RESOLUTION 18-R-PS-68 to adopt a Plan of Services for approximately 2.37 acres along Manson Pike, Old Manson Pike, Manson Court, Lyle McDonald Court, Interstate 840 and Blackman Road, City of Murfreesboro Planning Department, applicant. [2018-511]

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 7, 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 January 17, 2019, pursuant to a Resolution passed and adopted by the City Council on November 29, 2018, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on January 1, 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 18-R-A-68**, the public welfare and the welfare of the City requiring it.

Passed: 1/17/2019

Shane McFarland, Mayor

ATTEST:

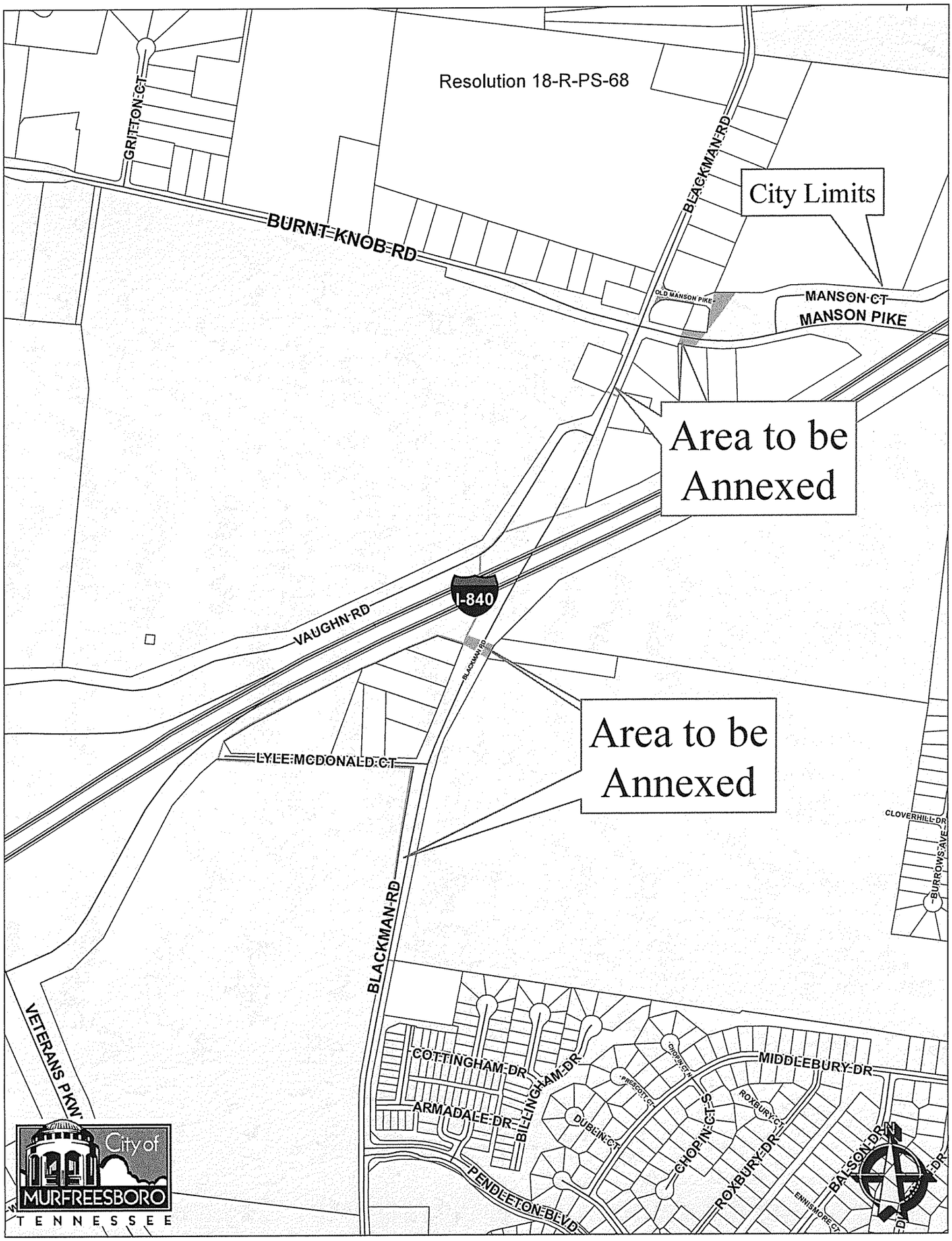
Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Adam F. Tucker
City Attorney

SEAL

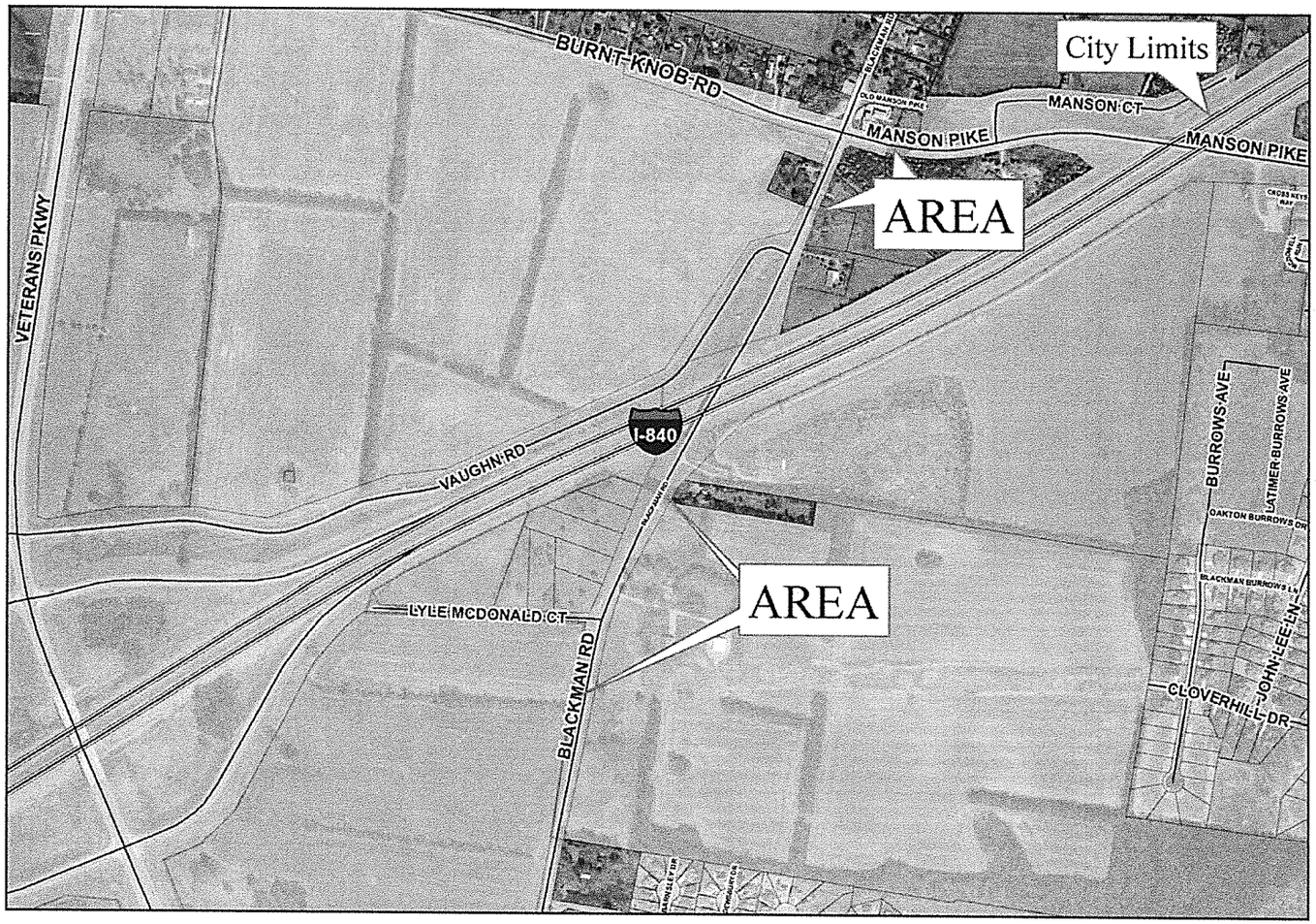
mjp \\puckett\legal\files\council\ordinances & annexation, pos resolutions\2018\68 -


Resolution 18-R-PS-68
City Limits
Area to be Annexed
Area to be Annexed
GRITTON CT
BURNT KNOB RD
BLACKMAN RD
OLD MANSON PIKE
MANSON CT
MANSON PIKE
I-840
VAUGHN RD
BLACKMAN RD
LYLE MCDONALD CT
CLOVERHILL DR
BURROWS AVE
VETERANS PKWY
COTTINGHAM DR
BILLINGHAM DR
ARMADALE DR
PRESCOTT CT
DUBLIN CT
CHOPIN CT
CHOPIN CT S
MIDDLEBURY DR
ROXBURY CT
ROXBURY DR
BALSON DR
ENNISMORE CT
PENDLETON BLVD
City of MURFREESBORO
TENNESSEE

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG LYLE MCDONALD COURT AND BLACKMAN ROAD, AND RIGHTS-OF-WAY OF MANSON PIKE, OLD MANSON PIKE, MANSON COURT, INTERSTATE-840, VAUGHN ROAD, AND BLACKMAN ROAD INCLUDING PLAN OF SERVICES (FILE 2018-511)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE NOVEMBER 7, 2018 PLANNING COMMISSION PUBLIC HEARING
REVISED MARCH 11, 2019 PER THE ACTION OF THE CITY COUNCIL ON JANUARY 17, 2019



Annexation request Along Manson Pike, Old Manson Pike, Lyle McDonald Court, and Blackman Road

0 300 600 1,200 1,800
Feet

Path: X:\annex\Manson_Blackmanortho.mxd

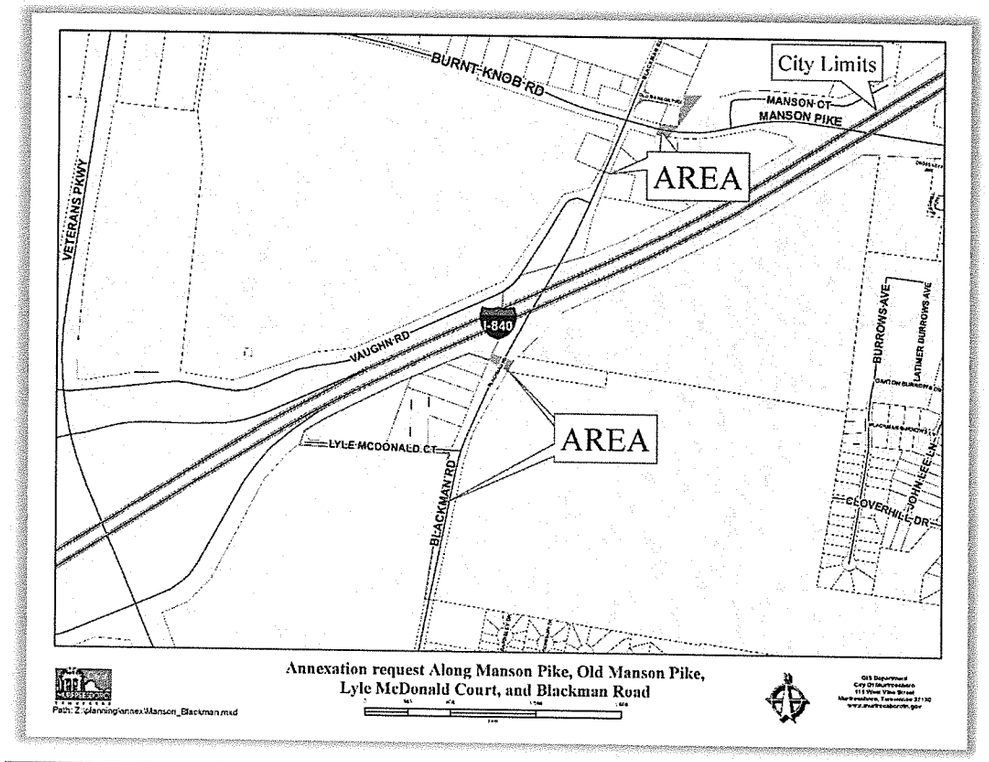
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesboroth.gov

INTRODUCTION

OVERVIEW

The City of Murfreesboro proposes annexation of public rights-of-way along portions of Blackman Road, Vaughn Road, Manson Pike, Manson Court, Old Manson Pike, and Interstate 840. Additionally, the property owner, Project Holding Company, LLC, submitted an annexation petition requesting annexation of the balance of 1803 Blackman Road. The majority of this property was annexed in 2017. However, a 10'-wide strip of the property along Blackman Road and Lyle McDonald Court was left in the unincorporated County to keep a nearby parcel from being surrounded by the City limits. The City Legal Department has determined that it is no longer necessary to avoid creating "islands" of unincorporated County surrounded by the City limits, so the balance of the Project Holding property is included in this annexation. The 10'-wide strips along Blackman Road and Lyle McDonald Court total approximately 2,000 linear feet and 0.51 acre. This portion of the study area is Tax Map 078, Parcel 05200. The total study area is approximately 2.4 acres.

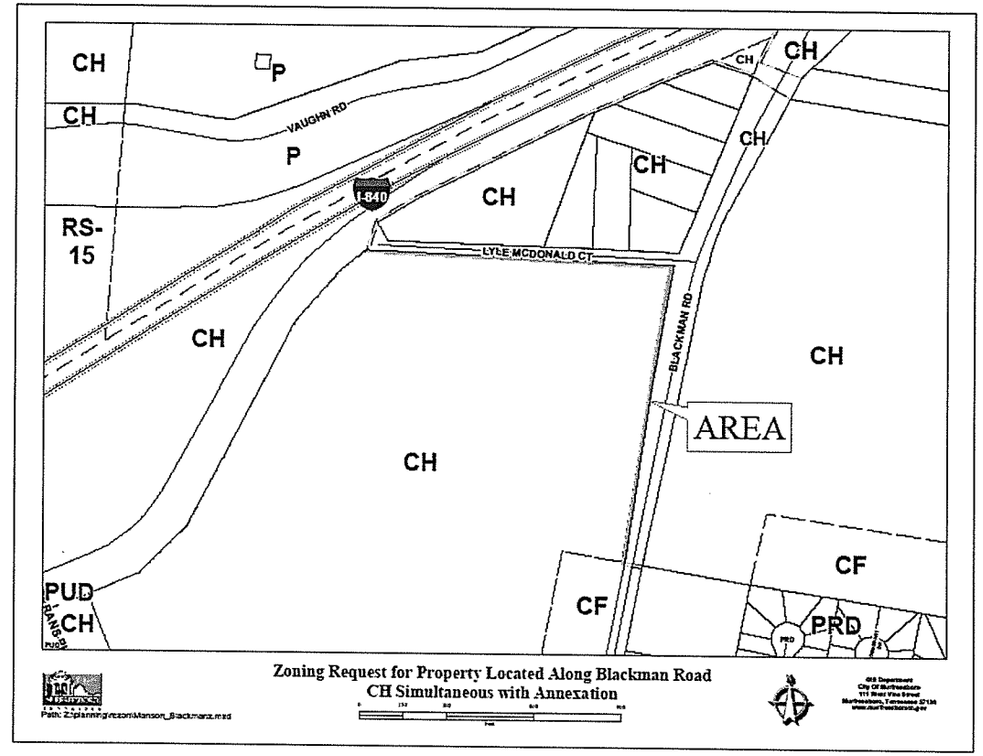
The study area lies within the City of Murfreesboro's Urban Growth Boundary and is contiguous with the current City limits.



CITY ZONING

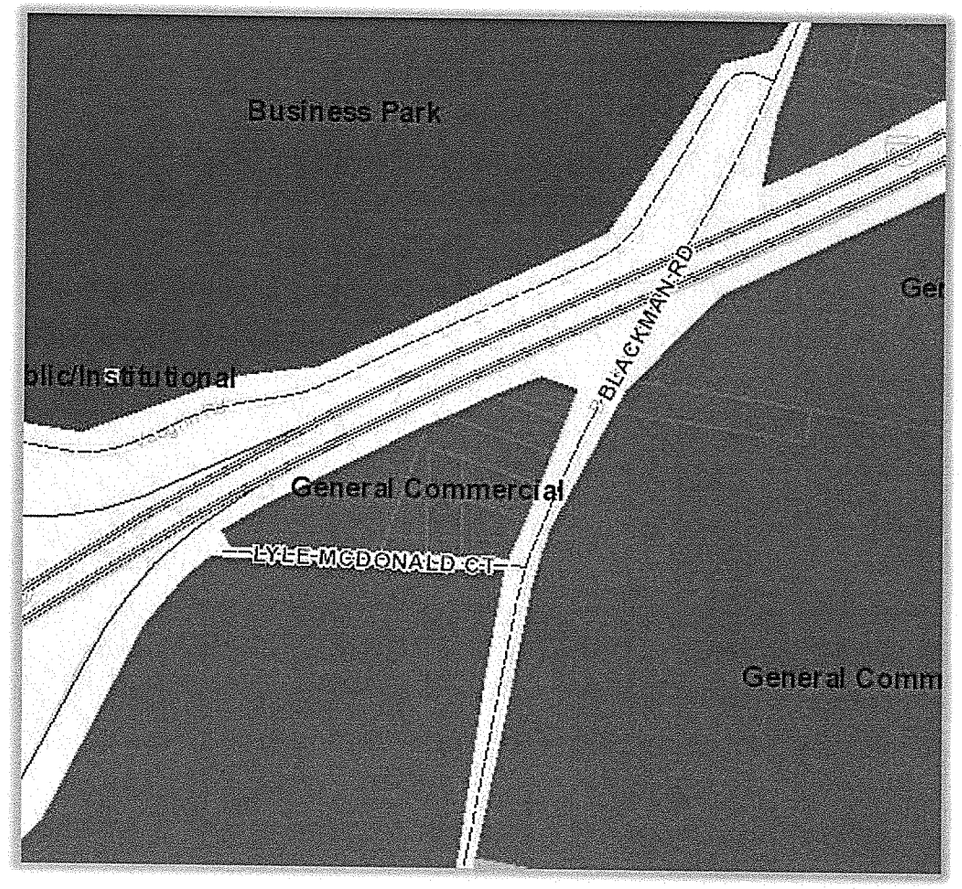
Simultaneous with the annexation, the City will also be considering zoning the 10'-wide strips along Blackman Road and Lyle McDonald Court to CH (Highway Commercial District). The CH zoning matches the existing zoning of the remainder of the property already annexed into the City.

The nearest City incorporated properties to the study area are contiguous to the north, south, east and west. The subject property abuts CH zoning to the north, south, east and west, and Commercial Fringe (CF) to the southwest along Blackman Road.



MURFREESBORO 2035 FUTURE LAND USE DESIGNATION

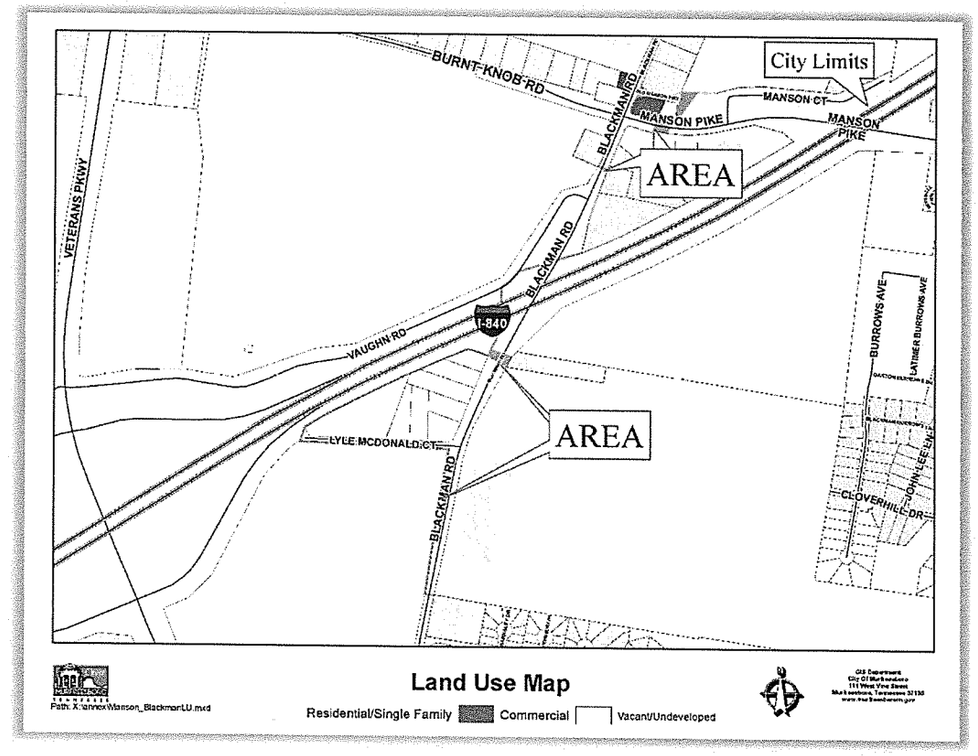
The future land use map contained in the Murfreesboro 2035 Comprehensive Plan, which was adopted by the Planning Commission in July 2017, depicts a recommended future land use classification of "General Commercial." The requested zoning of CH is consistent with the Murfreesboro 2035 Comprehensive Plan's future land use map.



PRESENT AND SURROUNDING LAND USE

The study area includes public rights-of-way along Manson Pike, Old Manson Pike, Manson Court, Interstate-840, Vaughn Road, and Blackman Road, and two 10'-wide strips of private property adjacent to Blackman Road and Lyle McDonald Court. There are no structures on the portion of the study area that is private property.

Surrounding land uses on adjacent properties are primarily vacant and agricultural land with single-family residences along Blackman Road, and single-family residences along Manson Pike and Old Manson Pike.



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 study area 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. This property is located in Police Zone #4.

WATER SERVICE

The study area lies within the service boundary of Consolidated Utility District of Rutherford County (CUDRC). Because the study area consists of rights-of-way and two 10'-wide strips of private property, no additional demands for water service are expected and CUDRC anticipates no negative impacts as a result of this annexation.

SANITARY SEWER SERVICE

The study area lies adjacent to property served by the Murfreesboro Water Resources Department (MWRD). Because the study area consists of rights-of-way and two 10'-wide strips of private property, no additional demands for sewer service are expected and MWRD anticipates no negative impacts as a result of this annexation.

STREETS AND ACCESS

The annexation study area includes approximately 200 linear feet of Old Manson Pike right-of-way (ROW). Old Manson Pike is a 2-lane ditch-section roadway. Upon annexation, the City will become responsible for the operation and maintenance of this street. Based on a 15-year repaving cycle, the annualized maintenance cost is approximately $470 with State Street Aid and General Fund as funding sources.

Any new connections to Old Manson Pike must be approved by the City Engineer. Additionally, developments along this roadway may require participation in improvements to upgrade the roadway and ROW/Easement dedication in accordance with the City's Substandard Street policy requirements.

The annexation study area also includes three gaps of right-of-way that were left in the unincorporated County along Blackman Road and one along Manson Pike. The operation and maintenance of these gaps is already handled by the City and no additional services will be required from the Engineering or Streets Departments.

The County and State, respectively, have consented to the annexation of their rights-of-way.

REGIONAL TRAFFIC & TRANSPORTATION

The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan shows Manson Pike to be operating at a Level of Service B in the study area and Blackman Road 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 Manson Pike and Blackman Road fall to Level of Service of D without the proposed improvements recommended in the 2040 Plan.

STORMWATER MANAGEMENT

Storm Water Management and Utility Fees

The study area is generally limited to public street rights-of-way and will not generate new revenue for the Stormwater Utility Fee.

Public Drainage

No new public drainage facilities are included in the study area. Access to public drainage facilities is within the ROW of Manson Pike and Blackman Road. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

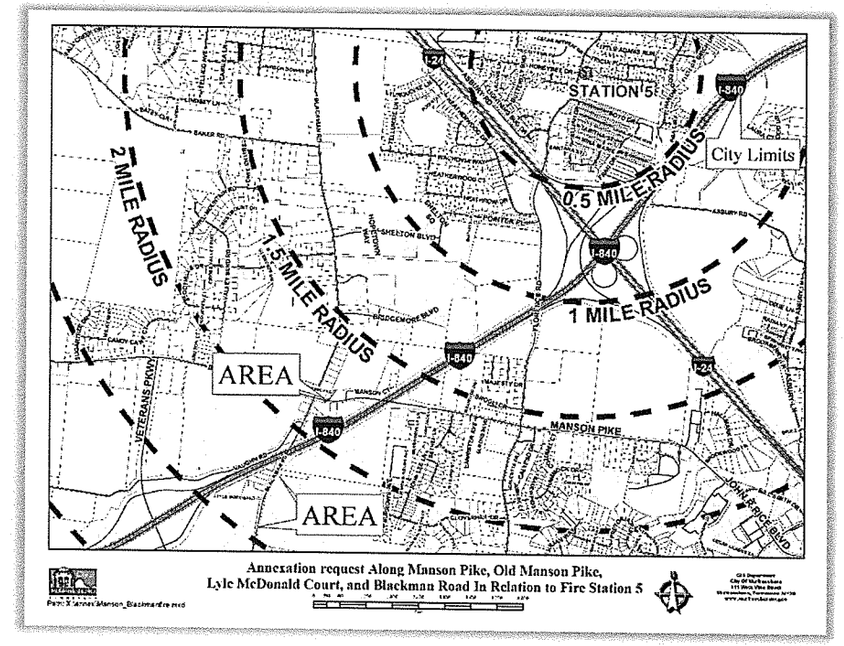
Regional Drainage Conditions

The study area drains to the right-of-way.

FIRE AND EMERGENCY SERVICE

The annexation of the study area will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). MFRD will provide fire protection with full-time, professional staff as well as medical first responder service immediately upon the effective date of annexation.

The closest fire station is Fire Station #5, located at 3006 Florence Road, approximately 2.0 miles from the study area. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire station. MFRD can provide ISO Class 2 fire protection to the study area immediately upon the effective date of annexation.



SOLID WASTE COLLECTION

The City Solid Waste Department can service the study area immediately upon the effective date of annexation, although solid waste management services are not anticipated to be needed for the study area because it consists only of right-of-way and a 10'-wide strip of private property.

ELECTRIC SERVICE

The study area is located within the Middle Tennessee Electric Membership Corporation (MTEMC) service boundary. MTEMC has facilities in this area. Because the study area consists of rights-of-way and two 10'-wide strips of private property, no additional demands for electric service are expected and MTEMC anticipates no negative impacts as a result of this annexation. It should be noted that the Murfreesboro Electric Department may take ownership of the lines in the area upon annexation.

STREET LIGHTING

According to MTEMC, there are no street lights along the study area rights-of-way. If annexed, the City Engineer will determine if street lights are necessary. When installation of the lights is requested by the City Engineer, it will be funded by the City Street Lighting Fund.

GEOGRAPHIC INFORMATION SYSTEMS

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

CITY SCHOOLS

Because the study area consists of rights-of-way and two 10'-wide strips of private property, no additional demands for service for Murfreesboro City Schools are expected to be generated as a result of this annexation.

RECREATION

Because the study area consists of rights-of-way and two 10'-wide strips of private property, no additional demands for service from the Parks and Recreation Department are expected to be generated as a result of this annexation.

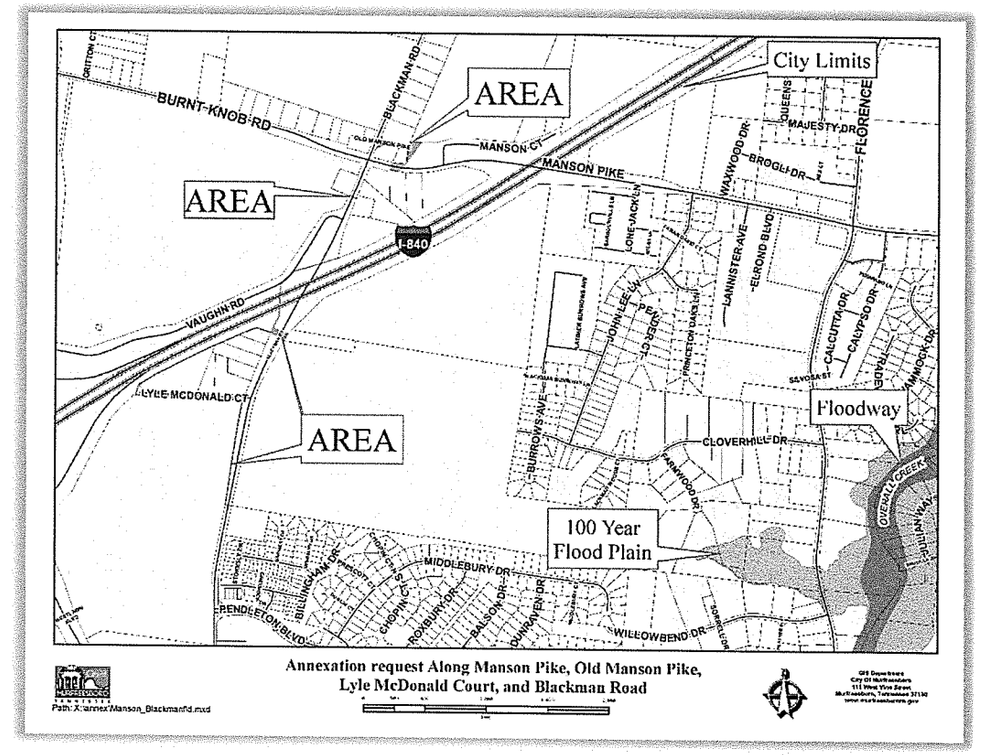
BUILDING AND CODES

The study area 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 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.



PLANNING, ENGINEERING, AND ZONING SERVICES

The study area will come within the City's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development within the study area occurs, the Planning Commission will review all site plans, and 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 the study area 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.