RESOLUTION 16-R-PS-67 to adopt a Plan of Services for approximately 9.1 acres along Rucker Lane, Gere and Chris Payvis, applicants. [2016-519]

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 December 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 January 26, 2017, pursuant to a Resolution passed and adopted by the City Council on December 15, 2016, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on January 9, 2017; 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-67**, the public welfare and the welfare of the City requiring it.

Passed: January 26, 2017

Shane McFarland, Mayor

ATTEST:

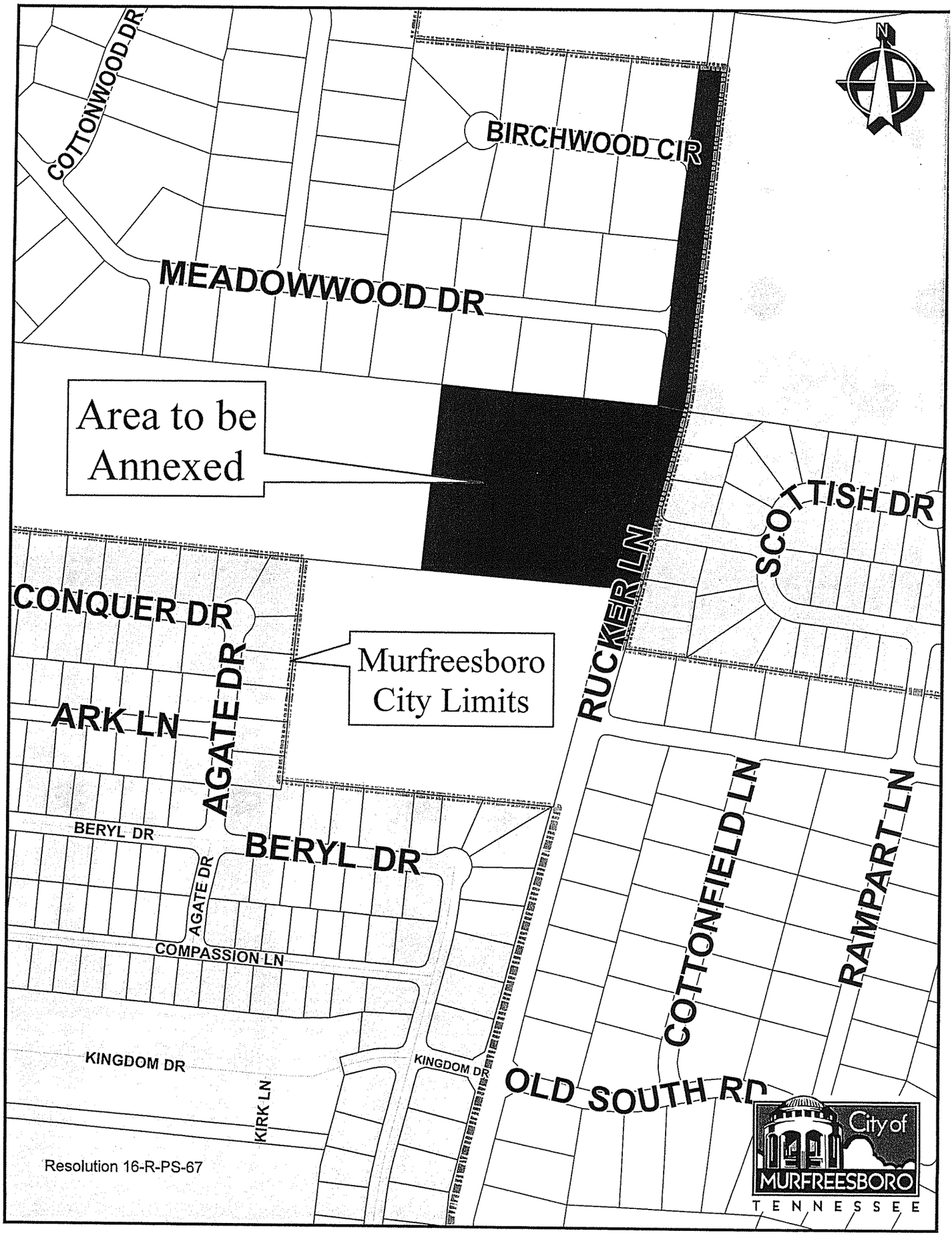
Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Craig D. Tindall
City Attorney

SEAL

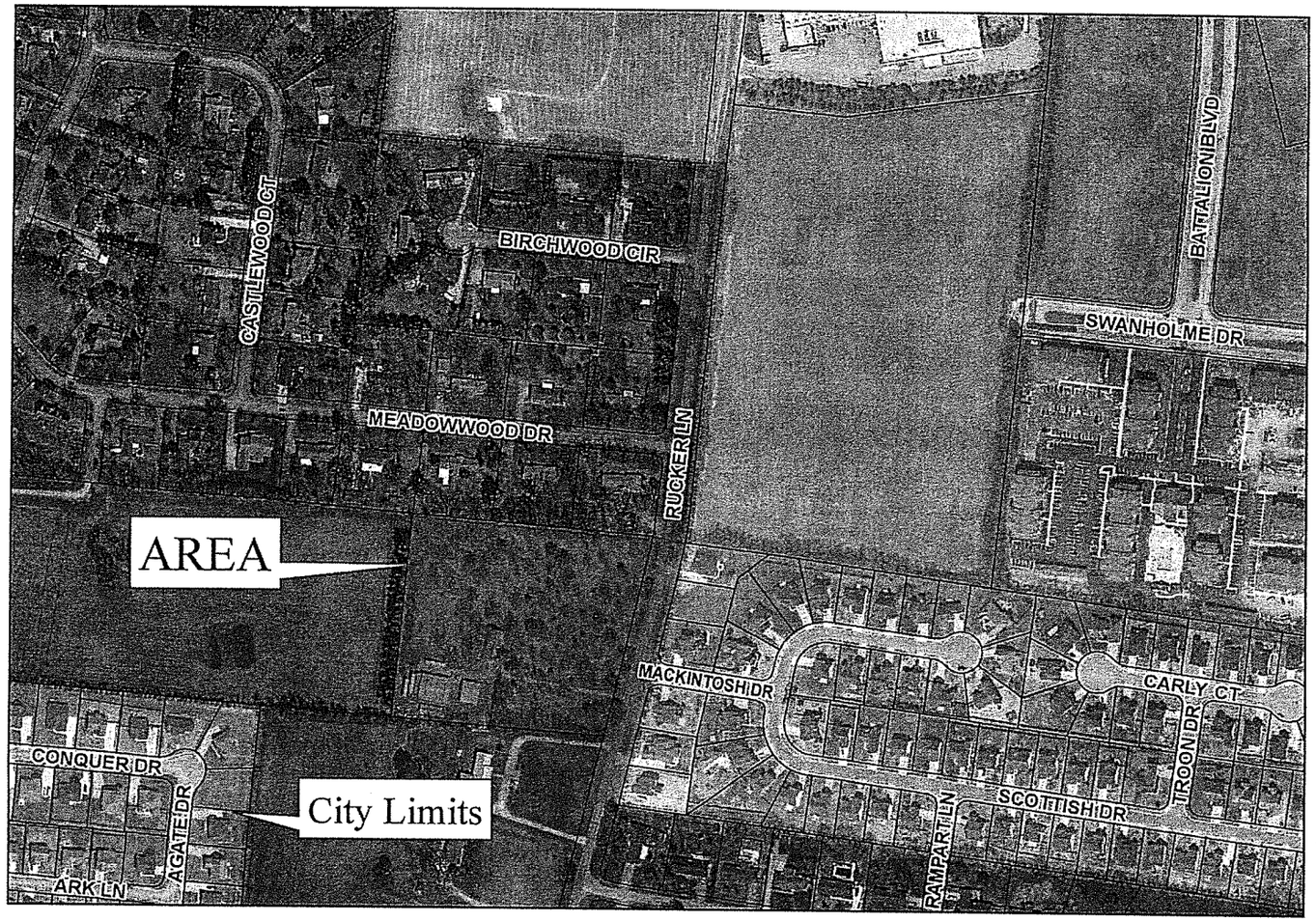
mjp \\puckett\legal\files\council\ordinances & annexation, pos resolutions\2016\67 - 16-r-ps-67.doc 12/19/2016 10:19:32 AM #1


COTTONWOOD DR
BIRCHWOOD CIR
MEADOWWOOD DR
Area to be Annexed
SCOTTISH DR
RUCKER LN
CONQUER DR
Murfreesboro City Limits
AGATE DR
ARK LN
BERYL DR
BERYL DR
AGATE DR
COMPASSION LN
COTTONFIELD LN
RAMPART LN
KINGDOM DR
KINGDOM DR
KIRK LN
OLD SOUTH RD
City of MURFREESBORO TENNESSEE
Resolution 16-R-PS-67

ANNEXATION REPORT FOR PROPERTY LOCATED AT 398 RUCKER LANE INCLUDING PLAN OF SERVICES

City of MURFREESBORO TENNESSEE

PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
December 7, 2016
Updated December 8, 2016



Path: G:\planning\annex\Rucker10_2016ortho.mxd

Annexation Request for Property Along Rucker Lane

0 150 300 600 900
Feet

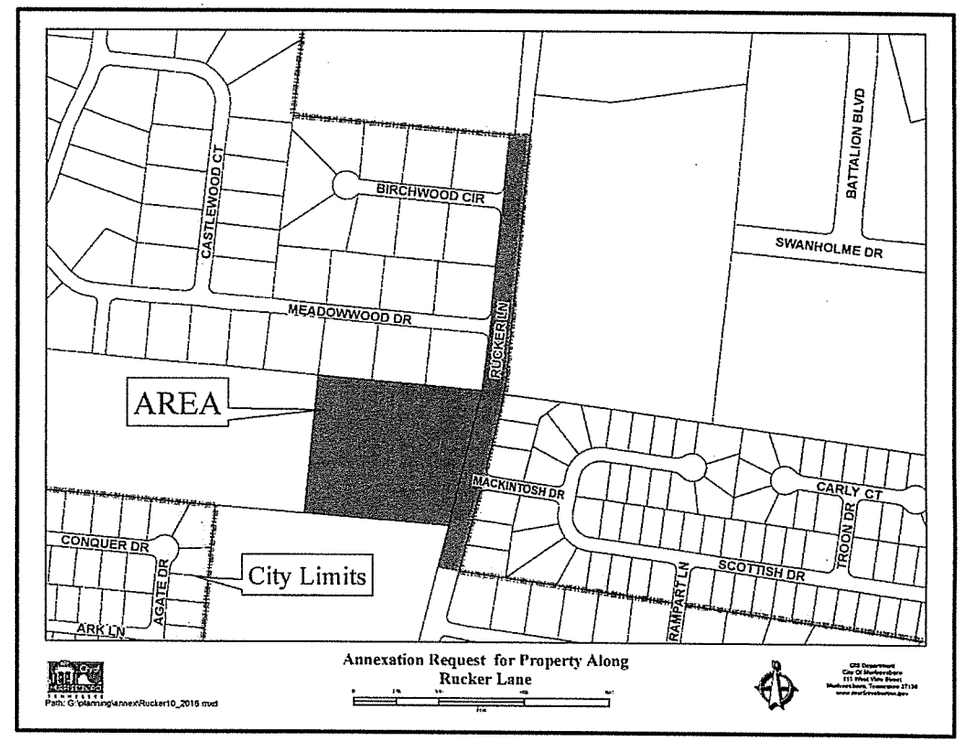
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

INTRODUCTION

OVERVIEW

The applicants, Gere and Chris Payvis, have requested annexation of property located along the west side of Rucker Lane. The area studied in this Plan of Services includes a 6.3-acre parcel (Tax Map 100, Parcel 8.00) and an adjacent approximately 1,550-linear foot (approximately 2.8-acres) segment of Rucker Lane right-of-way.

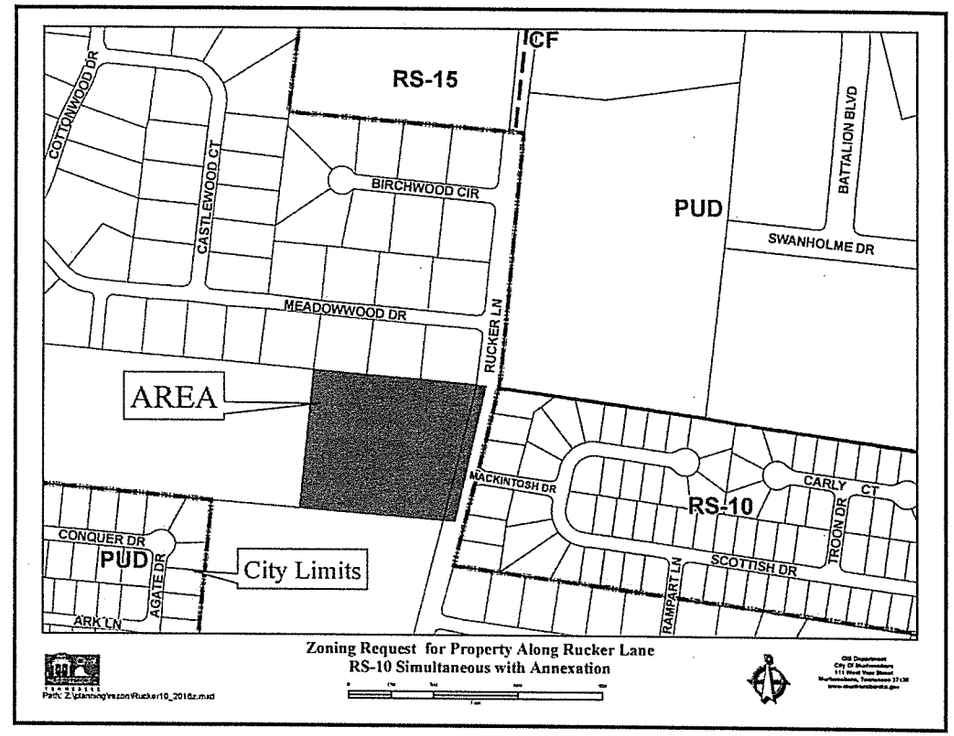
The study lies within the City of Murfreesboro's Urban Growth Boundary and adjoins the City on the east. Adjacent areas to the north, south, and west lie within the unincorporated County.



CITY ZONING

The applicants have requested rezoning to RS-10 (Single-Family Residential; 10,000 square foot minimum lot size) for the study area simultaneous with annexation. The study area is presently zoned RM (Residential – Medium Density) in the County.

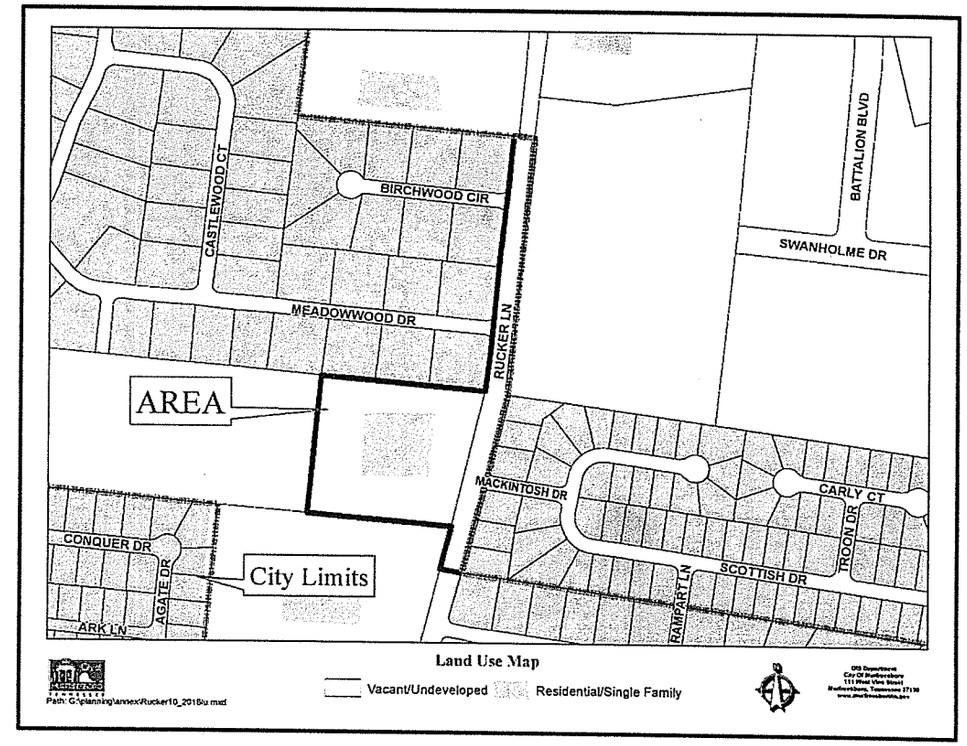
Adjacent properties to the north, south, and west of the study area lie within the unincorporated County and are zoned RM. Properties to the east and northeast of the study area are located within the City and are zoned RS-10 and PUD (Planned Unit District), respectively.



PRESENT AND SURROUNDING LAND USE

The study area presently includes one single-family dwelling unit and two accessory structures. Surrounding land uses include:

- the Brownview subdivision, a County subdivision located along the study area's northern boundary and consisting of single-family residential lots averaging approximately three-quarters of an acre in area;
- the Scottish Glen subdivision, a City subdivision located to the east of the study area and consisting of lots with minimum lot sizes of 10,000 square-feet;
- large residential estate lots, which lie adjacent to the study area on the west and south;
- a 19.6-acre vacant property located to the northeast of the study area; and
- the Brighton Park and Kingdom Ridge subdivisions, located in the City limits south and southwest of the study area and consisting of single-family residential lots with minimum lot sizes of 8,000, 10,000, 12,000, and 15,000 square-feet.



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
Payvis Gerard T	6.30	$84,700	$254,000	$84,675	$1,075.63

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 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 property is located within Murfreesboro Electric Department's (MED) service boundary. MED has facilities and capacity in place to serve the proposed development. Any new 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.

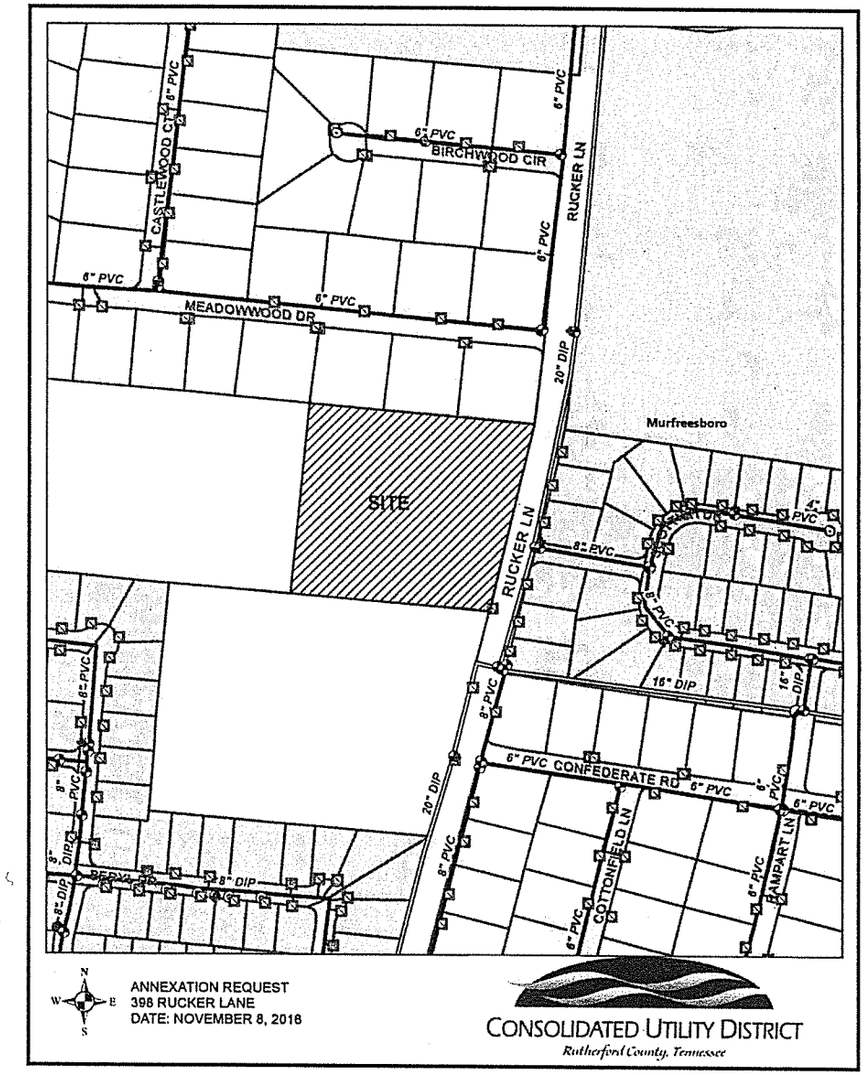
STREETS AND ACCESS

The study area currently has access to Rucker Lane on the east. Rucker Lane is a two-lane, ditch section roadway. It is included on the Major Thoroughfare Plan and Capital Improvement Plan for upgrade to a three-lane, curb-and-gutter roadway. Upon annexation, the City will be responsible for operation and maintenance of the portion of Rucker Lane included in the study area. Any new connections to Rucker Lane must be approved by the City Engineer, and any new development along Rucker Lane will be required to dedicate right-of-way and easements and participate in the construction costs for the expansion of the roadway. Any future public roadway facilities serving the study area must be constructed to City standards.

WATER SERVICE

The study area lies within Consolidated Utility District's (CUD) service area. CUD presently maintains a 20-inch water line along the eastern side of Rucker Lane. The developer of the property will be required to submit a Water Availability Application to verify feasibility and complete CUD's Developer Packet prior to entering the construction phase.

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.



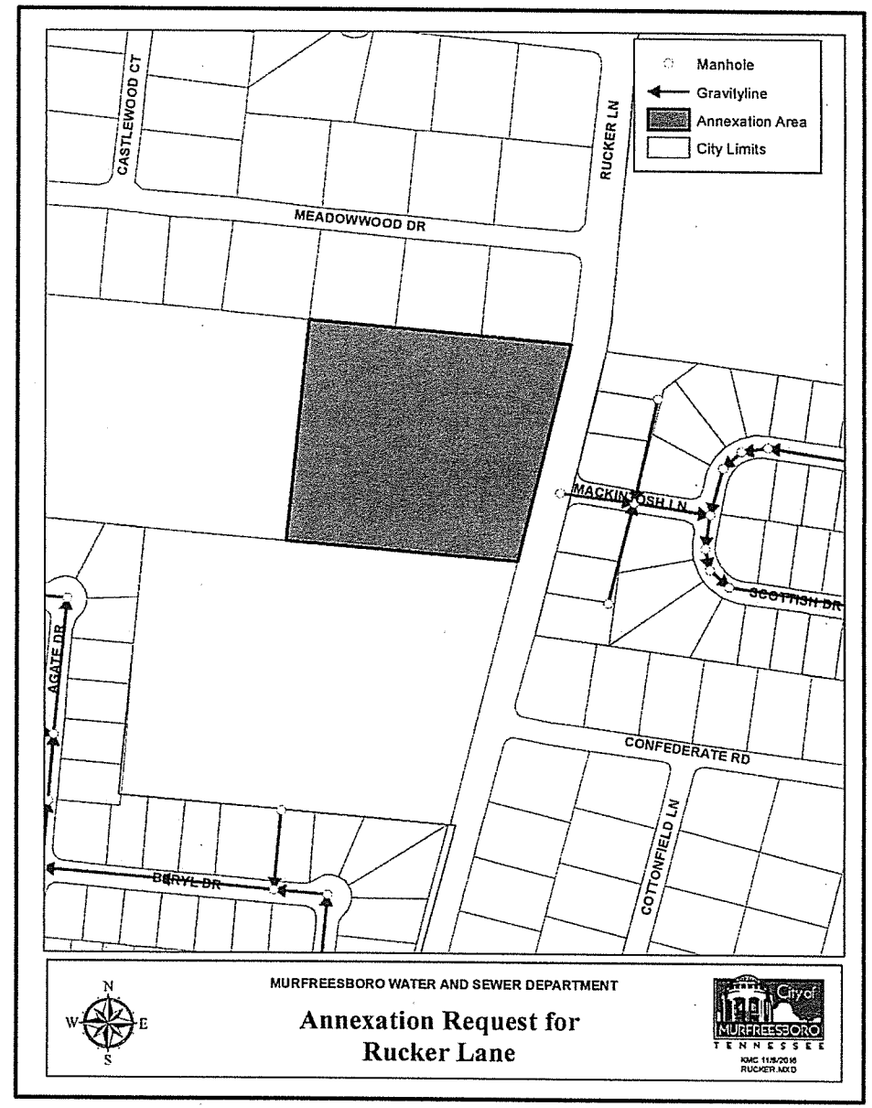
SANITARY SEWER SERVICE

Sanitary sewer is currently available to serve the subject property, per the Murfreesboro Water and Sewer Department's (MWSD) definition of "available." The property will be served by an existing eight-inch sewer main, which is located along the eastern right-of-way of Rucker Lane near Mackintosh Lane.

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

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

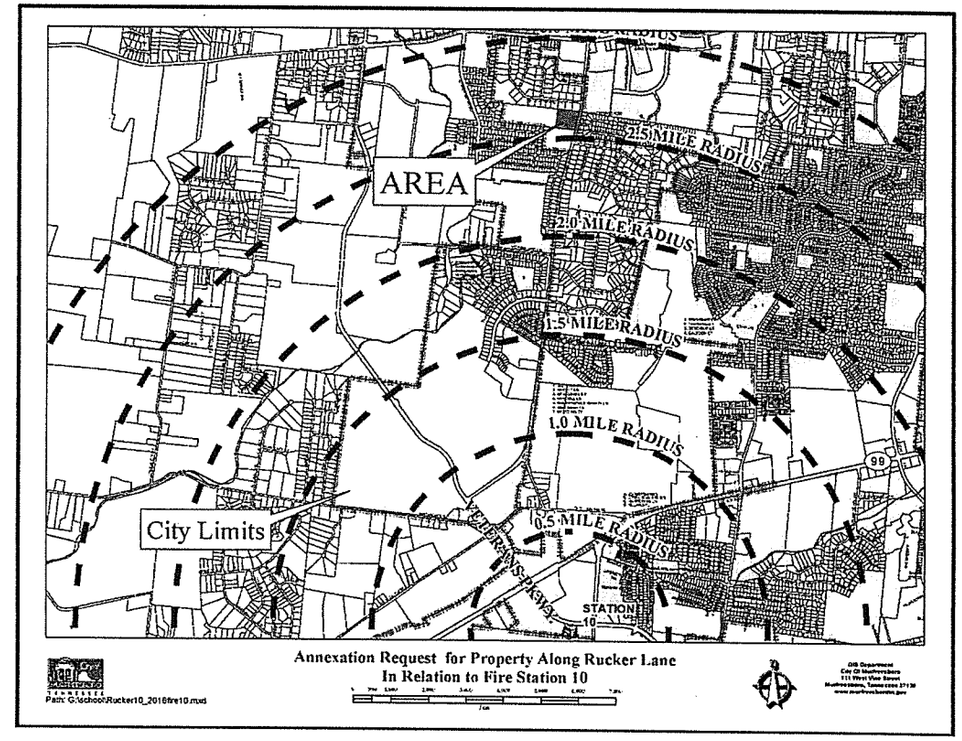
The red lines on the adjacent map represent existing sewer lines.



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

The closest fire station to the subject tract is Fire Station #10, located at 2563 Veterans Parkway, 2.9 miles from the study area. Fire Station #9, located at 802 Cason Lane, is 3.1 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.

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 Overall Creek 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.

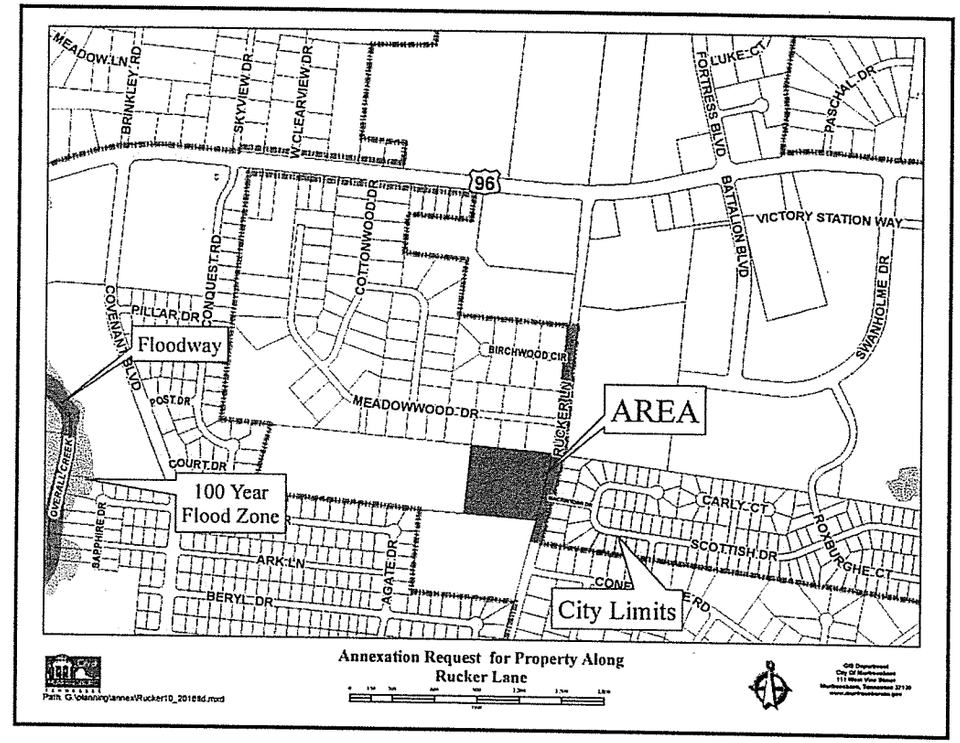
PLANNING, ENGINEERING, AND ZONING SERVICES

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, 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.



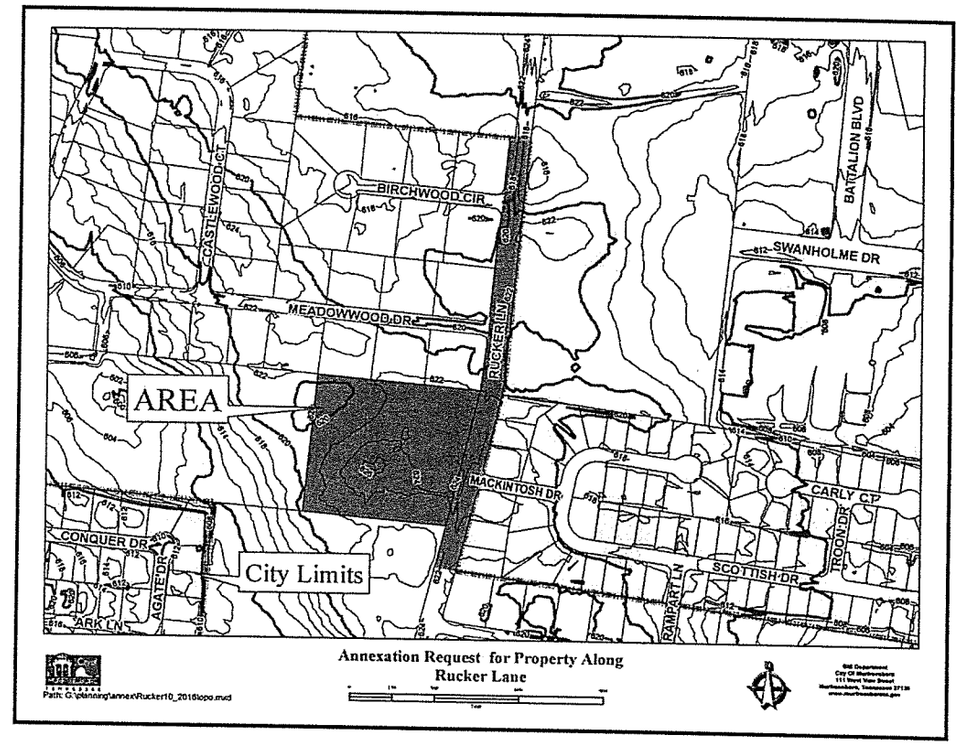
DRAINAGE

The western portion of the study area drains well to a closed depression on adjacent property to the west, while the eastern portion drains well to the east to the Rucker Lane right-of-way. The drainage system within the Rucker Lane right-of-way is included in the study area. No additional public drainage facilities are included in the study area. 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 including water quality and detention. Additionally, any development plans should address the closed depression to the west, which holds water for an extended period of time following significant rainfalls.

Future development in the study area will be subject to the Stormwater Utility Fee upon completion of construction. Based on the proposed residential zoning and considering applicable credits, this property has the potential to generate $1,000 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.