

RESOLUTION 16-R-PS-08 to adopt a Plan of Services for approximately 3.7 acres along NW Broad Street, Ron Buck, applicant. [2016-503]

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 February 3, 2016 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 April 7, 2016, pursuant to a Resolution passed and adopted by the City Council on February 11, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on March 21, 2016; 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 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 16-R-A-08**, the public welfare and the welfare of the City requiring it.

Passed: April 7, 2016


Shane McFarland, Mayor

ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


David A. Ives
City Attorney

SEAL



NORTHSTAR DR

Area to be Annexed

41

**Murfreesboro
City Limits**

SINGER RD

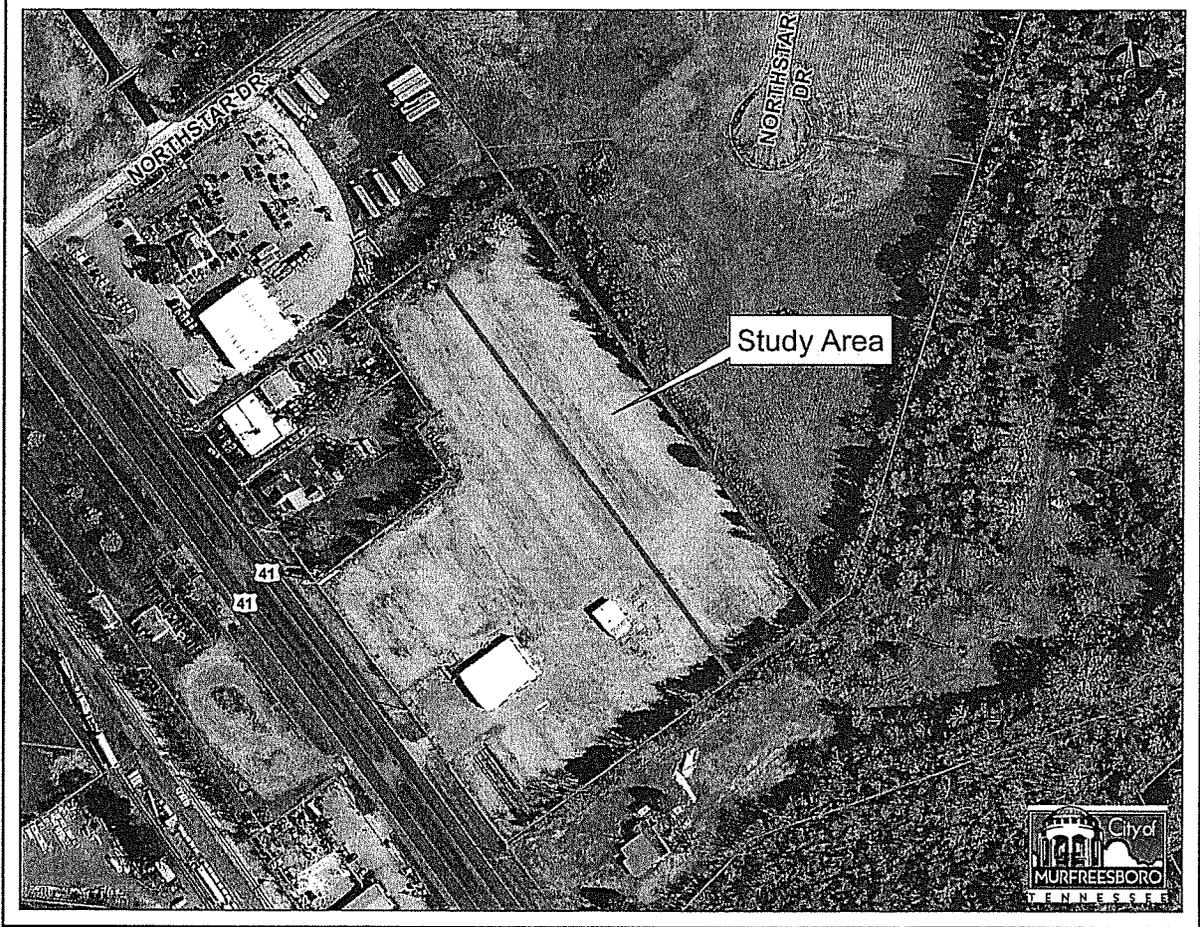
Resolution 16-R-PS-08



**ANNEXATION REPORT FOR PROPERTY LOCATED AT
5030 NORTHWEST BROAD STREET
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
February 3, 2016

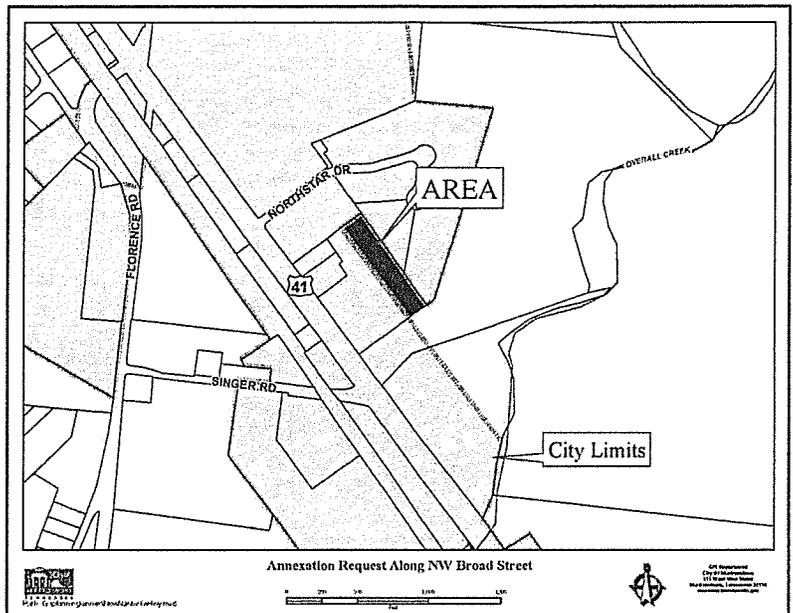


INTRODUCTION

OVERVIEW

The area studied in this Plan of Services is a 3.67-acre portion of a 9.05-acre parcel located at 5030 Northwest Broad Street. The remaining 5.38 acres of the subject parcel already lie within the City of Murfreesboro. The study area adjoins the City on the north, east, west, and southwest, while the area to the southeast lies within the unincorporated County.

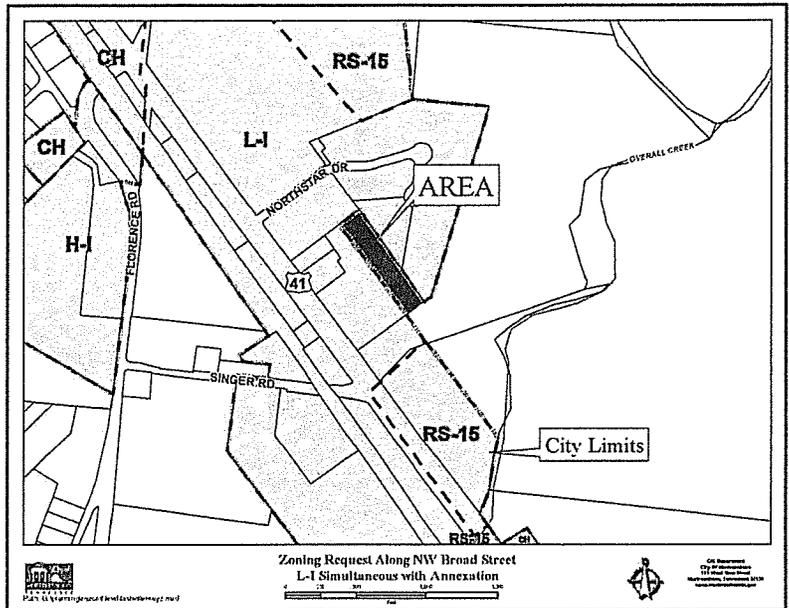
The study area is located within the City of Murfreesboro's Urban Growth Boundary and includes a 3.67-acre portion of Tax Map 57, Parcel 28.



CITY ZONING

The applicant, Mr. Ron Buck, has not requested a specific zoning classification. The property is currently zoned LI (Light Industrial) in the County and will be zoned L-I (Light Industrial) in the City upon annexation.

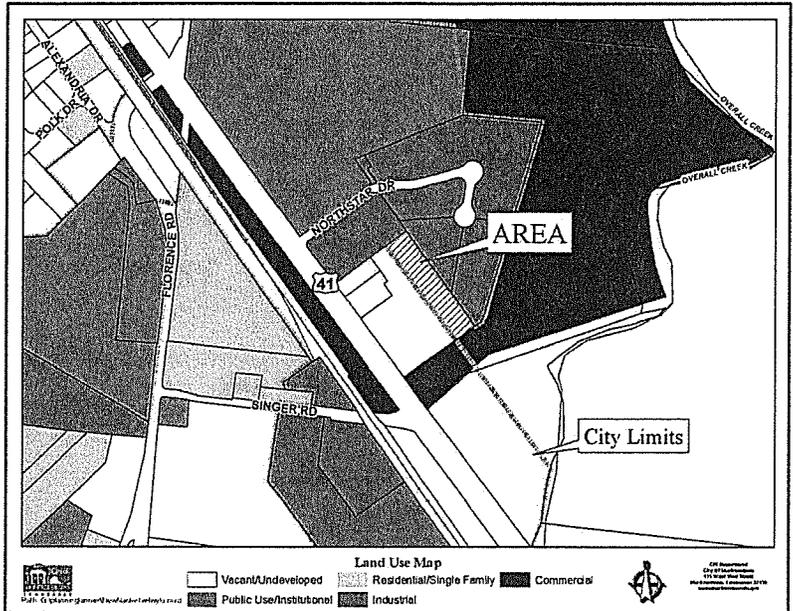
The properties to the north, east, west, and southwest of the study area are zoned L-I (Light Industrial). The property to the southeast of the study area lies outside the City's boundaries and is zoned RM (Medium Density Residential) in the County.



**PRESENT AND SURROUNDING
LAND USE**

The study area consists of a 3.67-acre portion of a 9.05-acre parcel. The study area has been cleared of trees and brush and includes no structures at the present time. The remaining 5.38 acres of the subject parcel have also been cleared. The entire parcel was previously used for automobile salvage; a structure associated with the salvage business still sits on the portion of the site that is already located within the City limits. A billboard is present on the northwestern edge of the property.

Other land uses in the vicinity include light industrial, automobile sales, and a cemetery. Properties to the east and southeast are vacant. The nearest residential dwellings are located on Singer Road, approximately one-half mile away from the subject property.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. 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 a portion of the parcel already lies within the City. The figures in this table represent the entire parcel.)

*Table I
Estimated Taxes from Site*

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
86 Partnership	9.05	\$167,400	\$38,200	\$82,240	\$1,044.69

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 #6.

ELECTRIC SERVICE

The property is located within Murfreesboro Electric Department's (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed development 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. Street lights are currently installed along Northwest Broad Street.

STREETS AND ACCESS

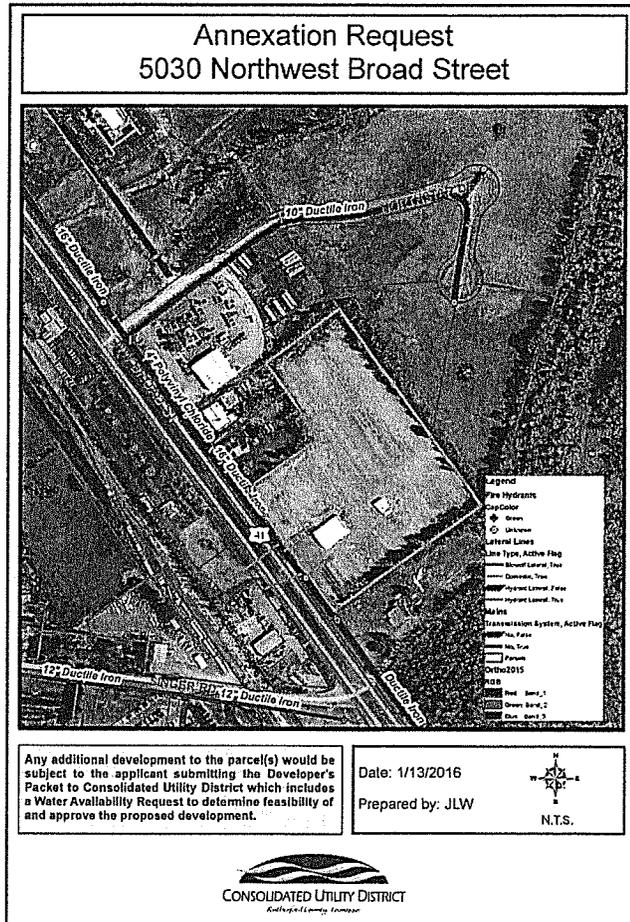
The study area currently has access to Northwest Broad Street, which is both a major arterial and a state route. Modifications to the current access on Northwest Broad Street will require the approval of the City Engineer and the Tennessee Department of Transportation. Any future public roadway facilities to serve the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. A four-inch water main running along the eastern side of Northwest Broad Street is adequate for providing domestic water service for any future development.

CUD intends to construct a pump station and utilize a 16-inch water line that was purchased from the cities of Murfreesboro and Smyrna. An existing hydrant that utilizes the 16-inch line is adequate for maintaining proper fire flows.

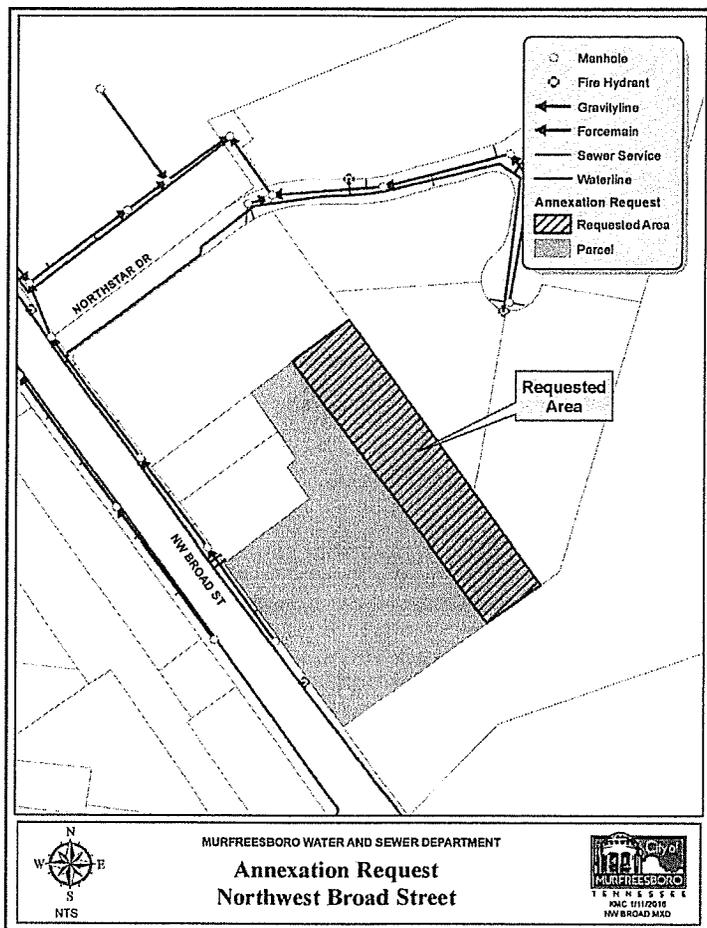
Both lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.



SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department’s (MWSD) definition of “available.” The property will be served by an existing eight-inch sanitary sewer main located along the northern right-of-way of Northwest Broad Street. 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 property is located within the US 41 / Florence Road Sanitary Sewer Assessment District.

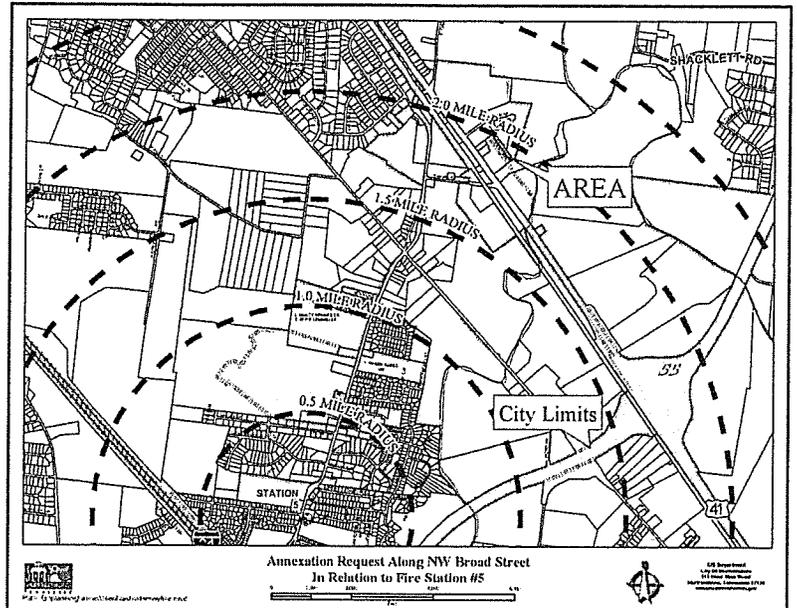
The red lines on the adjacent map represent existing sewer lines.



FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and 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 Consolidated Utility District (CUD) policies and procedures.

An existing 16-inch water line—recently purchased by CUD—along Northwest Broad Street is able to provide adequate fire flows and fire protection on the subject property. The closest fire station to the subject tract is Fire Station #5, located at 3006 Florence Road, 2.15 miles from the study area. Station #5 could have delays responding to the parcel due to heavy rail traffic on the CSX railway. Station #7, located at 2715 North Thompson Lane, is 5.23 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



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 days of service will be Monday and Thursday. In its current state, no additional equipment or manpower will be needed to serve the study area.

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.

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 is in a nonresidential area and should have no impact on school enrollment or capacity.

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.

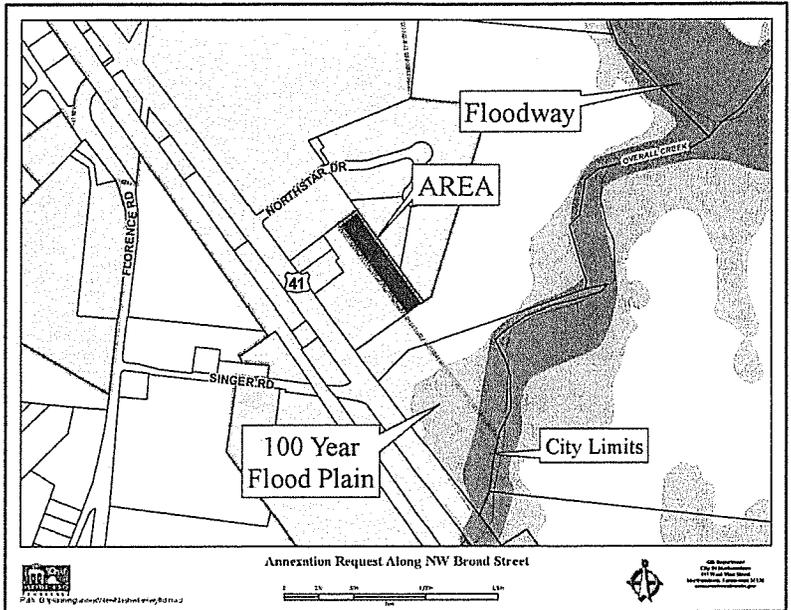
PLANNING, ENGINEERING, AND ZONING SERVICES

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.

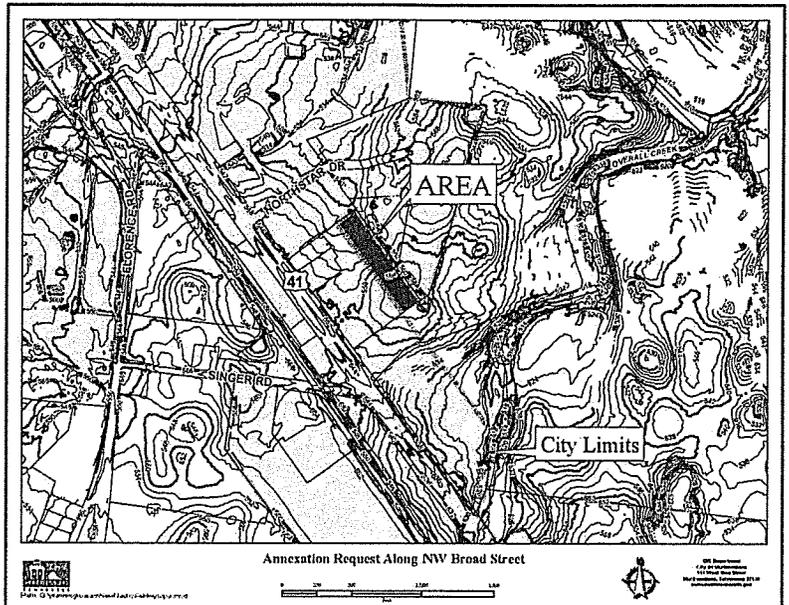


DRAINAGE

Upon annexation, stormwater management services provided by the City will be available to the study area. A review of the topographic map for the study area shows that the property drains well to the northwest. Future development plans should address the discharge of stormwater onto the adjacent properties to the northwest including potential detention or diversion to Northwest Broad Street. New development on the property must meet City of Murfreesboro Stormwater Quality requirements and Tennessee Department of Transportation requirements if diverted to Northwest Broad Street.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed L-I zoning and considering applicable credits, this property has the potential to generate \$600 in Stormwater Utility Fees annually upon full development.

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.