RESOLUTION 19-R-PS-42 to adopt a Plan of Services for approximately 297.5 acres along Joe B. Jackson Parkway and Elam Road, Betty and Elizabeth Dempsey, applicants. [2019-511]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area to be Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a proposed Plan of Services for such territory was prepared and published as required by T.C.A. §6-51-102 and T.C.A. §6-51-104; and

WHEREAS, the proposed Plan of Services was submitted to the Murfreesboro Planning Commission on October 2, 2019 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council;

WHEREAS, a Public Hearing on the proposed Plan of Services was held before the City Council of the City of Murfreesboro, Tennessee, on December 5, 2019, pursuant to a Resolution passed and adopted by the City Council on October 24, 2019, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on November 19, 2019; and,

WHEREAS, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 19-R-A-42**, the public welfare and the welfare of the City requiring it.

Passed: December 5, 2019

Shane McFarland, Mayor

ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Adam F. Tucker
City Attorney

SEAL

CITY OF MURFREESBORO
SEAL
MURFREESBORO, TENN

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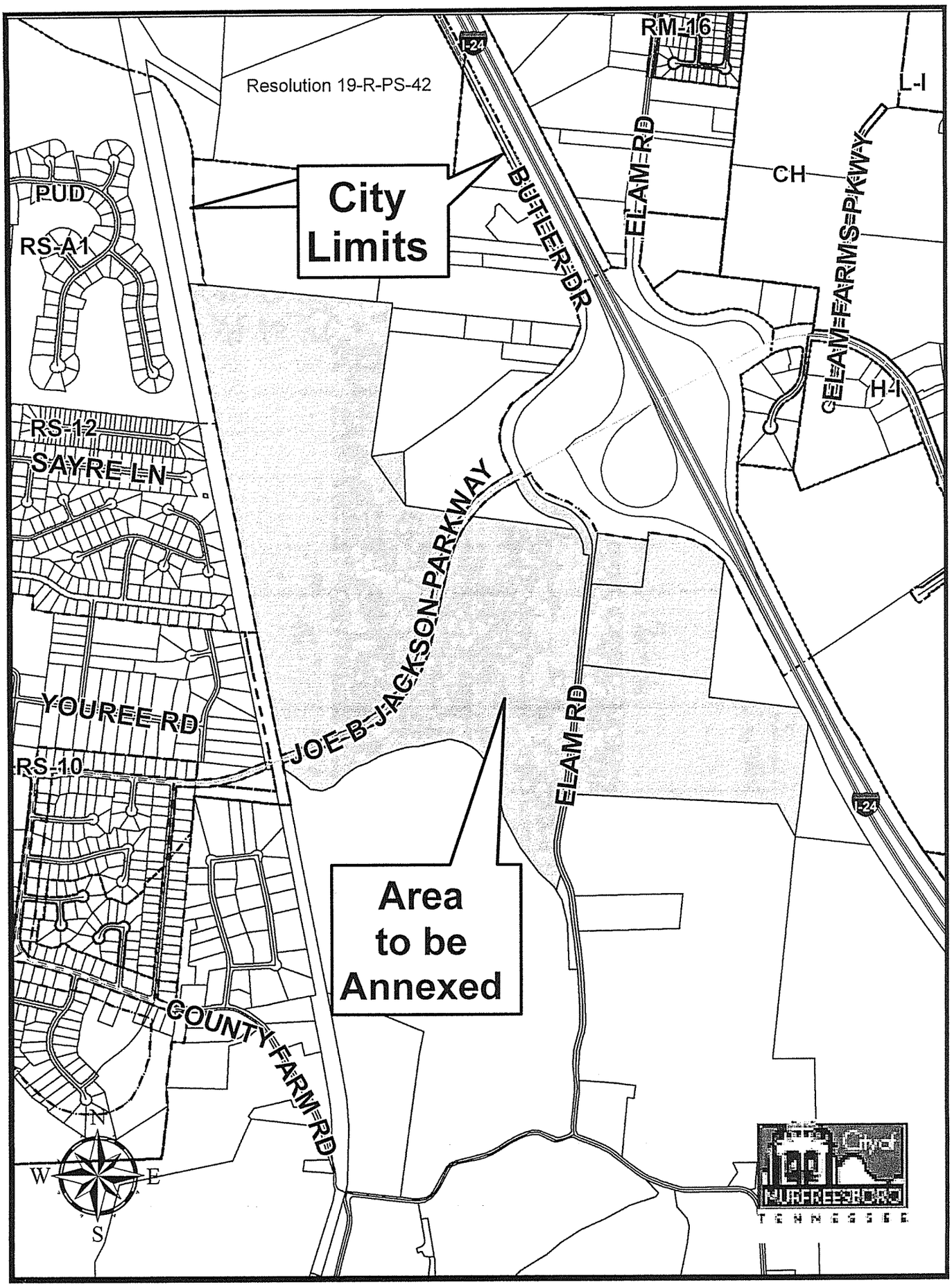
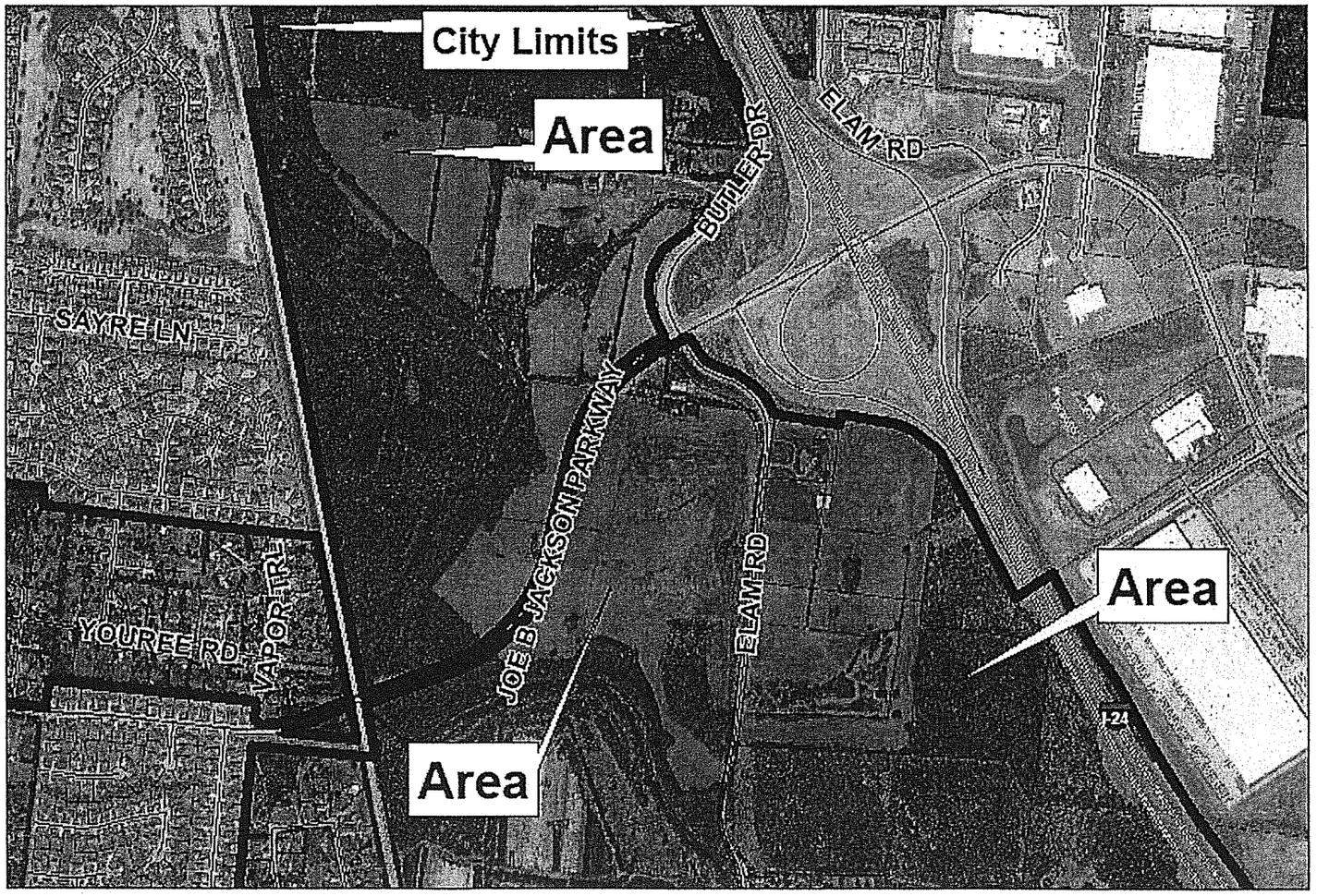

Resolution 19-R-PS-42
City Limits
Area to be Annexed
RM-16
L-I
CH
H-I
PUD
RS-A1
RS-12
SAYRE LN
YOUREE RD
RS-10
JOE B JACKSON PARKWAY
BUTLER DR
ELAM RD
ELAM FARMS PKWY
COUNTY FARM RD
I-24
N
S
E
W
Murfreesboro
Tennessee

19-R-PS-42

ANNEXATION REPORT INCLUDING PLAN OF SERVICES FOR PROPERTY LOCATED ALONG JOE B JACKSON PARKWAY AND ELAM ROAD (FILE 2019-511)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
OCTOBER 2, 2019



Annexation Request for Property Along Elam Road and Joe B Jackson Parkway

Feet

0 300 600 1,200 1,800 2,400 3,000

INTRODUCTION

OVERVIEW

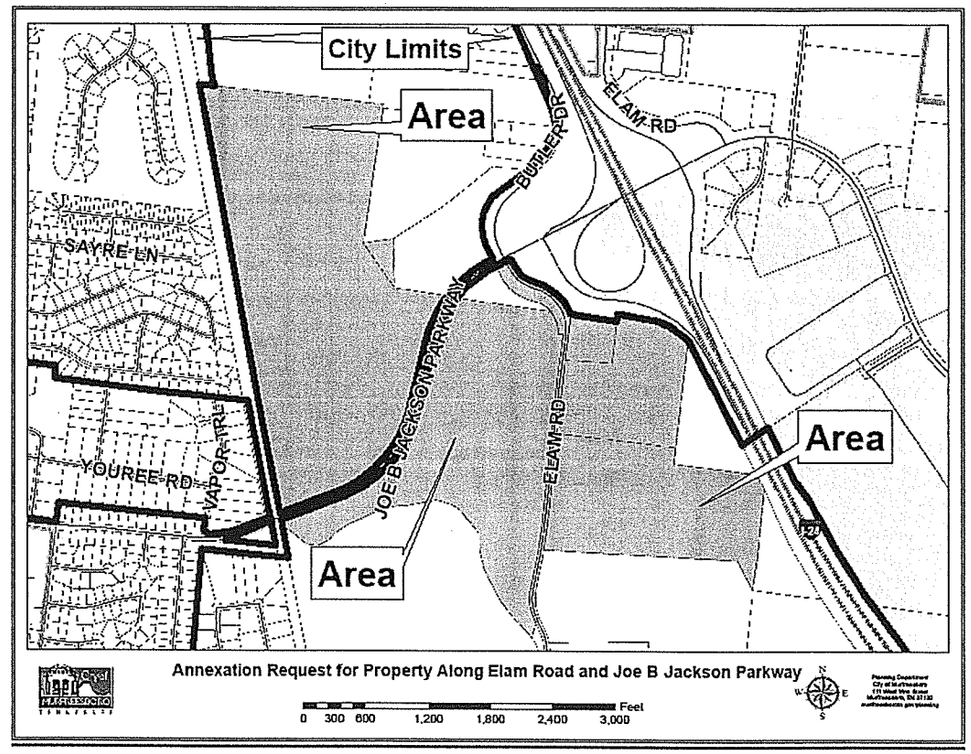
The study area in this Plan of Services is comprised of the Dempsey and Elam Road Ventures property (291 acres) and approximately 3,800 linear feet of Elam Road right-of-way (6.5 acres) for a total annexation area of approximately 297.5 acres. It is located along the north and south sides of Joe B Jackson Parkway and along the west and east sides of Elam Road. The properties are identified as follows:

- Map 126, Parcel 59.00
- Map 126, Parcel 59.01
- Map 126, Parcel 59.03
- Map 125, Parcel 14.03

The parcels are primarily undeveloped and used for agricultural purposes. There is one single-family residence located within the study area. The study area adjoins the City limits.

The property owners, Betty and Elizabeth Dempsey, have petitioned the City of Murfreesboro to annex the property. An application to zone 200.1 acres of the study area to G-I (General Industrial) simultaneous with the annexation request has also been filed. There is no proposal for development of the property.

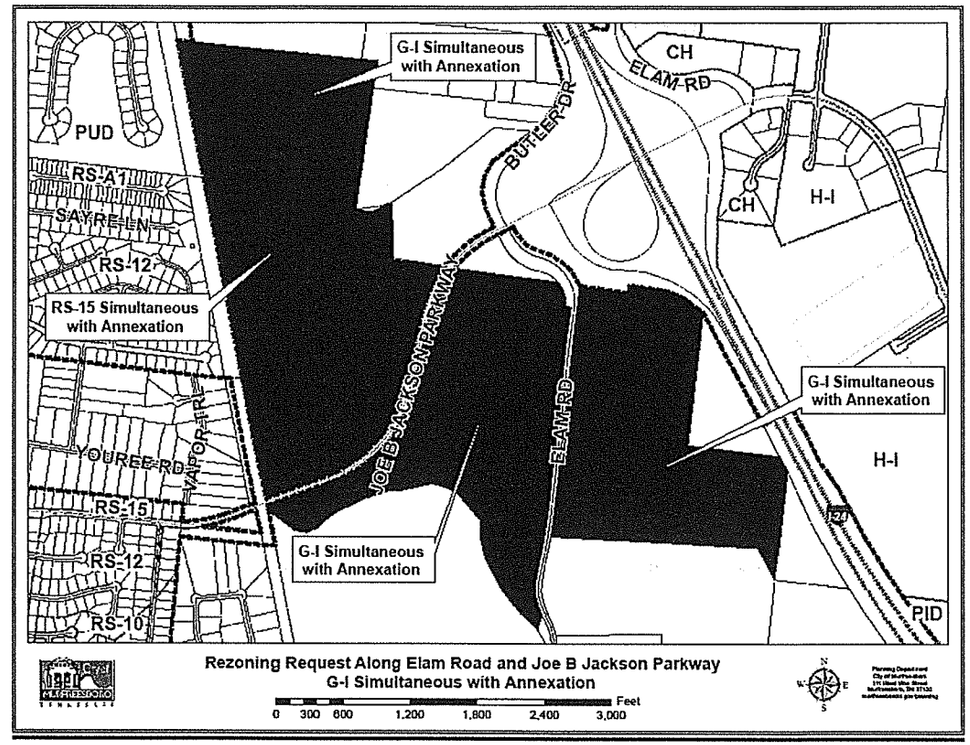
The study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City limits along Joe B Jackson Parkway, I-24, and along the west property line.



CITY ZONING

A separate application has been submitted by the owners, Ms. Betty Dempsey and Ms. Elizabeth Dempsey requesting G-I (General Industrial) zoning for the study area. The subject parcel is currently zoned Medium-Density Residential (RM) in the County of Rutherford.

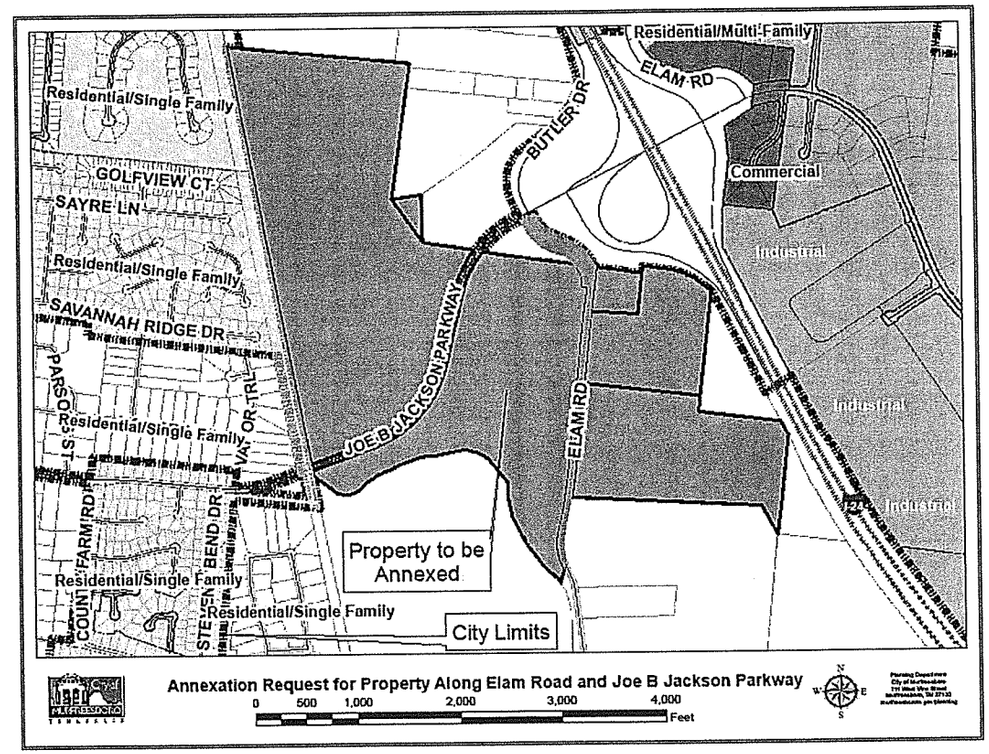
The adjacent properties to the west are zoned RS-12 and RM in Rutherford County unincorporated and are developed with single family residences. The adjacent properties to the north and to the east of I-24 are zoned H-I (Heavy Industrial) and CH (Highway Commercial) and are developed with industrial uses. Properties further north and south are primarily vacant and agricultural land.



PRESENT AND SURROUNDING LAND USE

The study area is developed with one single-family residence. Surrounding land uses include:

- Single family detached residences west of the Stones River and CSX Transportation rail line;
- Vacant undeveloped and agricultural land to the north and south; and
- Interstate-24 to the east and industrial and commercial development east of the interstate.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2019 will be due on December 31, 2020. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The current tax rate for the City of Murfreesboro is $1.2894/$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value, and commercial property is assessed at a rate of 40% of its appraised value. The property is developed with a single-family residence. Table I below shows total assessment and estimated City taxes that would be collected if the property were to be annexed in its present state.

Table I
Estimated Taxes from Site

Owner of Record	Parcel Number	Acres	Land Value	Improvements + Yard Item Value	Total Assessment	Estimated City Taxes
Betty Harris Dempsey	Map 126, Parcel 59.00 Map 126, Parcel 59.01 Map 126, Parcel 59.03 Map 125, Parcel 14.03	243.47 41.00 5.00 1.53	$462,900 $59,600 $64,100 $12,000	$17,300 $0.00 $383,300 $0.00	$120,050 $14,900 $111,850 $3,000	$3,221

These figures are for the property in its current state. There is no development proposed at this time.

PLAN OF SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcel immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected.

ELECTRIC SERVICE

The study area is located inside the service boundary of Murfreesboro Electric Department (MED). The existing residence is currently served by MED and any future development in the study area will be served by MED. Due to the size of the property and the potential zoning of General Industrial, MED will limit the electric capacity of this site to 15 MW (megawatts). If future development requires more than 15 MW of electricity, MED will need to perform an in-depth analysis of the electric system in the area as a new substation may be required. All new electrical infrastructure installed to serve the proposed development will be required to adhere to MED standards.

STREET LIGHTING

Currently there is no street lighting on Joe B Jackson Parkway between Butler Drive and the CSX Corporation railroad line. Streetlights will be installed on Joe B Jackson Street when the new overhead electric is installed as will the portion of Elam Road within the study area. In addition, street lights will be installed along any new public streets proposed with future development.

SOLID WASTE COLLECTION

The Murfreesboro Solid Waste Department will be responsible for providing a cart to the existing single-family home. The day of the week for service will be Thursday. However, because future development will be industrial, a private solid waste management service will be required at that time.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro taxpayers. Children who are residents of the City of Murfreesboro, attend Murfreesboro Elementary Schools, and receive free or reduced lunches also receive free or reduced recreational fees.

CITY SCHOOLS

The Murfreesboro City School system serves grades kindergarten through sixth and is offered to students who are within the jurisdiction of the City of Murfreesboro. There is one existing residence on the subject property. Any elementary school-age children residing there will be eligible to attend Murfreesboro City Schools. The property is located within the Salem Elementary School zone. Since the study area is proposed for General Industrial zoning, there would not be any impacts to the City Schools with future development.

BUILDING AND CODES

The property will come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. The City's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the City's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected.

PLANNING, ENGINEERING, AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary plats, and final plats. Among other duties, the Planning and Engineering Departments will inspect and monitor new construction of streets and drainage structures for compliance with the City's development regulations.

GEOGRAPHIC INFORMATION SYSTEMS

The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

STREETS AND ACCESS

The annexation study area has access to the existing Joe B Jackson Parkway and Elam Road roadways. Approximately 3,800 liner feet of Elam Road right-of-way (ROW) is included in the study area. Elam Road is an existing 2-lane, ditch section street. Upon annexation, the City will become responsible for operation and maintenance of this street. Based on a 20-year repaving cycle, the annualized maintenance cost is $7,000 with State Street Aid and General Fund as funding sources. The annexation of the ROW will also result in $930 of capital cost with State Street Aid and General Fund as funding sources. Any new connections to either Joe B Jackson Parkway or Elam Road must be approved by the City Engineer. Additionally, development along these roadways may require improvements to include widening for turning lanes and ROW/easement dedication in accordance with the City's Substandard Street requirements.

Providing public roadway access to the two Odom parcels that are currently landlocked west of Interstate 24 should be considered with development plans.

This property is affected by the Major Transportation Plan. This includes improvements to Elam Road to a 3-lane cross-section as well as realignment of Butler Drive through the study area. The applicant will be required to participate in these improvements and dedicate ROW as needed. Any future public roadway facilities to serve the study area must be constructed to City standards.

The Rutherford County Highway Commission consented to the annexation of the County ROW of Elam Road south of Joe B Jackson Parkway as depicted on the map contained in this document. No additional public roadways are included in the study area.

REGIONAL TRAFFIC & TRANSPORTION

The study area is currently served by Joe B Jackson Parkway and Elam Road as the major roadway facilities. The 2014 Level of Service Model in the 2040 Major Transportation Plan (MTP) indicates both Joe B Jackson Parkway and Elam Road within the project area, based on average daily traffic (ADT), that Elam Road operates at a level of service of D without the proposed improvements recommended in the 2040 MTP and Joe B Jackson Parkway operates at a level of service C without the proposed improvements.

DRAINAGE

Public Drainage System

The drainage systems along and within the roadway of Joe B Jackson Parkway and Elam Road are included in the study area and the properties being considered have access to these drainage systems. Routine operation and maintenance costs for the drainage system integral to Joe B Jackson Parkway and Elam Road are included in the public roadway annualized costs. No additional public drainage facilities are included in the study area. Any new public drainage facilities proposed to serve the study area in the future must comply with City standards.

Regional Drainage Conditions

The Middle Fork of the Stones River is the southern edge of the study area and passes through the study area north of Joe B Jackson Parkway. The study area west of Elam Road drains to the Middle Fork of the Stones River. The study area east of Elam Road drains to closed depressions. According to aerial photography, these closed depressions fill with runoff during extreme rain events. A portion of the study area is located in the floodway and 100-year floodplain.

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area and existing and new improvements will be subject to the Stormwater Utility Fee. The property currently has one single-family dwelling which will generate approximately $39 in annual revenue for the Stormwater Utility Fee.

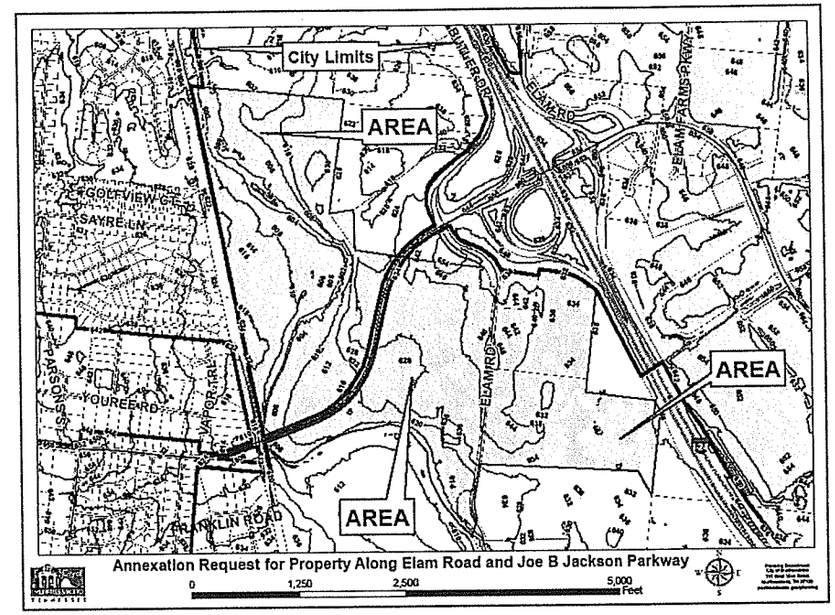
The study area has a proposed zoning of General Industrial (G-I). Based on this development scenario, it is anticipated that the site will generate approximately $6,500 in revenue per year into the Stormwater Utility Fund upon full build-out.

The red lines on the adjacent map represent ten-foot contour intervals. The black lines represent two-foot contour intervals.

Property and Development

Stormwater management plans must comply with the City's stormwater quality requirements. While no sinkholes were specifically identified, it is possible that some exist. Modifications to sinkholes should consider changes in regional drainage patterns and must obtain appropriate UIC (Underground Injection Control) permits from the State of Tennessee.

Improvements to and ROW and easement dedication for Elam Road and Butler Drive should be incorporated in the development plans.

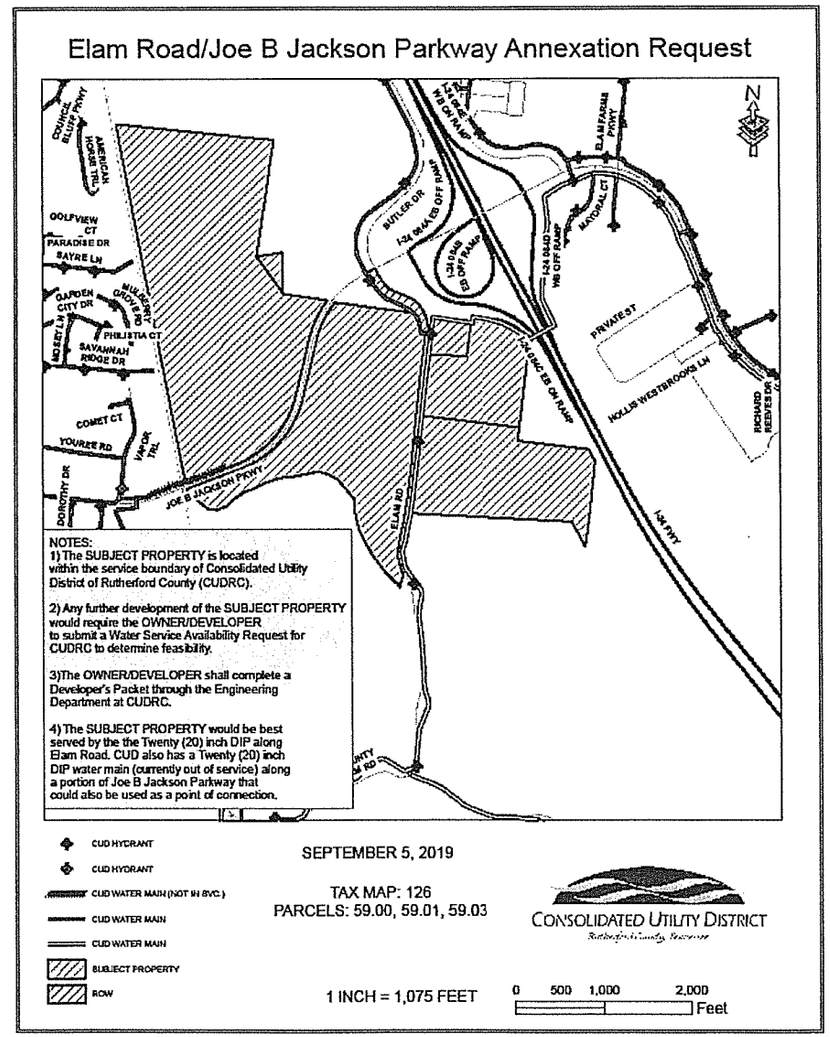


WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. Prior to any future development, the developer of the property will be required to submit a Water Availability Application to determine feasibility and to complete CUD's Developer Packet through CUD's Engineering Department prior to entering the construction phase.

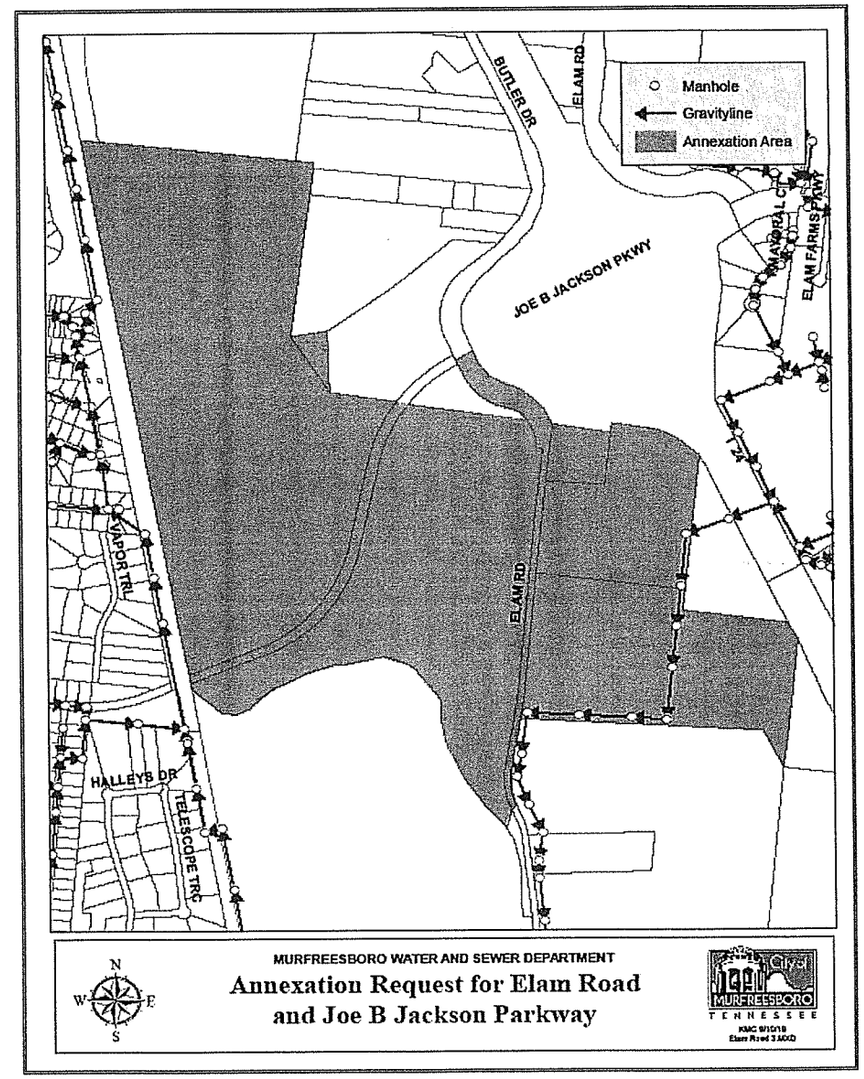
The subject property would be best served by the 20-inch ductile iron main (DIP) along Elam Road, which will serve the study area. CUD also has a 20-inch ductile iron main (DIP) along a portion of Joe B Jackson that is currently capped off (depicted in red hash-marks) because there are no customers being served from it and does not connect to any other part of the water system, which could be utilized as another point of connection.

The existing CUD water lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.



SANITARY SEWER SERVICE

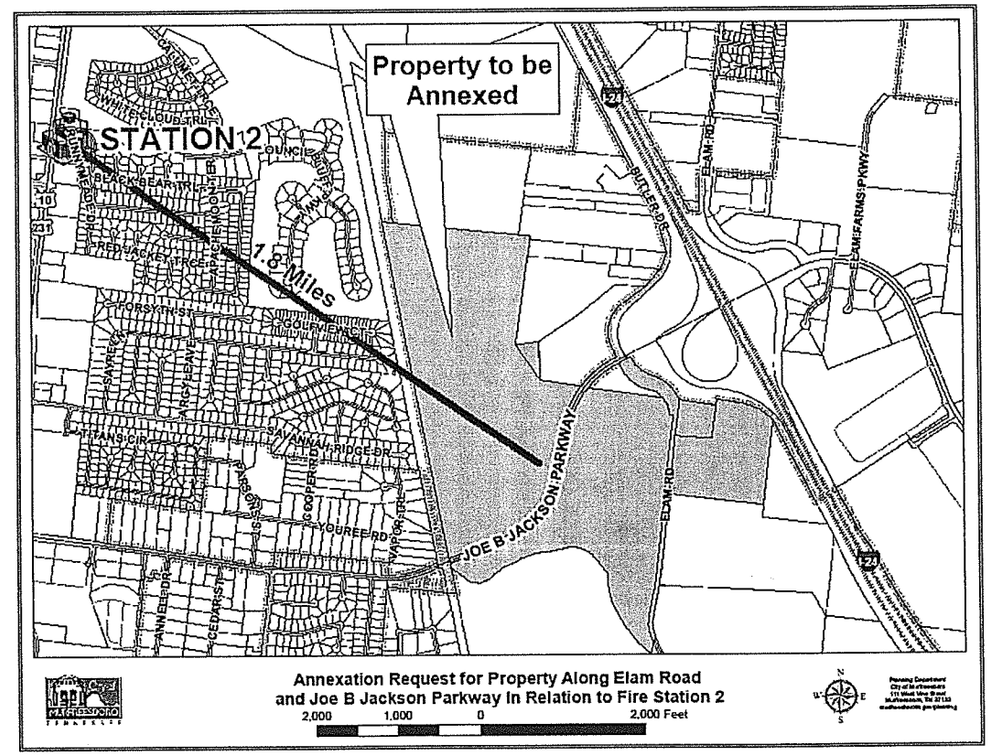
Per the Department's current definition of "available", public sanitary sewer is only available to the two eastern most properties, east of Elam Road, requesting annexation being Map 126, Parcels 59 & 59.01. There is an existing 15" sewer main along the east and south property lines. This sewer main is at a depth that it would serve the southern properties south of Joe B Jackson Parkway. The properties to the north of Joe B. Jackson Parkway may be served by a future pump station and forcemain which would pump back to the aforementioned 15" sewer main. These properties are within the Buchanan/Elam Sanitary Sewer Assessment District and will be required to pay $1000 per single family unit or equivalent in addition to the existing and current standard sewer connection fee of $2550. All main line extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.



FIRE AND EMERGENCY SERVICE

The study area includes an existing single-family residence. The Murfreesboro Fire and Rescue Department (MFRD) can provide medical first responder and fire protection to the study area immediately upon the effective date of annexation. Currently the study area is located 2.6 roadway miles from Fire Station #2 (2880 Runnymeade Drive) and approximately 6.7 miles from Station #3 (1511 Mercury Boulevard).

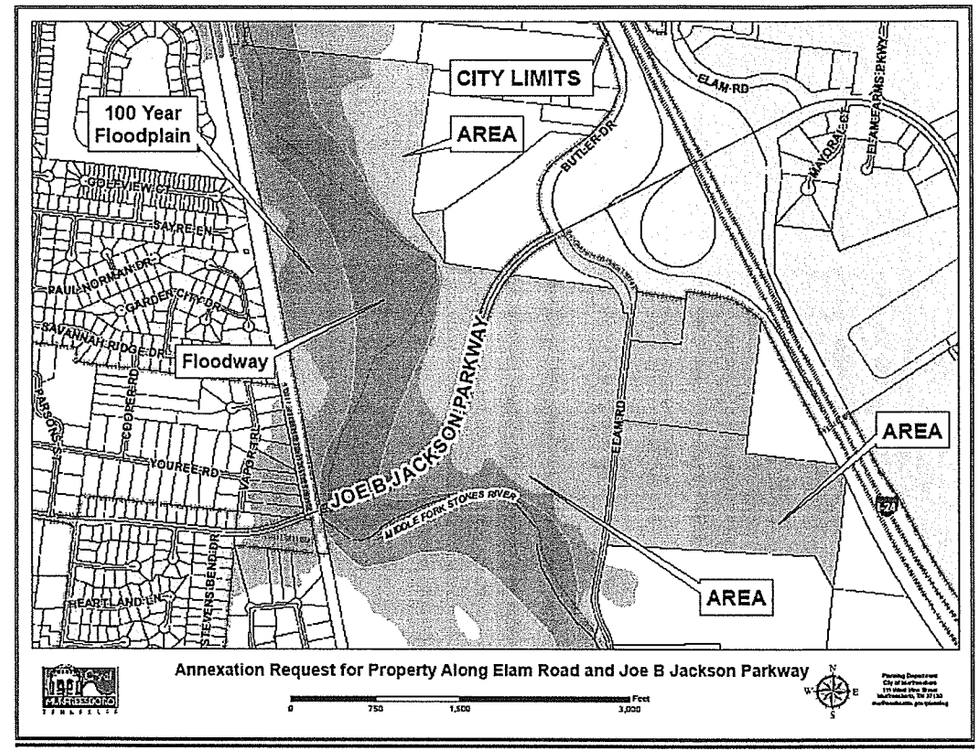
The blue line on the adjacent map represents the linear distance range from the nearest fire station.



FLOODWAY

Portions of the study area are located within a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in purple and the 100-year floodplain boundary in blue.

ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that this property will receive City services described in this plan. According to the Tennessee Growth Policy Act, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing City services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.