**RESOLUTION 18-R-PS-17** to adopt a Plan of Services for approximately 17.96 acres along Twin Oak Drive, Mitchell Bowman, applicants. [2018-513]

**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 November 1, 2017 for its consideration and a written report, at which time the Planning Commission held a public hearing and deferred action to March 7, 2018 thereafter recommending 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 May 3, 2018, pursuant to a Resolution passed and adopted by the City Council on March 15, 2018, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on April 17, 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-17**, the public welfare and the welfare of the City requiring it.

Passed: May 3, 2018

Shane McFarland, Mayor

ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Craig D. Tindall
City Attorney

SEAL

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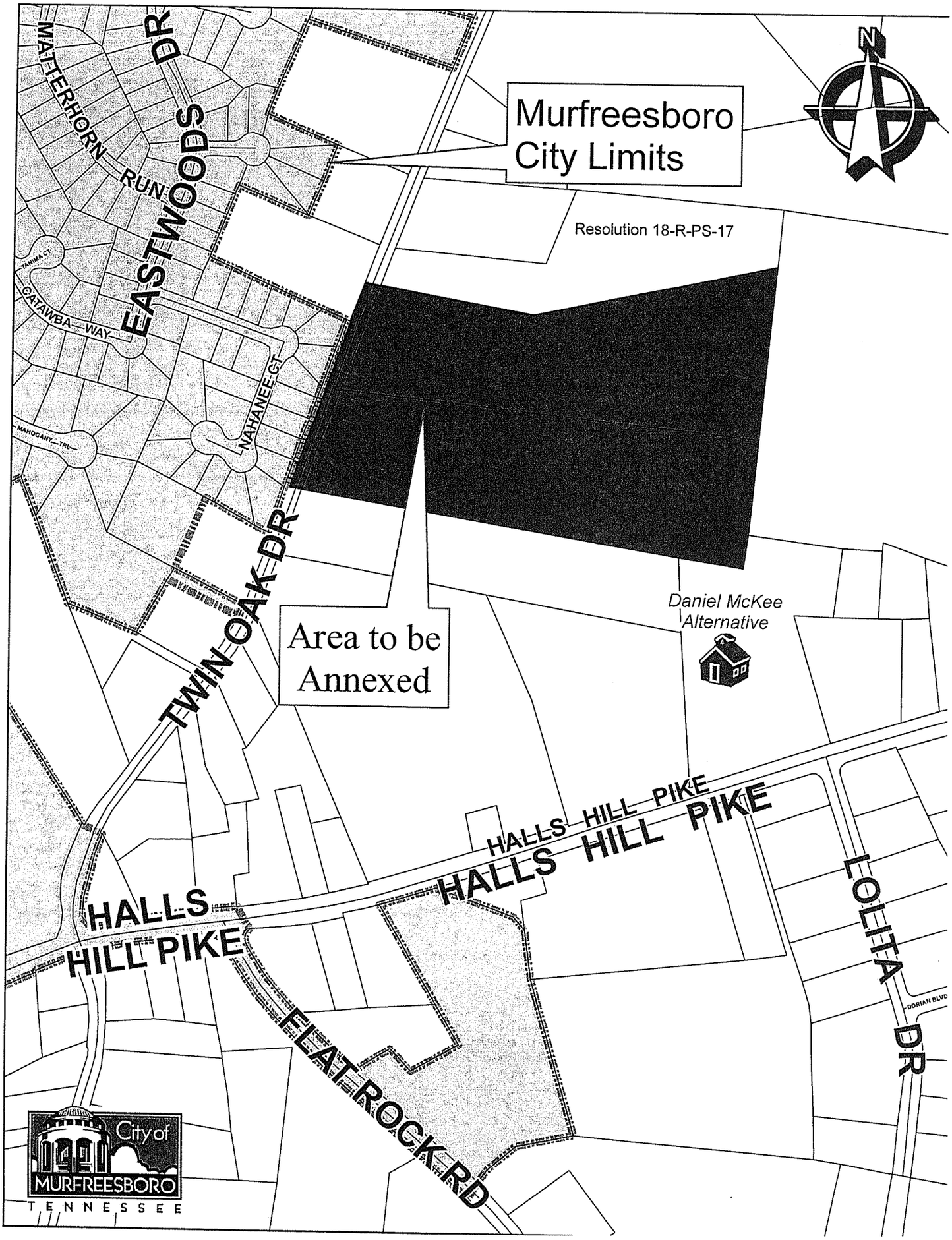
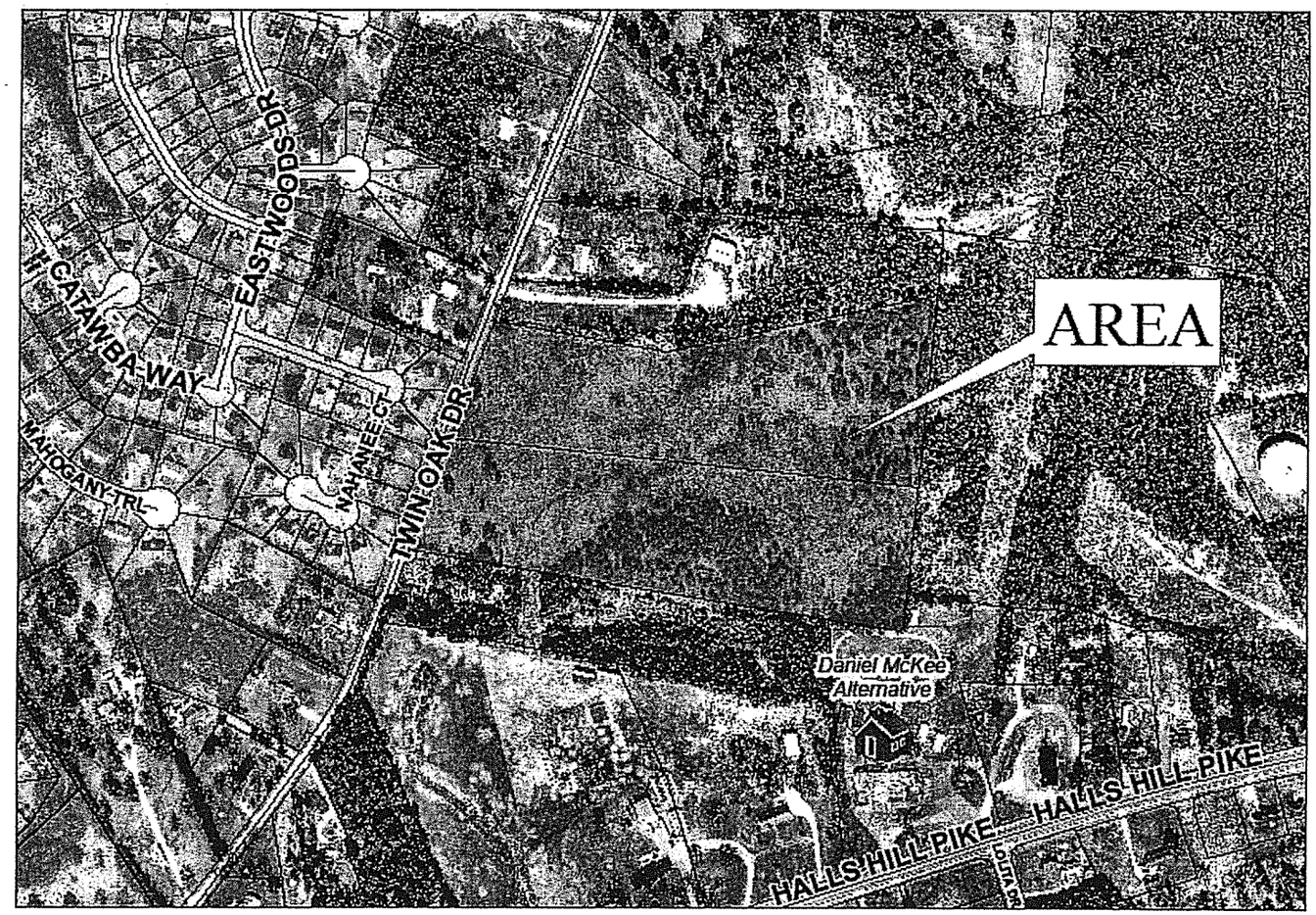

Murfreesboro City Limits
N
Resolution 18-R-PS-17
MATTERHORN RUN
EASTWOODS DR
TANIMA CT
CATAWBA WAY
NAHANEE CT
MAHOGANY TRL
TWIN OAK DR
Area to be Annexed
Daniel McKee Alternative
HALLS HILL PIKE
HALLS HILL PIKE
HALLS HILL PIKE
LOLITA DR
DORIAN BLVD
FLAT ROCK RD
City of MURFREESBORO TENNESSEE

# ANNEXATION REPORT FOR PROPERTY LOCATED AT TWIN OAK DRIVE INCLUDING PLAN OF SERVICES

City of MURFREESBORO
TENNESSEE

**PREPARED FOR THE**
**MURFREESBORO PLANNING COMMISSION**
**November 1, 2017**

*Revised for the March 7, 2018 Planning Commission Meeting*




**Annexation Request for Property Along Twin Oak Drive**

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# INTRODUCTION

## OVERVIEW

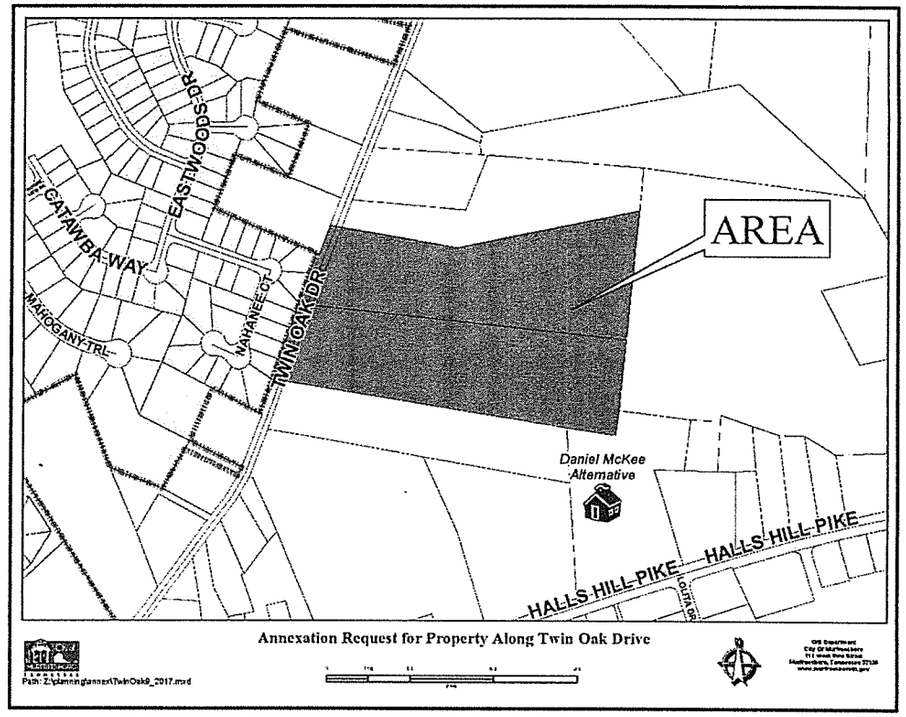
The applicants, Mitchell Bowman and Joseph Bowman, have requested annexation of property located along the east side of Twin Oak Drive, east of the East Hills Subdivision and north of Halls Hill Pike.

The area studied in this Plan of Services includes two parcels totaling approximately 17.50 acres.

The study area includes the following parcels:

- Tax Map 090, Parcel 022.00 = 8.98 acres
- Tax Map 090, Parcel 022.02 = 8.52 acres

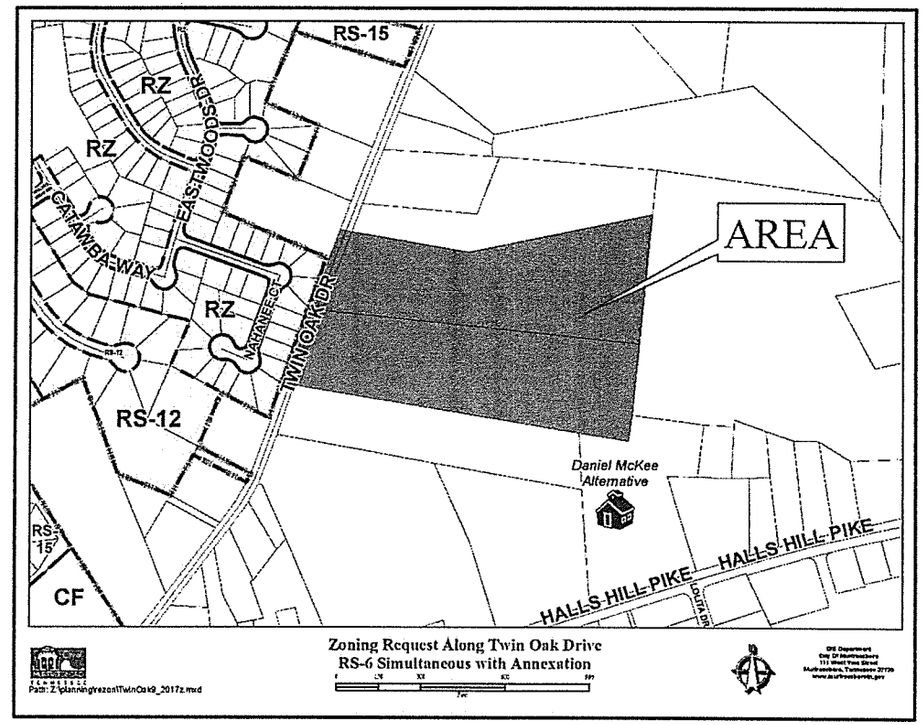
The study area lies within the City of Murfreesboro's Urban Growth Boundary. The study area adjoins the City limits on the west, which is developed with single family homes, the East Woods Subdivision. The properties to the east, south, and north lie within the unincorporated County.



## CITY ZONING

The applicants have requested rezoning to RS-6 (Single Family Residential, minimum lot area of 6,000 square feet) for the subject property. The study area is presently zoned RM (Residential – Medium Density) in the County.

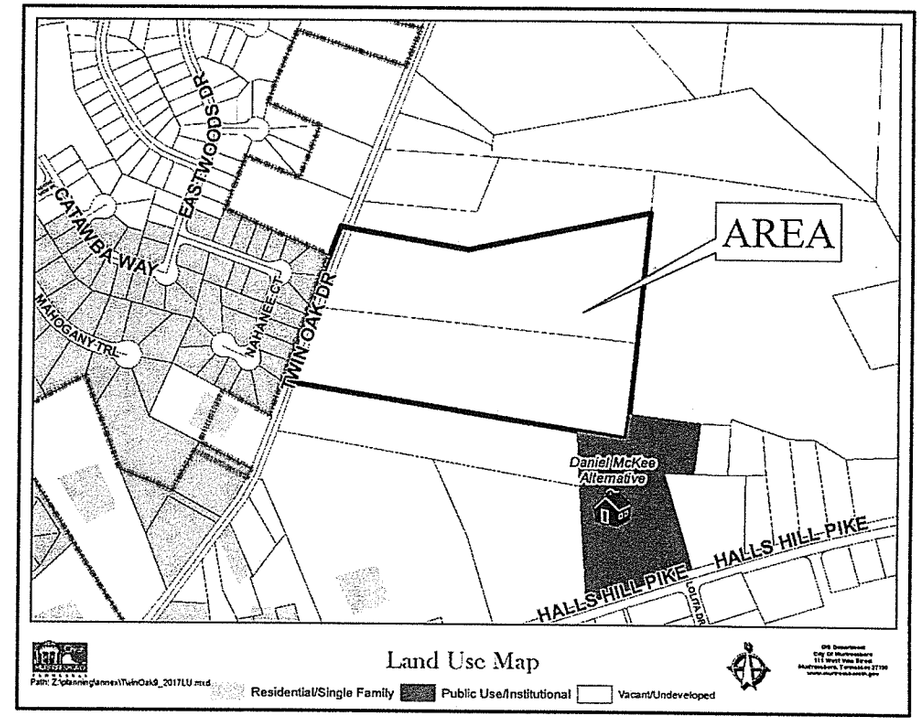
The adjacent property west of the study area is located within the City of Murfreesboro and is zoned RS-12 (Single-Family Residential 12) and RS-A Type 1 (Single-Family Attached, Zero-Lot Line). The adjacent properties to the north, east, and south are zoned RM (Medium Density Residential) in the unincorporated County.



## PRESENT AND SURROUNDING LAND USE

The study area is presently vacant. Surrounding land uses include:

- East Woods Subdivision single-family residences are located to the west of the study area;
- Daniel McKee Alternative School is located to the southeast of the study area;
- Large lot single-family residences are located on parcels to the north and south of the study area; and
- City of Murfreesboro Water Storage tank is located east of the study area.



## TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2017 will be due on December 31, 2018. 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 of 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 |
|---|---|---|---|---|---|
| Bowman J Mitchell Jr | 8.98 | $81,700 | 0.00 | $20,425 | $246.45 |
| Bowman Joseph Michael | 8.52 | $81,700 | 0.00 | $20,425 | $246.45 |
| **Total** | **17.00** | **$163,400** | **0.00** | **$40,850** | **$492.90** |

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 parcel 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 #3.

## ELECTRIC SERVICE

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

## STREET LIGHTING

According to MTEMC, street lighting will be installed upon request by the City of Murfreesboro.

## STREETS AND ACCESS

The study area has access to Twin Oak Drive and includes approximately 590 linear foot of Twin Oak Drive right-of-way. Twin Oak Drive is an existing 2-lane, ditch section roadway. Upon annexation, the City will be responsible for operation and maintenance of this street. Any new connections to Twin Oak Drive must be approved by the City Engineer. Additionally, development along Twin Oak Drive will require participation in construction of improvements and right-of-way/easement dedication in accordance with the City's Substandard Street requirements.

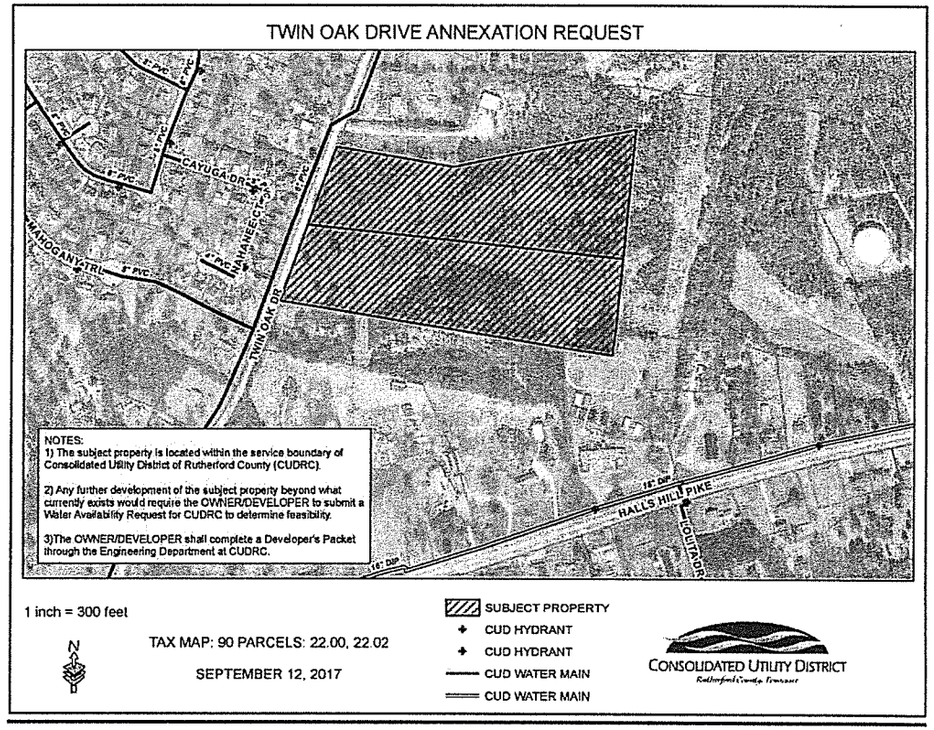
No additional public roadways are included in the study area. Any new public roadways to serve the study area must be constructed to City standards.

## WATER SERVICE

The study area is located within the Consolidated Utility District (CUD) service area. The property can be served by an existing six-inch water line located along Twin Oak Drive.

The developer of the property will be required to submit a Water Availability Application to verify feasibility and complete CUD's Developer Packet through the Engineering Department to determine feasibility prior to entering the construction phase.

The existing CUD 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.



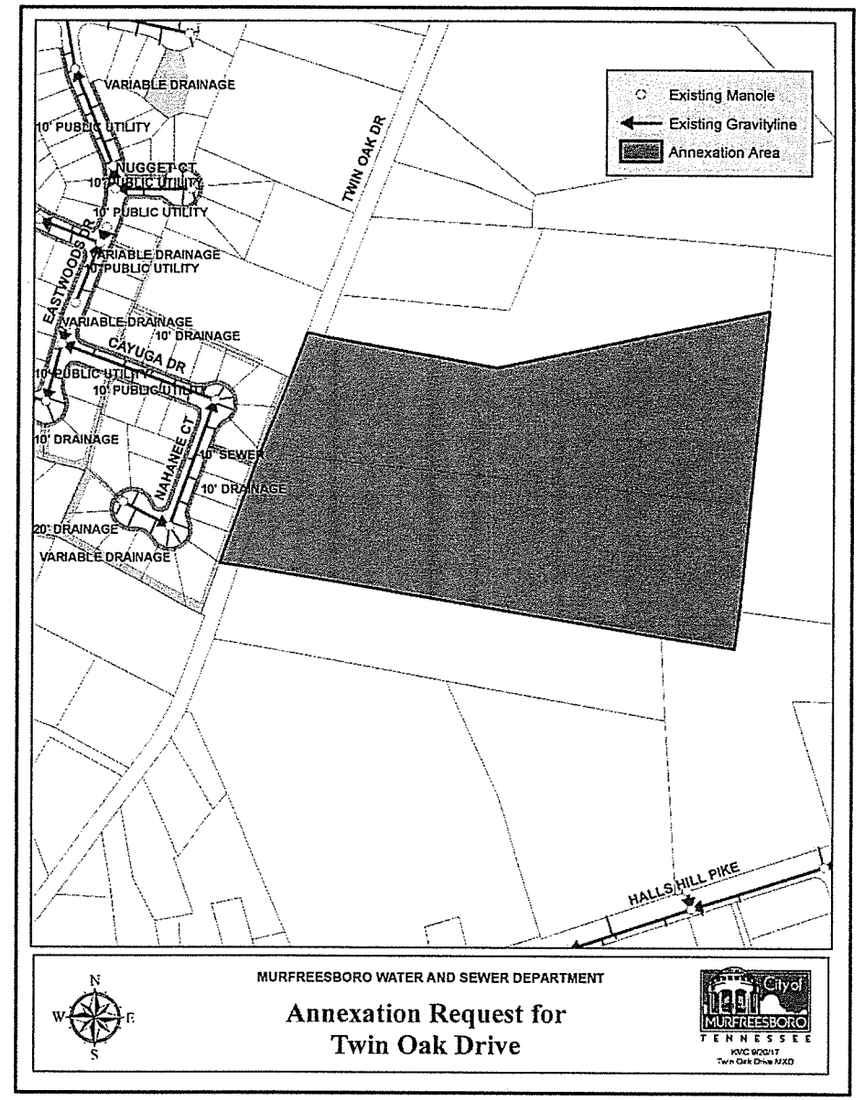
## SANITARY SEWER SERVICE

Sanitary sewer is currently not available to serve the subject property, per the Murfreesboro Water Resources Department's (MWRD) definition of "available."

There is an existing 20-foot sewer easement between two properties that front Nahanee Court, west of Twin Oak Drive. However, the easement does not meet the Department's current criteria for width between homes. MWRD requires a minimum sewer easement width of 30 feet.

New easements will be required to bring sewer service eastward across Twin Oak Drive to the subject property.

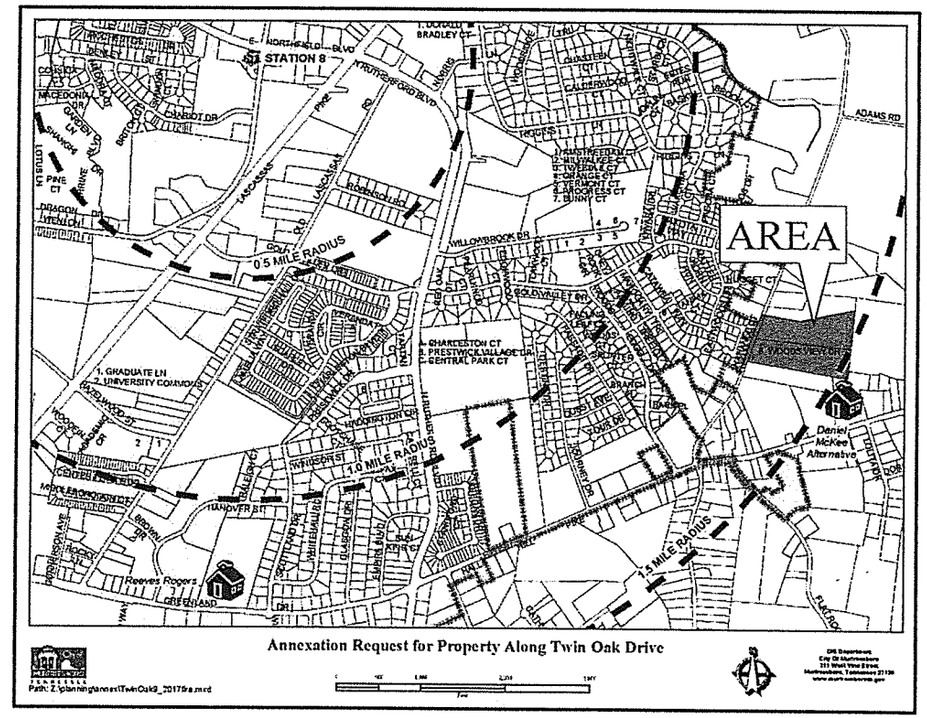
At the time the property is developed, public sewer mains must be extended throughout the site to serve the entire development and stubbed to the property lines at strategic locations to serve other properties. All main line extensions may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water & Sewer Department.



## 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's (CUD) policies and procedures. The developer of the property will be required to install a new fire hydrant on the subject property prior to the issuance of any building permit.

The closest fire station to the subject tract is Fire Station #8, located at 1730 East Northfield Boulevard, approximately 2.6 miles from the study area. In addition, Fire Station #3, located at 1511 Mercury Boulevard, is located approximately 3.4 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 if the residential development has public streets. The initial day of service will be Tuesday.

## 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, inspecting new construction, and enforcement for compliance with the City's 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 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.

## 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 currently located in the Reeves-Rogers Elementary school zone.

## GEOGRAPHIC INFORMATION SYSTEMS

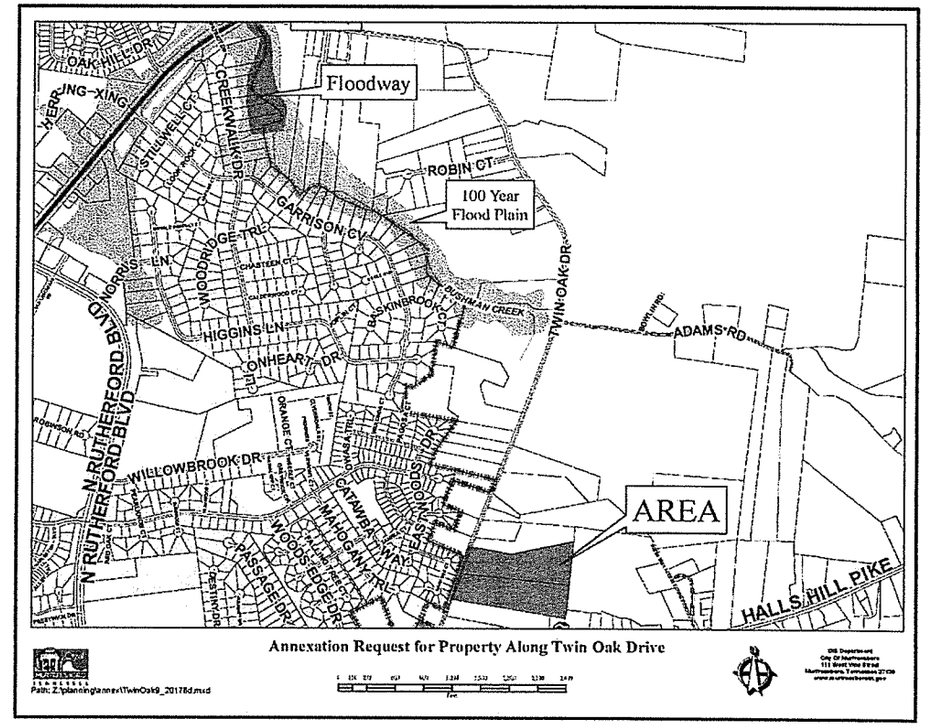
The property is within the area photographed and digitized as part of the City's Geographic Information Systems (G.I.S.) program.

## 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.

## *FLOODWAY*

The study area and additional study area are 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 AND STORMWATER

The Study Area generally drains well to the west of the Twin Oak Drive right-of-way. Twin Oak Drive is a ditch section street. Review of the drainage pattern indicates that Twin Oak Drive does not have a significant drainage system. Additionally, it appears that the roadway may overtop from time to time. Regional drainage is primarily provided by sinkholes with overtopping to overland routes to Garrison Creek tributary to Bushman Creek during extreme events.

Public drainage facilities available to the study area are located within the right-of-way of Twin Oak Drive. The drainage facility within Twin Oak Drive included in the study area will become the responsibility of the City upon annexation. No additional public drainage facilities are included in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

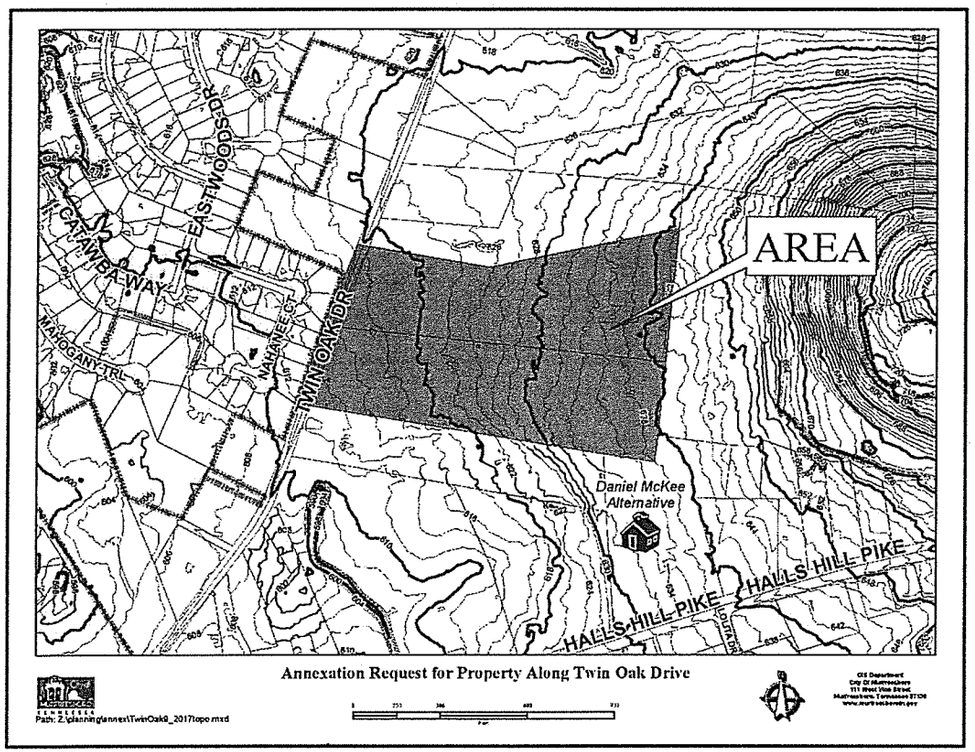
New development should comply with the City's Stormwater Quality Regulations by providing stormwater quality, streambank protection, and detention. Development plans should additionally address the adequacy and potential overtopping of Twin Oak Drive as well as relying on sinkholes for excess runoff. Management of excess runoff volume on-site may be required to mitigate downstream drainage system conditions.

The property has steep slopes in some areas of the site especially on the southern property boundary. These steeper areas may require special treatment to create buildable lot areas and avoid impact to the adjacent property. Development plans may need to include an area grading plan in these areas and/or lot specific grading plans at permitting.

Participation in improvements to Twin Oak Drive and right-of-way and easement dedication for Twin Oaks Drive should be incorporated in the development plans in accordance with the City's Substandard Street requirements.

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area, and existing and new improvements will be subject to the Stormwater Utility Fee. The study area is currently vacant and will not provide revenue to the City's Stormwater Utility Fund upon annexation. The 16.6-acre subject property is proposed to be developed as a single family residential subdivision. It is anticipated that 70-90 lots can be developed. Based on this development scenario, it is anticipated that the site will generate approximately $2,700 - $3,500 annually in revenue for the Stormwater Utility Fund upon full buildout. New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements including water quality, streambank protection, and detention.

The red lines on the map on the following page represent ten-foot contours. The black lines represent two-foot intervals.




Annexation Request for Property Along Twin Oak Drive

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## 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.