

RESOLUTION 19-R-PS-27 to adopt a Plan of Services for approximately 18.2 acres along Florence Road, Saraswat Family Trust, applicants. [2019-506]

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 July 10, 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 August 22, 2019, pursuant to a Resolution passed and adopted by the City Council on July 18, 2019, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on August 6, 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:

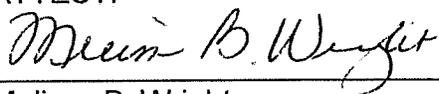
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing 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-27**, the public welfare and the welfare of the City requiring it.

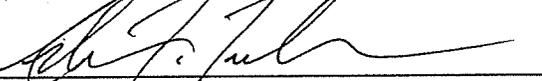
Passed: August 22, 2019


Shane McFarland, Mayor

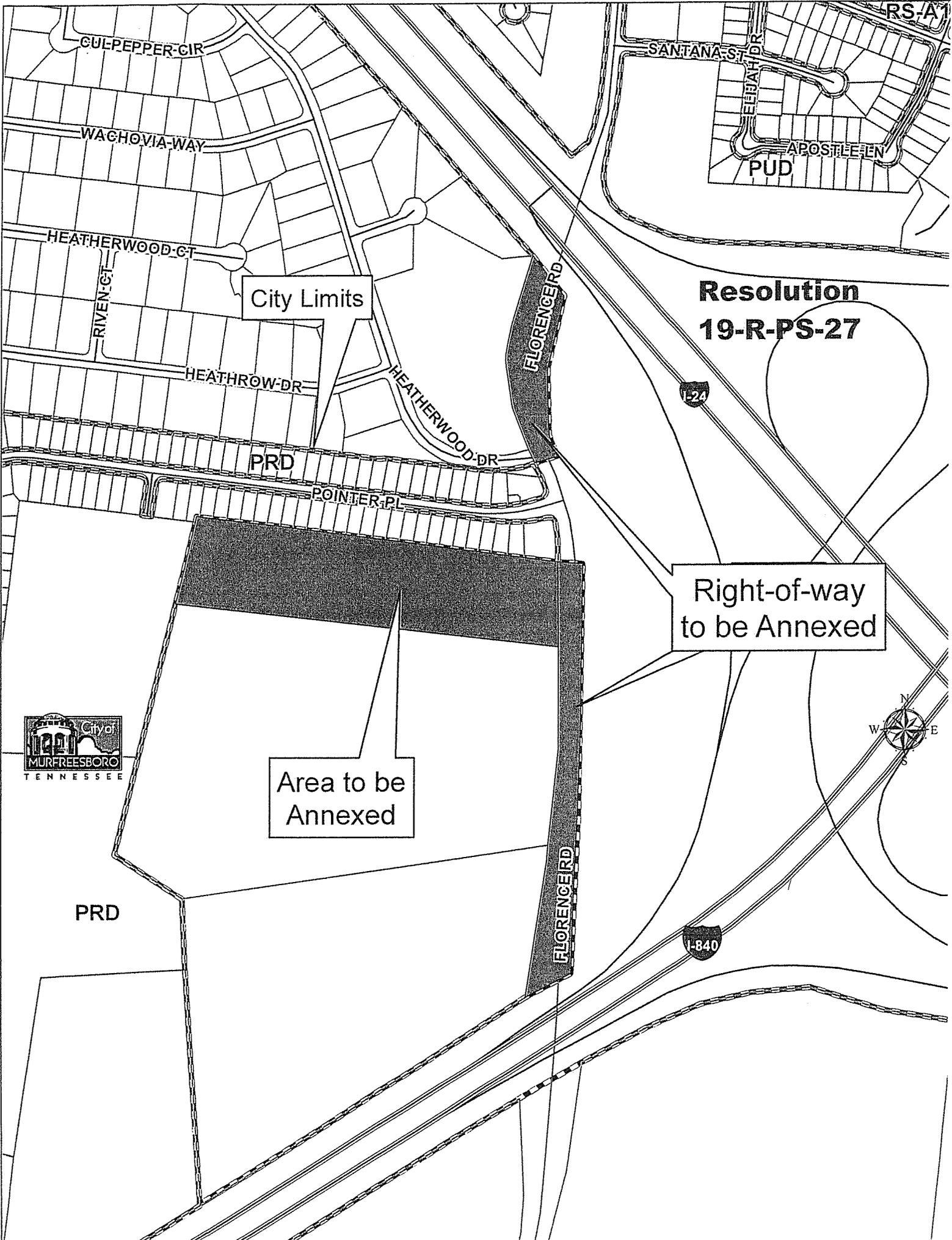
ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


Adam F. Tucker
City Attorney





**Resolution
19-R-PS-27**

Right-of-way
to be Annexed

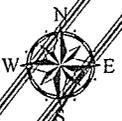
Area to be
Annexed

City Limits

PRD

PRD

PUD



I-840

RS-A1

**ANNEXATION REPORT FOR PROPERTY LOCATED
WEST OF FLORENCE ROAD
INCLUDING PLAN OF SERVICES**

[FILE 2019-506]



PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
July 10, 2019



Annexation Request for Property Along Florence Road



Planning Department
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, TN 37130
murfreesborotn.gov/planning

Document Path: X:\FILE_ROOM_FOLDERS\Annexations\2019\2019-506_Alcorn_Properties\Maps\Aerial.mxd

INTRODUCTION

OVERVIEW

The area studied in this Plan of Services is an 11.01-acre parcel (Tax Map 78, Parcel 15.10) situated along the west side of Florence Road and I-24 and north of State Route 840. The study area adjoins the City on the north and west, while the area to the south lies within the unincorporated County. Also included in this study are two sections of Florence Road right-of-way: 1,600 linear feet plus a 700 linear feet.

The parcel is undeveloped land. A written petition requesting annexation has been filed with the City by the property owners and/or their legal representatives.

The parcel as well as the right-of-way is located within the City of Murfreesboro's Urban Growth Boundary.



Annexation Request for Property Along Florence Road

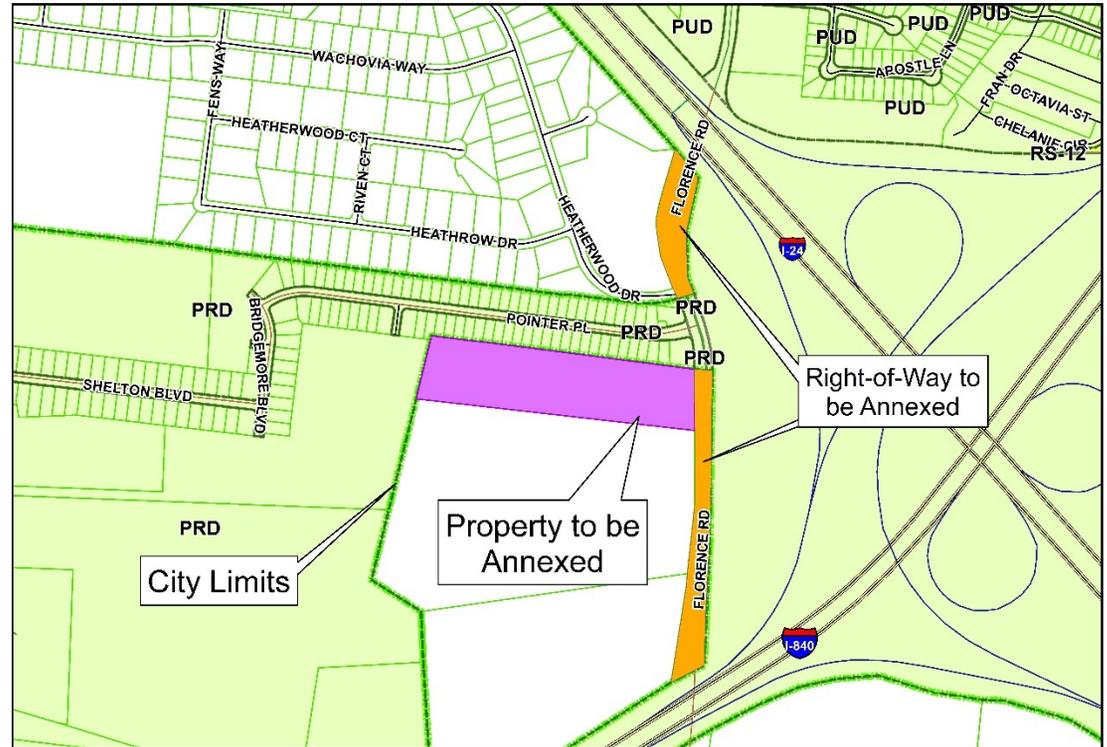


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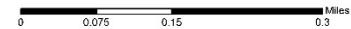
CITY ZONING

The applicant has requested PRD (Planned Residential District) zoning for 11.01 acres simultaneous with annexation. Alcorn Properties LLC has contractual interest in the property and has requested rezoning simultaneous with annexation. The proposed Shelton Crossing PRD will allow 88 single-family, attached dwelling units (townhomes).

The subject property is currently zoned RM (Residential – Medium Density) in the County.



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1 West 4th Street
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PRESENT AND SURROUNDING LAND USE

The area being considered for annexation is an 11-acre parcel. The property is currently undeveloped.

The area surrounding the 11-acre parcel is characterized by residential and agricultural uses. The property to the north and west is the currently under development Shelton Square residential community. The property to the east are rights-of-way of Florence Road, I-24 and I-840 rights of way. The parcel to the south is residential.

Access to the study area will be from Florence Road and Pointer Place.



Annexation Request for Property Along Florence Road



0 0.05 0.1 0.2 Miles



Planning Department
City of Murfreesboro
111 West 11th Street
Murfreesboro, TN 37132
mur@murfboro.gov | 615.875.1100

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 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 |
|---------------------------------------|--------------|-------------------|---------------------------|-------------------------|-----------------------------|
| SARASWAT FAMILY TRUST ETALS TRUSTEE'S | 11.01 | \$182,300 | \$0 | \$45,575 | \$587.64 |

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 2019-2020 per capita state revenue initial estimates for the City of Murfreesboro once the development is built out. The study area is proposed to be developed with 88 single-family homes.

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 |
| <i>Total General Revenue Per Capita</i> | \$103.30 |
| State Street Aid Funds | Per Capita Amount |
| Gasoline and Motor Fuel Taxes | \$38.50 |
| <i>Total Per Capita (General and State Street Aid Funds)</i> | \$141.80 |
| Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit for proposed 213 units) | \$12,478.40 |

The per capita state revenue estimates apply only to new residents.

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 parcels 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 #4.

ELECTRIC SERVICE

The study area will be served by Middle Tennessee Electric Membership Corporation (MTEMC). MTEMC currently has a line crossing the parcel in question which will likely need to be relocated for development. All costs and easement requisitions will be absorbed by the developer.

STREET LIGHTING

According to MTEMC, street lighting is available along Florence road and can be installed at the request of the City of Murfreesboro. Street lighting within the proposed development must be installed by the developer.

SOLID WASTE COLLECTION

The proposed PRD plan commits the development to utilizing a private hauler via a Dumpster or compactor. The proposed street design does not accommodate City solid waste services.

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 tax payers. 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 will be within the Overall Creek school zone.

STREETS AND ACCESS

The annexation study area includes two segments of Florence Road right-of-way. The first is approximately 700 linear feet and is located north of the subject property between the overpass for Interstate 24 and Heatherwood Drive. The second is approximately 1,600 linear feet and is located adjacent to the subject property and south to the overpass for Interstate 840. Both segments of Florence Road within the study area are 2-lane ditch section roadways. 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 \$3,375 with State Street Aid and General Fund as funding sources. The addition of the right-of-way will also result in \$566 of capital cost with State Street Aid and General Fund as funding sources. Any new connections to this section of Florence must be approved by the City Engineer.

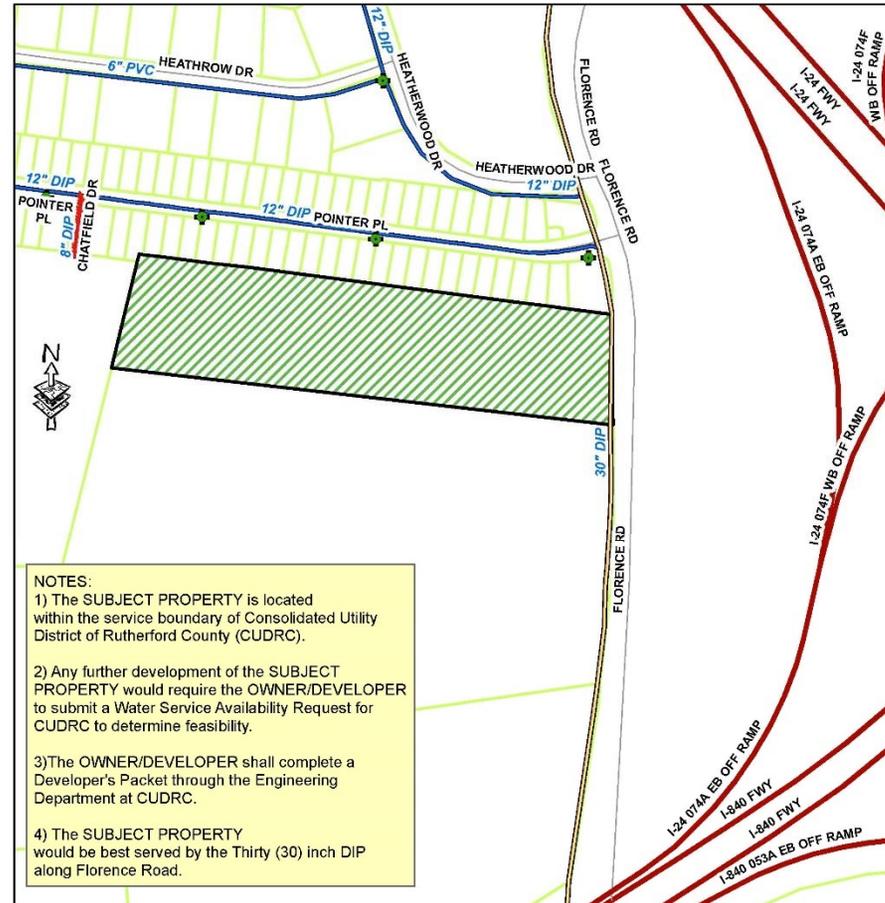
The Study Area is currently served by Florence Road as the major roadway facility. Florence Road intersects with Old Nashville Road to the north and Manson Pike to the south. The 2014 Level of Service Model in the 2040 Major Transportation Plan (MTP) indicates that Florence Road to be operating at a Level of Service B in the Study Area based on average daily traffic (ADT). The 2040 Level of Service Model shows that Florence Road, Manson Pike, and Old Nashville Highway fall to undesirable levels of service of D and F without the proposed improvements recommended in the 2040 MTP.

Old Nashville Highway is the first major intersection to the north and it is operating at a Level of Service C at the intersection while Florence Road is at a Level of Service D at the intersection. Manson Pike is the first major intersection to the south. Florence Road is operating at a Level of Service B at the intersection while Manson Pike is at a Level of Service C.

Florence Road Annexation Request 078 01510

WATER SERVICE

The study area is served by a 30-inch Consolidated Utility District (CUD) water line along Florence Road. This line is adequate for providing domestic water service and for maintaining the proper fire flows for the proposed development. A Water Availability Request must be submitted to CUD for review and approval before any additional development on the property may occur. Any new water line development must be done in accordance with CUD's development policies and procedures.



NOTES:

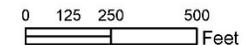
- 1) The SUBJECT PROPERTY is located within the service boundary of Consolidated Utility District of Rutherford County (CUDRC).
- 2) Any further development of the SUBJECT PROPERTY would require the OWNER/DEVELOPER to submit a Water Service Availability Request for CUDRC to determine feasibility.
- 3) The OWNER/DEVELOPER shall complete a Developer's Packet through the Engineering Department at CUDRC.
- 4) The SUBJECT PROPERTY would be best served by the Thirty (30) inch DIP along Florence Road.

-  CUD FIRE HYDRANT
-  CUD WATER MAIN (under const.)
-  CUD WATER MAIN
-  CUD WATER MAIN
-  SUBJECT PROPERTY

JUNE 18, 2019

TAX MAP: 78
PARCEL: 15.10

1 INCH = 330 FEET

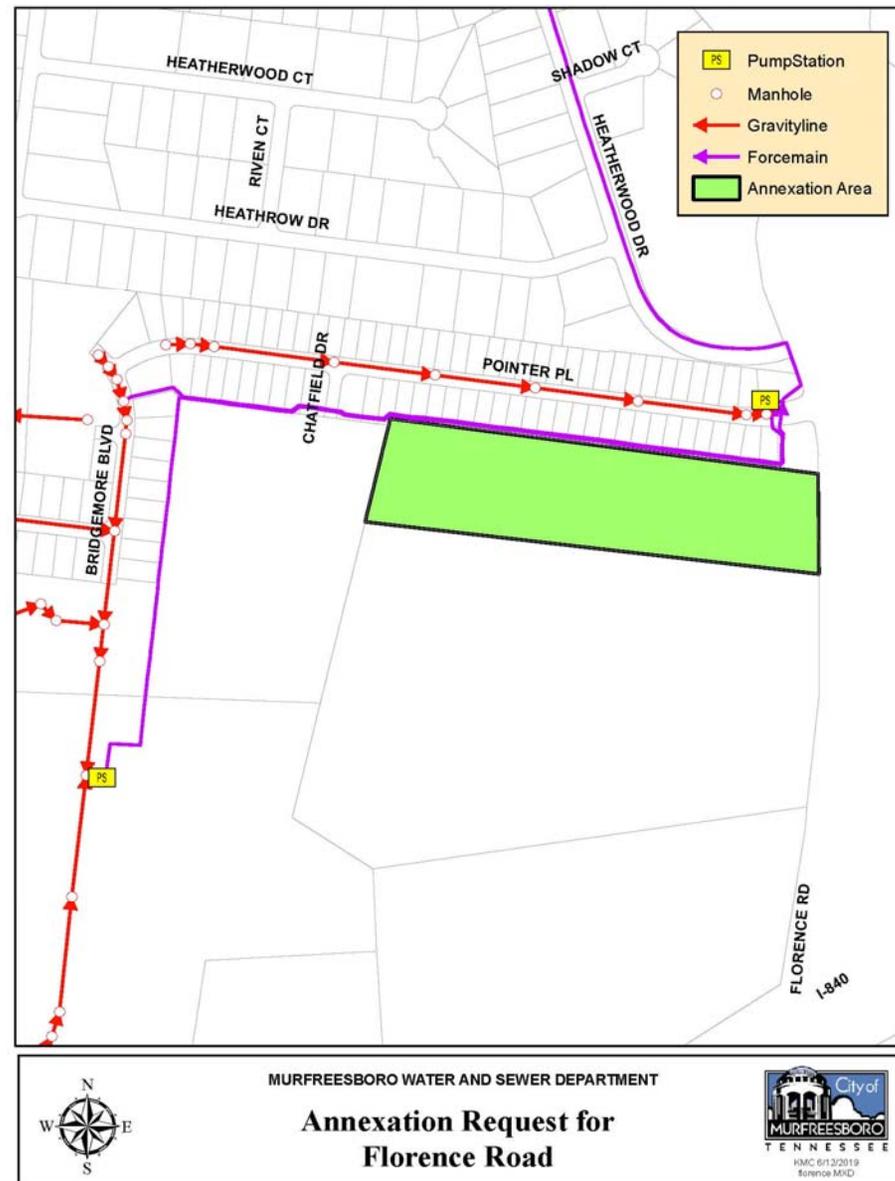


SANITARY SEWER SERVICE

Sanitary sewer is not currently available to serve the subject property, per the Murfreesboro Water Resources Department's definition of "available." Sanitary sewer is available along Pointer Place to the north however, the developer will be required to purchase sewer easement, dedicated to the City, for the extension of gravity sewer. There will also be upgrades to the existing pump station at the entrance of Shelton Square that the developer will be financially responsible for

The study area lies within the Overall Creek Sanitary Sewer Assessment District and will pay \$1,000 per single-family unit in addition to current standard sewer connection fees of \$2,550.

All sewer main improvements and easements needed to serve the subject properties are to be installed and acquired respectively by the developer in accordance with MWSD's development policies and procedures.

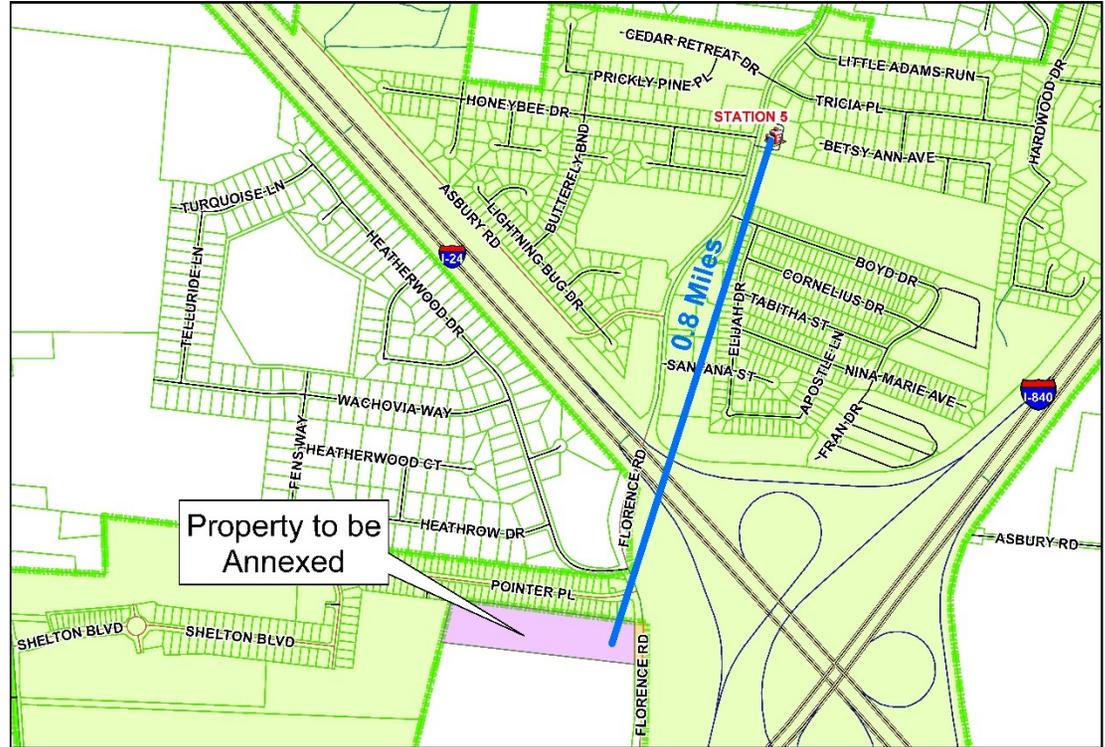


FIRE AND EMERGENCY SERVICE

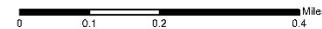
The Murfreesboro Fire and Rescue Department will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation. This annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD).

Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District policies and procedures. Current guidelines recommend fire hydrants be 500 feet apart.

There is a 30-inch Consolidated Utility District water line along Florence Road that serves the subject property. The closest operating fire station to the subject property is Fire Station #5, located at 3006 Florence Road, approximately 5 miles from the study area.



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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 pink and the 100-year floodplain boundary in blue.



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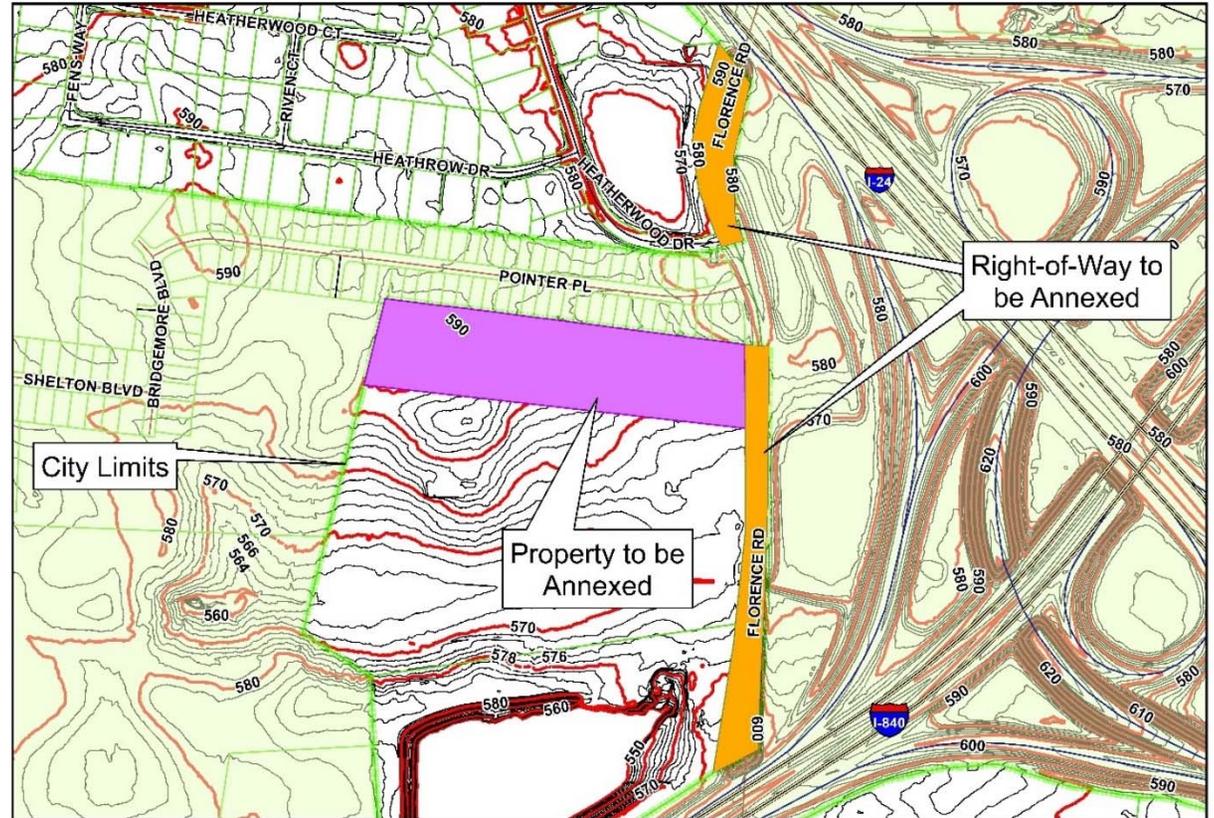


Property and Development

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

Improvements to Florence Road should be included for right and left turn lanes into the development.

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



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Public Drainage System

No new public drainage facilities are included in the study area. Access to public drainage facilities are within the ROW of Florence Road and Shelton Square Subdivision. Public drainage facilities within Florence Road will become the responsibility of the City upon annexation. Routine maintenance for these facilities are included within the expected annual maintenance costs for the public roadways. State Street Aid and Stormwater Utility Fees are anticipated sources of funding for these public drainage facilities. No additional public drainage systems are in the study area. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage System

A review of a topographic map shows that the approximately a third of the property drains to the northwest corner of the property to a wet weather conveyance on the neighboring property to the north. The other two thirds of the property drains at the southeast corner of the property to the right-of-way of Florence Road. No portion of this property is located in the 100 year flood plain.

STORMWATER MANAGEMENT

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The study area currently has no existing structures therefore will not generate any additional stormwater fees.

The Study Area has a proposed zoning of PRD and a master-planned development consisting of 88 single-family attached dwelling units. Based on this development scenario, it is anticipated that the site will generate approximately \$3,432 in additional revenue per year into the Stormwater Utility Fund upon full build out.

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.

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 Public Chapter 1101 passed by the Tennessee Legislature, 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.

BUILDING AND CODES

The property will immediately 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. A preliminary inspection by the Codes Department indicated high grass and weeds, which must be cut to City standards if the property is annexed.

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.