RESOLUTION 15-R-PS-51 to adopt a Plan of Services for approximately 1.4 acres at 4526 Veterans Parkway. [2015-502]

WHEREAS, the Owner(s) of the area 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 area; and

WHEREAS, a proposed Plan of Services for such area 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 August 5, 2015 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 October 15, 2015, pursuant to a Resolution passed and adopted by the City Council on August 27, 2015, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on September 28, 2015; and,

WHEREAS, the Plan of Services for the area 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 area 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 3. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the area, **Resolution 15-R-A-51**, the public welfare and the welfare of the City requiring it.

Passed: October 15, 2015

Shane McFarland, Mayor

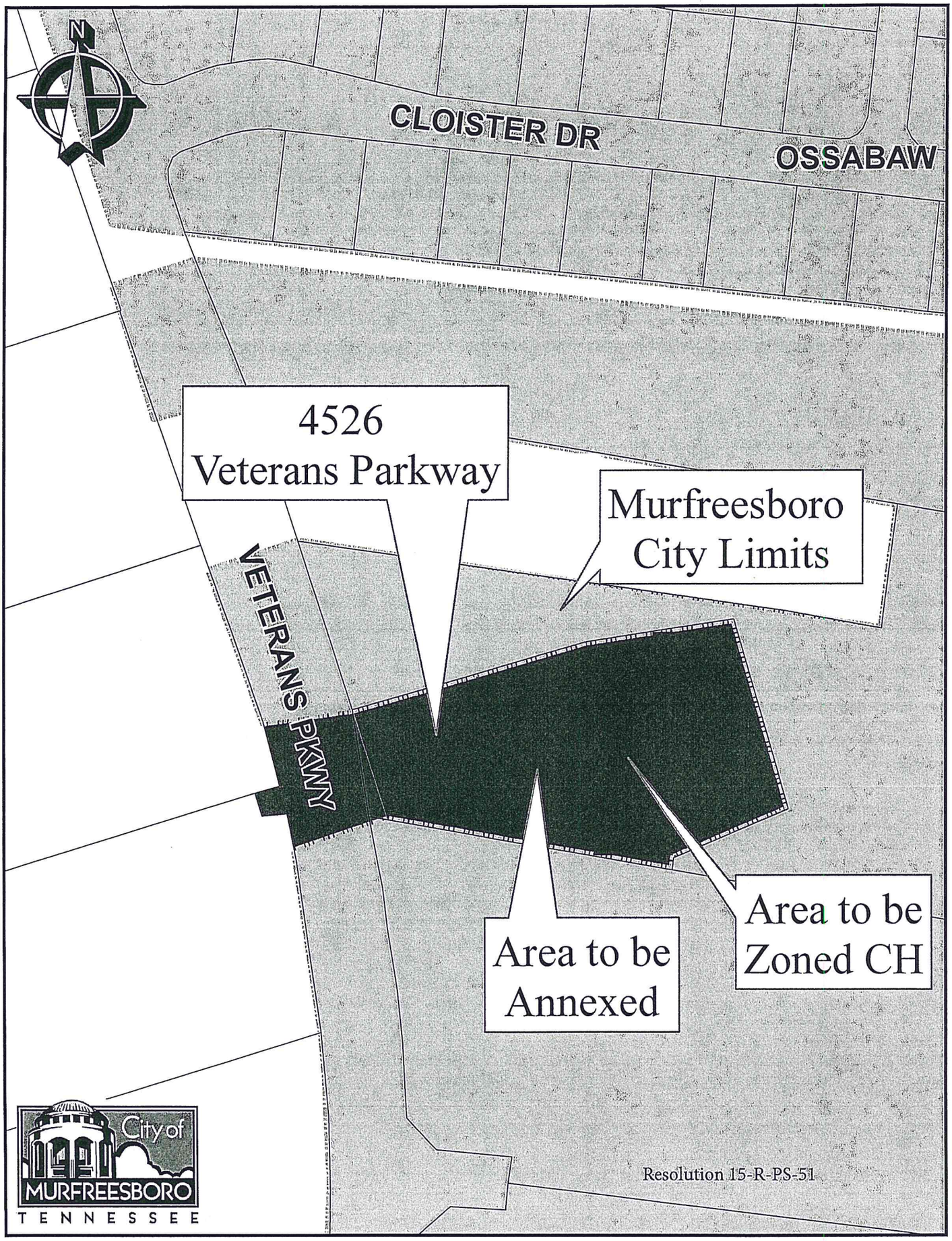
ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Susan Emery McGannon
City Attorney

SEAL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4526
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City Limits
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City of
MURFREESBORO
TENNESSEE
Resolution 15-R-PS-51

PLAN OF SERVICES AND FEASIBILITY STUDY FOR PROPERTY LOCATED AT 4526 AND 4536 VETERANS PARKWAY

City of
MURFREESBORO
TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
August 5, 2015

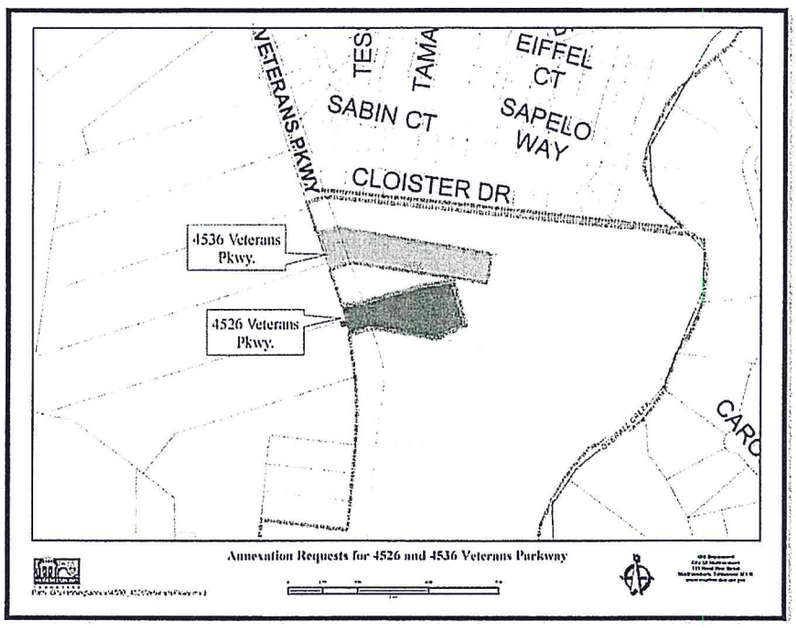
INTRODUCTION

The area studied in this Plan of Services is located at 4526 and 4536 Veterans Parkway. The study area, approximately 3.69 acres, includes tax map 093, parcel 027.01 and tax map 093, parcel 026.00. Also included in the study are 279 linear feet, or 0.64 acres, of Veterans Parkway right-of-way.

The applicants, Mr. and Mrs. Alex and Bettye Bryan, have also requested a zoning classification of CH (Commercial Highway District) for the 4526 Veterans Parkway parcel simultaneous with annexation.

The applicants, Mr. and Mrs. Lloyd and Edna Davis, have also requested a zoning classification of CH (Commercial Highway District) for the 4536 Veterans Parkway parcel simultaneous with annexation.

The properties are within the City of Murfreesboro's Urban Growth Boundary.



POLICE PROTECTION

The Murfreesboro Police Department will begin providing services to the study area immediately upon the effective date of annexation. These properties are located in Police Zone # 4.

WATER SERVICE

There is a 16"-inch Consolidated Utility District (CUD) water line along Veterans Parkway, which serves the existing structures on the subject parcels. It will be the responsibility of the developer to extend water service as needed with future development.

SANITARY SEWER SERVICE

Murfreesboro Water and Sewer Department (MWSD) currently does not have sanitary sewer available to serve the properties. As development occurs, it will be the responsibility of the developer to extend sewer service from an existing 18"-inch sanitary sewer main located within an easement along Overall Creek.

FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire Department will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation.

ELECTRIC SERVICE

Murfreesboro Electric Department (MED) currently has existing facilities along the west side of Veterans Parkway that serve the study area.

STREET LIGHTING

According to MED, street lighting will be extended along Veterans Parkway by MED this year, 2015. If the future development will have public streets, MED will install the street lights.

STREETS AND ACCESS

The study area currently has access to Veterans Parkway, a major arterial. This roadway was constructed to Tennessee Department of Transportation standards in a partnership between TDoT, City of Murfreesboro, and Rutherford County. By agreement with Rutherford County, the City of Murfreesboro provides operation and maintenance of this roadway. The city will provide routine maintenance and the conditions of the maintenance agreement with Rutherford County will no longer apply to the study area. Approximately 0.64 acres of ROW and approximately 279 linear feet of 5-lane street, curb and gutter, and sidewalk are included in the study area. Based on an estimated 10 year re-pavement cycle for major arterial roadways, annualized roadway maintenance costs are estimated at $1,500 for this roadway.

SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service will be Friday.

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. The subject area will be within the Overall Creek Elementary school zone which should not be impacted as the proposed zoning is for commercial development.

RECREATION

The study area will have immediate availability to Murfreesboro's Parks and Recreation facilities. 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 tax payers. Children who are residents of the City of Murfreesboro and attend Murfreesboro Elementary Schools and receive free or reduced lunches also receive free or reduced recreational fees.

PLANNING, ENGINEERING AND ZONING SERVICES

The property will come within the City's jurisdiction for planning and engineering immediately upon the effective date of annexation.

ANNEXATION FOLLOW-UP

The Murfreesboro City Council will also be responsible for ensuring that this property will receive City services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, 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.

BUILDING AND CODES

The property will come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation.

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.