RESOLUTION 15-R-PS-65 to adopt a Plan of Services for approximately 70.1 acres along Blackman Road, Benjamin Sikes and Thomas Meadow, applicants. [2015-508]

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 November 4, 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 January 7, 2016, pursuant to a Resolution passed and adopted by the City Council on November 19, 2015, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on December 21, 2015; 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 3. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 15-R-A-65**, the public welfare and the welfare of the City requiring it.

Passed: January 7, 2016

Shane McFarland, Mayor

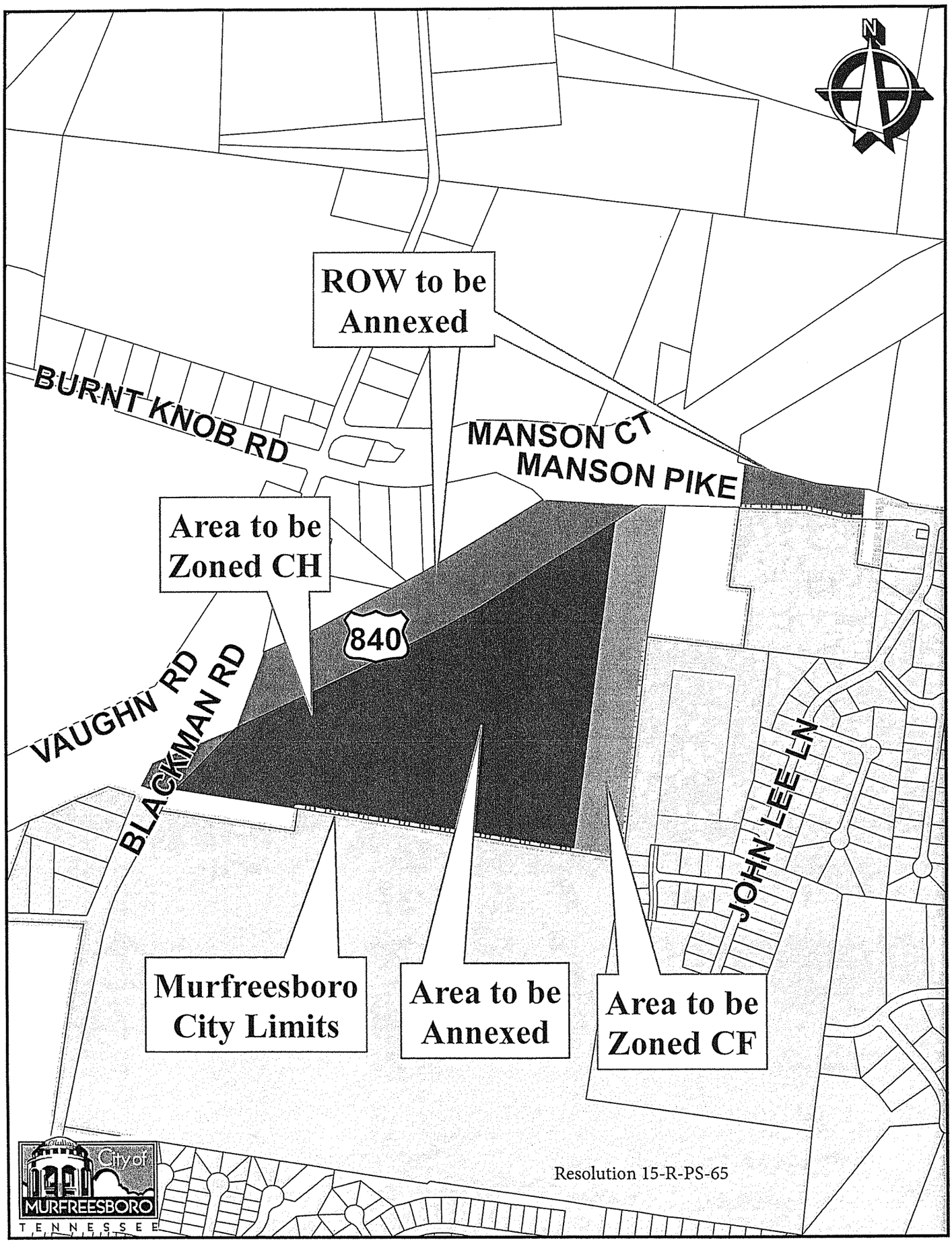
ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

David A. Ives
City Attorney

SEAL

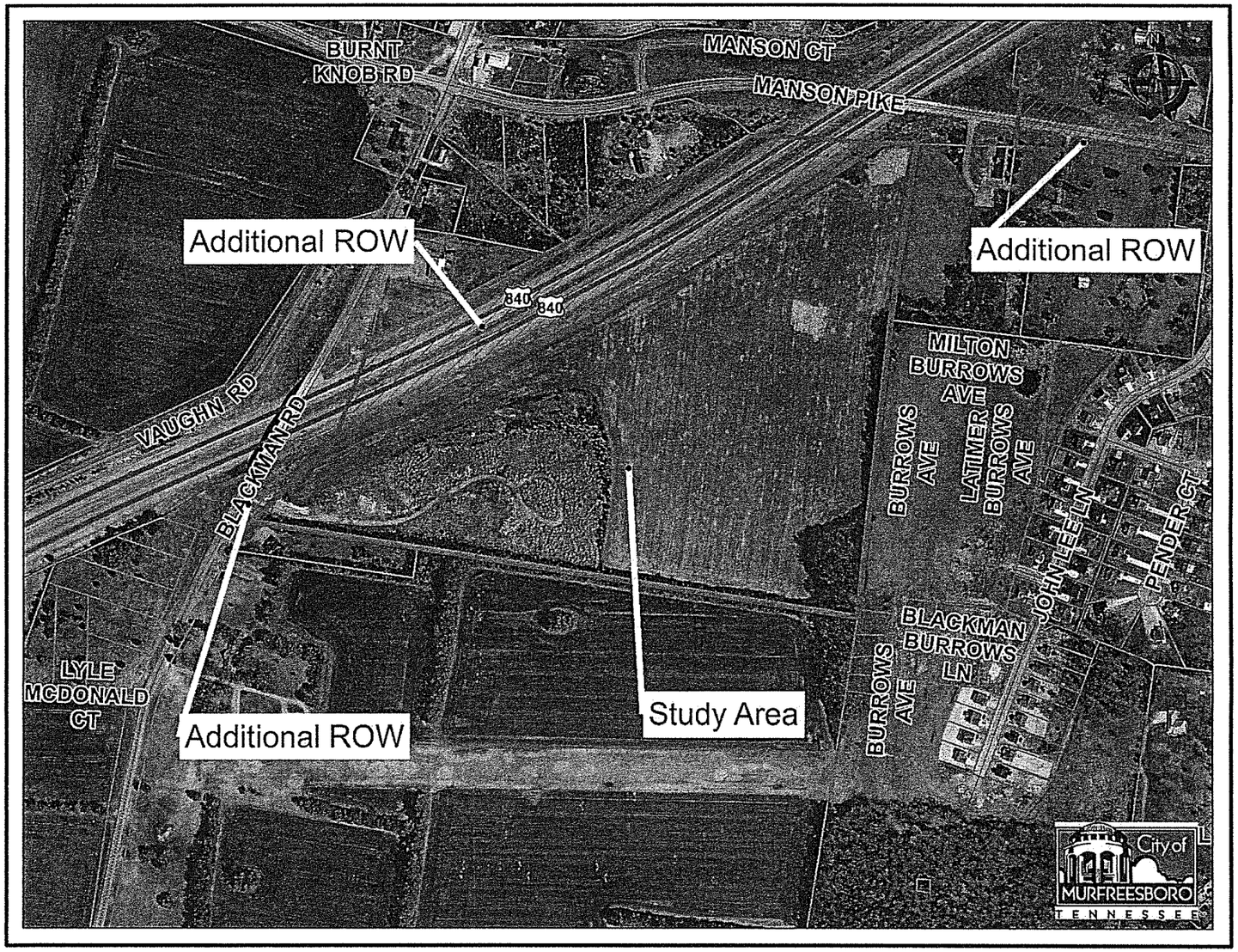


Resolution 15-R-PS-65

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG BLACKMAN ROAD AND STATE ROUTE 840 INCLUDING PLAN OF SERVICES

City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
November 4, 2015


BURNT KNOB RD
MANSON CT
MANSON PIKE
Additional ROW
Additional ROW
840
840
MILTON BURROWS AVE
BURROWS AVE
LATIMER BURROWS AVE
JOHN LEE LN
PENDER CT
VAUGHN RD
BLACKMAN RD
BLACKMAN BURROWS LN
BURROWS AVE
LYLE MCDONALD CT
Additional ROW
Study Area
City of MURFREESBORO TENNESSEE

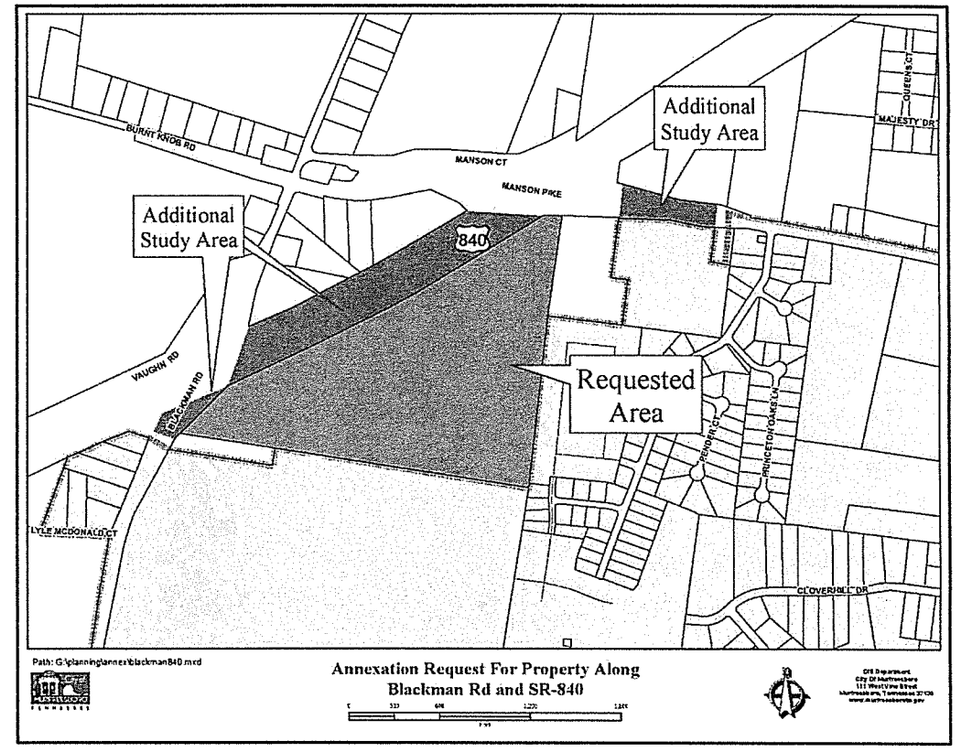
INTRODUCTION

OVERVIEW

The area studied in this Plan of Services is a 53.00-acre parcel (Tax Map 78, Parcel 31.00) situated along the south side of State Route 840 and the east side of Blackman Road. The study area adjoins the City on the south and east, while the areas to the north and west of the study area lie within the unincorporated County. Also included in this study are three rights-of-way: 1.25 acres (233.4 linear feet) of Blackman Road; 13.5 acres (2,029 linear feet) of State Route 840; and 2.5 acres (627 linear feet) of Manson Pike.

The applicant, Mr. Chad Meadow, has requested rezoning simultaneous with annexation. The easternmost 10.2 acres of the parcel would be rezoned CF (Commercial Fringe), while the remainder of the parcel would be rezoned CH (Commercial Highway).

The parcel as well as the three rights-of-way are located within the City of Murfreesboro's Urban Growth Boundary.

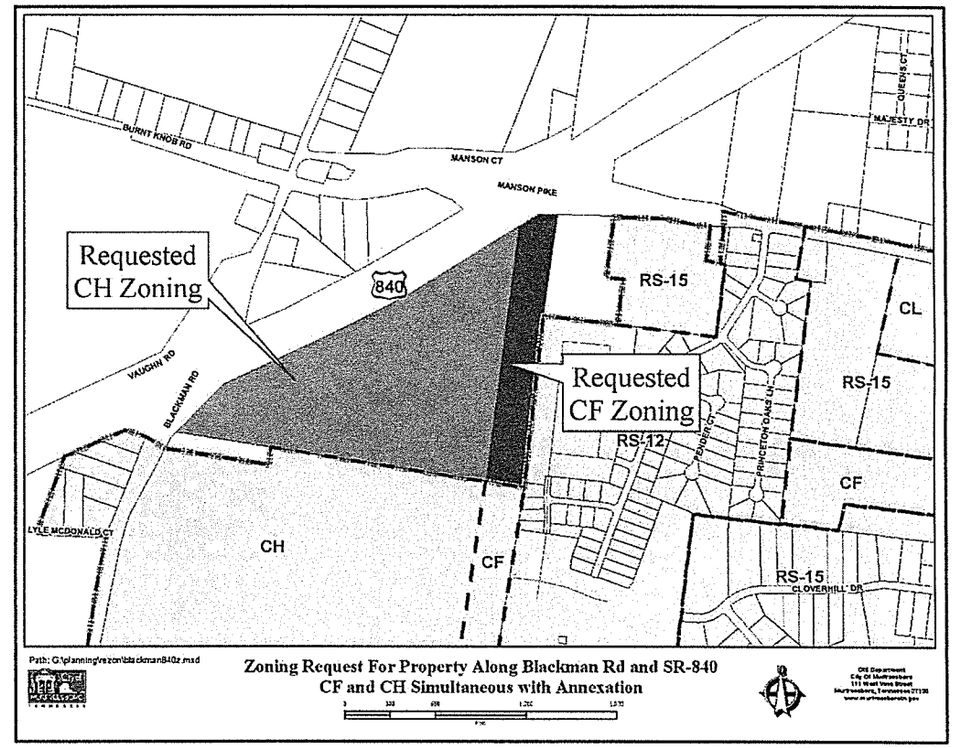


CITY ZONING

The applicant has requested CF (Commercial Fringe) zoning for 10.2 acres along the easternmost portion of the parcel and CH (Commercial Highway) zoning for the remaining 42.3 acres of the parcel simultaneous with annexation.

The subject property is currently zoned RM (Residential – Medium Density) in the County.

For the most part, the requested CF and CH zoning align with the properties directly to the south, which are located within the City of Murfreesboro and are zoned CF and CH. A 1.9-acre parcel that adjoins the subject property on the southwest side lies within the County and is zoned RM. A 6.8-acre County parcel owned by Blackman United Methodist Church adjoins the subject property on the northeast. The Blackman Meadows subdivision, which is located within the City and is zoned RS-12, abuts the subject property on the east. State Route 840 abuts the subject property on the north.

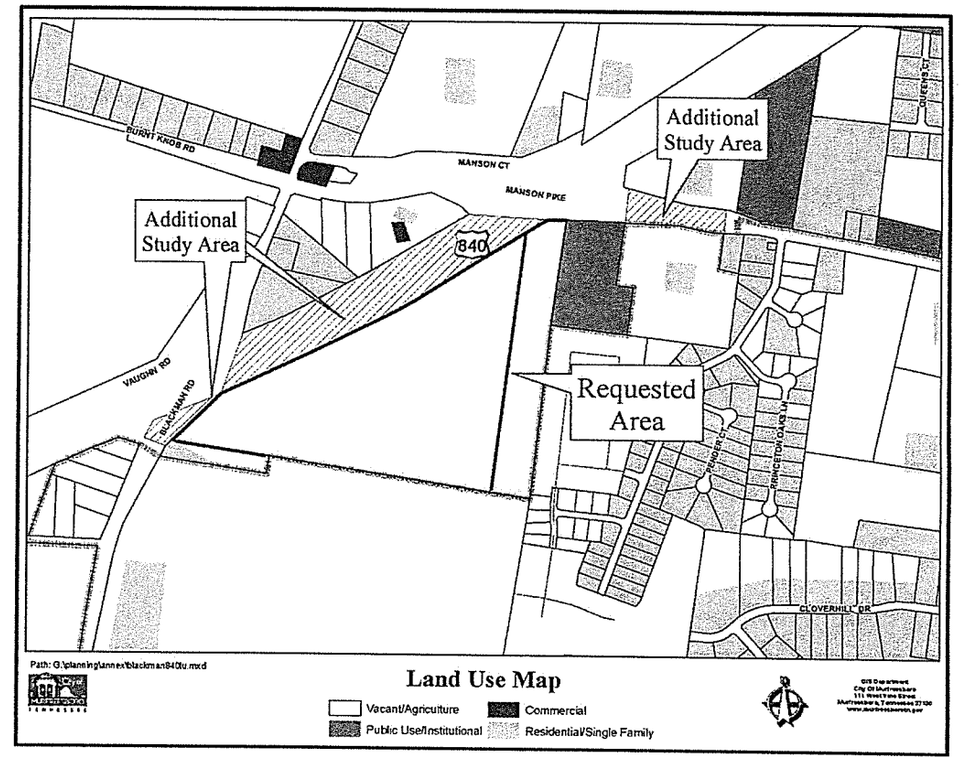


PRESENT AND SURROUNDING LAND USE

The primary area being considered for annexation is a 53-acre parcel. The property is currently undeveloped.

The area surrounding the 53-acre parcel is characterized by large lots with residential and agricultural uses. Notable exceptions include Blackman Meadows—a City residential subdivision—and an 8-acre property owned by Blackman United Methodist Church, both along the eastern side of the study area.

Access to the study area will be from Blackman Road. The study area also has frontage on SR 840 and Manson Pike.



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. (Note that the property currently receives a greenbelt rollback assessment. The table below assumes that the property will no longer qualify for the greenbelt rollback assessment upon sale and development.)

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Benjamin H. Sikes	53.00	$291,250	$0	$72,812	$924.94

These figures are for the property in its current state.

PLAN OF 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. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected. This property is located in Police Zone #4.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric Membership Corporation (MTEMC). The Murfreesboro Electric Department (MED) will serve the study area as it develops; facilities along Manson Pike and Blackman Road will have to be extended to serve the study area. Any electrical infrastructure installed to serve development in the study area will be required to adhere to MED standards.

STREET LIGHTING

According to MED, street lighting will be installed on the property if any future development on the property includes public streets.

STREETS AND ACCESS

The 53-acre parcel included in the study area has direct access to Blackman Road. Upon annexation, the 1.25-acre (233.4 linear feet) portion of Blackman Road adjacent to the 53-acre parcel will become the responsibility of the City of Murfreesboro; the Engineering Department estimates annual roadway maintenance costs for this portion of Blackman Road at $500.

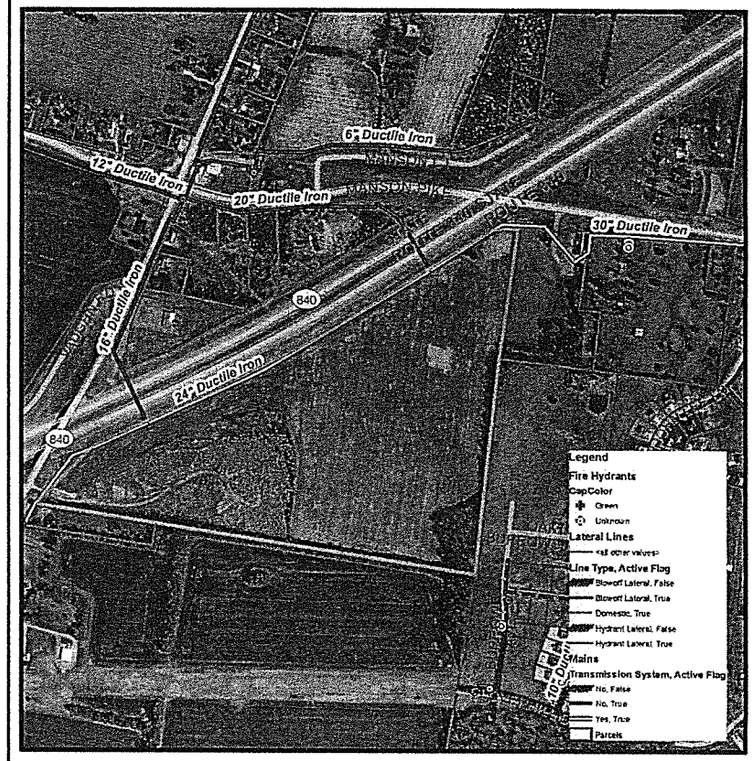
The parcel has frontage—but no access—along Manson Pike and SR 840. A 2.5-acre (627-linear feet) portion of Manson Pike located to the northeast of the 53-acre parcel is included in this annexation; the Engineering Department estimates annual maintenance costs for this portion of Manson Pike at $1,500. The State of Tennessee will continue to provide maintenance for the 13.5-acre (2,029-linear feet) portion of SR 840 included in this annexation.

Maintenance costs for Blackman Road and Manson Pike will be paid from State Street Aid and Stormwater Utility Fees. Any new roads associated with development of the subject property must adhere to the City's Standard Street Specifications.

WATER SERVICE

The study area is served by a 24-inch Consolidated Utility District (CUD) water line along Blackman Road and SR 840. This line is adequate for providing domestic water service and for maintaining the proper fire flows for the proposed development. A Water Availability Request must be submitted to CUD for review and approval before any additional development on the property may occur. Any new water line development must be done in accordance with CUD's development policies and procedures.

Annexation Request
Blackman Rd and SR-840



Any additional development to the parcel(s) would be subject to the applicant submitting the Developer's Packet to Consolidated Utility District which includes a Water Availability Request to determine feasibility of and approve the proposed development.

Date: 10/22/2015

Prepared by: JLW

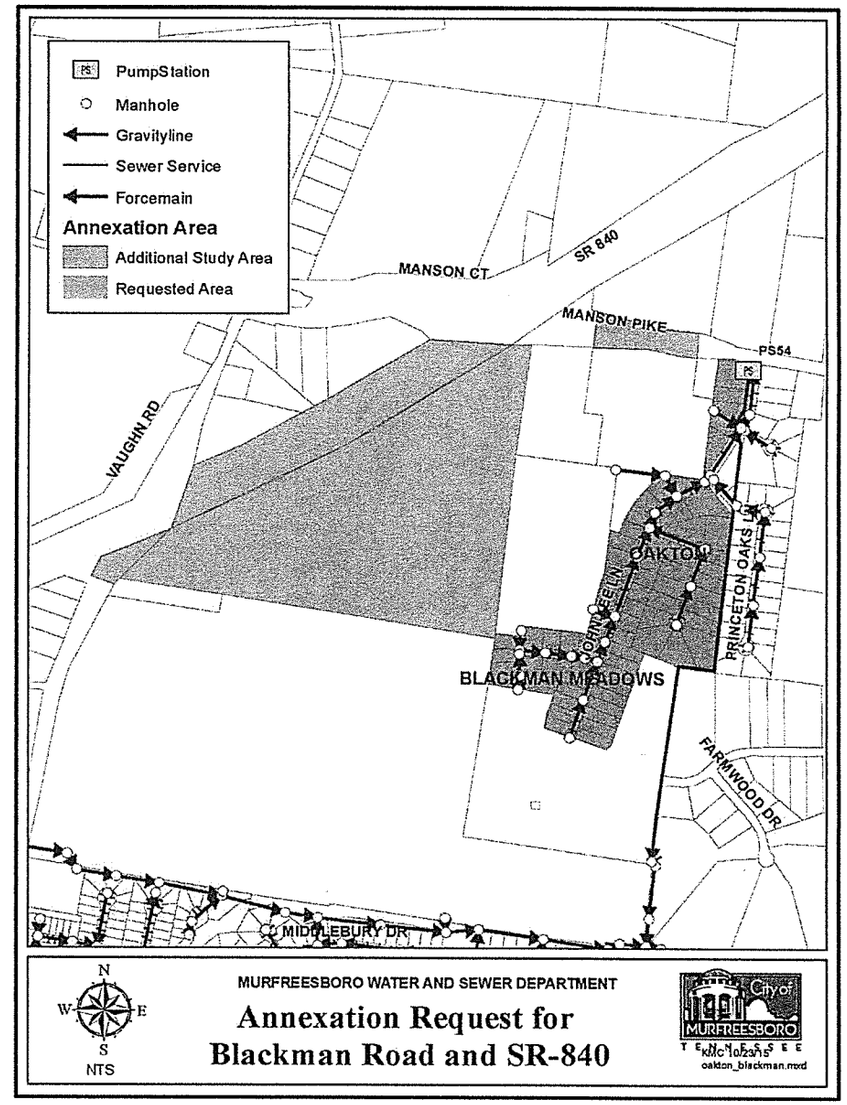
N.T.S.

CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee

SANITARY SEWER SERVICE

Sanitary sewer is not currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." Sanitary sewer would become available upon construction of a currently-planned sewer main serving Sections 6 and 7 of the Blackman Meadows subdivision. Prior to any approval of sanitary sewer service, the property owner and/or developer must submit a "Will Serve Request" to MWSD, listing the anticipated sewer flows from the proposed development. A 2-month flow monitoring study during the winter months of the year may be required at the expense of the owner/developer to determine the remaining capacity of the existing sewer pump station serving the Oakton and Blackman Meadows subdivisions.

The study area lies within the Overall Creek Sanitary Sewer Assessment District. 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 MWSD's development policies and procedures. The red lines on the adjacent map represent existing sewer lines.

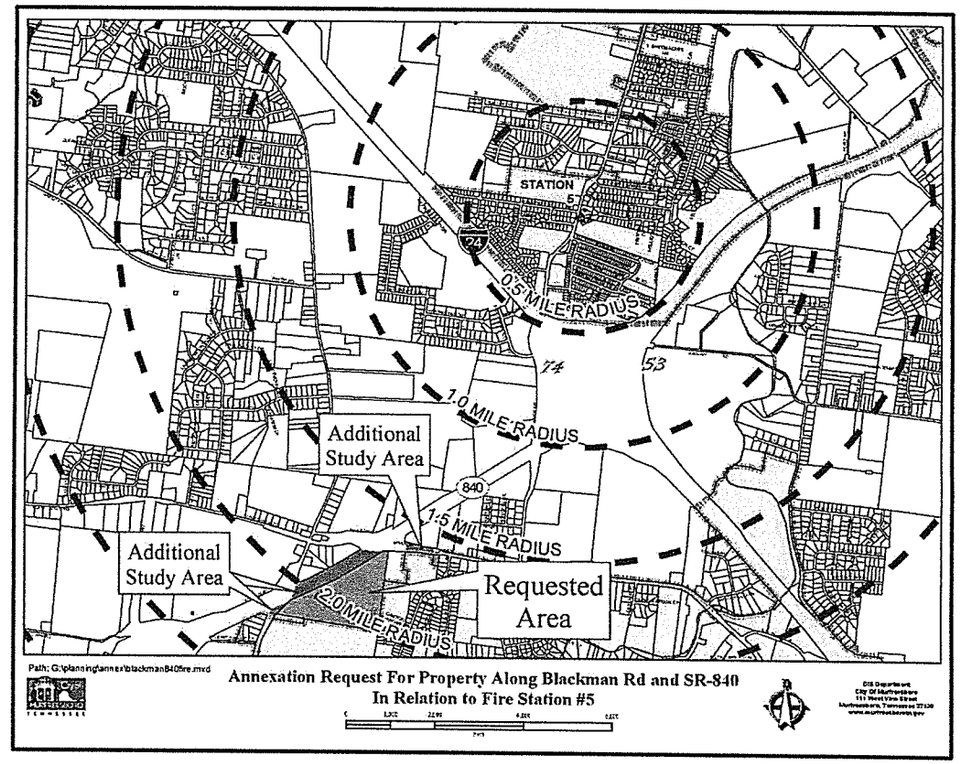


FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). However, emergency response will be slightly delayed on SR 840 due to MFRD having no immediate access to SR 840 from Blackman Road or Manson Pike.

Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District policies and procedures. Current guidelines recommend fire hydrants be 500 feet apart.

There is a 24-inch Consolidated Utility District water line along SR 840 that serves the subject property. The closest operating fire station to the subject property is Fire Station #5, located at 3006 Florence Road, approximately 2.8 miles from the study area. Fire Station #9, located at 802 Cason Lane, is approximately 5.9 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection.



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. In its current state, no additional equipment or manpower will be needed to serve the study area. Upon development as a commercial center, the owner/developer will be required to arrange solid waste collection via a private hauler.

BUILDING AND CODES

The property will immediately 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 high grass and weeds, which must be cut to City standards if the property is annexed.

RECREATION

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 tax payers. 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

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 study area will be within the Overall Creek school zone.

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.

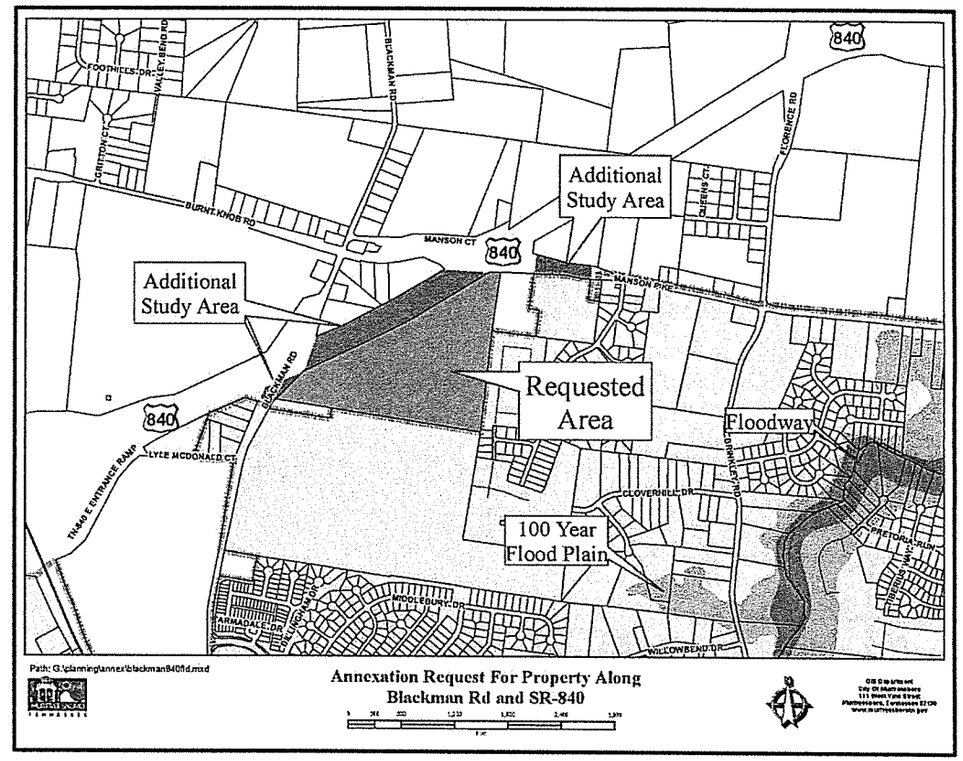
PLANNING, ENGINEERING, AND ZONING SERVICES

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, 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 a floodway or 100-year floodplain as delineated on the Flood Insurance Rate Maps (FIRM) developed by the Federal Emergency Management Agency (FEMA).

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



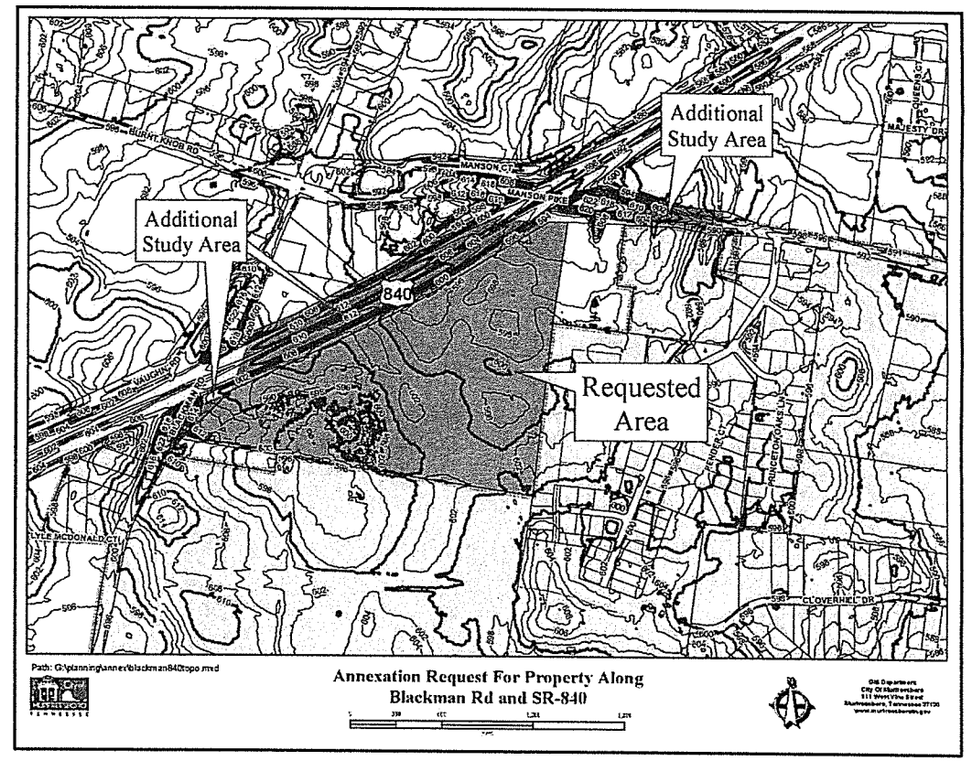
DRAINAGE

Upon annexation, stormwater management services provided by the City will be available to the study area. Historical aerial photography indicates several areas of ponded water following rain events, and no clear overland drainage routes are apparent on or off-site. Future development plans should address the existing drainage conditions and anticipate on-site stormwater management. It will be the future developer's responsibility to investigate potential drainage plans and secure any off-site routes with consent and/or easements.

Any new public drainage facilities proposed to in the future must meet City standards.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed CH and CF zoning, this property has the potential to generate $9,500 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.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will 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.