RESOLUTION 18-R-PS-61 to adopt a Plan of Services for approximately 112.3 acres along Veals Road, Philip McAfee and The Hall Family Real Estate Partnership, LP, applicants. [2018-510]

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 October 3, 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 November 29, 2018, pursuant to a Resolution passed and adopted by the City Council on October 18, 2018, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on November 13, 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-61**, 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

CITY OF MURFREESBORO
SEAL
MURFREESBORO, TENN

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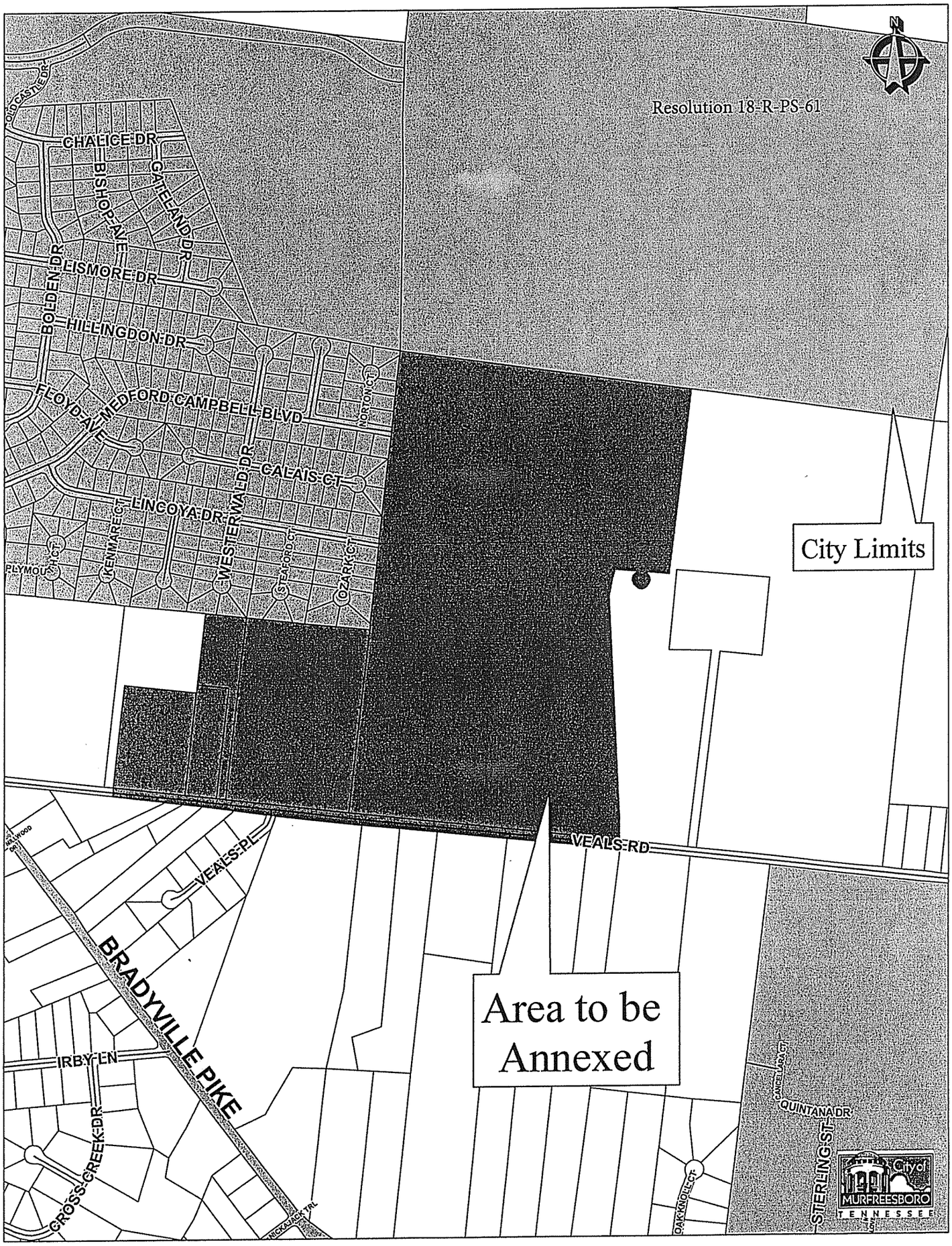

Resolution 18-R-PS-61
N
City Limits
Area to be Annexed
CHALICE DR
BISHOP AVE
GALELAND DR
BOLDEN DR
LISMORE DR
HILLINGDON DR
FLOYD AVE
MEDFORD CAMPBELL BLVD
NORTON CT
CALAIS CT
WESTERNALD DR
LINCOYA DR
KENMARE CT
PLYMOUTH CT
STEAFORD CT
OZARK CT
VEALS RD
VEALS PL
BRADYVILLE PIKE
IRBY LN
CROSS CREEK DR
NICKAJACK TRL
OAKKNOLL CT
CANDELARIA CT
QUINTANA DR
STERLING ST
City of MURFREESBORO TENNESSEE

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG VEALS ROAD INCLUDING PLAN OF SERVICES (FILE 2018-510)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE OCTOBER 3, 2018 PLANNING COMMISSION MEETING
REVISED OCTOBER 18, 2019 FOR THE NOVEMBER 29, 2018 CITY COUNCIL MEETING
REVISED MARCH 12, 2019 FOR THE MARCH 21, 2019 CITY COUNCIL MEETING

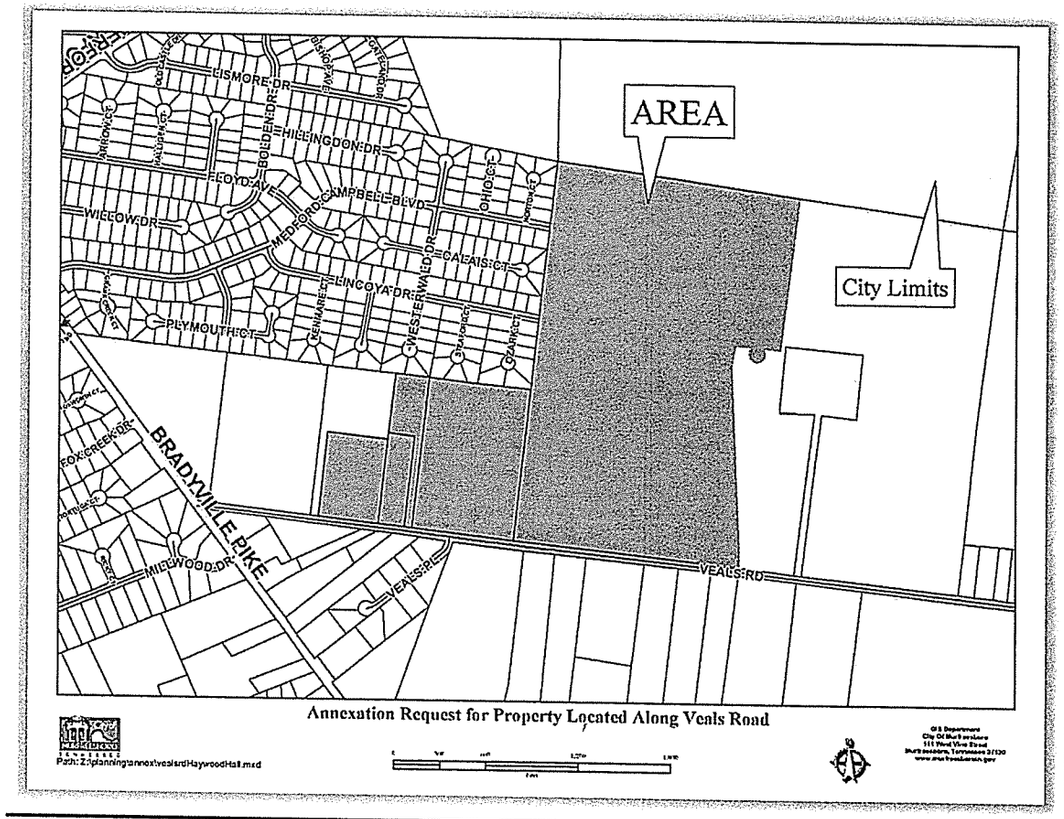
INTRODUCTION

OVERVIEW

Philip McAfee and The Hall Family Real Estate Partnership, LP, have initiated a petition to annex into the City of Murfreesboro the area depicted in blue on the map to the right. The subject property is located along the north side of Veals Road. The requested property is undeveloped and contains no structures. The total study area is approximately 112.3 acres, and consists of the following parcels and right-of-way:

- Tax Map 112, Parcel 15.01 (approx. 15.1 acres)
- Tax Map 112, Parcel 15.04 (approx. 5 acres)
- Tax Map 112, Parcel 15.05 (approx. 2.4 acres)
- Tax Map 112, Parcel 15.06 (approx. 2.7 acres)
- A portion of Tax Map 112, Parcel 16.04 (approx. 83.9 acres)
- Approximately 2,750 linear feet of Veals Road right-of-way (approx. 3.2 acres).

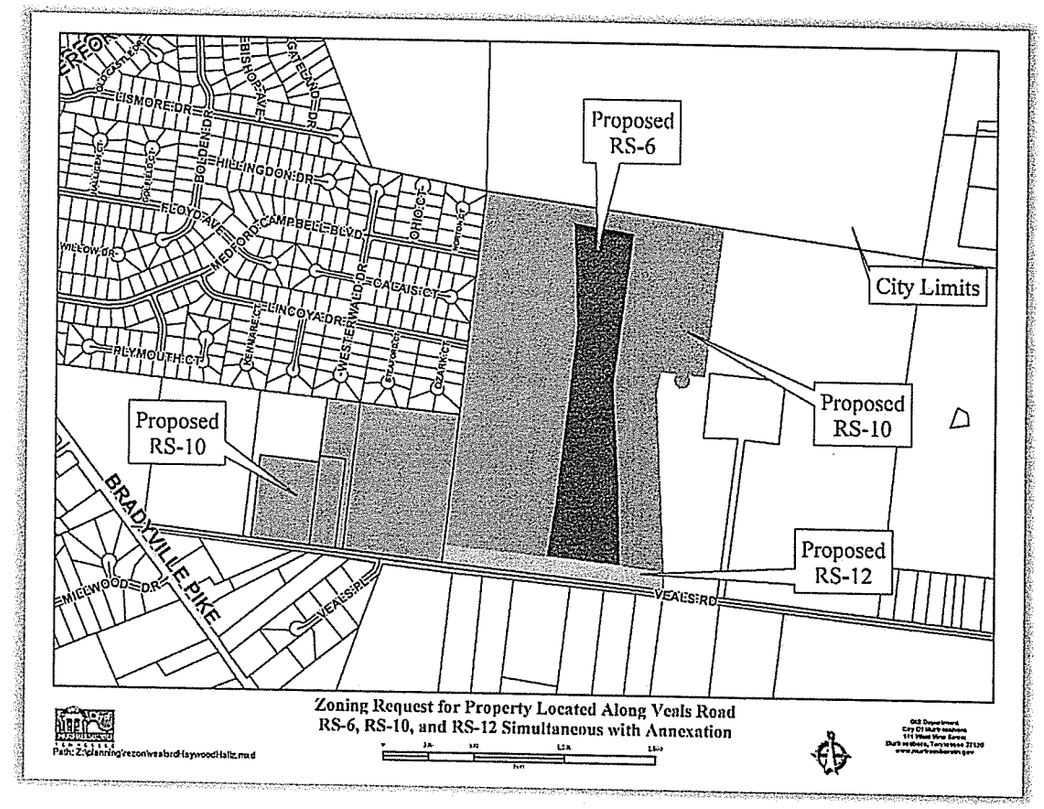
The study area lies within the City of Murfreesboro's Urban Growth Boundary.



CITY ZONING

The subject property is zoned Residential Medium-Density (RM) in unincorporated Rutherford County. This zone is similar to the City's RS-15 (Single-Family Residential District 15) zone. Simultaneous with the annexation, a request for rezoning for the subject property to RS-6, RS-10 and RS-12 has been filed. The requested rezoning would allow for single-family residential development.

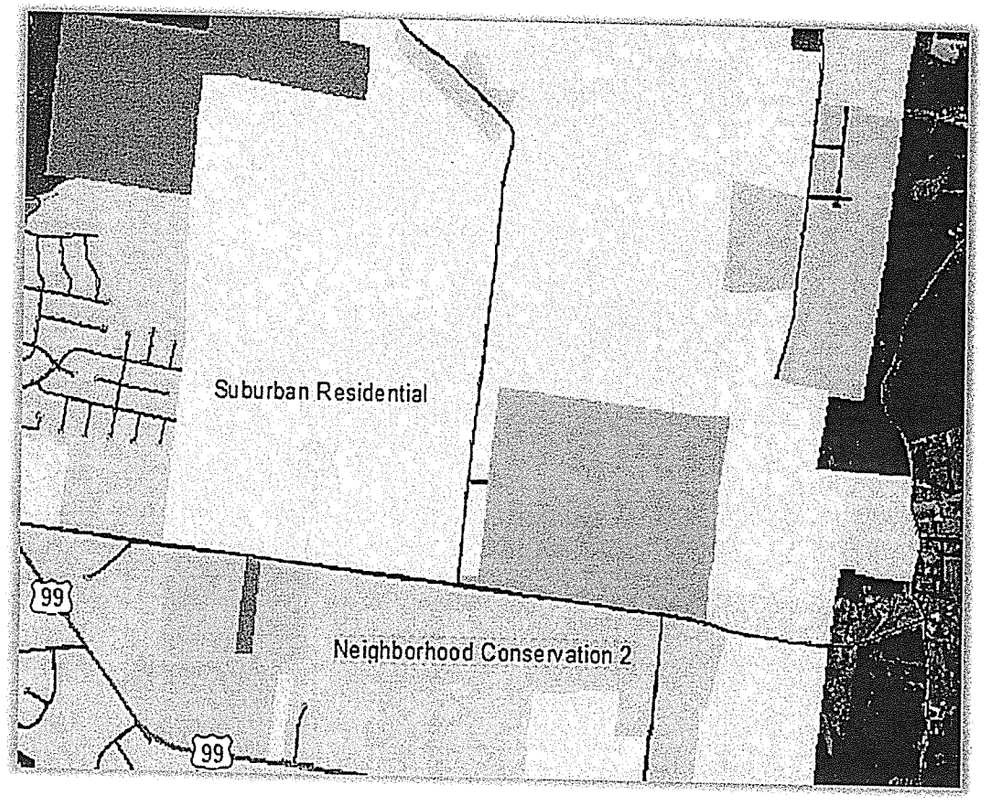
The nearest City incorporated properties are directly adjacent to the northwest and north of the study area. The study area abuts City single-family residential zoning to the northwest (RS-10). Directly north of the study area is property that was rezoned in 2018 to RS-A2, RS-6, and RS-10.



Zoning Request for Property Located Along Veals Road
RS-6, RS-10, and RS-12 Simultaneous with Annexation

MURFREESBORO 2035 FUTURE LAND USE DESIGNATION

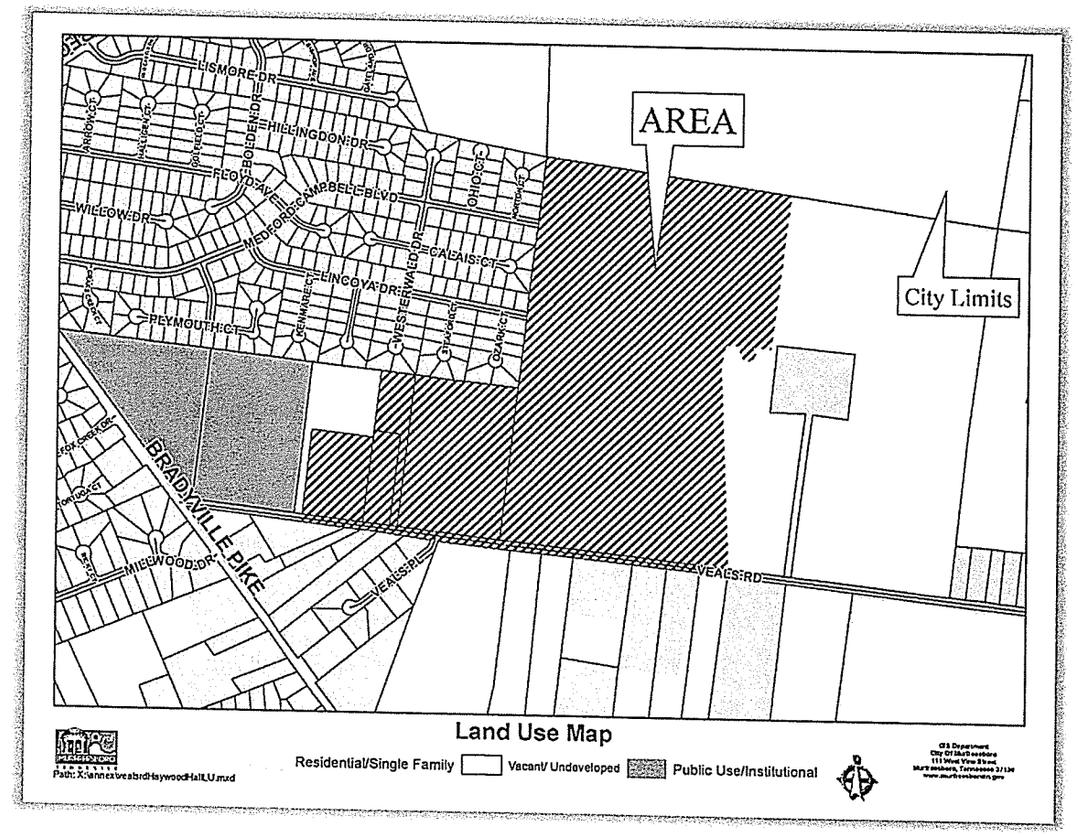
The future land use map contained in the Murfreesboro 2035 Comprehensive Plan, which was adopted by the Planning Commission in July 2017, depicts a future land use classification of *Suburban Residential* for the subject area.



PRESENT AND SURROUNDING LAND USE

The study area contains no existing structures. Surrounding land uses include:

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



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
Hall Family Real Estate Partnership LP	112/16.04	83.9*	$126,303	$0	$31,575	$299
Philip McAfee	112/15.01	15.1	$118,500	$0	$29,625	$281
Philip McAfee	112/15.06	2.7	$49,700	$0	$12,425	$118
Philip McAfee	112/15.05	2.4	$57,300	$0	$14,325	$136
Philip McAfee	112/15.04	5	$64,200	$0	$16,050	$152
TOTAL		**109.1**	**$416,003**	**$0**	**$104,000**	**$986**

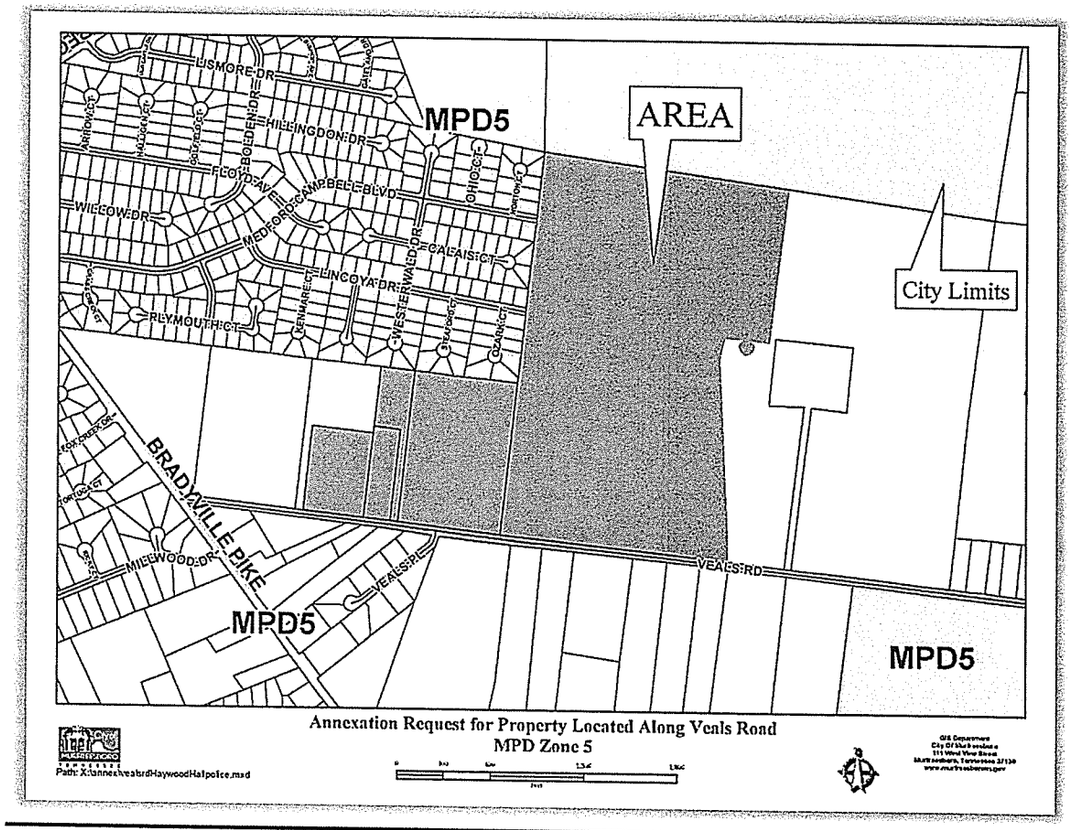
*Only a portion of this parcel is included in the study area. Appraisal, assessment, and tax numbers are estimated based on the percentage of the parcel included in the area.

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 property as it currently exists with no additional fiscal impact. This property is located in Police Zone #5.



STREETS AND ACCESS

The requested parcels have access to existing Veals Road and the study area includes approximately 2,750 linear feet of Veals Road right-of-way (ROW). Veals Road is an existing 2-lane, ditch-section roadway. Upon annexation, the City will be responsible for operation and maintenance of this street. Based on a 15-year repaving cycle for Veals Road, the annualized maintenance cost is $5,500 with State Street Aid and General Fund as funding sources. The addition of the ROW will also result in approximately $925 of initial capital cost with State Street Aid and General Fund as funding sources. Any new connections to Veals Road must be approved by the City Engineer. Additionally, development along Veals Road will require participation in construction of improvements to Veals Road and ROW/easement dedication in accordance with the City's Substandard Street requirements.

No additional public roadways are included in the study area. Any new public roadways to serve the study area must be constructed to City Standards.

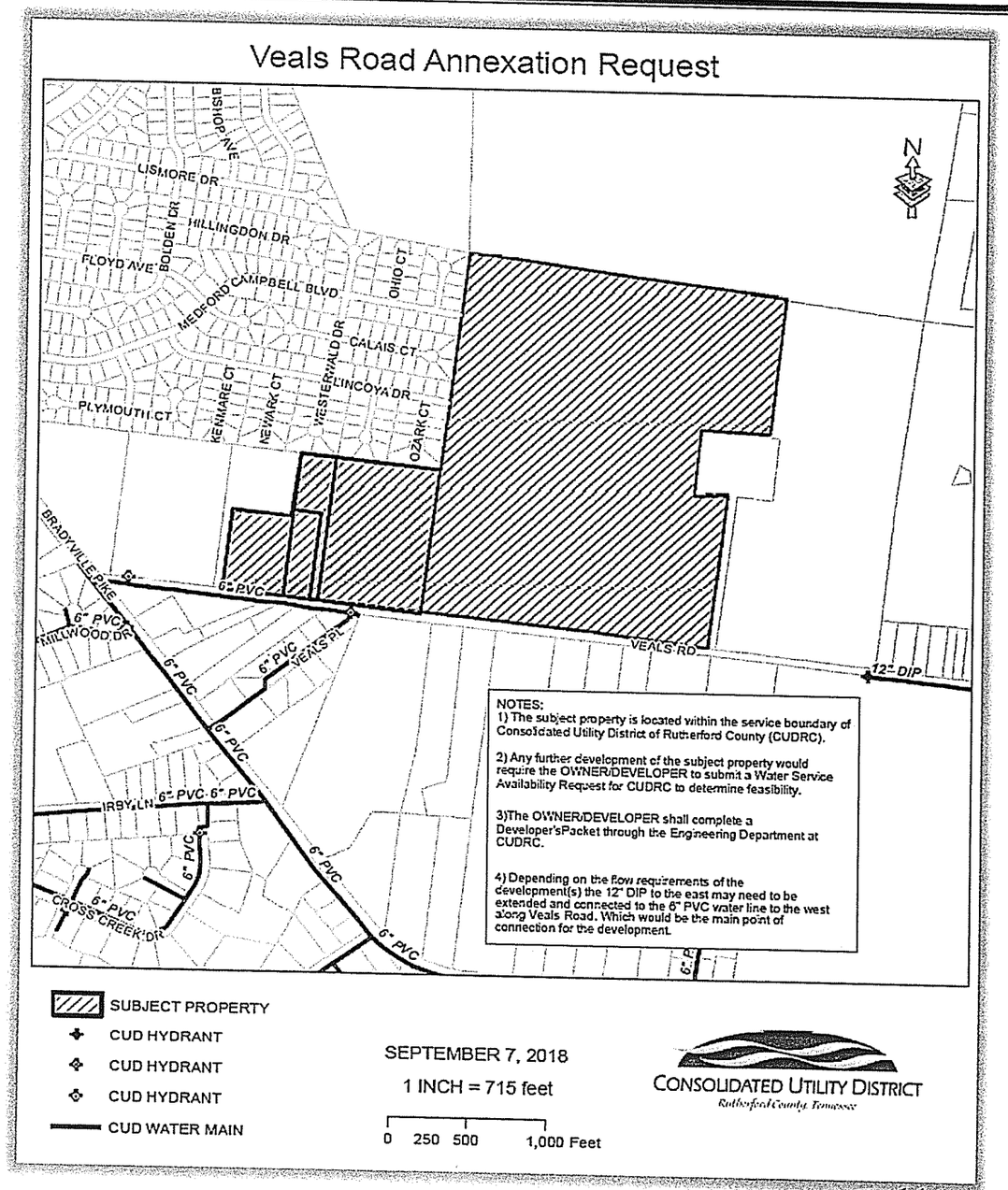
REGIONAL TRAFFIC & TRANSPORTATION

The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan shows Veals 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 Veals Road operates at a Level of Service B 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.

The study area is impacted by Mid-Term Improvement (MTI) #19 on the 2040 Major Transportation Plan. MTI #19 is planned as a 3-lane extension of Irby Lane from Bradyville Pike northward to East Main Street/Woodbury Pike. The proposed route for MTI #19 traverses through the study area. Any development of the study area must make accommodations for MTI #19, including construction of the roadway itself through the study area and the dedication of ROW and easements.

WATER SERVICE

The study area is located within the service boundary of Consolidated Utility District of Rutherford County (CUDRC). Any further development of the subject property would require the Owner/Developer to submit a Water Service Availability Request for CUDRC to determine feasibility. A developer's packet would also need to be completed. Depending on the flow requirements of the development, the 12" ductile iron pipe to the east may need to be extended and connected to the 6" PVC water line to the west along Veals Road. This would be the main point of connection for the development.

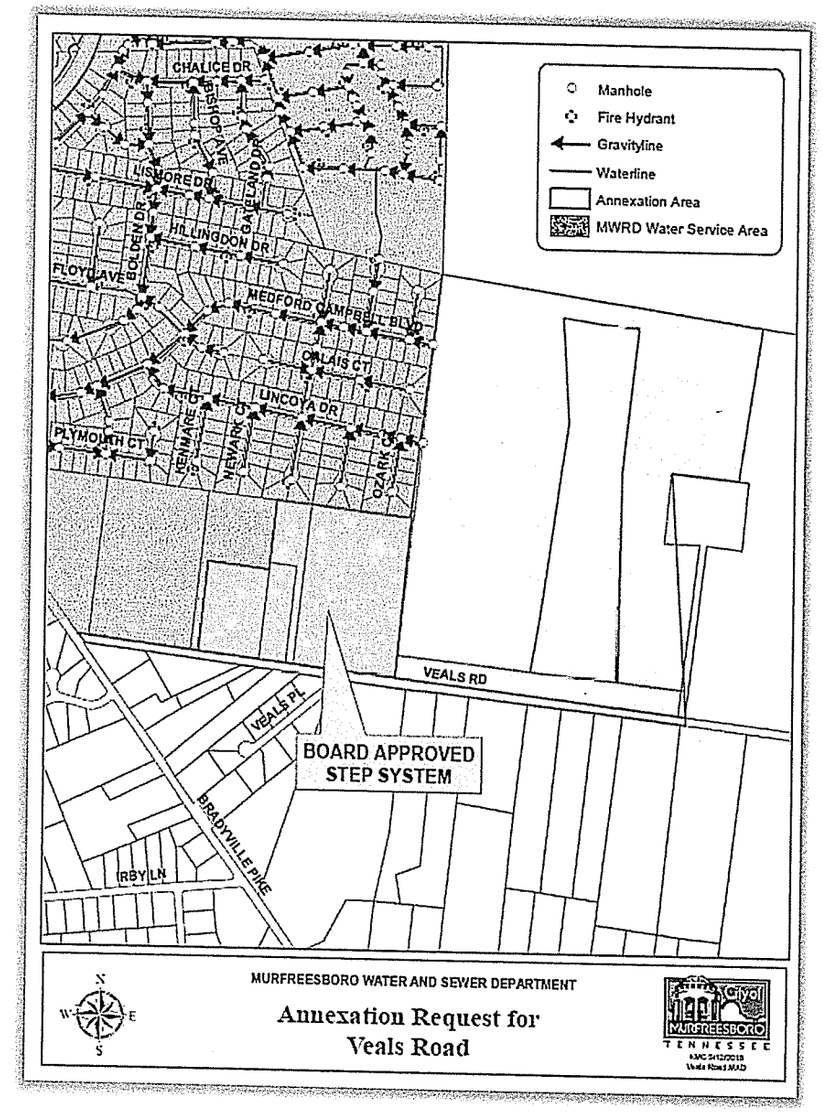


SANITARY SEWER SERVICE

The Murfreesboro Water Resources Department's (MWRD's) 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 not available to the study area. The gravity sewer mains adjacent to the property are at capacity and will not allow any additional connections.

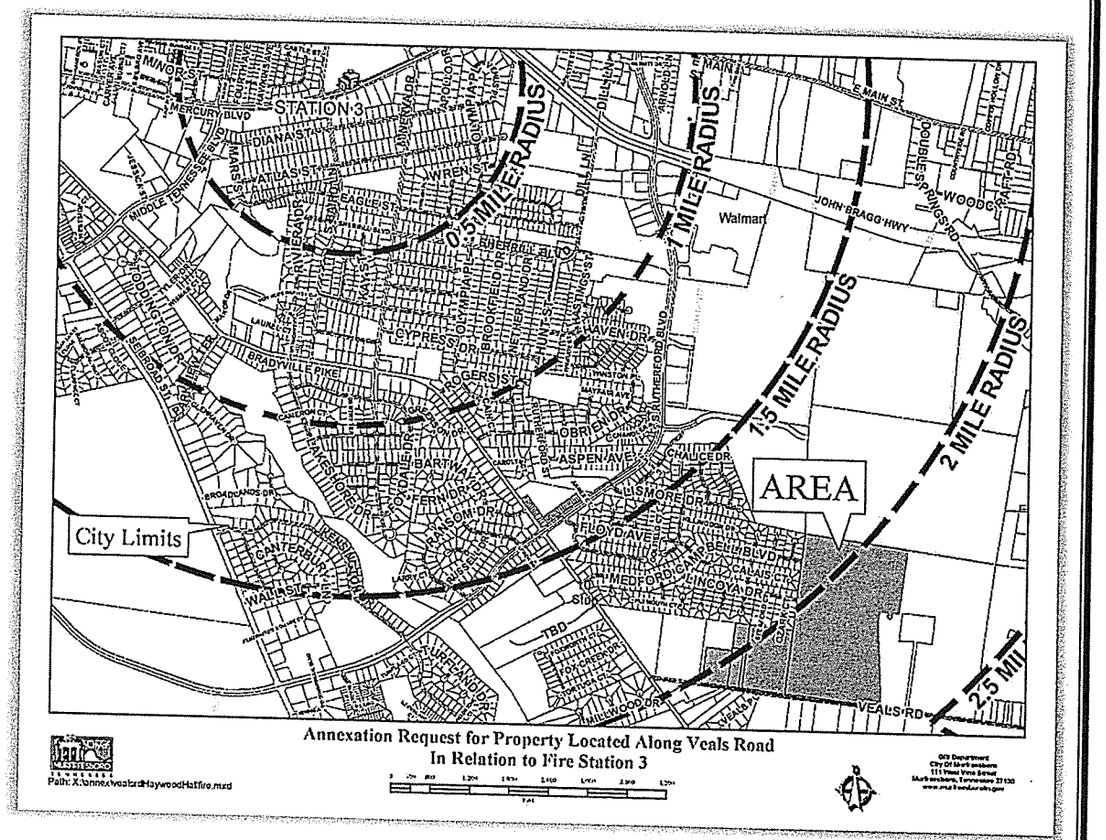
The applicant wishes to serve the study area with the use of a STEP (Septic Tank Effluent Pumping) system, as the means of sewage disposal and for MWRD to operate and maintain the system once it is constructed by the developer and operational. At the December 5, 2017 and the September 25, 2018 meetings, the Murfreesboro Water Resources Board approved the use of a STEP system for the study area.

Being that this non-conventional system will not connect to existing public sewer infrastructure, the standard sewer connection fees will not apply for sanitary sewer connections within the subdivision. All sewerage improvement should be installed in accordance with the applicable State Design Criteria and Regulations, the Department's Design Standards, CUD's construction specifications for STEP systems, and the Development Policies and Procedures of the Murfreesboro Water Resources Department.



FIRE AND EMERGENCY SERVICE

Currently the study area is located 2.8 miles from Fire Station #3 (1511 Mercury Blvd) and 4.0 miles from Station #1 (202 E. Vine St). In addition, it is anticipated that a new fire station will be constructed on the southeast side of the City in the next several years. Any development of the study area must provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water Resources Department policies and procedures. Per the Murfreesboro Fire and Rescue Department (MFRD), there is a 12-inch CUD water line along Veals Road that can provide adequate fire flows for fire protection in the study area. MFRD can provide medical first responder service to the study area immediately upon the effective date of annexation and will be able to provide fire protection to the study area upon development.



SOLID WASTE COLLECTION

The Solid Waste Department will not provide services until the study area is developed, because until development occurs, there is nowhere for solid waste trucks to turn around safely on Veals Road. Once development occurs, however, and adequate turnarounds are constructed, the City will provide brush/debris removal every two to three weeks and weekly curbside solid waste collection service. It is unknown at this time how many residential lots will be built, so the exact future impact on the department is unknown at this time.

ELECTRIC SERVICE

The study area is within the Murfreesboro Electric Department's (MED's) service area. MED will serve the property upon development. It has indicated that there is adequate capacity in the area and that infrastructure can be extended.

STREET LIGHTING

According to MED, there are two street lights along Veals Road near its intersection with Bradyville Pike. MED will install street lights eastward along Veals Road upon the development of the study area. If street lighting is needed before development occurs, or if additional street lights are needed in the future along Veals Road beyond what is installed by MED at the time of development, then they may be installed at the request and discretion of the City Engineer and paid for out of the Street Lighting Fund. In addition, street lighting will be installed along all new public streets when the study area is developed.

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 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 upon development.

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.

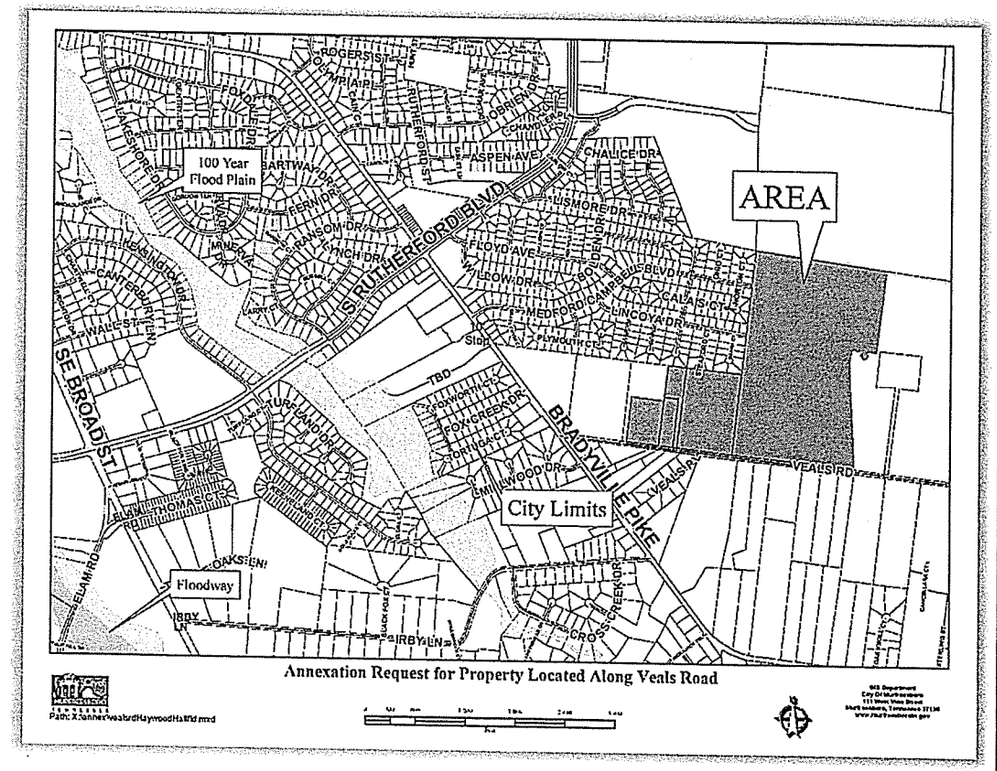
BUILDING AND CODES

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 the 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, and existing and new improvements will be subject to the Stormwater Utility Fee. The study area is currently vacant. It is proposed to be developed with a single-family residential subdivision. If developed with 246 residential lots, it could be projected that the site will generate approximately $9,600 annually in revenue for the Stormwater Utility Fund upon full build-out.

Drainage

Public Drainage

Public drainage facilities available to the study area are located within the ROW of Veals Road. The drainage facility within Veals Road will become the responsibility of the City upon annexation. Routine maintenance for these facilities is included within the expected annual maintenance costs for the public roadway. State Street Aid and Stormwater Utility Fee are anticipated sources for funding the public drainage facilities operation and maintenance. No additional public drainage facilities are included in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

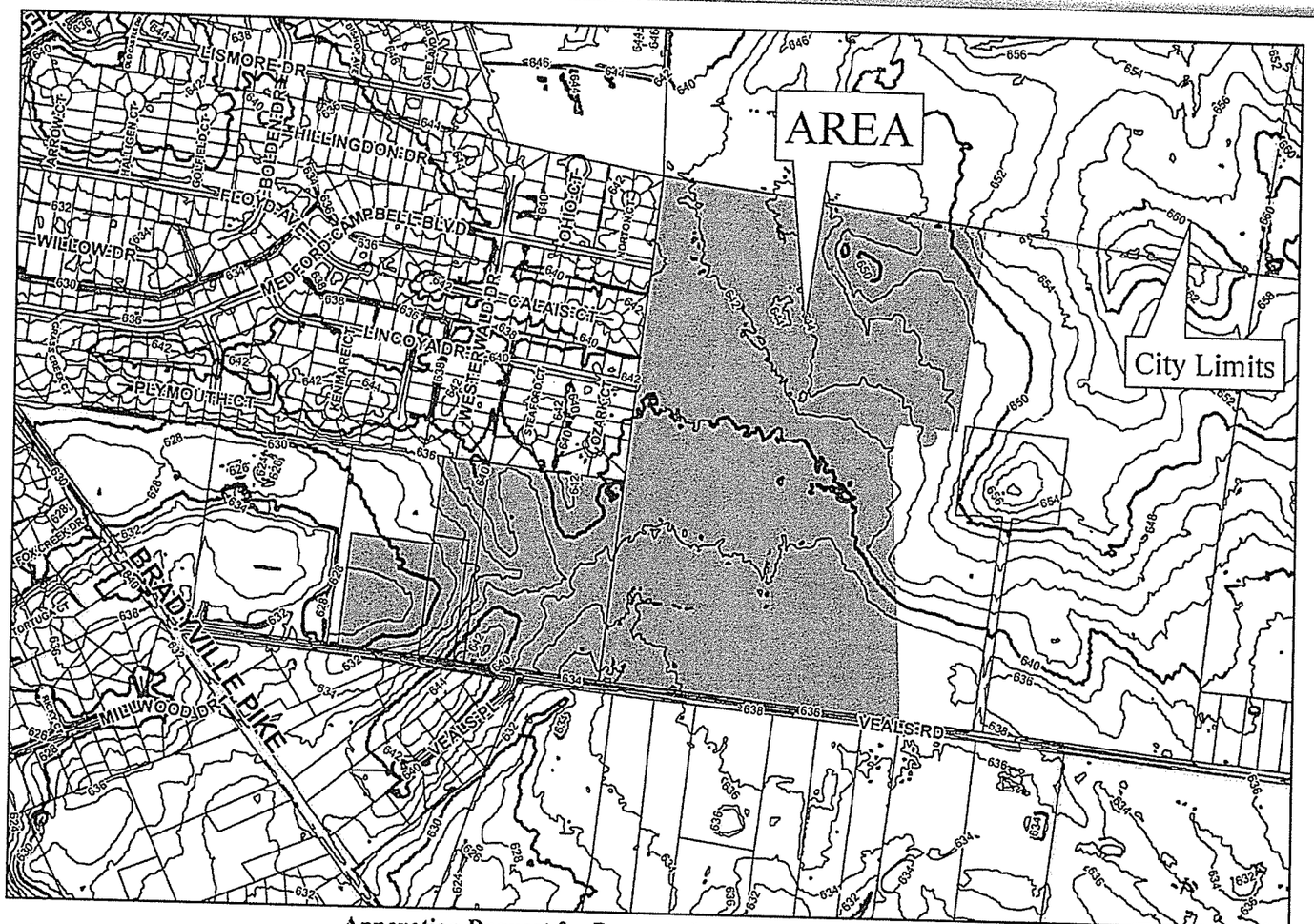
Regional Drainage Conditions

A review of the regional drainage patterns indicates that the study area drains from the northeast corner of the property to the right-of-way of Veals Road. An absence of surface streams indicates most properties are poorly-drained or internally-drained to sinkholes or slowly-draining closed depressions.

Property and Development

The property drains to the ROW of Veals Road. A review of historic aerial photography and topography indicates closed depressions which pond water from time to time. These features may be associated with sinkholes and/or wetlands. The features should be evaluated to determine if sinkholes or wetlands are present and appropriate approvals and permits obtained for disturbance or modification during development. A topographic map can be found on the following page.

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



Annexation Request for Property Located Along Veals Road

Path: X:\annex\vealsrdHaywoodHalltopo.mxd

0 300 600 1,200 1,800
Feet

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