RESOLUTION 19-R-PS-03 to adopt a Plan of Services for approximately 21.16 acres along Veterans Parkway, Fred Snell, Jr., applicant. [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 January 9, 2019 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 March 21, 2019, pursuant to a Resolution passed and adopted by the City Council on January 31, 2019, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on March 5, 2019; 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 19-R-A-03**, the public welfare and the welfare of the City requiring it.

Passed: March 21, 2019

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\2019\03 - 19-r-ps-03 plan of services.doc 2/13/2019 4:12:12 PM #1

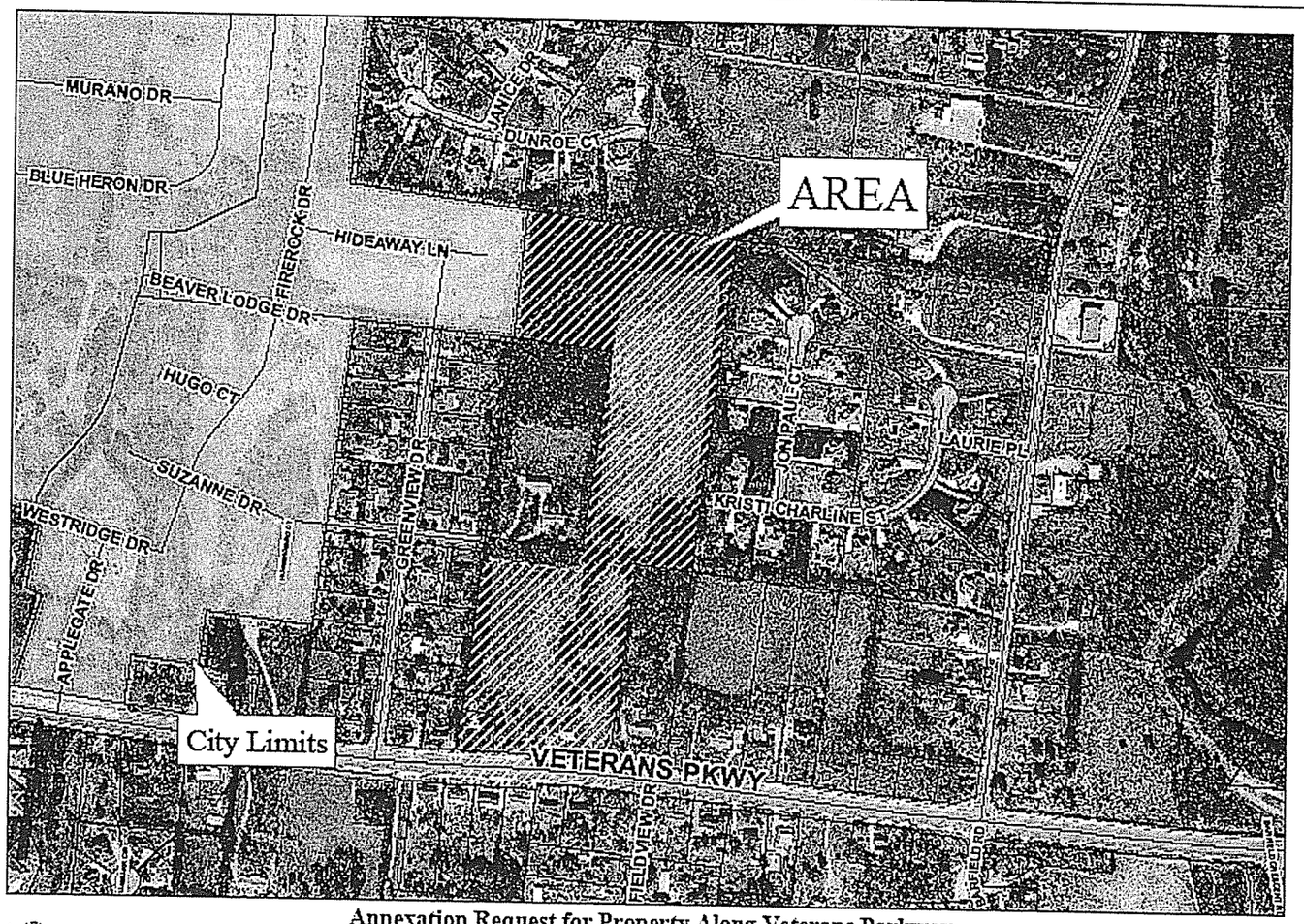
Resolution 19-R-PS-03
Area to be Annexed
BULLRUSH LN
SACHI CT
BLUE HERON DR
MURANO DR
WHITTLE CT
JANICE DR
DUNROE CT
FIREROCK DR
HIDEAWAY LN
BEAVER LODGE DR
HUGO CT
SUZANNE DR
WESTRIDGE DR
APPLEGATE DR
HUMMINGBIRD CT
GREENVIEW DR
JON PAUL CT
LAURIE PL
KRISTI CHARLINE ST
BARFIELD RD
VETERANS PKWY
FIELDVIEW DR
TAMBARK CIR
BARFIELD CHURCH RD
City of MURFREESBORO
TENNESSEE
N

Resolution 19-R-PS-03

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG VETERANS PARKWAY INCLUDING PLAN OF SERVICES (FILE 2018-513)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE JANUARY 9, 2019 PLANNING COMMISSION PUBLIC HEARING
REVISED JAN. 7, 2019 FOR THE JANUARY 9, 2019 PLANNING COMMISSION PUBLIC HEARING



Annexation Request for Property Along Veterans Parkway

Path: Z:\planning\annex\veteranspkwy12_2013ortho.mxd

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

INTRODUCTION

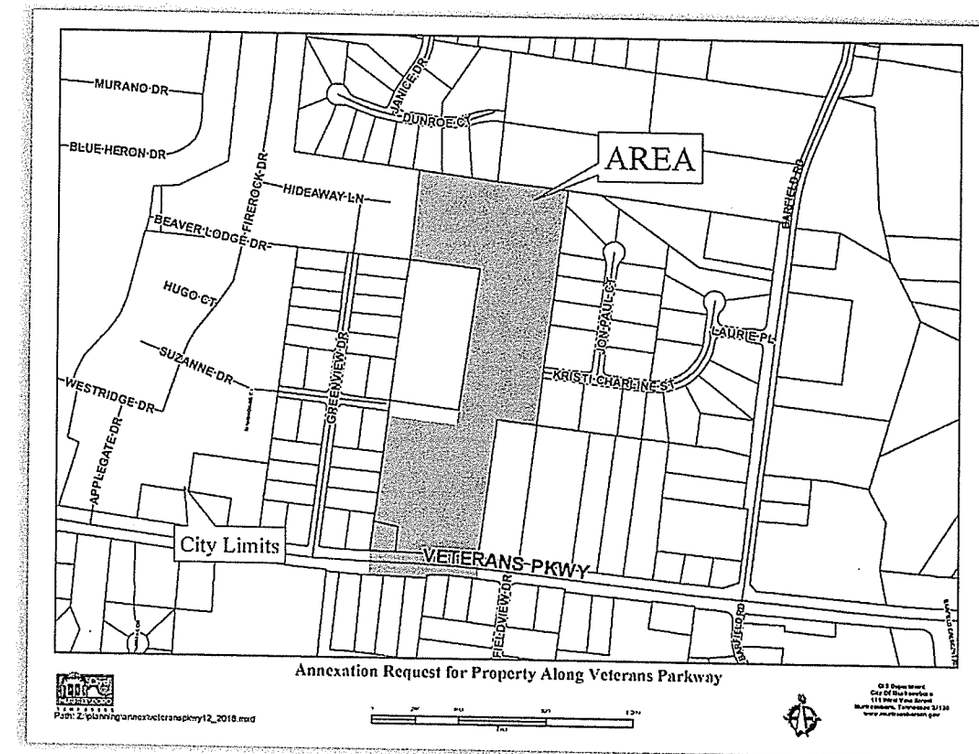
OVERVIEW

The property owner, Mr. Fred Snell, Jr., has submitted a petition requesting that his property be annexed by the City of Murfreesboro for two parcels located along Veterans Parkway. The request includes a companion zoning change to Planned Unit District (PUD) simultaneous with the annexation. The rezoning request is to allow for the development of 45 single-family residential lots and approximately 20,000 square feet of commercial space.

The two parcels are located on the north side of Veterans Parkway west of Barfield Road, and, combined, they are approximately 19.94 acres. They are currently developed with two single-family residences and accessory structures. The study area also includes approximately 500 linear feet of Veterans Parkway right-of-way. The total study area is approximately 21.1 acres and consists of:

- Tax Map 124, Parcel 023.00 (approximately 0.44 acre)
- Tax Map 124, Part of Parcel 022.00 (approximately 19.5 acres)
- 500' linear feet of Veterans Parkway (approximately 1.16 acres)

The study area lies within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the existing City limits.

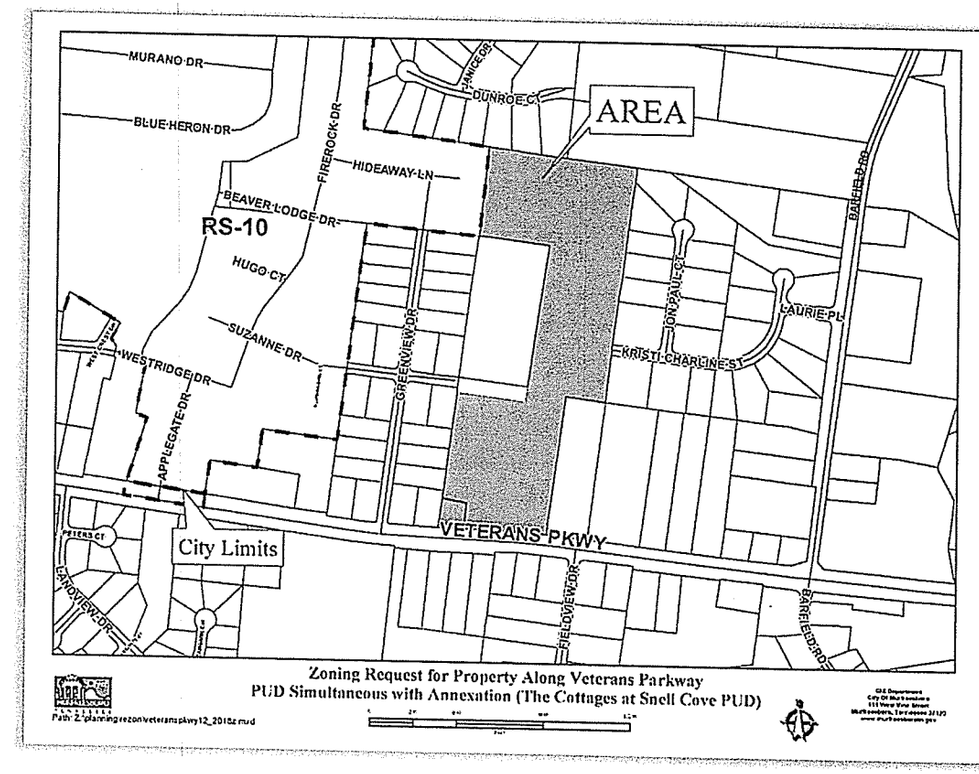


CITY ZONING

Simultaneous with the annexation, a request for rezoning for the subject property to PUD (Planned Unit District) is requested. The application for rezoning is being made by Greenland Partners, LLC. The request is to allow for the development of 45 single-family residences, as well as commercial buildings fronting along Veterans Parkway.

The study area is presently zoned RM (Residential – Medium Density) in the unincorporated area of Rutherford County. The nearest City incorporated properties are northwest of the subject property.

The adjacent unincorporated area is zoned RM and developed with single-family homes, including Southwood Estates subdivision to the west, Martha's Haven subdivision to the east, and River Downs subdivision to the north.



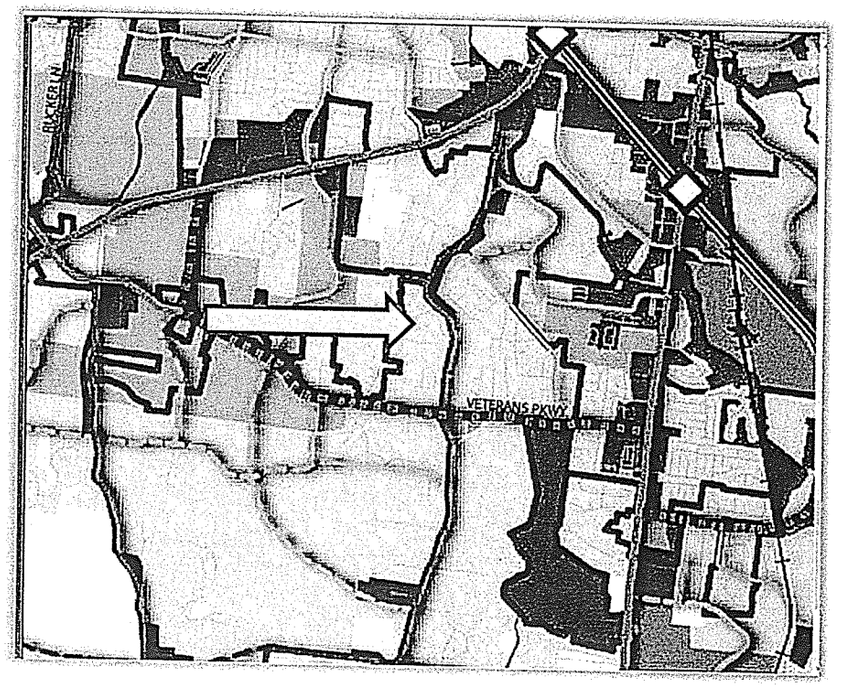
MURFREESBORO 2035 - FUTURE LAND USE DESIGNATION

The future land use map contained in the Murfreesboro 2035 Comprehensive Plan, which was adopted by the Planning Commission in July 2017, depicts a recommended future land use classification of "Suburban Residential."

Suburban Residential recommends lot sizes equivalent to the RS-15, RS-12, or RS-10 zones or, alternatively, smaller lot sizes in exchange for greater open space. The recommended density is 2.0 - 3.54 dwelling units per acre. The lot sizes proposed in the PUD are 6,000 square-feet, which is less than the recommended lot size, but, with the open space included in the plan, the density for the residential portion of the proposed PUD is within the recommended range at 2.55 dwelling units per acre. The residential portion of the PUD is consistent with the recommendations of the comprehensive plan.

The uses identified for the commercial portion of the PUD are not consistent with the "Suburban Residential" designation and are more consistent with the "Suburban (Neighborhood) Commercial" character designation. The Planning Commission will need to review the PUD request and determine whether or not it is appropriate to deviate from the recommendations of the comprehensive plan for the commercial portion of the PUD along Veterans Parkway.

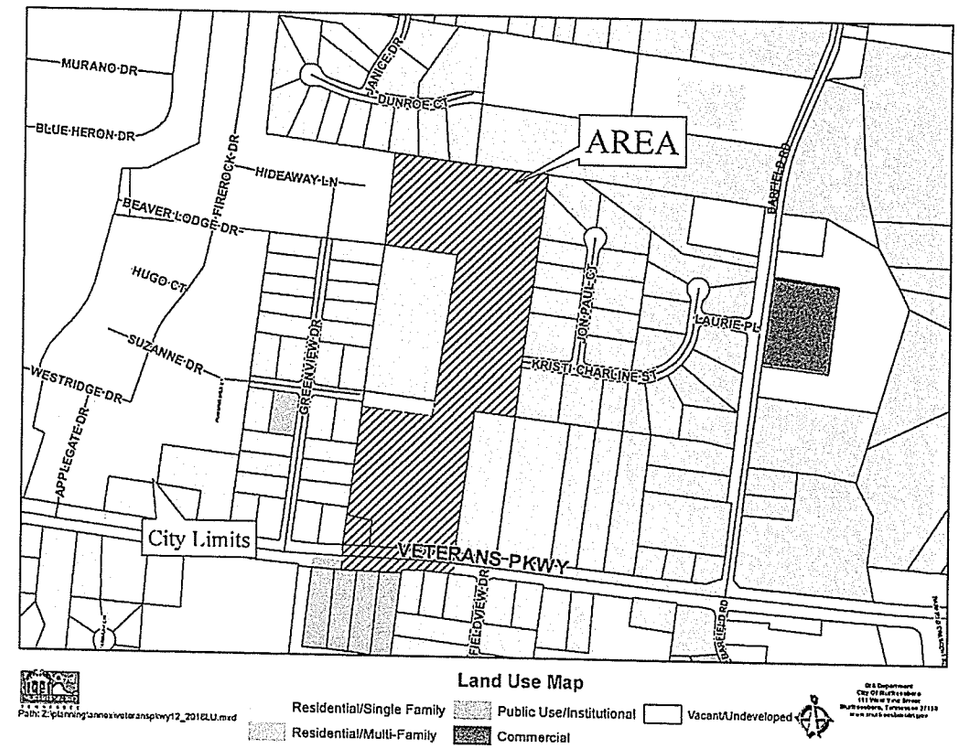
Future Land Use Map



PRESENT AND SURROUNDING LAND USE

The study area is developed with two single-family residences and accessory structures.

Surrounding land uses are primarily single-family residences and vacant land.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2019 will be due on December 31, 2020. 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	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Fred Clark Snell, Jr.	0.44	$18,500	$121,800	$35,075	$333.00
Fred Clark Snell, Jr.	19.5	$140,000	$76,800	$54,200	$514.57

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 Planned Unit District (PUD) 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 study area will be developed with 43 single-family homes.

Table II
Per Capita State Revenue Estimates

General Fund	**Per Capita Amount**
State Sales Tax	$85.00
State Beer Tax	$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	$2.05
Gross Receipts (TVA in-lieu taxes)	$11.30
Total General Revenue Per Capita	$98.85
State Street Aid Funds	**Per Capita Amount**
Gasoline and Motor Fuel Taxes	$34.30
Total Per Capita (General and State Street Aid Funds)	**$133.15**
Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit for 45 lots)	**$15,458.72**

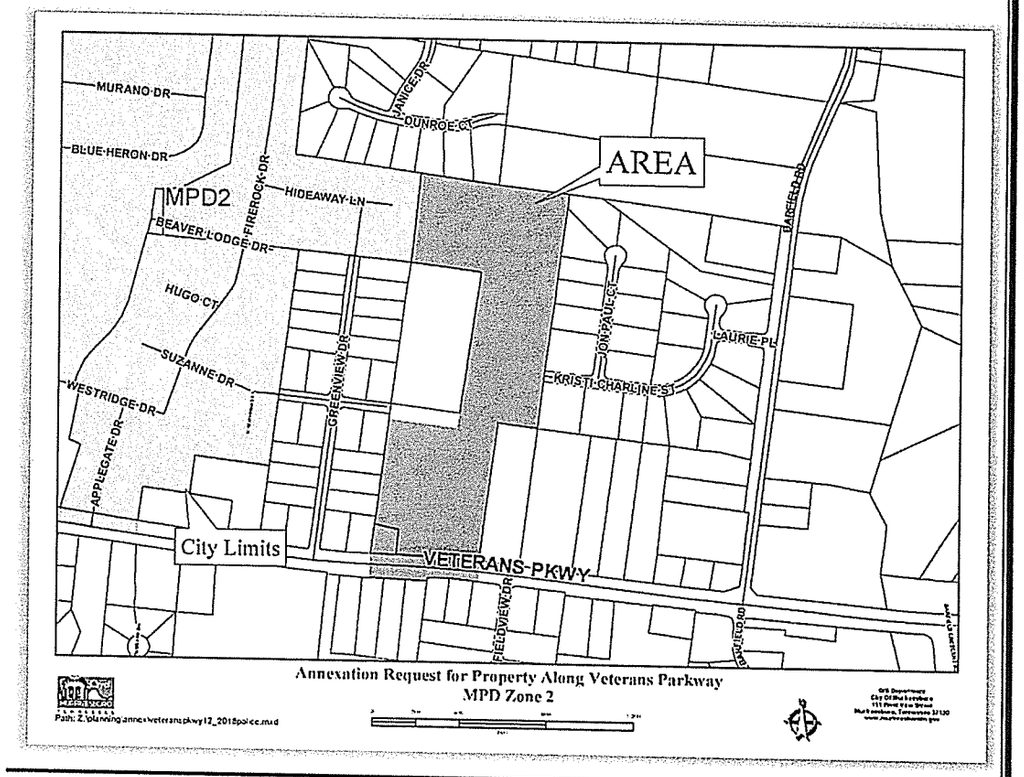
The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place.

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. The Murfreesboro Police Department can provide police services to the study area as it currently exists with no additional fiscal impact. The study area is located in Police Zone #2.

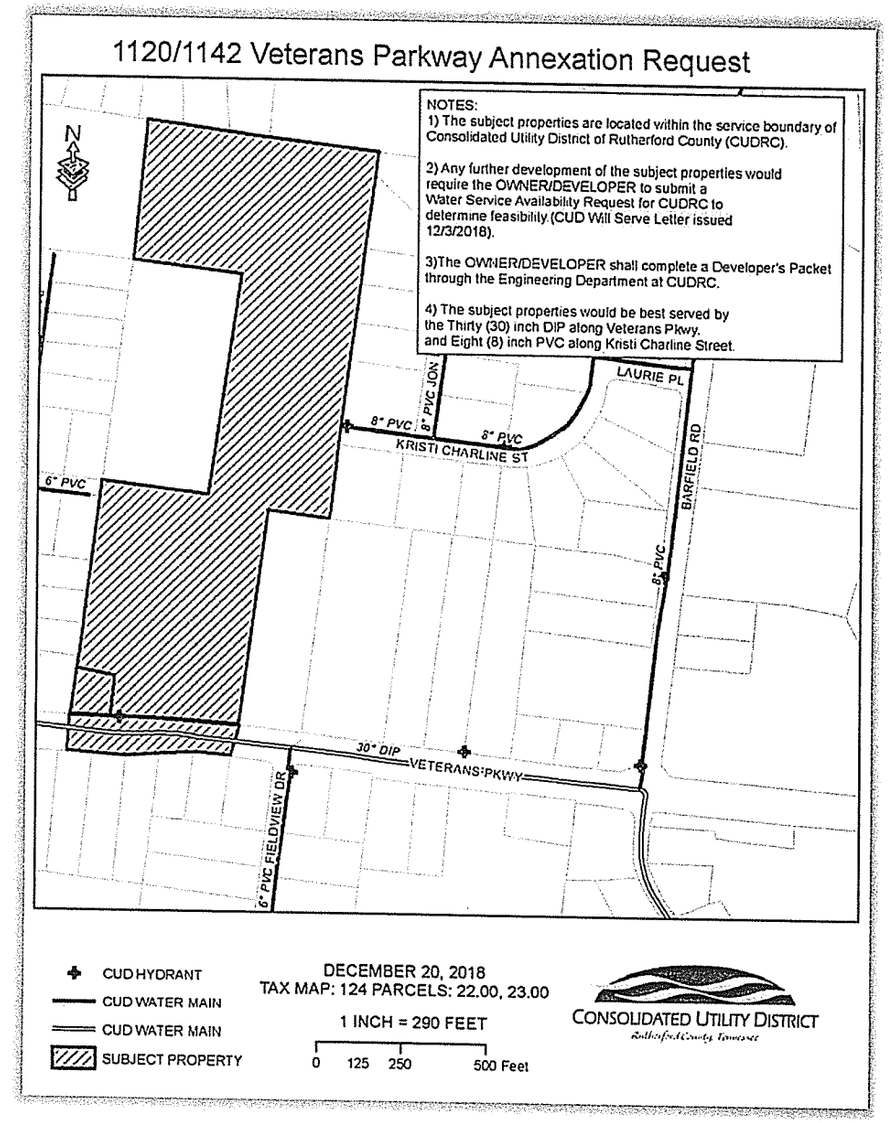


WATER SERVICE

The study area lies within the boundary of Consolidated Utility District's (CUD) service area. CUD presently maintains a 30-inch ductile iron pipe on the south side of the property along Veterans Parkway and an 8-inch PVC water line on the east side of the study area along Kristi Charline Street.

The owner/developer submitted a Water Service Availability Request, and CUD issued a Will-Serve letter on December 3, 2018. The owner/developer shall complete a Developer's Packet through the Engineering Department at CUD.

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.

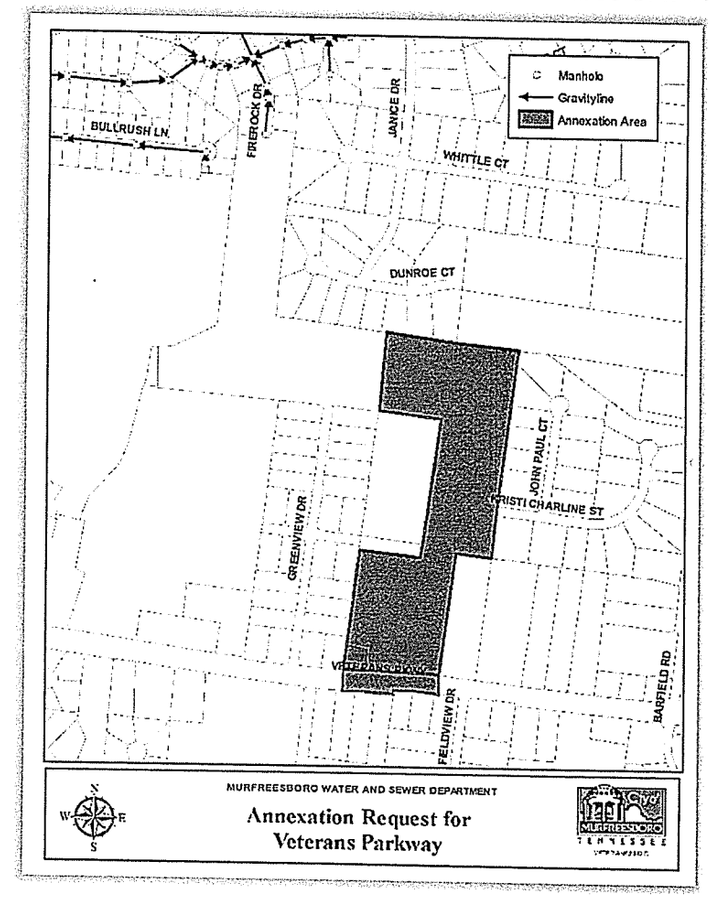


SANITARY SEWER SERVICE

The Murfreesboro Water Resources Department's (MWRD) current definition of "available" is defined as gravity sanitary sewer that is adjacent to the property line within an easement or in a public right-of-way. Currently, public sanitary sewer is unavailable to the study area.

The developer wishes to serve the subdivision with the use of a "modified" STEP (Septic Tank Effluent Pumping) system as the means of sewage disposal, which MWRD would operate and maintain once the system is constructed by the developer. With the "modified" STEP system, the developer would install sewer force mains within the streets of the subdivision and each residential and/or commercial lot would have its own STEP tank and gray water pump. This tank and pump, operated and maintained by MWRD, would be within an easement on the individual platted properties; however, instead of pumping to a sand filter and drip field, the gray water would be pumped to an existing sanitary sewer manhole. The developer will be required to work with the adjacent property owner to the northwest and acquire an off-site sewer easement dedicated to the City of Murfreesboro in order to connect to the existing sewer main. MWRD will require this easement to be dedicated prior to reviewing construction drawings. Schematic drawings will be accepted to determine an acceptable easement route prior to the legal description and exhibit being prepared by the Legal Department for signatures and recording.

This subdivision will be assessed the standard and customary sanitary sewer connection fees. All sewerage improvement may be installed in accordance with the applicable State Design Criteria and Regulations, MWRD's Design Standards, CUD's construction specifications for STEP systems, and the Development Policies and Procedures of MWRD.



STREETS AND ACCESS

The annexation study area includes approximately 500 linear feet of Veterans Parkway right-of-way (ROW). This roadway was constructed to Tennessee Department of Transportation (TDoT) standards in a partnership between TDoT, the City of Murfreesboro, and Rutherford County. By agreement with Rutherford County, the City of Murfreesboro provides operation and maintenance of this roadway. Upon annexation, the roadway will remain the responsibility of the City of Murfreesboro, including all routine maintenance, and the conditions of the maintenance agreement with Rutherford County will no longer apply to the study area. Veterans Parkway is a 5-lane street, including curb and gutter, sidewalk and street lighting. Based on an estimated 10-year re-pavement cycle for major arterial roadways, annualized roadway maintenance costs are estimated at $27,500 for this roadway. This cost is currently being borne by the City and will not increase if the ROW is annexed. Any new connections to Veterans Parkway must be approved by the City Engineer. Any future public roadway facilities to serve the area must meet City standards.

REGIONAL TRAFFIC & TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Veterans Parkway to be operating at a Level of Service C from Barfield Road to Cason Lane. The 2040 Level of Service Model indicates that Veterans Parkway operates at a Level of Service F from Barfield Road to Cason Lane 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 E with a small portion at a Level of Service F.

STORMWATER MANAGEMENT

Storm Water 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 two single-family residences and will generate approximately $78 per year in revenue for the Stormwater Utility Fee.

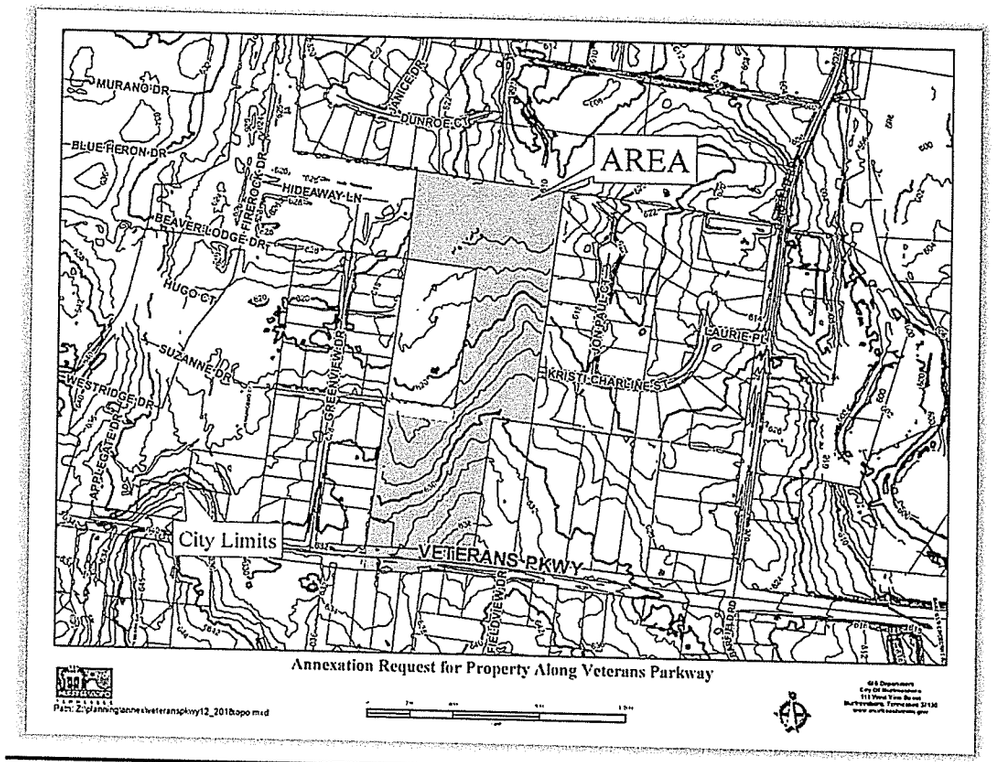
The proposed Cottages at Snell Cove PUD zoning will result in a master-planned developed impervious area of 19.94 acres consisting of 45 single-family detached lots on 17.65 acres and commercial development on 2.29 acres. Based on this development scenario, it is anticipated that the site will generate approximately $1,755 for single-family development and $495 for commercial development with $2,250 total in additional revenue per year into the Stormwater Utility Fund upon full build-out.

Public Drainage

The study area currently does not contain a public drainage facility, but it does have access to public storm sewer on Veterans Parkway. Upon annexation and development, any new drainage facilities would be anticipated to be private. Future operation and maintenance costs, if any, are anticipated to be paid from the Stormwater Utility Fee and State Street Aid. Any public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage Conditions

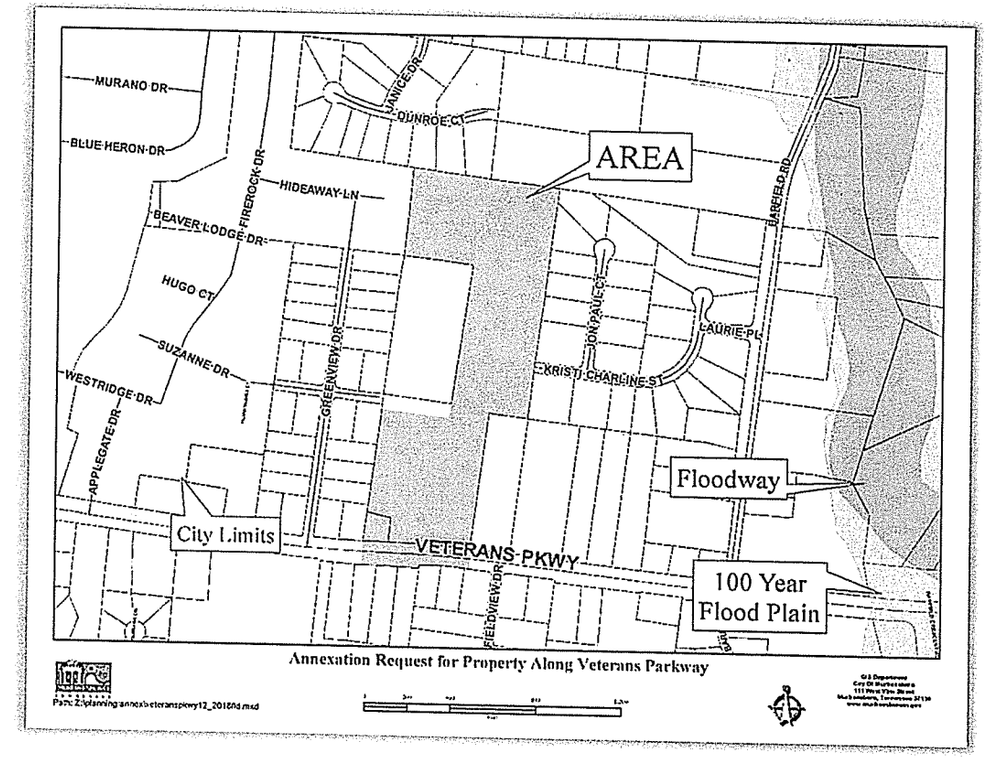
A review of a topographic map shows that the property drains to the northeast corner of the property to a wet weather conveyance on the neighboring property to the north and eventually to the West Fork of the Stones River, which is located east of the study area. It appears that a portion of the property is lower than the drainage system in Veterans Parkway limiting potential access to this drainage outlet. No portion of this property is located in the 100-year floodplain.



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).

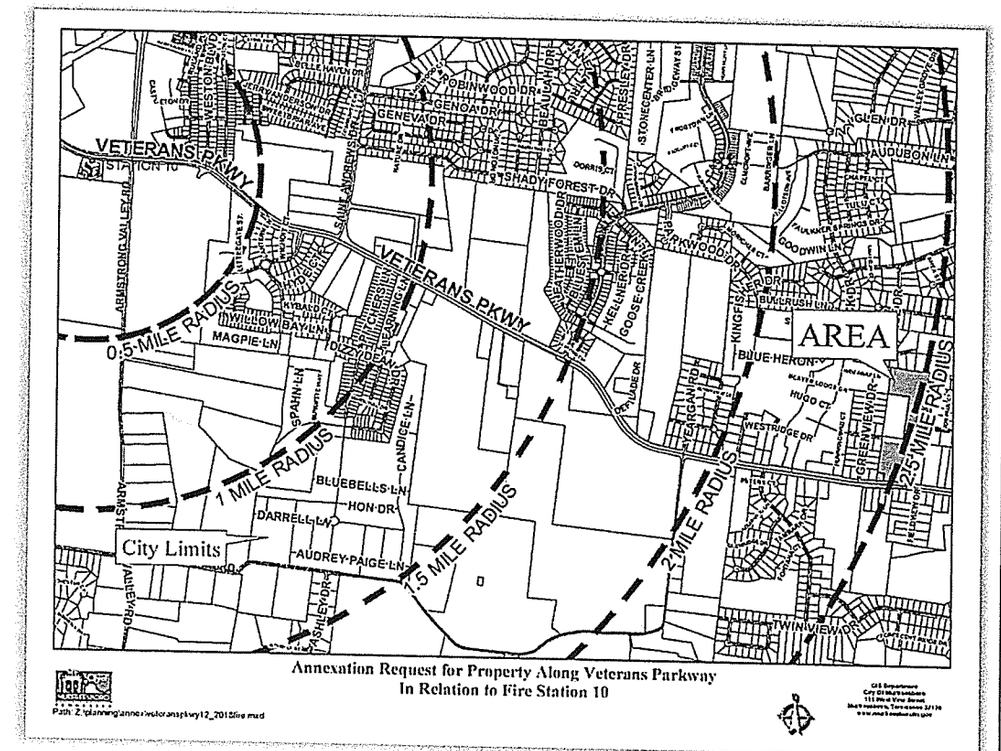
The adjacent map shows the floodway boundary in purple and the 100-year floodplain boundary in blue.



FIRE AND EMERGENCY SERVICE

The study area contains two existing single-family residences and several accessory structures. Murfreesboro Fire and Rescue Department (MFRD) will provide fire protection to the study area with a full-time, professional staff as well as medical first responder service immediately upon the effective date of annexation. Prior to any development in the study area, 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, 2.5 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 cost to provide carts to the two existing single-family homes will be $226.60 ($53.30/cart+$60.00/cart for assembly and delivery) and service to the two existing homes will cost approximately $201.84 per year ($100.92/home per year). In its present state, the study area will generate $120 annually in revenue from the newly-adopted solid waste fee. At full build-out of the single-family portion of the proposed development, 45 carts will be required at a cost of approximately $5,107.50. Annual cost for collection for 45 single-family homes will be approximately $4,541.40. However, at full build-out, the proposed development will generate approximately $2,700 in annual revenue from the solid waste fee.

ELECTRIC SERVICE

The Murfreesboro Electric Department (MED) presently serves the two existing single-family dwellings in the study area. MED will also serve any future development that occurs on the property.

STREET LIGHTING

Street lights are existing along Veterans Parkway. If the property is developed with new public streets, as anticipated, then MED street lighting will be installed along the proposed public streets as well.

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 Salem Elementary School zone, if annexed. Additional students residing on the property in its present state or 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.

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.

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.