RESOLUTION 16-R-PS-49 to adopt a Plan of Services for approximately 226.1 acres along South Rutherford Boulevard, Thomas Hoover, Elizabeth Clark, Etal., applicants. [2016-515]

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 October 5, 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 17, 2016, pursuant to a Resolution passed and adopted by the City Council on October 14, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on October 31, 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-49**, the public welfare and the welfare of the City requiring it.

Passed: November 17, 2016

Shane McFarland, Mayor

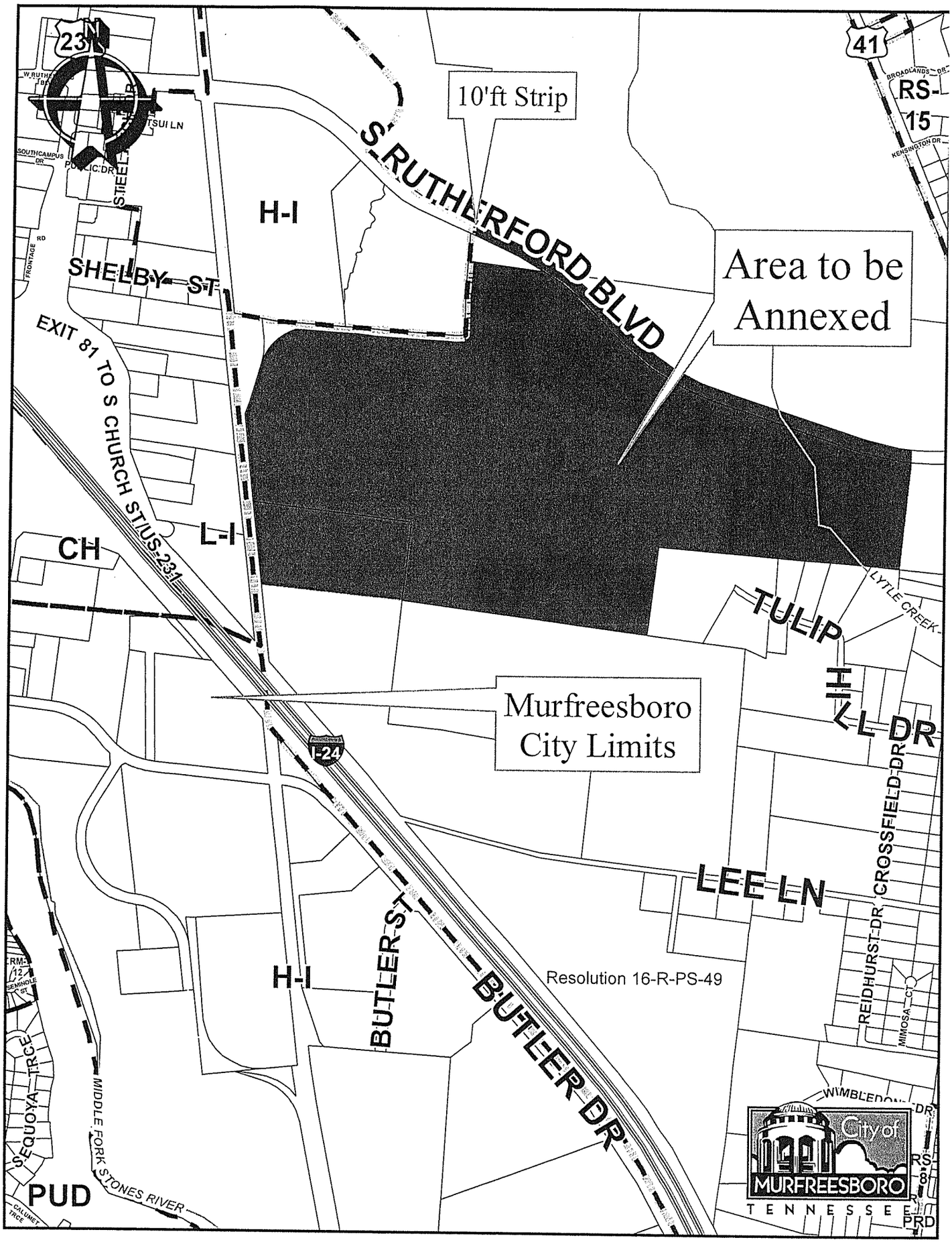
ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Craig D. Tindall
City Attorney

SEAL

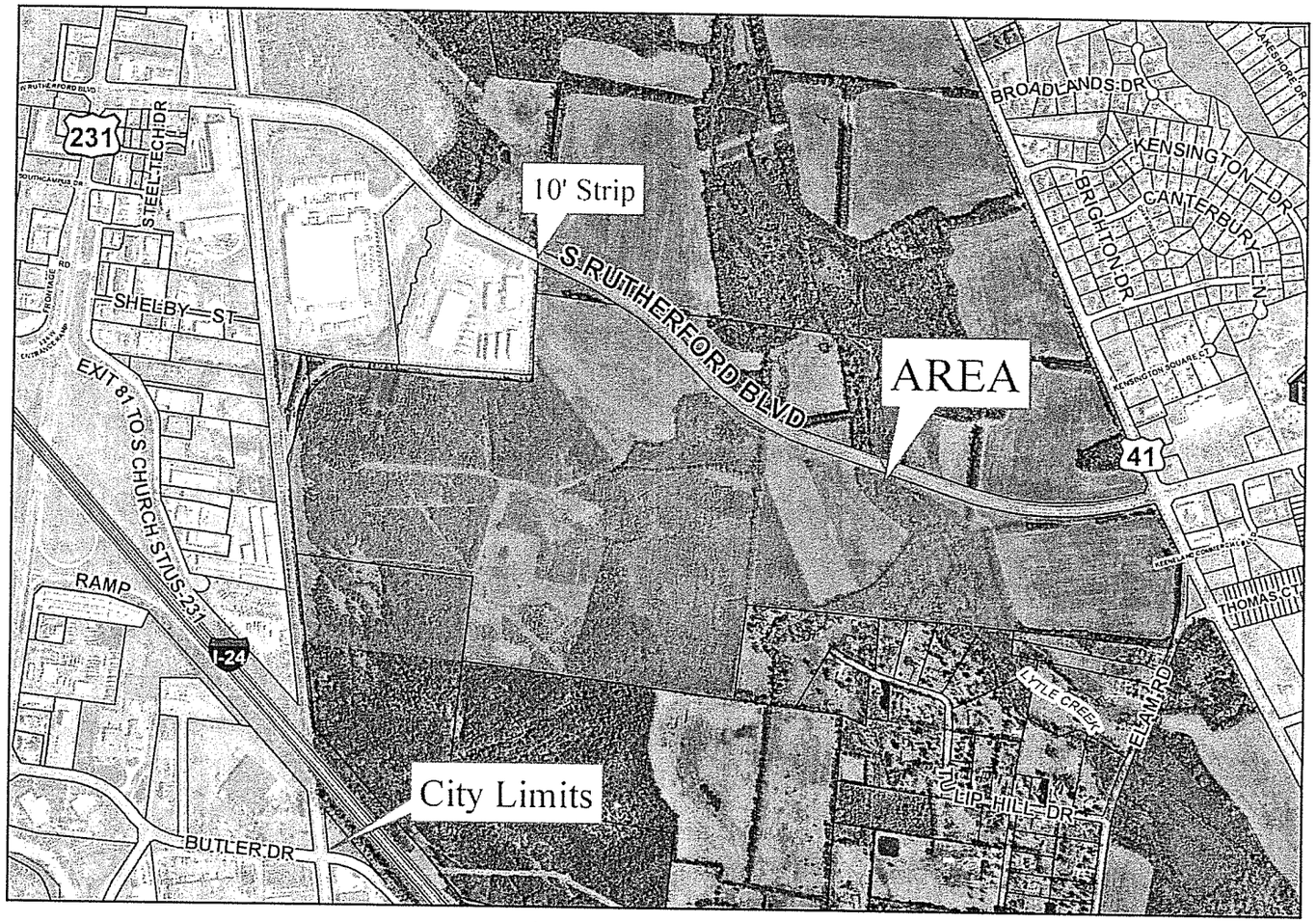


Resolution 16-R-PS-49

ANNEXATION REPORT FOR PROPERTY LOCATED ALONG SOUTH RUTHERFORD BOULEVARD INCLUDING PLAN OF SERVICES

City of MURFREESBORO
TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
OCTOBER 5, 2016
AND
UPDATED NOVEMBER 23, 2016
PER CITY COUNCIL ACTION ON NOVEMBER 17, 2016



Annexation Request for Property Along S. Rutherford Blvd.

Path: \\GIS\gisdata\planning\annex\hooverprop8_2016ortho.mxd

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

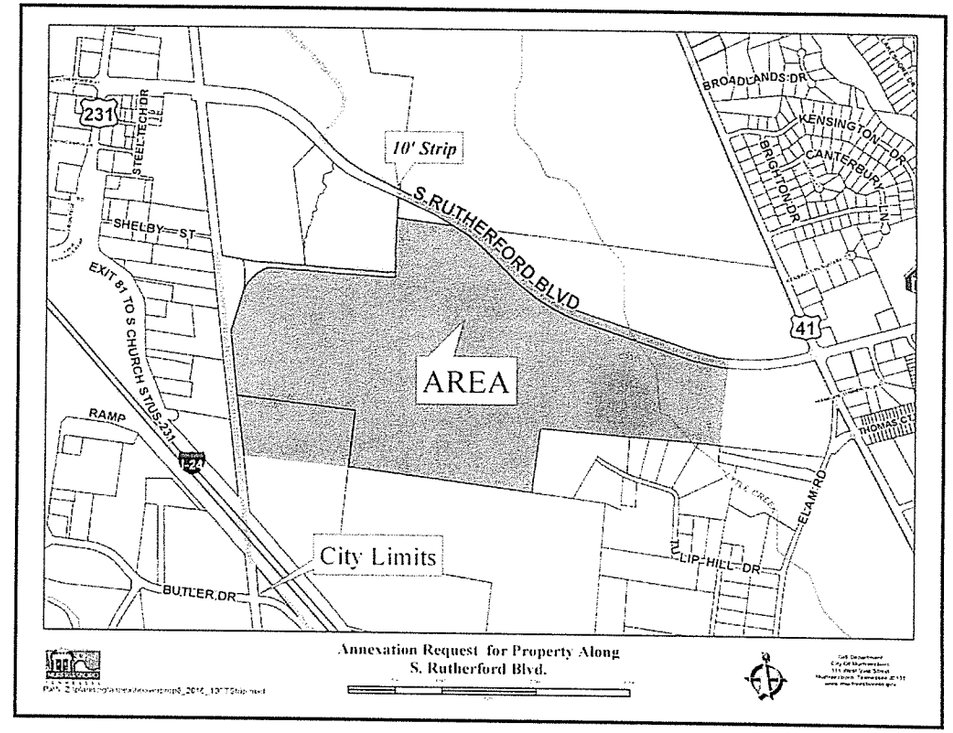
INTRODUCTION

OVERVIEW

The applicant, FedEx Corporation, has requested annexation of property located along the south side of South Rutherford Boulevard.

The area studied in this Plan of Services includes a 199.1-acre portion of a 459-acre parcel (Tax Map 112, Parcel 2.00), an 18.2-acre portion of Tax Map 113, Parcel 013.00), and an adjacent 4,000-linear foot, 8.8-acre portion of right-of-way along South Rutherford Boulevard. (Note: All acreages are approximate.) The total acreage is approximately 226.1.

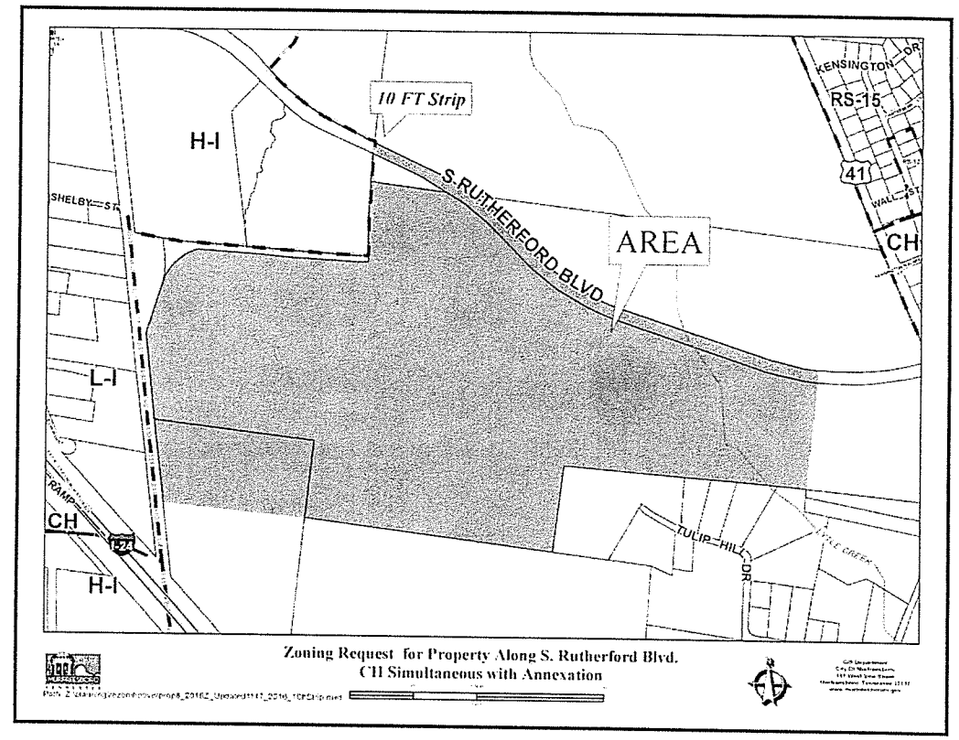
The study lies within the City of Murfreesboro's Urban Growth Boundary and borders the City on the west and northwest. Adjacent areas to the northeast, south, and east lie within the unincorporated County.



CITY ZONING

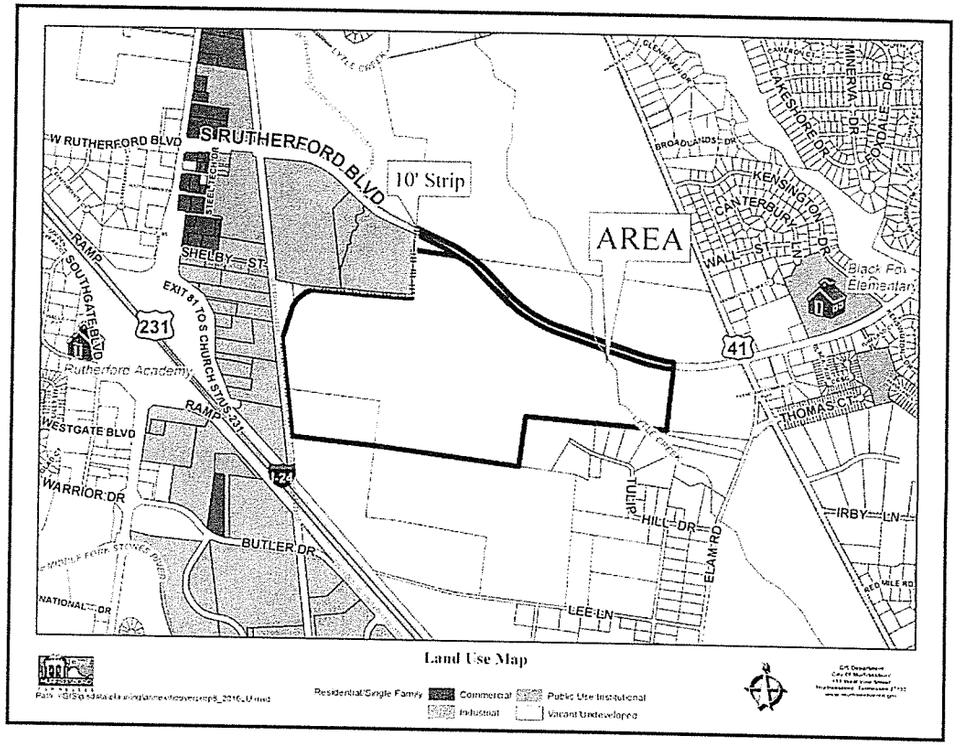
The applicant has requested rezoning to CH (Highway Commercial District) simultaneous with annexation. The study area is presently zoned RM (Residential – Medium Density) in the County.

The adjacent property to the northwest of the study area is located within the City and is zoned H-I (Heavy Industrial District). Adjacent properties to the west of the study area are also located within the City and are zoned L-I (Light Industrial District). Adjacent properties to the northeast, south, and east of the study area are located within the unincorporated County and are zoned RM.



PRESENT AND SURROUNDING LAND USE

The study area is presently vacant. Adjacent properties to the west and northwest and presently used for industrial purposes. A single-family residential subdivision adjoins the study area on the southeast. Other adjacent properties on the northeast, south, and east are presently vacant.



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

Owner of Record	Acres	Land Value	Improvements Value	Total Assessment	Estimated City Taxes
Tommy Hoover et al.	199.1	$393,370	N/A	$98,342	$1,249
Elizabeth L. Clark	17.4	$9,451	N/A	$2,363	$30
Total	216.5	$402,821	N/A	$100,705	$1,279

These figures are for the property in its current state. Note that the subject property includes a total of 459 acres; however, the study area includes only a 199.1-acre portion of the property. All figures for the subject property are based on the 43.38 percent share of the property's area included in the study area. The Elizabeth L. Clark property includes a total of 72 acres; however, the study area includes only a 17.4-acre portion of the property. All figures for the Elizabeth L. Clark property are based on the 24.17 percent share of the property's area included in the study area.

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 #7.

ELECTRIC SERVICE

The property is located within Murfreesboro Electric Department's (MED) service boundary. MED 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 MED standards.

STREET LIGHTING

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

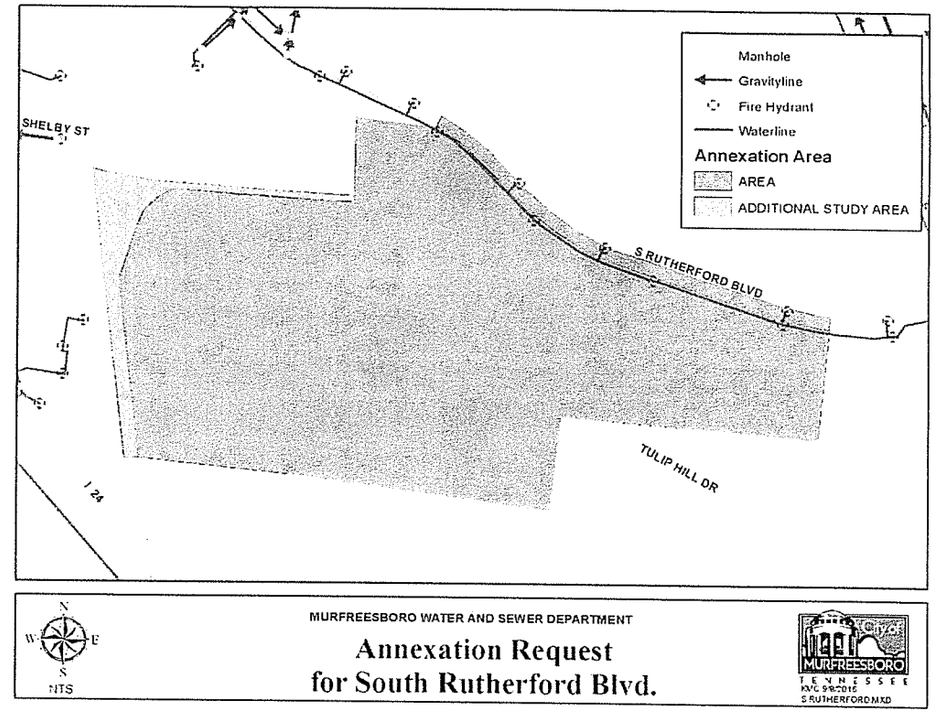
STREETS AND ACCESS

The study area currently has access to South Rutherford Boulevard, a major arterial, on the north. Upon annexation, the 4,000-linear foot portion of South Rutherford Boulevard included in the study area will become the responsibility of the City of Murfreesboro. Any future development of the study area should include a public roadway extension to the south with an intersection on Rutherford Boulevard approximately 500 feet west of Lytle Creek. Additionally, turn lane improvements may be required as part of any future development. Any future public roadway facilities serving the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Murfreesboro Water and Sewer Department's (MWSD) service area. The study area is presently served by a 16-inch water line which runs along the south side of South Rutherford Boulevard. Should any new uses be proposed on the property, the developer/owner shall submit a Water Availability Request to MWSD.

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

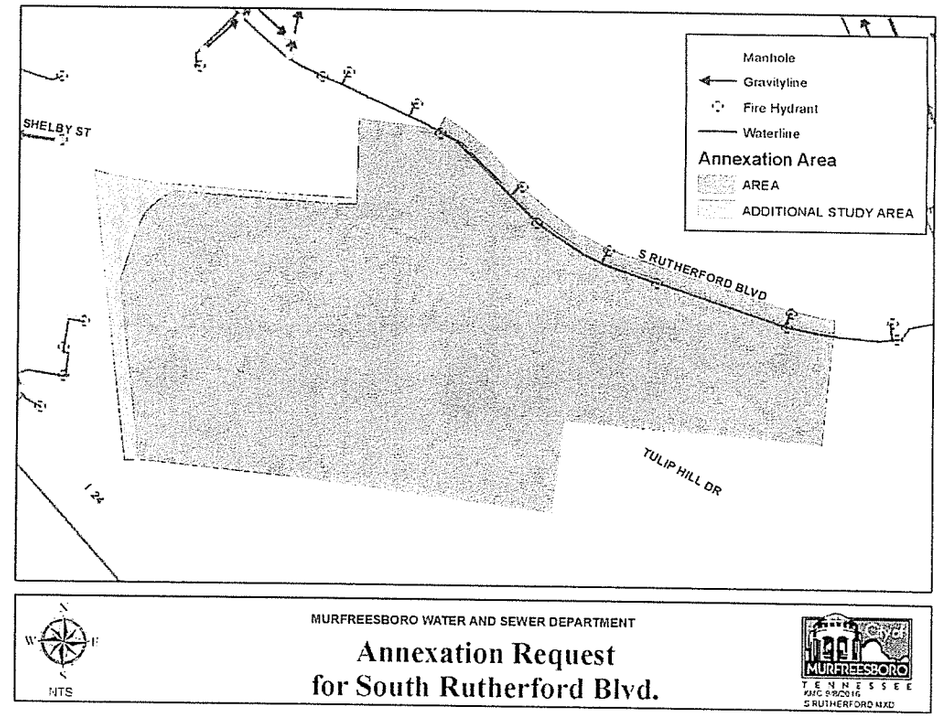


SANITARY SEWER SERVICE

Sanitary sewer is not currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." Sanitary sewer can be extended to the study area in one of three ways, all of which require the acquisition of easements from neighboring property owners: 1) extend sewer from the Murfree and Derryberry properties east parallel to the northern right of way on South Rutherford Boulevard and bore to the south side of the study area; 2) extend sewer south and east from the Huskey Truss property to the study area; or 3) extend sewer from the Huskey Truss and Derryberry properties east parallel to the southern right-of-way of South Rutherford Boulevard to the study area.

The developer should anticipate working with MWSD on a proposed route for the Lytle Creek Interceptor Extension. Easements will be required for this future extension.

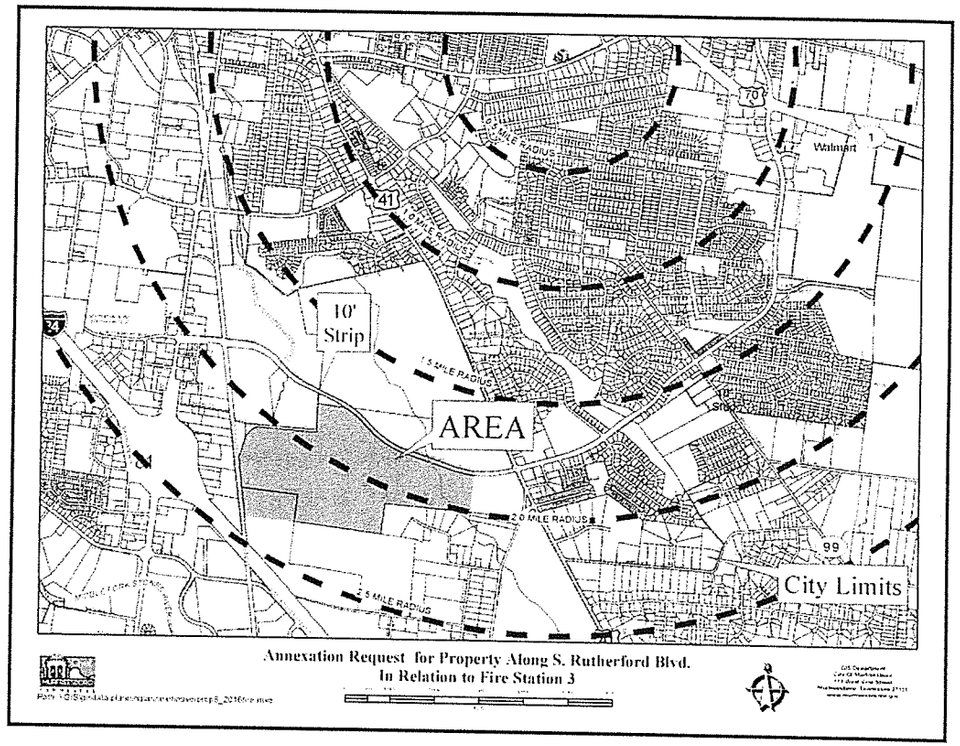
All sewer main improvements and easements needed to serve the subject properties are to be acquired and installed by the developer in accordance with MWSD's development policies and procedures. The red lines on the adjacent map represent existing sewer lines.



FIRE AND EMERGENCY SERVICE

The 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 Murfreesboro Water and Sewer Department (MWSD) policies and procedures.

The closest fire station to the subject tract is Fire Station #3, located at 1511 Mercury Boulevard, 3.0 miles from the study area. MRFD headquarters, located at 202 East Vine Street, is 3.2 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 Black Fox Elementary school zone. However, because the study area is proposed for commercial use, any development on the area should have minimal impact on the school system.

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.

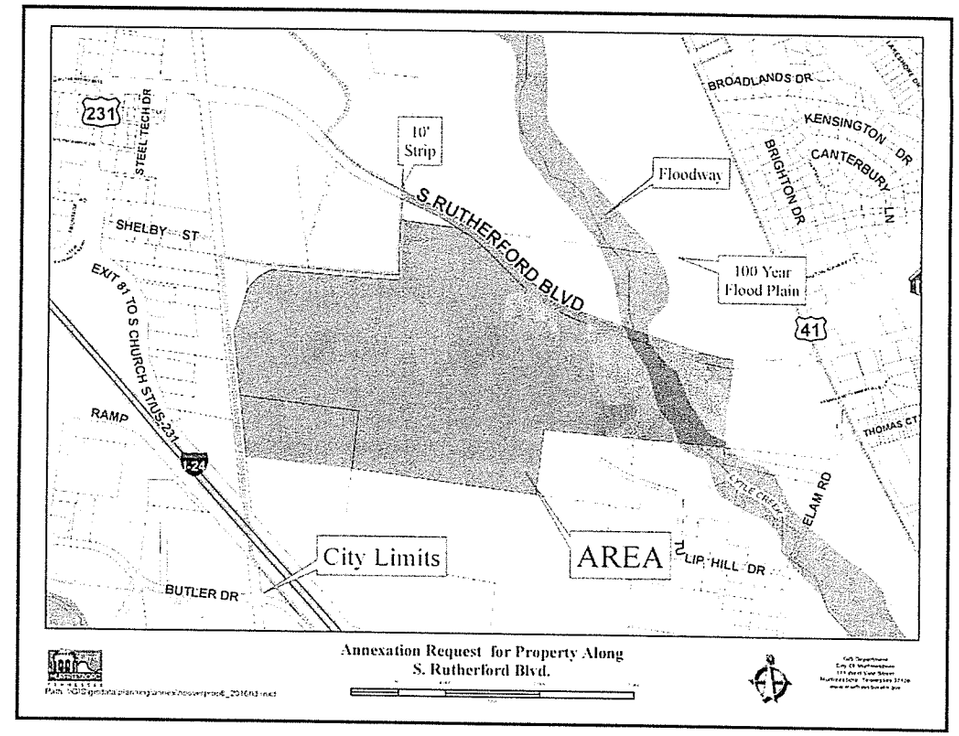
PLANNING, ENGINEERING, AND ZONING SERVICES

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

A portion of the study area is 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.

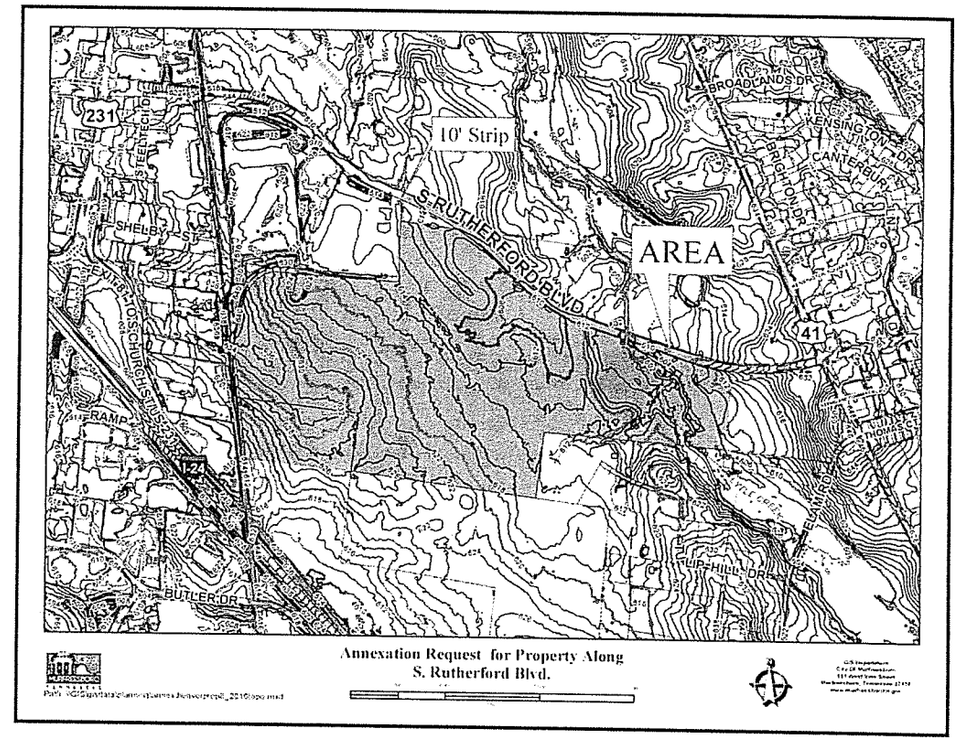


DRAINAGE

The eastern portion of the study area drains to Lytle Creek, while the central portion of the study area drains northward to an existing cross drain before emptying into Lytle Creek. The southwestern portion of the study area drains to West Fork Stones River. 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 the City's requirements for building in the floodplain, including properly elevating structures and preventing encroachments in the floodway. Any alterations to Lytle Creek will require appropriate state and federal permits. Any future development must include a 50-foot Water Quality Protection Area from top of bank on each side of Lytle Creek.

New development on the property must also meet overall City of Murfreesboro Stormwater Quality requirements including water quality and detention. 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 $36,000 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 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.