RESOLUTION 15-R-PS-56 to adopt a Plan of Services for approximately 17.3 acres along Manson Pike, Louis and Elizabeth Jennings, applicants. [2015-505]

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 September 2, 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-56**, the public welfare and the welfare of the City requiring it.

Passed: November 5, 2015

Shane McFarland, Mayor

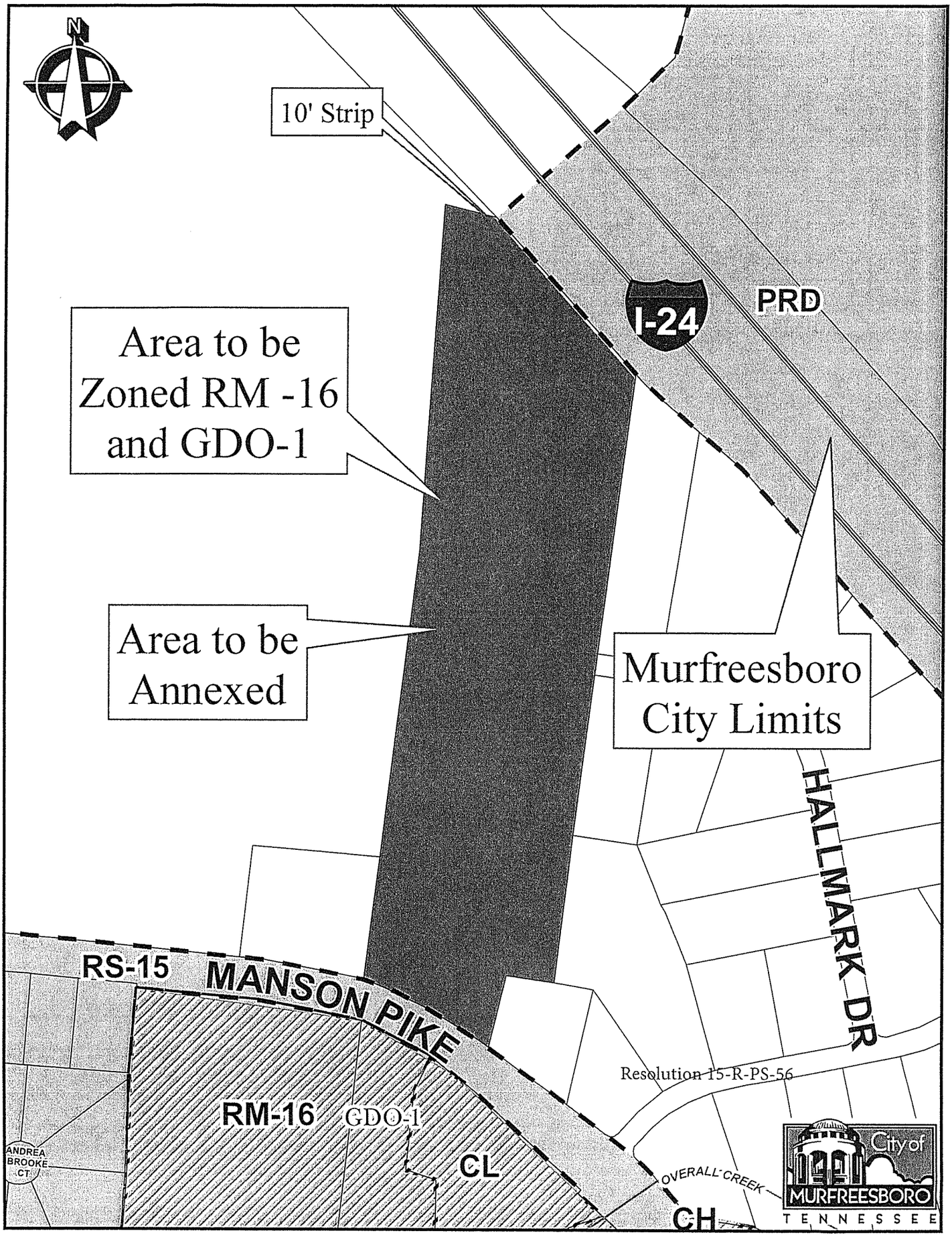
ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

David A. Ives
City Attorney

SEAL



Resolution 15-R-PS-56

PLAN OF SERVICES AND FEASIBILITY STUDY FOR PROPERTY LOCATED AT 3726 MANSON PIKE

City of MURFREESBORO TENNESSEE

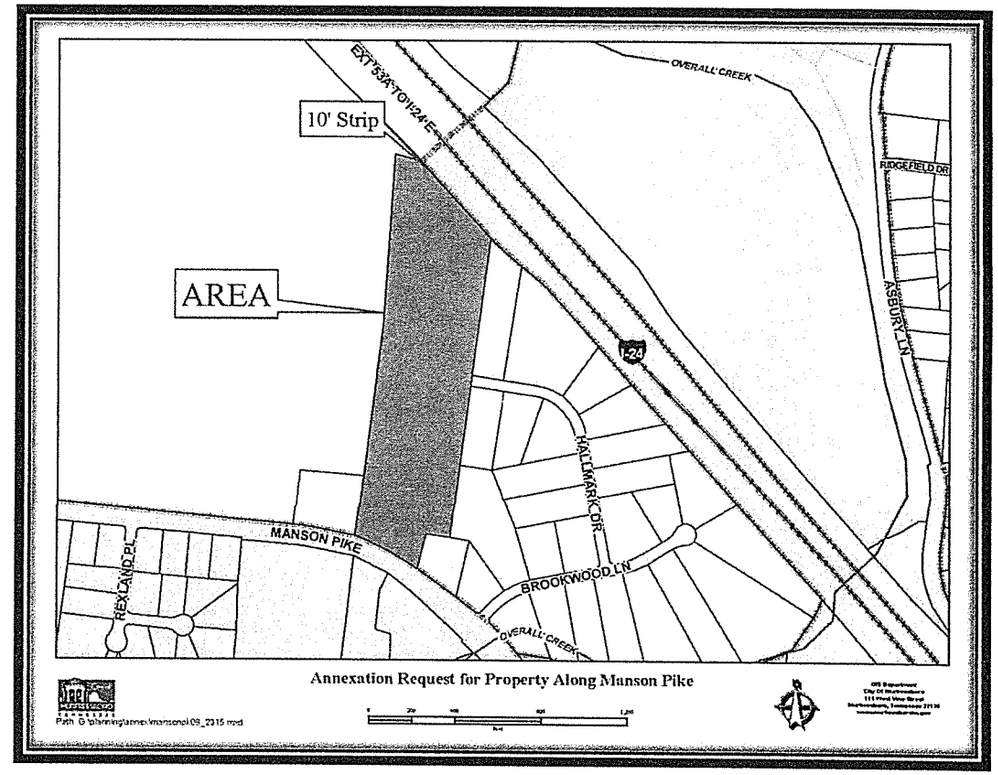
PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
September 2, 2015

INTRODUCTION

The area studied in this Plan of Services is located at 3726 Manson Pike. The study area, approximately 17.92 acres, includes tax map 79, parcel 58.00. No right-of-way will be included with this study area.

The applicant, Mr. Louis and Mrs. Elizabeth Jennings have also requested a zoning classification of RM-16 (Multi-Family Residential District) and GDO-1 (Gateway Design Overlay) for the subject parcel simultaneous with annexation.

The property is within the City of Murfreesboro's Urban Growth Boundary. In order to comply with Tennessee annexation laws, there will be 10'ft of the subject property along I-24 that will not be annexed. This will allow the southeast county subdivision to not be completed encircled by Murfreesboro City Limits.



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 20-inch Consolidated Utility District (CUD) water line along Manson Pike, which serves the existing structures on the subject parcel. 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 Overall Creek located to the Southeast 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 boundary. MED currently has facilities and capacity for the development along Manson Pike. The electrical infrastructure installed to serve this development will be required to adhere to MED standards.

STREET LIGHTING

According to MED, streetlights are currently existing along Manson Pike.

STREETS AND ACCESS

The study area currently has access to Manson Pike, a major arterial, and to Hallmark Drive, a county road. An element of the Major Thoroughfare Plan is the widening of Manson Pike to a 5 lane road. Right-of-way was acquired when the roadway was improved to 3-lanes. No additional right-of-way fees in lieu of construction are anticipated based on the Major Thoroughfare Plan. Any new streets associated with development of the property must adhere to the City's Standard Street Specifications and other development regulations

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.

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 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.