

RESOLUTION 19-R-PS-02 to adopt a Plan of Services for approximately 1.8 acres along Joe B. Jackson Parkway and Annell Drive, Ginger McCreery, applicant. [2018-512]

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:

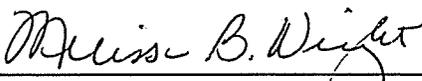
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing 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-02**, 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



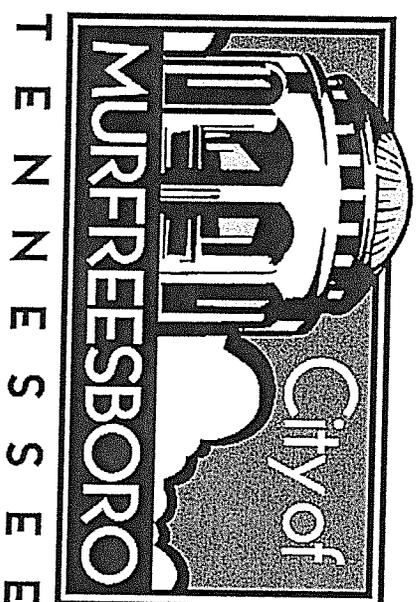
Resolution 19-R-PS-02

Area to be Annexed



Resolution 19-R-PS-02

**ANNEXATION REPORT FOR PROPERTY
LOCATED ALONG JOE B JACKSON PARKWAY
AND ANNELL DRIVE
INCLUDING PLAN OF SERVICES
(FILE 2018-512)**



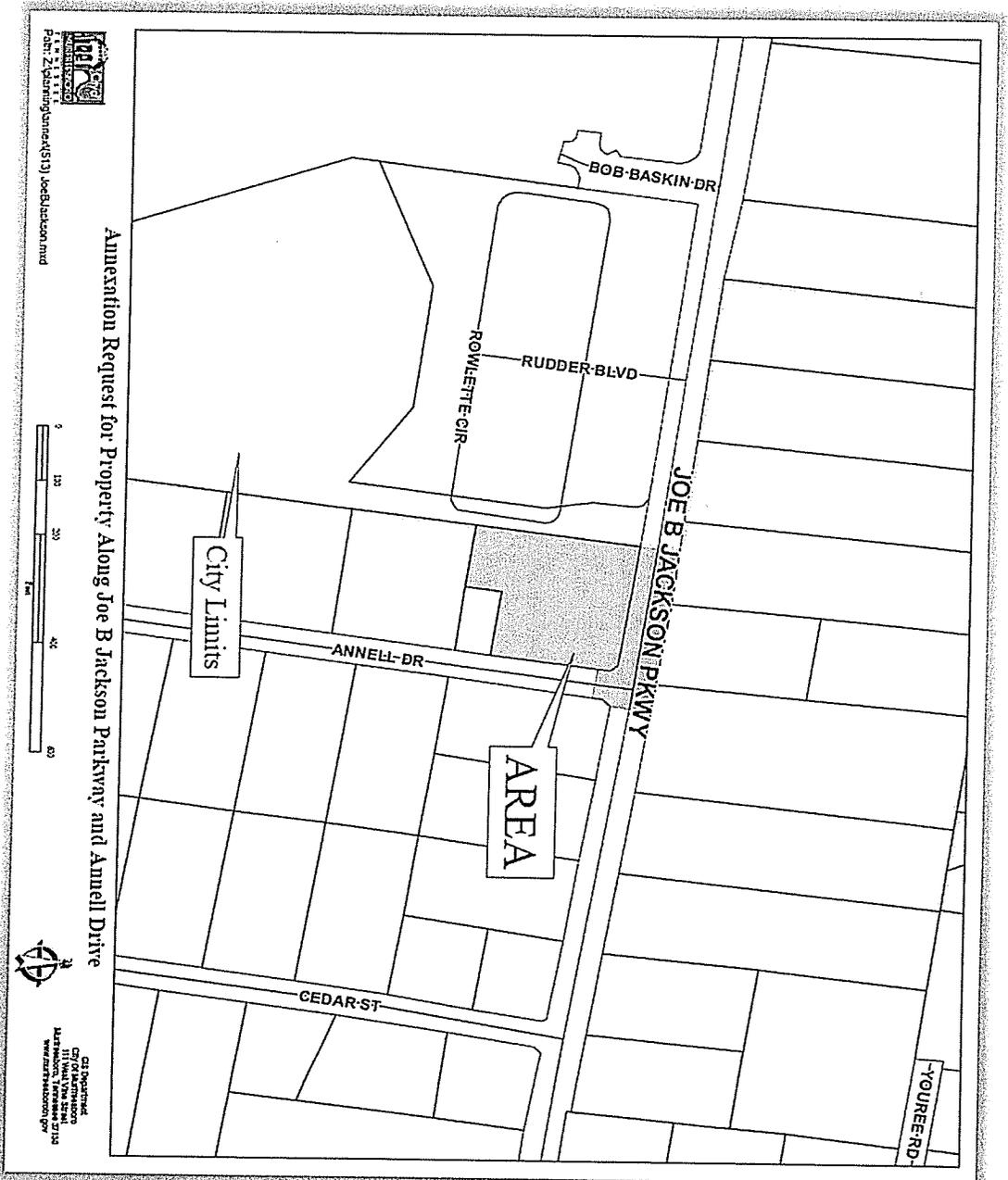
PREPARED FOR THE JANUARY 9, 2019 PLANNING COMMISSION MEETING

INTRODUCTION

OVERVIEW

The requested parcel is identified as 264 Joe B Jackson Parkway and is located at the southwest corner of Joe B Jackson Parkway and Annell Drive. It is developed with a single-family dwelling and several accessory structures. The requested parcel is also identified as Tax Map 136C, Group A, Parcel 00100 and consists of approximately 1.3 acres. Also included in the study area is approximately 300 linear feet (or approximately 0.5 acres) of Joe B Jackson Parkway right-of-way (ROW), bringing the total study area to approximately 1.8 acres.

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



CITY ZONING

The subject property is zoned Residential Medium-Density (RM) in unincorporated Rutherford County. This zone is similar to the City's RS-15 (Single-Family Residential District 15) zone. There is no accompanying zoning request with the annexation; therefore, the property would be given an interim zoning classification of RS-15, if annexed.

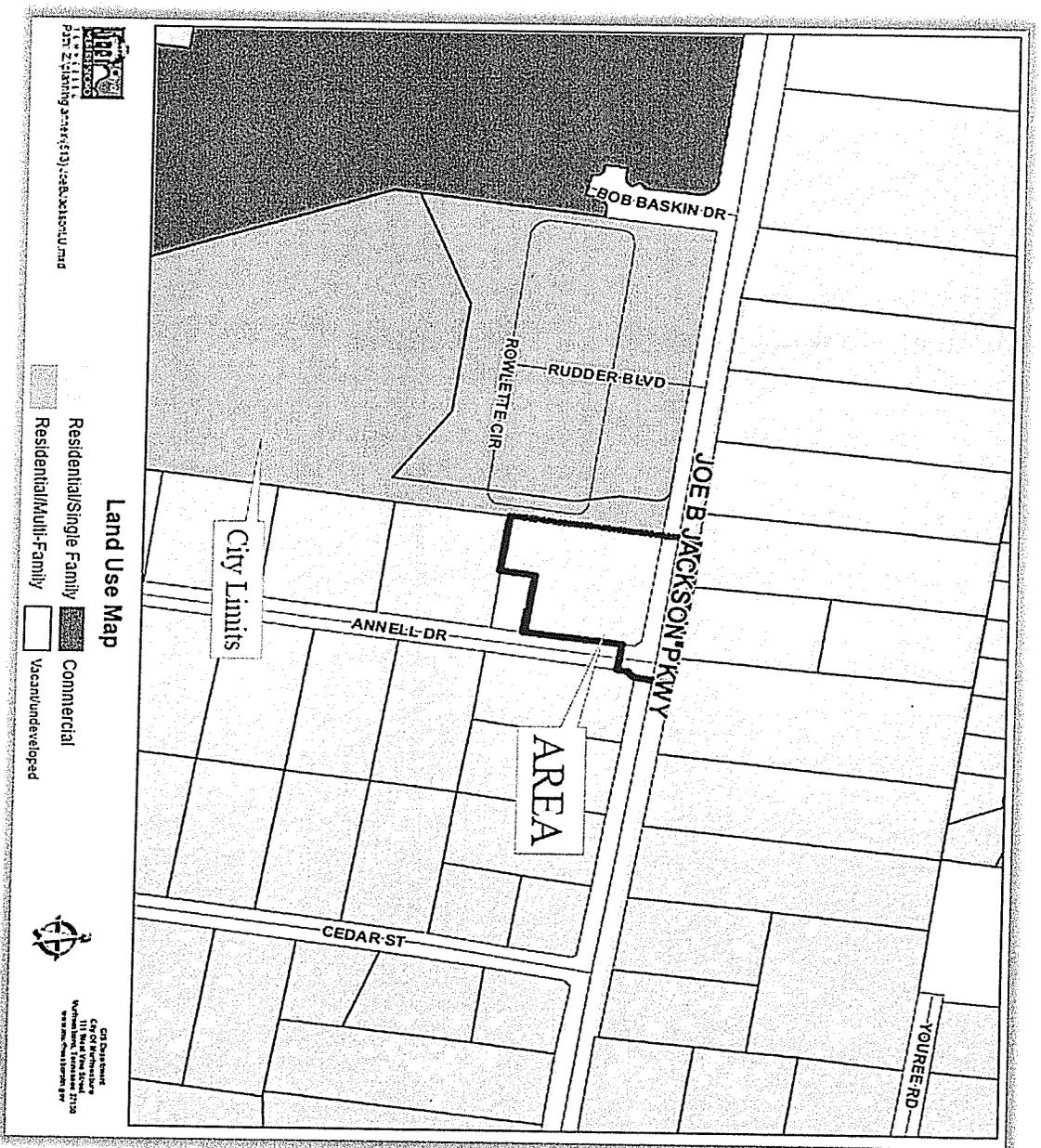
The nearest City incorporated properties are directly adjacent to the west. The study area abuts RM-16 (Multi-Family Residential District) and PRD (Planned Residential District) zoning to the west. It abuts single-family residential zoning and uses in the unincorporated County to the north, east and south.



PRESENT AND SURROUNDING LAND USE

The study area contains a single-family dwelling. Surrounding land uses include:

- Single-family residential, shown in yellow,
- Vacant/Undeveloped, unshaded.
- Residential multi-family or single-family attached, shown in orange.
- Commercial, shown in red.



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	Parcel ID	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Ginger McCreery	136C A 00100	1.4	\$34,500	\$162,600	\$49,275	\$467.81

PLAN OF SERVICES

STREETS AND ACCESS

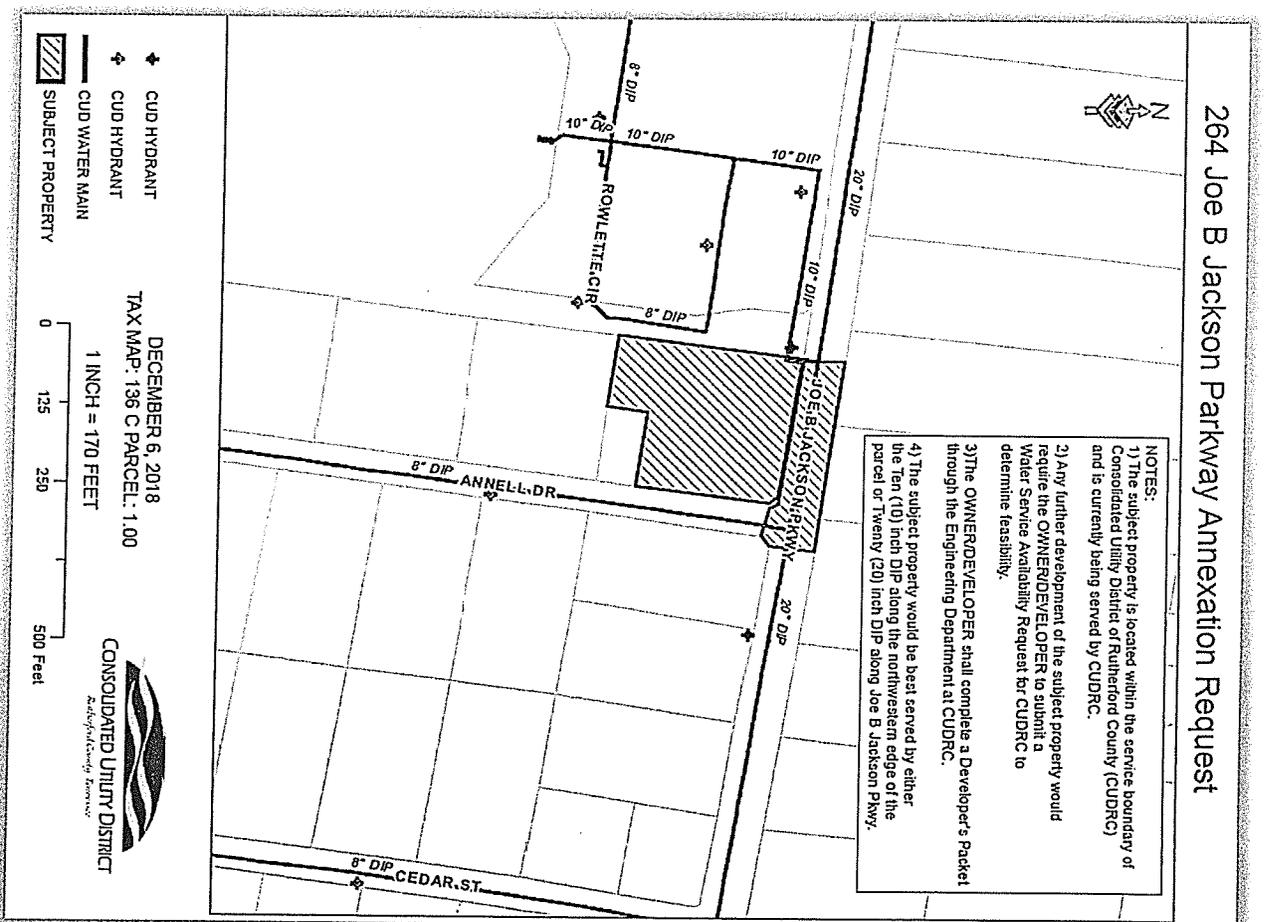
The study area includes approximately 300 linear feet of Joe B Jackson Parkway ROW. Joe B Jackson Parkway is a 3-lane curb and gutter section within the study area. The City is already responsible for the operation and maintenance of this street and there will be no additional services required from the City Public Works Division, nor will there be any additional expenses. Any new connections to the roadway must be approved by the City Engineer.

REGIONAL TRAFFIC & TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Joe B Jackson Parkway to be operating at a Level of Service A in the study area using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates that Joe B Jackson Parkway falls to Level of Service of C without the proposed improvements recommended in the 2040 Plan.

WATER SERVICE

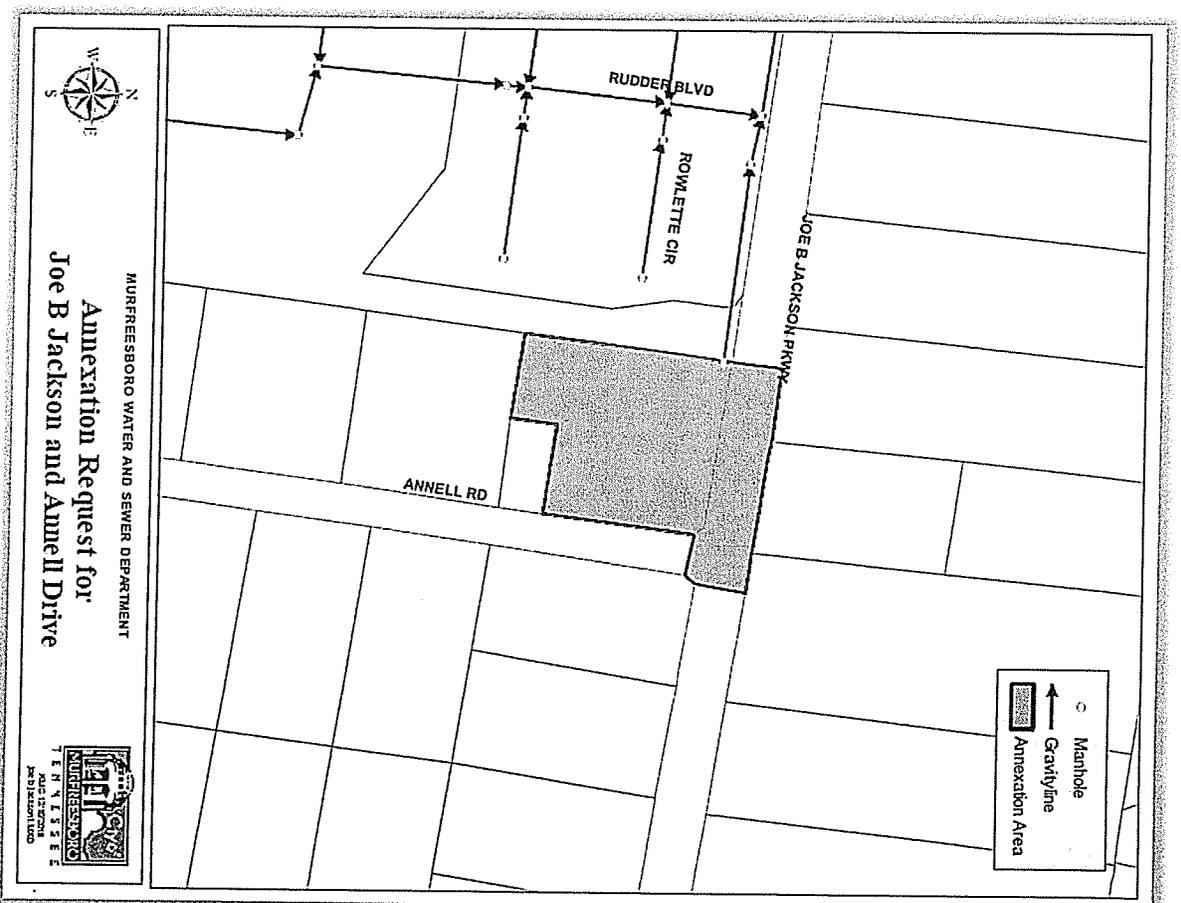
The study area is located within the service boundary of Consolidated Utility District of Rutherford County (CUD) and is currently being served by CUD. Any further development of the subject property would require the Owner/Developer to submit a Water Service Availability Request for CUD to determine feasibility. If developed, the subject property would be best served by either the 10" ductile iron pipe water line along the northwestern edge of the parcel or the 20" ductile iron pipe water line along Joe B Jackson Parkway.



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 ROW. Sanitary sewer is available to the requested parcel, as an existing sewer manhole is located on the northwest property corner of this parcel. An 8" gravity sewer main will serve the property.

Any future development should request a "Will Serve" letter from MWRD prior to moving forward with development. The developer will be financially responsible for any necessary on-site sewer main extensions. Sewer main line extensions may be required to serve adjacent properties in accordance with the Development Policies and Procedures of MWRD.



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. In its present state, the study area will generate \$60 in annual revenue from the newly-adopted solid waste fee. Cost to the City for providing a solid waste cart for the existing single-family dwelling is \$113.30, including assembly and delivery.

ELECTRIC SERVICE

The study area is within the Murfreesboro Electric Department's (MED's) service area and is currently being served by MED.

STREET LIGHTING

Street lights are existing along Joe B Jackson Parkway.

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 zoned for Black Fox Elementary. Currently Black Fox has 877 students and is built for 1,000 students. The school will be able to accommodate any additional elementary students the study area might generate in its present state and if it develops.

PARKS AND 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.

PLANNING, ENGINEERING, AND ZONING

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.

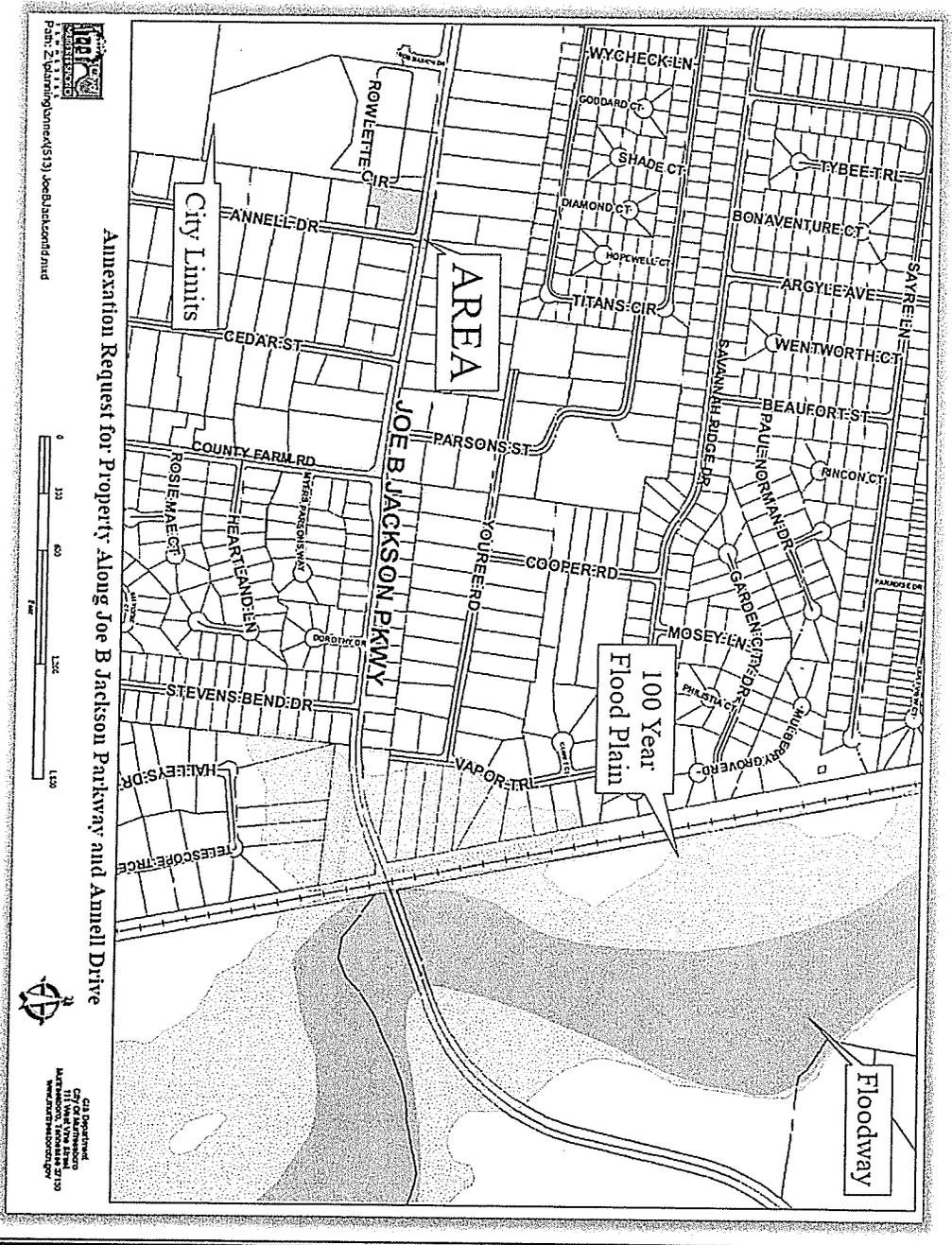
BUILDING AND CODES

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 pink and the 100-year floodplain boundary in blue.



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 approximately \$39 per year in revenue for the Stormwater Utility Fee.

The subject property has no new proposed development. However, based on the interim RS-15 zoning, it is anticipated the property could be developed with 3 single-family residences. Based on this development scenario, it is projected that the site could generate approximately \$117 annually in revenue for the Stormwater Utility Fund upon full build-out.

Drainage

Public Drainage

There is an existing stormwater conveyance system located on the southern portion of the study area. It is recommended that this system be located within a public drainage easement. This system drains from

west to east across the study area and discharges to a headwall under Annell Drive. With the Villas at Baskinwood development and the Wal-Mart development, stormwater has been re-routed to Joe B Jackson Parkway to help alleviate the system and the undersized pipe under Annell Drive. This pipe may need to be upsized in the future. Access to public drainage facilities are also within the ROW of Joe B Jackson Parkway and Annell Drive. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage Conditions

The study area drains to the conveyance system located at the southern portion of the property. From there, it drains to a miscellaneous tributary to the Middle Fork of the Stones River.

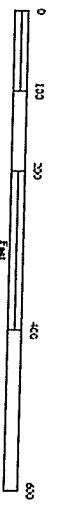
Property and Development

New development should comply with the City's Stormwater Quality Regulations by providing stormwater quality, streambank protection, and detention.

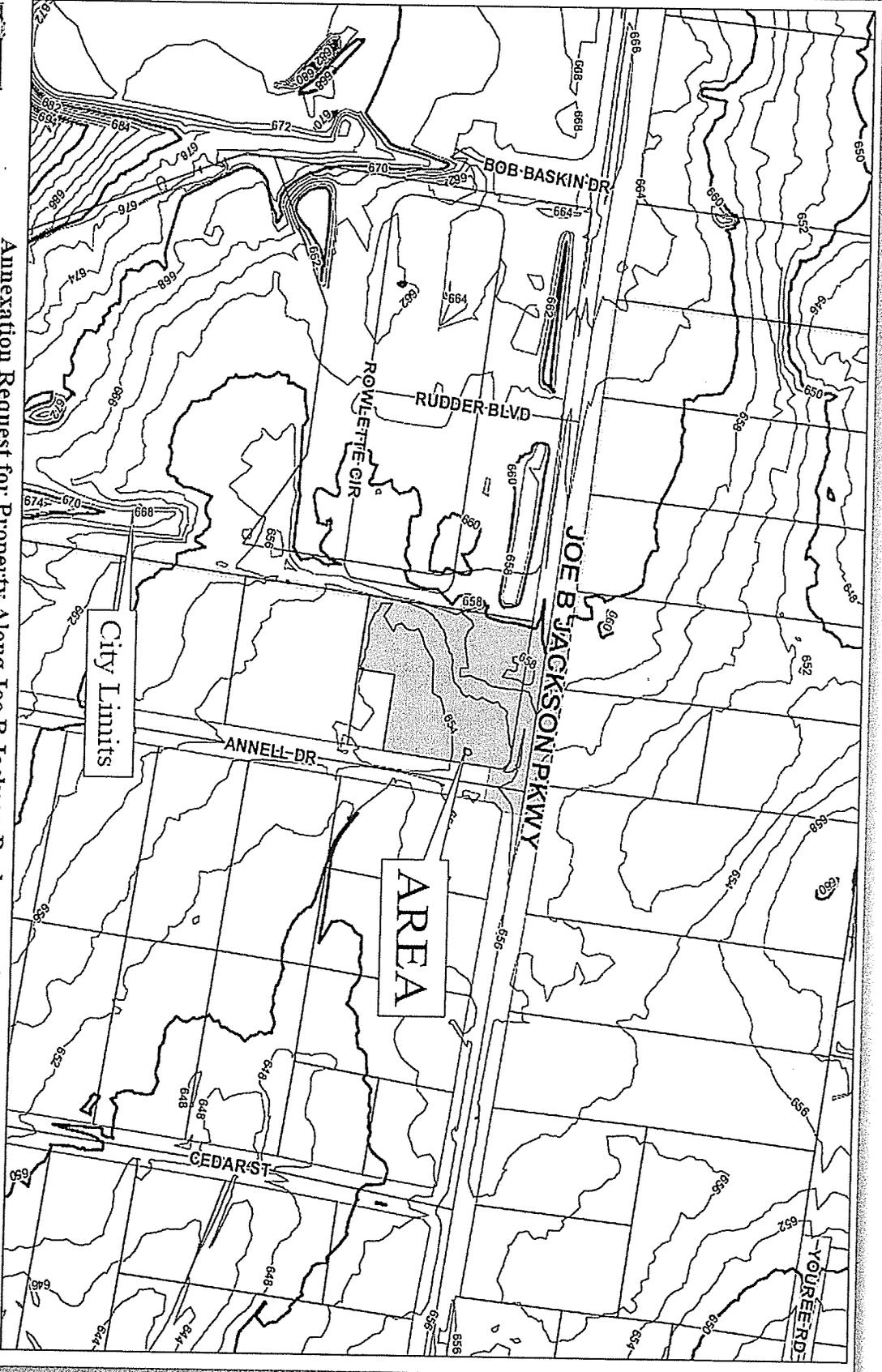


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Annexation Request for Property Along Joe B Jackson Parkway and Annel Drive



City Department
City of Madison
111 West Vine Street
Madison, Tennessee 37130
www.cityofmadison.gov



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.