

RESOLUTION 16-R-PS-20 to adopt a Plan of Services for approximately 0.59 acres along Veterans Parkway, Mary Reed, applicant. [2016-507]

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 April 6, 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 June 2, 2016, pursuant to a Resolution passed and adopted by the City Council on April 21, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on May 16, 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:

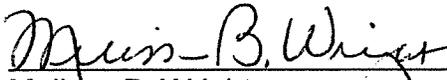
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing 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-20**, the public welfare and the welfare of the City requiring it.

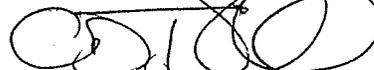
Passed: June 2, 2016


Shane McFarland, Mayor

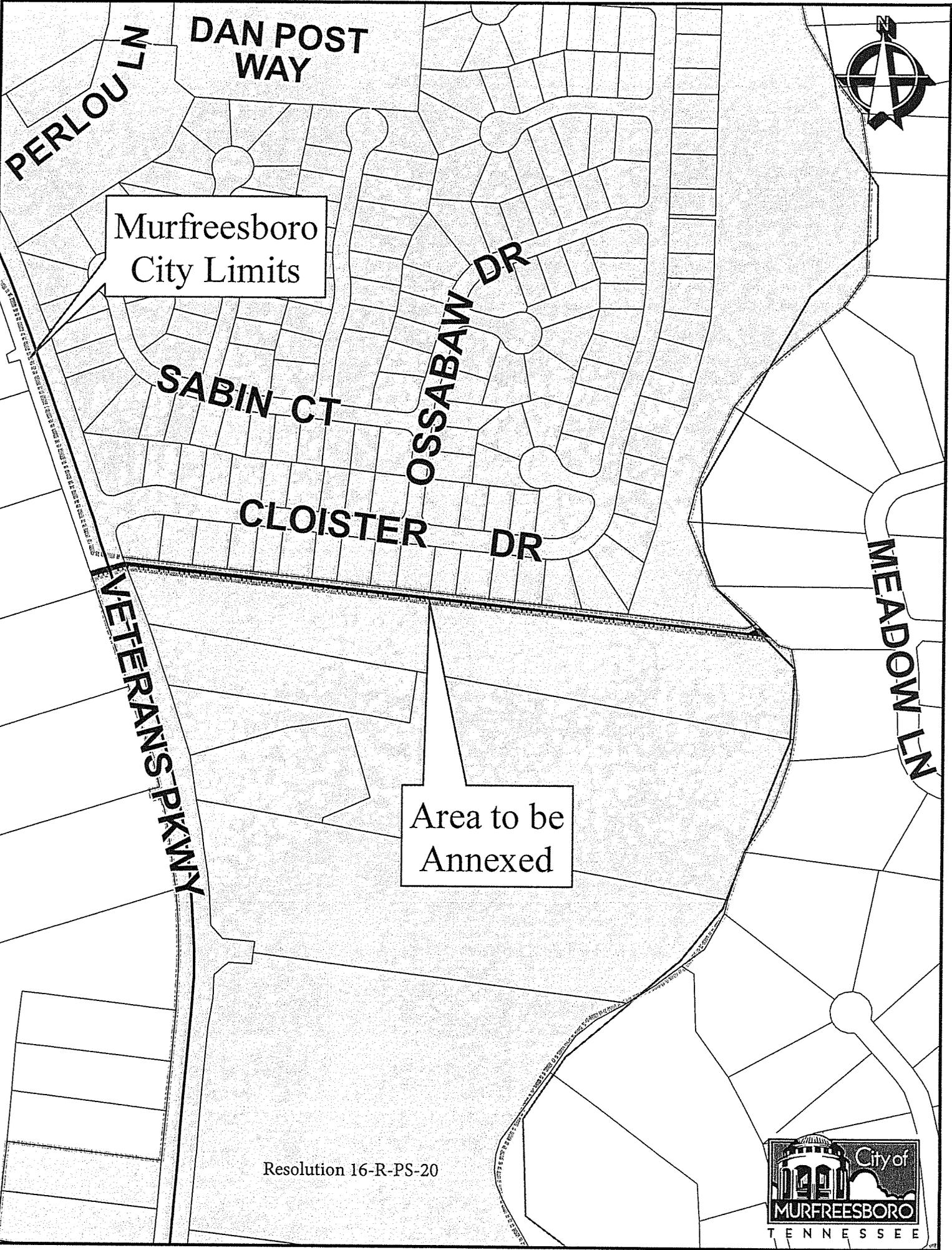
ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


Craig D. Tindall
City Attorney

SEAL



Murfreesboro
City Limits

Area to be
Annexed

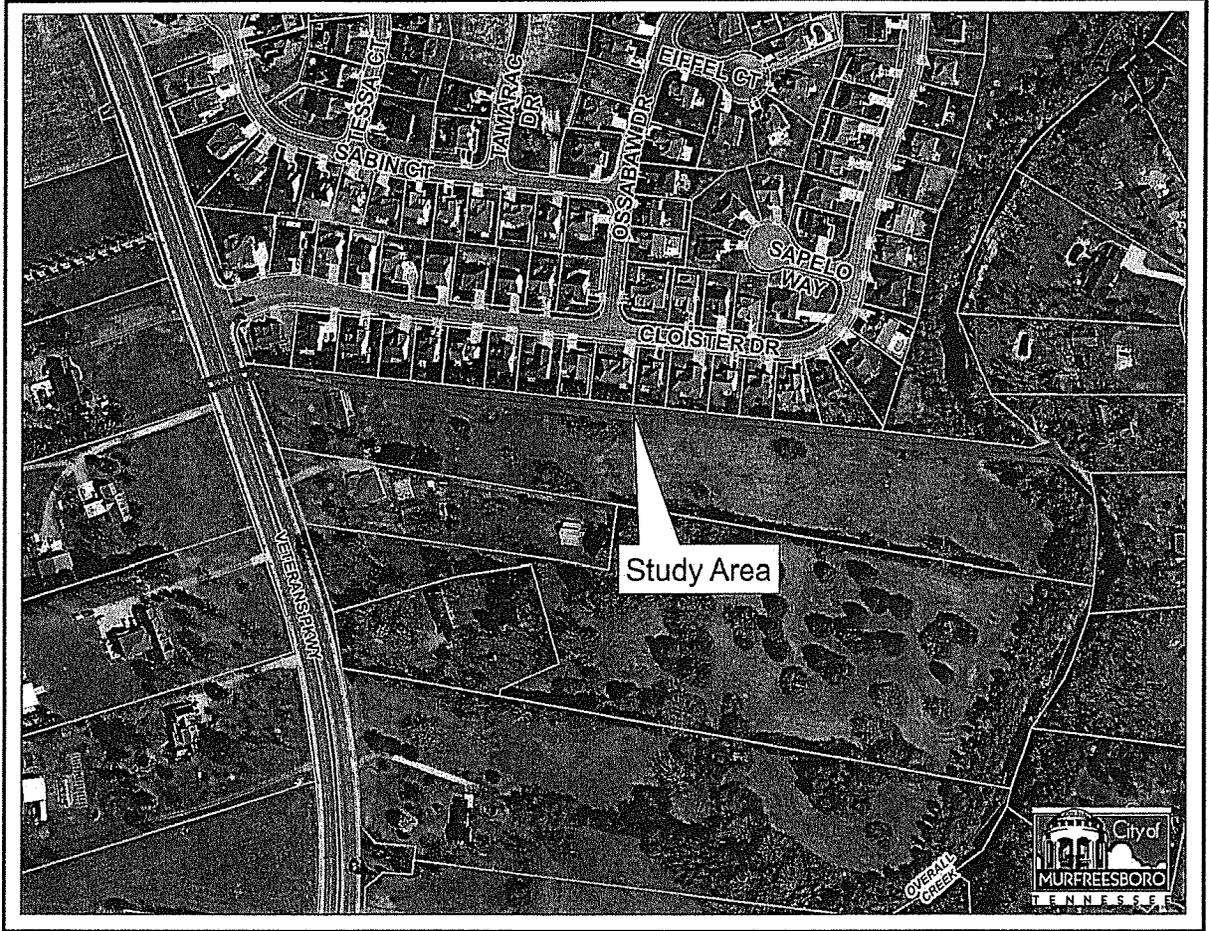
Resolution 16-R-PS-20



**ANNEXATION REPORT FOR PROPERTY LOCATED AT
4546 VETERANS PARKWAY
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
April 6, 2016



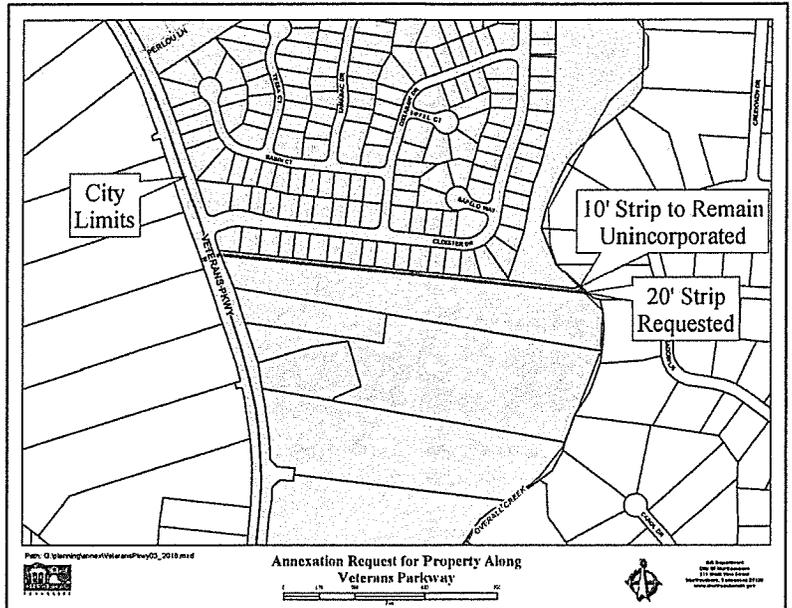
INTRODUCTION

OVERVIEW

The applicant, Mary Reed, has requested annexation of property located along the eastern side of Veterans Parkway.

The total area studied in this Plan of Services is approximately 0.59 acres, including a 0.55-acre portion of a 7.50-acre parcel (Tax Map 93, Parcel 25) and 0.04 acres of Veterans Parkway right-of-way. When the parcel was annexed by the City in 2013, a 30-foot strip along the northern boundary of the parcel was deliberately excluded from the annexation as a means of keeping the unincorporated Meadow Lane residential subdivision contiguous with unincorporated properties west of Veterans Parkway. The study area includes the southernmost 20 feet of that 30-foot strip. If the 20-foot strip is annexed, the 10-foot remnant strip of property along the northernmost edge of the parcel will remain in the unincorporated County; this will allow the Meadow Lane subdivision to remain contiguous to unincorporated property along the west side of Veterans Parkway.

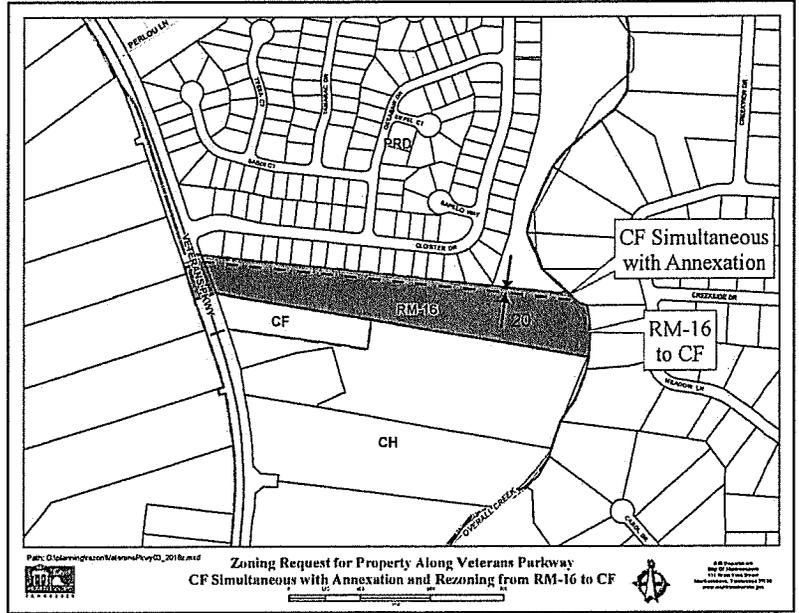
The study area lies within the City of Murfreesboro’s Urban Growth Boundary and adjoins the City on the south and west. Areas to the east and west lie within the unincorporated County.



CITY ZONING

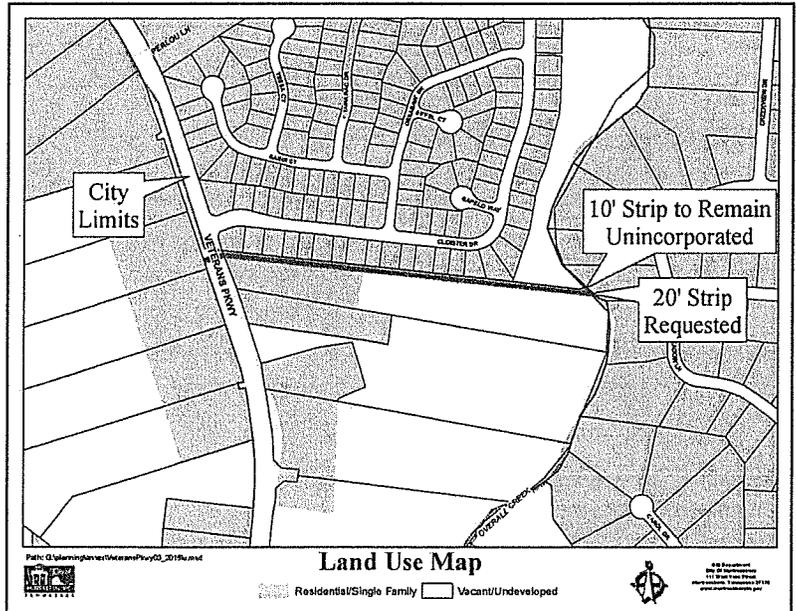
The applicant has requested CF (Commercial Fringe) zoning simultaneous with annexation. The property is presently zoned RM (Residential – Medium Density) in the County. Additionally, the applicant has requested that an additional 6.5 acres south of the study area and already in the City be rezoned from RM-16 (Multi-Family Residential) to CF.

Properties to the north of the study area are located within the City and area zoned PRD (Planned Residential Development). The property that adjoins the study area on the south is currently zoned RM-16, while properties further to the south are zoned CF (Commercial Fringe) and CH (Highway Commercial). Properties to the east and west lie in the unincorporated County and are zoned RM.



**PRESENT AND SURROUNDING
LAND USE**

The 0.55-acre study area is a portion of a larger 7.50-acre lot that currently includes one single-family dwelling unit. The Cloister—a single-family residential subdivision—lies to the north of the study area. The Meadow Lane residential subdivision (County) lies to the east of the study area. Single-family dwellings are also found on the properties to the west and south of the study area. The Meadow Lane subdivision and the properties to the west of the study area lie within the unincorporated County.



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 only a portion of the parcel will be annexed into the City. The figures in the table below represent the 7.33 percent of the parcel that will be annexed.)

*Table I
Estimated Taxes from Site*

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Mary Reed	0.55	\$7,084	\$0	\$1,771	\$22.50

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 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.

STREETS AND ACCESS

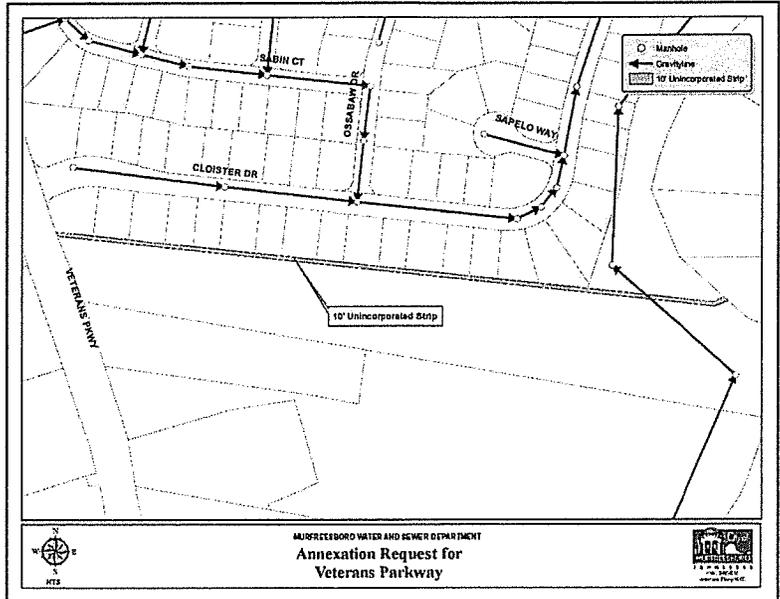
The study area currently has access to Veterans Parkway, a major arterial. The City provides maintenance of this roadway. Approximately 0.04 acres of Veterans Parkway right-of-way is proposed to be annexed as a part of this annexation. Upon annexation, the roadway will remain the responsibility of the City; this includes all routine maintenance. Any future public roadway facilities to serve the study area must be constructed to City standards.

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." Sewer service will be provided from an existing 18-inch sewer main flowing north to south located within the eastern section of the study area.

The sewer line serving the subject property is part of the Overall Creek Assessment District. All developments that connect into this sewer system are assessed a \$1,000 fee per single-family unit or equivalent in addition to the current and standard connection fees. All sewer main improvements are to be done in accordance with the Development Policies and Procedures of MWSD.

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



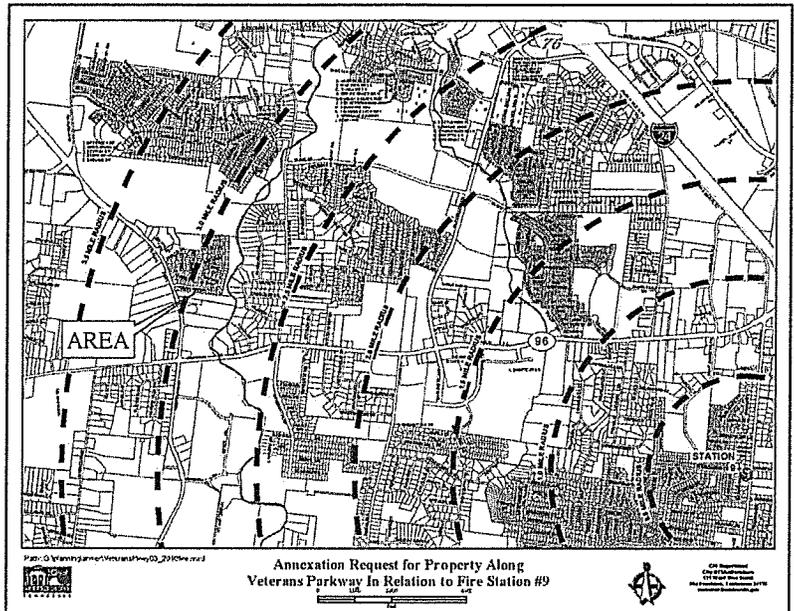
FIRE AND EMERGENCY SERVICE

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.

The closest occupied fire station to the study area is Fire Station #9, located at 802 Cason Lane, 4.17 miles from the study area. Station #5, located at 3006 Florence Road, is 4.50 miles from the study area.

Station #10, which is unoccupied at the present time, lies 3.74 miles from the study area. Station #10 is expected to become operational on August 1, 2016.

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

Because the proposed use for the study area is commercial, the property owner will be required to utilize a private waste hauler. 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 located in the Overall Creek school zone. However, due to the proposed zoning, there should be no impacts on Murfreesboro City Schools.

GEOGRAPHIC INFORMATION SYSTEMS

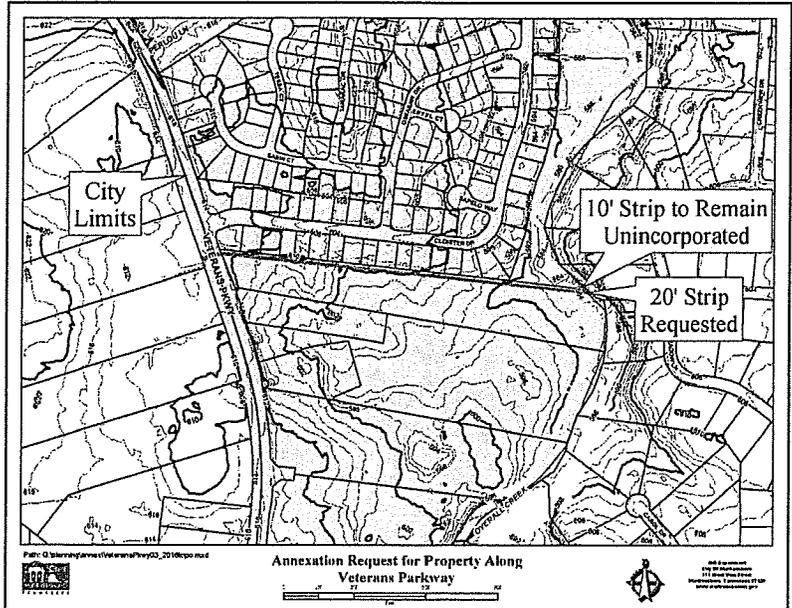
The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

DRAINAGE

The study area drains well to the east to Overall Creek; the east side of the property is located in Overall Creek’s floodway and floodplain. In addition to following the local Floodplain Management Ordinance, future development will be required to meet the City of Murfreesboro’s Stormwater Quality requirements including water quality, streambank protection, and detention. A Water Quality Protection Area with a distance of 50 feet from the top of bank along Overall Creek must also be provided upon site development.

Veterans Parkway includes a curb and gutter system for roadway drainage. The operation and maintenance of this public drainage system will be the responsibility of the City of Murfreesboro Stormwater Program upon annexation. The annualized operation and maintenance costs for this system are incidental to street maintenance. Any new public drainage facilities proposed to serve the study area 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 CF zoning and considering applicable credits, this property has the potential to generate \$72 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.