RESOLUTION 18-R-PS-07.01 to adopt a revised Plan of Services for approximately 10.7 acres along Cherry Lane, Catalyst Design Group, applicant. [2017-517]

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 10, 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 March 8, 2018, pursuant to a Resolution passed and adopted by the City Council on January 25, 2018, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on February 20, 2018; and,

WHEREAS, the original Plan of Services was passed by Council on March 8, 2018, but a revision was needed prior to passing the related zoning ordinance; 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-07**, the public welfare and the welfare of the City requiring it.

Passed: September 19, 2019

Shane McFarland, Mayor

ATTEST:

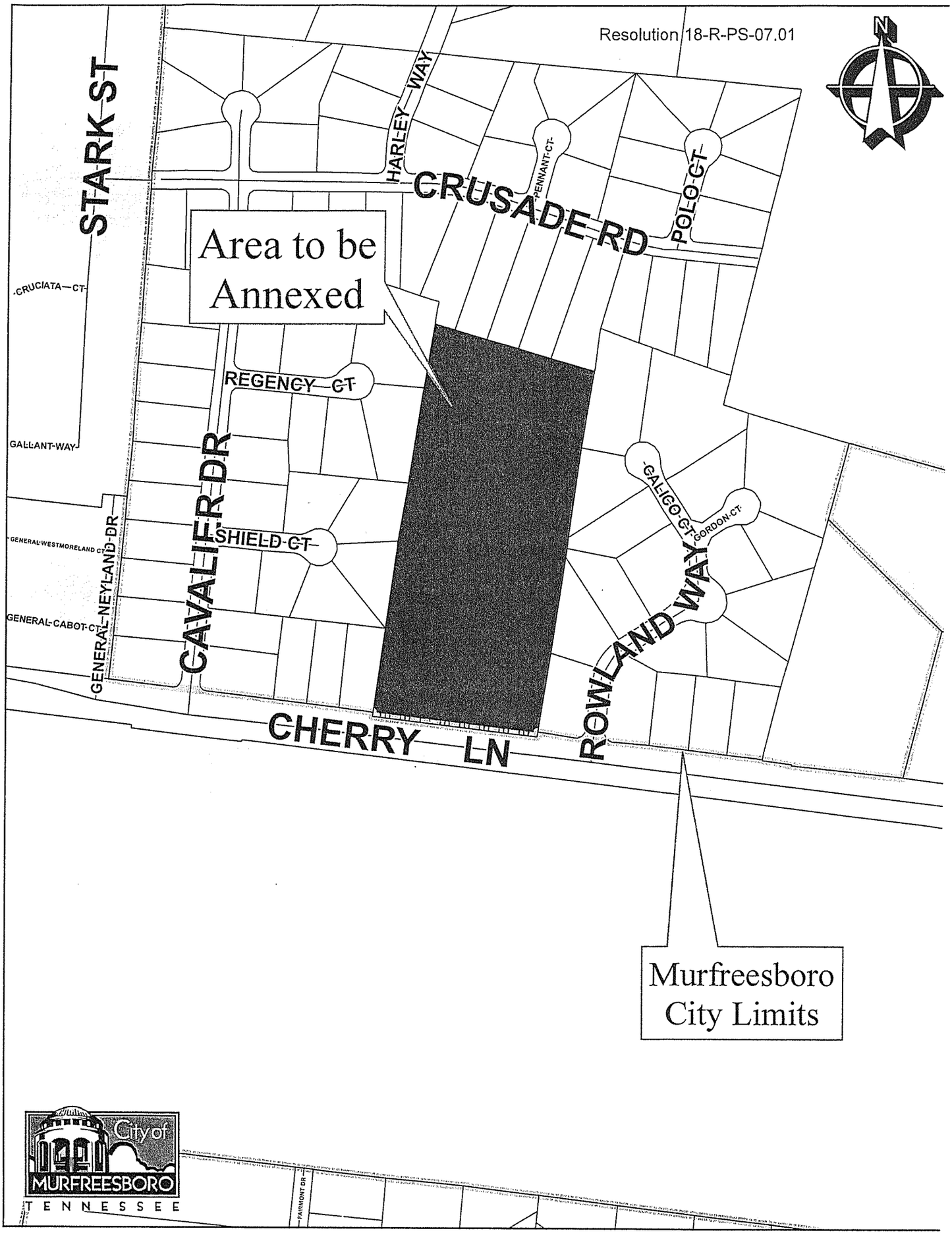
Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Adam F. Tucker
City Attorney

CITY OF MURFREESBORO SEAL MURFREESBORO, TENN

Resolution 18-R-PS-07.01



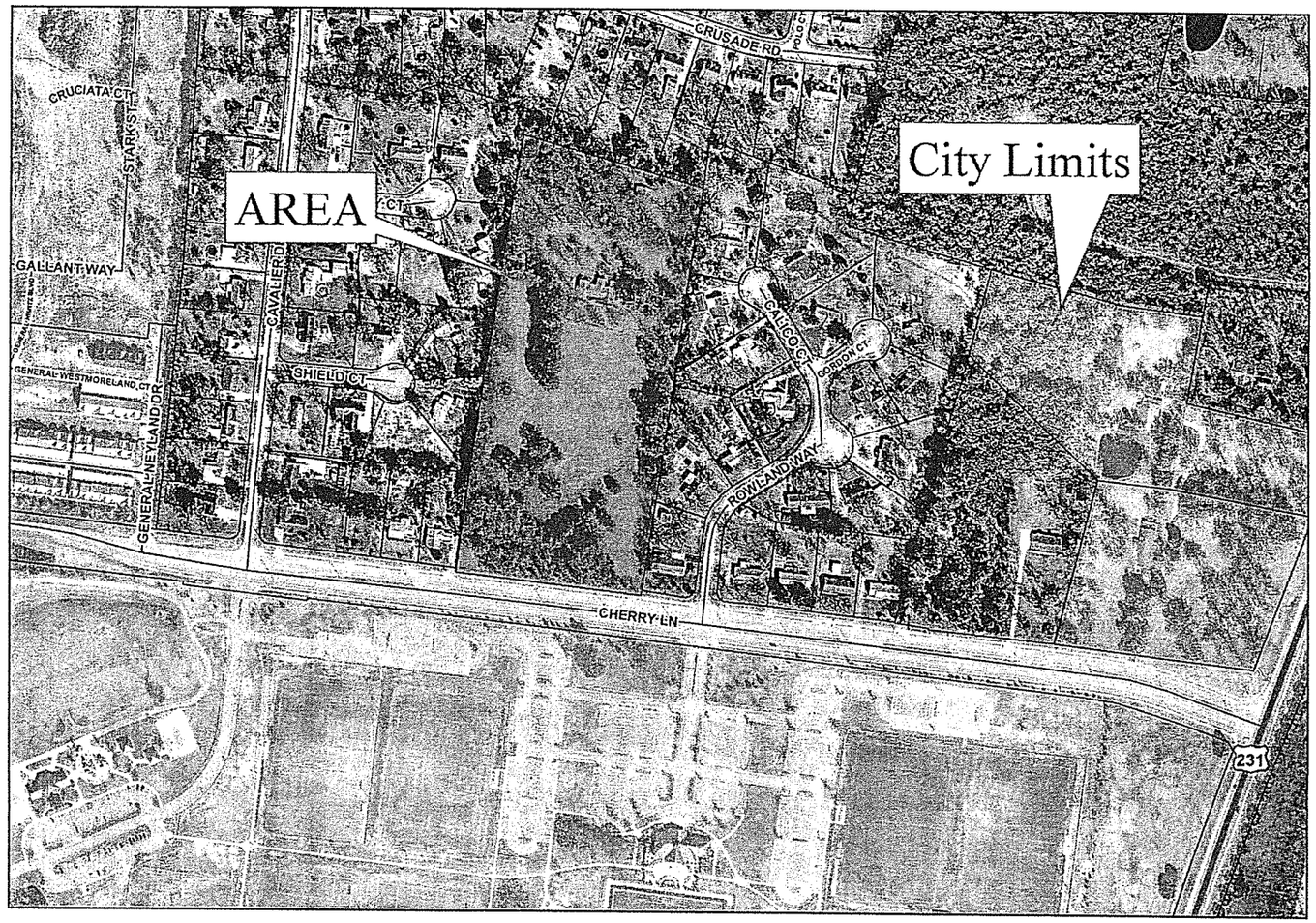
City of MURFREESBORO TENNESSEE

Resolution 18-R-PS-07.01

ANNEXATION REPORT FOR PROPERTY LOCATED AT 504 CHERRY LANE INCLUDING PLAN OF SERVICES (FILE 2017-517)

City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
JANUARY 10, 2018
(REVISED SEPTEMBER 11, 2019 FOR THE SEPTEMBER 19, 2019 CITY COUNTIL MEETING)



Annexation Request for Property Along Cherry Lane

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0 150 300 600 900
Feet

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

INTRODUCTION

OVERVIEW

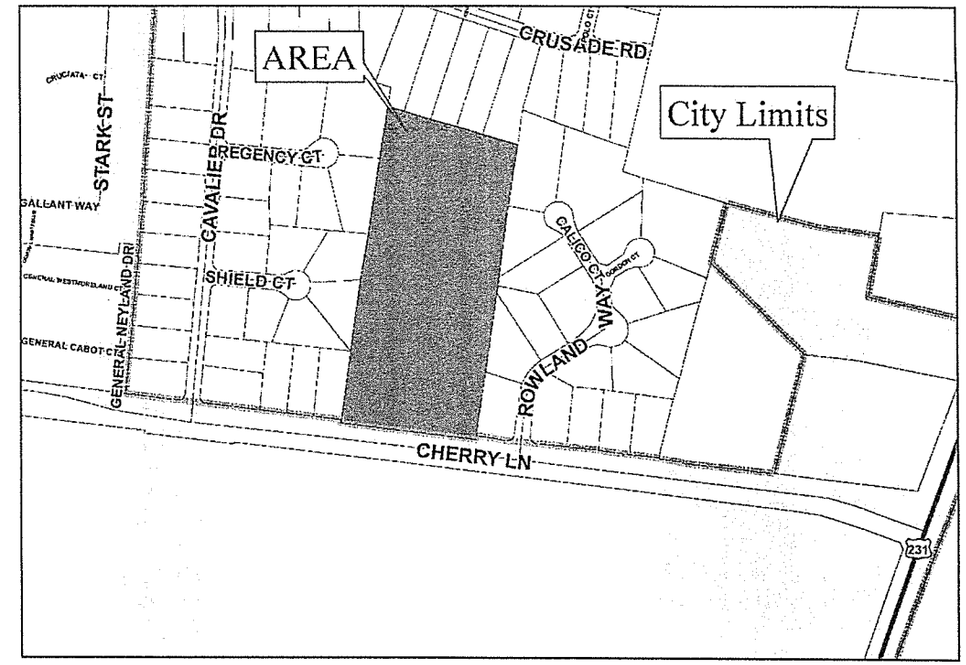
The applicant, Landquestor, LLC, represented by Mr. Larry Gilliland, has requested annexation of approximately 10.7 acres located at 504 Cherry Lane and rezoning to Single-family Residential Attached (RS-A), Type 2 (Suburban Townhouse) simultaneous with annexation. This property is currently developed with a single-family residence and three accessory structures.

The study area does not include any additional right-of-way.

The study area is located on the north side of Cherry Lane, west of the Memorial Boulevard intersection. The study area includes the following parcel:

- Map 058, Parcel 017.00 (10.7 acres)

The study area lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on its south side.

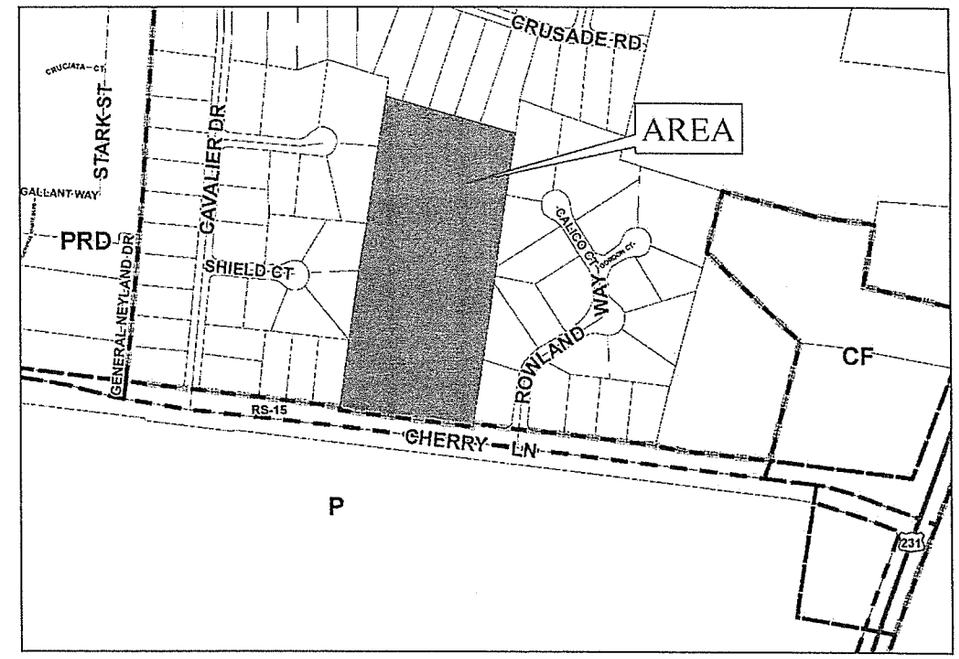


Annexation Request for Property Along Cherry Lane

CITY ZONING

As noted above, the developer has filed a request for rezoning to Single-family Residential Attached (RS-A), Type 2 (Suburban Townhouse) simultaneous with annexation.

The adjacent property to the south is Siegel Park, which is in the City limits and zoned Park (P) District. Adjacent property on the east, west and north are located in unincorporated Rutherford County and zoned RM.



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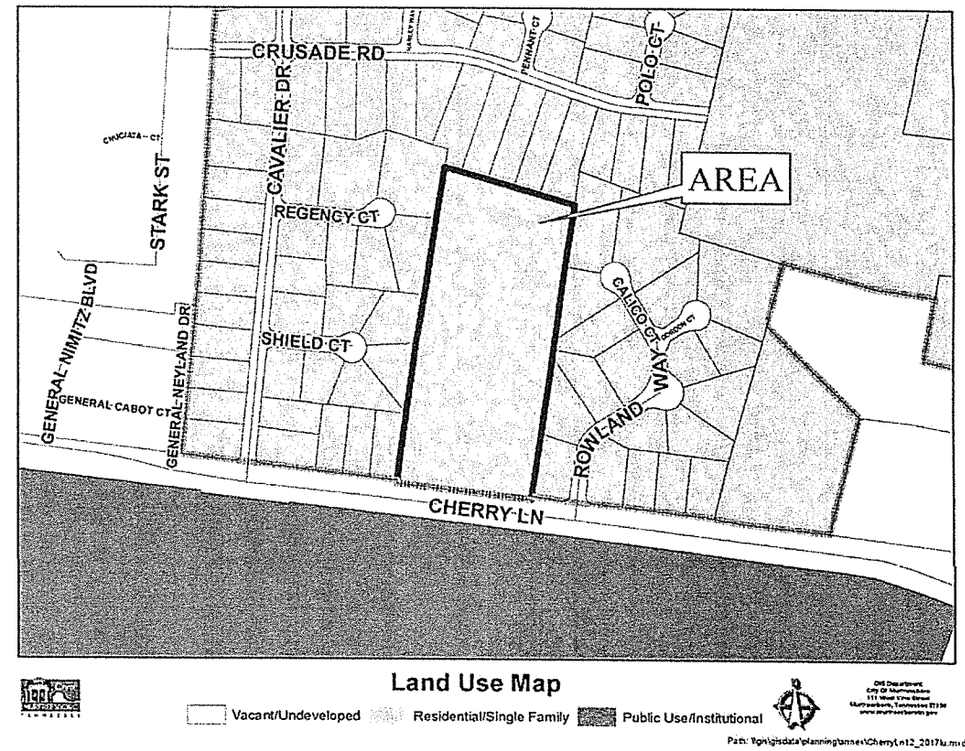
Zoning Request for Property Along Cherry Lane
RS-A (Type 2) Simultaneous with Annexation

PRESENT AND SURROUNDING LAND USE

The study area is developed with one single-family residence and three accessory structures. Surrounding land uses include:

- Single-family detached residences, Rowland Estates Subdivision, in the unincorporated County located west, north and east of the study area; and
- Siegel Park, zoned P (Park), located within the City limits south of the study area.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2018 will be due on December 31, 2019. 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. The property is developed with a single-family residence. 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
Helen R Luster, Trustee	10.66	$338,400	$213,400	$140,125	$1,806.77

These figures are for the property in its current state.

The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2017-2018 per capita state revenue estimates for the City of Murfreesboro once the development is built out. The study area is proposed to be developed with single-family attached homes. The concept plan contains approximately 67 units.

Table II
Per Capita State Revenue Estimates

General Fund	**Per Capita Amount**
State Sales Tax	$89.00
State Beer Tax	$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	$2.00
Gross Receipts (TVA in-lieu taxes)	$11.80
Total General Revenue Per Capita	$103.30
State Street Aid Funds	**Per Capita Amount**
Gasoline and Motor Fuel Taxes	$38.50
Total Per Capita (General and State Street Aid Funds)	**$141.80**
Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit for proposed 67 units)	**$24,511.55**

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 parcel 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. This property is located in Police Zone #6.

ELECTRIC SERVICE

The study area is located inside the service boundary of Middle Tennessee Electric Membership (MTEMC). The residence is currently served by MTEMC. MTEMC will serve any development in the study area and has adequate capacity. All new electrical infrastructure installed to serve development will be required to adhere to MTEMC standards.

STREET LIGHTING

According to MTEMC, street lighting will be installed upon request by the City of Murfreesboro.

STREETS AND ACCESS

This property will have minimal impact on the transportation system. The median opening on Cherry Lane may need to be modified to accommodate a full access to this property. The annexation study area does not include any additional public roadway systems. Access to a public roadway system is available through Cherry Lane. This section of Cherry Lane has already been improved to a 4-lane median-divided roadway. Cherry Lane is planned to be extended to a new interchange at Interstate-840 and eventually Northwest Broad Street. Any future public roadway facilities to serve the study area must be constructed to City standards.

REGIONAL TRAFFIC & TRANSPORTATION

The study area is served by Cherry Lane as the major roadway facility. Cherry Lane connects to US Highway 231 to the east and Leanna Road to the west. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan shows Cherry Lane directly in front of the study area to be operating at a Level of Service B. Cherry Lane has already been improved, transitioning to Level of Service C in the section that is to be improved in the next 5 years using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates that US Highway 231 and Leanna Road fall to undesirable levels of service of D without the proposed improvements recommended in the 2040 Plan.

Plans for improvements and the extension of Cherry Lane are anticipated to be completed in the next 5 years. It is proposed for improvements to a 5-lane curb and gutter roadway in the Capital Improvement Plan.

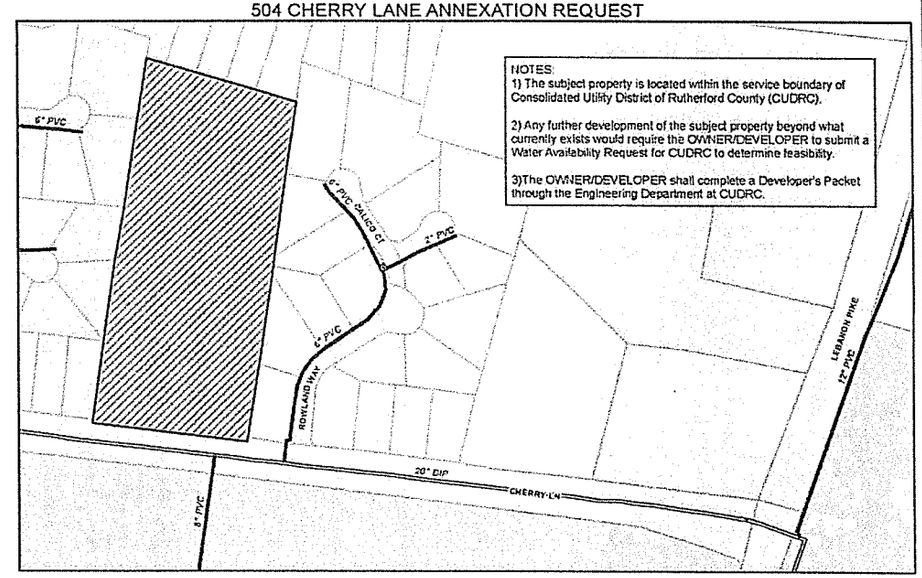
WATER SERVICE

The study area is located within Consolidated Utility District's (CUD) service area. CUD currently serves the existing residence. A 20-inch ductile iron main (DIP) is located on the south side of the study area.

The developer of the property will be required to submit a Water Availability Application to determine feasibility and to complete CUD's Developer Packet through the CUD Engineering Department prior to entering the construction phase.

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.

504 CHERRY LANE ANNEXATION REQUEST



1 inch = 250 feet

TAX MAP: 58 PARCEL: 17.00

DECEMBER 8, 2017

SUBJECT PROPERTY
CUD HYDRANT
CUD WATER MAIN
CUD WATER MAIN

CONSOLIDATED UTILITY DISTRICT

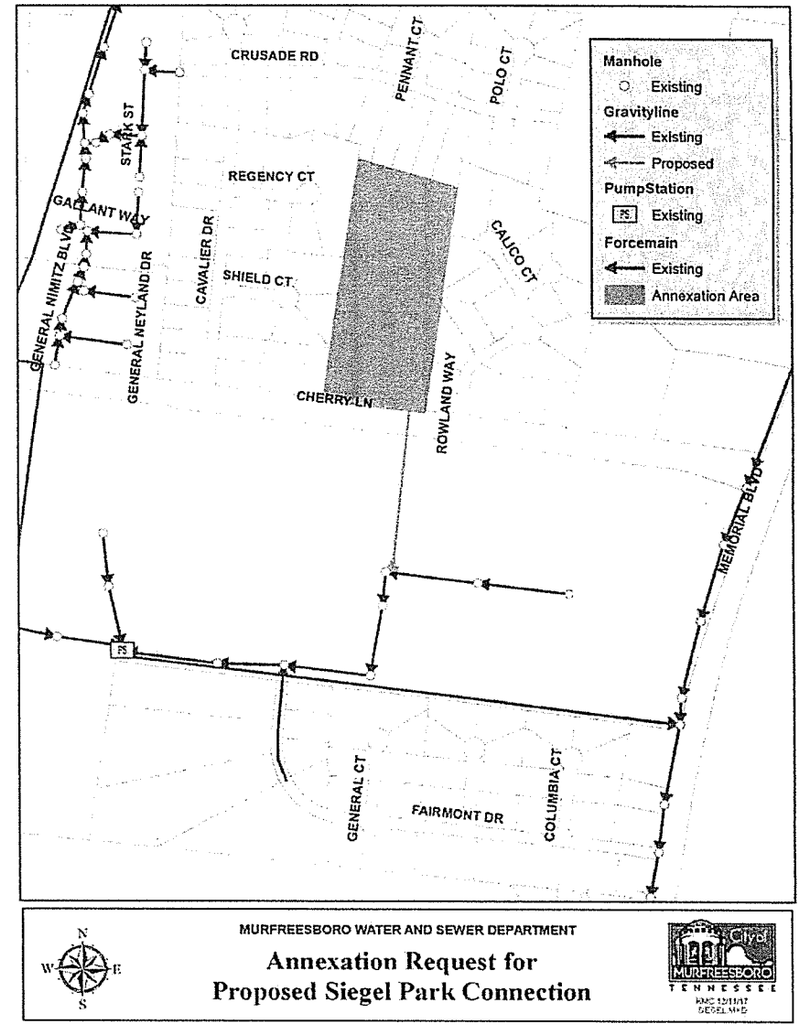
SANITARY SEWER SERVICE

Per the Department's current definition of "available", public sanitary sewer is not available to the property. The nearest public sewer main is located across Cherry Lane within the Siegel Soccer Complex. In order to access sanitary sewer, the developer of the property must acquire an easement from the City of Murfreesboro to connect to the existing 8" gravity sewer main and extend it to and throughout the development.

All main line extensions must be extended by the developer in accordance with the Development Policies and Procedures of the Murfreesboro Water & Sewer Department found on-line at:

http://www.murfreesborotn.gov/DocumentCenter/View/144

The red lines on the adjacent map represent existing sewer lines.



FIRE AND EMERGENCY SERVICE

The study area includes a single-family residence and three accessory structures. MFRD will provide fire protection and first responder emergency services to the property in its existing condition immediately upon annexation. Even though the structures are located at the rear of the parcel, adequate provisions are in place for fire truck access and turnaround.

The nearest fire hydrant is over 1,100 feet away from the study area. MFRD will provide fire protection services utilizing water on their trucks In addition, the Rutherford County Fire Department, through a mutual aid agreement, will dispatch a tanker truck to the subject property as an additional water source.

Any future development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District policies and procedures. Once water lines are extended upon development, MFRD will be able to provide ISO Class Two (2) fire protection.

The closest fire station to the subject tract is Fire Station #6, located at 2302 Memorial Boulevard, 3.0 miles from the study area. Fire Station #7, located at 2715 N. Thompson Lane, is 4.0 miles from the study area. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.

Annexation Request for Property Along Cherry Lane
In Relation to Fire Station 7

SOLID WASTE COLLECTION

The Murfreesboro Solid Waste Department will be responsible for providing a cart to the existing single-family home. The day of the week for service will be Tuesday. Depending on the specific type of development that occurs on this property in the future, a private solid waste management service may be required upon development.

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 located in the Erma Siegel Elementary school zone.

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.

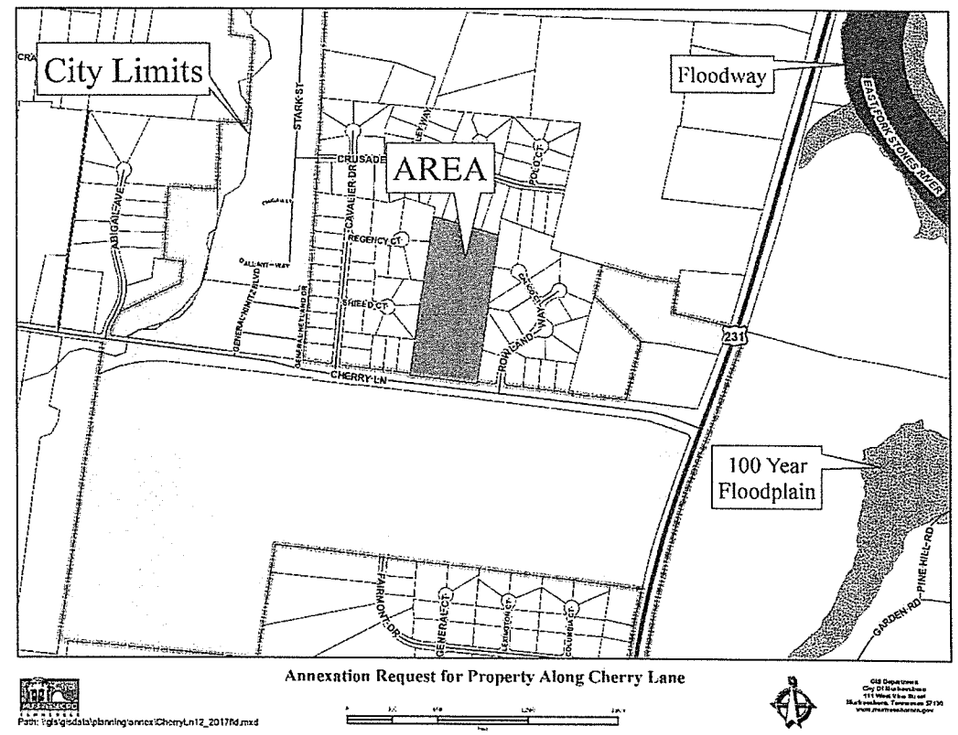
PLANNING, ENGINEERING, AND ZONING SERVICES

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 plats, 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.

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.



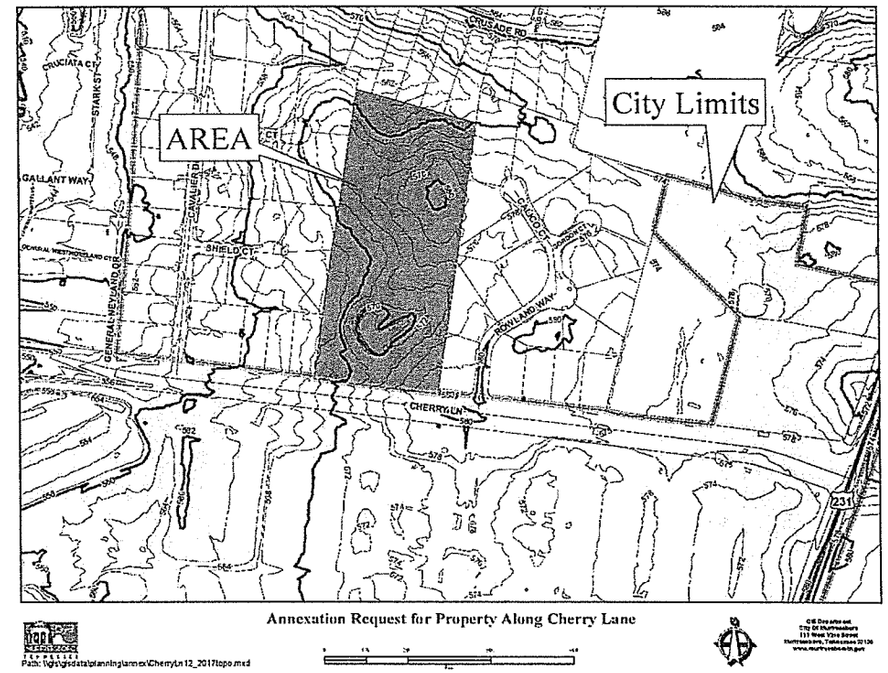
Annexation Request for Property Along Cherry Lane

DRAINAGE

No public drainage facilities are included in the study area. Access to public drainage facilities are within the right-of-way of Cherry Lane to the south. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must meet overall City of Murfreesboro Stormwater Quality requirements. A review of the regional drainage patterns indicates that the study area and adjacent properties drain to the west to an unnamed tributary of the Stones River. A review of the 2010 aerial photography following the significant rainfall events of May 1 and 2 confirms the presence of a closed depression with standing water 2 days after the rainfall stopped. Future development plans should address the existing drainage conditions. Impacts on adjacent properties should also be considered in future development plans to ensure no net impact. The study area is located adjacent to a surface drainage system that provides access to a surface stream (tributary to Stones River).

The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



STORMWATER

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 is proposed to be developed with single-family attached homes in the RS-A, Type 2 zoning district. Based on this development scenario, it is anticipated that the site will generate approximately $1,500 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.