

RESOLUTION 19-R-PS-20 to adopt a Plan of Services for approximately 3.1 acres along Shelbyville Pike, Douglas Dales, applicant. [2019-504]

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 May 1, 2019, at which time the Planning Commission held a public hearing, and deferred action until June 5, 2019 when they 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 July 25, 2019, pursuant to a Resolution passed and adopted by the City Council on June 13, 2019, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on July 9, 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-20**, the public welfare and the welfare of the City requiring it.

Passed: July 25, 2019

Shane McFarland
Shane McFarland, Mayor

ATTEST:

Melissa B. Wright
Melissa B. Wright
City Recorder

APPROVED AS TO FORM:
Adam F. Tucker
Adam F. Tucker
City Attorney



Resolution 19-R-PS-20

City Boundary

Area to be Annexed

SHELBYVILLE PIKE

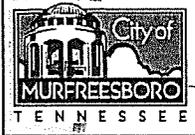
MARSHALL DR

CHRISTIE-KNOB WAY

TIGER HL

VOLUNTEER RD

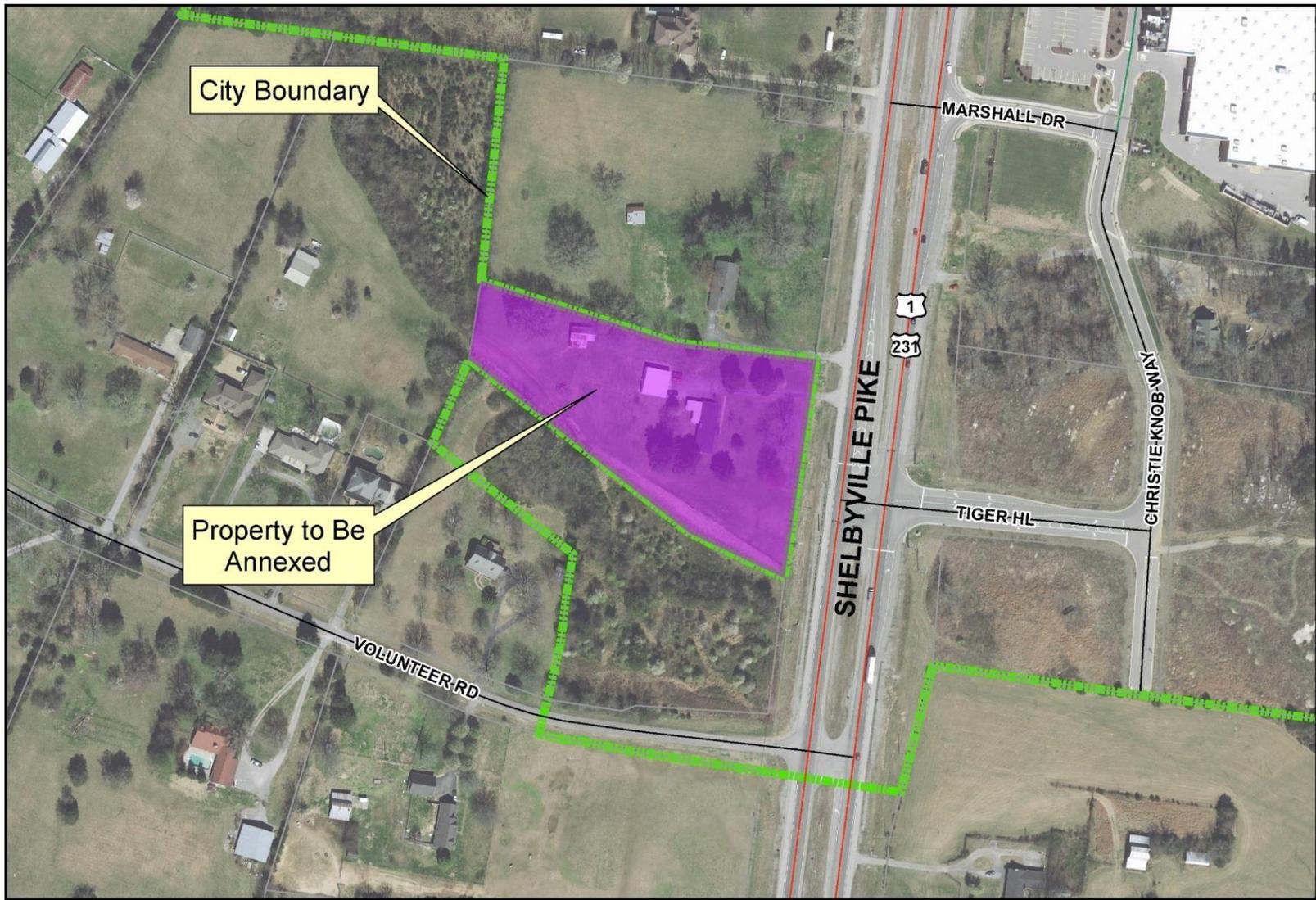
231



**ANNEXATION REPORT FOR PROPERTY LOCATED
ALONG SHELBYVILLE PIKE
INCLUDING PLAN OF SERVICES**



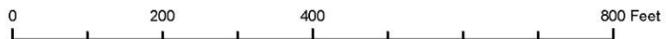
**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
June 5, 2019**



City Boundary

Property to Be Annexed

Annexation Request for Property Along Shelbyville Pike



G:\annex\Shelbyville_Pike_Annex_with_Aerial.mxd



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

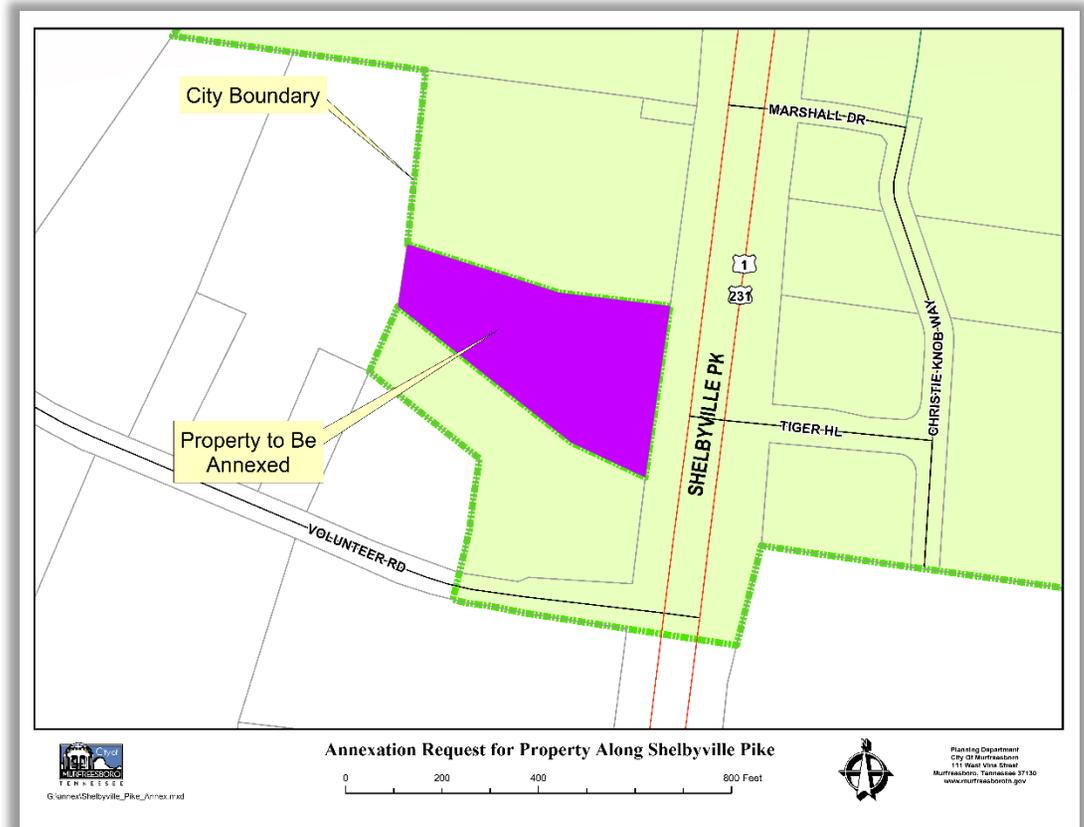
INTRODUCTION

OVERVIEW

The applicant, Douglas Dales, has requested annexation of the property located at 3602 Shelbyville Pike, along the western side of Shelbyville Pike. The area studied in this Plan of Services is approximately 3 acres:

- Tax Map 136, Parcel 00401

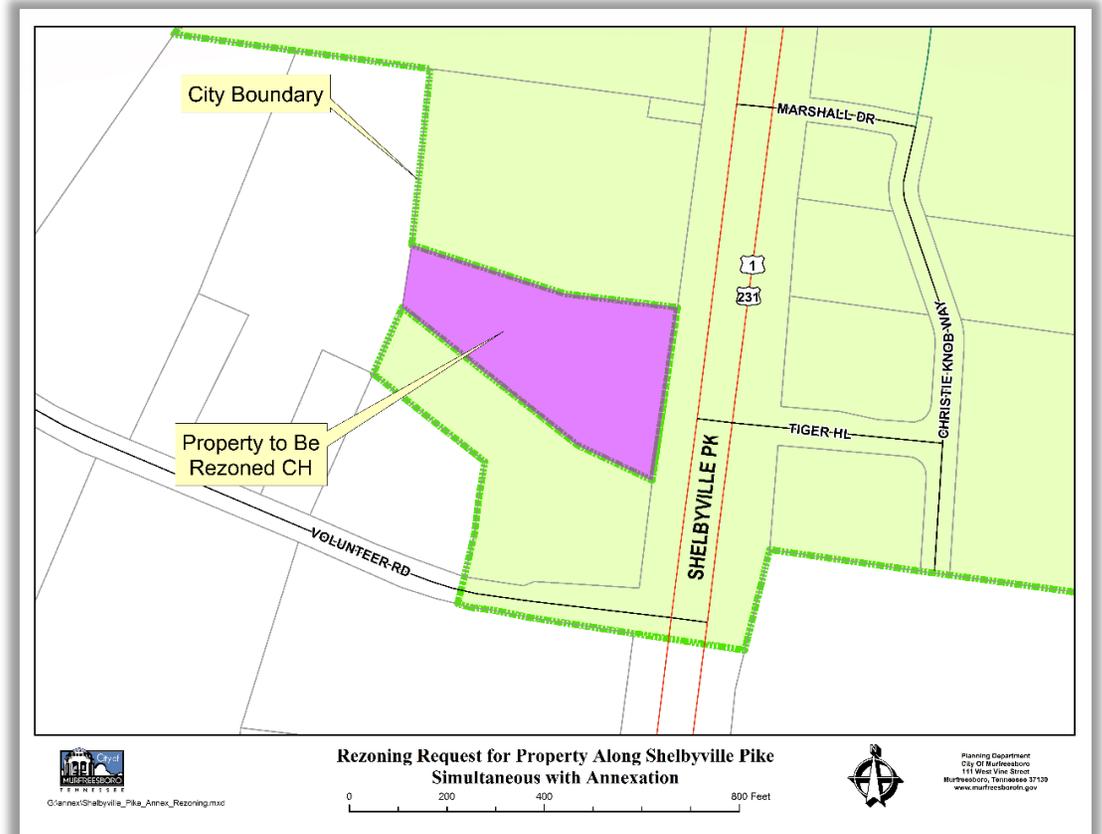
The study area lies within the City of Murfreesboro's Urban Growth Boundary. The parcels to the north and south of the subject property are within the City, and the adjacent area to the west lies within the unincorporated County.



CITY ZONING

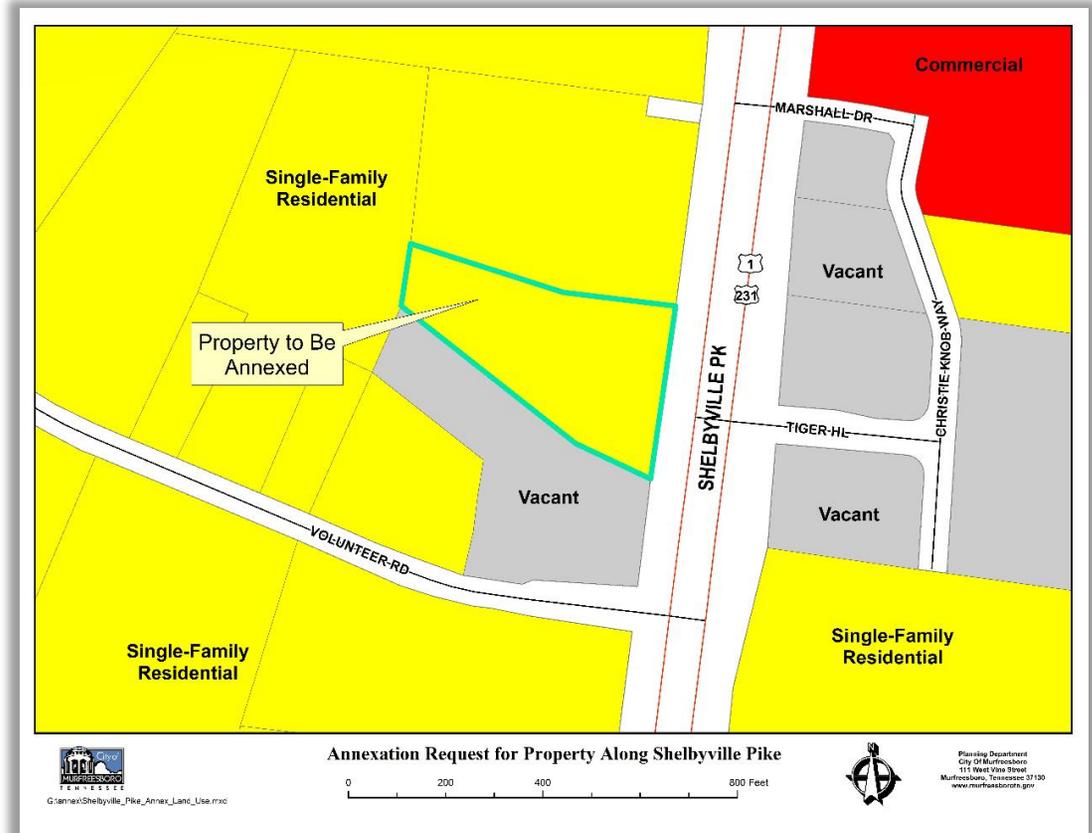
The applicant has requested rezoning to CH (Commercial Highway District) for the study area simultaneous with annexation. The study area is presently zoned RM (Residential – Medium Density) in the unincorporated County.

Adjacent property to the west of the study area lies within the unincorporated County and is zoned RM. Properties located north and south of the study area are within the City and are zoned CH and CF, respectively.



PRESENT AND SURROUNDING LAND USE

The study area is developed with a single-family residence and several accessory structures. The property to the north is developed with a single-family home, and the property to the south is being developed with a medical clinic. Adjacent properties to the west are large single-family tracts of land and single-family residential lots. Directly across Shelbyville Pike to the east are several vacant CH-zoned lots.



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 \$1.2894/\$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
Douglas Dales	3.1	\$57,400	\$176,100	\$58,375	\$752.69

These figures are for the property in its current state. The study area is proposed to be zoned and developed commercially.

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 can provide police services to the property as it currently exists immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Police Department. No additional costs to the department are expected as a result of this annexation based on the current state of the property as a result of this annexation based on the current state of the property. This property is located in Police Zone #7.

ELECTRIC SERVICE

The property is located within Middle Tennessee Electric Membership Cooperative's (MTEMC) service boundary. MTEMC currently serves the residence on this property and has the capacity to continue to provide service for any future development that may occur on this property.

STREET LIGHTING

According to MTEMC, street lighting already exists along Shelbyville Pike to the north of the subject property and if requested by the City of Murfreesboro street lighting can be installed along Shelbyville Pike in front of the subject property as well.

STREETS AND ACCESS

Public Roadway System

The annexation study area does not include any public roadway systems. Access to a public roadway system is available through Shelbyville Pike. Shelbyville Pike is existing State Route 10/US 231. Roadway connections to Shelbyville Pike will require approval of TDoT following review by the City Engineer and must align with Tiger Hill. A public access easement must be provided from connection to Shelbyville Pike to the property to the south.

Any future public roadway facilities to serve the study area must be constructed to City standards.

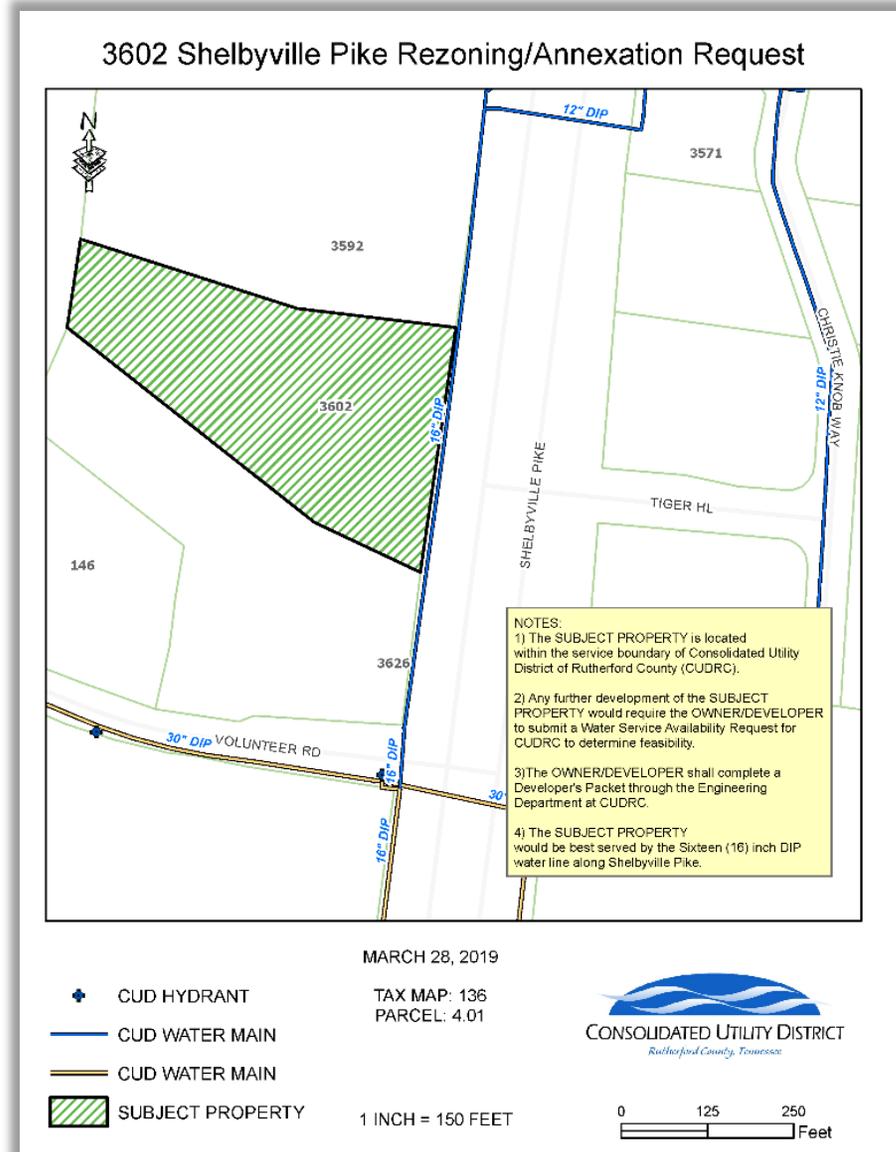
Regional Traffic and Transportation Conditions

The study area is served by Shelbyville Pike as the major roadway facility. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan shows Shelbyville Pike to be operating at a Level of Service C in the study area using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates Shelbyville Pike will operate at a Level of Service D without the proposed improvements recommended in the 2040 Plan. The 2040 Level of Service Model indicates Shelbyville Pike will continue to operate at a Level of Service D with the proposed improvements recommended in the 2040 Plan.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. CUD presently maintains a sixteen (16)-inch water main along the eastern side of the study area along Shelbyville Pike to serve the property. CUD currently provides water service to the existing house and will continue to do so upon annexation if the house remains. The existing infrastructure is adequate to serve the existing structures. Any further development would require the developer of the property to submit a Water Service Availability Request to CUD to determine if water demands can be met at this location. Also, the developer will be required to complete CUD's Developer Packet prior to entering the construction phase.

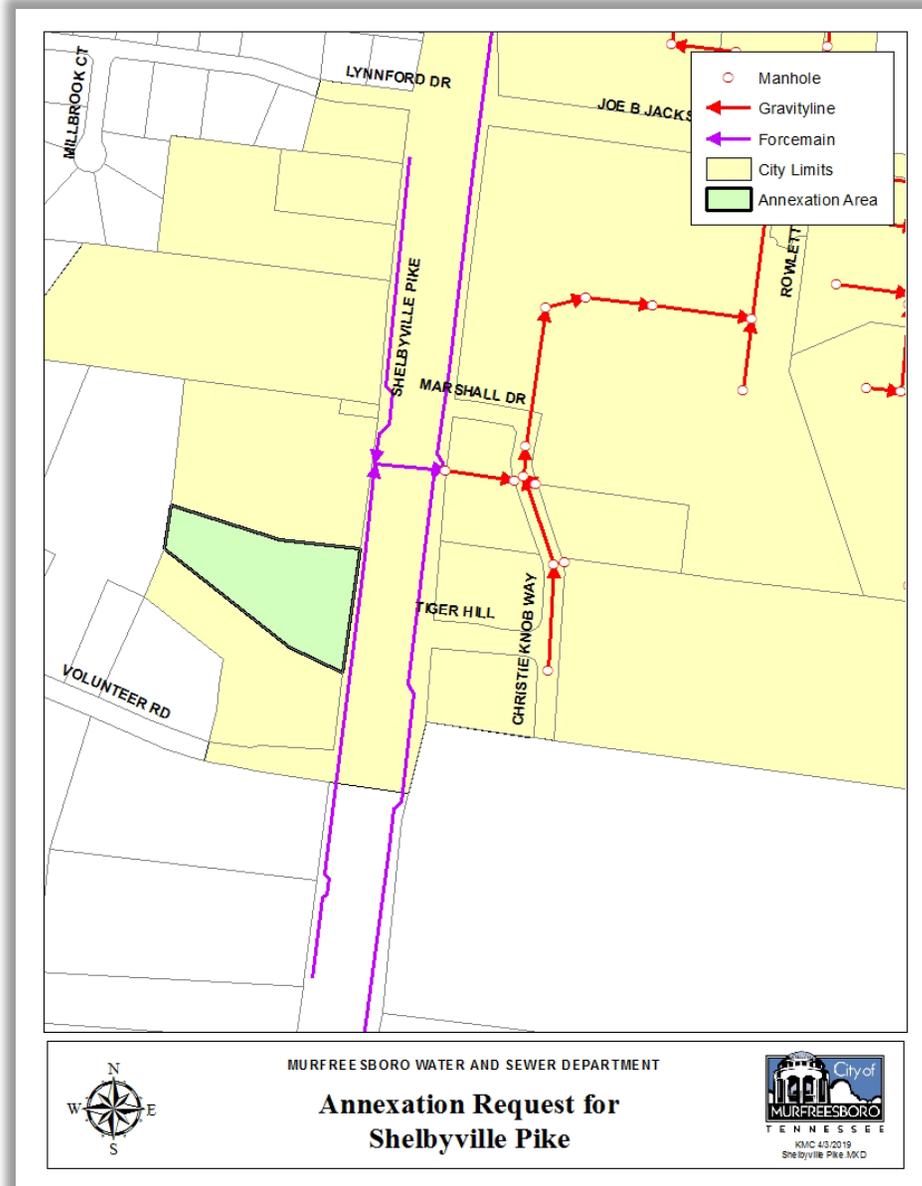
The existing water lines are shown on the adjacent map. Any new water line development must be done in accordance with CUD's development policies and procedures.



SANITARY SEWER SERVICE

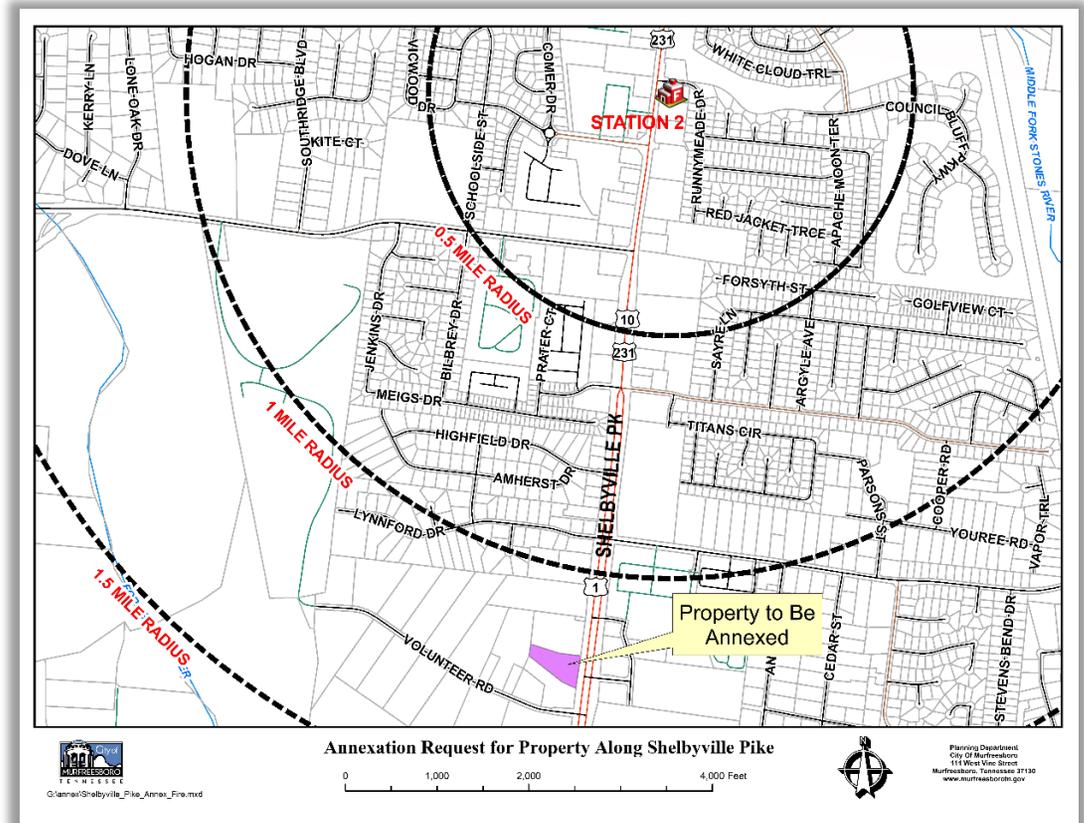
Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water Resources Department's (MWRD) definition of "available." There is an existing 2½-inch sewer force main along the western right-of-way of Shelbyville Pike. There is a 2½-inch service connection stubbed to the property line at the southeastern corner of the subject property. This property must use an E/one grinder pump system, so that it will be compatible with the other private grinder pumps along this section of force main. Each individual grinder pump will be a private pump maintained by each property owner and MWRD will maintain the common force main along the right-of-way of Shelbyville Pike.

This property is within the South Church Street Sanitary Sewer Assessment District and will be charged \$10,600 per acre in addition to the current and standard connection fees which is \$2,550 per single-family unit or equivalent.



FIRE AND EMERGENCY SERVICE

The closest fire station to the subject tract is Fire Station #2, located at 2880 Runnymede Drive, 1.2 miles from the study area. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations. There is an existing single-family dwelling and two (2) accessory structures. The closest fire hydrant is approximately 1,100' to the south at Volunteer Road. Upon redevelopment additional fire protection may be required by the Murfreesboro Fire and Rescue Department (MFRD). After annexation MFRD will be able to provide emergency services to the requesting parcel then required fire protection can be installed at the time of development.



SOLID WASTE COLLECTION

The Solid Waste Department will provide household garbage collection service on Thursdays. The cost of the cart would be \$53.30. In addition, it will provide brush/debris removal every two-three weeks. Service can be provided immediately upon annexation.

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.

RECREATION

Murfreesboro's Parks and Recreation facilities will be immediately available to residents of the study area. 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.

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 is currently located in the new Salem Elementary school zone scheduled to open August 2019. Murfreesboro City Schools is prepared to accommodate any elementary school students generated by this annexation.

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.

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.

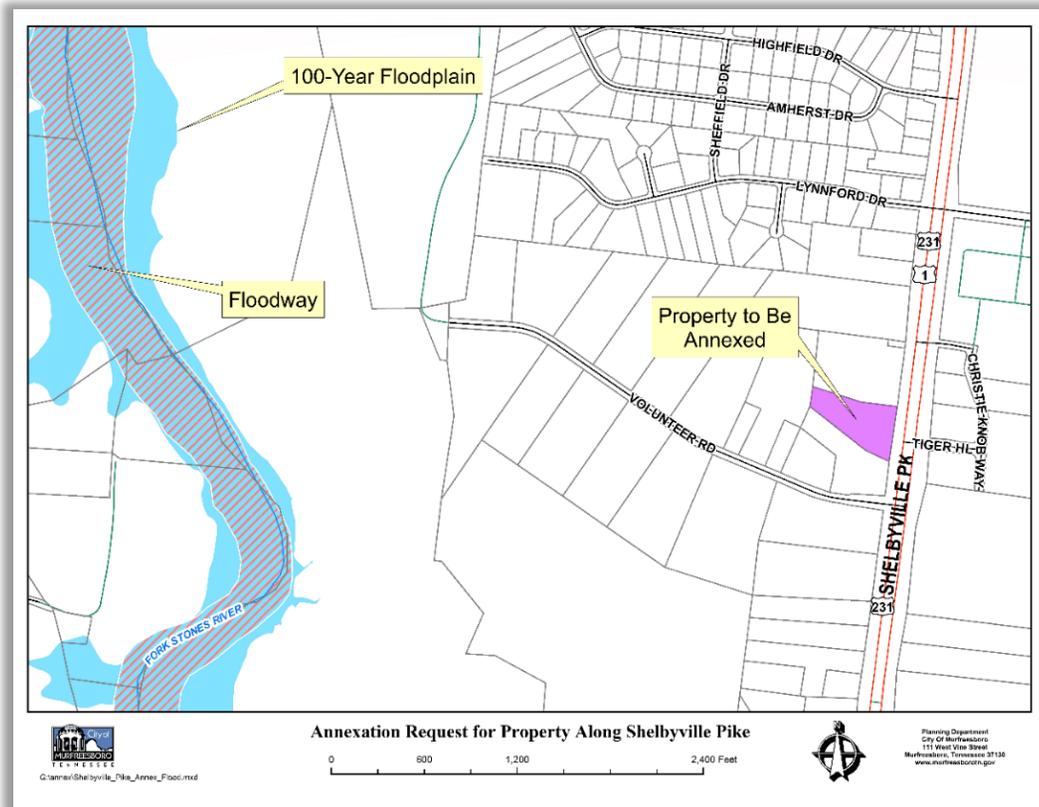
Property and Development

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

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 map shows the floodway boundary in red stripes and the 100-year floodplain boundary in blue.



DRAINAGE

Public Drainage System

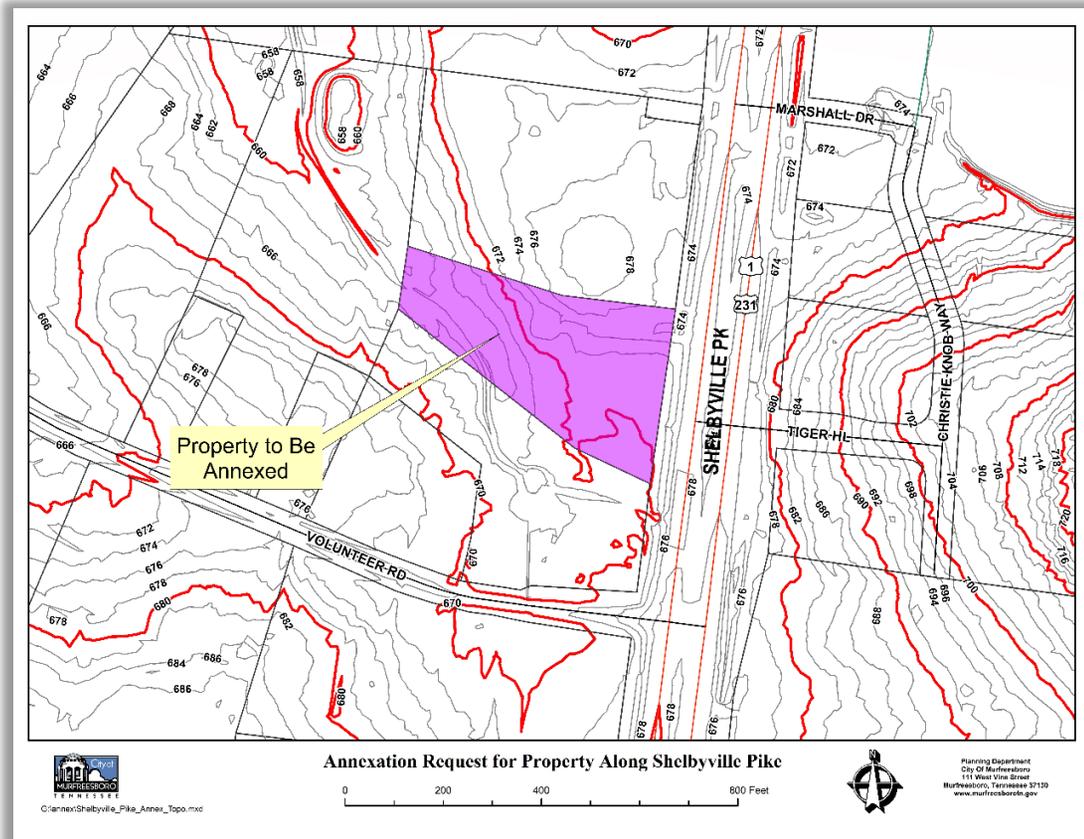
Public Drainage facilities available to the study area are located within the right-of-way (ROW) of Shelbyville Pike. The annualized operation and maintenance cost for the systems is included in the public roadway sections above as they are internal roadway drainage system. Future operation and maintenance costs are anticipated to be paid from the Stormwater Utility Fee and State Street Aid. A public drainage easement will need to be provided for the stormwater that enters the site from the south and leaves the site on the western property line. 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

A review of the regional drainage patterns indicates the study area drains to the ROW of Shelbyville Pike and to the west in a swale along the southern property line.

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 applicant is requesting a Commercial Highway (CH) zoning classification with annexation. Based on this development scenario, it is anticipated that the site will generate approximately \$650 annually in revenue for the Stormwater Utility Fund upon full build-out.



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.