

RESOLUTION NO. 200

**A RESOLUTION PROPOSING MOUNT CARMEL,
TENNESSEE, URBAN GROWTH BOUNDARIES TO THE
HAWKINS COUNTY, TENNESSEE, COORDINATING
COMMITTEE.**

WHEREAS, Public Chapter 1101 requires municipalities to develop and report population growth projections (such projections shall be developed in conjunction with the University of Tennessee); to determine and report the current costs and projected costs of core infrastructure, urban services and public facilities necessary to facilitate full development of resources within the current boundaries within the municipality and to expand such infrastructure, services, and facilities throughout the territory under consideration for inclusion within urban growth boundaries; to determine and report on the need for additional land suitable for high density, industrial, commercial, and residential development, after taking into account all areas within the municipality's current boundaries that can be used, reused, or redeveloped to meet such needs; to examine and report on agricultural lands, forests, recreational areas, and wildlife management areas within the territory under consideration for inclusion within the urban growth boundaries; and to examine and report on the same long-term effects of urban expansion on such agricultural lands, forests, recreational areas, and management wildlife areas; and

WHEREAS, the Town of Mount Carmel, Tennessee, has identified territory that is reasonably compact yet sufficiently large to accommodate residential and non-residential growth projected to occur during the next twenty (20) years; and

WHEREAS, Mount Carmel, Tennessee, has identified territory that is contiguous to existing boundaries of the municipality; and

WHEREAS, the Town of Mount Carmel, Tennessee, has identified territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics; and

WHEREAS, the Town of Mount Carmel, Tennessee, has received professional planning, engineering, and/or economic studies which it has considered from the Local Planning Assistance Office (Upper East Tennessee Region) of the Department of Economic and Community Development of the State of Tennessee; and

WHEREAS, Mount Carmel, Tennessee, has identified territory in which the municipality is better able and prepared than other municipalities to efficiently and effectively provide urban services; and

WHEREAS, upon reflection of the Town's duty to facilitate full development of resources within its current boundaries of the municipality and to manage and control urban expansion outside of such current boundaries, taking into account the impact on agricultural lands, forests, recreational areas and wildlife management areas; and

WHEREAS, the Town of Mount Carmel, Tennessee, has conducted public hearings on the 28 day of OCT., 1999, and the 18 day of NOV., 1999, after having published in a newspaper of general circulation within the municipality at least fifteen (15) days in advance of such dates a notice of the time, place and purpose of the public hearings; and

WHEREAS, the health and welfare of the citizens of Mount Carmel, Tennessee, would be served by so doing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF MOUNT CARMEL, TENNESSEE, as follows:

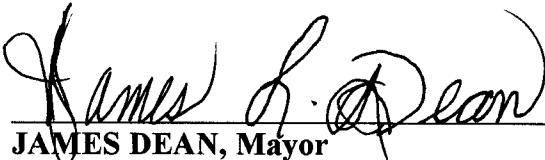
SECTION I. The attached Urban Growth Boundary Report is proposed by the Town of Mount Carmel, Tennessee, to the Hawkins County Coordinating Committee.

SECTION II. The Board of Mayor and Aldermen of the Town of Mount Carmel, Tennessee, respectfully requests that the Coordinating Committee approve the proposed Urban Growth Boundaries and Urban Growth Boundary Report and submit such plan for ratification by the County Legislative Body.

SECTION III. In the event the Urban Growth Boundary and the Urban Growth Boundary Report are approved by the Hawkins County Coordinating Committee, submitted by same for ratification to the County Legislative Body, and the County Legislative Body approves and ratifies the plan, this Resolution shall be construed as ratification by this governing body of the attached Urban Growth Boundary and Urban Growth Boundary Report and the overall County Growth Plan.

SECTION IV. This Resolution shall take effect upon its passage the public welfare requiring it.

A D O P T E D this the 9 day of December, 1999.


JAMES DEAN, Mayor

ATTEST:


NANCY CARTER, Recorder

APPROVED AS TO FORM:


LAW OFFICE OF MICHAEL A. FAULK

FIRST READING	AYES	NAYS	OTHER
JAMES DEAN, Mayor	✓		
WAYNE ALLEY	<i>absent</i>		
THOMAS WHEELER	✓		
CARL WOLFE	✓		
W. HENRY BAILEY	✓		
EUGENE CHRISTIAN	✓		
GARY LAWSON	<i>absent</i>		
TOTALS	5		

PASSED FIRST READING Dec. 9, 1999

MOUNT CARMEL
TENNESSEE

URBAN GROWTH
BOUNDARY

REPORT
DRAFT

OCTOBER 1999

PREPARED FOR
MOUNT CARMEL BOARD OF MAYOR AND ALDERMEN

James Dean, Mayor
Wayne Alley, Vice Mayor
Eugene Christian, Aldermen
Henry Bailey, Aldermen
Gary Lawson, Aldermen
Thomas Wheeler, Aldermen
Carl Wolfe, Aldermen

PREPARED FOR
MOUNT CARMEL PLANNING COMMISSION

Larry Frost, Chairman
Eugene Christian, Vice Chairman
Mrs. Jean Frazier, Secretary
James Dean, Mayor
Donald Carter
Denzil Chase
James Click
James Davis
Steve Epperson
Glenda Sexton

PREPARED BY
THE STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
UPPER EAST TENNESSEE REGION
JOHNSON CITY, TENNESSEE

OCTOBER 1999

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All other maps and illustrations used for this report are located and available for review in the Town Hall at 100 E. Main Street, Mount Carmel, TN.37645

CHAPTER I

INTRODUCTION

The passage of Public Chapter 1101, on May 29, 1998, created the need for cities and counties to evaluate their growth potential over the next twenty years. The new law also addresses incorporation, annexation, and tax distribution. The law requires that a countywide growth plan be developed for each county. The plan for municipalities will define the urban growth areas contiguous to the existing boundaries of each town in the county. The county must define planned growth areas and rural areas.

The Tennessee Code Annotated, Section 6-58-106 defines the conditions that must be met in determining urban growth boundaries. Each municipality and county must prepare a report that includes:

1. The population growth projections in conjunction with the University of Tennessee.
2. The costs and projected costs of core infrastructure (utilities, streets, etc.), urban services, and public facilities necessary for full development within the current boundaries of the municipality, and an estimate of the town's ability to expand such infrastructure, services, and facilities to the urban growth area.
3. The examination of land management requirements in the urban service area to consider long-term effects of urban expansion on agricultural land, forests, recreational areas, and wildlife management areas.

DEFINITIONS

Land Use: The technique of identifying and categorizing land by how it is being used. In this report land use will include residential use, commercial use, public and semi-public use (such as schools, parks, and churches), land allocated to transportation, undeveloped land, and land identified as having physical restrictions on development.

Population Projection: The technique of forecasting population counts into the future. The University of Tennessee prepared population projections for twenty years for counties and municipalities to be used for the urban growth reports required by Public Chapter 1101. These projections are used in this report.

Public Services: Police and fire protection; water, electrical and sewer services; road and street construction and repair; recreation facilities and programs; street lighting; and planning, zoning, and building inspection services.

Vacant Land: Land that is not being used for urban residential use, commercial use, public and semi-public use (such as schools, parks, and churches), and land allocated to transportation. Uses such as agriculture, tree farms, forests, etc. will be considered vacant land for the purposes of this study.

Urban Growth Boundary: A line that encompasses territory reserved for municipal growth that meets the requirements of TCA 6-15-106.

METHODOLOGY

Land use, provision of public services, and projected growth are used in this report to develop a proposed urban growth boundary for the Town of Mount Carmel. An existing land use inventory has been conducted and categorized using Hawkins County assessment information and field surveys to determine the total land area currently being used. Physical development restrictions have been identified, and removed from the vacant land total through a review of regulatory flood plains and steep slopes. 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. The University of Tennessee has provided population projections through the year 2020 that are used in this report.

CHAPTER II

URBAN GROWTH PROJECTIONS

Population Growth: The following table shows the population of Hawkins County and Mount Carmel for the past twenty years, and the projected population growth for the next twenty years provided by the University of Tennessee Center for Economic and Business Research:

TABLE I PAST AND PROJECTED POPULATION GROWTH

Year	Population of Hawkins County	Percentage Increase	Population of Mount Carmel	Percentage Increase
1970	33,757		2,821	
1980	43,751	29.6	3,764	33.4
1990	44,565	1.9	4,082	8.4
2000	50,239	12.7	4,839	18.5
2010	54,521	8.5	5,520	14.1
2020	58,801	7.8	6,285	13.9

The increase in population from 1980 to 2000 for Mount Carmel was 28.6 percent, and 14.8 percent for Hawkins County. The projected increase in population from 2000 to 2020 for Mount Carmel is 29.9 percent, and 17.0 percent for Hawkins County. Population projections for counties are usually more accurate than for municipalities because they cover a larger area, and they are not affected by annexations. The projected twenty-year population growth for Hawkins County is similar to the growth rate for the previous twenty years. It is difficult to project population increases for towns because of different rates of annexations in the past, and the amount of developed areas on a town's urban fringe that could be annexed in the future to provide needed urban services. The projected twenty-year population growth for Mount Carmel is similar to the growth rate for the previous twenty years. The University of Tennessee projections will be used as a baseline in this report because they are a quotable source for study purposes, and Public Chapter 1101 states that municipal growth projections should be developed in conjunction with the University of Tennessee.

Commercial Growth: The Mount Carmel economy is based on retail and professional businesses that serve the residents of the town and the adjacent population as well as traffic on U S 11-W. These businesses tend to relate directly to the needs of the community. Most of the commercial growth is along Main Street that runs parallel to U S 11-W. U S 11-W is a limited access highway with six connections to Main Street. Main Street serves as a frontage street for U S 11-W. The federal government owns all of the property on the south-side of U S 11-W which prevents commercial development. The property is leased to the Royal Ordnance of North America, Inc. The Department of Defense owns the ammunition plant and depot on the property.

Mount Carmel has annexed about 1000 feet along the south side of U S 11-W to provide space for commercial development if any of the property is ever opened for development in the future. Past efforts to open up the south side of U S 11-W for development have not been successful. Most of the property on the north side of Main Street has been developed. There are no large parcels left that are desirable for development into shopping centers. There is an older shopping

center on Main Street that is anchored by the Food City Super Market. This super market plans to move to a new shopping center being built in Church Hill. This will leave the town without a major chain super market. Lack of suitable parcels for development on U S 11-W has restricted commercial development in the Town on Mount Carmel. There has been a small amount of commercial development on the Carters Valley Road to serve the surrounding area.

CHAPTER III

EXISTING LAND USE INVENTORY AND ANALYSIS

The Town of Mount Carmel is located in eastern Hawkins County. The town adjoins Church Hill to the west and Kingsport to the east. The current population estimate for Mount Carmel is 4,554 persons. There are approximately 3,801 acres within the corporate limits of the town with approximately 1,902 suitable for urban development. The following table shows the existing land use of Mount Carmel:

TABLE II MOUNT CARMEL LAND USE

Land Use Category	Total Area In Acres	Percentage Of Total Land Area	Percentage of Developed Land Area
Residential	1,190	31.3	77.2
Commercial	31	0.8	2.0
Industrial	4	0.1	0.3
Public & Semi-Public	66	1.7	4.3
Transportation	251	6.6	16.2
Total Developed Land	1,542	40.5	100.0
Vacant Land With Restrictions	357	9.4	
Vacant Land Not Available	665	17.5	
Vacant Land Without restrictions and available	1,237	32.6	
Total Land Area	3,801	100.0	

LAND USE INVENTORY

The existing land use is summarized in the above table, and described in more detail under the following categories:

Residential: Residential land use occupies approximately 1,190 acres (77.2 percent of the developed land) in Mount Carmel. Residential land use dominates all the other categories of land use with single-family homes dominating the residential land use category. The town has 1,509 single-family homes, 22 apartments, and 73 mobile homes for a total of 1604 housing units. Most of the new single-family homes have been built in new subdivisions. The developer builds and pays for all the utilities and streets in these new subdivisions. New subdivisions granted final approval in the last three years have created 210 new lots. The following summarizes the new subdivisions built in the last three years:

1. Hammond Estates Subdivision, phase 3 was granted final approval in November of 1997. This phase had 47 lots with homes currently on 28 lots.
2. Ashley Oaks Subdivision was granted final approval in May of 1998. This subdivision had 86 lots with homes currently on 41 lots.
3. Halltree Subdivision was granted final approval in August of 1998. This subdivision had 29 lots with homes currently on 4 lots.
4. Wolfe Laurel Subdivision was granted final approval in August of 1999. This subdivision had 48 lots with 10 lots currently sold.

This pattern of site built single-family homes should continue to dominate the town's residential land use based on recent subdivision development. Most of these new homes are for residents who work in Sullivan and Hawkins County.

Commercial: Commercial land use occupies approximately 31 acres (2.0 percent of the developed land) in Mount Carmel. Most of the commercial growth is along Main Street that runs parallel to U S 11-W. U S 11-W is a limited access highway with six connections to Main Street. Main Street serves as a frontage street for U S 11-W. The federal government owns all of the property on the south-side of U S 11-W which prevents commercial development. Mount Carmel has annexed about 1000 feet along the south side of U S 11-W to provide space for commercial development if any of the property is ever opened for development in the future. Past efforts to open up the south side of U S 11-W for development have not been successful.

Most of the property on Main Street has been developed with no large parcels left that are desirable for development into shopping centers. There is an older shopping center on Main Street that is anchored by the Food City Super Market. This super market plans to move to a new shopping center being built in Church Hill. This will leave the town without a major chain super market. Lack of suitable parcels for development on U S 11-W has restricted commercial development in the Town on Mount Carmel. There has been a small amount of commercial development on the Carters Valley Road to serve the immediate area.

Industrial: Industrial land use occupies approximately 4 acres (0.3 percent of the developed land) in Mount Carmel. The town's only industrial property is the railroad siding on Englewood Avenue. The only company on this site is M G Industries. This company unloads carbon dioxide products from railroad tankers, stores it on site, and then transports it by tank trucks throughout the region. This site has been inactive for about two years.

Public And Semi-Public: Public and semi-public land use occupies approximately 66 acres (4.3 percent of the developed land) in Mount Carmel. The Mount Carmel Elementary School, the public works and fire department, the town hall, the sewage treatment plant, and the town parks occupy most of this land. Churches occupy most of the other land in this category.

Transportation: Streets, including their right-of-way, occupy approximately 251 acres (16.2 percent of the developed land) in Mount Carmel.

Vacant Land: Approximately 2,259 acres (59.5 percent of all the land) in Mount Carmel is vacant of residential, commercial, industrial, public and semi-public, and transportation uses. Much of this land is used for agriculture, is forested, or lies fallow. Steep slopes restrict the development potential of a portion of the vacant land. Mount Carmel does not have a mapped flood hazard area by the Federal Emergency Management Agency. Land with steep slopes that restrict development occupies about 357 acres (9.4 percent of all land). This leaves 1,902 acres (50.1 percent of all land) with urban development potential within the corporate limits of Mount

Carmel. It is estimated that about 35 percent of this land (665 acres) will not be available within the next twenty years. This leaves 1,237 acres of vacant land available for development.

Development Potential of Vacant Land: Most of Mount Carmel has access to the necessary infrastructure and services to support urban development densities. Sanitary sewers are available to most developed property in the town. Sewer line extensions are planned that will provide sanitary sewers to all residents of the town except the Loyds Chapel Road area. Large parcels of vacant land will have sanitary sewers built by developers as they are developed. The town could provide services to vacant land for only the per unit cost increases for street maintenance, street-lights, solid waste collection, etc. Major capital improvements, for streets, water lines with fire hydrants, and sanitary sewers, are paid for by the owner as the land is developed.

There are 1,237 acres of land available for development in Mount Carmel that do not have development restrictions and are estimated to be available. This land could support 2,474 new dwelling units at two per acre. This could accommodate a population increase of 6,160 persons (2.49 persons per dwelling unit). Therefore, vacant land in Mount Carmel could provide for the projected population growth of 1,446 persons projected by the University of Tennessee between 2000 and 2020 with room to handle more residential and commercial growth.

CHAPTER IV

ANALYSIS OF EXISTING MUNICIPAL SERVICES

Mount Carmel provides most of the urban services to its citizens. The following is a brief description of the urban services provided to the citizens of Mount Carmel:

Public Utilities: The First Utility District of Hawkins County provides water service to the town and its proposed urban growth area. The utility district's water treatment plant has a capacity of 2.8 million gallons per day with an average daily use of 2.0 million gallons per day. The utility district water sources are the Lee and Hamilton Springs plus the Alexander and Hord Creeks. The utility district has a storage capacity of 1,360,000 gallons, and a current budget of \$1.1 million.

Mount Carmel's sanitary sewer treatment plant has a capacity of 472,000 gallons per day with an average daily flow of 260,000 gallons per day. The town serves about 1,600 customers within the city. The town requires that all customers be within the town limits. The plant operator estimates that the treatment plant could serve over 1000 new customers. The following is the proposed capital improvement program for the sewer system:

1. Two digestors	\$400,000
2. Move pump station number eight	\$95,000
3. Wolfe Laurel / Valley Village extensions	\$153,000
4. Hammond Ave. and other extensions	\$52,000
Total	\$700,000

The above proposed sanitary sewer line extensions will bring sewer service to almost all residents of the town except for the Loyds Chapel Road area.

The Hawkins County Gas Utility District serves Mount Carmel, and American Electric Power provides electricity to all of Mount Carmel and its proposed urban growth area.

Public Safety: Mount Carmel provides police protection to its residents with a current budget of \$411,052. The department has nine full time officers, four part-time officers, and ten auxiliary officers. The county 911 office dispatches emergency services for the town.

Mount Carmel provides fire protection to its residents with a current budget of \$49,654. The department has 24 volunteer officers with an ISO fire insurance rating of seven. The town responds outside the city limits only through the mutual aid agreement.

Solid waste: Mount Carmel's current budget for solid waste collection is \$144,010. Garbage is collected weekly by BFI under a contract with the town. Bulk items and trash are collected monthly, and brush is collected twice a month.

Streets and Public Works: The town maintains about 42 miles of streets with a current budget of \$361,000. The town annually resurfaces about 1.5 miles of streets with a current capital improvement budget of \$175,000. The public works department has six full time employees that also collect the brush and bulk items. The town maintains 5.7 miles of U S 11-W and the Carters Valley Road in town under a contract with the state. The state still does major improvements and

resurfacing for these highways, but the town does all the other maintenance that consists of mowing the right-of-way, patching, striping, and snow plowing.

The town provides street lights with a current yearly budget of \$36,000. The town has 509 street-lights at a average cost of \$70.73 per year per light. A street-light is provided every 350 to 400 feet depending on the terrain.

Recreation and Senior Citizen Program: Mount Carmel operates a city park on about 30 acres with a current budget of \$71,335. This department is funded jointly by Mount Carmel and Church Hill. It has one full time employee and two part time employees. The park has a softball field, a tot baseball field, a youth baseball field, a walking trail, and a picnic area with a pavilion.

The town operates a senior citizens center with a current budget of \$49,654. The center serves about 32 meals daily. They have crafts, classes of various types, games, and a fully equipped exercise room. They organize day trips, and sponsor special speakers and events such as the senior Olympics.

Planning Regulations, and Building Codes: Development in Mount Carmel is guided by the Board of Mayor and Aldermen, and the Municipal Planning Commission through its planning program. Appropriate public health and safety standards as well as public improvement standards are maintained through subdivision and zoning regulations, building and housing codes, and other regulations and ordinances. Incorporation of additional territory will not add significant cost to provide these services.

ANALYSIS OF PUBLIC SERVICE COSTS

Non-Municipal Urban Services: Urban services and infrastructure that are not the responsibility of Mount Carmel are funded through user fees. The expansion of these non-municipal urban services is based on development demand and the customer base of the area. Ultimately, their expansion is funded through user fees.

Municipal Urban Services: The urban services of police and fire protection, solid waste collection, street improvement and maintenance, street lights, recreation and seniors programs, and the planning program are available to all town residents. These services can be expanded on a per-unit cost to newly incorporated areas. The town is working to provide fire hydrants and sanitary sewers to the areas of town not served or under-served. The expansion of these services will require major capital expenditures to serve newly incorporated areas.

Findings: Urban services and infrastructure are readily available to most of the residents of Mount Carmel. Proposed capital improvements to the sanitary sewer for two digestors, moving pump station number eight, and sewer line extensions indicate the town's commitment to expand this service to all its citizens. The proposed urban growth area is currently served by the city's recreation program and senior citizen center. The town has the ability to expand its services beyond the current corporate limit, and already provides two services to residents outside the town.

CHAPTER V

PROPOSED URBAN GROWTH BOUNDARY

Mount Carmel has experienced development and population growth over the past twenty years. It anticipates that this trend will continue both within the city limits and in the territory surrounding it. Mount Carmel's objectives for its proposed urban growth boundary are as follows:

1. Provide development guidance to those areas that have a logical connection to the town and are an extension of the town's current urban growth patterns.
2. Provide for new street construction under the policies and standards of the town's regulations.
3. Provide the urban services and infrastructure needed in the surrounding territory as development occurs.

REVIEW OF THE PROPOSED URBAN GROWTH BOUNDARY

Mount Carmel's growth is limited to the east by Kingsport, to the west by Church Hill, and to the south by the Holston Army Ammunition Plant (HAAP). The town's growth pattern is divided into the Carters Valley Road corridor and the HAAP property.

Carters Valley Road Area: This area runs along the Carters Valley Road from the Holston River to about 3000 feet beyond the western town limit. This area, also, includes areas on the western corporate limits that evens-up the western boundary. The following table shows the existing land use of this area:

TABLE III CARTERS VALLEY ROAD AREA LAND USE

Land Use Category	Total Area In Acres	Percentage Of Total Land Area	Percentage of Developed Land Area
Residential	391	14.8	85.2
Commercial	10	0.4	2.2
Industrial	0	0.0	0.0
Public & Semi-Public	2	0.1	0.4
Transportation	56	2.1	12.2
Total Developed Land	459	17.4	100.0
Vacant Land With Restrictions	605	22.9	
Vacant Land Available	1,582	59.7	
Total Land Area	2,646	100.0	

This area logically completes the town's northern and western boundaries. Mount Carmel has annexed along Carters Valley Road to the Holston River. This area fills in the corporate limits to the north and south of Carters Valley Road. Most of Carters Valley Road, in the urban growth

area, is already in Mount Carmel. The Loyds Chapel Road area and the Green Acres Subdivision extend out like small fingers on the town's western corporate limit. The proposed urban growth area logically completes the western boundary with Church Hill. The urban growth area is 1155 acres smaller than the current size of Mount Carmel. Steep slopes limit development on 605 acres. The following summarizes the ridges that limit development in the urban growth area:

1. Loyd Ridge limits development between the Loyds Chapel road area and the Green Acres Subdivision.
2. Gravelly Ridge limits development to the northern and the northwestern areas of the urban growth area.
3. Pine Ridge limits development to the northeastern area of the urban growth area.
4. Click Ridge limits development to the southeastern area of the urban growth area.

This leaves about 1,582 acres of land to be developed in the urban growth area. Most of this should be developed to urban densities in the next 20 years.

Impact on Agriculture, Forests, Recreation, and Wildlife Management: Growth in this area will continue to convert agricultural and forest land to urban uses. There are few agricultural acres in this area and the majority is used as pasture. There are no active forest management, or formal wildlife management areas in this area. There are some forests and steep slopes in this area. Mount Carmel could provide some protection to them through its regulations on development.

Recommendation: This urban growth area is a logical extension to the north and south of Carters Valley Road and to the western town boundary. Most services can be extended to this area on a per unit basis without large capital expenditures. The town should consider developing a park along Carters Valley Road in the area of its intersection with McCracken Lane. Capital expenditures will be needed for road improvements, for upgrading the water system (for fire protection), and for sanitary sewers. The First Utility District currently has water lines in the area. The proposed \$700,000 capital improvement project to the sanitary sewer system (as discussed in Chapter IV) will enable the town to serve the urban growth area as it develops. Growth in this area will continue to convert rural forest and agricultural land to urban uses. Mount Carmel can best provide the required urban services, and coordinate development in this area. A study of the capital expenditures needed to serve this area would help guide development.

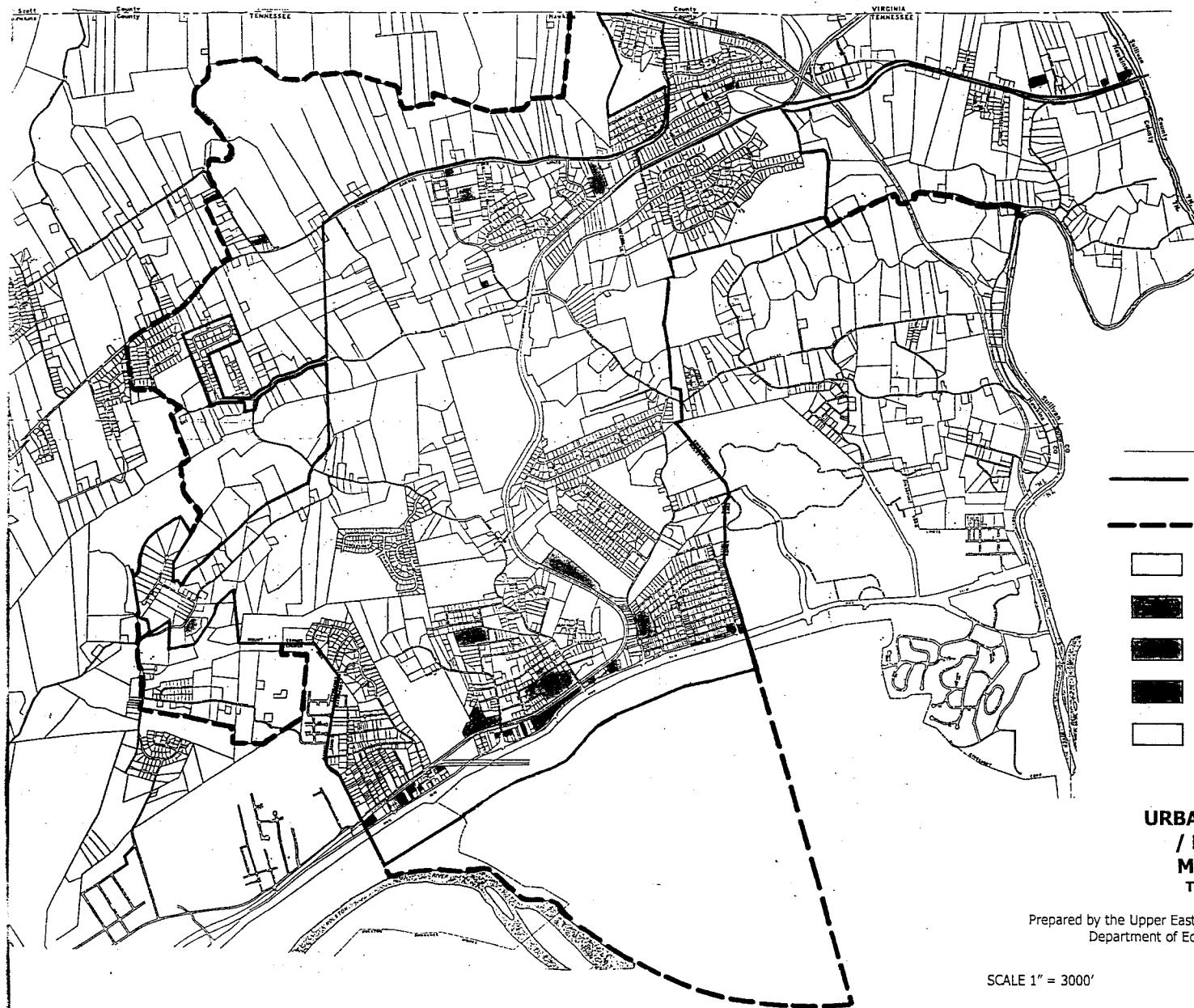
Holston Army Ammunition Plant Property (HAAP): The federal government owns all of the property on the south-side of U S 11-W which prevents commercial development. The property is leased to Royal Ordnance of North America, Inc. The Department of Defense owns the ammunition depot on the property. Mount Carmel has annexed about 1000 feet along the south side of U S 11-W to provide space for commercial development if any of the property is ever opened for development in the future. Past efforts to open up the south side of U S 11-W for development have not been successful. Most of the property on Main Street has been developed. There are no large parcels left that are desirable for development into shopping centers. There is an older shopping center on Main Street that is anchored by the Food City Super Market. This super market plans to move to a new shopping center being built in Church Hill. This will leave the town without a major chain super market. Lack of suitable parcels for development on U S 11-W has restricted commercial development in the Town on Mount Carmel.

The HAAP property has about 900 acres. The western boundary extends a straight line with the town's western corporate limit south to the river, then east with the northern bank of the Holston River. The eastern boundary extends a straight line with the town's eastern corporate limit south

to the river, then west with the northern bank of the Holston River. The ammunition depot and buffer zone needed for safety reasons takes up most of this property. The town feels that this area is critical to Mount Carmel's future commercial and industrial development.

Impact on Agriculture, Forests, Recreation, and Wildlife Management: The HAAP and required buffer area occupies most of this land that leaves only a small amount of land for development. A large part of the buffer zone is forested. Access to HAAP is limited, so that detailed site evaluations have not been made. Only a small portion of this property is likely to be opened up for commercial or industrial development in the next 20 years. Mount Carmel could provide protection to these areas through its development regulations.

Recommendation: Mount Carmel feels that this area is critical to its future commercial and industrial development. The town feels it could provide services to commercial and industrial development in this area.



LEGEND

- MOUNT CARMEL CORP. LIMITS
- URBAN GROWTH AREA BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- PUBLIC / SEMI-PUBLIC
- INDUSTRIAL
- VACANT

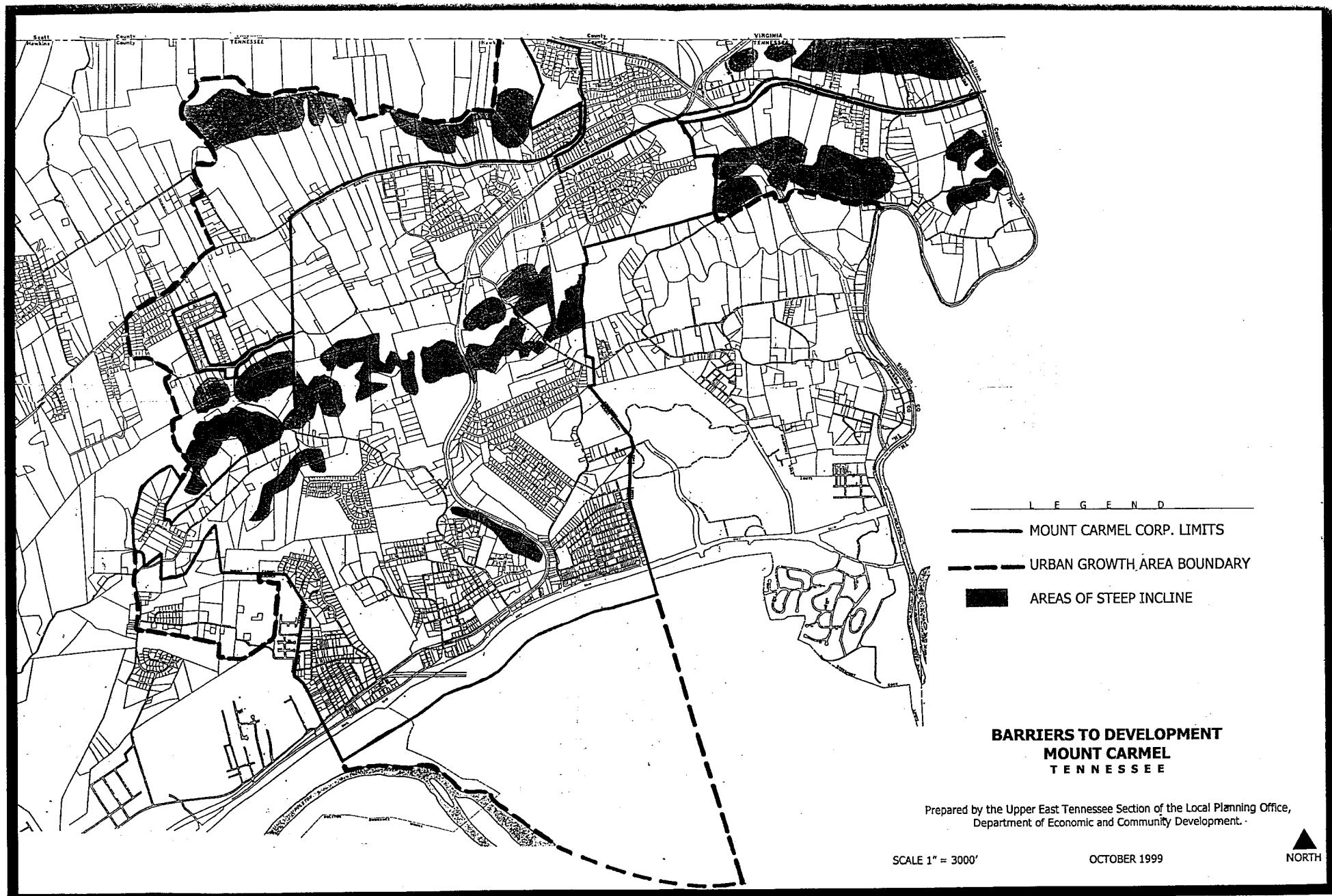
URBAN GROWTH AREA
/ LAND USE MAP
MOUNT CARMEL
TENNESSEE

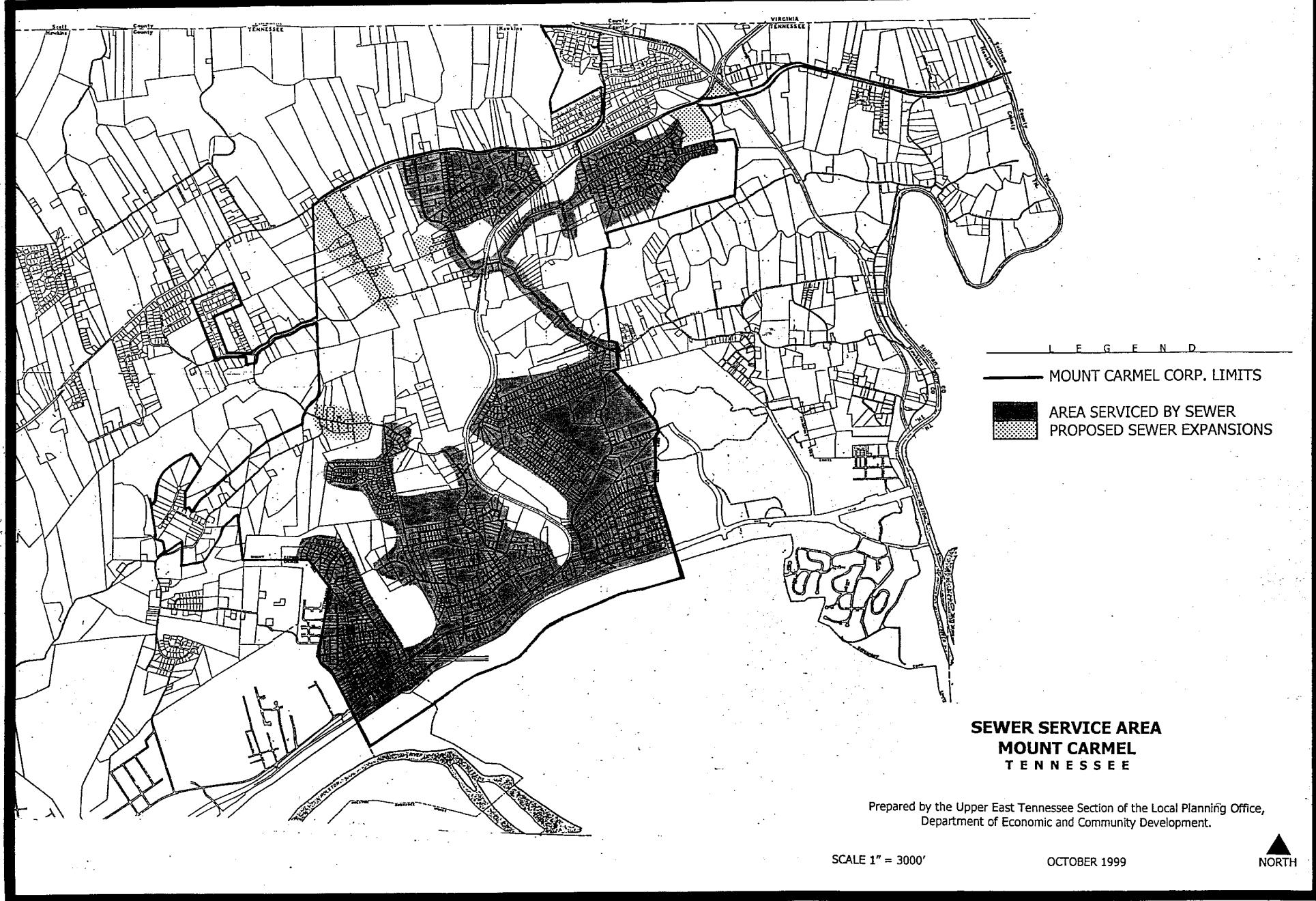
Prepared by the Upper East Tennessee Section of the Local Planning Office,
Department of Economic and Community Development.

SCALE 1" = 3000'

OCTOBER 1999

NORTH





November 11, 1999

Mr. Jim Dean
Mayor
Town of Mount Carmel
P. O. Box 1421
Mount Carmel, Tennessee 37645

Dear Mr. Dean,

SMART GROWTH PLANS

The Holston site redevelopment study, being undertaken to establish commercialization opportunities at the facility, is nearing completion. An integral part of this study requires RONA to consider the impact of 'Smart Growth' as defined in Public Chapter 1101. In assessing the impact of this legislation on RONA's own 25 year growth plan we have considered the possible areas of site commercial growth and the ability of our bordering neighbors to provide utilities and services to these growth areas.

The Army has been party to all our deliberations and we would now like to share with you the preferred position for the Holston facility.

In addition to that land already annexed to the municipalities of Church Hill, Mount Carmel and the City of Kingsport the following would apply:-

1. An additional area of land, defined by the east and west boundaries of the Town of Mount Carmel and extending south from the current 1000 feet annexed area to a line north of site road 1932, would be incorporated in the Mount Carmel Plan as an Urban Growth area. This area varies approximately in depth between 265 and 500 feet.

Future annexation of this additional land would require the mutual written consent of RONA, the Army and the Town of Mount Carmel. Furthermore, RONA would require a review of current zoning ordinances for this area to facilitate potential development opportunities.

2. The remainder of the site (i.e. all areas not currently annexed, as well as that included in 1 above) would be incorporated in the City of Kingsport's plan as an Urban Growth area.

Future annexation of this additional land would require the mutual written consent of RONA, the Army and the City of Kingsport.

The above can be expressed as land 'parcels' that make up the approximate 6,000 acres of the Holston Area B site and this can be quantified in area terms as 152 acres previously annexed by Church Hill, 258 acres previously annexed by Mount Carmel with an additional 95 acres to be included in Mount Carmel's Growth Plan, 38 acres previously annexed by Kingsport. The remainder of the site consisting of 3,182 acres south of the river and 2,275 acres north of the river to be included in Kingsport's Growth Plan.

The land south of the river consists of our magazine storage area and the north face of Bays Mountain. The majority of the land north of the river contains the existing explosive manufacturing facility but would include some land with future redevelopment potential.

This position reflects our desire to consider long term potential growth and the avoidance of future Smart Growth Planning applications. It avoids the possibility of 'split jurisdiction' in future site development and offers the availability of utilities and services provision to the areas of the facility most likely to demonstrate redevelopment potential.

It is our belief that this position will create an environment in which RONA will be best placed to maximize the potential of the Holston facility and contribute in the economic growth of the region through the creation of business development and job opportunities.

Regards,

ROYAL ORDNANCE NORTH AMERICA, INC.



Tony Hewitt
Director of Strategy

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Enclosure