RESOLUTION 18-R-PS-51 to adopt a Plan of Services for approximately 3.2 acres along Spring Cove Drive and Tombee Court, Christopher and Karen Yonge, applicant. [2018-507]

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 August 1, 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 September 20, 2018, pursuant to a Resolution passed and adopted by the City Council on August 16, 2018, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on September 4, 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-51**, the public welfare and the welfare of the City requiring it.

Passed: September 20, 2018

Shane McFarland, Mayor

ATTEST:

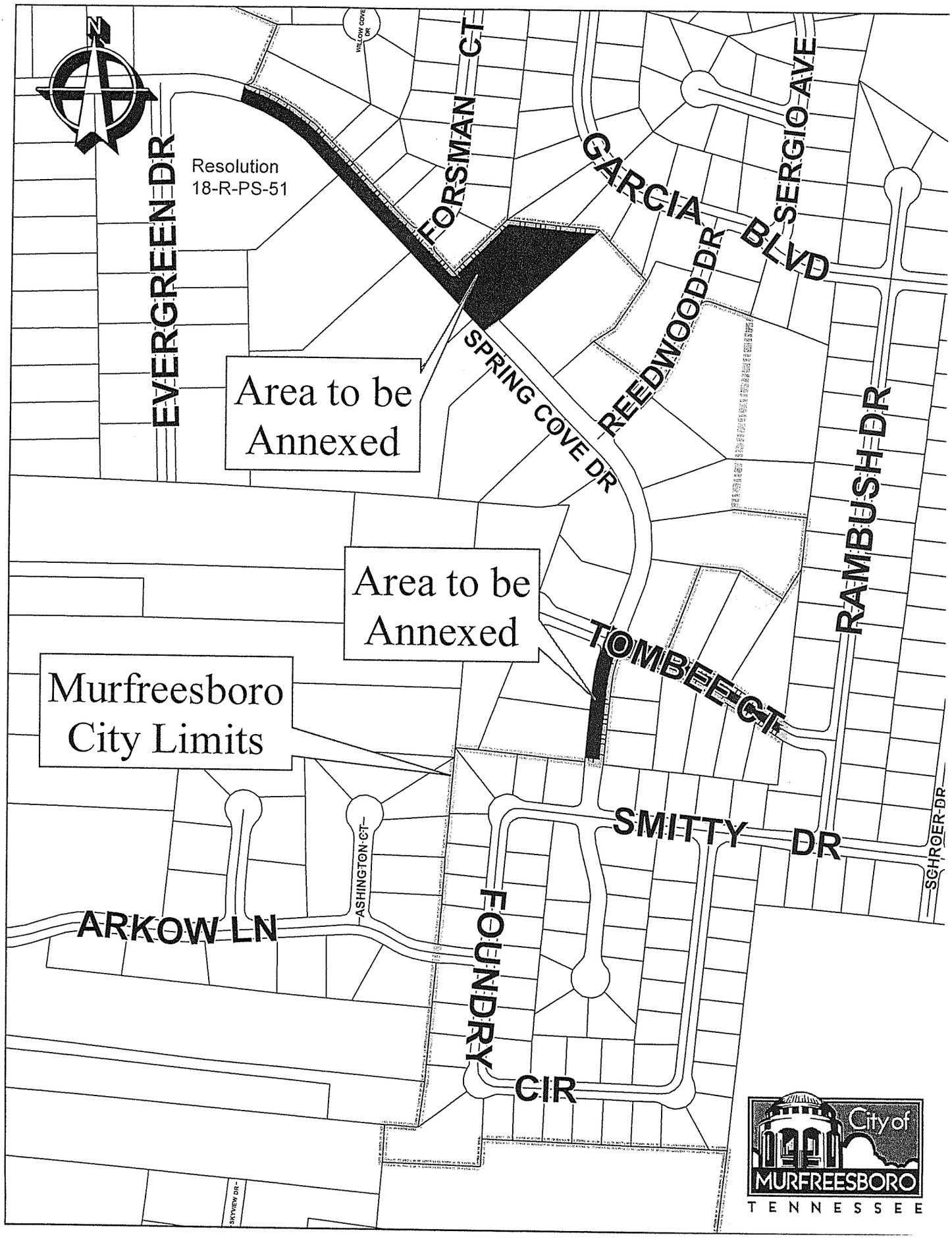
Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Adam F. Tucker
City Attorney

SEAL

mjp \\puckett\legal\files\council\ordinances & annexation, pos resolutions\2018\51 - 18-r-ps-51.docx 8/21/2018 8:19:14 AM #1


Resolution
18-R-PS-51
EVERGREEN DR
FORSMAN CT
WILLOW COVE DR
GARCIA BLVD
SERGIO AVE
REEDWOOD DR
SPRING COVE DR
RAMBUSH DR
Area to be Annexed
Area to be Annexed
TOMBEE CT
Murfreesboro City Limits
SMITTY DR
SCHROER DR
ASHINGTON CT
ARKOW LN
FOUNDRY CIR
SKYVIEW DR
City of MURFREESBORO TENNESSEE

Resolution 18-R-PS-51

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG SPRING COVE DRIVE AND TOMBEE COURT INCLUDING PLAN OF SERVICES (FILE 2018-507)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE AUGUST 1, 2018 PLANNING COMMISSION PUBLIC HEARING

INTRODUCTION

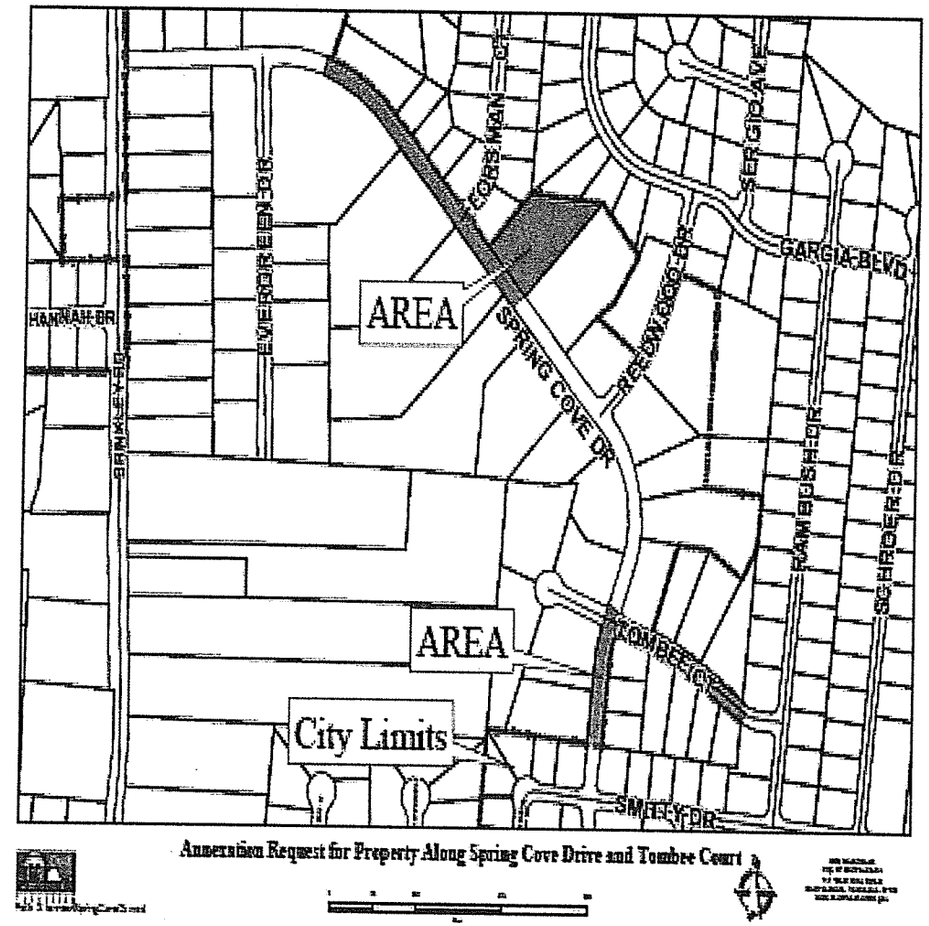
OVERVIEW

Chris and Karen Yonge have initiated a petition to annex into the City of Murfreesboro the parcel depicted in orange on the map to the right. The parcel is identified as 4734 Spring Cove Drive.

The subject property is located northeast of Spring Cove Drive. There is an existing single-family residential structure on the property. The existing septic tank on the requested parcel is failing, so the property owners have requested annexation in order to connect to City sanitary sewer. The total study area is 3.15 acres, and consists of:

- Parcel ID 093E-A-033.00-000 (1.1 acres)
- Approximately 1,290 linear feet of Spring Cove Drive right-of-way (1.48 acres)
- Approximately 500 linear feet of Tombee Court right-of-way (0.57 acres)

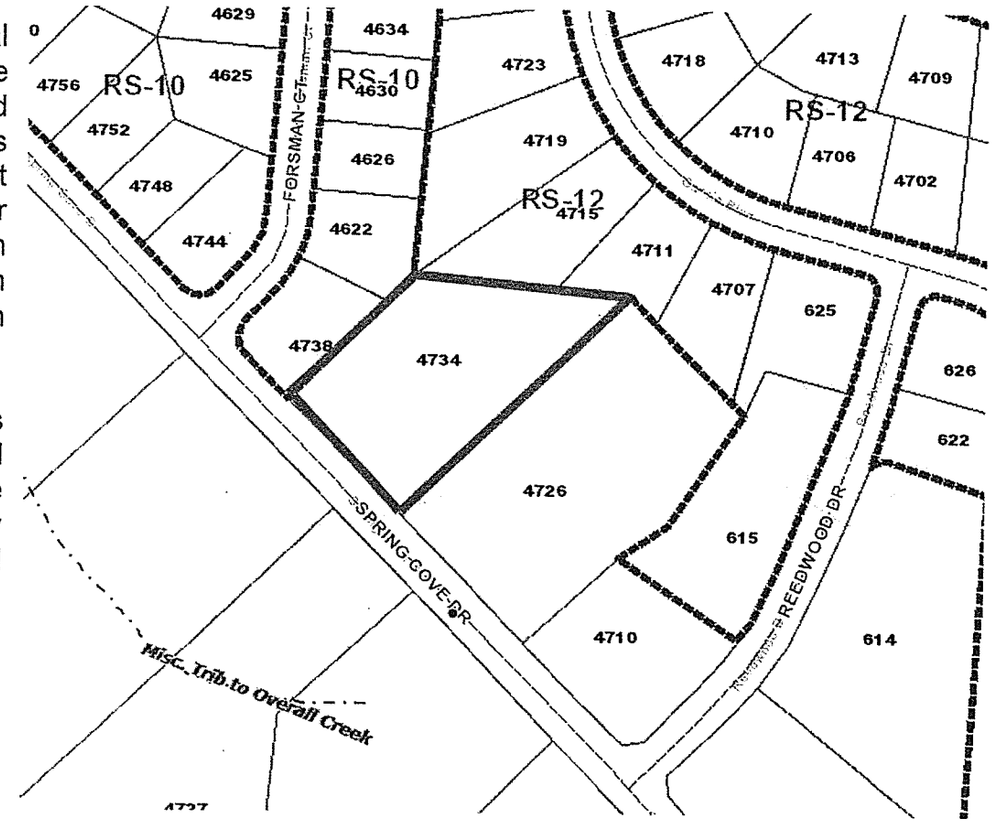
The study area lies within the City of Murfreesboro's Urban Growth Boundary.



CITY ZONING

The subject property is zoned Residential Medium-Density (RM) in the unincorporated area of Rutherford County. This zone is similar to the City's RS-15 (Single-Family Residential District 15) zone. There is no zoning request for the requested parcel simultaneous with annexation; therefore, it will be given an interim RS-15 zoning classification upon annexation.

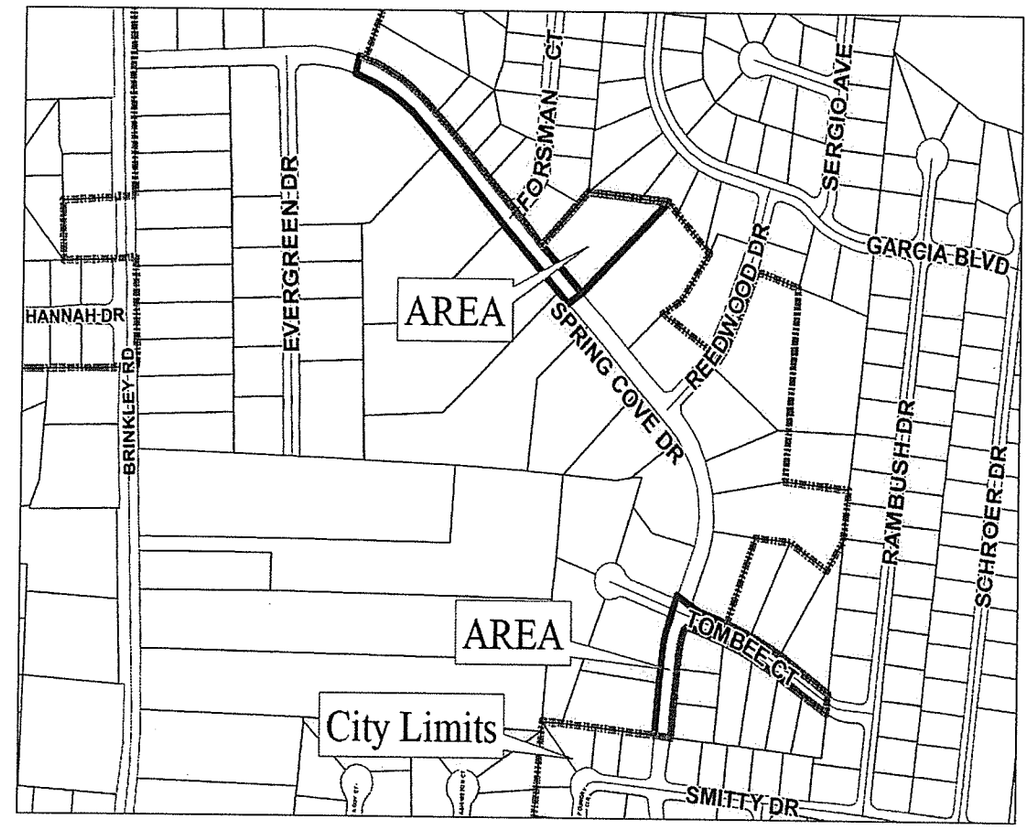
The nearest City incorporated properties are directly adjacent to the northwest and north of the requested parcel. The requested parcel abuts City single-family residential zoning (RS-12) to the north and to the northwest (RS-10).



PRESENT AND SURROUNDING LAND USE

The study area contains a single-family residence and an accessory structure. Surrounding land uses include:

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



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Land Use Map

Residential/Single Family | Vacant/Undeveloped

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

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

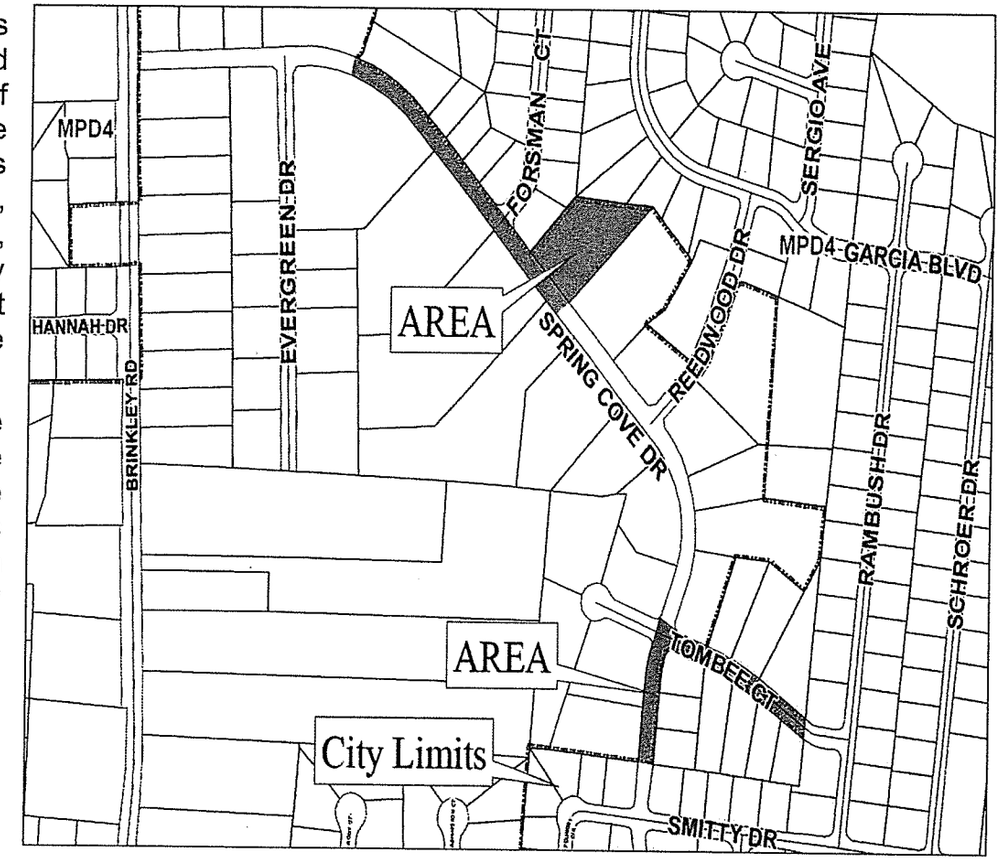
Owner of Record	Parcel ID	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Christopher and Karen Yonge	093E-A-033.00-000	1.1	$52,500	$233,300	$71,450	$678.35

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. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is located in Police Zone #4.



Annexation Request for Property Along Spring Cove Drive and Tombee Court
MPD Zone 4

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STREETS AND ACCESS

The requested parcel has access to the existing Spring Cove Drive. The annexation study area includes approximately 1,290 feet of existing Spring Cove Drive right-of-way (ROW). The Spring Cove Drive ROW included in the study area is in two different segments, a northern segment and a southern segment. Also included is approximately 500 feet of Tombee Court ROW. The northern portion of Spring Cove Drive has additional pavement width and City standard curb and gutter on the north side of the roadway along the current City limits and ditch section on the south side of the roadway and along the parcel requesting annexation. The southern segment of Spring Cove Drive included in the study area has non-standard curb on both Spring Cove Drive and Tombee Court. There is sidewalk along the east side of this southern segment of Spring Cove Drive and the south side of the segment of Tombee Court included in the study area. Upon annexation, the City will be responsible for operation and maintenance of these streets. Based on a 15-year repaving cycle, the annualized maintenance cost is $2,800 per year with State Street Aid and General Fund as funding sources. Any new connections to either Spring Cove Drive or Tombee Court must be approved by the City Engineer.

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. The study area is not affected by the City's 2040 Major Transportation Plan.

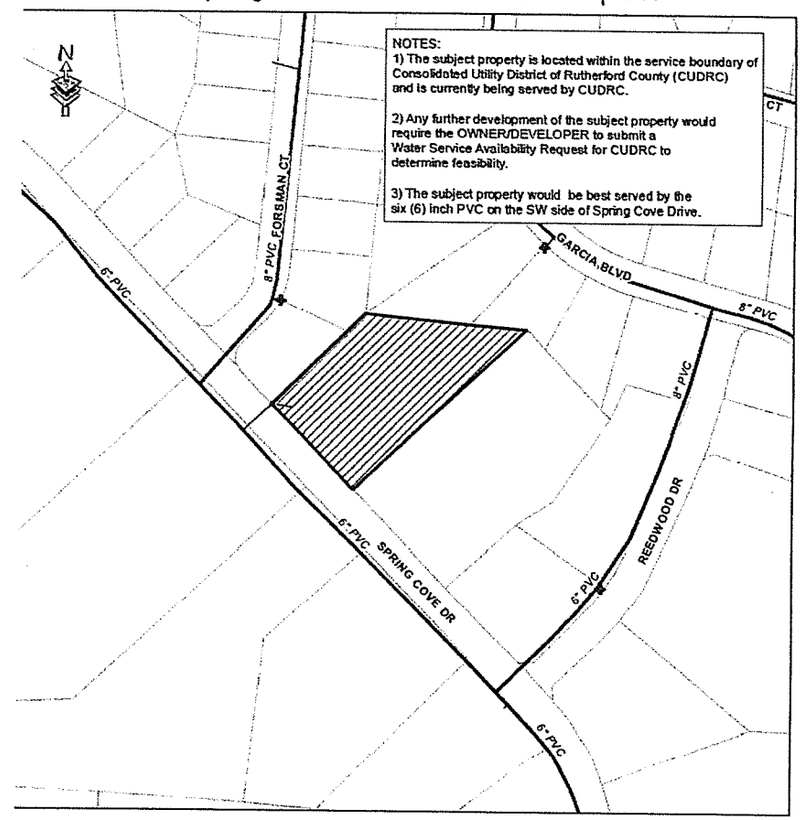
REGIONAL TRAFFIC & TRANSPORTATION

The study area is served by Brinkley Road to the west. The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Brinkley Road to be operating at a Level of Service A from Franklin Road to Blaze Drive. The 2040 Level of Service Model indicates that Brinkley Road operates at a Level of Service C/D from Franklin Road to Blaze Drive without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service B.

WATER SERVICE

The subject property is located within the service boundary of Consolidated Utility District of Rutherford County (CUDRC). This parcel currently has CUD water service via the existing 6" water main along Spring Cove Drive.

4734 Spring Cove Drive Annexation Request



JULY 11, 2018

SUBJECT PROPERTY
CUD HYDRANT
CUD WATER MAIN

TAX MAP: 93E-A
PARCEL: 33.00

1 INCH = 145 FEET

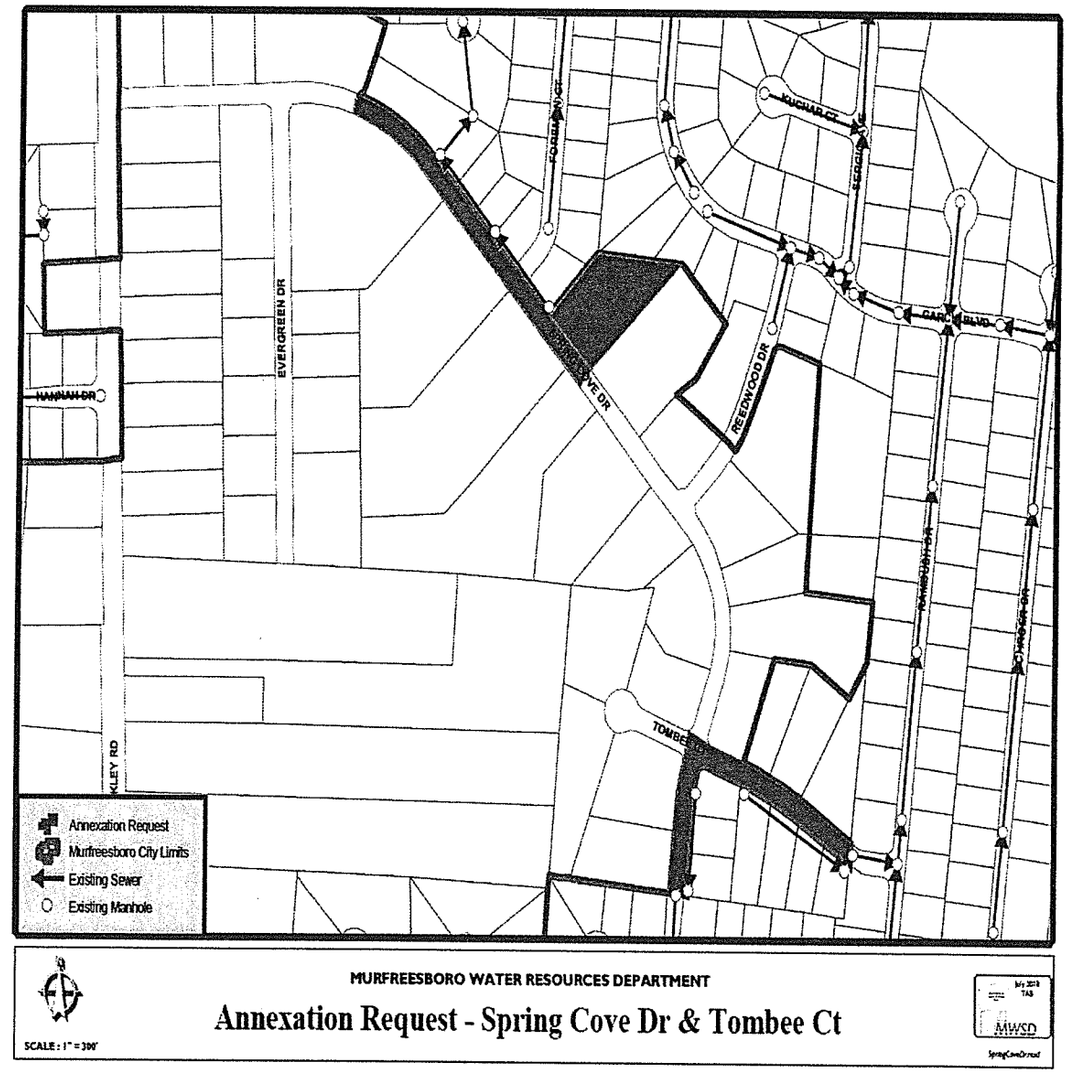
0 125 250 Feet

CONSOLIDATED UTILITY DISTRICT
Rutherford County Tennessee

SANITARY SEWER SERVICE

Per the Department's current definition of "available", public sanitary sewer is available to the property requesting annexation. The property owner will be required to connect to the existing manhole at their southwest property corner. The property owner will also be required to dedicate a 20 to 30-foot sanitary sewer easement across the frontage of the property for a future sewer extension. This property is within the Overall Creek Sanitary Sewer Assessment District and will be required to pay $1,000 for the single-family unit in addition to the existing and current standard sewer connection fee of $2,550.

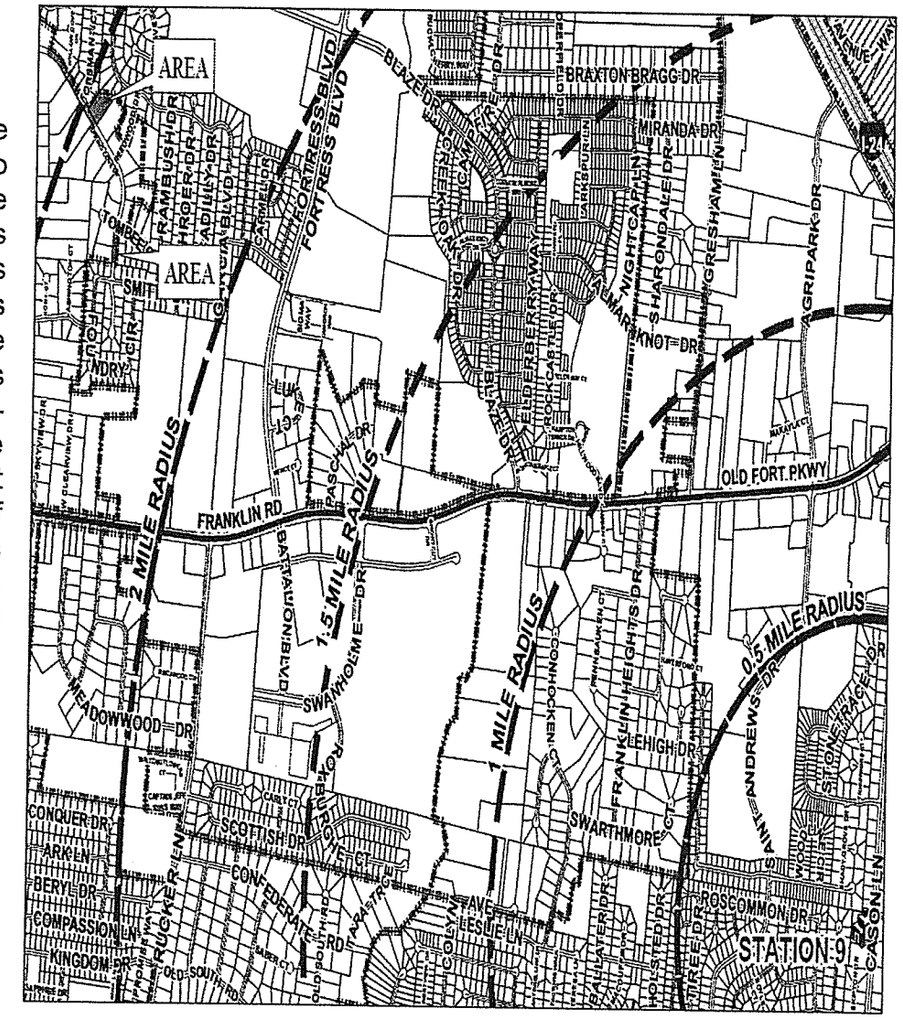
All main line extensions must be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department.



FIRE AND EMERGENCY SERVICE

Murfreesboro Fire Rescue can provide fire protection and medical first responder service to the study area immediately upon the effective date of annexation. The fire apparatus access is paved and clear in both segments of this annexation. The only structures involved in this annexation are located on the 4734 Spring Cove Drive property as the remaining study area is street ROW only. The 4734 property has a two-story brick residence and one out-building. Fire protection can be provided for this property as it exists immediately upon the effective date of annexation. The study area is located 4.9 miles from Station #9 (802 Cason Lane), 5.0 miles from Station #10 (2563 Veterans Parkway), and 0.9 miles from proposed Station #11 (Blaze Drive).

Two fire hydrants are available for each of the two segments of the study area. The Southern segment, Tombee Court at Spring Cove Drive, has green top hydrant #0788 near the Rambush Drive intersection and green top hydrant #0790 near the Smitty Drive intersection. The Northern segment nearest the 4734 address has a green top hydrant #0778 adjacent to the property on Forsman Court and a green top hydrant #4242 to the West at the intersection of Evergreen Drive.



Annexation Request for Property Along Spring Cove Drive and Tombee Court
In Relation to Fire Station 9

SOLID WASTE COLLECTION

The City will provide brush/debris removal every two to three weeks and weekly curbside solid waste collection service. The initial day of service would be Friday. The cost of the cart for the existing home is $53.30, plus an additional $60.00 for delivery and assembly of the cart. Annual cost to serve the existing home is approximately $100.92.

ELECTRIC SERVICE

MTEMC currently serves this parcel. An annexation of this property will not affect MTEMC in any way. No changes will occur due to the annexation and the property will continue to receive electric service from MTEMC.

STREET LIGHTING

There are no street lights along the northern segment of Spring Cove Drive included in the study area. The City will have street lights installed along this segment within 12 months from the effective date of annexation and will cover the expense through the established investment account with MTEMC. There are existing street lights along both Spring Cove Drive and Tombee Court in the southern portion of the study area.

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. This area is currently zoned for Overall Creek Elementary. The school is currently over capacity, but within one year, the City should have a new school open on its west side, which will shift some students out of Overall Creek Elementary. Therefore, by August of 2019 the school system will be able to accommodate any additional elementary school students in the general vicinity. The impact of this particular annexation should be minimal, however, since it only involves one single-family residence.

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.

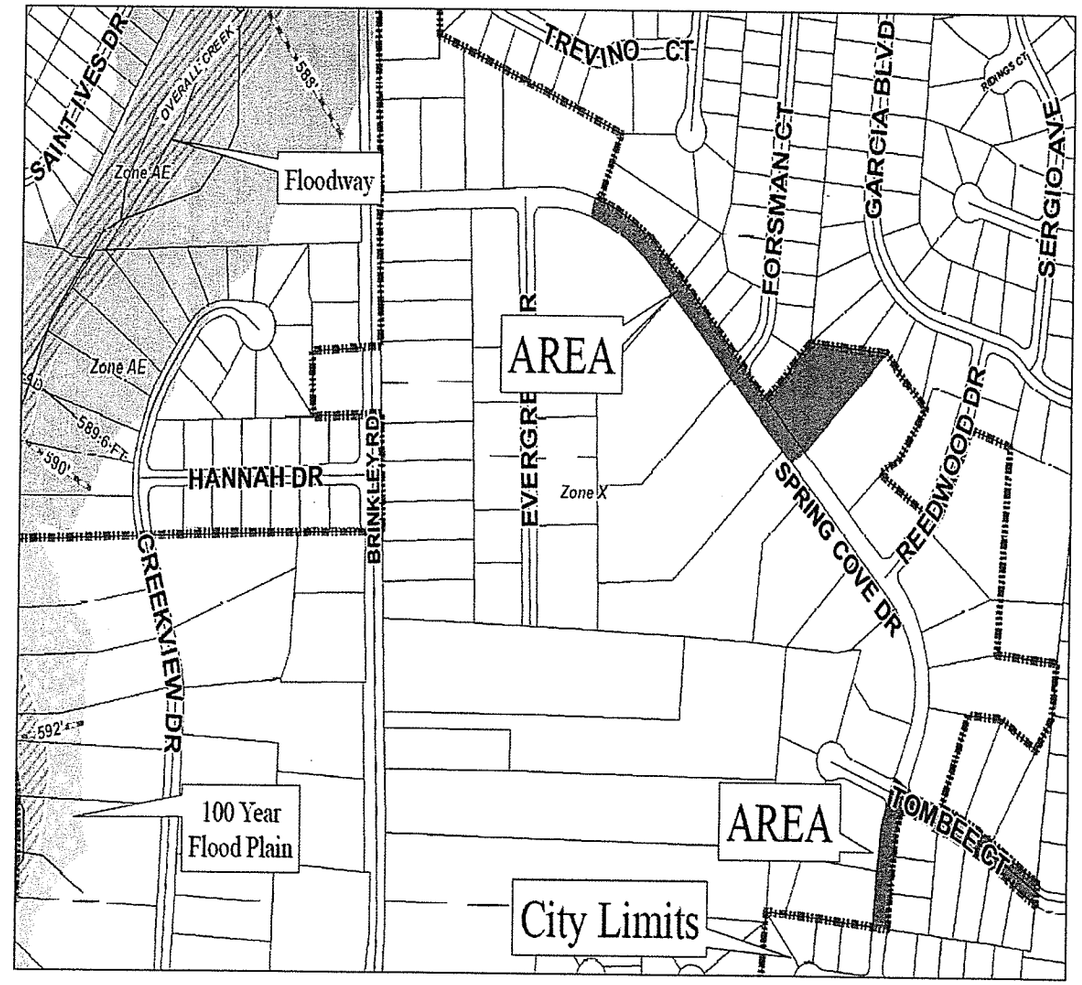
BUILDING AND CODES

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

No 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 adjacent map shows the floodway boundary in hatched pink and the 100-year floodplain boundary in blue.



Annexation Request for Property Along Spring Cove Drive and Tombee Court

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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 one single-family residence and will generate $39 per year in revenue for the Stormwater Utility Fee. There is no proposed development for the study area.

DRAINAGE

Public Drainage

Public drainage systems are available within the right-of-way of Spring Cove Drive and Tombee Court. The operation and maintenance of these public drainage systems will be the responsibility of the City of Murfreesboro Stormwater Program upon annexation. The annualized operation and maintenance cost for this system is included in the public roadway sections above as they are internal roadway drainage systems. 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.

Regional Drainage Conditions

The study area drains through the Blackman Grove and Stovers Glen Subdivisions to Overall Creek.

PROPERTY AND DEVELOPMENT

The property requesting annexation is due to septic failure and a desire to connect to City sanitary sewer. The right-of-way in the study area is adjacent to lots in the existing City Limits that are already being provided City services.

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.