RESOLUTION 18-R-PS-26 to adopt a Plan of Services for approximately 18.75 acres along Armstrong Valley Road, Cornerstone Development, LLC, applicants. [2018-502]

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 2, 2018 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 14, 2018, pursuant to a Resolution passed and adopted by the City Council on May 10, 2018, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on May 29, 2018; 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 18-R-A-26**, the public welfare and the welfare of the City requiring it.

Passed: June 14, 2018

Shane McFarland, Mayor

ATTEST:

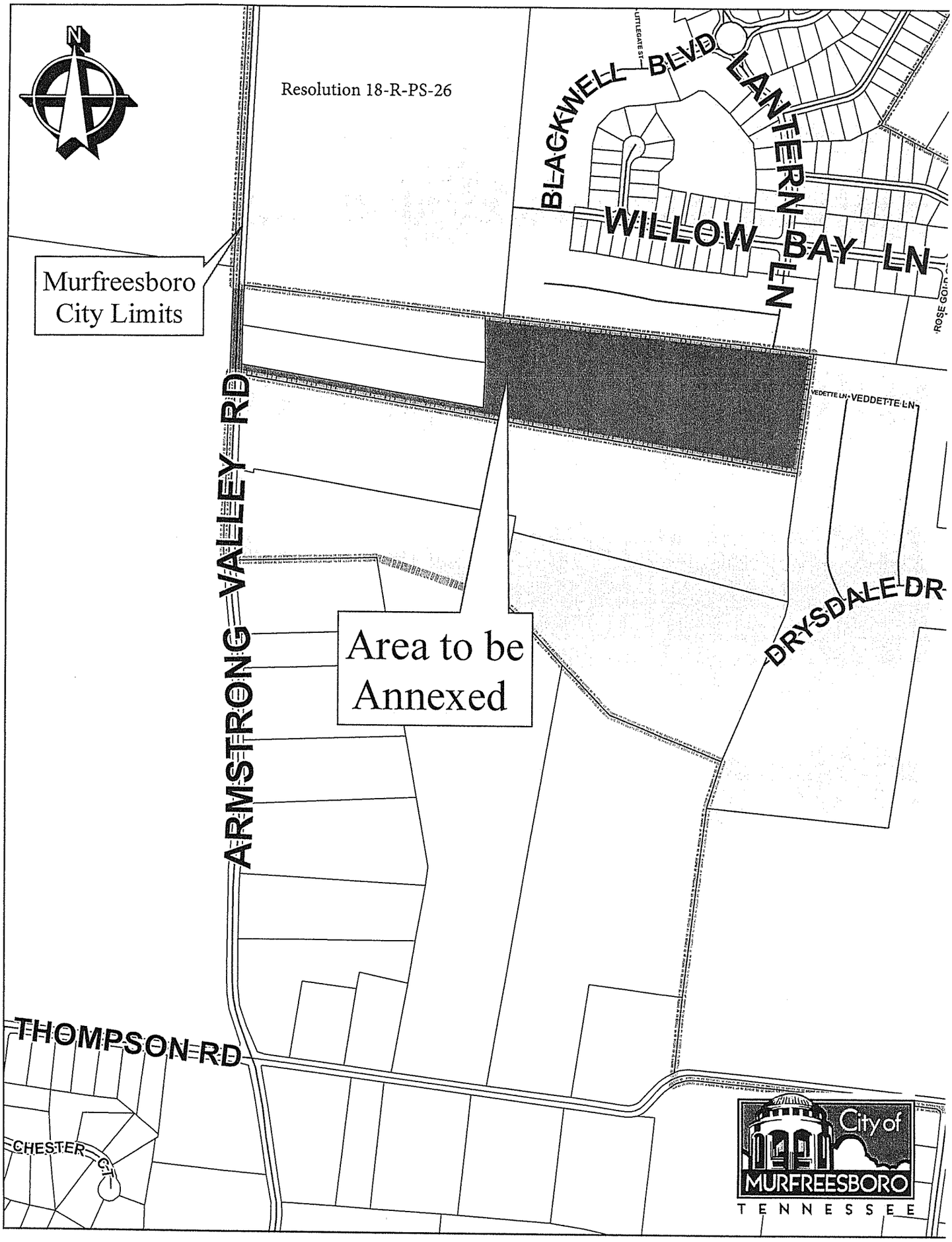
Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Craig D. Tindall
City Attorney

SEAL

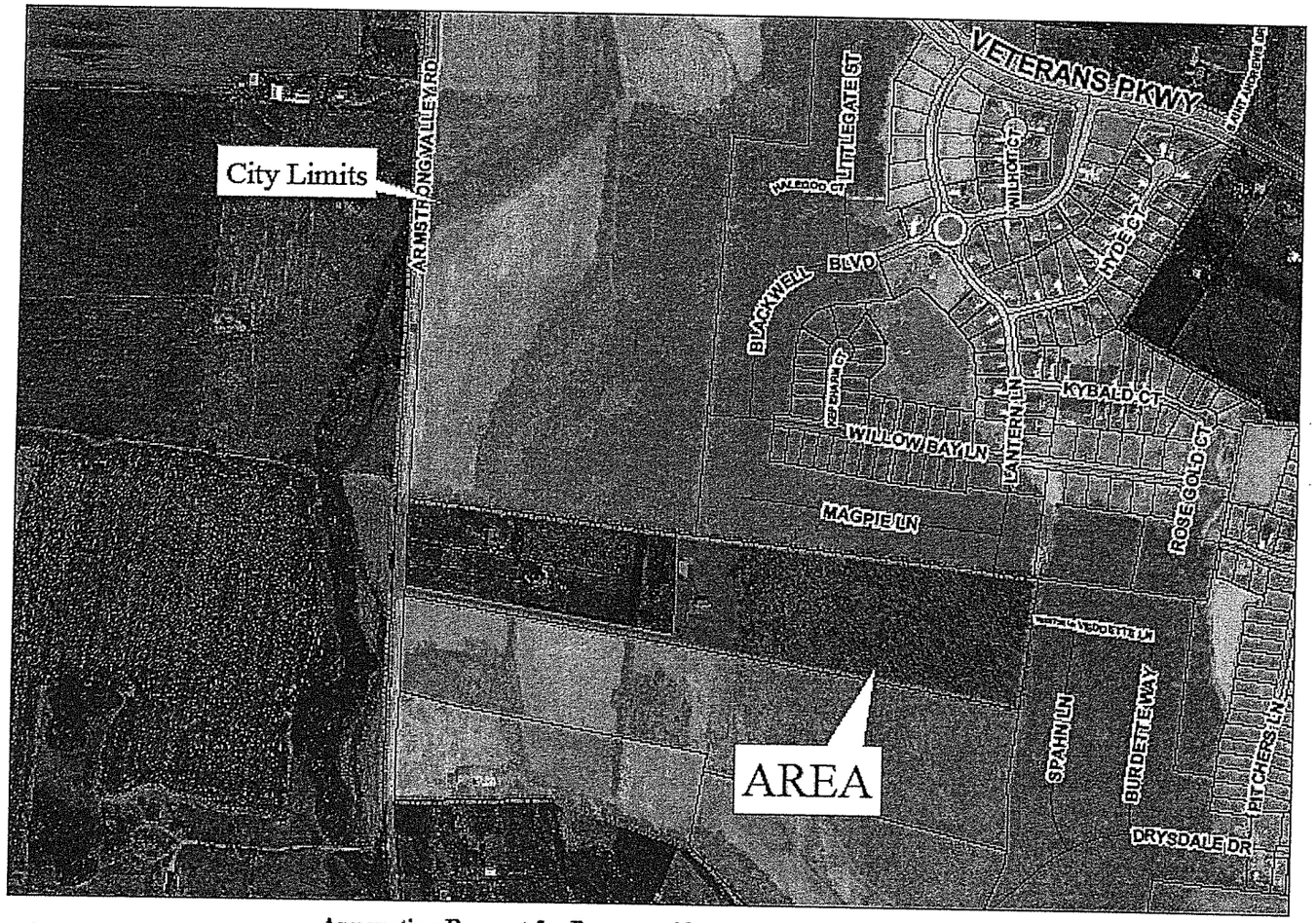
mjp \\puckett\legal\files\council\ordinances & annexation, pos resolutions\2018\26 - 18-r-ps-26.docx 5/14/2018 11:45:02 AM #1


N
Resolution 18-R-PS-26
Murfreesboro City Limits
BLACKWELL BLVD
LANTERN LN
WILLOW BAY LN
LITTLEGATE ST
VEDETTE LN
VEDDETTE LN
DRYSDALE DR
ARMSTRONG VALLEY RD
Area to be Annexed
THOMPSON RD
CHESTER CT
City of MURFREESBORO TENNESSEE

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG ARMSTRONG VALLEY ROAD INCLUDING PLAN OF SERVICES (FILE 2018-502)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
May 2, 2018



Annexation Request for Property Along Armstrong Valley Road

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GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesboro.gov

INTRODUCTION

OVERVIEW

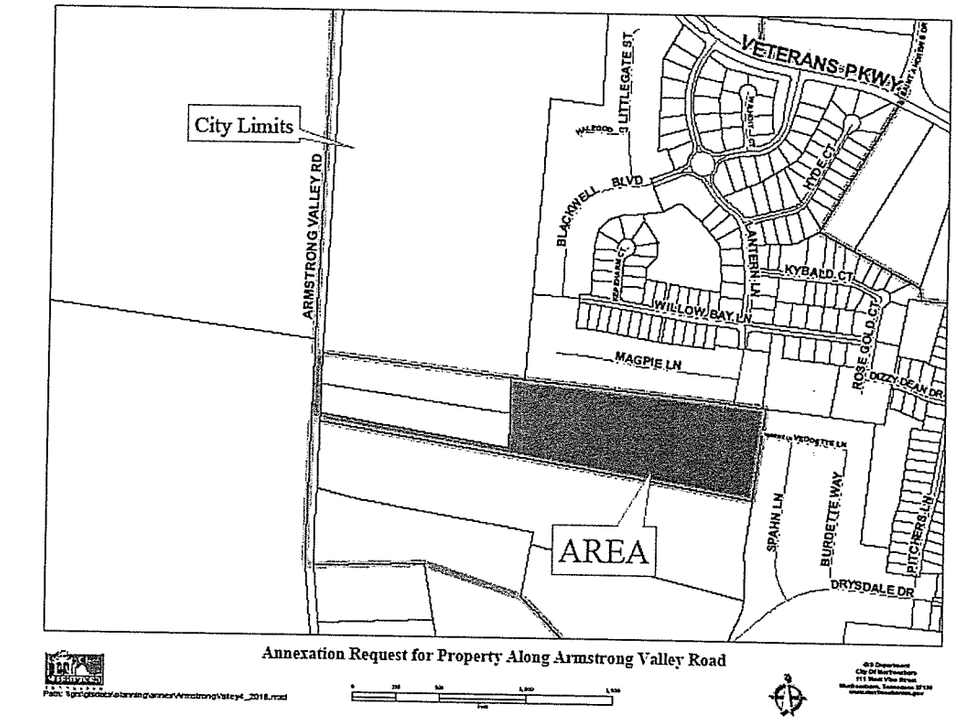
The property owner, Cornerstone Development, represented by Mr. Harry Minge, has submitted an annexation petition to the City of Murfreesboro. The request is for one parcel and a companion zoning change to Single-family Residential (RS-6) with the annexation. The annexation and rezoning is to allow for development of single-family residential lots.

The subject property is located along the east side of Armstrong Valley Road, south of Veterans Parkway. The parcel is approximately 18.29 acres, and currently developed with one single-family residence, garage and other accessory structures.

The study area includes approximately 400 linear feet of Armstrong Valley Road right-of-way, as shown in blue on the exhibit. Total study area is 18.75 acres:

- Tax Map 124, Parcel 030.02 (18.29 acres)
- Armstrong Valley Road right-of-way, approximately 400 linear feet (0.46 acres)

The study area lies within the City of Murfreesboro's Urban Growth Boundary.



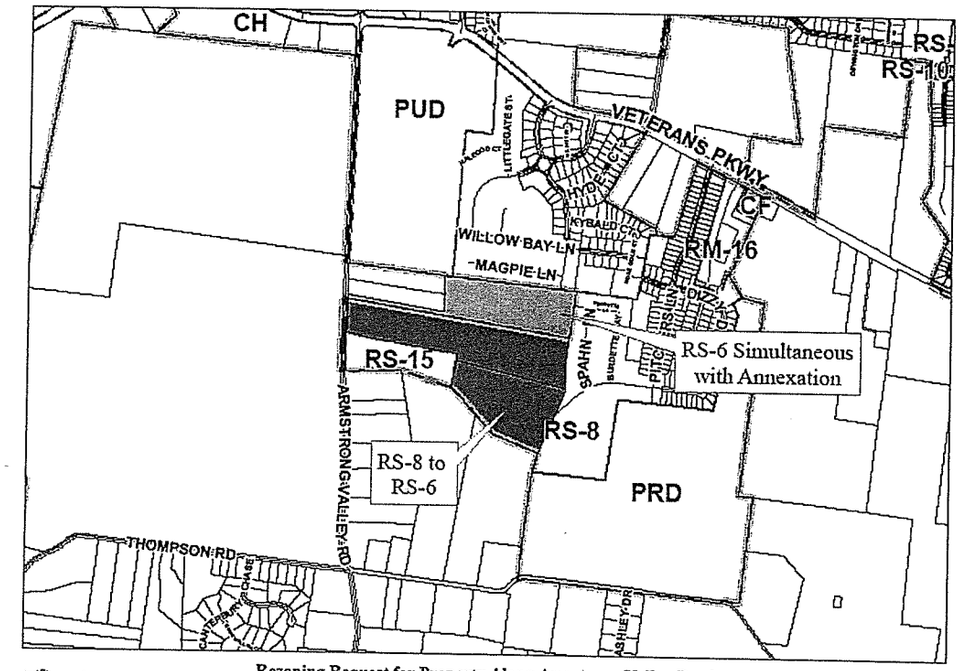
Annexation Request for Property Along Armstrong Valley Road

CITY ZONING

Simultaneous with the annexation, a request for rezoning for the subject property to RS-6 (Single-family Residential) is requested. The application for rezoning is made by Cornerstone Development and would allow for the development of single-family residences. The concept plan depicts 186 single-family residential lots. However, it should be noted that the concept plan involves not only the property in question, but two additional parcels that are already inside the City limits.

The study area is presently zoned RM (Residential – Medium Density) in the unincorporated area of Rutherford County.

The study area is contiguous with the existing City limits to the north, east, and south. To the north is the Sheffield Park Subdivision, and to the east is the Westwind Subdivision. These are zoned PRD (Planned Residential Development) and RS-8 (Single Family Residential), respectively. To the south are two undeveloped parcels owned by the petitioner. He is concurrently requesting rezoning for these parcels from RS-8 to RS-6.

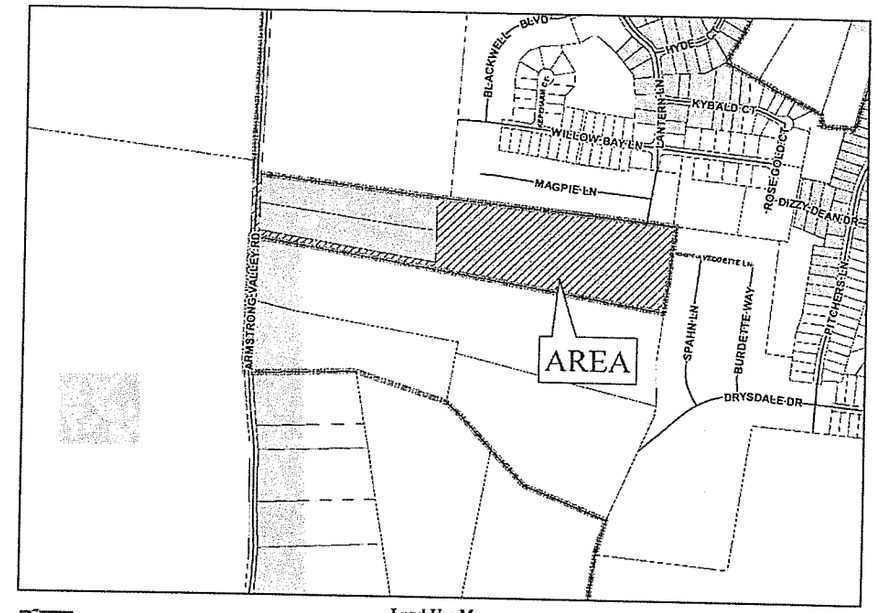


Rezoning Request for Property Along Armstrong Valley Road
RS-8 to RS-6 and RS-6 Simultaneous with Annexation

PRESENT AND SURROUNDING LAND USE

The study area is developed with one single-family residence and several accessory structures. Surrounding land uses include:

- Single family residential, as shown in yellow.
- Vacant land approved for single family residential development.
- Agricultural



Land Use Map

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Residential/Single Family | Vacant/Undeveloped

TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2018 will be due on December 31, 2019. 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 $1.2066/$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
Cornerstone Development, Mr. Harry Minge	18.29	$14,800	$309,400	$87,650	$1,057.58

These figures are for the property in its current state and assessed at the residential rate of 25 percent. After this property is rezoned to Single Family Residential (RS-6) and when it is developed, an improvement value will be added, which will result in an increase to the City and County taxes.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2018-2019 per capita state revenue estimates for the City of Murfreesboro once the development is built out. The requested parcel and the two adjacent parcels that are already inside the City limits are proposed to be developed with 186 single-family homes.

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 for 186 lots)	**$52,527.66**

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

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 #2.

STREETS AND ACCESS

The annexation study area has access to existing Armstrong Valley Road and includes approximately 400 linear feet of existing right-of-way. Armstrong Valley Road is an existing 2-lane, ditch-section roadway. Upon annexation, the City will be responsible for the operation and maintenance of this street. Based on a 15-year repaving cycle for Armstrong Valley Road, the annualized maintenance cost is $500 per year with State Street Aid and the General Fund as funding sources. Any new connections to Armstrong Valley Road must be approved by the City Engineer. Additionally, development along Armstrong Valley Road will require participation in construction improvements to Armstrong Valley Road and ROW/easement dedication in accordance with the City's Substandard Street requirements. No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be constructed to City standards.

REGIONAL TRAFFIC & TRANSPORTATION

The study area is served by Armstrong Valley Road as the major roadway facility, which connects to Veterans Parkway to the north and Thompson Road to the south. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan shows Armstrong Valley Road to be operating at a Level of Service "B" between Veterans Parkway and Thompson Road using average daily traffic (ADT) counts.

The 2040 Level of Service Model indicates that Armstrong Valley Road will operate at a Level of Service of "F" at Veterans Parkway and Level of Service "D" at Thompson Road without the proposed improvements recommended in the 2040 Plan. Armstrong Valley Road is closed periodically near and south of the study area during extreme rainfall events when Armstrong Branch overtops the roadway at existing roadway culverts. Recent observations of this section of Armstrong Branch indicate that this occurs a few times each year for a few hours duration each event. The roadway culverts and overtopping section of Armstrong Valley Road are upstream of the study area and currently outside the jurisdiction of the City of Murfreesboro.

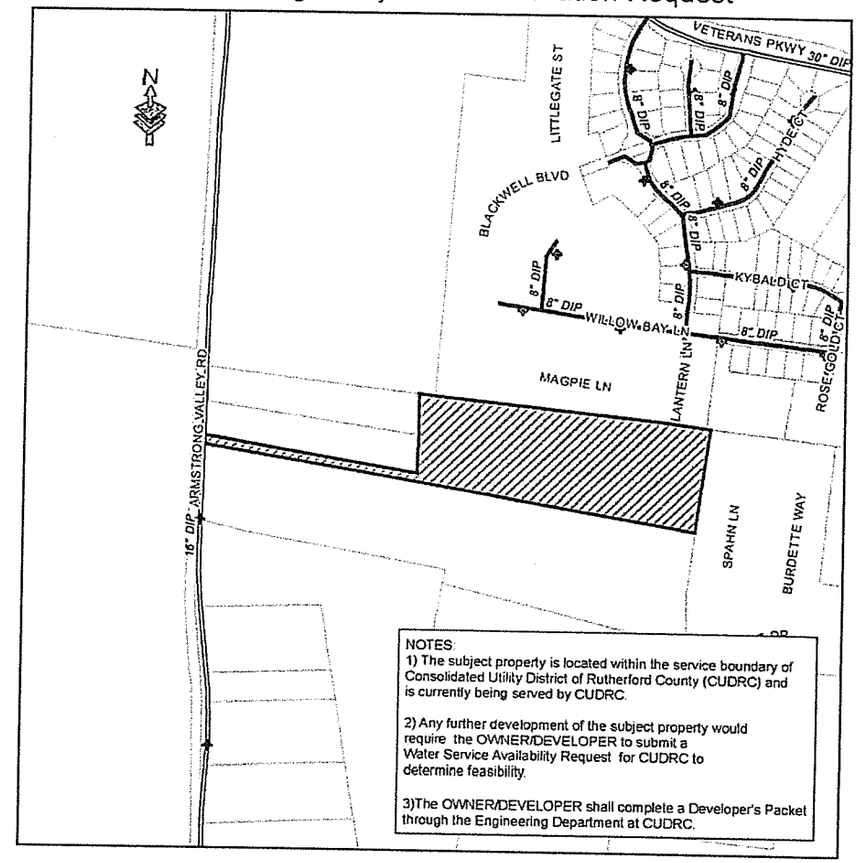
WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County (CUDRC) service area. CUDRC currently serves the residence on the property and will continue to do so if annexed. CUDRC presently maintains a 16-inch ductile iron pipe on the east side of the property, along Armstrong Valley Road. The developer of the property will need to submit a Water Service Availability Request to CUDRC to determine if water demands can be met at this location.

Also, the developer of the property will be required to complete CUDRC's Developer Packet through the Engineering Department to determine feasibility prior to entering the construction phase.

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

1981 Armstrong Valley Road Annexation Request



CUD HYDRANT
CUD HYDRANT
CUD WATER MAIN
CUD WATER MAIN
SUBJECT PROPERTY

APRIL 6, 2018

TAX MAP: 124 PARCEL: 30.02

1 INCH = 500 FEET

0 250 500 1,000 Feet

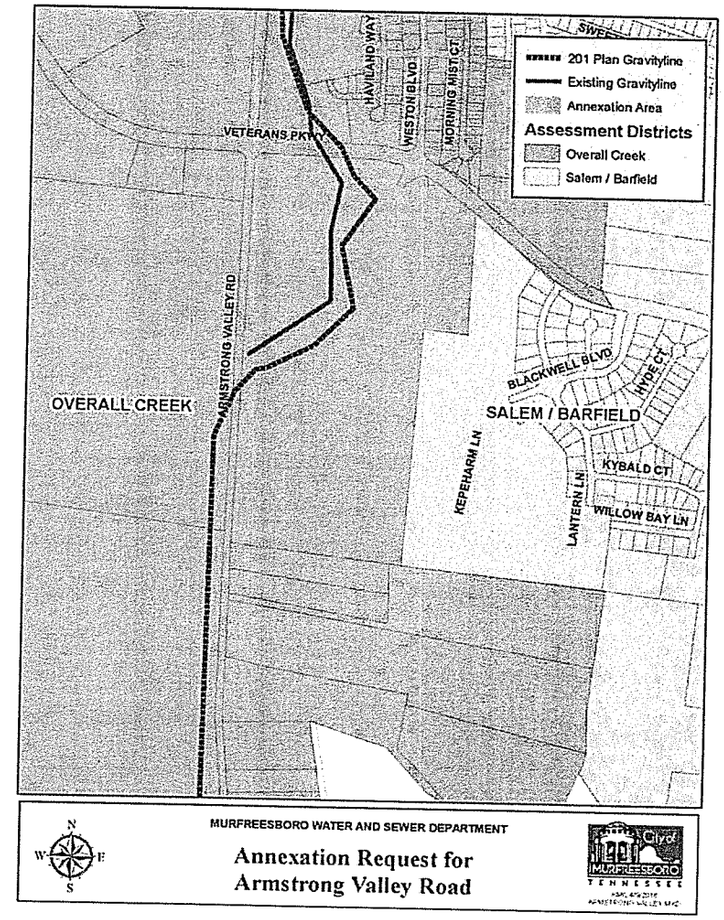
CONSOLIDATED UTILITY DISTRICT

SANITARY SEWER SERVICE

Per the Murfreesboro Water Resources Department's current definition of "available", public sanitary sewer is not available to the property requesting annexation nor to the properties requesting rezoning. Per the 201 Wastewater Facilities Plan for Basin 97, these properties are to be served by a future 18" interceptor extension. The 18" interceptor currently ends on the east side of the intersection of Armstrong Valley Road and Armstrong Branch approximately 1700 linear feet to the north of the properties. The developer of the subject property will be responsible for the extension of sewer from its current location to the subject property. Depending on the route of the interceptor extension, there would be the need for two to three off-site sewer easements.

These properties are within the Overall Creek Sanitary Sewer Assessment District and will be charged $1,000 per single-family unit or equivalent in addition to the current and standard connection fees. The standard connection fee for a single-family residence is $2550. All sewer main extensions may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water & Sewer Department found on-line at:

http://www.murfreesborotn.gov/DocumentCenter/View/144



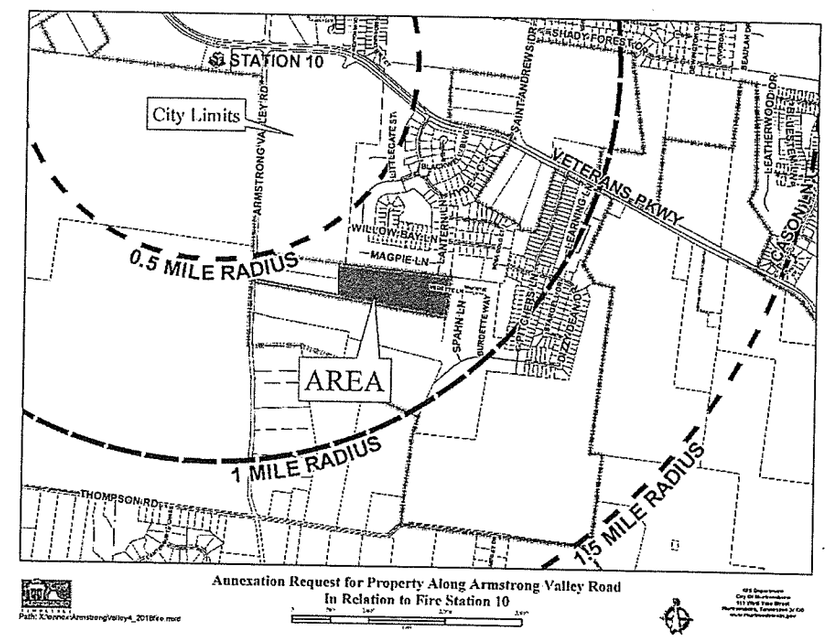
FIRE AND EMERGENCY SERVICE

The study area contains an existing single-family residence and several accessory structures. Murfreesboro Fire and Rescue Department (MFRD) cannot provide fire protection to the existing house in its current state because there is no fire hydrant within 500 feet of the structures and there is not adequate access to the house for a fire truck. In addition, the structures are located greater than 1,300 feet from Armstrong Valley Road.

Per MFRD, the existing residence and all accessory structures must either be demolished prior to the effective date of the annexation or the following steps must be completed prior to the effective date of the annexation:

- Install a fire hydrant within 500 feet of the structures;
- Expand driveway from 10 feet to 20 feet in width and provide evidence from a licensed engineer that it can withstand the weight of a firetruck;
- Install a turnaround at or near the structures;
- Remove two trees near the structures for fire truck access.
- Demolish the existing accessory structure that is located in the wooded area east of the house.

Once these conditions have been satisfied, MFRD will be able to provide ISO Class 2 fire protection to the subject property upon annexation. MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Prior to any development on the site, the developer shall provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water Resources Department (MWRD) policies and procedures. The closest fire station to the subject property is Fire Station #10, located at 2563 Veterans Parkway, 0.75 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 solid waste cart for the existing house must be brought to Armstrong Valley Road for curbside solid waste collection service. In the proposed development, there will be 186 carts required at full build-out at a cost of $9,913.80 ($53.30/cart).

ELECTRIC SERVICE

The study area is located within Middle Tennessee Electric Membership's (MTEMC) service boundary and MTEMC currently provides service to the residence. MTEMC has capacity to serve the proposed development. Any new electrical infrastructure installed will be required to adhere to MTEMC standards.

STREET LIGHTING

MTEMC can provide street lighting, as necessary, upon request by the City of Murfreesboro.

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.

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 located in the Scales Elementary School zone, if annexed. A new school is planned to open in this general vicinity in the Fall 2019. Additional students from any proposed development can be accommodated.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area upon the effective date of annexation. 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 taxpayers. 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.

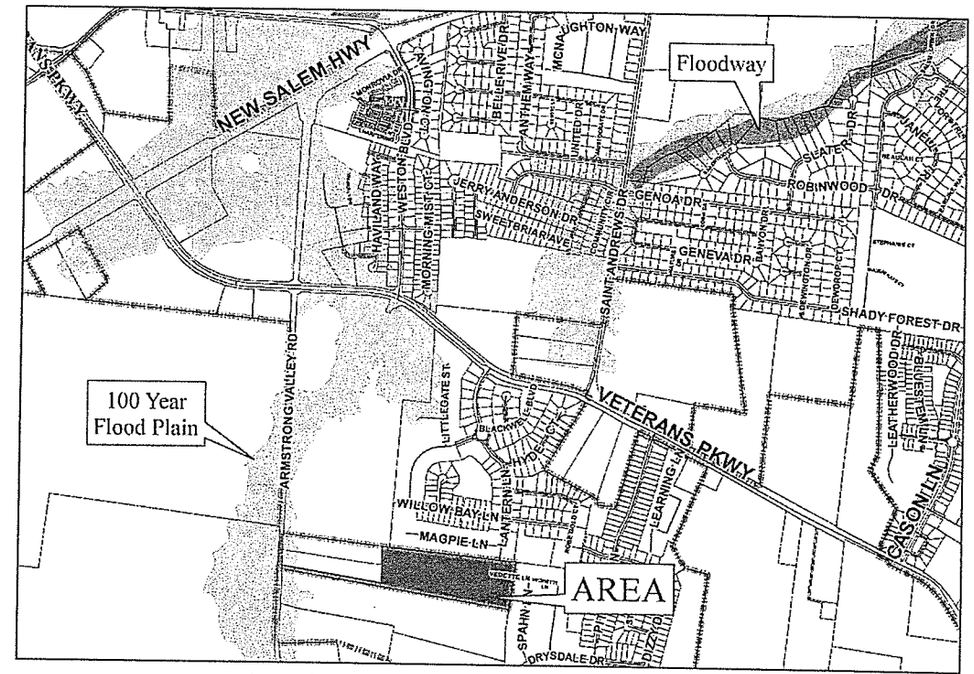
BUILDING AND CODES

The property 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.

FLOODWAY

The majority of 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).

However, the western portion of the study area, adjacent to Armstrong Valley Road, is located in the 100- year floodplain as shown on the exhibit. The exhibit depicts the floodway boundary in purple and the 100-year floodplain boundary in blue.



Annexation Request for Property Along Armstrong Valley Road

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.

STORMWATER MANAGEMENT

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area currently has one single-family residence and will generate approximately $39 per year in revenue for the Stormwater Utility Fee.

The subject property, along with the two adjacent parcels to the south that are already in the City limits, is proposed to be developed with 186 single-family residences. Based on this development scenario, it is anticipated that the site will generate approximately $7,254 annually in revenue for the Stormwater Utility Fund upon full build-out.

Public drainage facilities available to the study area are located within the right-of-way (ROW) of Armstrong Valley Road and proposed or existing public drainage systems within Sheffield Park to the north. Armstrong Valley Road in the study area has ditch sections on each side for roadway drainage. Upon annexation, the operation and maintenance of the public drainage system will be the responsibility of the City. The annualized operation and maintenance cost for the systems is included in the public roadway sections above, as they consist of an internal roadway drainage system. Future operation and maintenance costs are anticipated to be paid from the Stormwater Utility Fee and State Street Aid. No other public drainage facilities are available to the study area. Any public drainage facilities proposed to serve the study area in the future must meet City standards.

A review of the regional drainage patterns indicates the study area and adjacent properties are controlled by overland flow to Armstrong Branch to the west and Spence Creek to the north through public drainage facilities within Sheffield Park. Armstrong Branch overtops Armstrong Valley Road in extreme rain events a few times each year. Drainage system maintenance or upgrades along and under the roadway will be necessary to alleviate the occasional roadway overtopping during extreme rainfall events. The sections of Armstrong Brach that overtop most frequently are upstream and outside the jurisdiction of the City of Murfreesboro.

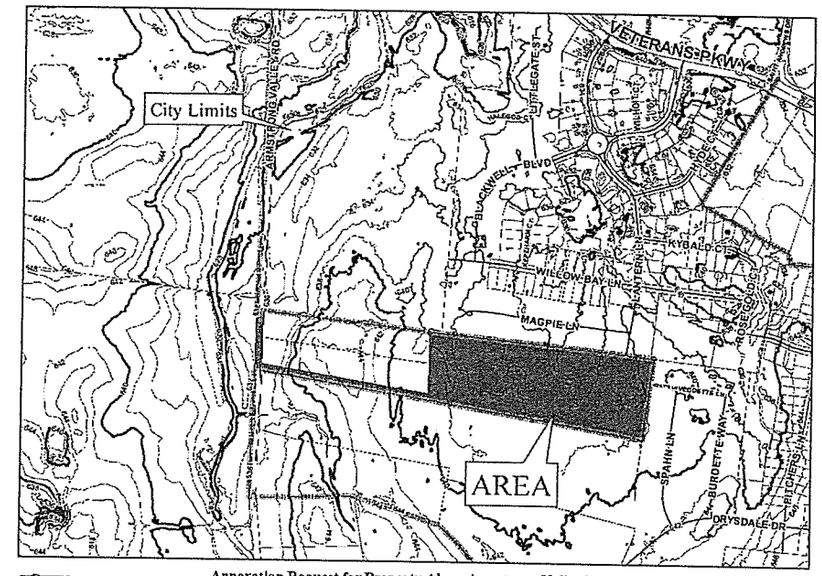
Armstrong Valley Road and approximately 150' of the west edge of the flag portion of the property are in the floodplain without a defined floodway and some of the study area is at or below the 100-year flood elevation. Any fill placed in the floodplain will require additional study to demonstrate no rise in the predicted flood elevations of Armstrong branch

The study area is in the Armstrong Branch and Spence Creek Watersheds.

PROPERTY AND DEVELOPMENT

A small portion of the property drains to the ROW of Armstrong Valley Road and into Armstrong Branch and most of the property drains to the middle of the northern property line and onto Sheffield Park ultimately to Spence Creek through constructed public drainage facilities. A review of aerial photography and topography indicate a pond in the central portion of the study area. This may be associated with wetlands. This area should be evaluated to determine if wetlands are present and appropriate approvals and permits obtained for disturbance or modification during development.

New development should comply with the City's Stormwater Quality Regulations by providing stormwater quality, streambank protection, and detention.



Annexation Request for Property Along Armstrong Valley Road

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 the Tennessee Growth Policy Act, 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.