

RESOLUTION 16-R-PS-29 to adopt a Plan of Services for approximately 76 acres along New Salem Highway, William and Caroline Waite, applicants. [2016-506]

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 May 4, 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 23, 2016, pursuant to a Resolution passed and adopted by the City Council on May 19, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on June 6, 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:

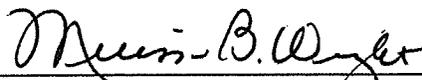
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing 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-29**, the public welfare and the welfare of the City requiring it.

Passed: June 23, 2016


Shane McFarland, Mayor

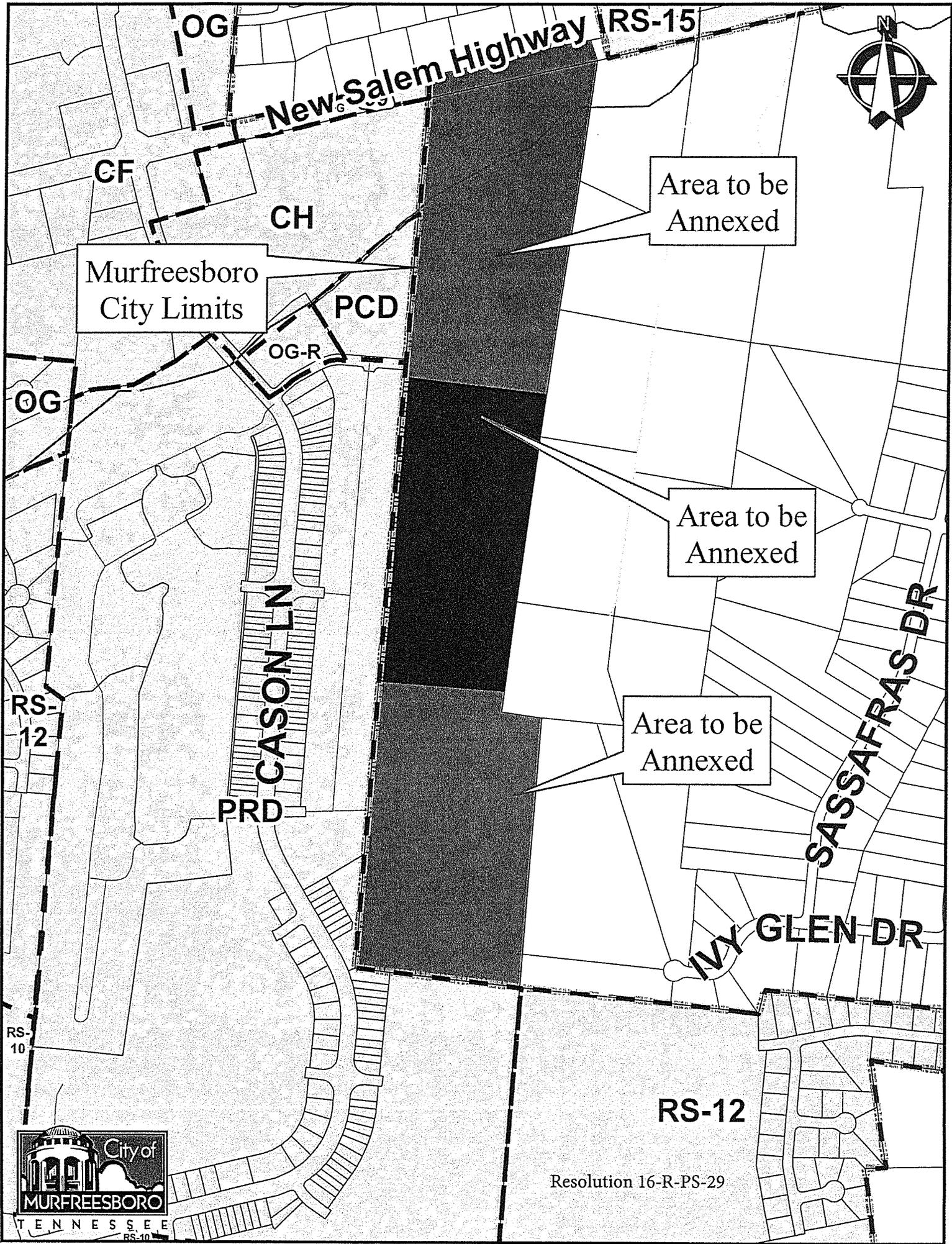
ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


Craig D. Tindall
City Attorney

SEAL



New Salem Highway IRS-15



Murfreesboro
City Limits

Area to be
Annexed

Area to be
Annexed

Area to be
Annexed

PRD CASON LN

SASSAFRAS DR

IVY GLEN DR

RS-12

Resolution 16-R-PS-29

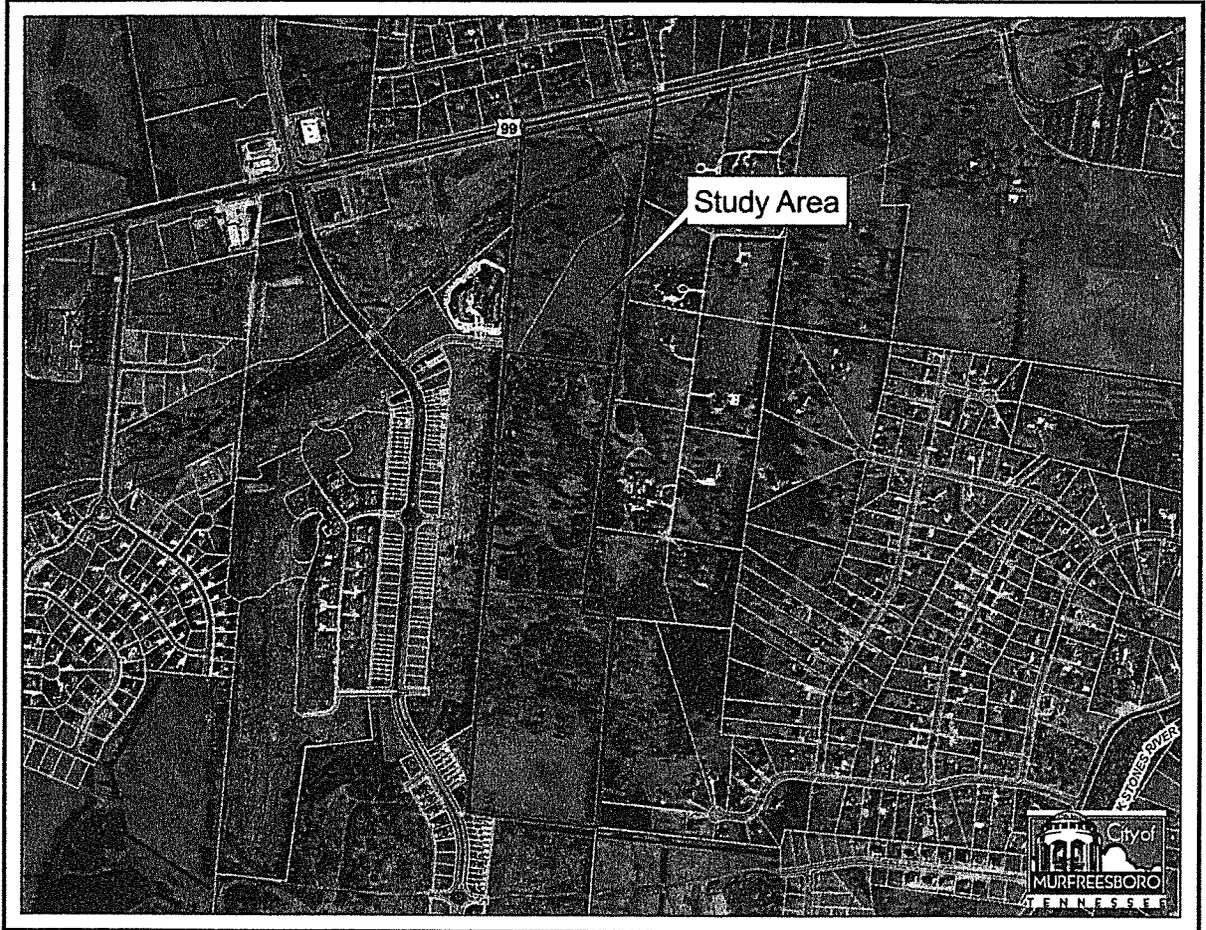


TENNESSEE

**ANNEXATION REPORT FOR PROPERTY LOCATED AT
2329 NEW SALEM HIGHWAY
INCLUDING PLAN OF SERVICES**



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
May 4, 2016

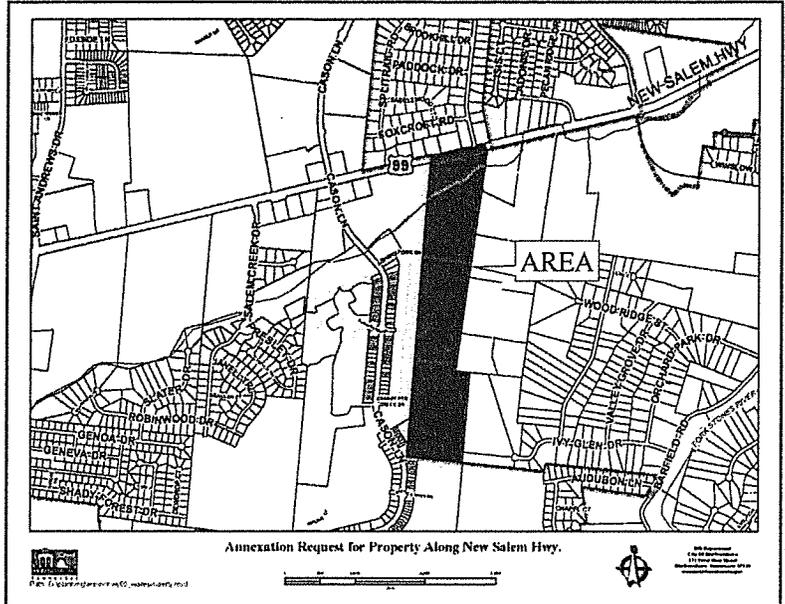


INTRODUCTION

OVERVIEW

The applicant, Clyde Rountree of Huddleston-Steele Engineering, Inc., representing William and Caroline Waite, has requested annexation of property located along the south side of New Salem Highway, east of Cason Lane.

The area studied in this Plan of Services includes a 74.14-acre parcel (Tax Map 114, Parcel 14.00) as well as 1.98 acres (871 linear feet) of right-of-way along New Salem Road. The study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on the south and west. Adjacent areas to the north and east 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.

*Table I
Estimated Taxes from Site*

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Waite William Etux Carolyn	75.76	\$919,900	\$727,800	\$411,925	\$5,232.68

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

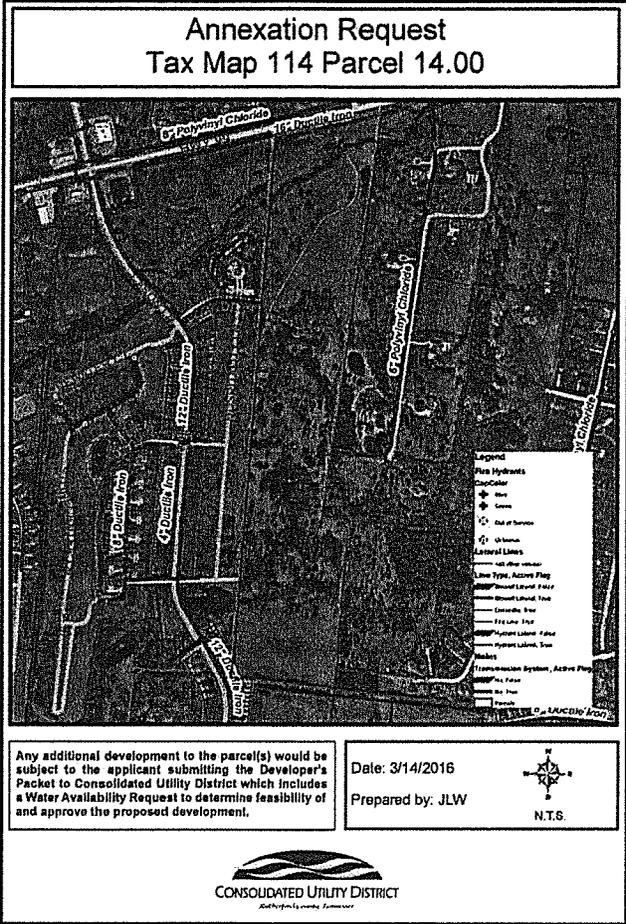
The study area currently has access to New Salem Highway, a major arterial and state route. Upon annexation, routine maintenance of the portion of New Salem Highway included in the study area will become the responsibility of the City of Murfreesboro under contract with the Tennessee Department of Transportation (TDOT). Turn-lane improvements may be warranted with future development. Additionally, TDOT has proposed a future widening project on New Salem Highway; this improvement is also on the City's Major Thoroughfare Plan.

New connections to New Salem Highway must be reviewed and approved by TDOT and the City Engineer. Any future public roadway facilities serving the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by a 16-inch water line which runs along the south side of New Salem Highway. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

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



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: 3/14/2016
 Prepared by: JLW
 N.T.S.

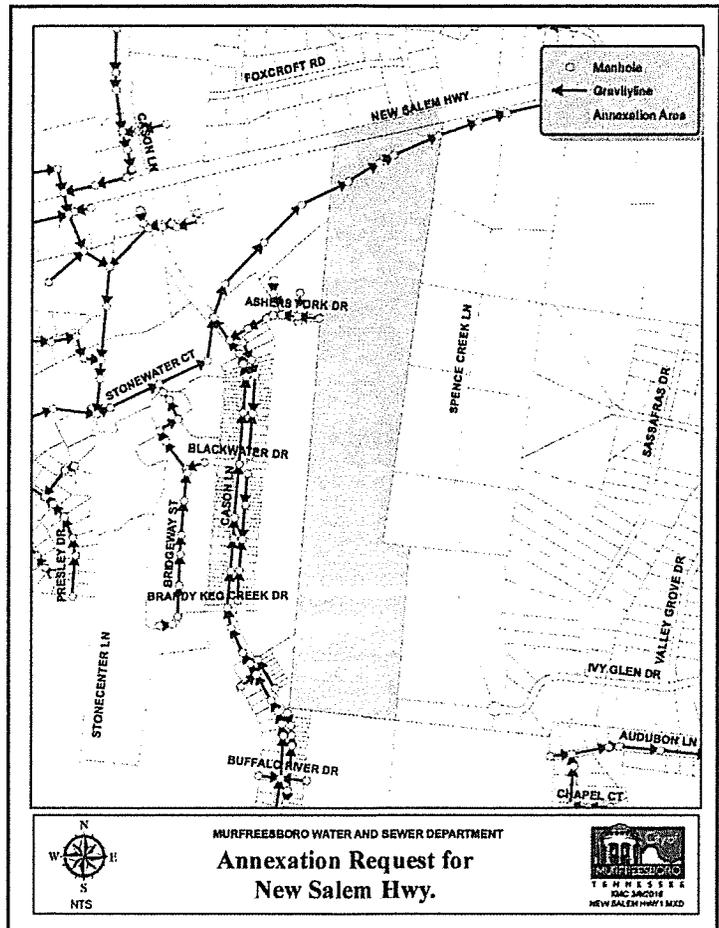


SANITARY SEWER SERVICE

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 15-inch sewer main flowing west to east located within the northern section of the study area. All sewer main improvements and easements needed to serve the subject properties are to be acquired and installed by the developer in accordance with MWSD's development policies and procedures.

The existing sewer connects to the Salem/Barfield Assessment District. All developments that connect into this sewer system are assessed a \$750 fee per single-family unit or equivalent in addition to the current and standard connection fees.

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

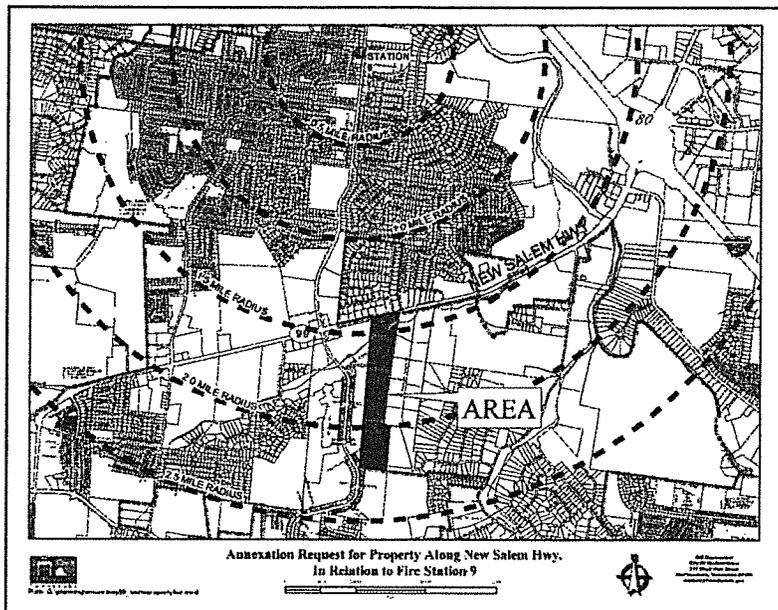


FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department (MFRD) will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation. However, because the existing house is served by a narrow driveway with a grate crossing, MFRD vehicles may have difficulty accessing the site from New Salem Highway. Additionally, there are no fire hydrants within 500 feet of the existing house.

MFRD recommends that the property be annexed only if a new fire hydrant is installed and a new driveway is constructed on the western side of the subject property, connecting the subject property to Ashers Fork Road. MFRD recommends that—prior to annexation of the subject property—the applicant execute a legal agreement with the City ensuring that these improvements will be completed within three months of the effective date of annexation.

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 fire station to the study area is Fire Station #9, located at 802 Cason Lane, 2.1 miles from the study area. 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 day of service will be 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 located in the Cason Lane Elementary 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.

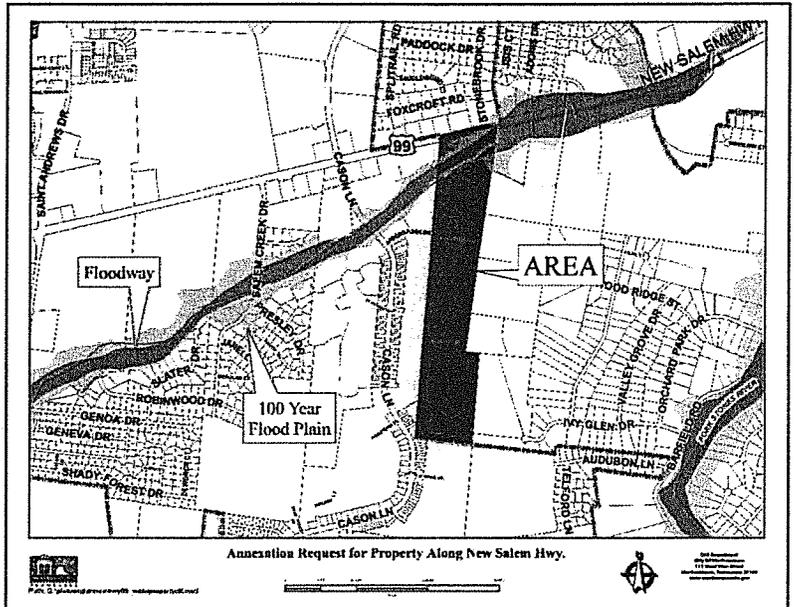
PLANNING, ENGINEERING, AND ZONING SERVICES

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. In order for the study area to be transferred to the adjacent property owner to the south, it must be combined with the parcel to the south via a compliant subdivision plat.

FLOODWAY

A portion of the study area is 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 affected portion of the property is located along the north side of the study area.

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

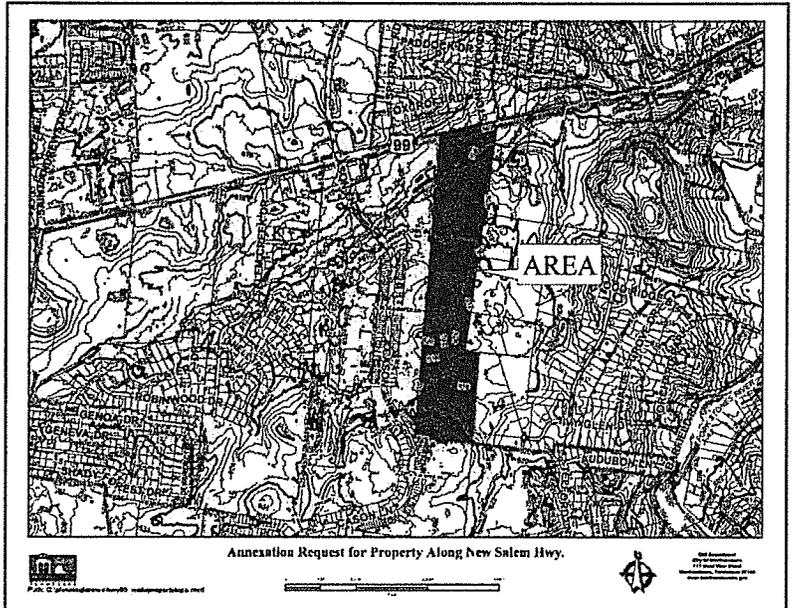


DRAINAGE

The southernmost portion of the study area drains to the east. The central portion drains to a closed depression which should be investigated during the design and planning of any future development to determine whether it is a Water of the State. Appropriate state permits will be required prior to developing the property; additionally, a 35-foot Water Quality Protection Area will be required along each side if the depression is a Water of the State.

The northernmost portion of the property drains to Spence Creek, a Water of the State that requires a 50-foot Water Quality Protection Area along both sides; appropriate state permits would be required prior to any new development. Any future development in the Spence Creek floodplain must meet all City Floodplain Management requirements. A small pond present along the eastern property line and numerous sinkholes on the subject property require further investigation. State permits may be required for development near these features.

New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed commercial and residential land uses and considering applicable credits, this property has the potential to generate \$12,900 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.