



**Annexation Reserve Areas**  
presentation to  
**Metro Charter Commission**

December 03, 2009

# Chapter 1101

## Growth Plan Law

- Enacted in 1998 and designed to allow county and municipal governments to shape their growth policies at the local level consistent with the process mandated by the act.
- Designed to ensure that annexations and development occur based on a plan that considers the appropriate use of an area.

# Growth Plan Law

- Allows communities with Growth Plans in place to be eligible for increased state incentives relative to housing and economic and community development: community development block grants, industrial training service program, Tennessee Industrial Infrastructure, HOUSE or HOME grants.
- Ineligible for certain Transportation, Economic and Community Development, Transportation, and Tourism funding if Growth Plan not in place.

# Growth Plan Purposes



- Eliminate annexation out of fear.
- Establish incentives to annex where appropriate.
- More closely match timing of development and provision of public services.
- Stabilize each county's education funding base and establish an incentive for each county legislative body to be more interested in education matters.
- Minimize urban sprawl.

# Growth Plan Designations

The background of the slide features a faded, sepia-toned photograph of a grand classical building. The building is characterized by a series of tall, fluted columns supporting a heavy entablature. The perspective is from a low angle, looking up at the facade of the structure. The overall tone is historical and formal.

- Urban Growth Boundaries
- Planned Growth Areas
- Rural Areas

# Urban Growth Boundaries

- The municipality 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.
- The Urban Growth Boundaries in Shelby County correspond with each municipality's annexation reserve area.

# Planned Growth Areas

The background of the slide features a faded, sepia-toned photograph of a grand classical building with a series of tall, fluted columns and a prominent pediment. The building is partially obscured by the text overlay.

- Territory outside municipalities where high or moderate density commercial, industrial, and residential growth is projected.
- There are NO planned growth areas in Shelby County.

# Rural Areas

- Territory not in an urban growth boundary or planned growth area 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.
- There are several areas designated as Rural Areas in Shelby County.

# Annexations:

## How do designations affect annexations?

- In Urban Growth Areas: Annexation may only occur by ordinance or by referendum.
- Outside of Urban Growth Areas: By referendum, or must amend urban growth boundary through the coordinating committee process.
















# Growth Plan Process

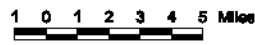
- Developed by the Coordinating Committee, whose membership included representatives of the county, municipalities, schools systems, utilities and others.
- Public hearings required.
- County Commission and legislative approval of each municipality required.
- Amendments require this same approval process.
- The Growth Plan that was ultimately adopted was based primarily on annexation reserve agreements that were in place among the respective municipalities.

## How is this Relevant to the work of the Charter Commission?

- Must be sensitive to existing Growth Plan and boundaries in developing Charter.
- May desire clarification of a new consolidated government's authority relative to these areas.
- Understanding of effect of a new charter government's role in future annexations is essential.
- Understanding of effect of possible consolidation on those in existing annexation reserve areas is helpful to process.

# Shelby County, Tennessee Municipalities and Annex Reserve Areas

-  City of Memphis
-  Town of Arlington
-  City of Bartlett
-  Town of Collierville
-  City of Germantown
-  City of Lakeland
-  City of Millington
-  Naval Support Activity
-  Memphis reserve
-  Millington reserve
-  Lakeland reserve
-  Collierville reserve
-  Arlington reserve
-  Bartlett reserve
-  Rural area



Prepared by: Memphis/Shelby County  
Division of Planning & Development  
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