RESOLUTION 19-R-PS-41 to adopt a Plan of Services for approximately 44.75 acres along South Rutherford Boulevard, Mary K. Murfree Family Partnership, applicant. [2019-510]

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-41**, 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

CITY OF MURFREESBORO SEAL MURFREESBORO, TENN

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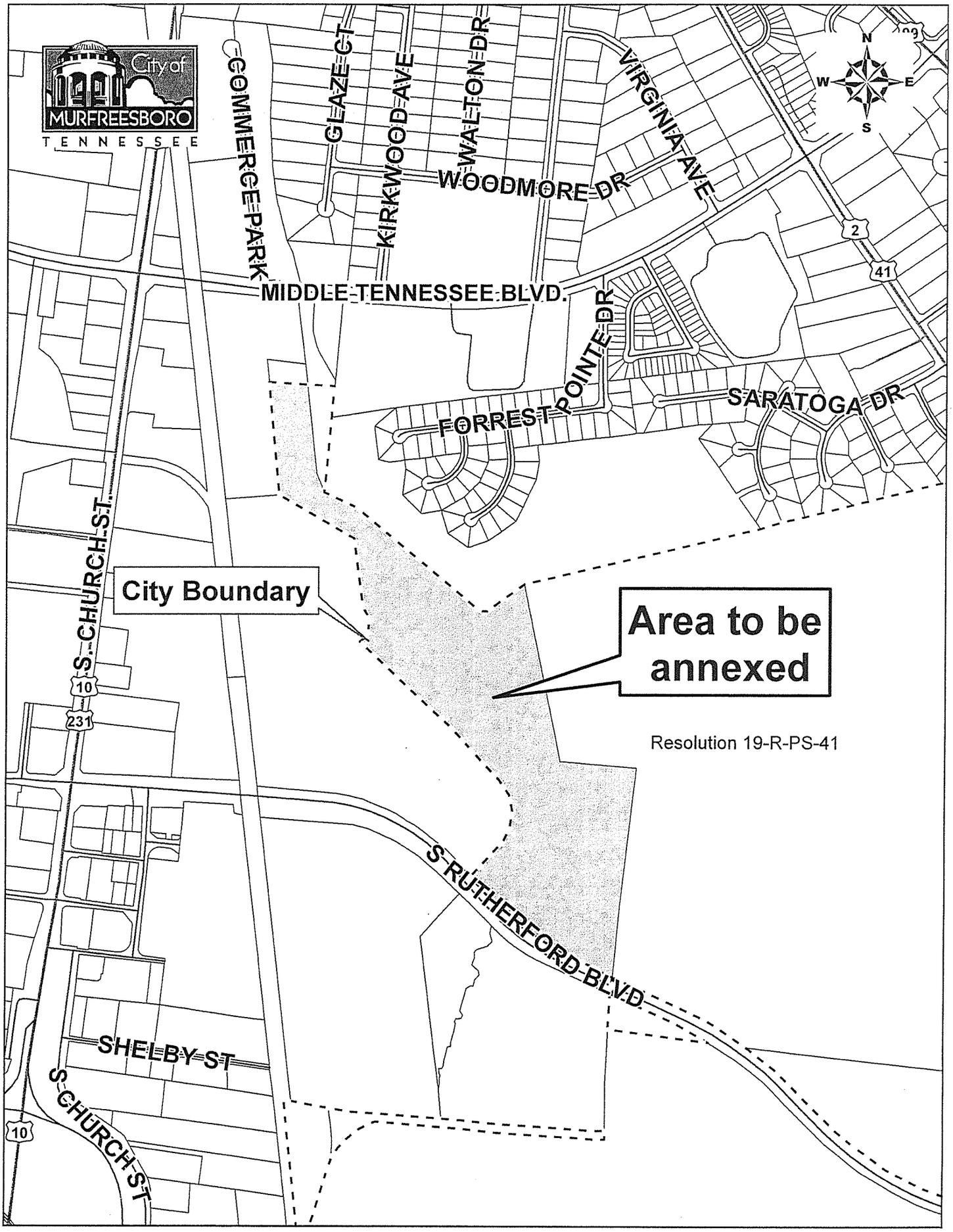
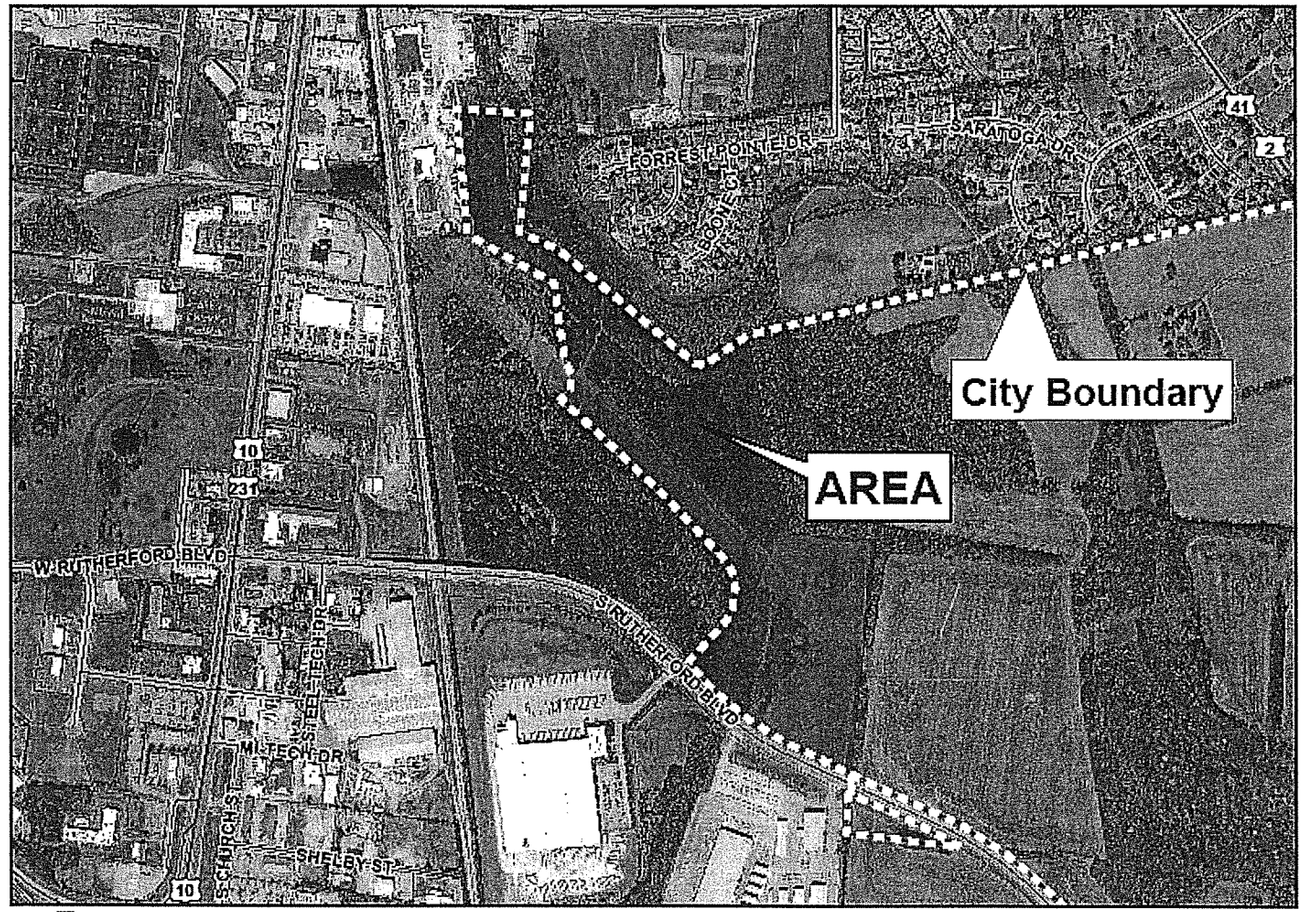

City of
MURFREESBORO
TENNESSEE
COMMERCE PARK
GLAZE CT
KIRKWOOD AVE
WALTON DR
VIRGINIA AVE
WOODMORE DR
MIDDLE TENNESSEE BLVD.
FORREST POINTE DR
SARATOGA DR
S. CHURCH ST.
City Boundary
Area to be annexed
Resolution 19-R-PS-41
S RUTHERFORD BLVD
SHELBY ST
S CHURCH ST
N
W
E
S
2
41
10
231
10

19-R-PS-41

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG SOUTH RUTHERFORD BOULEVARD INCLUDING PLAN OF SERVICES (2019-510)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
OCTOBER 2, 2019



City of MURFREESBORO TENNESSEE

Annexation Request for Property
Along South Rutherford Boulevard

0 200 400 800 1,200 1,600 Feet

N W E S

Planning Department
City of Murfreesboro
111 W. Vine St.
Murfreesboro, TN 37130
www.murfreesborotn.gov

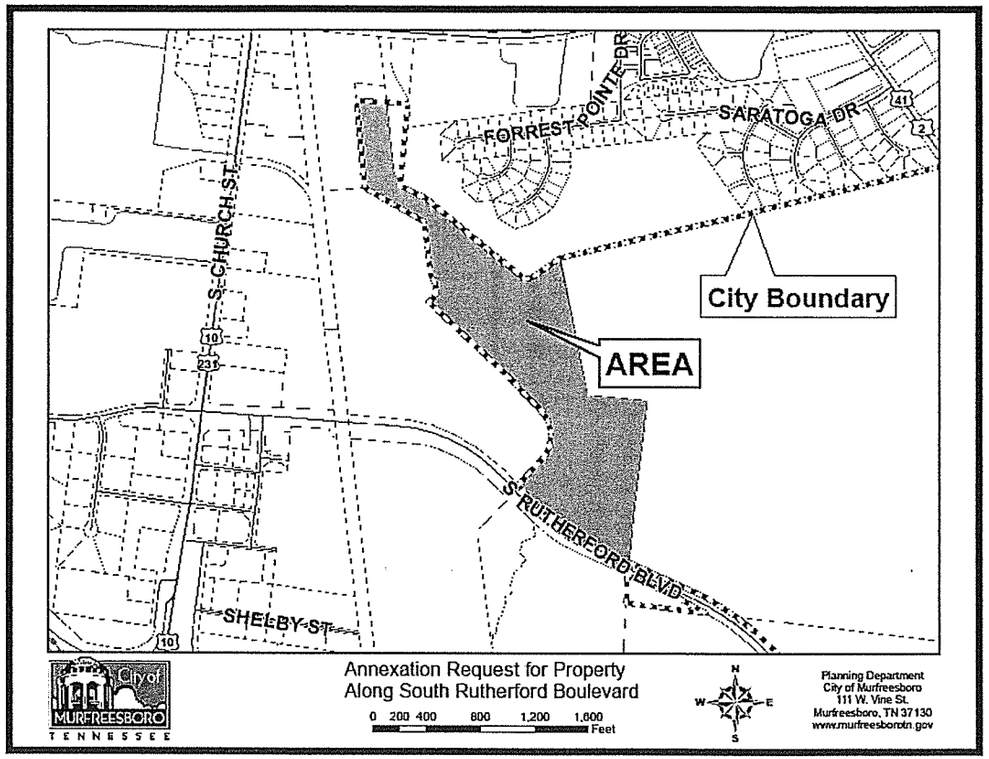
INTRODUCTION

OVERVIEW

The applicant, the Mary K Murfree Family Partnership, has requested annexation of a portion of single parcel located along the north side of South Rutherford Boulevard. The area studied in this Plan of Services is approximately 44.75 acres:

- Tax Map 102, Part of Parcel 04900

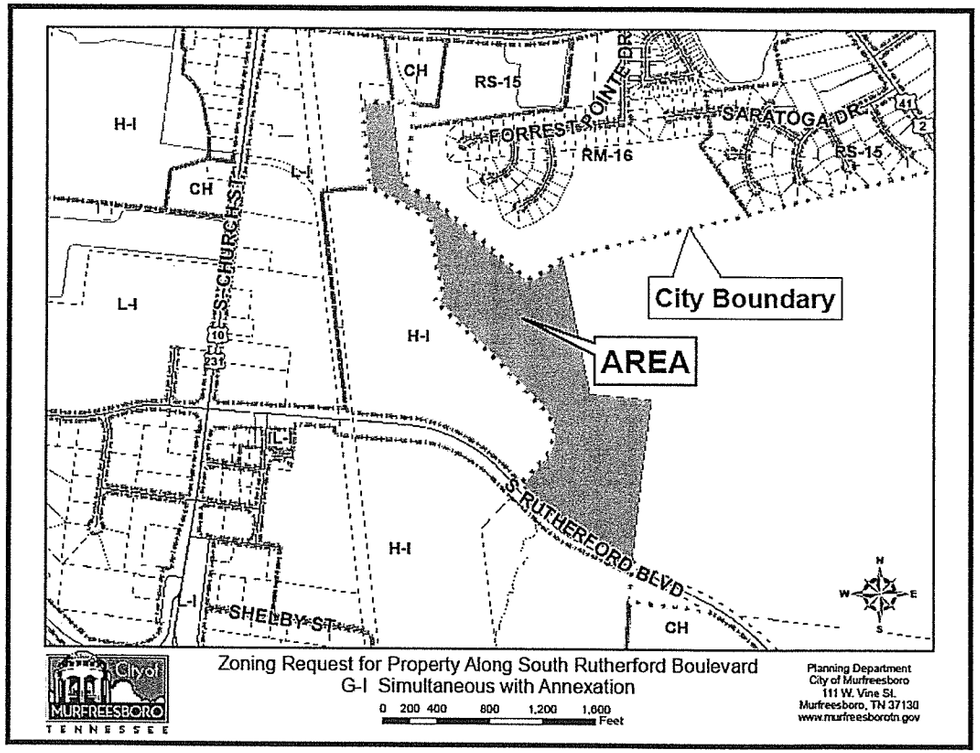
The study area lies within the City of Murfreesboro's Urban Growth Boundary. It is contiguous to the existing City limits on its north, south, and west sides. The adjacent property to the east lies within the unincorporated County.



CITY ZONING

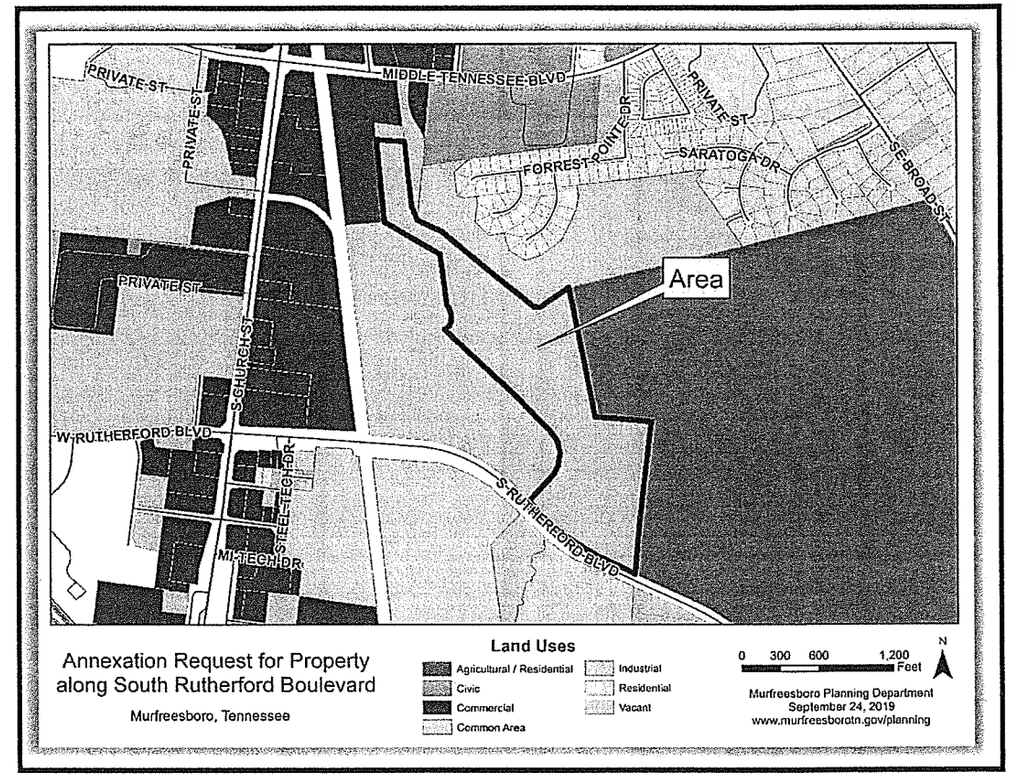
The applicant has requested rezoning to G-I (General Industrial District) for the study area simultaneous with annexation. The study area is presently zoned RM (Residential – Medium Density) in the unincorporated County.

Adjacent property to the east of the study area lies within the unincorporated County and is zoned RM. Property located to the north is within the City and zoned RM-16 (Multi-Family Residential District); the properties to the south of the study area are within the City and are zoned H-I (Heavy Industrial District); and the remainder of the subject parcel to the west, which is already within the City limits, is also zoned H-I.



PRESENT AND SURROUNDING LAND USE

The study area is undeveloped vacant land. The property to the north is developed with single-family homes. Adjacent property to the east is vacant undeveloped land. Property to the west along South Church Street and directly across South Rutherford Boulevard to the south are developed with commercial and industrial uses.



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. 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	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Mary Murfree Family Partnership	44.75	$38,100	$0	$9,525	$122.82

These figures are for the property in its current state. They will change if and when the property develops.

PLAN OF SERVICES

POLICE PROTECTION

The Murfreesboro Police Department can provide police services to the property as it currently exists immediately upon the effective date of annexation. This property is located in Police Zone #7.

ELECTRIC SERVICE

The property is located within Murfreesboro Electric Department (MED) service boundary. MED states there is limited electric capacity along South Rutherford Boulevard due to committed projects. Depending upon the electric requirements for this property MED may need to extend additional electric from South Church Street to serve this property. A timeframe for this extension is unknown until the electrical requirements are determined. MED typically incorporates these costs into its capital budget. The applicant may have to bear some costs associated with this extension, but a decision cannot be made until MED fully analyzes any proposed development on this property and the effects on MED's system.

STREET LIGHTING

According to MED, street lighting already exists along South Rutherford Boulevard to the south of the subject property and street lighting can be extended into the property if public streets are constructed as a part of any future development.

STREETS AND ACCESS

Public Roadway System

The annexation study area does not include any public roadway systems. Access to a public roadway system is available through South Rutherford Boulevard. Modifications to the current access to South Rutherford Boulevard will require the approval of the City Engineer. Any future public roadway facilities to serve the study area must be constructed to City standards.

Regional Traffic and Transportation Conditions

The intersection west of this property is South Church Street and South Rutherford Boulevard. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows South Church Street to be operating at a Level of Service D/F. The 2040 Level of Service Model indicates that South Church Street will fall to Level of Service of F with or without the proposed improvements recommended in the 2040 MTP.

The intersection to the east is South Rutherford Boulevard and Manchester Pike. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows South Rutherford Boulevard to be operating at a Level of Service C in the study area using average daily

traffic (ADT) counts. The 2040 Level of Service Model indicates that South Rutherford Boulevard will fall to Level of Service of D with or without the proposed improvements recommended in the 2040 MTP.

Manchester Pike is operating at a Level of Service C. The 2040 Level of Service Model indicates that Manchester Pike will fall to Level of Service of F with or without the proposed improvements recommended in the 2040 MTP.

SOLID WASTE COLLECTION

The study area currently has no households. Due to the anticipated industrial use of the study area, the Murfreesboro Solid Waste Department will not be impacted, and no costs are anticipated as a result of this annexation. Future developments will be required to utilize a private hauler.

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.

RECREATION

This annexation should not have any impact on Murfreesboro's Parks and Recreation Department as it is proposed to be zoned and developed with industrial uses.

CITY SCHOOLS

This annexation will have no effects on Murfreesboro City Schools as it is proposed to be zoned and developed with industrial uses.

GEOGRAPHIC INFORMATION SYSTEMS

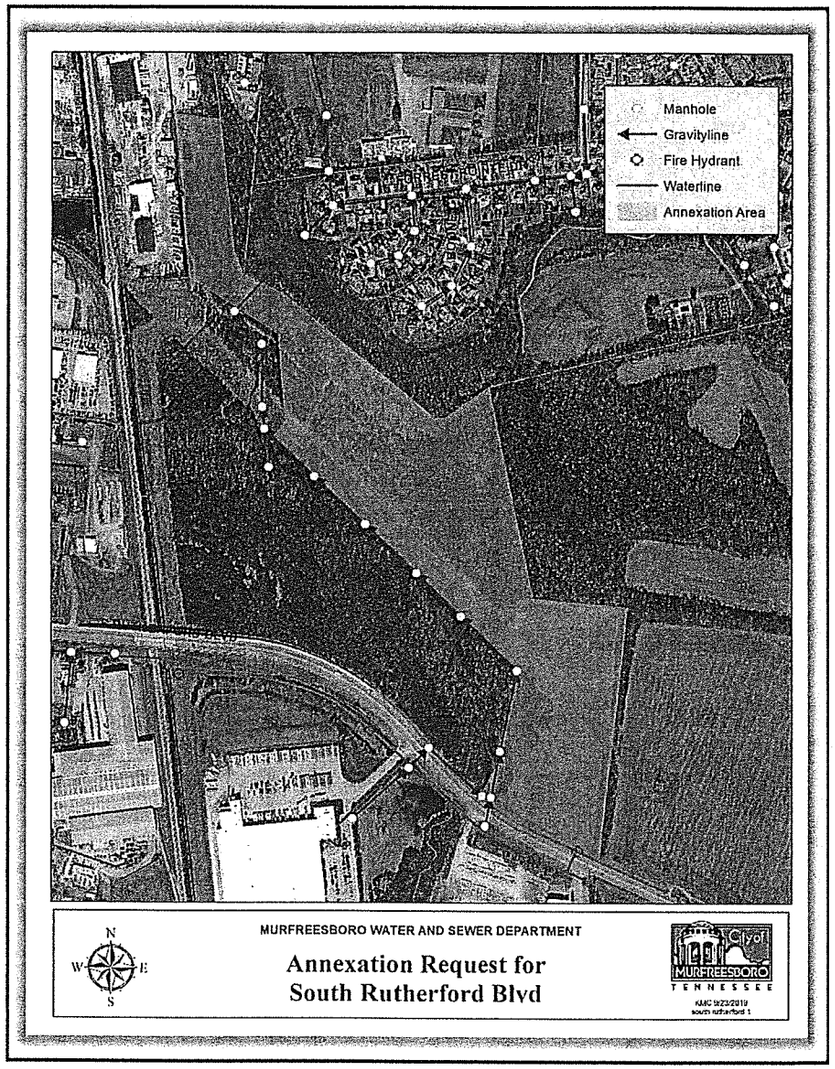
The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

WATER SERVICE

The study area is within the Murfreesboro Water Resources Department's (MWRD's) water service area. Water service is available as there is an existing 16" water main along the south side of South Rutherford Boulevard as well as an existing 12" water stub extended to the north side of South Rutherford Boulevard at the southeastern property corner.

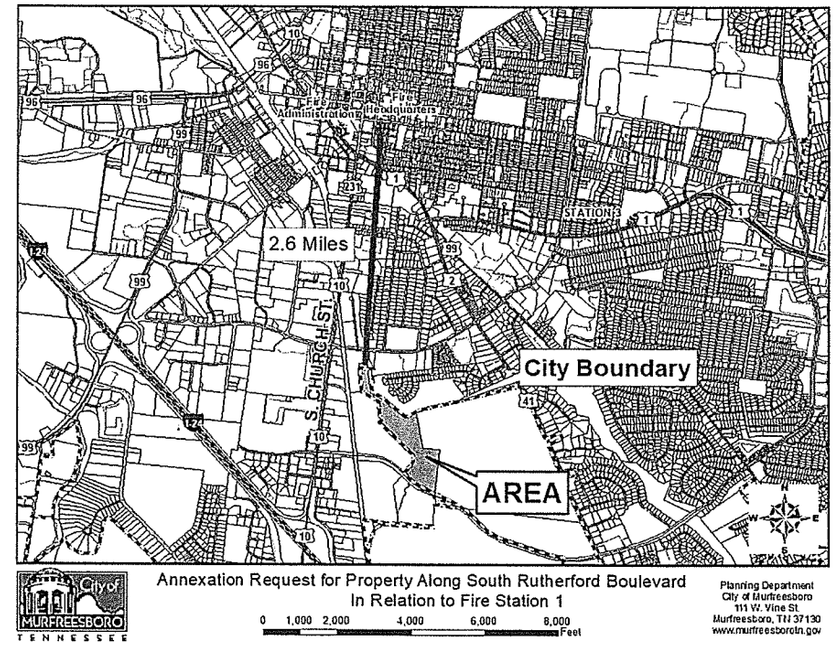
SANITARY SEWER SERVICE

Per the Department's current definition of "available", public sanitary sewer is available to the study area. There is an existing 15" sewer main which extends through the property. Any development of the property would be required to comply with the proposed sewer allocation ordinance, which is currently proposed as 4.0 single-family unit equivalents or 1,040 gallons per day per acre. All water and sewer 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

Murfreesboro Fire and Rescue Department (MFRD) can provide emergency services upon annexation. There are two (2) fire stations with the ability to provide emergency services to the study area; Fire Station #1, located at 202 East Vine Street, 2.6 miles from the study area, and Fire Station #2 located at 2880 Runnymeade Drive, 2.8 miles from the study area. There are currently no structures located in the study area that will require fire protection. Upon development of the parcel MFRD will require fire protection to be extended onto the site. MFRD will be able to provide fire protection upon development.



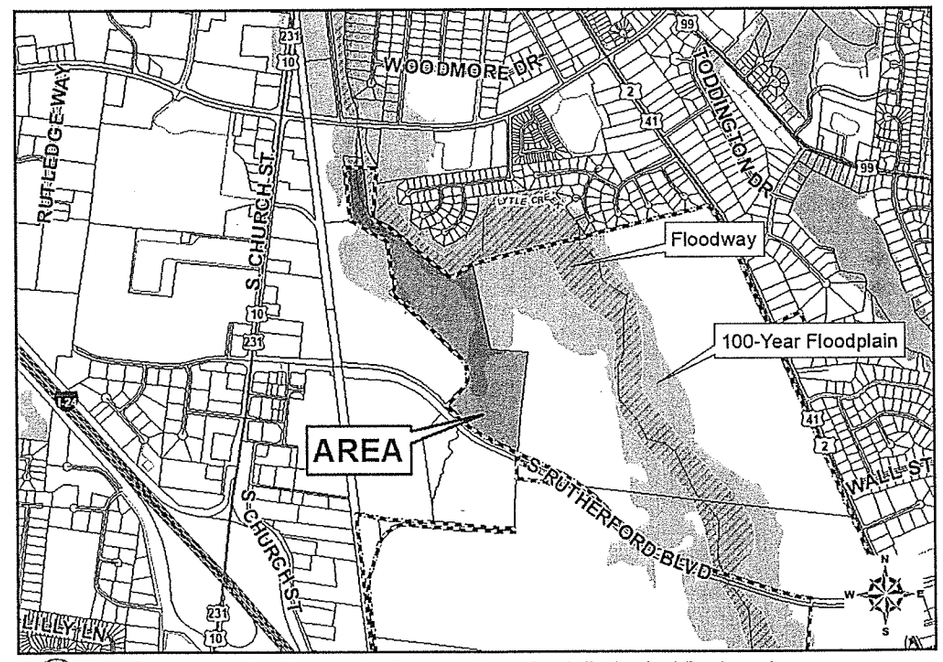
PLANNING, ENGINEERING, AND ZONING SERVICES

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, 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.

FLOODWAY

The study area is located partially within the floodway and 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The map shows the floodway boundary in red stripes and the 100-year floodplain boundary in blue.



Annexation Request for Property Along South Rutherford Boulevard in Relation to 110-Year Floodplain and Floodway

0 500 1,000 2,000 3,000 4,000 Feet

Planning Department
City of Murfreesboro
111 W. Vine St.
Murfreesboro, TN 37130
www.murfreesborotn.gov

DRAINAGE

Property and Development

New development should comply with the City's Stormwater Quality Regulations by providing stormwater quality, streambank protection, and detention. New development in the study area must meet overall City of Murfreesboro Stormwater Quality requirements

Public Drainage System

Existing public drainage systems serving the study area are integral to the existing South Rutherford Boulevard. Annualized maintenance costs for drainage systems incidental to the roadways are included within the roadway maintenance costs and are anticipated to be paid from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage Conditions

The property drains directly to Lytle Creek. Lytle Creek is a FEMA studied stream and a portion of the property is within the floodplain and floodway of Lytle Creek. Development must meet the City's floodplain management regulations including proper elevation and flood hazard reduction of new developments. Lytle Creek must also include a 50-foot Water Quality Protection Area (WQPA) from the top of bank on each side upon development. The WQPA is an undisturbed vegetated buffer providing water quality protections for Lytle Creek. Any modifications to Lytle Creek must include appropriate State and Federal permits.

The study area may include some areas considered jurisdictional wetlands. Any proposed modifications of wetlands must include appropriate state and federal wetland permits

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. No existing improvements are presently anticipated in the study area. The study area will not generate revenue for the Stormwater Utility Fund until development occurs.

The subject property has the potential to be developed with industrial uses on approximately 44.75 acres. Based on this development scenario and property limitations, it is anticipated that the site will generate $1,100 per month or $13,200 annually in revenue for the Stormwater Utility Fund including anticipated fee credits upon full build-out.

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.