RESOLUTION 15-R-PS-63 to adopt a Plan of Services for approximately 12.6 acres along Osborne Lane, Stuart Conway, applicant. [2015-506]

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 October 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 December 10, 2015, pursuant to a Resolution passed and adopted by the City Council on October 15, 2015, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on November 23, 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-63**, the public welfare and the welfare of the City requiring it.

Passed: December 10, 2015

Shane McFarland, Mayor

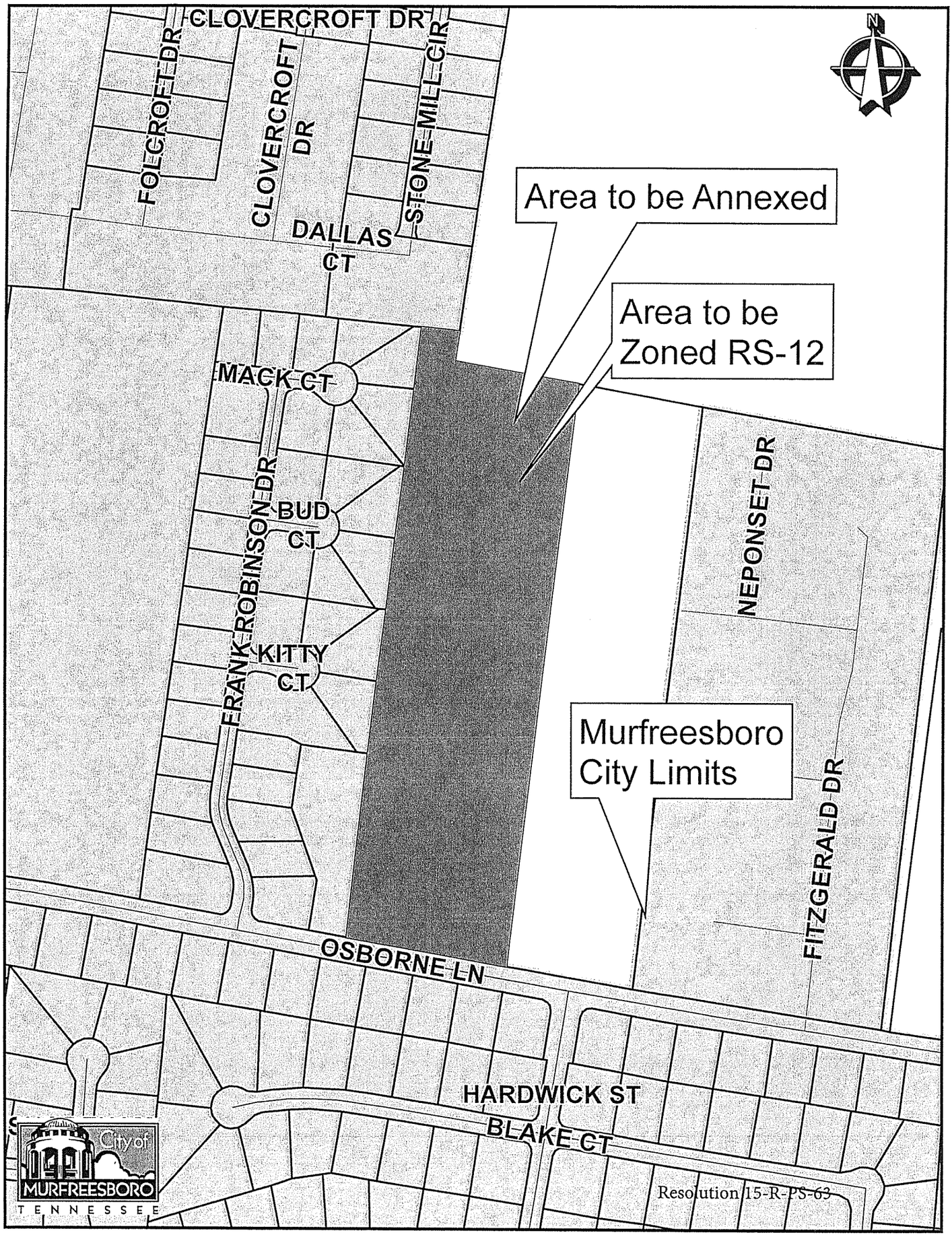
ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

David A. Ives
City Attorney

SEAL



Resolution 15-R-PS-63

PLAN OF SERVICES AND FEASIBILITY STUDY FOR PROPERTY LOCATED ALONG OSBORNE LANE

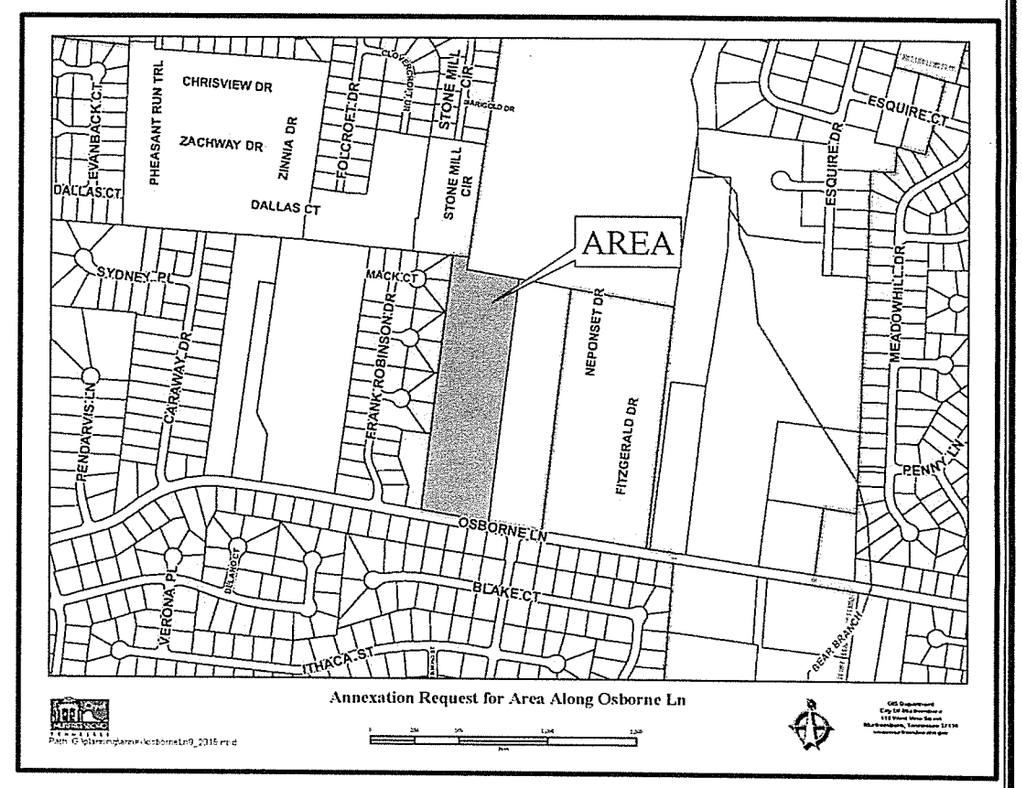
City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
October 7, 2015

INTRODUCTION

The area studied in this Plan of Services is located along the north side of Osborne Lane, adjacent to the Ridgeport subdivision on the west. The study area, approximately 12.6 acres, includes tax map 68, parcel 55.00.

The applicant, Mr. Stuart Conway, has also requested a zoning classification of RS-12 (Single-Family 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

The study area is served by the Murfreesboro Water and Sewer Department. There is an eight-inch water line along the north side of Osborne Lane, 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 to 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 has facilities and capacity in place to serve the development. The electrical infrastructure installed to serve this development will be required to adhere to MED standards.

STREET LIGHTING

MED currently has street lights along Osborne Lane and will install street lights throughout any new development in the study area as needed.

STREETS AND ACCESS

The study area currently has access to Osborne Lane, a community collector. No new streets are proposed with this annexation. Should any new streets be proposed with development of the property in the future, those streets 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. 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, which has adequate capacity for additional students from the study area.

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. As required by 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

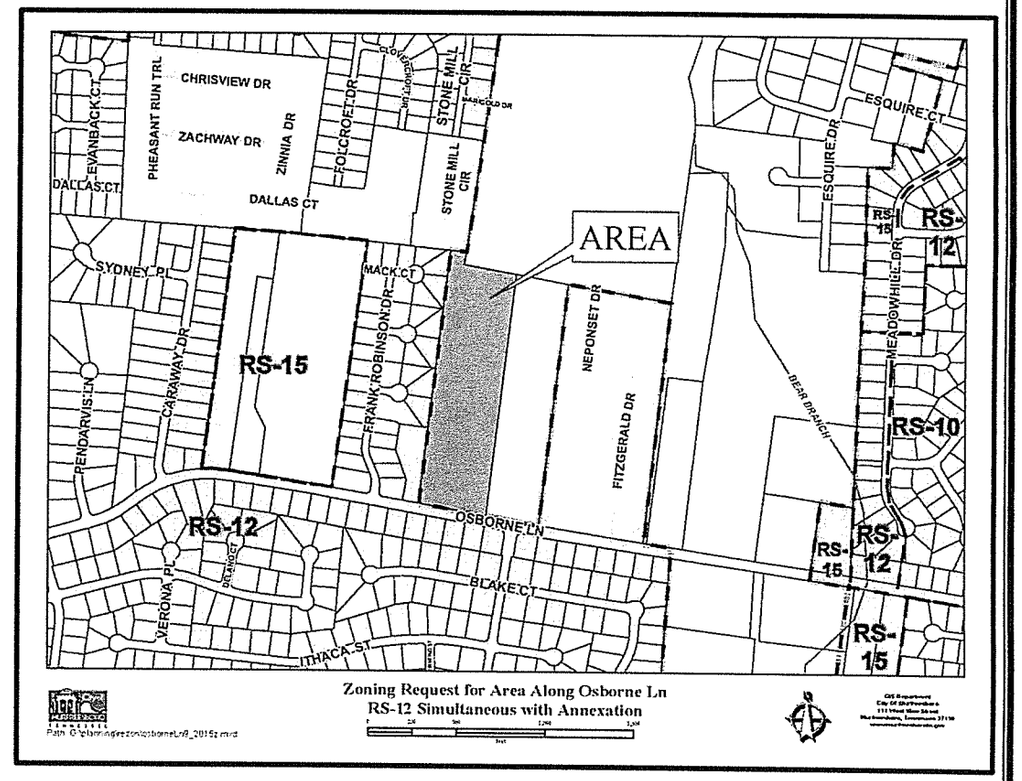
The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

ANNEXATION FEASIBILITY STUDY WITH APPENDICES FOR PROPERTY LOCATED ALONG OSBORNE LANE

ZONING

The applicant has requested RS-12 (Single-Family Residential) zoning for the subject parcel simultaneous with annexation. The property is presently zoned RM (Residential – Medium Density) in the County.

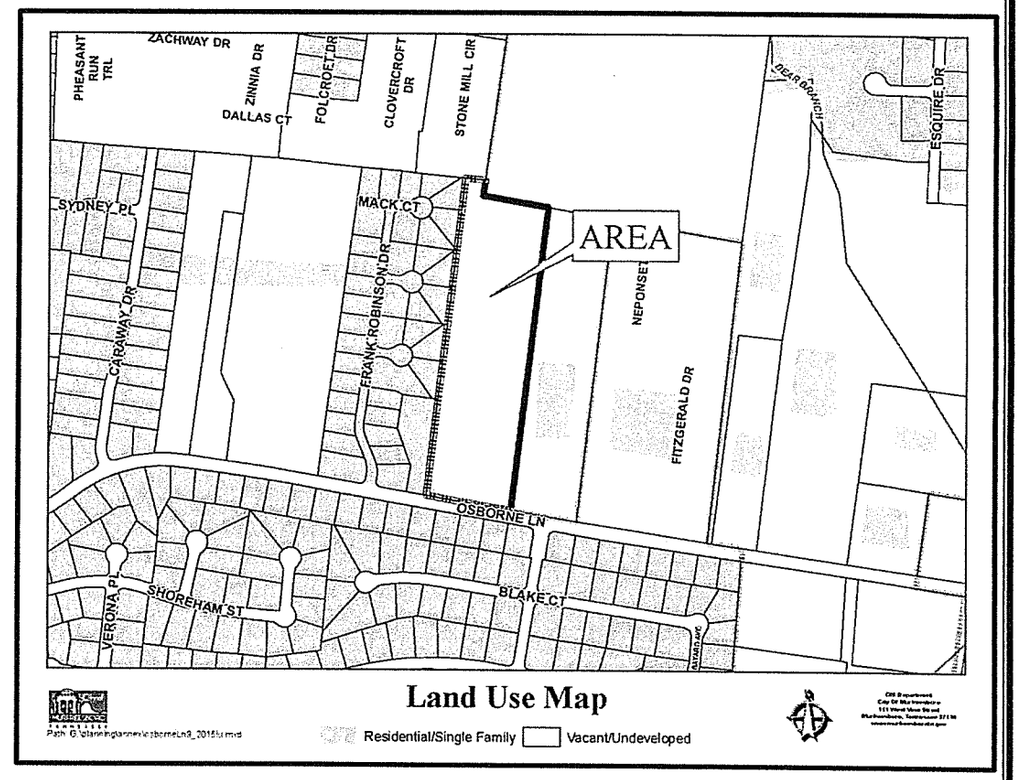
Both the Ridgeport subdivision to the west and the Hamptons subdivision to the south are zoned RS-12 (Single-Family Residential). Additionally, The Reserve subdivision, which adjoins the subject parcel on its northwest corner, is zoned RS-12 (Single-Family Residential). The properties to the east and north of the subject parcel are located within the County and are zoned RM (Residential – Medium Density).



PRESENT AND SURROUNDING LAND USE

The area being considered for annexation is mostly undeveloped with a barn being located on a portion of the property near Osborne Lane.

City single-family residential subdivisions are located to the south (The Hamptons), west (Ridgeport), and northwest (The Reserve). Adjacent properties to the east and north are outside the City's boundaries; the property to the east includes two single-family homes, while the property to the north is vacant. The site is accessed from Osborne Lane and has no other street connections at this time.



ANALYSIS OF CITY SERVICES

POLICE PROTECTION

At present, the study area receives police service through the Rutherford County Sheriff's Department. If annexed, the Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE, and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. The Police Department foresees no negative impact on its ability to provide services. No additional costs to the department are expected. This property is located in Police Zone #3.

ELECTRIC SERVICE

The property is within Murfreesboro Electric Department's (MED) Service Boundary. MED has facilities and capacity in place to serve the development. The electrical infrastructure installed to serve this development will be required to adhere to MED standards.

STREET LIGHTING

MED currently has street lights along Osborne Lane and will install street lights throughout any new development in the study area as needed.

STREETS AND ACCESS

The study area currently has access to Osborne Lane, a community collector. Access points and on-site circulation for future development will be reviewed during the subdivision review process, as new streets are platted. Any new roads associated with development of the property must adhere to the City's Standard Street Specifications.

SOLID WASTE COLLECTION

According to the Solid Waste Department, weekly curbside solid waste collection for the property will be available immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. Pick-up will occur on a Tuesday route. No additional equipment or manpower will be needed to serve the entire area.

PLANNING AND ENGINEERING SERVICE

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.

BUILDING AND CODES

The properties 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. A preliminary inspection by the Codes Department indicated weeds and grass exceeding 12 inches in height, which will need to addressed if the property is annexed.

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.

POPULATION

According to the 2010 Census from the Census Bureau, the average household has 2.58 people. The study area is currently undeveloped. If the study area is developed to its maximum density of 34 dwelling units, approximately 88 residents will be expected.

CITY SCHOOLS

Murfreesboro City Schools has indicated that the subject property will be located within the Erma Siegel Elementary school zone. Any impact to the school should be within the ability of Murfreesboro City Schools to accommodate.

RECREATION

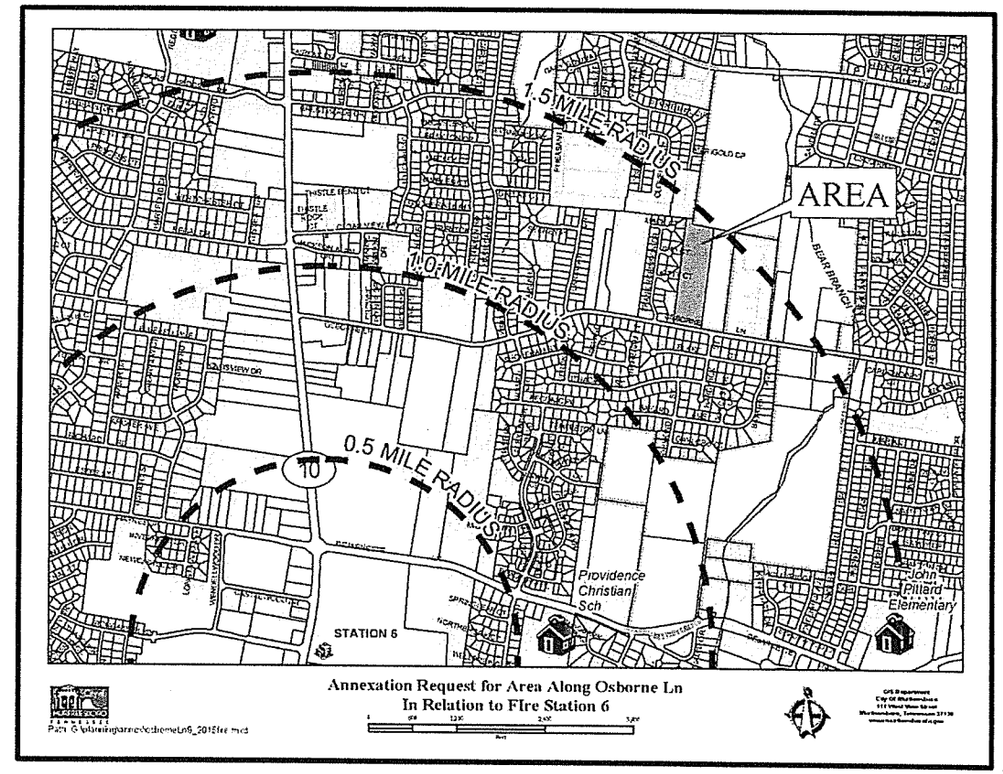
The study area will have immediate availability to Murfreesboro's Parks and Recreation facilities. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs 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.

FIRE PROTECTION

This annexation will have no negative impact on the Murfreesboro Fire & Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water and Sewer Department policies and procedures. Current guidelines recommend fire hydrants be no more than 500 feet apart.

There is an eight-inch Murfreesboro Water and Sewer Department water line along Osborne Lane that is able to provide adequate fire flows for fire protection on the subject property. The closest fire station to the subject tract is Fire Station #6, located at 2302 Memorial Boulevard, 1.9 roadway miles from the study area. The Murfreesboro Fire & Rescue Department can provide ISO Class Two (2) fire protection.

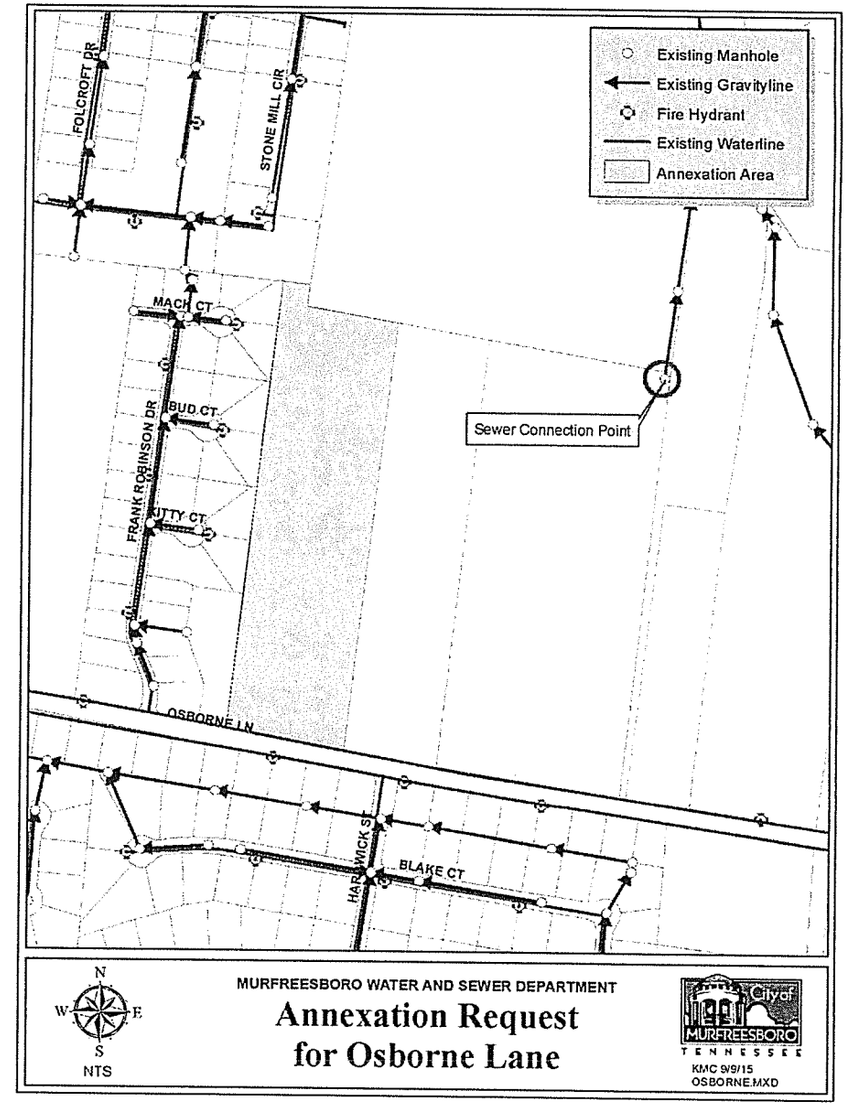
The dashed lines on the adjacent map represent distance ranges from the nearest fire station, "as the crow flies."



WATER SERVICE

The study area is in the Murfreesboro Water and Sewer Department (MWSD) service area. An eight-inch water line runs along Osborne Lane. This line is adequate for providing domestic water service and for maintaining the proper fire flows for any future development. It will be the responsibility of the developer to extend water service into the subject property. Any new water line development must be done in accordance with the development policies and procedures of the Murfreesboro Water and Sewer Department.

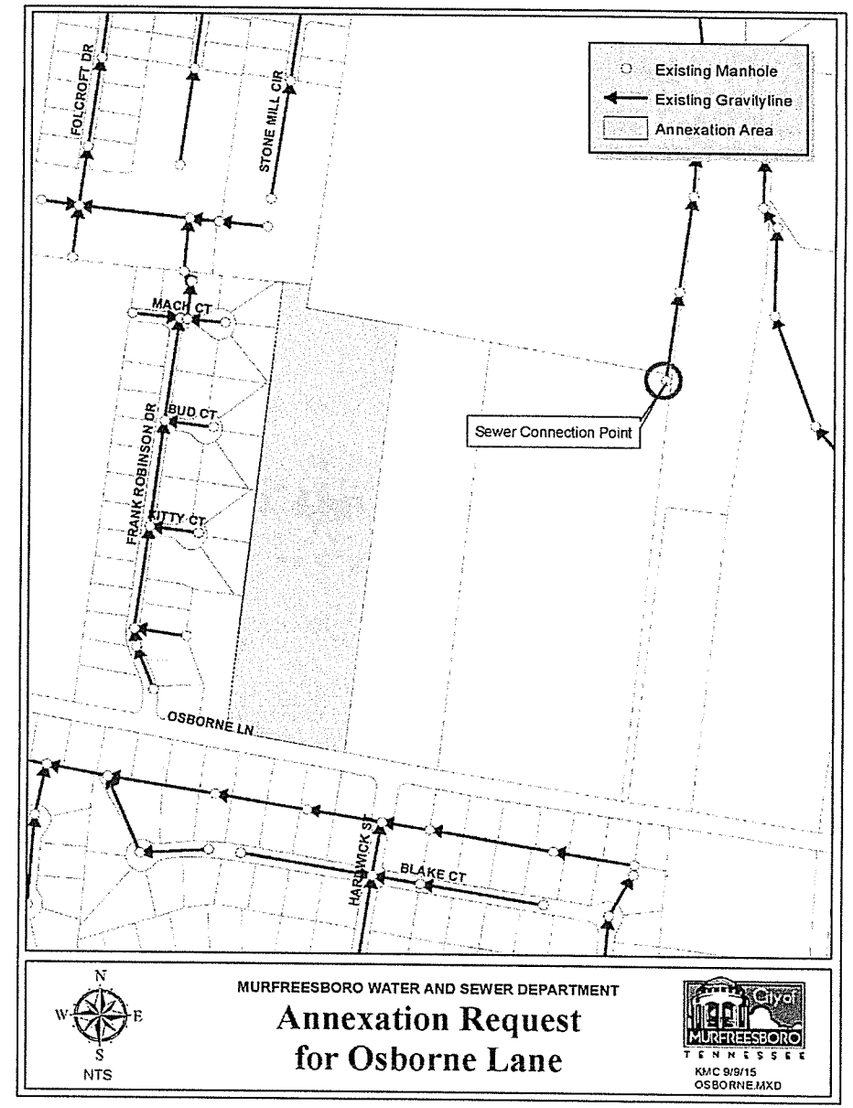
The blue lines on the adjacent map represent existing water lines.



SANITARY SEWER SERVICE

Sanitary sewer is currently not available to serve the subject property, per MWSD's definition of "available". The property is to be served by extending an existing ten-inch gravity sewer main located about 900 feet east of the northeastern corner of the subject property. The property is located within the Compton Road Sanitary Sewer Assessment District and will be charged $300.00 per single family unit in addition to the current connection fees. All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the developer in accordance with the development policies and procedures of the Murfreesboro Water & Sewer Department.

The red lines on the adjacent map represent existing sewer lines.



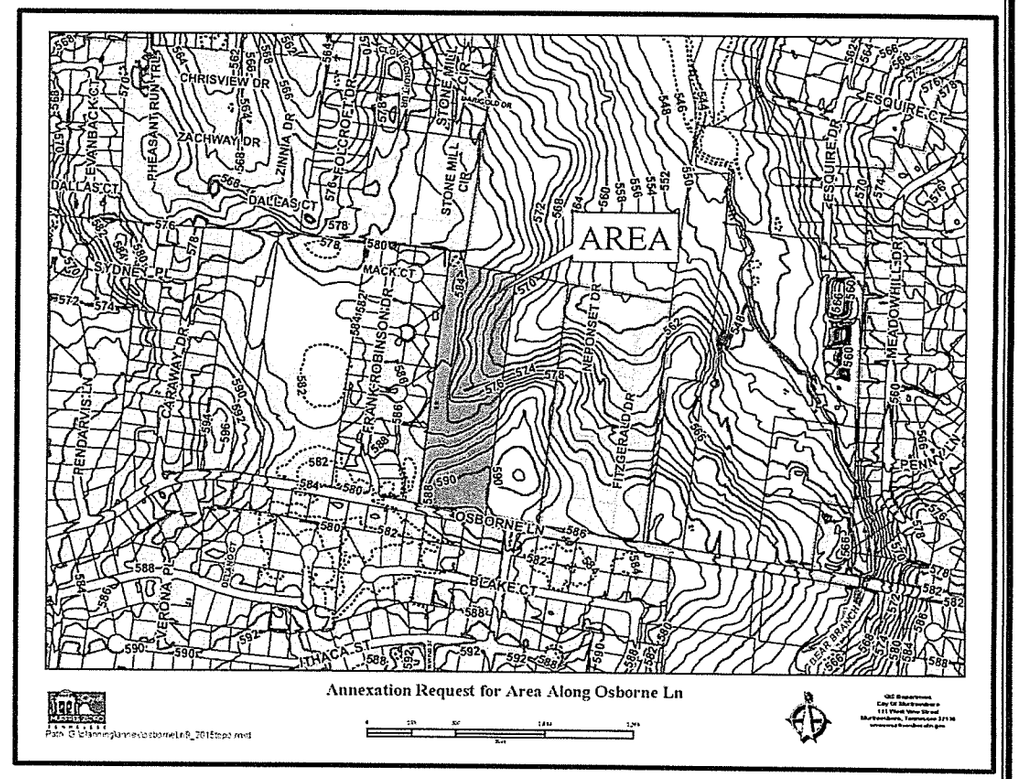
DRAINAGE

Public drainage facilities—including curb, gutter, and storm drainage structures—are located south of the study area along Osborne Lane. However, most of the study area drains to the northeast into Bear Branch. No additional public drainage systems are in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Upon annexation, stormwater management services provided by the City will be available to the study area. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed RS-12 zoning, this property has the potential to generate $1,350 in Stormwater Utility Fees annually upon full development.

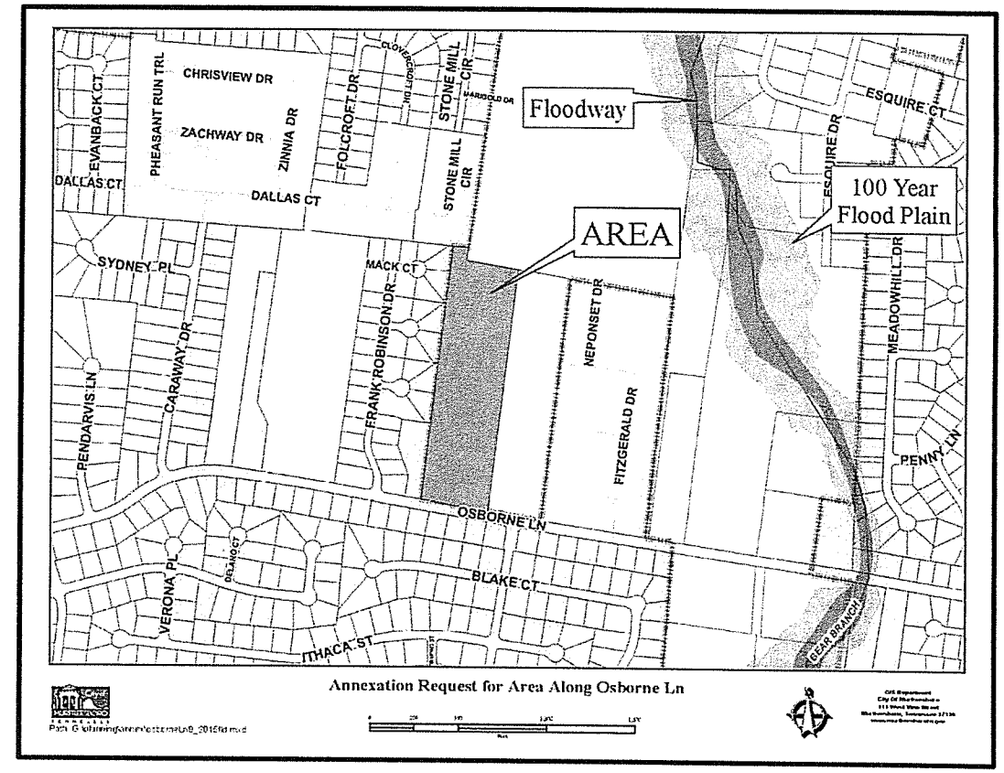
New development on the property must meet City of Murfreesboro Stormwater Quality requirements.

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



FLOODWAY

Bear Branch is located approximately one-quarter mile east of the study area. The study area is not located within the 100-year floodplain or floodway as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2015 will be due on December 31, 2016. 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 $1.2703/$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 City Property Taxes from Site in Present State

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Sue Messick	12.60	$123,500	$3,200	$31,675	$402.37

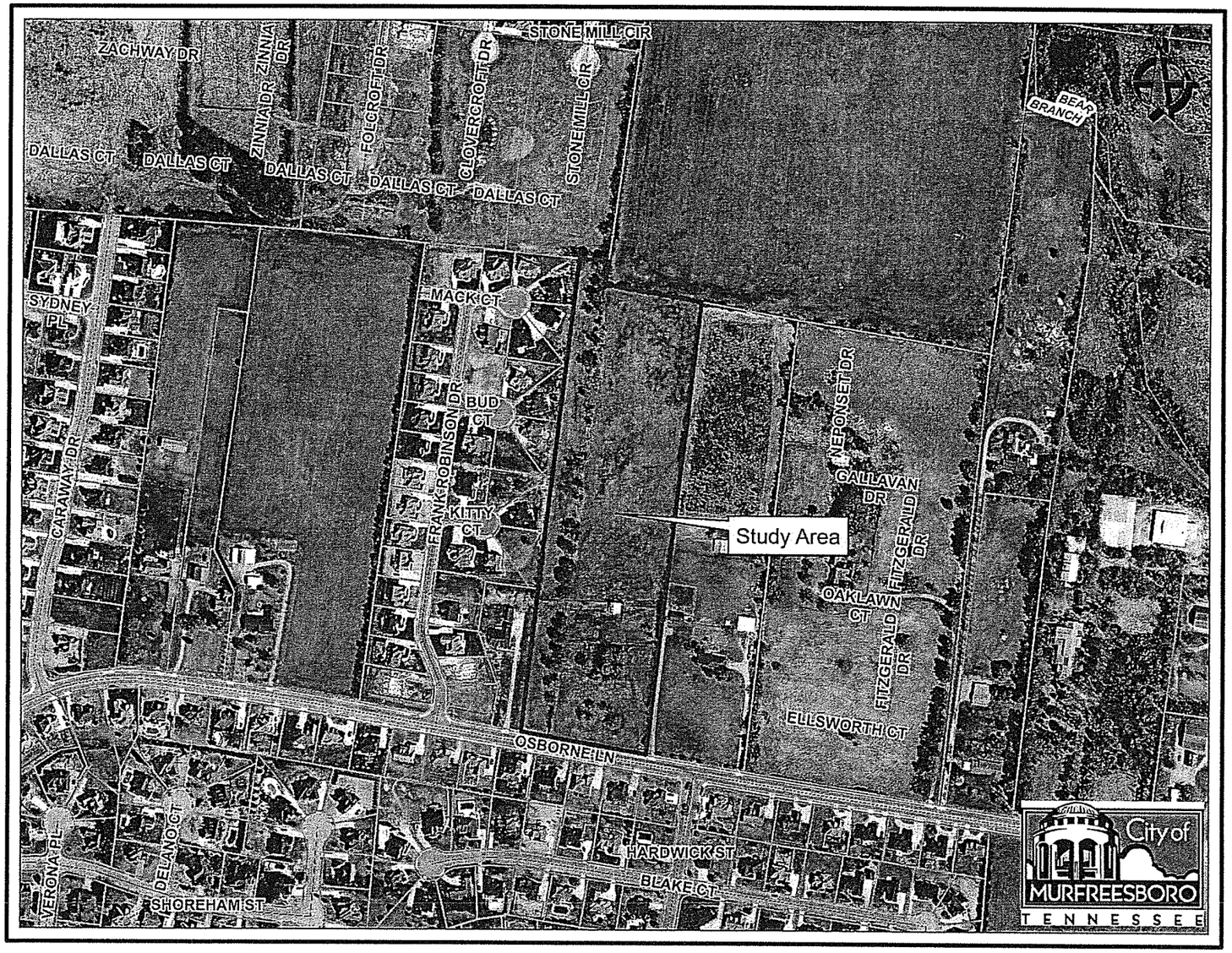
These figures are for the property in its current state.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2015-2016 per capita state revenue estimates for the City of Murfreesboro once the development is built out.

Table II
Per Capita State Revenue Estimates

General Fund	**Per Capita Amount**
State Sales Tax	$70.00
State Beer Tax	$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	$2.05
Gross Receipts (TVA in-lieu taxes)	$11.00
Total General Revenue Per Capita	$83.55
State Street Aid Funds	**Per Capita Amount**
Gasoline and Motor Fuel Taxes	$25.91
Total Per Capita (General and State Street Aid Funds)	**$109.46**
Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit with maximum density of 34 units)	**$9,601.83**

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.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CLOVERCROFT DR
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DALLAS CT
DALLAS CT
SYDNEY PL
MACK CT
BUD CT
FRANKROBINSON DR
KITTY CT
CARAWAY DR
NEPONSET DR
GALLAVAN DR
FITZGERALD DR
Study Area
OAKLAWN CT
FITZGERALD DR
ELLSWORTH CT
OSBORNE LN
VERONA PL
DELANO CT
HARDWICK ST
BLAKE CT
SHOREHAM ST
City of
MURFREESBORO
TENNESSEE