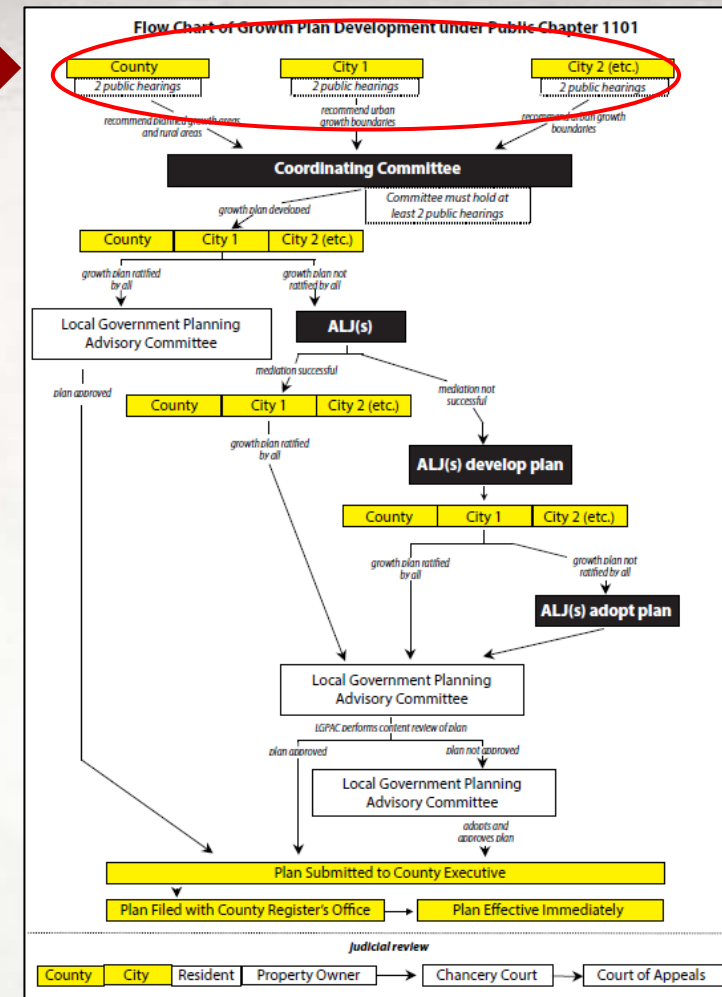
1. Each jurisdiction must hold two public hearings;
2. Forming of the Coordinating Committee;
3. Preparation of Growth Plan amendments;
4. City/County each ratify the new Growth Plan;
5. Submit Plan to Local Government Planning Advisory Committee for approval.



Source: 2017 TACIR Growth Policy, Annexation, and Incorporation

# 1. Each jurisdiction shall hold two public hearings

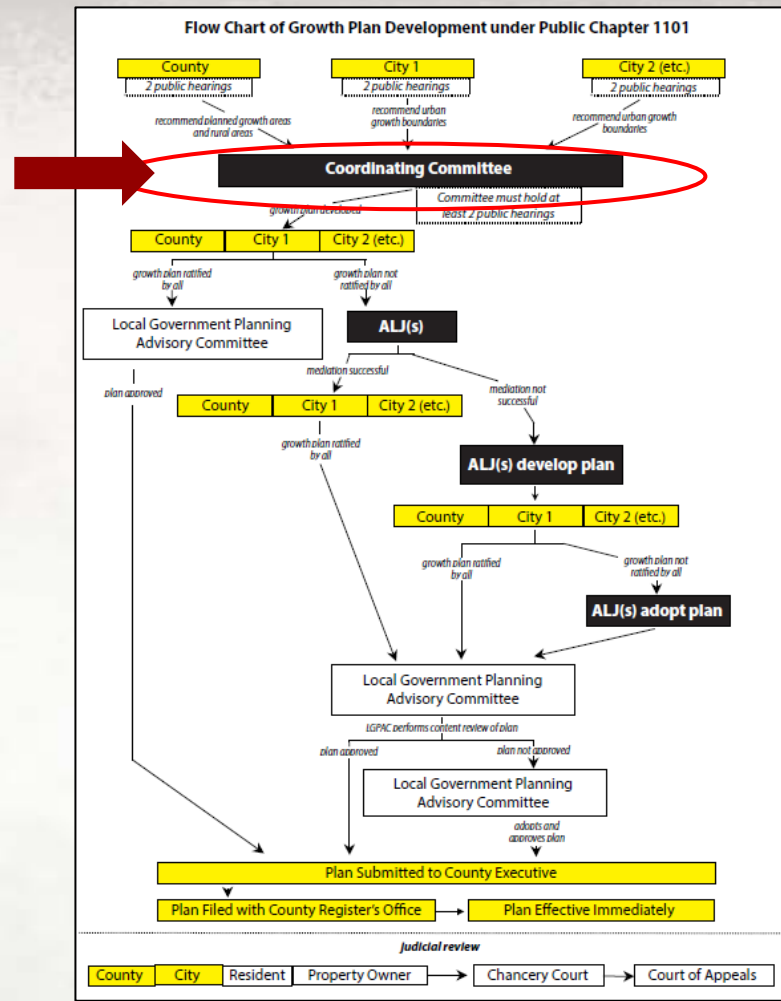
1. This informational meeting is the first public hearing.
2. Both the city and the county will be required to hold a second public hearing where they will begin the process of appointing members to the Coordinating Committee.



## 2. Forming the Coordinating Committee (T.C.A. § 6-58-104)

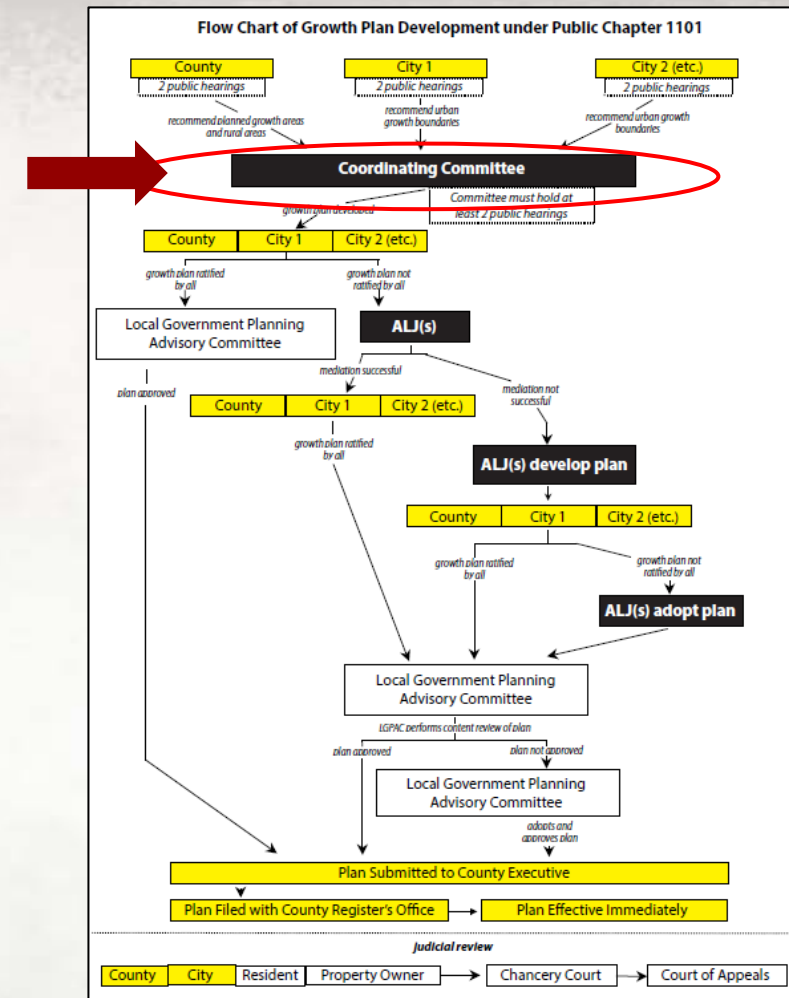
The Coordinating Committee which shall be composed of the following members (minimum):

- The County mayor or his/her designee to be confirmed by the County legislative body;
- The City mayor or his/her designee to be confirmed by the municipal governing body;
- One member appointed by the governing board of the municipally owned utility system serving the largest number of customers in the county;
- One member appointed by the governing board of the utility system, not municipally owned, serving the largest number of customers in the County;
- One member appointed by the board of directors of the County’s Soil Conservation District, who shall represent agricultural interests;
- One member appointed by the board of the local education agency having the largest student enrollment in the county;
- One member appointed by the largest chamber of commerce; and
- Two (2) members appointed by the County mayor and two (2) members appointed by the mayor of the City, to assure broad representation of environmental, construction and homeowner interests.



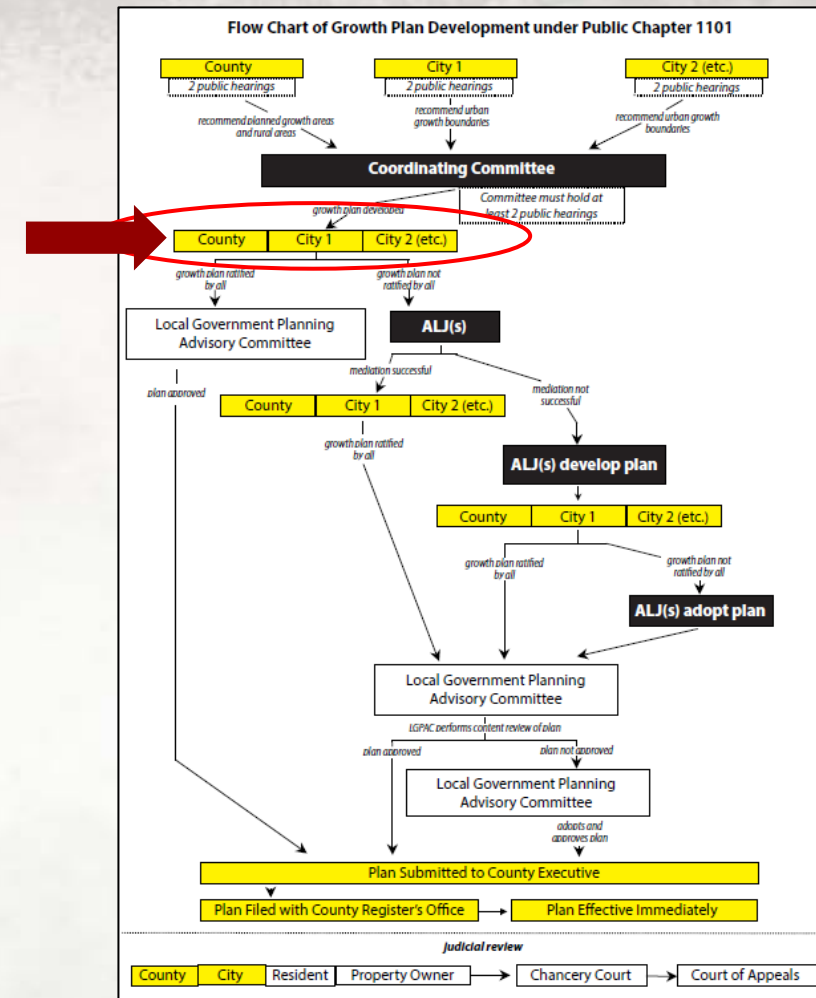
### 3. Preparation of Growth Plan Amendment

- The Coordinating Committee shall develop a Growth Plan identifying the urban growth boundaries (UGB) for the City and identify planned growth areas and rural areas within the County, all in conformance with TCA§6-58-106.
- Prior to finalization of the proposed Growth Plan, the Coordinating Committee shall conduct at least two (2) public hearings.
- The Coordinating Committee shall then submit its proposed Growth Plan to the County and City’s legislative bodies for ratification.



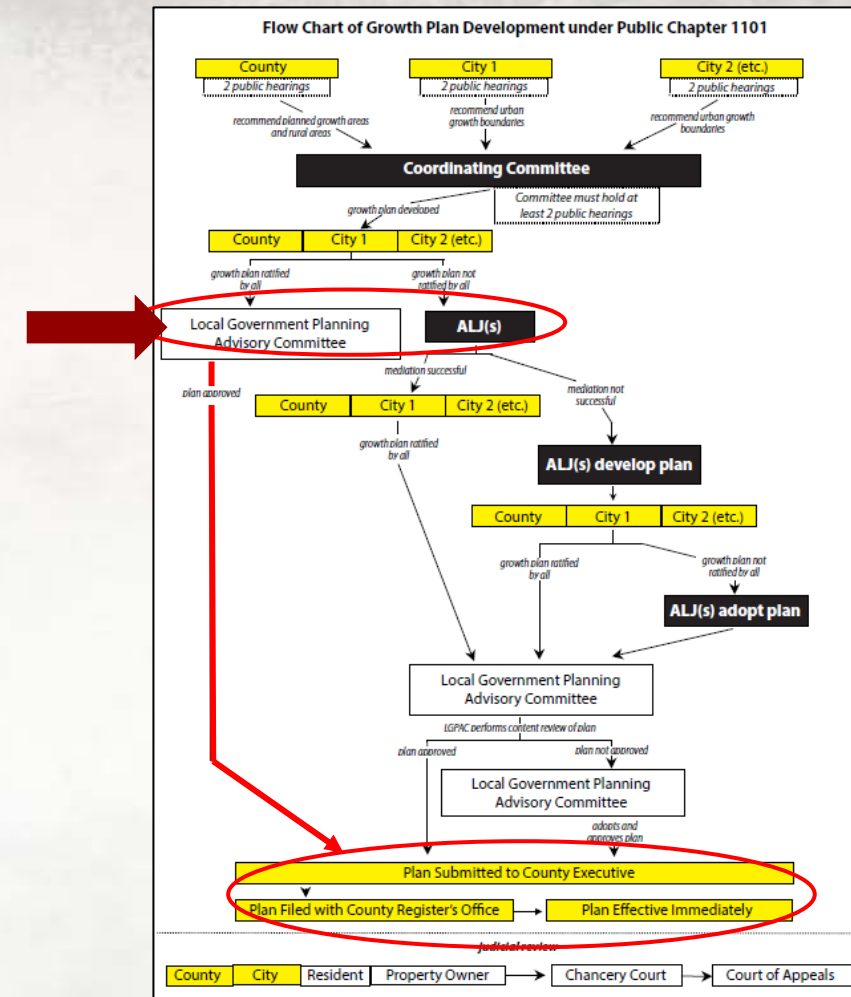
## 4. City and County each ratify new Growth Plan

- After receiving the Growth Plan from the Coordinating Committee, the City and the County have 120 days to either ratify or reject the plan.
- Failure to act within the 120 day period shall be deemed to constitute ratification by such county or municipality of the recommended growth plan.
- If the recommended growth plan is ratification by the County legislative body and by the City, it is forwarded to the Local Government Planning Advisory Committee (LGPAC) for its approval.



## 5. Local Government Planning Advisory Committee

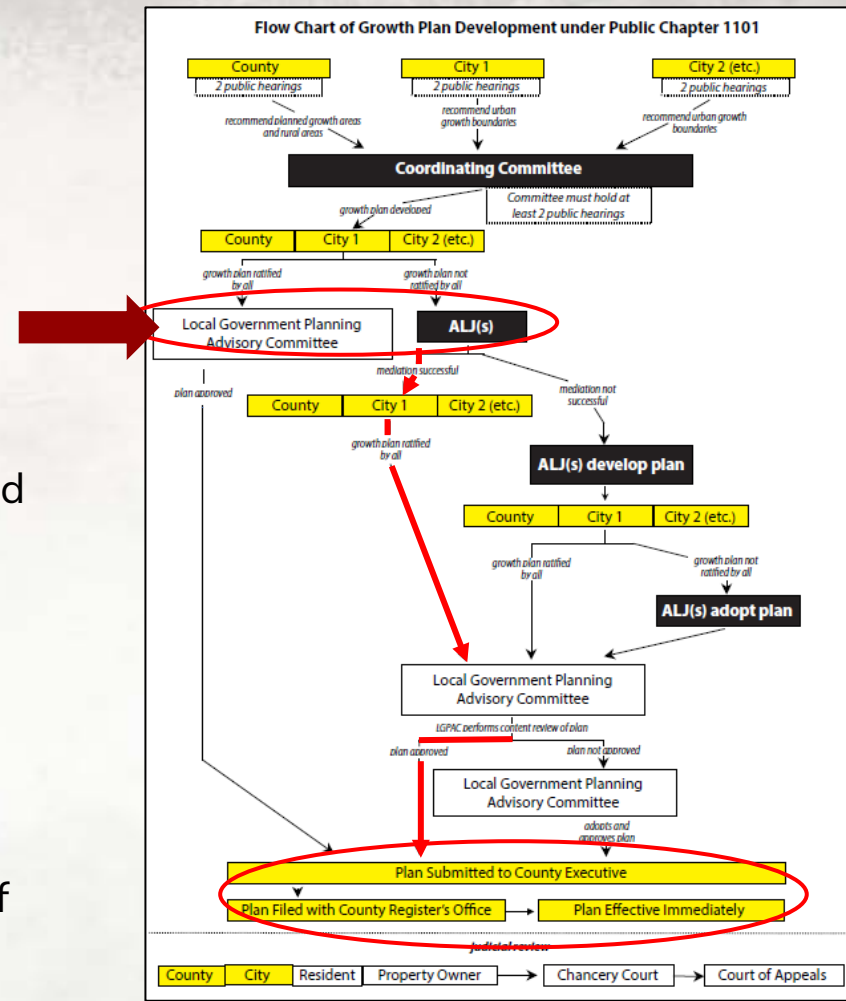
- If both the City and the County ratify the Growth Plan, the Local Government Planning Advisory Committee (LGPAC) shall grant approval.
- The LGPAC shall submit the approved plan to the County Executive. The plan is then filed with the County's Register's Office and becomes effective.



# 5. Local Government Planning Advisory Committee

If there is an impasse:

- If the County or the City rejects the recommendation of the Coordinating Committee, then the Growth Plan goes back to the Coordinating Committee to shall reconsider its action. After listening to the concerns of the city and the County, the Coordinating Committee may recommend a revised Growth Plan and submit it back to the County and City for ratification.
- If the revised Growth Plan is rejected, then the County and City may declare an impasse and may request the Secretary of State to create dispute resolution panel consisting of a minimum of one (1) to three (3) members. The panel shall attempt to mediate the unresolved disputes.
- If there is still no resolutions, the Secretary of State shall appoint a new panel of administrative law judges.



**Questions?**