RESOLUTION 18-R-PS-38 to adopt a Plan of Services for approximately 85.9 acres along Florence Road, Roy L. Waldron Family Ltd. Partnership, applicant. [2018-505]

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 June 6, 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 July 19, 2018, pursuant to a Resolution passed and adopted by the City Council on June 14, 2018, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on July 3, 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-38**, the public welfare and the welfare of the City requiring it.

Passed: July 19, 2018

Shane McFarland, Mayor

ATTEST:

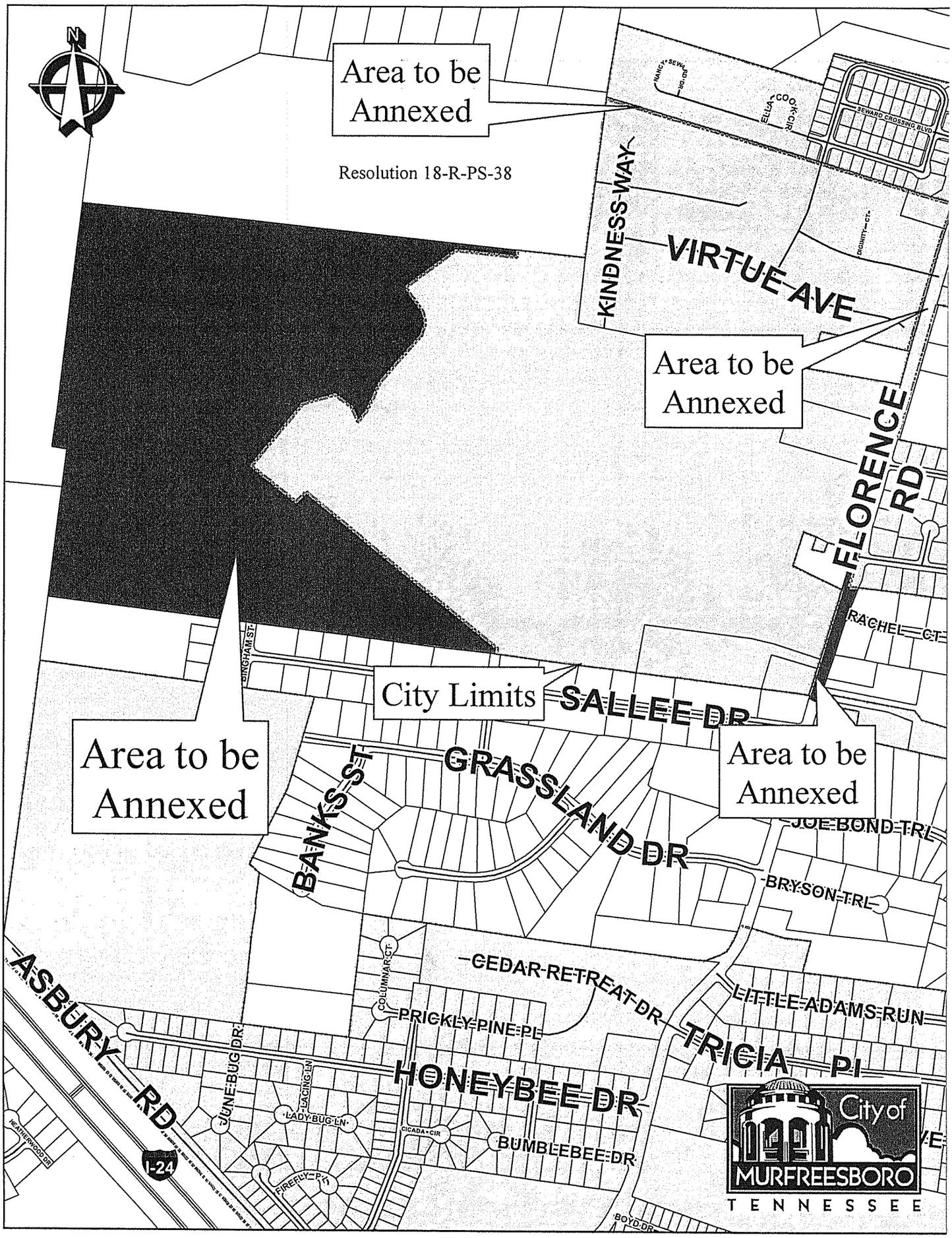
Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Adam F. Tucker
Interim City Attorney

SEAL

mjp \\puckett\legal\files\council\ordinances & annexation, pos resolutions\2018\38 - 18-r-ps-38.docx 7/2/2018 4:08:19 PM #1


Area to be Annexed
Resolution 18-R-PS-38
KINDNESS WAY
VIRTUE AVE
Area to be Annexed
FLORENCE RD
RACHEL CT
City Limits
SALLEE DR
Area to be Annexed
Area to be Annexed
BANKS ST
GRASSLAND DR
JOE BOND TRL
BRYSON TRL
CEDAR RETREAT DR
LITTLE ADAMS RUN
PRICKLY PINE PL
TRICIA PL
ASBURY RD
HONEYBEE DR
JUNE BUG DR
LADY BUG LN
CICADA CIR
BUMBLEBEE DR
FIREFLY PL
I-24
City of MURFREESBORO TENNESSEE

Resolution 18-R-PS-38

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG FLORENCE ROAD INCLUDING PLAN OF SERVICES (FILE 2018-505)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE JUNE 6, 2018 PLANNING COMMISSION PUBLIC HEARING
REVISED JUNE 6, 2018 FOR THE JUNE 6 PLANNING COMMISSION PUBLIC HEARING
REVISED JULY 13, 2018 FOR THE JULY 19, 2018 CITY COUNCIL PUBLIC HEARING

INTRODUCTION

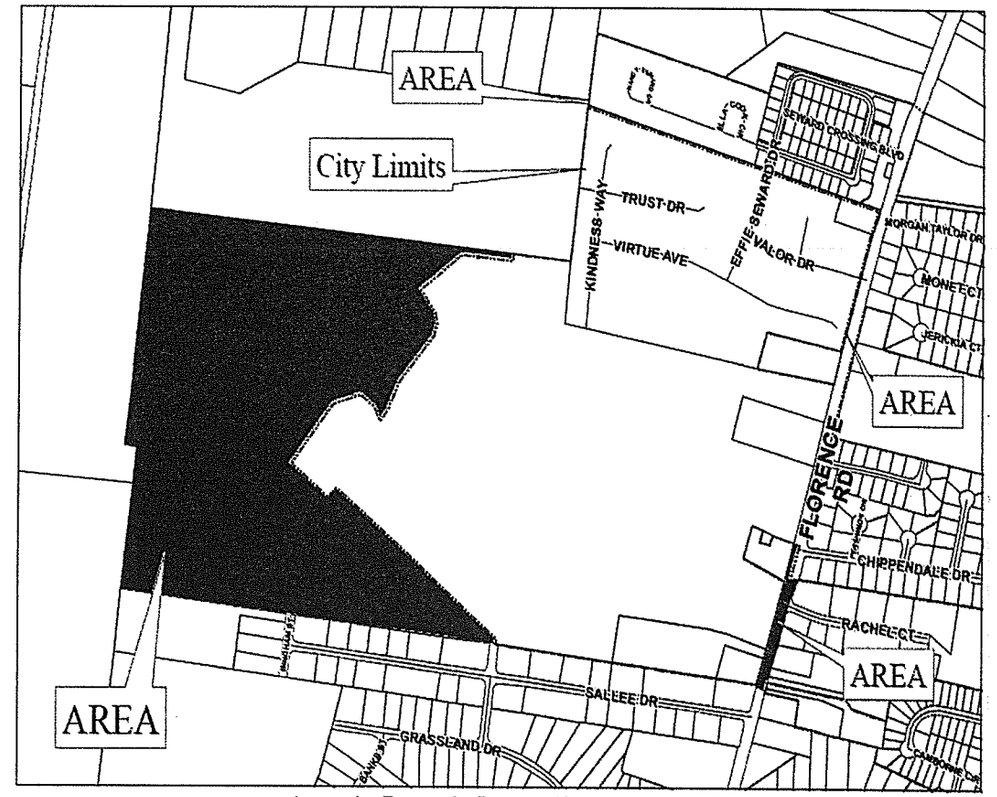
OVERVIEW

Roy L. Waldron Family, Ltd Partnership, represented by SEC, Inc, has initiated a petition to annex into the City of Murfreesboro, property located on Florence Road.

The total study area is approximately 85.9 acres, and consists of:

- Portion of Parcel ID 071 01200 (83.7 acres)
- Portion of Parcel ID 056M A 00503 (0.09 acres)
- Portion of Parcel ID 056 06300 (0.55 acres)
- Florence Road right-of-way, approximately 830 linear feet (1.56 acres)

The remaining portion of the larger parcel is already located in the City. The portion being considered for annexation is undeveloped. The majority of the other two parcels identified above were annexed in 2017 with the annexation of the Windwoods PRD tract. A 10' strip on these parcels was not annexed at that time. The remaining 10' strip is being included in this annexation, so that those parcels are entirely within the City's jurisdiction. The study area lies within the City of Murfreesboro's Urban Growth Boundary.

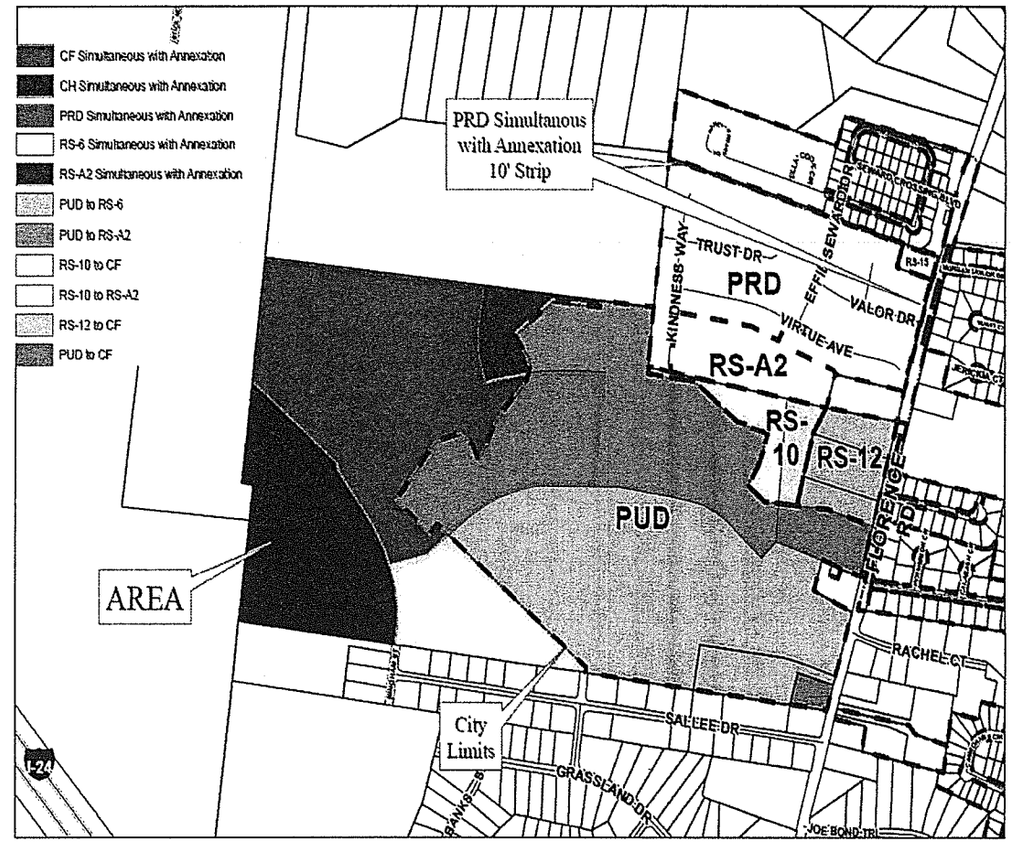


Annexation Request for Property Along Florence Road

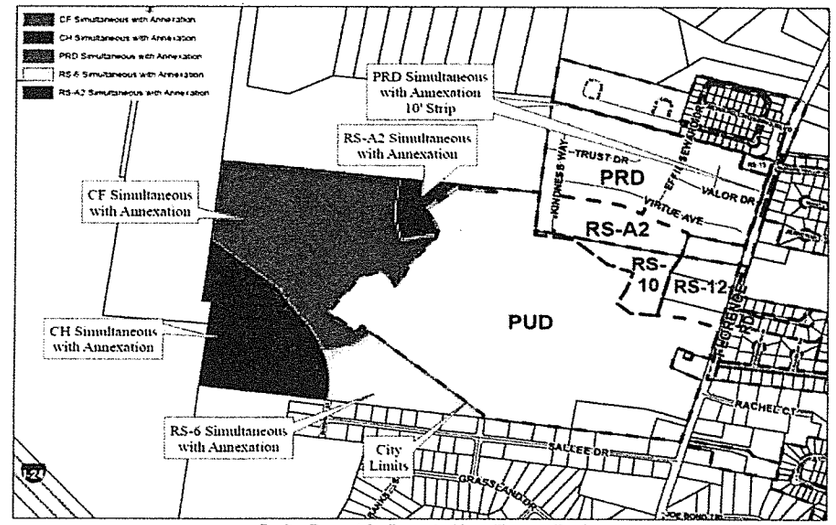
CITY ZONING

The Property is currently zoned Residential Medium-Density (RM) in the unincorporated area of Rutherford County. This zone is similar to the City's RS-15 zone. Simultaneous with the annexation, a zoning request has been filed for the property, including for the portion of the property that is already inside the City limits. The request includes CF (Commercial Fringe), CH (Highway Commercial), RS-6 (Single-Family Residential), and RS-A2 (Single-Family Residential Attached) districts. The 10' strip of the Windwoods parcel that has been included is proposed to be zoned PRD (Planned Residential District) consistent with the existing Windwoods PRD.

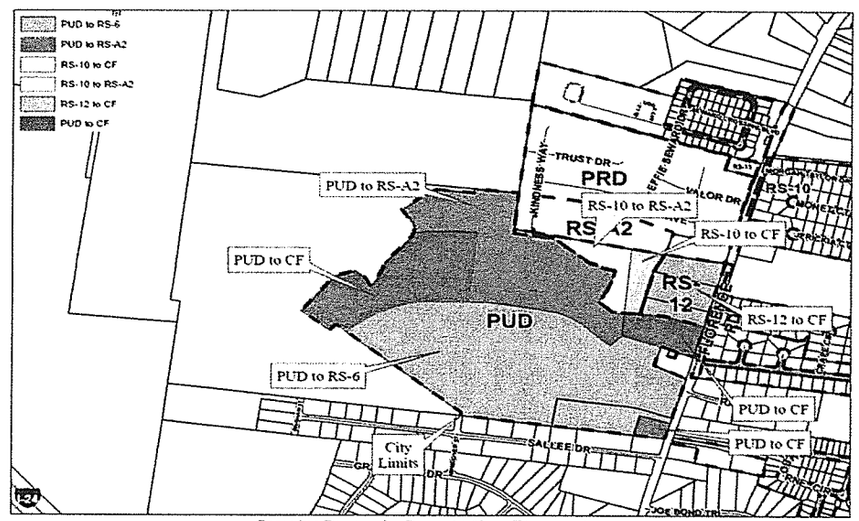
City single-family subdivisions are located to the south (the developing Thistle Downs and the existing Adams Run and Cherrywood Estates Subdivisions). There are also county single-family residential subdivisions to the south of the study area. I-24 is to the southwest and I-840 is to the southeast. Overall Creek and its floodway are located to the northeast.



Zoning Request for Property Along Florence Road



Zoning Request for Property Along Florence Road
CF, CH, PRD, RS-6 and RS-A2 Simultaneous with Annexation

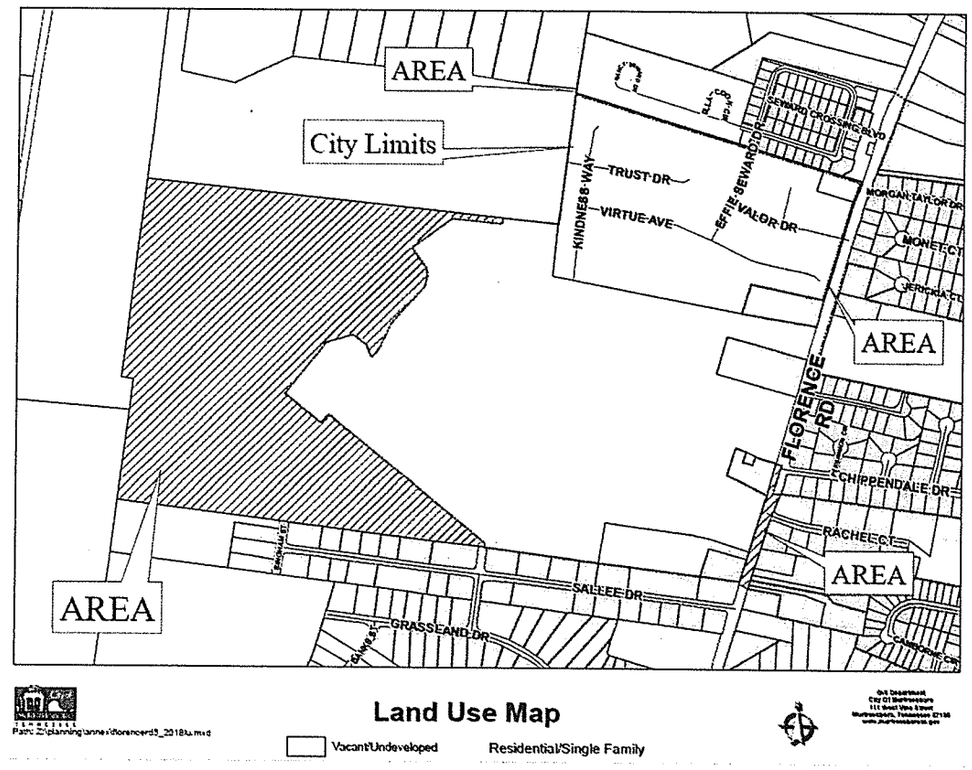


Rezoning Request for Property Along Florence Road
PUD to RS-6, PUD to RS-A2, RS-10 to CF, RS-10 to RS-A2, RS-12 to CF and PUD to CF

PRESENT AND SURROUNDING LAND USE

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

- Single family residential, as shown in yellow,
- Vacant Undeveloped, unshaded.



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 $0.9494/$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	Parcel ID	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Roy L. Waldron Family, Ltd Partnership	071 01200	83.7	$150,600	$0	$37,650	$357.45
Roy L Waldron ETUX Joyce*	056M A 00503	0.09	$4,500	$0	$1,125	$10.68
Fortress Builders, Inc.*	056 06300	0.55	$1,053	$0	$263	$2.50

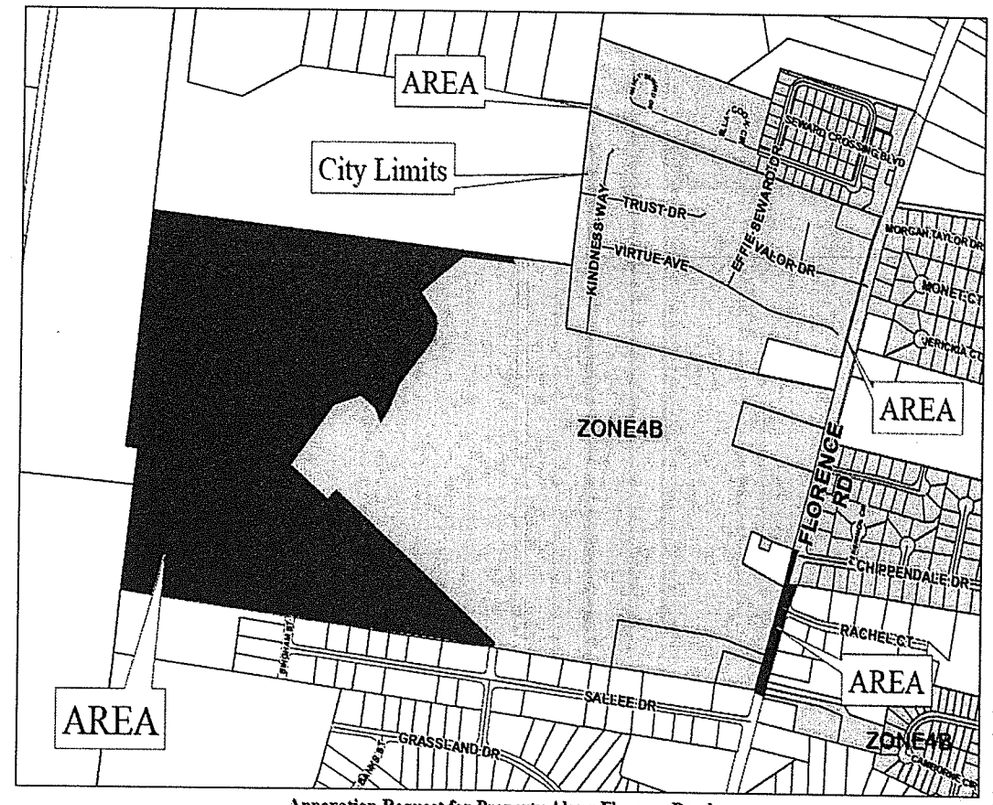
*Because the entire parcels are not being annexed, the appraisal and assessment amounts from the Property Assessor's website have been adjusted in the table above based on the percentage of the parcels proposed to be annexed.

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

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 (MPD) 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. MPD feels that this area will have no negative impact on its ability to provide services. After reviewing the proposed annexation request, MPD has indicated that it can provide police services to the property as it currently exists. No additional costs to the department are expected. This property is located in Police Zone #4B. The attached map indicates the current police zone that borders the property.



Annexation Request for Property Along Florence Road
MPD Zone 4B

STREETS AND ACCESS

The annexation study area is the remainder of a parcel that has access to Florence Road, a minor arterial, to the east. This portion of the parcel to be annexed does not have any other existing road frontage. There are two (2) stub streets entering this property from the county subdivision to the south (Bingham Street and Windover Street). The study area includes approximately 830 linear feet of Florence Road right-of-way. Florence Road is an existing 3-lane curb and gutter road reconstructed under a joint project with Rutherford County. By agreement with Rutherford County, the City has been partially responsible for maintenance of Florence Road and upon annexation, the City will be fully responsible for operation and maintenance of this section of Florence Road. Based on a 15-year repaving cycle for Florence Road, the annualized maintenance cost is $1,700 with State Street Aid and General Fund as funding sources. Any new connections to this section of Florence must be approved by the City Engineer. This property is affected by Mid-Term Improvement #11 on the 2040 Major Transportation Plan (MTP). The applicant has entered into a development agreement to participate in those improvements. Any future public roadway facilities to serve the study area must be constructed to City standards. With respect to existing vegetation along the segment of Florence Road proposed to be annexed, the Urban Environmental Department does not see an immediate cost to bring the section of right of way up to City standards.

Regional Traffic and Transportation Conditions

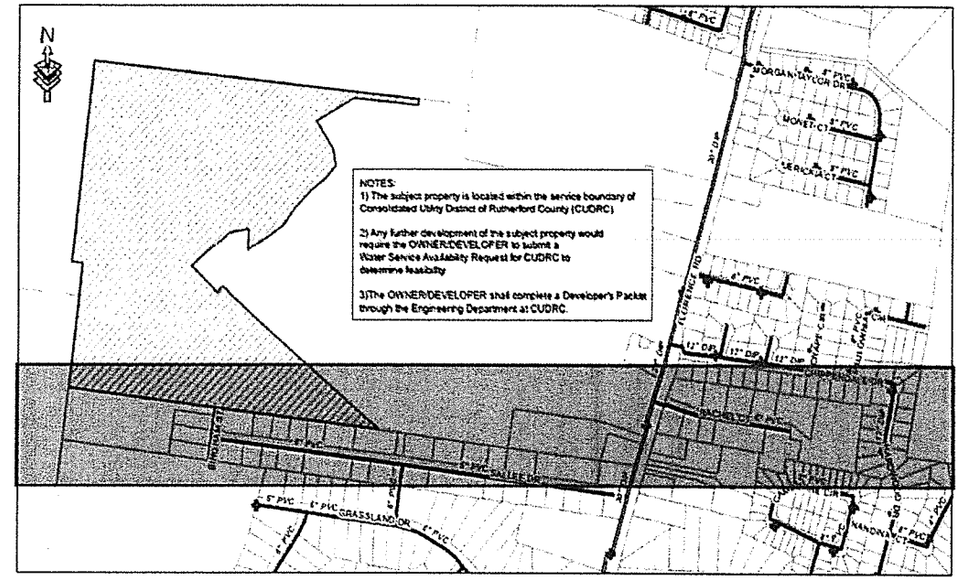
The study area is currently served by Florence Road as the major roadway facility. Florence Road intersects with Old Nashville Highway to the north and continues to Northwest Broad Street. Florence Road connects to Manson Pike to the south and continues southward as Brinkley Road to Franklin Road/State Route 96. The proposed 2040 MTP shows the Cherry Lane connector to I-24 on the southern property line of the study area while the current 2025 Major Thoroughfare Plan indicates an I-24 to Florence Road connector is needed along the proposed northern portions of the study area. Based on the expectation that the proposed Cherry Lane to I-24 connector will be improved substantially as shown, it is recommended that future development plans follow the 2040 MTP. Right-of-way and easements will be required to be dedicated and participation in the cost of construction of the roadway will be required based on the 2040 MTP.

The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) indicates Florence Road to be operating at a Level of Service C in the study area based on average daily traffic (ADT). The 2040 Level of Service Model shows that Florence Road, Manson Pike, and Old Nashville Highway fall to undesirable levels of service D and F without the proposed improvements recommended in the 2040 MTP. Old Nashville Highway is the first major intersection to the north and it is operating at a Level of Service C at the intersection while Florence Road is at a Level of Service D at the intersection. Manson Pike is the first major intersection to the south. Florence Road is operating at a Level of Service B at the intersection while Manson Pike is at a Level of Service C. Previous Traffic Impact Studies indicate that both intersections warrant future improvements to address peak hour Level of Service reductions. No specific plans are currently envisioned for these adjacent major intersections.

WATER SERVICE

The study area is in the Consolidated Utility District (CUD) service area. A 20-inch water line runs along Florence Road. This line is adequate for providing domestic water service and for maintaining the proper fire flows for any future development. It will be the responsibility of the developer to extend water service into the subject property. Any further development of the study area would require the owner/developer to submit a Water Service Availability Request to CUD to determine feasibility. The owner/developer will also be responsible for completing a Developer's Packet through CUD's Engineering Department.

Florence Road Property Annexation Request



MAY 29, 2018

CUD HYDRANT
CUD WATER MAIN
CUD WATER MAIN
SUBJECT PROPERTY

TAX MAP: 71
PARCEL: 12.00

1 INCH = 630 FEET
0 250 500 1,000 Feet

CONSOLIDATED UTILITY DISTRICT
Rutherford County, Tennessee

SANITARY SEWER SERVICE

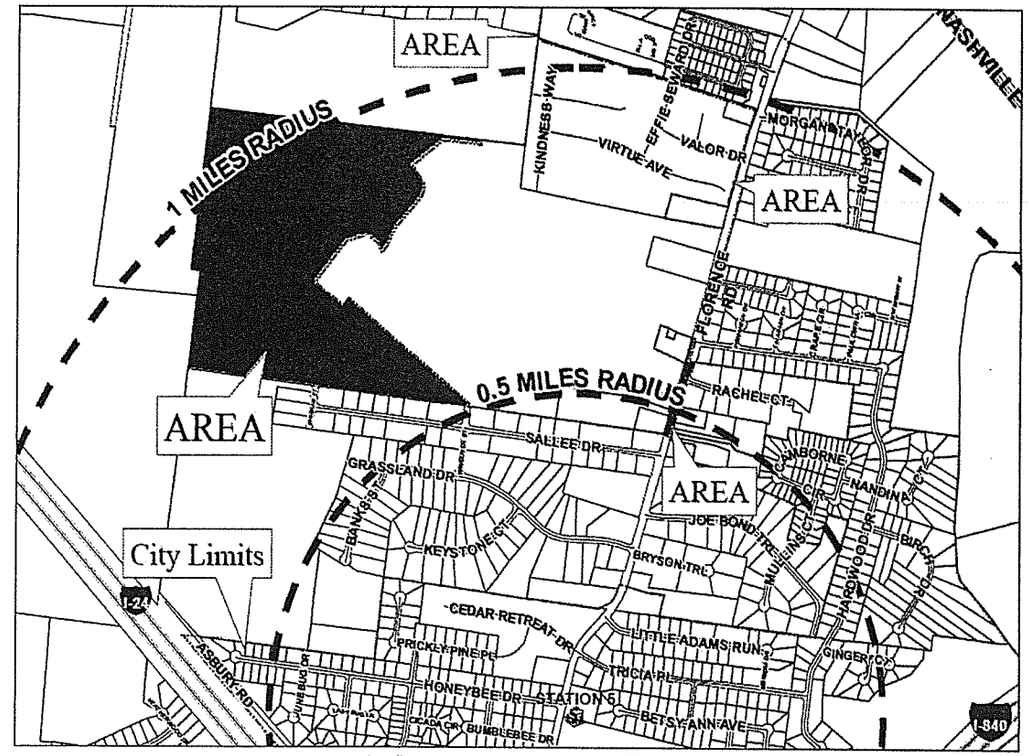
Per the Murfreesboro Water Resources Department's (MWRD) current definition of "available", public sanitary sewer is available to the primary 83.7-acre parcel included in the study area. The closest sanitary sewer main is an 18" main located along the western right-of-way of Florence Road. However, with the topography of the western portion of this property compared to the eastern portion and the depth of this sewer main, it is unclear as to whether the entire property can be served by this existing gravity sewer. The City is conceptually laying out potential alignments to serve this western portion of the property with sanitary sewer as well as a future interchange with the assumption that all costs incurred will be recouped by a future sanitary sewer assessment district. MWRD has no predetermined timeline on designing and constructing sewer to the subject property and must receive approval from the Water Resources Board and City Council for all capital funding and final approvals with regards to establishing a new sanitary sewer assessment district.

The future assessment district (District) mentioned above will be in addition to the Overall Creek Sanitary Sewer Assessment District (OCSSAD). The referenced parcel requesting annexation is not currently within the OCSSAD boundary. However, if the sewer within the District is served by extending gravity sewer or connected by a pump station, then the Ordinance states that this property will incur the OCSSAD fee which is $1,000 per single family unit or equivalent in addition to the current and standard connection fees. The current sewer connection fees are $2,550 per single-family unit and one single-family unit is equivalent to 260 gallons per day.

All sewer improvements needed to serve the subject properties are to be installed by the Developer in accordance with the MWRD Policies, Procedures and General Design Requirements of the Murfreesboro Water Resources Department.

FIRE AND EMERGENCY SERVICE

This annexation will have no negative impact on the Murfreesboro Fire & Rescue Department (MFRD). The MFRD will provide ISO Class 2 fire protection with a full-time, professional staff as well as medical first responder service immediately upon the effective date of annexation. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water Resources Department policies and procedures. Current guidelines recommend fire hydrants be 500' apart. There is a 20-inch CUD water line along Florence Road that can provide adequate fire flows for fire protection on the subject property. The closest fire station to the subject tract is Fire Station 5, located within one mile south of the study area on Florence Road.



Annexation Request for Property Along Florence Road
In Relation to Fire Station 5

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 Friday. The number of solid waste carts to be served by the City is unknown. However, the approximately cost for the purchase, assembly, and delivery of each cart is $113.30. Annual cost for solid waste collection for each home is approximately $100.92 per year.

ELECTRIC SERVICE

The property is within Murfreesboro Electric Department's (MED) Service Boundary Agreement with Middle Tennessee Electric Membership Cooperation (MTEMC). However, the service boundaries along Florence Road are proposed to be revised. MTEMC will serve the study area, pending approved by both utilities of the revised service boundaries. MTEMC has adequate facilities in the vicinity of the study area in order to provide service.

STREET LIGHTING

There is no street lighting currently along Florence Road. In the future, MED and/or MTEMC will install street lighting gradually along Florence Road. In addition, street lighting will be installed by MTEMC on any new public streets in conjunction with any future development. MTEMC will also install street lighting on the "Cherry Lane" extension when it is constructed.

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 within the Overall Creek Elementary school zone which is currently over capacity, but when the new "Southwest Elementary School" opens in the fall of 2019, there will be additional capacity at Overall Creek Elementary for any students who will reside in the study area in the future.

RECREATION

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.

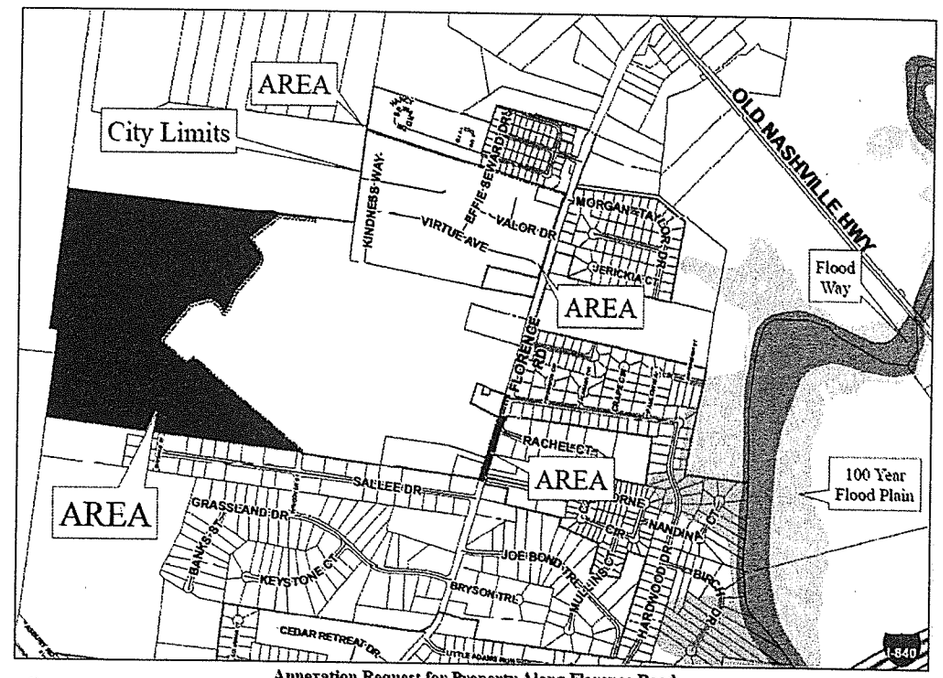
BUILDING AND CODES

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 within the floodway or floodplain.

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



Annexation Request for Property Along Florence 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. 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

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area currently has no existing structures and therefore will not generate any additional stormwater fees.

The subject property is proposed to be developed with a variety of development types including commercial, high-density residential, and single-family residential. Based on this development scenario, it is anticipated that the site will generate approximately $16,000 annually in revenue for the Stormwater Utility Fund upon full build-out.

DRAINAGE

Public Drainage

No new public drainage facilities are included in the study area. Access to public drainage facilities are within the right-of-way of Florence Road. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage Conditions

A review of the regional drainage patterns indicates that the study area and adjacent properties are mostly controlled by karst-like drainage conditions. Numerous closed depressions and sinkholes dominate the topography west of Florence Road while an absence of surface streams indicates that most properties are poorly-drained or internally-drained to sinkholes or slowly-draining to closed depressions. A review of the 2010 aerial photography following the significant rainfall events of May 1 and 2 confirms the presence of numerous closed depressions and sinkholes with standing water two days after the rainfall stopped.

A traditional surface drainage system was installed in the study area with the reconstruction of Florence Road. This drainage system provided a surface drainage outlet to serve all the study area as portions of the study area are lower than the inlet elevation of this system.

PROPERTY AND DEVELOPMENT

A review of a topographic map shows that a large portion of the study area drains to internal closed depressions and sinkholes. Historical aerial photography indicates areas of ponded water following rain events. Future development plans should address the existing drainage conditions. New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements. Impacts on adjacent properties should also be considered in future development plans to ensure no net impact.

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.