RESOLUTION 15-R-PS-54 to adopt a Plan of Services for approximately 60.62 acres along Compton Road, Ms. Virginia Cabellero, applicant. [2014-508]

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 January 7, 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 November 5, 2015, pursuant to a Resolution passed and adopted by the City Council on September 17, 2015, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on October 19, 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-54**, the public welfare and the welfare of the City requiring it.

Passed: November 5, 2015

Shane McFarland, Mayor

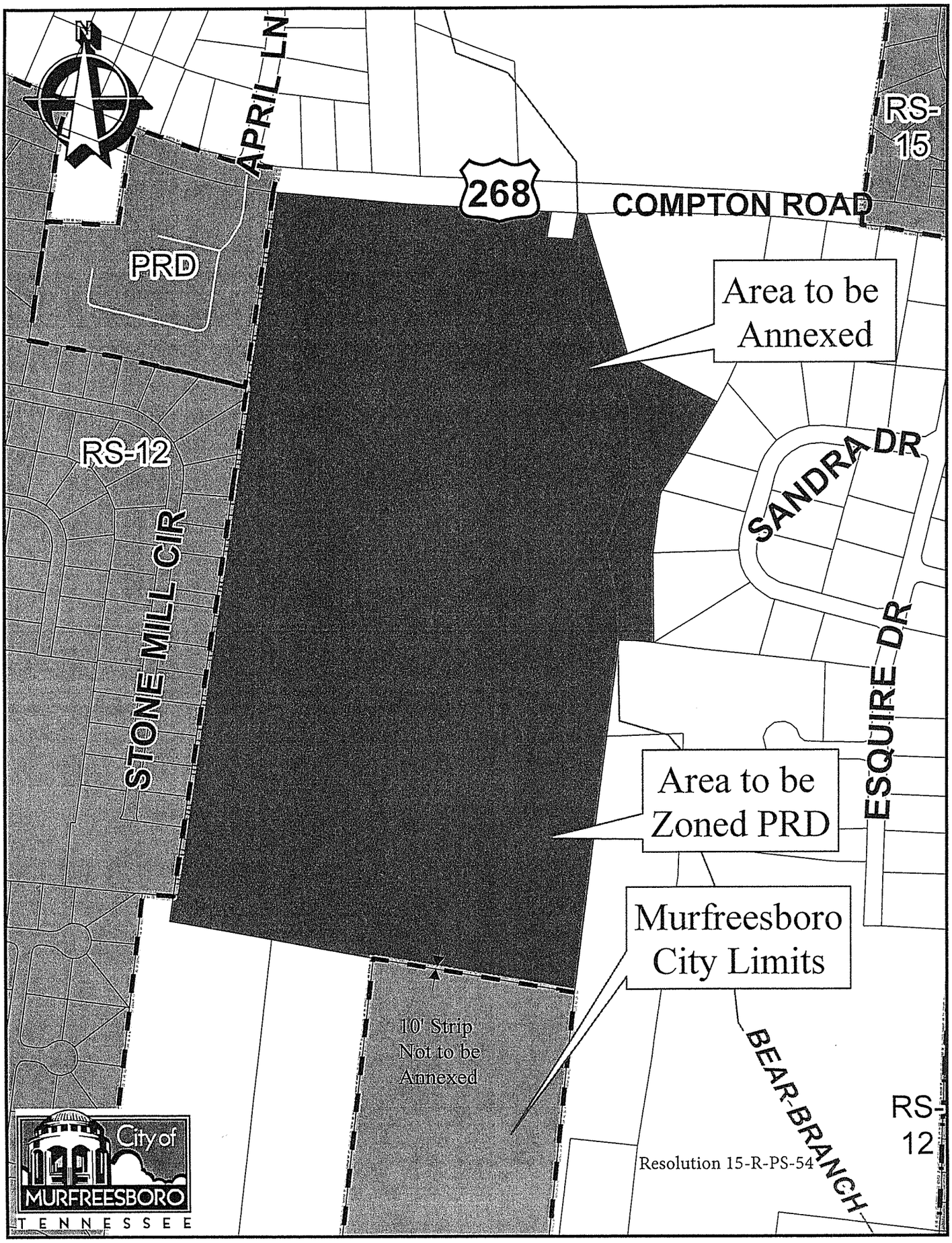
ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

David A. Ives
City Attorney

SEAL



Resolution 15-R-PS-54

PLAN OF SERVICES AND FEASIBILITY STUDY FOR PROPERTY LOCATED AT 762 COMPTON ROAD

City of MURFREESBORO TENNESSEE

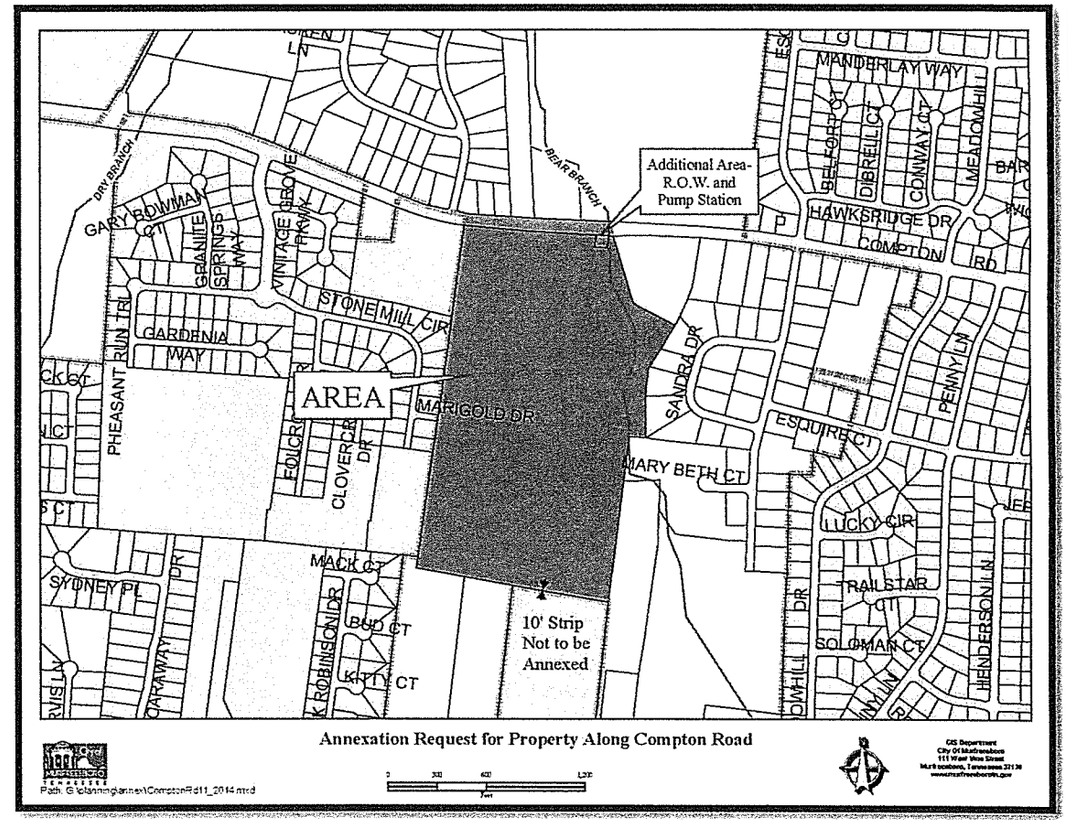
PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
January 7, 2015

INTRODUCTION

The area studied in this Plan of Services is located at 762 Compton Road, just east of The Reserve subdivision. The study area, approximately 58.85 acres, includes tax map 68, parcel 004.00. Also included in the study are 898.6 linear feet, or 1.64 acres, of Compton Road right-of-way and a City owned pump station.

There is a 10' strip of this property along the southern property line that is not included within this annexation.

The applicant, Ms. Virginia Cabellero has also requested a zoning classification of PRD (Planned Residential District) for the subject parcel simultaneous with annexation. The property is 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.

WATER SERVICE

There is a 30-inch Consolidated Utility District (CUD) water line along Compton Road, which is sufficient to serve the property both as proposed and in its current state. It will be the responsibility of the developer to extend water service.

SANITARY SEWER SERVICE

Murfreesboro Water and Sewer Department (MWSD) currently does have sanitary sewer available to serve the properties. As development occurs, it will be the responsibility of the developer to extend sewer service from the east of the property requesting annexation.

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

The property is within Murfreesboro Electric Department's (MED) service area. MED currently has facilities within this area to service the property. Any new electrical infrastructure installed to serve this development will be required to adhere to MED standards.

STREET LIGHTING

According to MED, street lighting will be installed once development occurs.

STREETS AND ACCESS

The study area currently has access to Compton Road (State Route 268), a major arterial, and is anticipated to connect to Marigold Drive, a local road. Any new streets associated with development of the property must adhere to the City's Standard Street Specifications and other development regulations.

Upon annexation, the City of Murfreesboro Street Division will provide routine maintenance services along Compton Road under contract with TDoT. Under this contract, no additional annual maintenance costs are anticipated for the public roadway system. Additionally, it is anticipated that $783/year will be provided to the City by TDoT for the maintenance of this route. Compton Road is on the City's Major Thoroughfare Plan for future improvements to 5-lanes. Any development along this route may require ROW dedication and participation in the upgrade of this roadway to the proposed section. Additionally, roadway connections to Compton Road will require approval of TDoT following review by the City Engineer.

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. The initial day of service will be Tuesday.

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 Erma Siegel school zone.

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.