

RESOLUTION 15-R-PS-66 to adopt a Plan of Services for approximately 5.96 acres along Foxfire Court, Linda Smith, applicant. [2015-507]

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 4, 2015 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 7, 2016, pursuant to a Resolution passed and adopted by the City Council on November 19, 2015, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on December 21, 2015; 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:

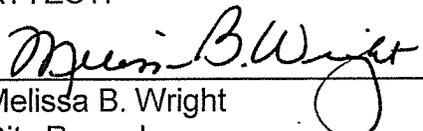
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing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

SECTION 3. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, **Resolution 15-R-A-66**, the public welfare and the welfare of the City requiring it.

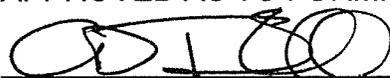
Passed: July 21, 2016


Shane McFarland, Mayor

ATTEST:


Melissa B. Wright
City Recorder

APPROVED AS TO FORM:


Craig D. Tindall
City Attorney

SEAL



Murfreesboro
City Limits

Area to be
Annexed

SITTING BULL XING

WOLVES DEN PL

MARICOPA DR

SPIKE TRL

FOXFIRE CT

VASSAR CT

MAYA DR

KANATAK LN

SOUTHBEND DR

PANTERA DR

CAMPFIRE DR

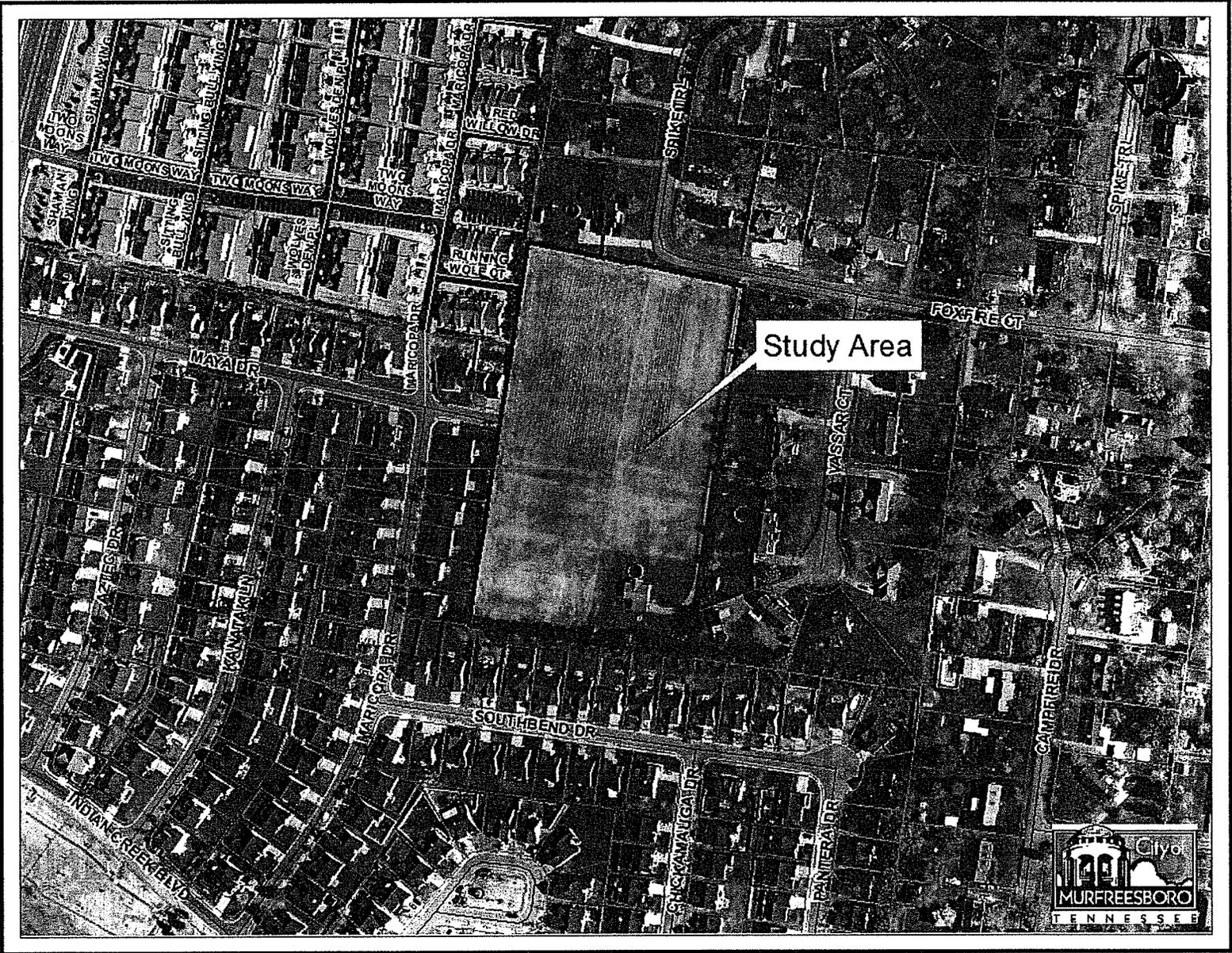


Resolution 15-R-PS-66

**ANNEXATION REPORT FOR PROPERTY LOCATED AT
2631 FOXFIRE COURT
INCLUDING PLAN OF SERVICES**



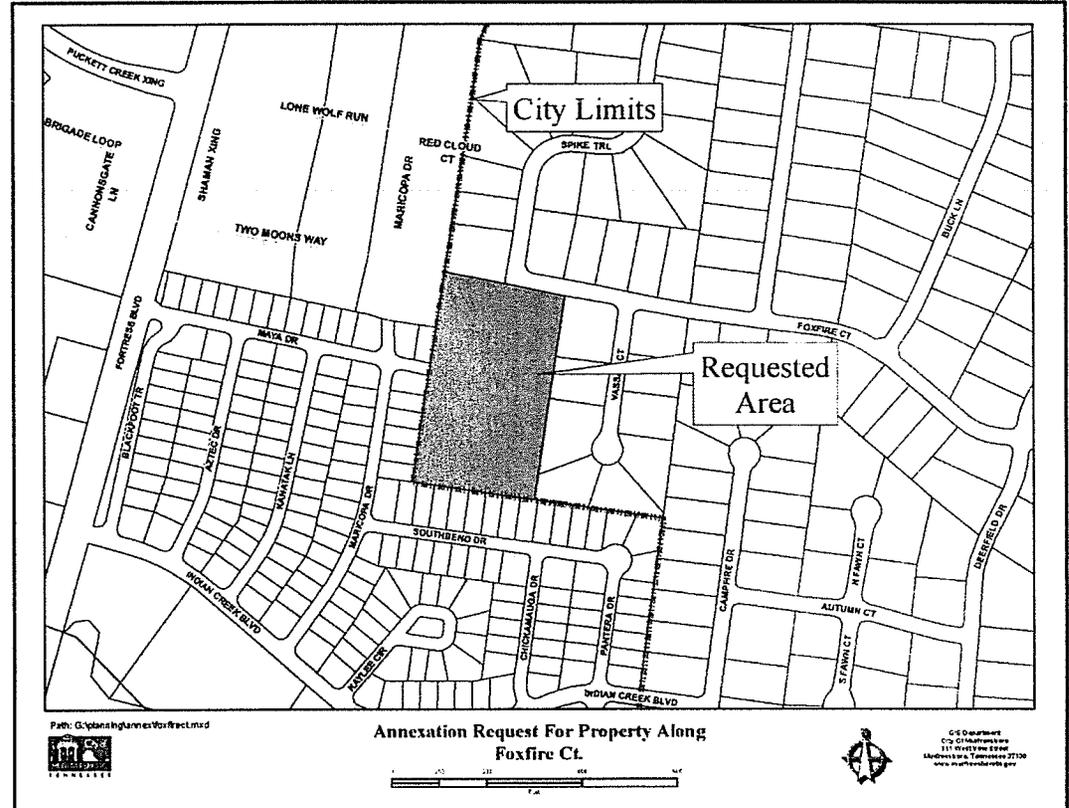
**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
November 4, 2015
Updated for January 7, 2016 City Council public hearing**



INTRODUCTION

OVERVIEW

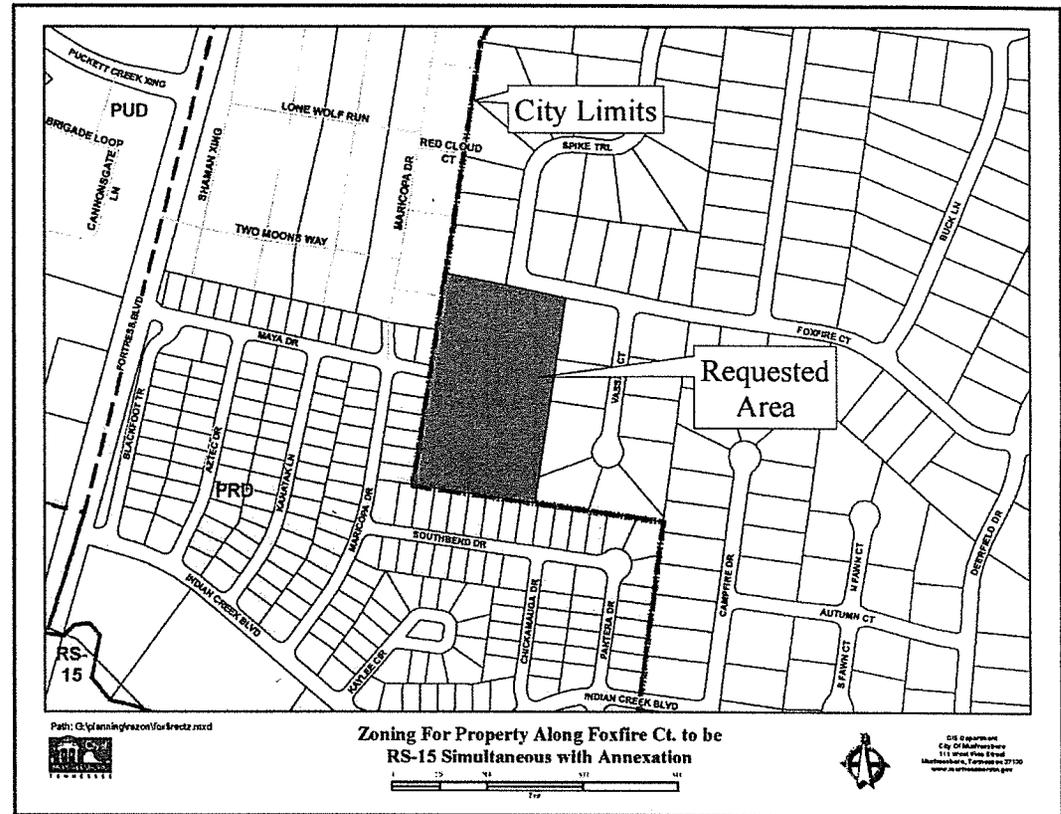
The area studied in this Plan of Services is a 5.96-acre parcel situated along the south side of Foxfire Court. The study area adjoins the City on the west and south, while the areas to the north and east of the study area lie within the unincorporated County. The study area is bounded by Foxfire Court and the Deerfield Stables subdivision on the north, The Villas at Indian Creek subdivision on the northwest, The Preserve at Indian Creek subdivision on the south and southwest, and the Deerfield subdivision on the east. The study area includes tax map 92, parcel 1.00.



CITY ZONING

The applicant, Ms. Linda Smith, has not requested a zoning classification. Since the property is currently zoned RM (Medium Density Residential) in the County and currently has a single-family home, the property will have an interim zoning classification of RS-15 (Single-Family Residential) upon annexation. The property is within the City of Murfreesboro's Urban Growth Boundary.

The properties to the south and west of the study area are zoned PRD (Planned Residential District). The properties to the north and east of the study area lie outside the City's boundaries and are zoned RM (Medium Density Residential) by the County.



PRESENT AND SURROUNDING LAND USE

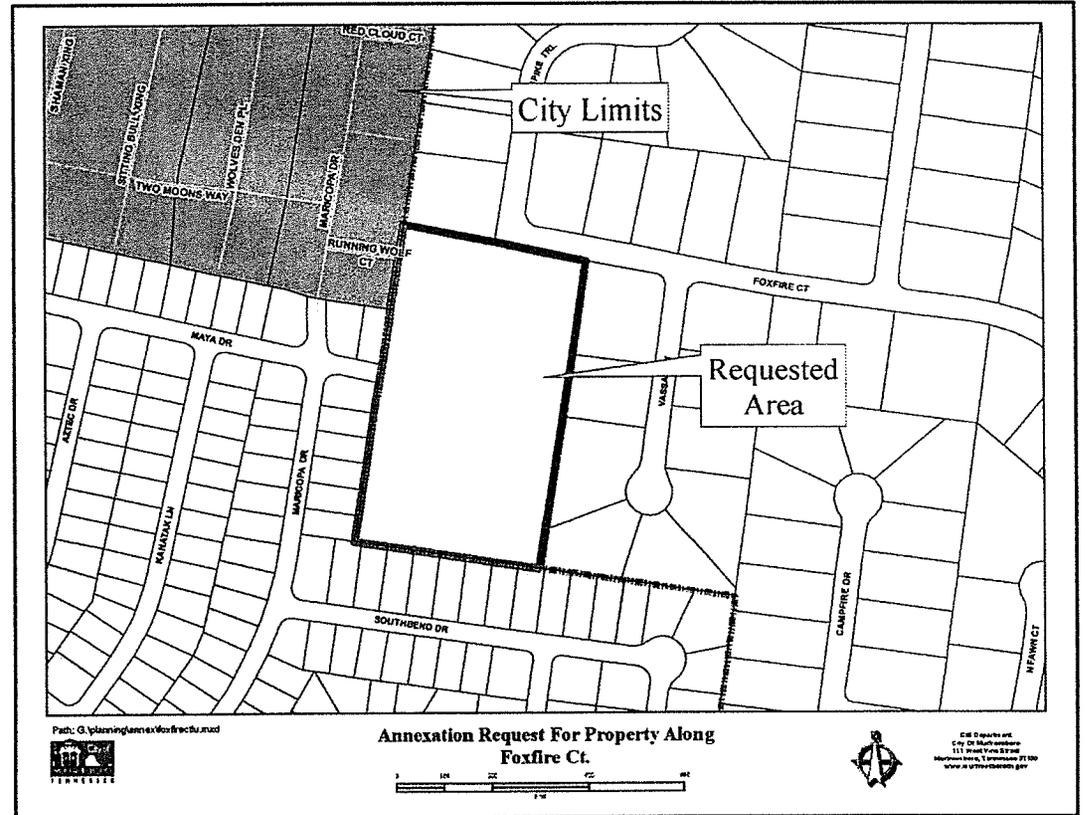
The area being considered for annexation is a 5.96-acre lot. A single-family home is currently located on the southeastern corner of the property.

City subdivisions are located to the south and southwest (The Preserve at Indian Creek) as well as the northwest (The Villas at Indian Creek). County subdivisions are located to the north (Deerfield Stables) and east (Deerfield).

The site is currently accessed from Foxfire Court, which lies entirely within the County. The site also adjoins Maya Drive—a City street—though there is presently no driveway connecting the existing house to Maya Drive. The applicant has expressed a desire to construct a driveway connecting the existing house to Maya Drive.

POPULATION

According to the 2010 Census from the Census Bureau, the average U.S. household includes 2.58 people. The study area currently includes 1 single-family home with a total estimated population of 3 people.



TAXES AND REVENUE

The first City tax bill for all property annexed during the calendar year of 2015 will be due on December 31, 2016. 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 \$1.2703/\$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
Linda Smith	5.96	\$78,700	\$19,400	\$24,525	\$311.54

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 2015-2016 per capita state revenue estimates for the City of Murfreesboro based on the property being built-out at RS-15 density (one unit per 15,000 square feet).

Table II
Per Capita State Revenue Estimates

General Fund	Per Capita Amount
State Sales Tax	\$70.00
State Beer Tax	\$0.50
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.05
Gross Receipts (TVA in-lieu taxes)	\$11.00
<i>Total General Revenue Per Capita</i>	\$83.55
State Street Aid Funds	Per Capita Amount
Gasoline and Motor Fuel Taxes	\$25.91
<i>Total Per Capita (General and State Street Aid Funds)</i>	\$109.46
Total State-Shared Revenues (based on full build-out at 2.58 per dwelling unit)	\$3,671.29

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 (MPD) 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. However, annexing only one home that is addressed and accessed off of Foxfire Court could be problematic and cause confusion during times of emergency response. Therefore, MPD recommends that the property only be annexed if a driveway is constructed off of Maya Drive and the property address is changed to a Maya Drive address. Provided that these conditions are met, this annexation will have no negative impact on MPD. No additional costs to the department are expected. This property is located in Police Zone #4.

ELECTRIC SERVICE

The study area is currently served by Middle Tennessee Electric Membership Corporation (MTEMC). A primary line currently crosses the property. Murfreesboro Electric Department (MED) has facilities and electrical infrastructure in place along Maya Drive to serve the property if it is developed in the future. Any electrical infrastructure installed to serve development in the study area will be required to adhere to MED standards. Any future development on the property will necessitate a redesign of overhead lines.

STREET LIGHTING

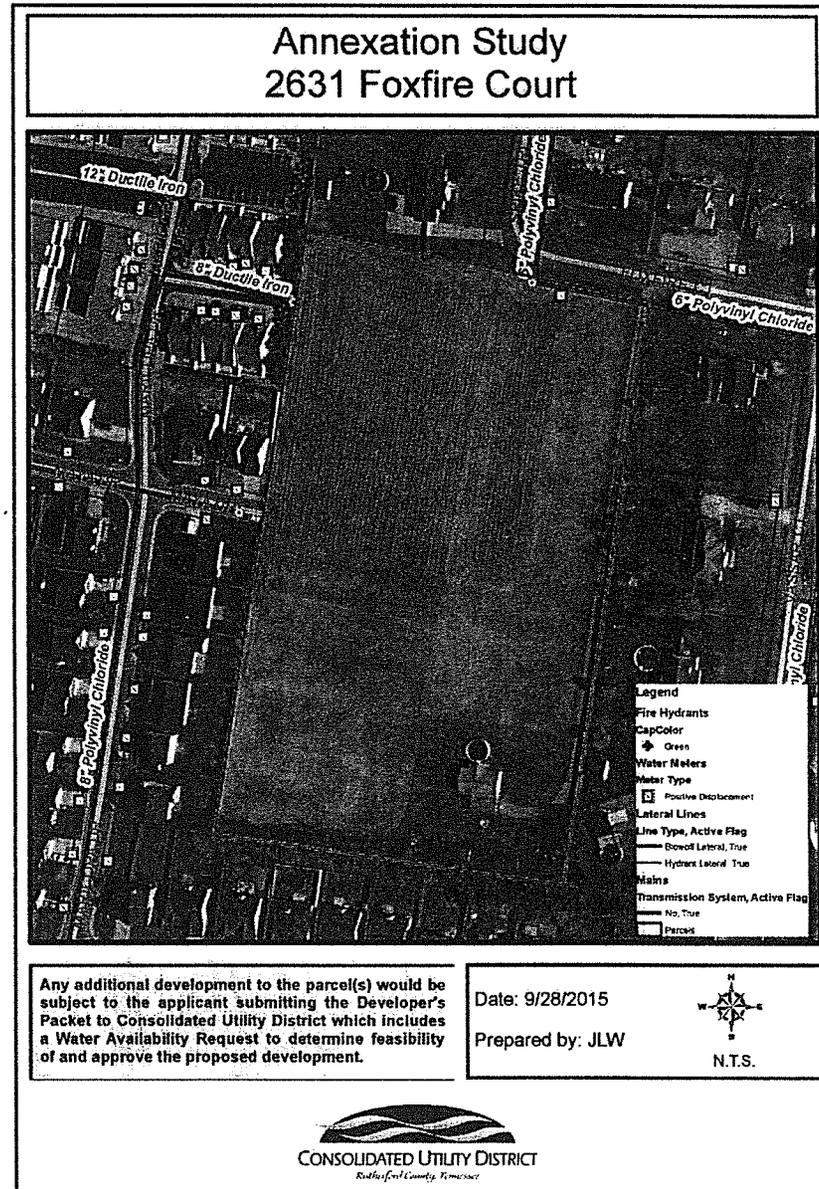
According to MED, street lighting will be installed on the property if any future development on the property includes public streets.

STREETS AND ACCESS

The study area currently has access to Foxfire Court, a County road. Additionally, the property has frontage along the eastern terminus of Maya Drive. The applicant has expressed a desire to connect a new driveway for the existing home to Maya Drive. However, no new streets are proposed with this annexation. Access points and on-site circulation for future development will be reviewed during the subdivision review process as new streets are platted. Any new roads associated with development of the subject property must adhere to the City's Standard Street Specifications.

WATER SERVICE

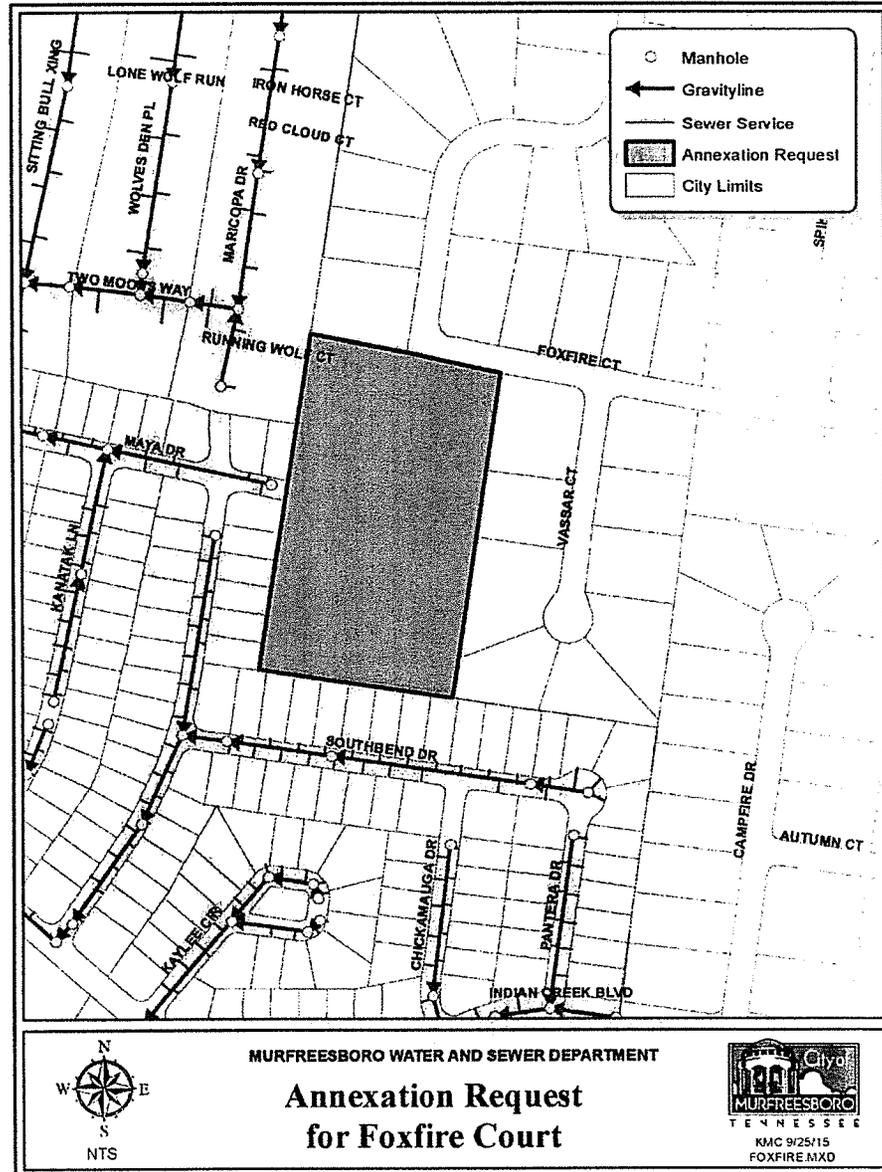
The study area is served by a 6-inch Consolidated Utility District (CUD) water line along Foxfire Court. This line is adequate for providing domestic water service and for maintaining the proper fire flows for the proposed development. A Water Availability Request must be submitted to CUD for review 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.



SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." The property is to be served by an existing 8-inch sanitary sewer main located within the right-of-way along Maya Drive. Any connections to the sewer main shall be made at the existing manhole on Maya Drive. The study area lies within the Overall Creek Sanitary Sewer Assessment District and will be charged \$1,000 per single-family unit in addition to current standard connection fees. 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.

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



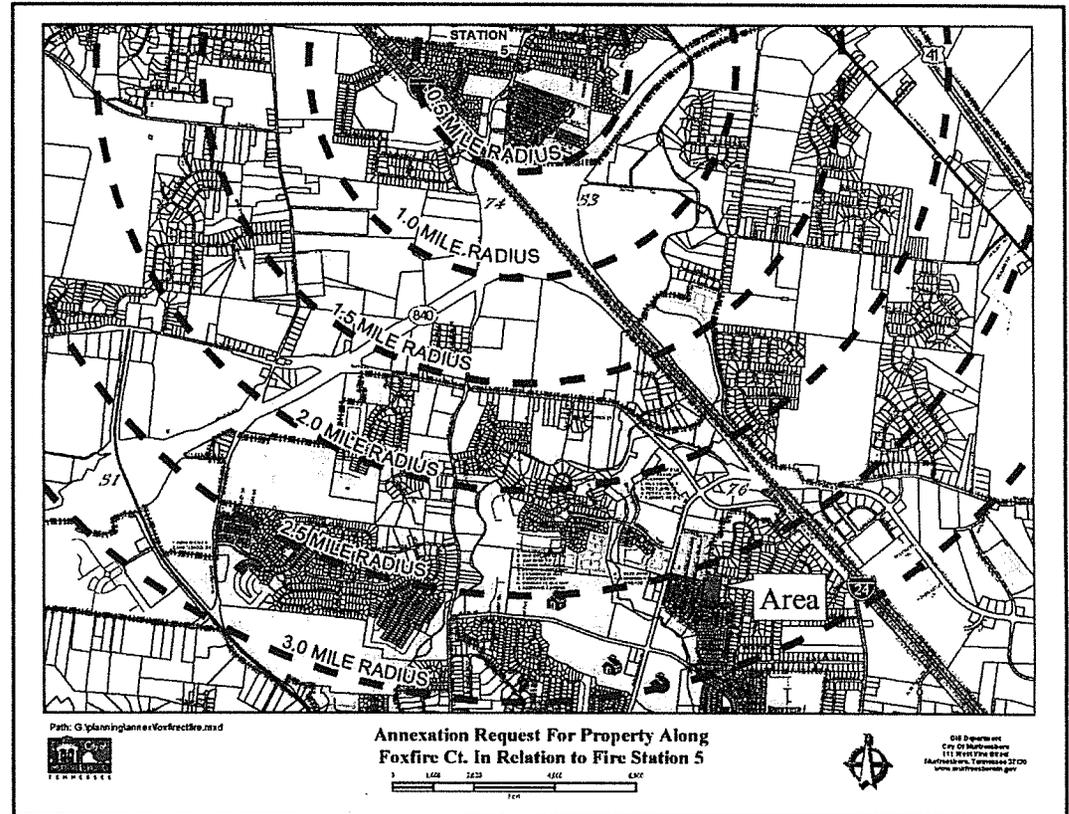
FIRE AND EMERGENCY SERVICE

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. However, annexing only one home that is addressed and accessed off of Foxfire Court could be problematic and cause confusion during times of emergency response. Therefore, MFRD recommends that the property only be annexed if a driveway is constructed off of Maya Drive and the property address is changed to a Maya Drive address. In addition, MFRD will require the new driveway off of Maya Drive to be a minimum of 15' in width and of sufficient construction to support the weight of a fire apparatus.

There is a 6-inch Consolidated Utility District water line along Foxfire Court that serves the subject property. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water and Sewer Department policies and procedures. Current guidelines recommend fire hydrants be 500 feet apart.

The closest fire station to the subject property is Fire Station #9, located at 802 Cason Lane, 2.8 roadway miles from the study area.

Additionally, Fire Station #5, located at 3006 Florence Road, is approximately 3.3 roadway miles from the study area. The MFRD can provide ISO Class Two (2) fire protection.



SOLID WASTE COLLECTION

The City will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. In the property's current state, the Solid Waste Department will be responsible for providing one cart. This will cost the department \$75. The initial day of service will be Friday. No additional equipment or manpower will be needed to serve the study area. Because the Solid Waste Department does not currently serve any portion of Foxfire Court, a connection from the property to Maya Drive—a City street—is highly desirable.

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 no code violations.

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.

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.

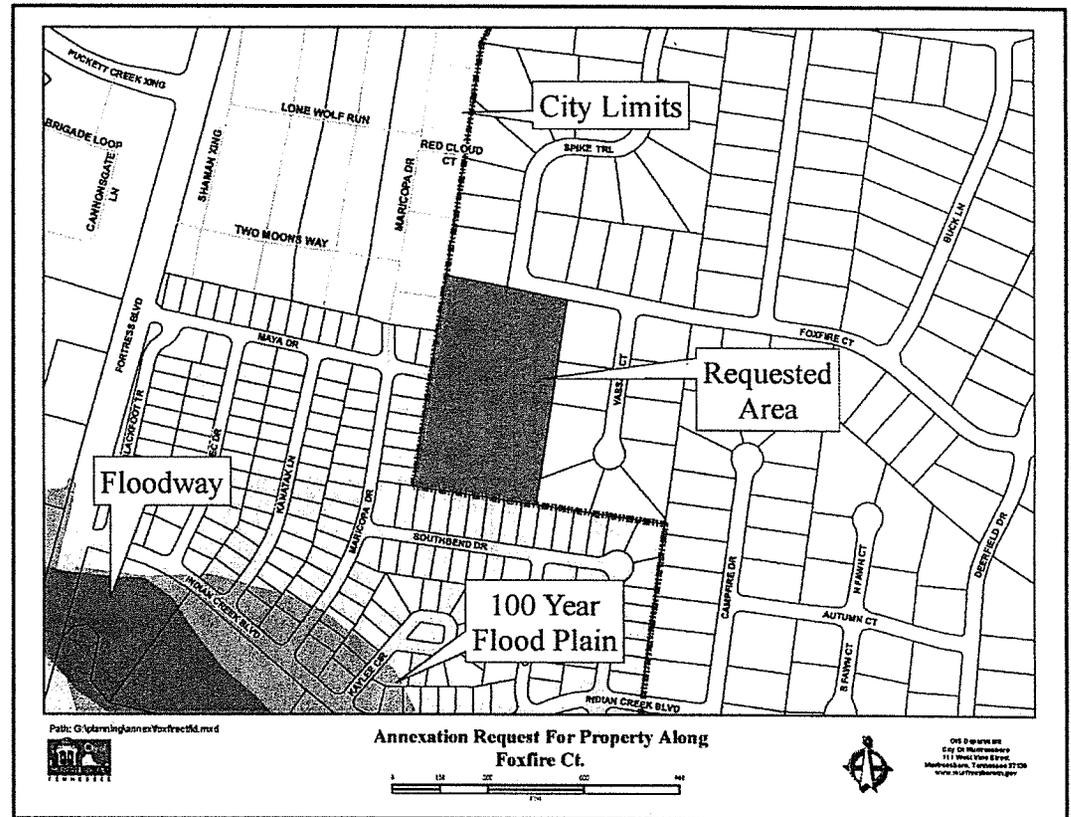
PLANNING, ENGINEERING, AND ZONING SERVICES

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.

FLOODWAY

Puckett Creek is located approximately 1,000 feet to the south of the study area. 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.



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.