RESOLUTION 19-R-PS-51 to adopt a Plan of Services for approximately 1.15 acres along Yearwood Avenue, Greenland Partners, LLC, applicant. [2019-515]

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 December 4, 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 February 6, 2020, pursuant to a Resolution passed and adopted by the City Council on December 19, 2019, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on January 21, 2020; 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-51**, the public welfare and the welfare of the City requiring it.

Passed: February 6, 2020

Shane McFarland, Mayor

ATTEST:

Melissa B. Wright
City Recorder

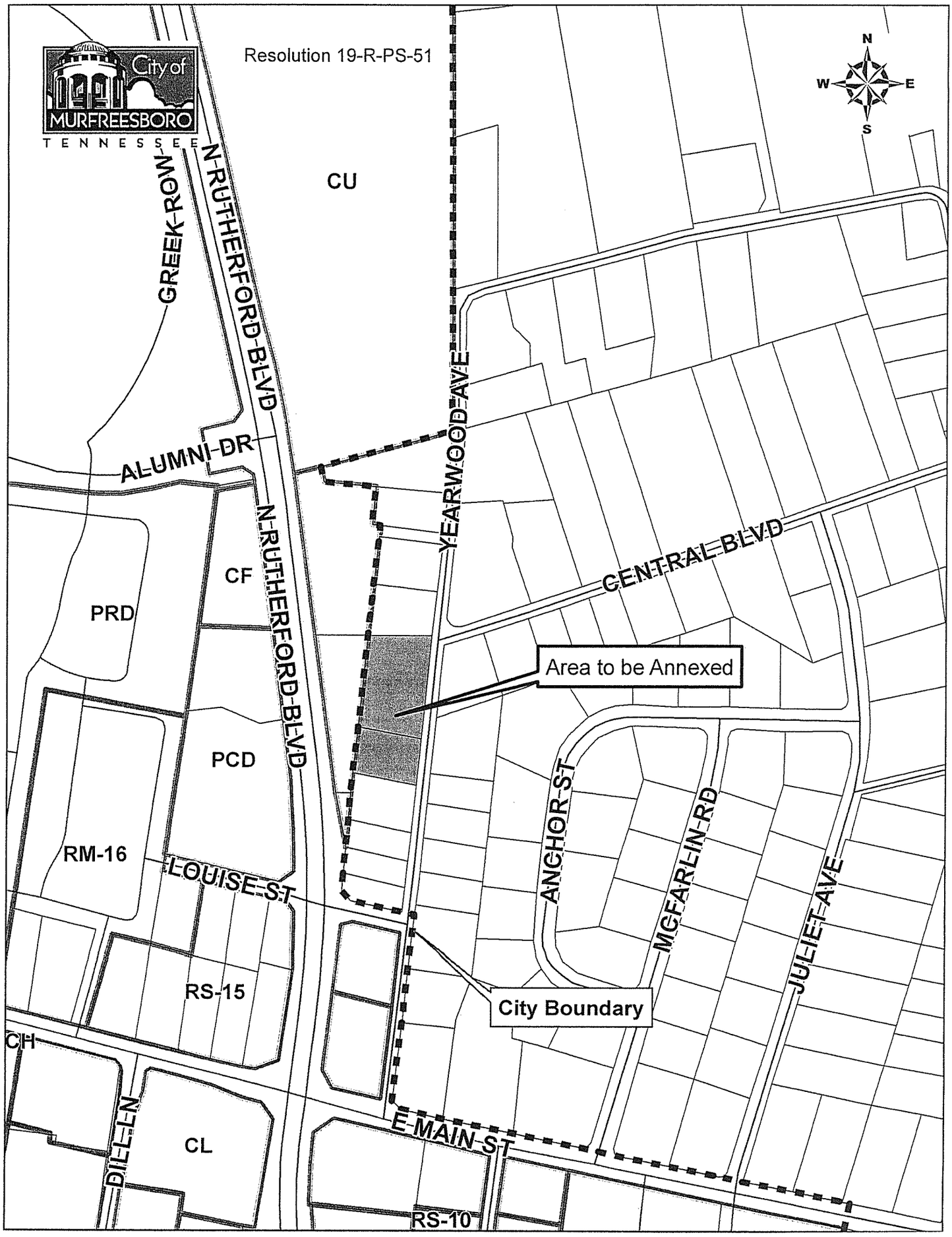
APPROVED AS TO FORM:

Adam F. Tucker
City Attorney

SEAL

CITY OF MURFREESBORO
SEAL
MURFREESBORO, TENN

mjp \\puckett\legal\files\council\ordinances & annexation, pos resolutions\2019\51 - 19-r-ps-51 plan of services.doc 12/20/2019 10:31:07 AM #1


Resolution 19-R-PS-51
City of MURFREESBORO TENNESSEE
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ANCHOR ST
MCFARLIN RD
JULIET AVE
Area to be Annexed
City Boundary

Resolution 19-R-PS-51

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG YEARWOOD AVENUE INCLUDING PLAN OF SERVICES (2019-515)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
December 4, 2019
(Revised December 3, 2019)

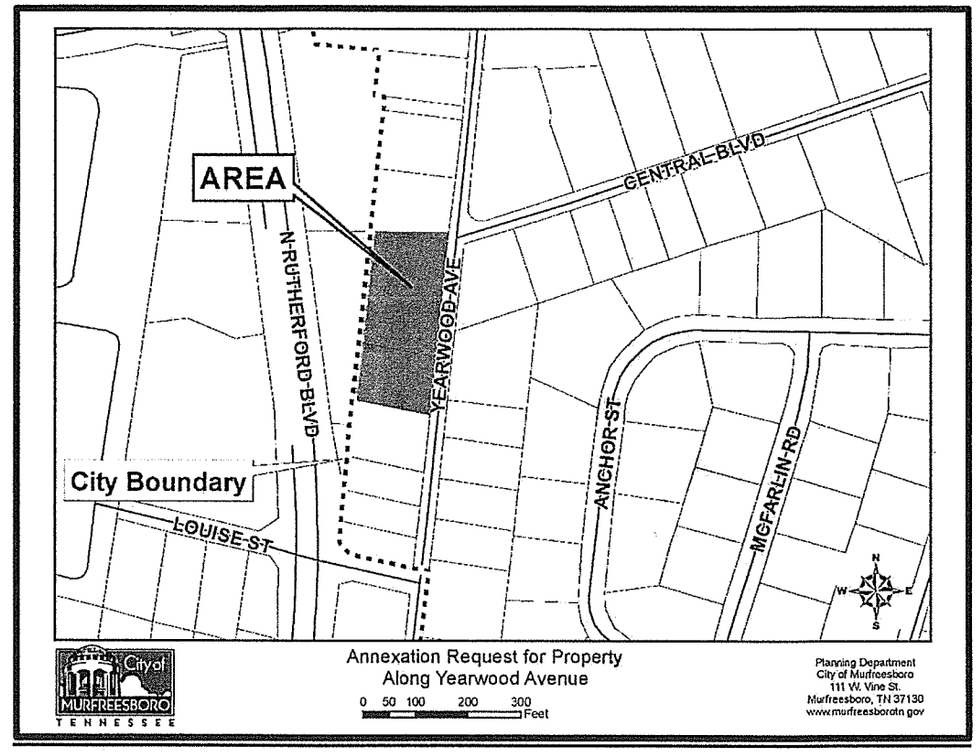
INTRODUCTION

OVERVIEW

The applicant, Greenland Partners, LLC, has requested annexation of two (2) parcels located along the west side of Yearwood Avenue. The area studied in this Plan of Services is approximately 1.6 acres.

- Tax Map 103C, Group A, Part of Parcel 00400 (219 Yearwood Avenue)
- Tax Map 103C, Group A, Parcel 00500 (213 Yearwood Avenue)

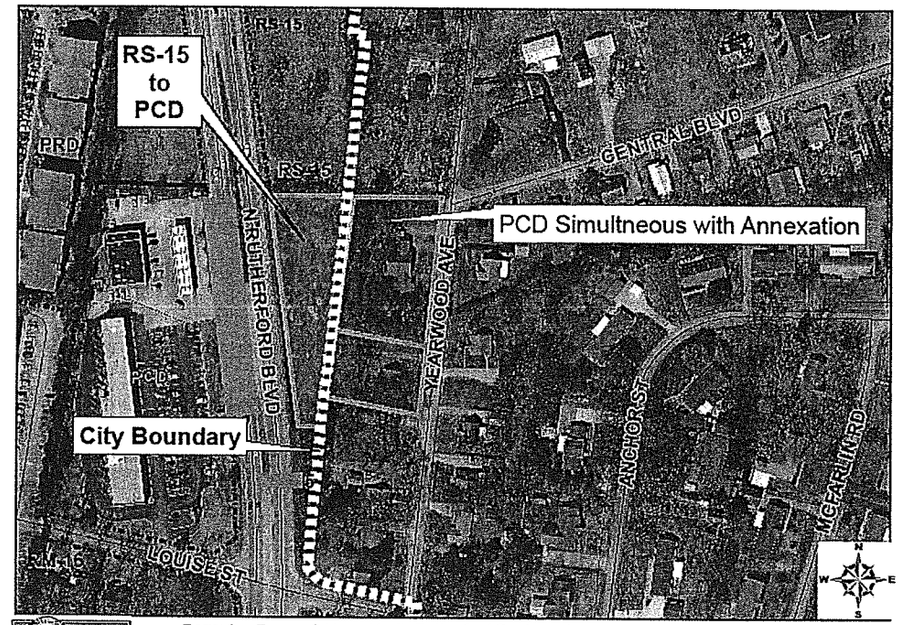
The study area lies within the City of Murfreesboro's Urban Growth Boundary. Adjacent properties to the west are within the existing City limits. The adjacent property to the east lies within the unincorporated County.



CITY ZONING

The applicant has requested rezoning to PCD (Planned Commercial 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 north, south, and east of the study area lies within the unincorporated County and is zoned RM. Property located to the west is within the City and zoned RS-15 (Single-Family Residential District). The parcel across North Rutherford Boulevard to the west, which is within the City limits, is zoned PCD.



Rezoning Request Along North Rutherford Boulevard and Yearwood Avenue
RS-15 to PCD (The Shoppes at Yearwood PCD) and PCD Simultaneous with Annexation

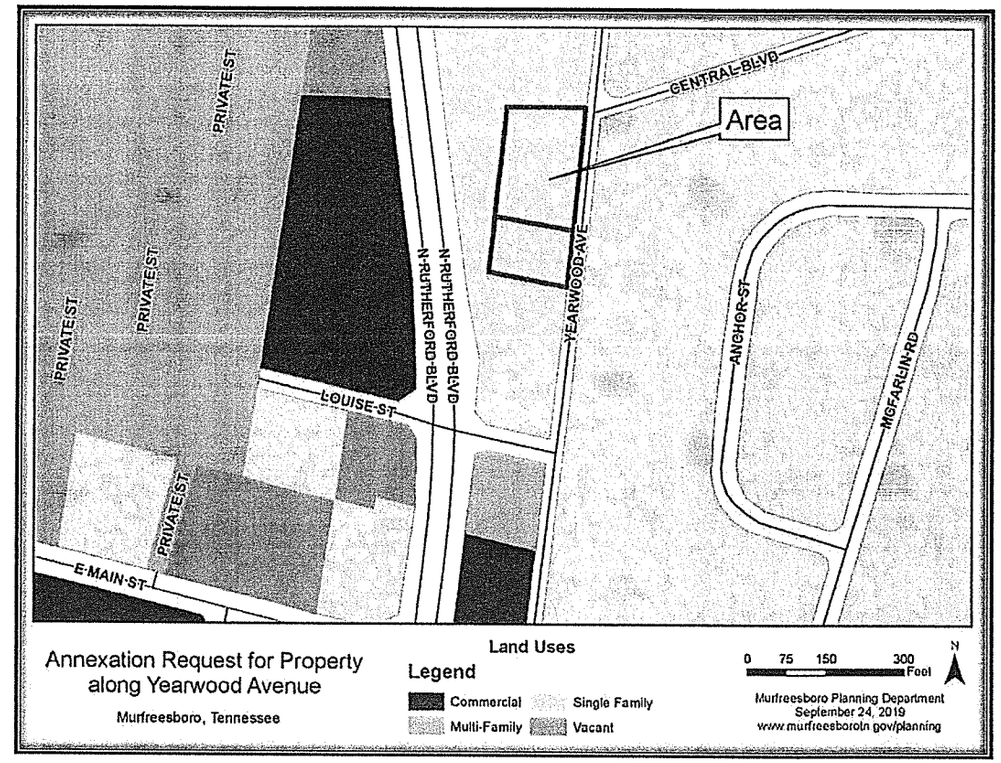
0 50 100 200 300 Feet

City of MURFREESBORO TENNESSEE

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

PRESENT AND SURROUNDING LAND USE

The study area has 2 existing single-family residential structures. The property to the north is undeveloped property. Adjacent properties to the east and south are developed with single-family dwellings. Property to the west across North Rutherford Boulevard is developed with commercial uses.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2020 will be due on December 31, 2021. 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
Greenland Partners, LLC	0.75	$25,000	$146,200	$171,200	$551.86
Greenland Partners, LLC	0.43	$32,500	$53,900	$86,400	$278.51

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 in Police Zone #5.

ELECTRIC SERVICE

The property is located within Murfreesboro Electric Department (MED) service boundary area. MED currently provides electricity for the single-family residences in the study area. MED states there are existing electric facilities along North Rutherford Boulevard and along Yearwood Avenue.

STREET LIGHTING

According to MED, street lighting already exists along South Rutherford Boulevard. Yearwood is in Rutherford County's jurisdiction and no streetlights are installed.

STREETS AND ACCESS

Public Roadway System

The annexation study area does not include any additional public roadway systems. Access to a public roadway system is available through North Rutherford Boulevard. Modifications to the current access to North Rutherford Boulevard will require the approval of the City Engineer. The study area also has access to Yearwood Avenue, which is a county roadway. The County must review and approve any connections to Yearwood Avenue. Any future public roadway facilities to serve the study area must be constructed to City standards.

Regional Traffic and Transportation Conditions

The intersection south of this property is North Rutherford Boulevard and East Main Street. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows North Rutherford Boulevard to be operating at a Level of Service C at this intersection. The 2040 Level of Service Model indicates that North Rutherford Boulevard would fall to Level of Service of D without the proposed improvements recommended in the 2040 MTP. The 2040 Level of Service Model shows North Rutherford Boulevard falls to Level of Service of D with the proposed improvements recommended in the 2040 MTP.

The intersection to the north of this property is North Rutherford Boulevard and Alumni Drive. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows North Rutherford Boulevard to be operating at a Level of Service C at the intersection using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates that North Rutherford Boulevard falls to Level of Service of D without the proposed improvements recommended in the 2040 MTP. 2040 Level of Service Model shows North Rutherford Boulevard operates at a Level of Service of C with the proposed improvements recommended in the 2040 MTP.

SOLID WASTE COLLECTION

The two single-family dwellings in the study area will be able to be serviced by the Murfreesboro Solid Waste Department upon annexation. The day of service will be Monday. The cost of carts (2 x $53.30) is $106.60. There is a monthly service fee of $7.50 per cart. This fee will appear on the Water Resource Department's billing. If the anticipated commercial use of the study area proceeds, the Solid Waste Department will not be impacted, and no costs are anticipated as a result of this annexation. Future commercial developments will be required to utilize a private hauler.

BUILDING AND CODES

The study area 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 commercial uses. 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

This annexation will have no effects on Murfreesboro City Schools as it is proposed to be zoned and developed with commercial uses. However, any students within the study area will be within the Hobgood Elementary School zone.

GEOGRAPHIC INFORMATION SYSTEMS

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

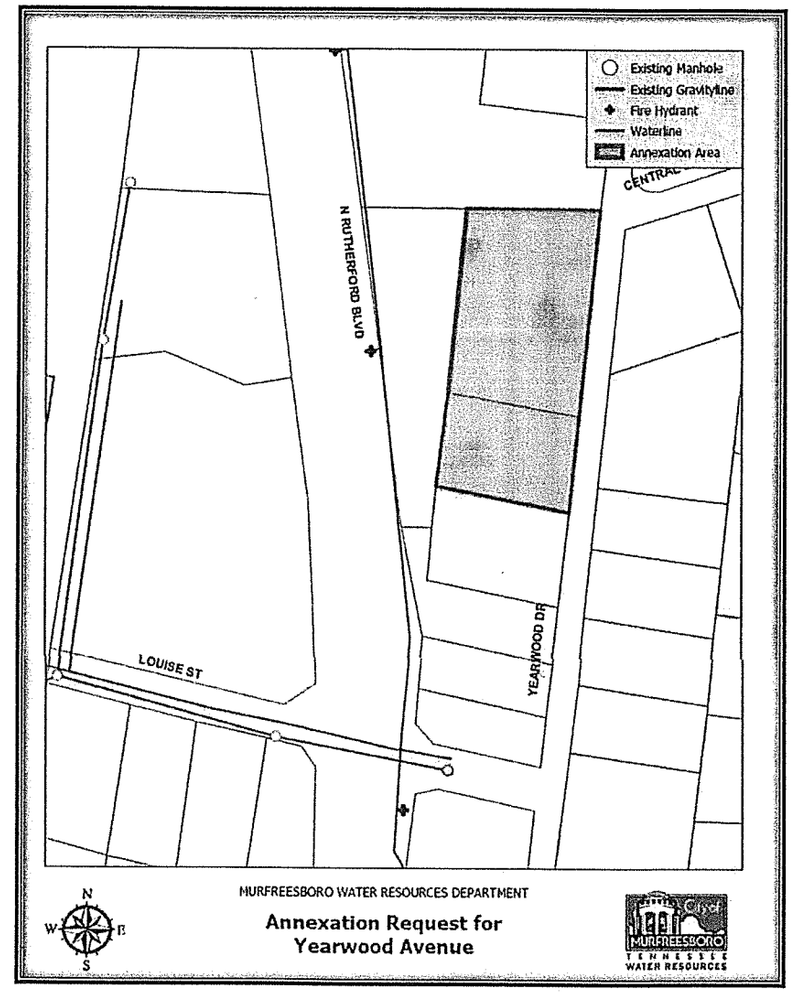
WATER SERVICE

The study area is within the Murfreesboro Water Resources Departments' (MWRD) water service area. Both the Consolidated Utility District (CUD) and Water Resources Board approved for these properties to be served by MWRD. There is an existing 16" water main parallel to Rutherford Blvd, along the eastern right-of-way, that will serve these properties as they redevelop. Currently, CUD provides water service for the existing dwellings and will continue to serve the properties until such time that redevelopment occurs.

SANITARY SEWER SERVICE

Per MWRD's current definition of "available", public sanitary sewer is not available to the properties requesting annexation. In order to access sanitary sewer, the developer must extend public gravity sewer from Louise Street north along Yearwood Avenue to the north end of the property as redevelopment occurs. 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.

In addition to the above plan of services, this proposed development is within an area that currently has very limited sewer capacity. MWRD has instructed the developer that only low sewer users will be allowed to fill the proposed commercial tenant spaces, such as retail users or equivalent, and the developers will be required to request "Will Serve" letters for each planned tenant.

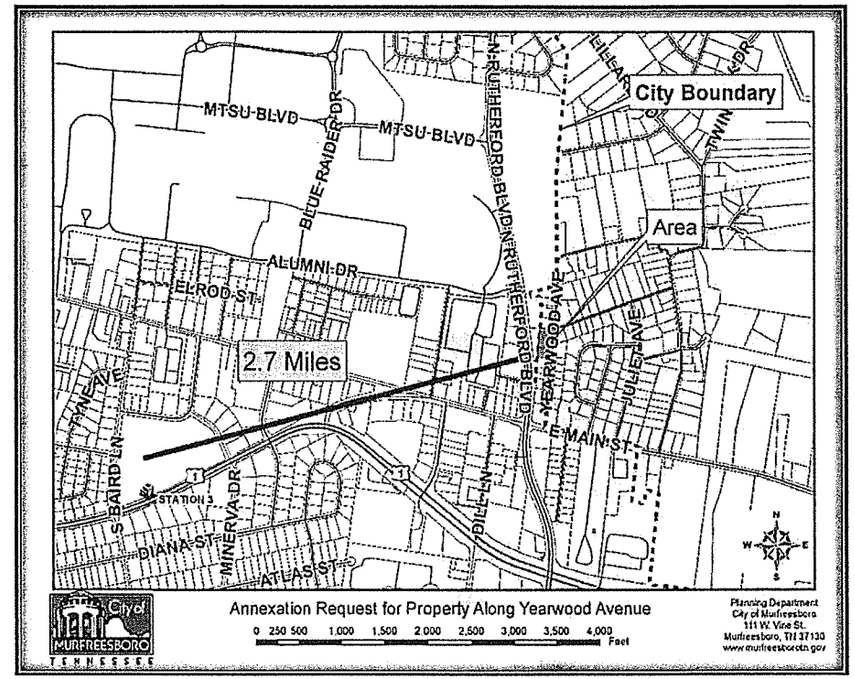


FIRE AND EMERGENCY SERVICE

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 #3, located at 1511 Mercury Boulevard, is 1.6 miles from the study area, and Fire Station #8, located at 1730 East Northfield Boulevard, is 2.7 miles from the study area. MFRD will be able to provide fire protection to the existing single-family dwellings and any future commercial development upon annexation. Fire protection will be available for the existing houses on Yearwood immediately upon annexation.

PLANNING, ENGINEERING, AND ZONING SERVICES

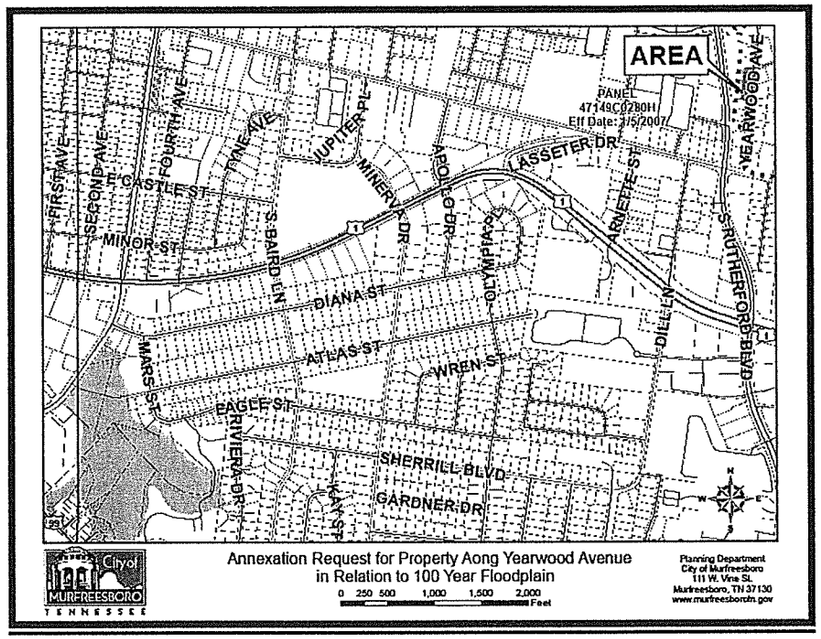
The property will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all site plans, preliminary plats, and final plats. Among other duties, the Planning and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



FLOODWAY

The study area is not located 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 100-year floodplain boundary in blue.



DRAINAGE

Property and Development

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

Improvement to North Rutherford Boulevard to add a left-turn lane into the site should be included. A right-of-way (ROW) permit and bond will be required for all work within ROW of North Rutherford Boulevard. The County must approve any connections to Yearwood Avenue and the County Highway Department requires a Road Connection & Performance Agreement with a surety posted during construction.

Public Drainage System

Existing public drainage systems serving the study area are integral to the existing North Rutherford Boulevard. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage Conditions

The study area drains to the ROWs of North Rutherford Boulevard and Yearwood Avenue and then to a pond located on MTSU's property.

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area currently has 2 single-family residences and will generate approximately $78 per year in revenue for the Stormwater Utility Fee.

The subject property is proposed to be developed for a Planned Commercial District (PCD) on approximately 1.83 acres. Based on this development scenario and property limitations, it is anticipated that the site will generate $400 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 the study area 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.