RESOLUTION 18-R-PS-27 to adopt a Plan of Services for approximately 0.96 acres along Indian Park Drive, Glen Hutchinson, applicants. [2018-503]

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 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 28, 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-27**, the public welfare and the welfare of the City requiring it.

Passed: June 14, 2018

Shane McFarland, Mayor

ATTEST:

Melissa B. Wright
City Recorder

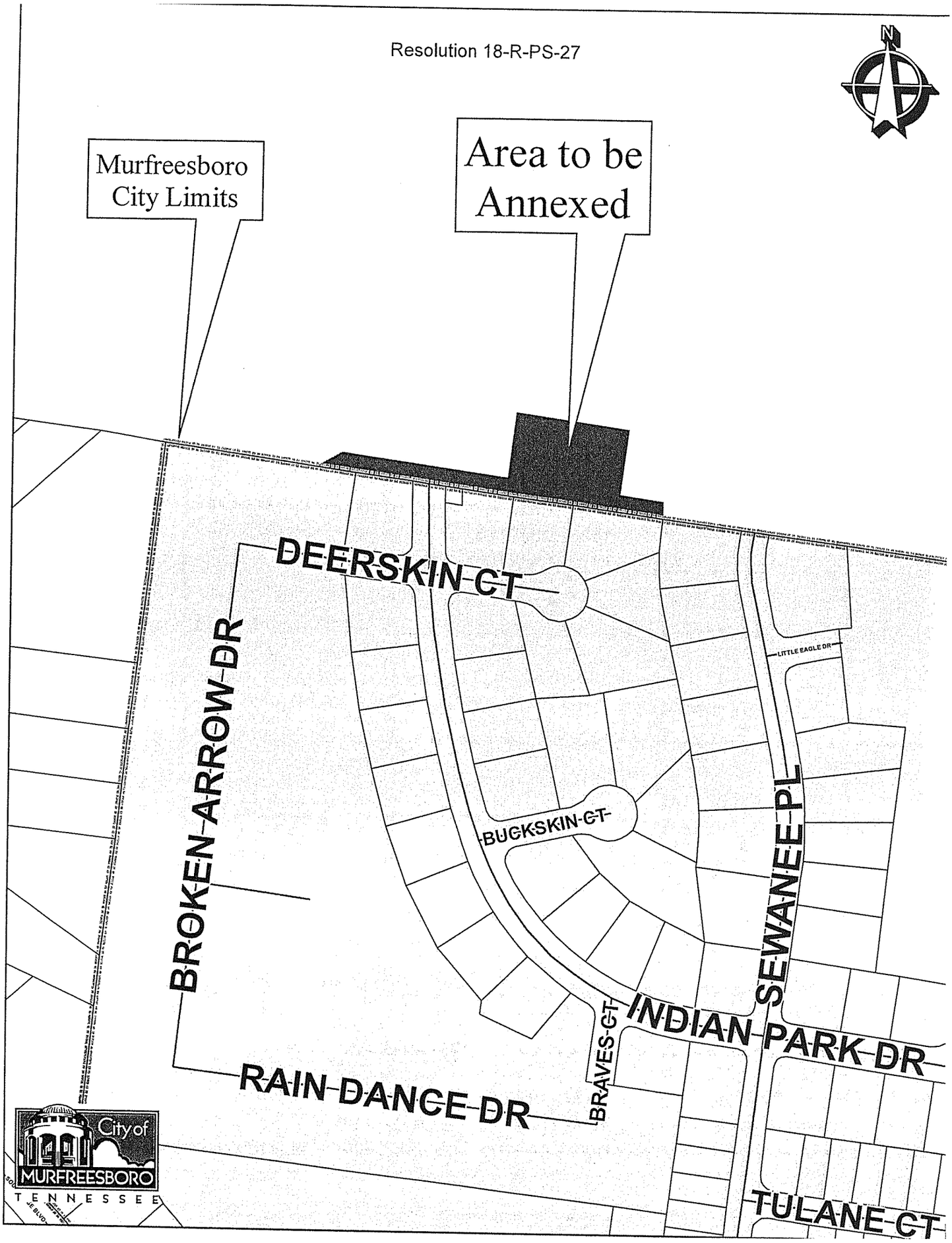
APPROVED AS TO FORM:

Craig D. Tindall
City Attorney

SEAL

mjp \\puckett\legal\files\council\ordinances & annexation, pos resolutions\2018\27 - 18-r-ps-27.docx 5/14/2018 11:45:24 AM #1

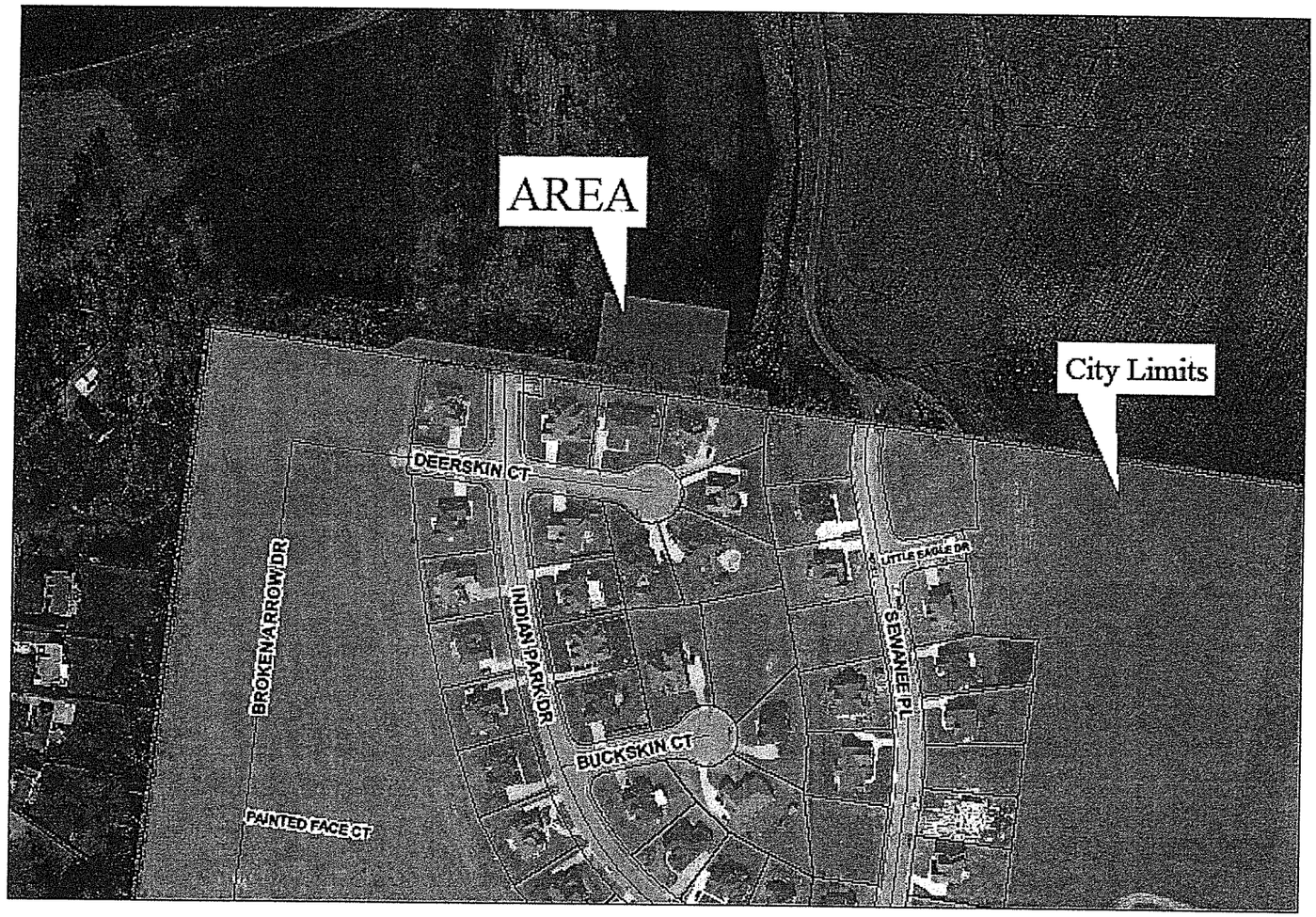
Resolution 18-R-PS-27



ANNEXATION REPORT FOR PROPERTY LOCATED ALONG INDIAN PARK DRIVE NORTH OF THE GLENVIEW FARMS SUBDIVISION INCLUDING PLAN OF SERVICES (FILE 2018-503)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
May 2, 2018



Annexation Request for Property Along Indian Park Drive

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

INTRODUCTION

OVERVIEW

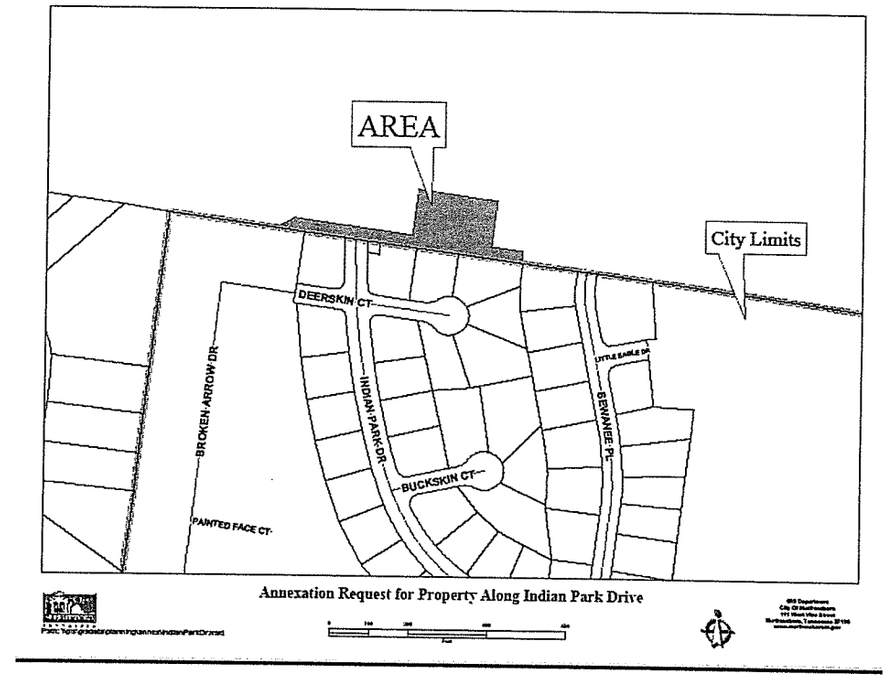
The property owner, Mr. Glen Hutchinson, has submitted a petition requesting a portion of his property to be annexed by the City of Murfreesboro. There is no companion zoning change with the annexation. The annexation is to bring the proposed stormwater facility for Section 4 of the Glenview Farms Subdivision, which is located immediately to the south, into the City limits.

The subject property is located north of the Glenview Farms Subdivision and north of the terminus of Indian Park Drive. The request is for a 0.96-acre portion of an approximately 300-acre parcel.

The total study area is 0.96 acre:

- Tax Map 113, Parcel 29.00 (0.96 acre)

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



CITY ZONING

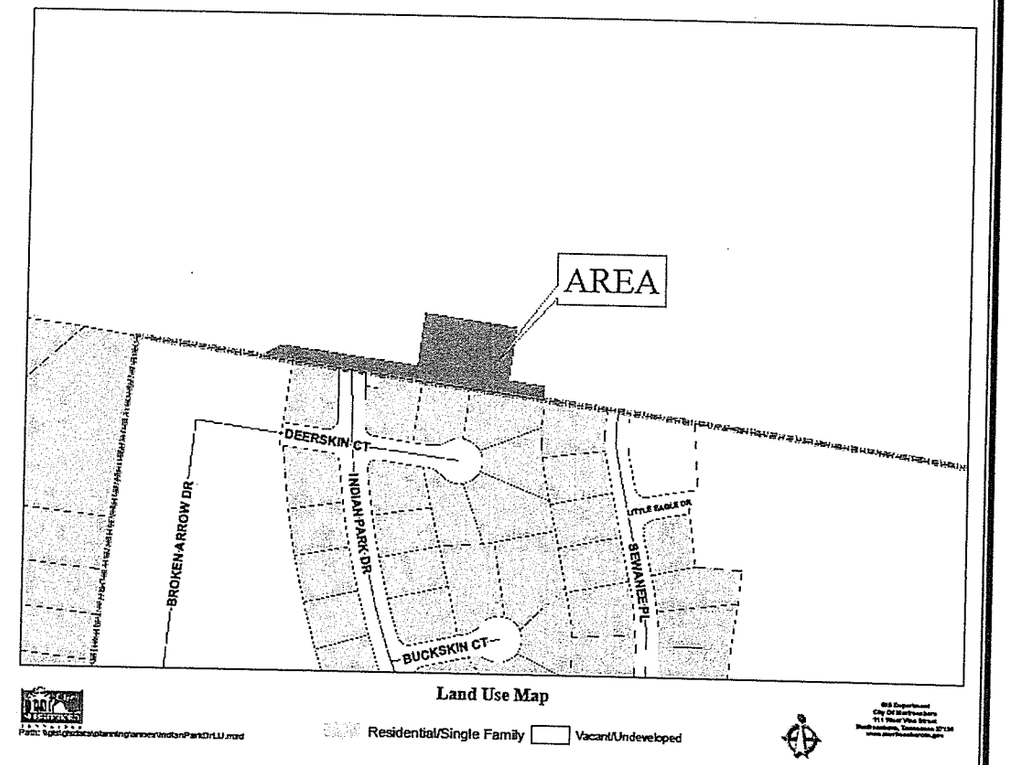
The proposed annexation will bring the proposed stormwater facility for Section 4 of the Glenview Farms Subdivision into the City limits. Due to the nature of the use, there is no requested rezoning. The study area is currently zoned RM (Residential Medium Density) in the unincorporated County. Per the Zoning Ordinance, without a companion zoning request, the study area will be given an interim zoning classification of RS-15 (Residential Single-Family 15) upon annexation.

The study area is contiguous with the existing City limits to the south, developed with the Glenview Farms Subdivision, zoned RS-12. The remainder of the subject parcel, located to the north, east and west, is located in unincorporated Rutherford County and is zoned RM.

PRESENT AND SURROUNDING LAND USE

The study area is undeveloped, agricultural land. Surrounding land uses include:

- Single family residential, as shown in yellow, to the south.
- Agricultural



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 with a residential assessment rate. The amounts below are estimated as a percentage of the appraisal and assessment of the overall tract.

Table I
Estimated Taxes from Site

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Mr. Glen Hutchinson	0.96	$1,821.61	$0	$455.40	$5.49

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 study area 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 #7B.

STREETS AND ACCESS

The annexation study area has access to Indian Park Drive. No additional public roadways are included in the study area. If any future public roadway facilities to serve the study area are needed, these must be constructed to City standards.

REGIONAL TRAFFIC & TRANSPORTATION

The study area is served by Indian Park Drive. No new roadway facilities are proposed at this time. No changes to existing traffic conditions are anticipated with this annexation.

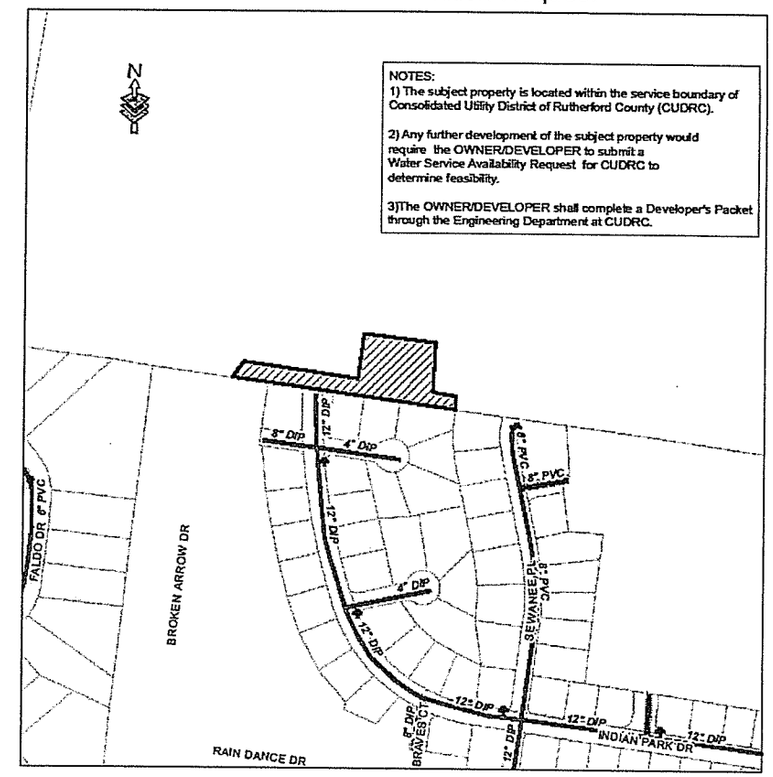
WATER SERVICE

The study area is located within Consolidated Utility District of Rutherford County's (CUDRC) service area. CUDRC presently maintains a 12-inch ductile iron pipe on the south side of the property, at the terminus of Indian Park Drive. For any new development on the property, the developer 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 CUDRC 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.

SANITARY SEWER SERVICE

Per the Murfreesboro Water Resources Department current definition of "available", public sanitary sewer is available to the property requesting annexation. However, the property would not need sewer service sine its intended use is a stormwater detention area.

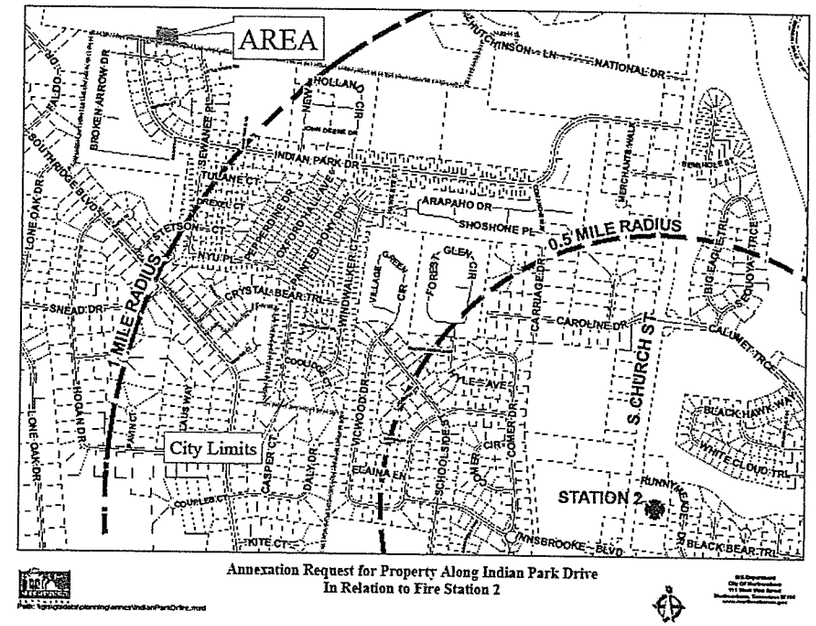
Indian Park Drive Annexation Request



FIRE AND EMERGENCY SERVICE

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). MFRD will provide fire protection with as well as medical first responder service. The annexation will bring the proposed stormwater facility for Section 4 of the Glenview Farms Subdivision into the City limits.

The closest fire station to the subject property is Fire Station #2, located at 2880 Runnymeade Drive, approximately 1.5 miles from the study area. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



Annexation Request for Property Along Indian Park Drive
In Relation to Fire Station 2

SOLID WASTE COLLECTION

If developed with residential units, the City would 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. However, because the property will be used for a stormwater facility, no service needs are anticipated for the study area.

ELECTRIC SERVICE

The study area is located within the Murfreesboro Electric Department (MED) service boundary, and will serve the property. Any new electrical infrastructure installed will be required to adhere to MED standards.

STREET LIGHTING

MED currently has facilities and provides street lighting along Indian Park Drive.

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. If this property was developed residentially, it would be zoned for Cason Lane Elementary School. However, because the property will be used for a stormwater facility, no additional student population is anticipated.

RECREATION

Because the property will be used for a stormwater facility, no recreational services would be needed. If it were to be developed residentially, however, Murfreesboro's Parks and Recreation facilities would 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.

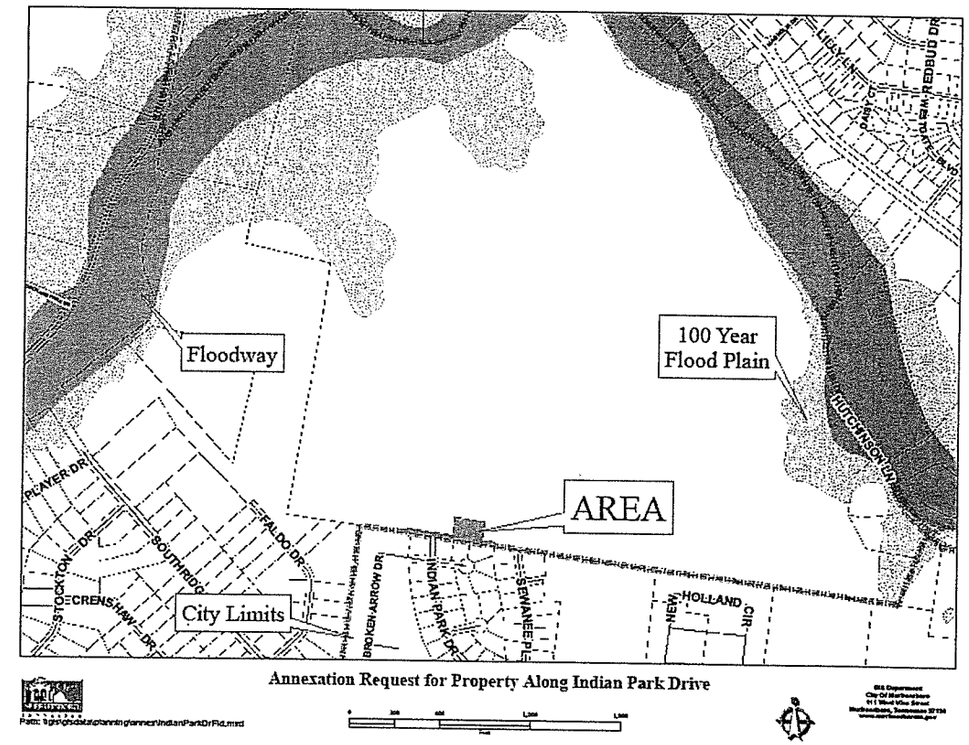
BUILDING AND CODES

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 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 exhibit depicts the floodway boundary in purple and the 100-year floodplain boundary in blue.



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.

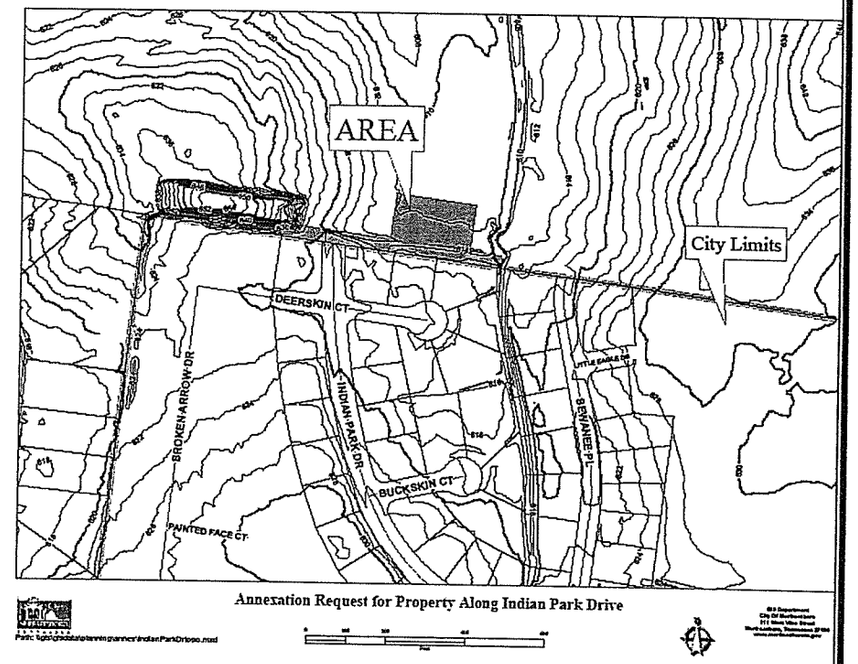
STORMWATER MANAGEMENT

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area.

Currently, there are no public drainage facilities in the proposed study area. The development plan for this land will contain a public drainage ditch and detention pond for the Glenview Farms development.

Regarding regional drainage conditions, the study area drains overland to the Middle Fork of the Stones River. Currently, there is no mapped 100-year flood plain on the study area.

With the proposed development plan, this property will not generate any stormwater utility fees.



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.