

**RESOLUTION 16-R-PS-47** to adopt a Plan of Services for approximately 109.5 acres along New Salem Highway, Rucker Donnell Foundation, applicants. [2016-513]

**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 September 7, 2016 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 3, 2016, pursuant to a Resolution passed and adopted by the City Council on September 22, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on October 17, 2016; and,

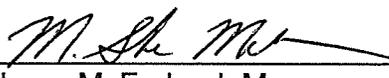
**WHEREAS**, the Plan of Services for the territory identified on the attached map as the "Area to be Annexed" establishes the scope of services to be provided and the timing of such services and satisfies the requirements of T.C.A. §6-51-102.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:**

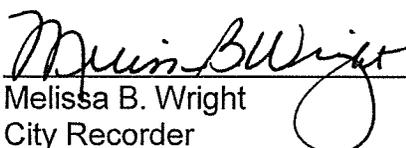
SECTION 1. That, pursuant to authority conferred by T.C.A. Sections 6-51-101, et seq., the Plan of Services attached hereto for the territory identified on the attached map as the "Area to be Annexed" is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing 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 16-R-A-47**, the public welfare and the welfare of the City requiring it.

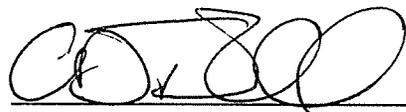
Passed: November 3, 2016

  
Shane McFarland, Mayor

ATTEST:

  
Melissa B. Wright  
City Recorder

APPROVED AS TO FORM:

  
Craig D. Tindall  
City Attorney

SEAL



E OVERALL CREEK RD

BAYOU CT

Murfreesboro  
City Limits

PUSHER PL

NEW SALEM HWY

Area to be  
Annexed

Clearidge Dr

99

GALILEO DR

ADAIR CT

JOHN HOOD DR

LINGARD CT

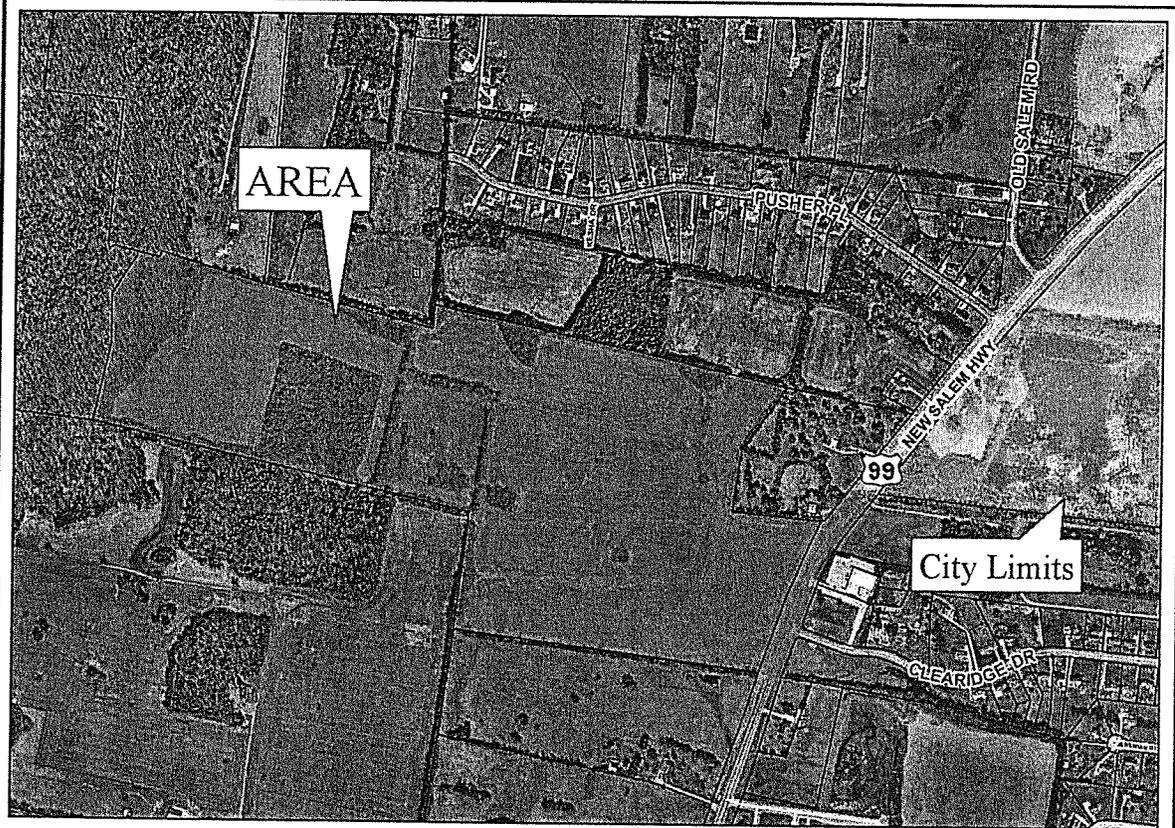
Resolution 16-R-PS-47



**ANNEXATION REPORT FOR PROPERTY LOCATED  
ALONG THE WEST SIDE OF NEW SALEM HIGHWAY  
INCLUDING PLAN OF SERVICES**



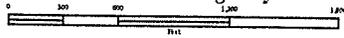
PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
September 7, 2016



Annexation Request for Property Along  
New Salem Highway



Path: G:\planning\annexnewsalem\2016\ortho.mxd



GIS Department  
City of Murfreesboro  
111 West Vine St. #201  
Murfreesboro, Tennessee 37138  
www.cityofmurfreesboro.gov

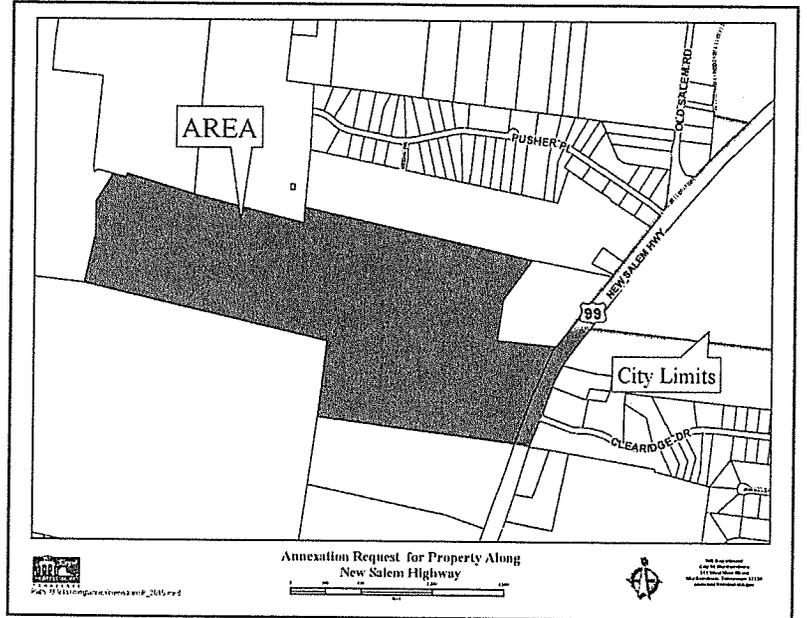
# INTRODUCTION

**OVERVIEW**

The applicant, Rucker Donnell Foundation, has requested annexation of property located along the west side of New Salem Highway.

The area studied in this Plan of Services includes a 106.2-acre parcel (Tax Map 123, Parcel 2.00) and an adjacent 1,100-linear foot portion of right-of-way along New Salem Highway.

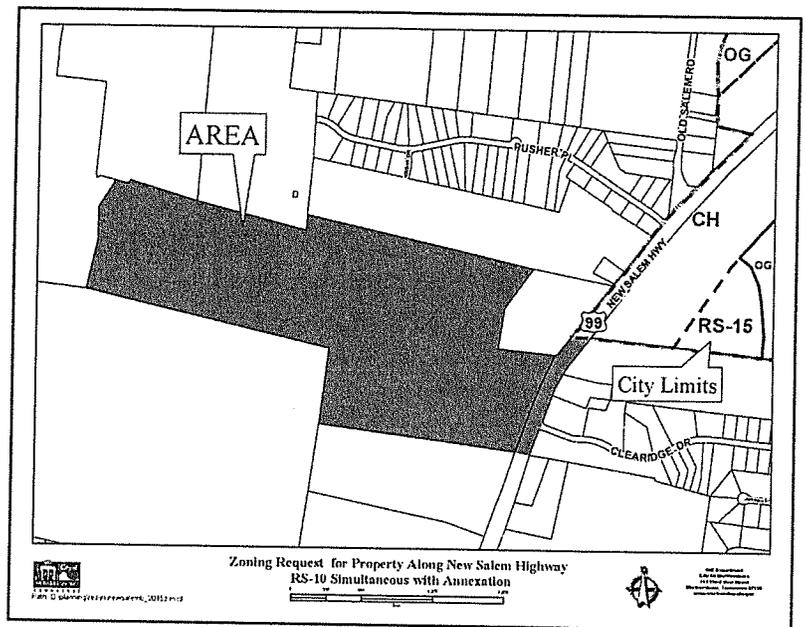
The requested parcel is located outside of the City of Murfreesboro's Urban Growth Boundary. The right-of-way included in the study area adjoins the City limits along New Salem Highway to the northeast. Adjacent areas to the north, south, east, and west lie within the unincorporated County.



**CITY ZONING**

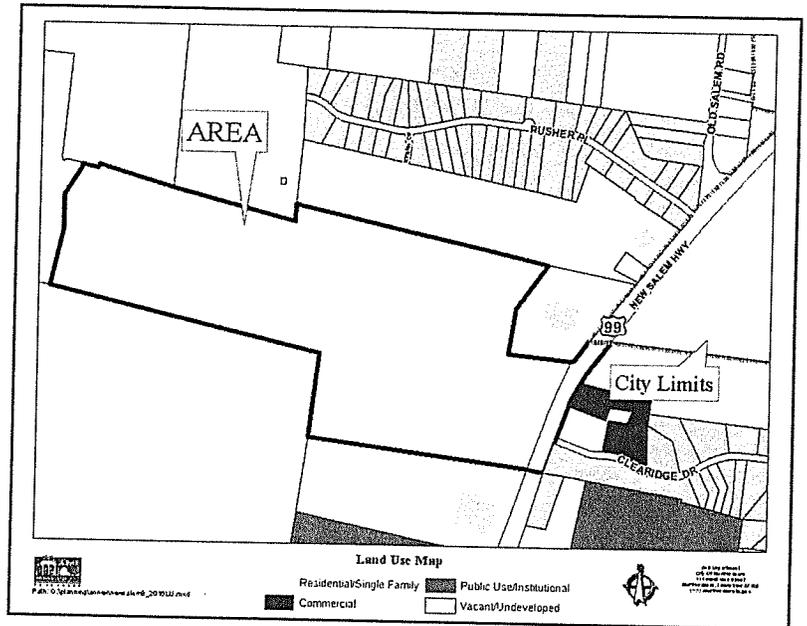
The applicant has requested rezoning to RS-10 (Single-Family Residential) simultaneous with annexation. The study area is presently zoned RM (Residential – Medium Density) in the County.

The property lying adjacent to the study area on the northeast is located within the City boundaries and is zoned CH (Highway Commercial). Adjacent properties to the north, south, east, and west lie outside the City's boundaries and are zoned RM in the County.



**PRESENT AND SURROUNDING  
LAND USE**

The 106.2-acre study area is presently vacant. Surrounding land uses include single-family residential on the north, northeast, and south. Blue Ribbon Estates, a County residential subdivision, is located north of the study area. Rockvale Elementary School lies approximately 1,200 feet south of the study area, and Rockvale Middle School lies approximately 1,000 feet southeast of the study area. A multi-tenant commercial structure is located on the east side of New Salem Highway.



**TAXES AND REVENUE**

The first City tax bill for all property annexed during the calendar year of 2016 will be due on December 31, 2017. 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*

| <b>Owner of Record</b>          | <b>Acres</b> | <b>Land Value</b> | <b>Improvements Value</b> | <b>Total Assessment</b> | <b>Estimated City Taxes</b> |
|---------------------------------|--------------|-------------------|---------------------------|-------------------------|-----------------------------|
| Rucker Donnell Foundation et al | 106.2        | \$185,500         | N/A                       | \$46,375                | \$589.10                    |

These figures are for the property in its current state.

## **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 #2.

### **ELECTRIC SERVICE**

The property is located within Middle Tennessee Electric Membership Cooperative's (MTEMC) service boundary. MTEMC has facilities and capacity in place to serve the proposed development. The electrical infrastructure installed to serve the proposed 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.

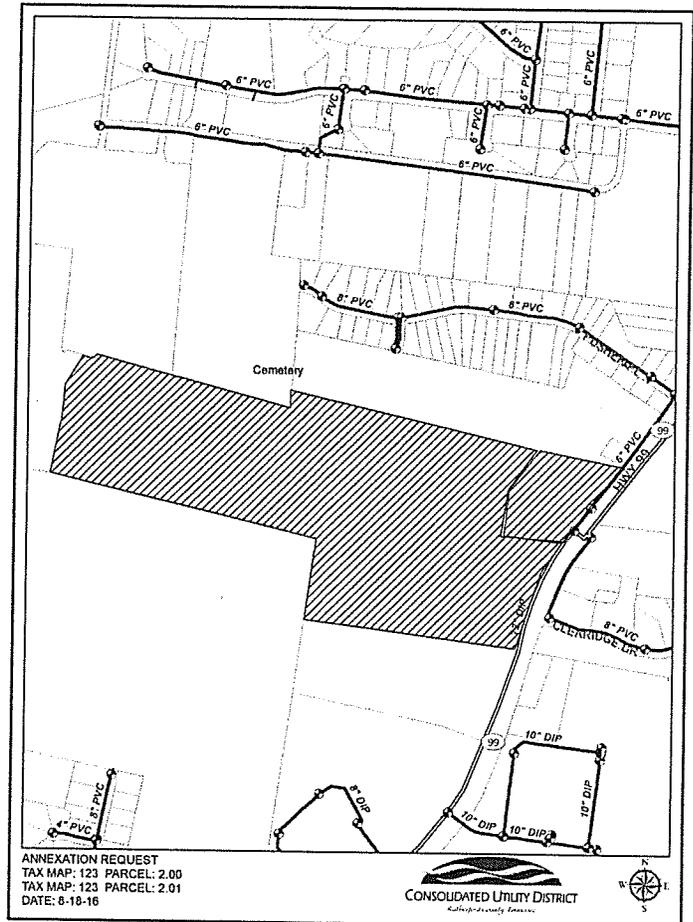
### **STREETS AND ACCESS**

The study area has access to New Salem Highway, a major arterial and state route. New Salem Highway is proposed to be improved to a five-lane street section by the Tennessee Department of Transportation (TDOT) and is on the City's Major Thoroughfare Plan. New connections to New Salem Highway must be reviewed and approved by TDOT and the City Engineer. Any development along New Salem Highway should consider the Major Thoroughfare Plan, and the developer should participate in the cost of construction and dedicate the necessary right-of-way and easements. At a minimum, any development should anticipate adding turning lanes in accordance with TDOT and City standards.

**WATER SERVICE**

The study area lies within Consolidated Utility District's (CUD) service area. The study area is presently served by a 12-inch water line, which runs along the west side of New Salem Highway. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to CUD.

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.



ANNEXATION REQUEST  
TAX MAP: 123 PARCEL: 2.00  
TAX MAP: 123 PARCEL: 2.01  
DATE: 8-18-16

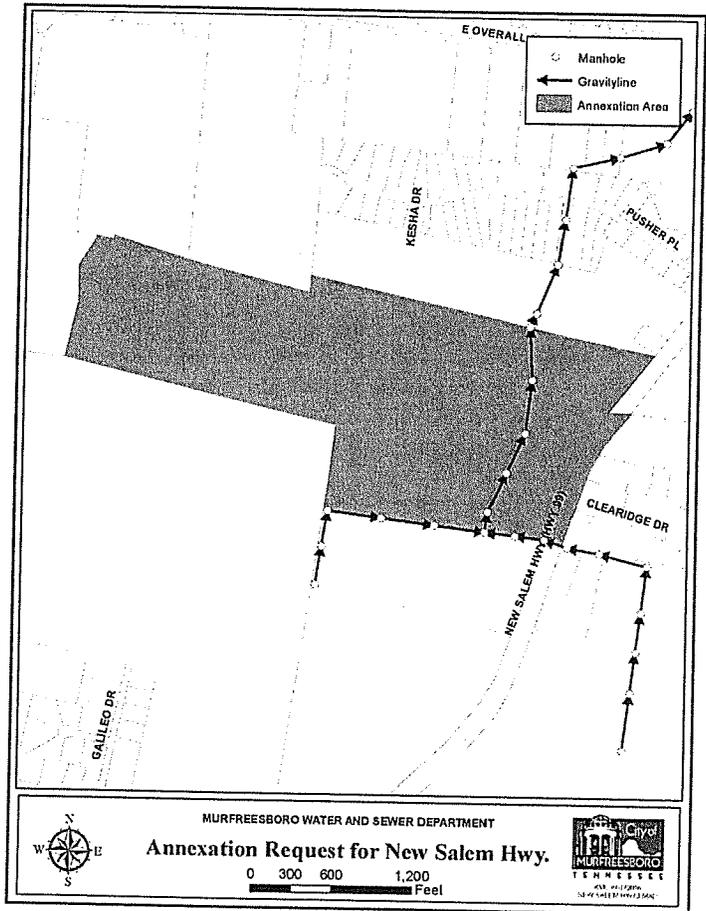
CONSOLIDATED UTILITY DISTRICT  
Water • Gas • Sewer

**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." Sewer service will be provided from an existing 15-inch sewer main flowing south to north through the eastern side of the subject property. All sewer main improvements and easements needed to serve the subject property are to be acquired and installed by the developer in accordance with MWSD's development policies and procedures.

The existing sewer connects to the Overall Creek and Rockvale Assessment Districts. All developments that connect into this sewer system are assessed a \$1,000 fee per single-family unit or equivalent for the Overall Creek Assessment District and \$1,550 fee per single-family unit or equivalent for the Rockvale Assessment District. Assessment District fees are charged in addition to the current and standard connection fees.

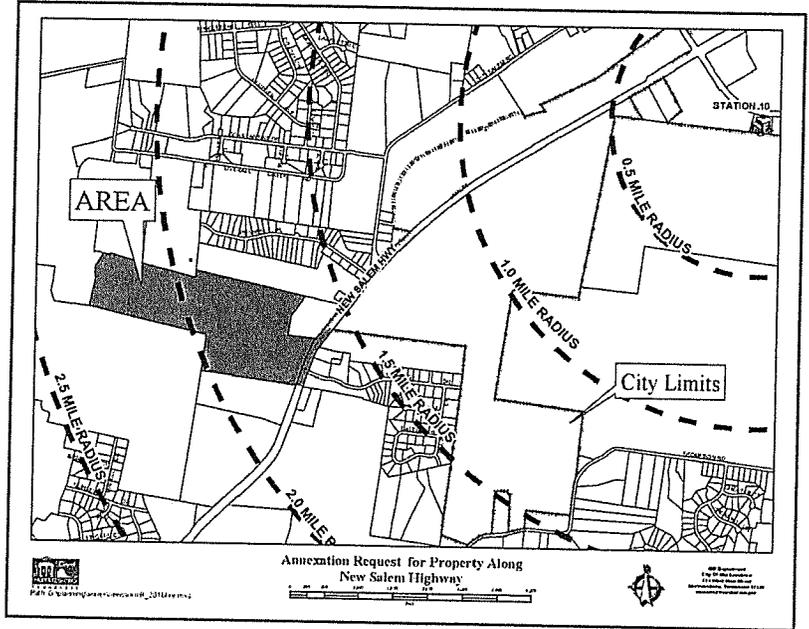
The red lines on the adjacent map represent existing sewer lines.



**FIRE AND EMERGENCY SERVICE**

The annexation will have no negative impact on the Murfreesboro Fire and Rescue Department (MFRD). The MFRD will provide fire protection with a full-time, professional staff as well as medical first responder service. Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Consolidated Utility District (CUD) policies and procedures.

The closest fire stations to the subject tract are Fire Station #10, located at 2563 Veterans Parkway, which is 1.94 miles from the study area, and Station #9, located at 802 Cason Lane, which is 5.37 miles from the study area. The MFRD can provide ISO Class Two (2) fire protection. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.



### **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. The initial day of service will be Thursday. In its current state, no additional equipment or manpower will be needed to serve the study area.

### **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.

### **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 is located in the Scales Elementary school zone. The school system anticipates opening a new elementary school to serve the study area and vicinity in 2018.

### **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.

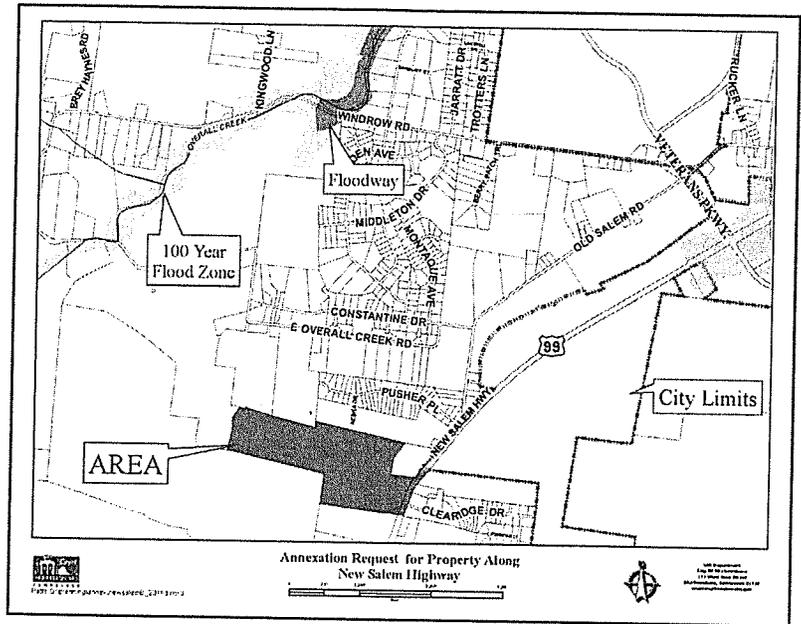
**PLANNING, ENGINEERING, AND ZONING SERVICES**

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**

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.

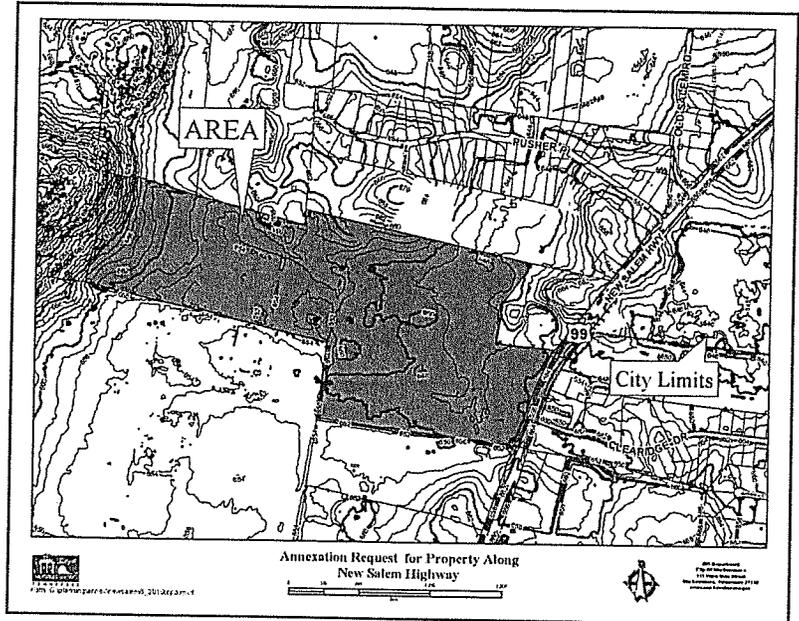


### DRAINAGE

The study area drains from south to north along the area's eastern portion. Significant upstream drainage basins discharge from west, south, and east into the drainage way. A review of the topographic map of the area indicates several closed depressions, which may serve as points where runoff enters the subsurface area. These areas should be evaluated, and proper permits should be obtained for modifications to runoff under the State of Tennessee Underground Injection Control (UIC) program.

Public drainage facilities available in the study area include roadside ditches along New Salem Highway, which are the responsibility of the Tennessee Department of Transportation (TDOT). No additional City services are anticipated for operation and maintenance of these TDOT drainage systems. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

New development on the property must also meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. The study area would benefit from a hydrology and hydraulics study, which could determine the nature of the existing drainage way that runs through the eastern portion. Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential land use and considering applicable credits, this property has the potential to generate \$14,625 in Stormwater Utility Fees annually upon full development. The red lines on the adjacent map represent ten-foot contours. The black lines represent two-foot intervals.



**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.