

MURFREESBORO CITY COUNCIL
Regular Meeting Agenda
Council Chambers – City Hall -- 7:00 PM
May 2, 2019

PRAYER

Mr. Kirt Wade

PLEDGE OF ALLEGIANCE

CEREMONIAL ITEMS

*City Schools: Recognition of Mr. Don Barch – 2019 Excellence in STEM Leadership Award Winner
and Ms. Sara Chumney – Teacher of the Year Region Level Finalist

*Greg Tucker, Rutherford County Historian

Consent Agenda

1. Mandatory Referral Caroline Farms (Planning)
2. FY 2019 City Manager Approved Budget Amendments (Finance)
3. ADA Renovations Civic Plaza Change Order 1 (Facilities)

New Business

Resolution

4. Resolution 19-R-06: Acceptance of TDOT's Proposal to construct two Road Improvement Projects (Transportation)

Land Use Matters

5. Ordinance 19-OZ-06: Rezoning approximately 1.4 acres along Mercury Blvd. (Planning)
 - a. Public Hearing: First Reading
6. Ordinance 19-OZ-09: Rezoning approximately 90.56 acres along New Salem Hwy. and Clearidge Drive. (Planning)
 - a. Public Hearing: First Reading
7. Plan of Services and annexation for approximately 123 acres and Zoning for approximately 231.3 acres along S Rutherford Blvd. and Lee Lane (Planning)
 - a. Public Hearing: Plan of Services and Annexation
 - b. Resolution 19-R-PS-08: Plan of Services
 - c. Resolution 19-R-A-08: Annexation
 - d. Public Hearing: Zone approximately 231.3 acres
 - e. Ordinance 19-OZ-08: First Reading
8. Plan of Services and Annexation for segments of I-840, I-24, Butler Drive, Elam Road, Joe B. Jackson Pkwy., John R. Rice Blvd., John Bragg Hwy., and Shelbyville Pk. Right of way (Planning)
 - a. Public Hearing: Plan of Services
 - b. Resolution 18-R-PS-64: Adopt Plan of Services
 - c. Resolution 18-R-A-64: Adopt Annexation
9. Plan of Services and Annexation for I-24 Right of way between S Church St. and Joe B. Jackson pkwy. (Planning)
 - a. Public Hearing: Plan of Services
 - b. Resolution 19-R-PS-07: Adopt Plan of Services
 - c. Resolution 19-R-A-07: Adopt Plan of Services

MURFREESBORO CITY COUNCIL

Regular Meeting Agenda

May 2, 2019

(Continued)

Licensing

Board & Commission Appointments

Reappointment of Mr. Rollie Holden Jr. to the Rutherford County Library Board and reappointment of Ms. Susan McGannon to the Stones River Regional Library Board.

Appointment of Mrs. Ginny Togrye to the Murfreesboro Art Committee filling the vacancy left by Danielle Wilbert.

Payment of Statements

Other Business

Adjournment

COUNCIL COMMUNICATION

Meeting Date: 5/2/19

Item Title: Mandatory Referral for Dedication of a Sanitary Sewer Pump Station Easement north of West Thompson Lane for the Caroline Farms subdivision

Department: Planning

Presented by: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input type="checkbox"/>
Resolution	<input type="checkbox"/>
Motion	<input checked="" type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Consider request to dedicate a sanitary sewer pump station easement on City-owned property north of West Thompson Lane and east of Leanna Road as a part of the Caroline Farms development.

Staff Recommendation

Approve the mandatory referral request.

The Planning Commission is scheduled to consider this mandatory referral request at its May 1, 2019 regular meeting. In the event the Planning Commission does not recommend approval, Staff will withdraw this item from the City Council agenda.

Background Information

In this mandatory referral, Council is being asked to consider approving the dedication of a sanitary sewer pump station easement on the City-owned property east of Leanna Road and north of West Thompson Lane commonly referred to as the "Jordan Farm." The pump station will be utilized by the Caroline Farms single-family residential subdivision to its east. A memo from the Water Resources Department (MWRD) is attached providing additional information. According to MWRD, the location of the pump station was included in the construction plans for Section 1 of Caroline Farms approved by MWRD in April 2018. MWRD anticipates that the location of this pump station will be temporary as there is another pump station to the north planned in the Cherry Lane Sewer Master Plan, which will serve the general Cherry Lane area and make the current pump station unnecessary. When the pump station to the north is constructed, the current pump station can be abandoned.

Council Priorities Served

Safe and Livable Neighborhoods

Proper design of public infrastructure, including infrastructure for drainage and utilities,

aids in the strong quality of life enjoyed by our citizens.

Fiscal Impacts

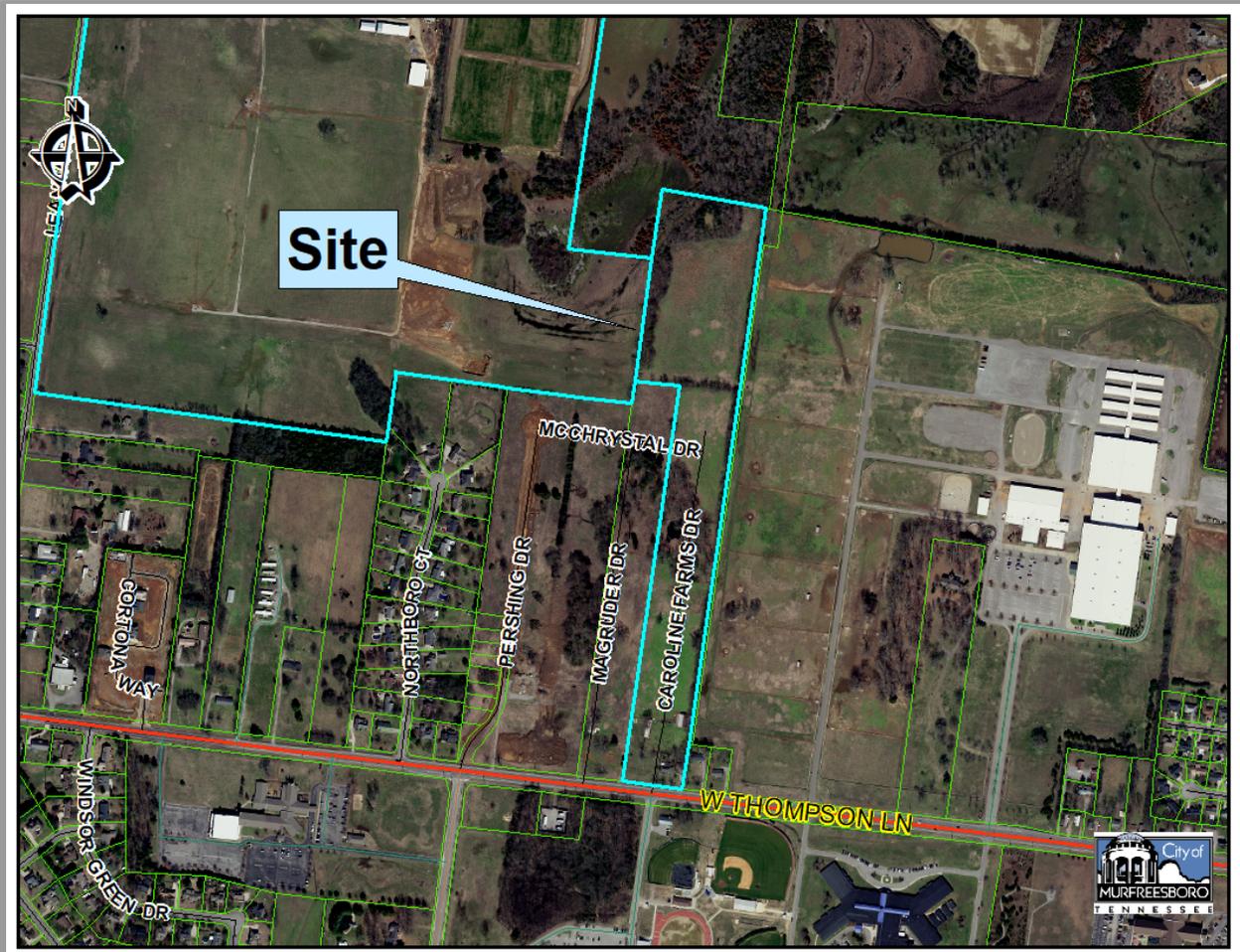
None known.

Attachments:

1. Planning Commission staff comments
2. Miscellaneous supporting materials, including memo from Murfreesboro Water Resources Department

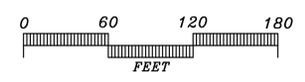
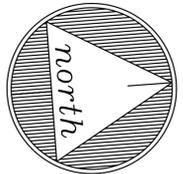
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MAY 1, 2019**

- 5.a. **Mandatory Referral [2019-710] to consider the dedication of a pump station easement on City-owned property north of West Thompson Lane and east of Leanna Road as part of the Caroline Farms development, Caroline Farms, LLC applicant.**



In this mandatory referral, the Planning Commission is being asked to consider approving the dedication of a sanitary sewer pump station easement on the City-owned property east of Leanna Road and north of West Thompson Lane commonly referred to as the “Jordan Farm.” The pump station will be utilized by the Caroline Farms single-family residential subdivision to its east. A memo from the Water Resources Department (MWRD) is attached providing additional information. According to MWRD, the location of the pump station was included in the construction plans for Section 1 of Caroline Farms approved by MWRD in

April 2018. MWRD anticipates that the location of this pump station will be temporary as there is another pump station to the north planned in the Cherry Lane Sewer Master Plan, which will serve the general Cherry Lane area and make the current pump station unnecessary. When the pump station to the north is constructed, the current pump station can be abandoned. Staff recommends that the Planning Commission recommend approval of this request to the City Council.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: RECORD BOOK 1552, PAGE 3407 & 3409
STEVEN DOTSON FOR CAROLINE FARMS, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: RECORD BOOK 161, PAGE 2568
TAX MAP 58, PARCEL 80.00
AND
RECORD BOOK 381, PAGE 2818
TAX MAP 58, PARCEL 22.00

CITY OF MURFREESBORO
CRAIG TINDALL, CITY MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME AND THAT THE LAND SHOWN TO BE SUBDIVIDED HEREON IS WITHIN THE WATER SERVICE JURISDICTION OF MURFREESBORO WATER AND SEWER DEPARTMENT.

DATE: MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 10,000 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. INC.
REGISTERED SURVEYOR
TENN. R.L.S. No. _____

DATE: MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE, THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.

DATE: MURFREESBORO ELECTRIC DEPARTMENT OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DESIGN CRITERIA FOR SEWAGE WORKS, (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME, OR (3) THAT A SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH AUTHORITY.

DATE: MURFREESBORO WATER RESOURCES OFFICIAL

CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE

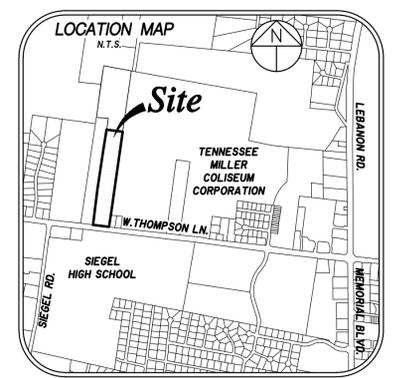
I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.

DATE: CITY ENGINEER

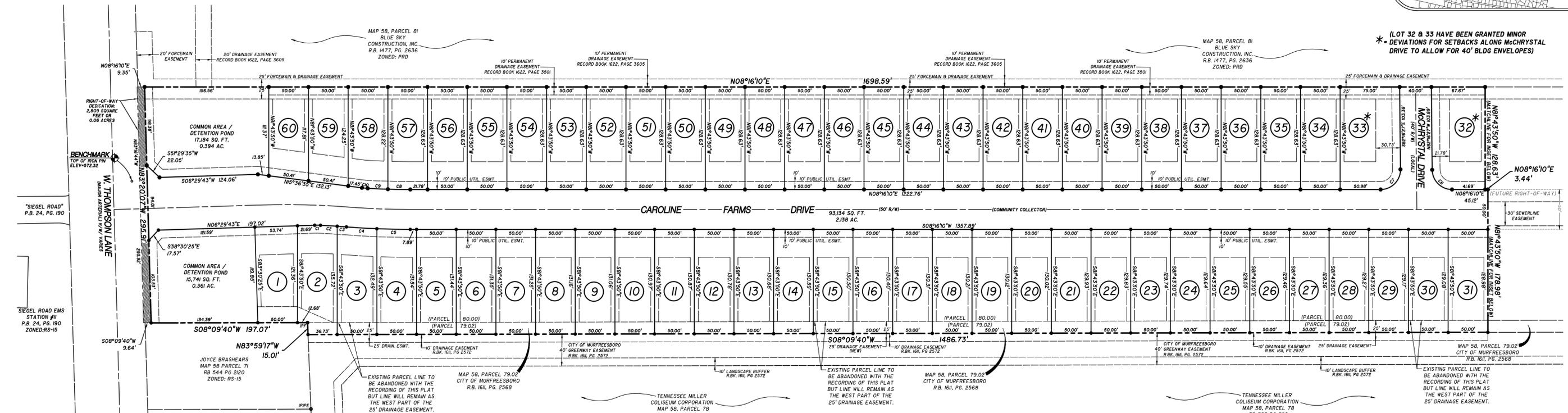
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE: PLANNING COMMISSION SECRETARY

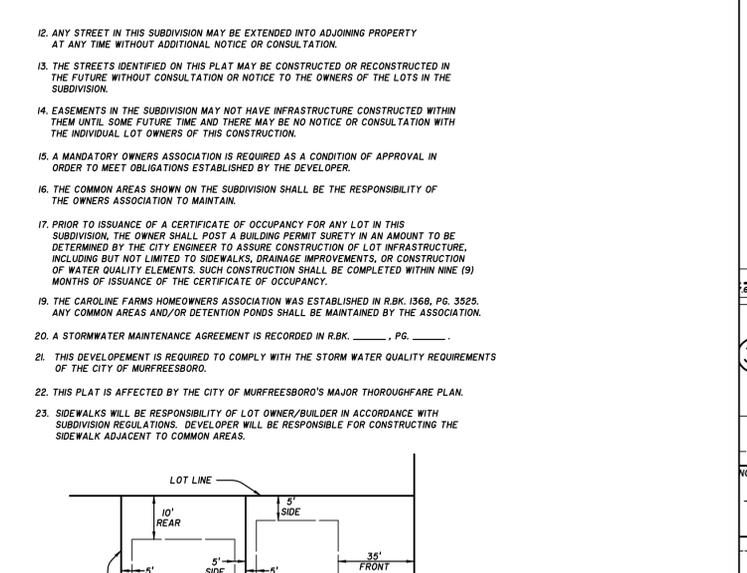


(LOT 32 & 33 HAVE BEEN GRANTED MINOR DEVIATIONS FOR SETBACKS ALONG McCHRISTAL DRIVE TO ALLOW FOR 40' BLDG ENVELOPES)



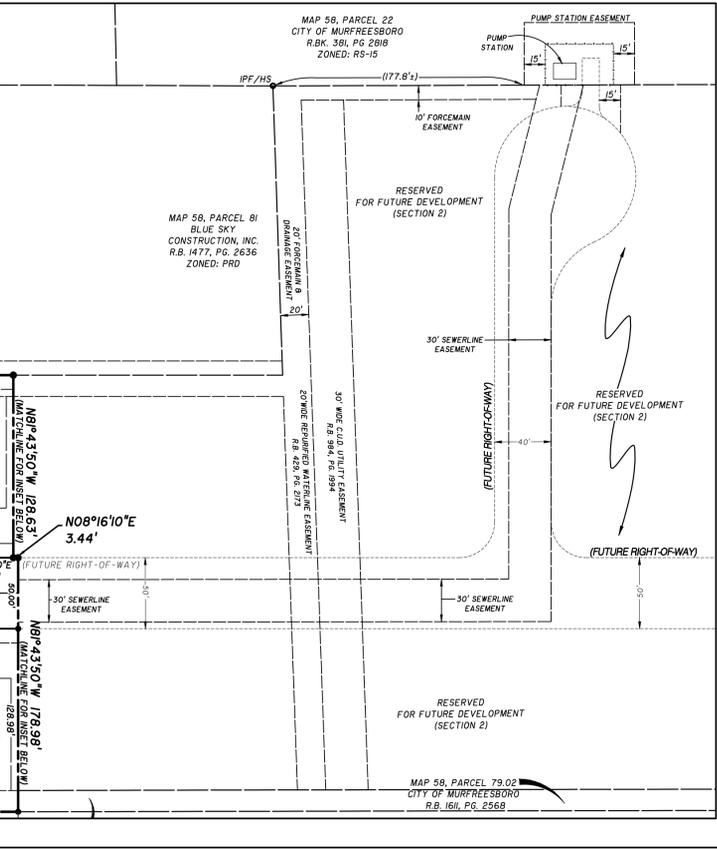
GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAN IS TO CREATE AND RECORD 60 SINGLE FAMILY LOTS, EASEMENTS, COMMON AREA AND RIGHT-OF-WAY AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD 83-96).
- PER THE ENGINEER'S CERTIFICATION ON THIS PLAN, THIS PROPERTY LIES WITHIN ZONE X, OUTSIDE OF AREAS DESIGNATED AS FLOODWAY AND 100-YEAR FLOODPLAIN PER THE LATEST FIRM MAP NO. 4749C045 H, EFFECTIVE DATE JANUARY 5, 2007.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. F.F.E.) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED "PRO", MINIMUM BUILDING SETBACKS FOR THIS SITE ARE: FRONT = 35' / SIDE = 5' / REAR = 10'. CORNER LOTS HAVE 2 FRONTS AND 2 SIDES. (LOT 32 & 33 HAVE BEEN GRANTED MINOR DEVIATIONS FOR SETBACKS ALONG McCHRISTAL DRIVE TO ALLOW FOR 40' BLDG ENVELOPES)
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUSTAINABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MURFREESBORO ELECTRIC DEPARTMENT, NATURAL GAS COMPANIES, AT&T, CABLE TELEVISION SERVICES AND OTHERS.
- UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE CONNECTION, AS AN ALTERNATIVE, THE HOME OWNER SHALL INSTALL A BACKWATER VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR HOME OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- THE STREETS IDENTIFIED ON THIS PLAN MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
- THE COMMON AREAS SHOWN ON THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION TO MAINTAIN.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE CAROLINE FARMS HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN R.B.K. 1368, PG. 3525. ANY COMMON AREAS AND/OR DETENTION PONDS SHALL BE MAINTAINED BY THE ASSOCIATION.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____.
- THIS DEVELOPMENT IS REQUIRED TO COMPLY WITH THE STORM WATER QUALITY REQUIREMENTS OF THE CITY OF MURFREESBORO.
- THIS PLAN IS AFFECTED BY THE CITY OF MURFREESBORO'S MAJOR THOROUGHFARE PLAN.
- SIDEWALKS WILL BE RESPONSIBILITY OF LOT OWNER/BUILDER IN ACCORDANCE WITH SUBDIVISION REGULATIONS. DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING THE SIDEWALK ADJACENT TO COMMON AREAS.



CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CHD BEARING	CHD LENGTH
C1	49°58'	97.00'	7.33'	N08°33'E	7.33'
C2	1°42'	972.00'	21.02'	N8°26.4'E	21.02'
C3	0°41.59'	972.00'	11.73'	N1°24.5'E	11.73'
C4	2°08.91'	1028.00'	38.37'	N1°24.5'E	38.37'
C5	2°20.52'	1028.00'	42.13'	N09°26.56'E	42.12'
C6	89°25.29'	25.00'	39.02'	S52°48.50'W	35.19'
C7	90°34.59'	25.00'	39.02'	S37°16.50'W	35.19'
C8	1°39.31'	975.00'	28.23'	S09°02.55'W	28.23'
C9	1°29.48'	975.00'	25.44'	S10°40.32'W	25.44'
C10	4°19.12'	100.00'	7.31'	S19°30.59'W	7.31'



LOT AREA DATA:

Lot	Area Sq. Feet	Acres
1	6,254	0.14
2	6,635	0.15
3	6,698	0.15
4	6,591	0.15
5	6,574	0.15
6	6,570	0.15
7	6,565	0.15
8	6,560	0.15
9	6,556	0.15
10	6,552	0.15
11	6,548	0.15
12	6,541	0.15
13	6,537	0.15
14	6,532	0.15
15	6,527	0.15
16	6,522	0.15
17	6,518	0.15
18	6,513	0.15
19	6,508	0.15
20	6,504	0.15
21	6,499	0.15
22	6,494	0.15
23	6,489	0.15
24	6,485	0.15
25	6,480	0.15
26	6,475	0.15
27	6,470	0.15
28	6,466	0.15
29	6,461	0.15
30	6,456	0.15
31	6,451	0.15
32	6,445	0.15
33	6,439	0.15
34	6,434	0.15
35	6,428	0.15
36	6,423	0.15
37	6,417	0.15
38	6,411	0.15
39	6,405	0.15
40	6,399	0.15
41	6,393	0.15
42	6,387	0.15
43	6,381	0.15
44	6,375	0.15
45	6,369	0.15
46	6,363	0.15
47	6,357	0.15
48	6,351	0.15
49	6,345	0.15
50	6,339	0.15
51	6,333	0.15
52	6,327	0.15
53	6,321	0.15
54	6,315	0.15
55	6,309	0.15
56	6,303	0.15
57	6,297	0.15
58	6,291	0.15
59	6,285	0.15
60	6,279	0.15

OWNER/DEVELOPERS:
CAROLINE FARMS, LLC
C/O STEVEN DOTSON
1574 MEDICAL CENTER PKWY, STE. 202
MURFREESBORO, TN 37129
PHONE: 615-896-2733

LAND DATA:
60 LOTS ON 11.97± ACRES (SECTION 1)

DEED REFERENCE:
R.B.K. 1552, PG. 3407
TAX MAP 58, PARCEL 80.00 (CAROLINE FARMS, LLC)
AND
R.B.K. 161, PG. 2568
TAX MAP 58, PARCEL 80.00 (CITY OF MURFREESBORO)
AND
R.B.K. 381, PG. 2818
TAX MAP 58, PARCEL 22.00 (CITY OF MURFREESBORO)

ZONING: PRO
MINIMUM LOT SIZE = 5,250 SQ.FT.

SETBACKS:
FRONT = 35'
SIDE = 5'
REAR = 10'

LEGEND
○ IRON PIN (FOUND)
● IRON PIN SET (NEW)

FINAL PLAT

**SECTION ONE
CAROLINE FARMS
SUBDIVISION**

CITY OF MURFREESBORO, TENNESSEE
12th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7900 • FAX (615) 895-2567

PROJ. # 16184 DATE: 07-25-18 REV: 03-06-19 FILE: C-FARMS SECI DRAWN BY: ATS SCALE: 1" = 60' SHEET 1 OF 1

EXISTING PARCEL LINE TO BE ABANDONED WITH THE RECORDING OF THIS PLAT BUT LINE WILL REMAIN AS THE WEST PART OF THE 25' DRAINAGE EASEMENT.

MAP 58, PARCEL 79.02
CAROLINE FARMS, LLC
R.B. 1764, PG. 3426

MAP 58, PARCEL 22
CITY OF MURFREESBORO
R.BK. 381, PG. 2818
ZONED: RS-15

IPF/HS

(177.8'±)

PUMP STATION EASEMENT

PUMP STATION

15'

15'

15'

15' FORCEMAIN EASEMENT

RESERVED FOR FUTURE DEVELOPMENT (SECTION 2)

MAP 58, PARCEL 81
BLUE SKY
CONSTRUCTION, INC.
R.B. 1477, PG. 2636
ZONED: PRD

20' FORCEMAIN & DRAINAGE EASEMENT

20'

15' FORCEMAIN EASEMENT

20' WIDE REPURIFIED WATERLINE EASEMENT
R.B. 429, PG. 2173

30' WIDE C.U.D. UTILITY EASEMENT
R.B. 984, PG. 1994

30' SEWERLINE EASEMENT

40'

(FUTURE RIGHT-OF-WAY)

RESERVED FOR FUTURE DEVELOPMENT (SECTION 2)

N08°16'10"E
3.44'

(FUTURE RIGHT-OF-WAY)

30' SEWERLINE EASEMENT

50'

30' SEWERLINE EASEMENT

(FUTURE RIGHT-OF-WAY)

50'

RESERVED FOR FUTURE DEVELOPMENT (SECTION 2)

MAP 58, PARCEL 79.02
CITY OF MURFREESBORO
R.B. 1611, PG. 2568

N81°43'50"W 178.98'



... creating a better quality of life

MEMORANDUM

DATE: April 23, 2019
TO: Matthew Blomeley
FROM: Valerie H. Smith
SUBJECT: Caroline Farms Subdivision
Pump Station Easement
Jordan Farm

The Water Resources Department approved the construction of Caroline Farms Subdivision in April of 2018. The approval of the subdivision included, water main and gravity sewer main extensions, a sewer pump station and forcemain. The pump station was designed and placed at the shared property line between the Jordan Farm, owned by the City, and Caroline Farms. This location was chosen to allow the abandonment of this pump station in the future. Per the Cherry Lane Sewer Master Plan, developed for the Department by Wisser Company, there is a future pump station planned to the north to serve the area around Cherry Lane with sewer service. This future pump station and a gravity sewer main extension to the south, will abandon this Caroline Farms pump station. The approval of the location also went before City Administration in the Land Acquisition and Construction monthly meeting. The easement dedicated around the pump station is really for the Department/City, because the pump station will be dedicated to the Department for operations & maintenance.

COUNCIL COMMUNICATION

Meeting Date: 5/2/2019

Item Title: FY 2019 City Manager Approved Budget Amendments

Department: Finance

Presented by: Melissa B. Wright

Requested Council Action:

Ordinance	<input type="checkbox"/>
Resolution	<input type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input checked="" type="checkbox"/>

Summary

Notification to Council of City Manager approved budget amendments.

Background Information

Ordinance 15-O-48 requires notification to Council of City Manager approved budget amendments. The following budget amendments have been approved:

Transportation Department

The Transportation Department has received Council approval to purchase two 2019 Ford F-250 Regular Cab 4x4 trucks. Move \$8,169 from Transportation Operating Expenses roll up category, Professional Services object code, into the Transportation Fixed Asset Expenses roll up category, Transportation Equipment object code.

Parking Garage

The transfer is to cover additional cost associated with the purchase and installation of security cameras in the parking garage. Move \$473 from Parking Garage Operating Expenses roll up category, Miscellaneous Expense object code, into the Parking Garage Fixed Asset Expenses roll up category, Capital Outlay object code.

Operational Issues

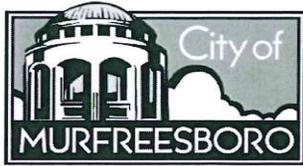
These transfers improve operational efficiencies and provide the City with the equipment or operational support necessary for cost-effective service delivery and enhanced management of fiscal responsibilities.

Fiscal Impacts

The transfers are within the General Fund and will have no effect on fund balance.

Attachments:

1. Detailed Inter-Fund Budget Requests



T E N N E S S E E

... creating a better quality of life

Inter-Fund Budget Amendment Request

Mr. Tindall,

Submitted for your approval, per Ordinance 15-O-48, is the following budget amendment requesting a transfer within the same fund.

Budget Fiscal Year: 2019

Move funds from:

Org 10313308
Object 525000
Acct Name Professional Services
Amount \$ 8,169.00

Move funds to:

Org 10313309
Object 594100
Acct Name Transportation Equipment

Explanation: Council has approved the purchase of two (2) 2019 Ford F-250 Regular Cab 4x4 Trucks. This inter-fund budget amendment makes up the remaining balance needed for this purchase.

[Signature]
Department Head Signature

4-26-19
Date

[Signature]
Reviewed by Finance

04/26/2019
Date

Approved	<input checked="" type="checkbox"/>	<u>[Signature]</u>	<u>4-26-19</u>
Declined	<input type="checkbox"/>	City Manager	Date

Please return to Amanda DeRosia, Finance & Tax Dept., once all signatures have been obtained.



... creating a better quality of life

Inter-Fund Budget Amendment Request

Mr. Tindall,

Submitted for your approval, per Ordinance 15-O-48, is the following budget amendment requesting a transfer within the same fund.

Budget Fiscal Year: 2019

Move funds from:

Org 10315128
Object 599900
Acct Name Miscellaneous Expense
Amount \$ 473.00

Move funds to:

Org 10315129
Object 590000
Acct Name Capital Outlay

Explanation: The cost for the purchase and installation of security cameras in the parking garage is higher than budgeted. This amendment moves funds from the Parking Garage operating budget to cover the additional cost.

[Signature]
Department Head Signature

4/24/2019
Date

Amanda DeRosia
Reviewed by Finance

04/25/2019
Date

Approved	<input checked="" type="checkbox"/>	<u>[Signature]</u> City Manager	<u>4.26.19</u>
Declined	<input type="checkbox"/>		Date

Please return to Amanda DeRosia, Finance & Tax Dept., once all signatures have been obtained.

COUNCIL COMMUNICATION

Meeting Date: 05/05/2019

Item Title: ADA Renovations Civic Plaza Change Order 1

Department: Facilities Management

Presented by: Bo Jones

Requested Council Action:

Ordinance

Resolution

Motion

Direction

Information

Summary

As an item for consent agenda, this is to replace the existing counter tops in City Hall with solid surface tops.

Staff Recommendation

Staff recommends the replacement of the old vanity tops with the new solid surface tops.

Background Information

The counter tops in City Hall are 26 years of age and are starting to show excessive wear and need beyond normal maintenance to keep them clean and presentable to the public.

Council Priorities Served

Strong and Sustainable Financial and Economic Health

The solid surface counter tops will require less upkeep and provide a more hygienic surface for our patrons.

Excellent Services with a Focus on Customer Service

The new standard in counter tops are solid surface and if maintained properly will provide an indefinite lifespan.

Fiscal Impacts

The cost of the solid surface tops is \$7,470.

Operational Issues

The old tops required too much time to maintain and keep clean.

Attachments:

1. Rice Construction Change Order

Rice Construction co llc

2327 Gravett Street, Murfreesboro, Tennessee 37129 | riceconstruction@gmail.com

April 22 2019

City of Murfreesboro

111 West Vine St

Project: ADA Renovations Civic Plaza (Change Order # 1)

Mr. Picklesimer

Rice Construction proposes to furnish the equipment, material and labor for new rest room counter tops for the 1 and 2 Floors in the rotunda areas

Included

- Four Solid Surface Vanity tops for men's and woman's rest rooms color selected by owner.
- Remove and re-set 8 drop in lavs.

Itemized List

1. Vanity Tops	\$4,225.00
2. Remove & Re-set drop in Lavs.	\$2,000.00
3. General Conditions & Profit	\$1,245.00

TOTAL \$7,470.00

Please add Sixty days to the contract time for this change order.

Tim Rice

P- 731 616 7423

riceconstruction@gmail.com

COUNCIL COMMUNICATION

Meeting Date: 5/2/19

Item Title: Acceptance of TDOT's Proposal to construct two Road Improvement Projects

Department: Transportation

Presented by: Jim Kerr *JYK*

Requested Council Action:

- Ordinance
 - Resolution
 - Motion
 - Direction
 - Information
-

Summary

Improvement of State Route 10 (Memorial Boulevard) from Dejarnette Lane to South of Fairfax Drive and State Route 96 (Old Fort Parkway) from East of Camden Court to East of Gresham Lane.

Staff Recommendation

Approve of Resolution 19-R-06 accepting the TDOT proposal to improve portions of SR 10 and SR 96.

Background Information

These projects will install pedestrian features along Memorial Blvd and Old Fort Parkway, including sidewalk elements. These projects fall under the Transportation Alternative Projects (TAP) Program, which is the same program utilized for Mercury Boulevard Phase Sidewalk Projects Phases 1 & 2.

Council Priorities Served

Safe and Livable Neighborhoods

Both Projects will enhance safety along the corridor by installation of pedestrian features such as sidewalks and signalized crossing at the signalized intersections.

Strong and Sustainable Financial and Economic Health

Roadway enhancement completed using Federal and State Dollars allows the City to allocate its funds to other needs of the community.

Fiscal Impacts

Project costs are funded with Federal and State Dollars. Upon completion, the City will assume maintenance cost and incorporate into its road maintenance budget.

Attachments

Resolution 19-R-06

RESOLUTION 19-R-06 accepting the State of Tennessee Department of Transportation's proposals to construct two road improvement projects within the City of Murfreesboro, Tennessee: (1) Federal Project No. STP-EN-NH-10(71)/State Project No. 75006-3229-14,75006-0229-14,75006-1229-14,75006-2229-14; and (2) Federal Project No. STP-EN-NH-96(56)/State Project Nos. 7 5009-0240-14, 7 5 009-3 240-14, 7 4009-0240-14, 7 5 009-1240-14, 7 5009-2240-14.

WHEREAS, the State of Tennessee Department of Transportation ("TDOT") has proposed to construct a roadway project in the City of Murfreesboro, Tennessee ("City"), designated as Federal Project No. STP-EN-NH-10(71), State Project Nos. 75006-3229-14,75006-0229-14,75006-1229-14,75006-2229-14 and described as being from DeJarnette Lane to South of Fairfax Drive on SR-10 within the City of Murfreesboro ("State Route 10 Project") in Exhibit A hereto; and,

WHEREAS, TDOT has also proposed to construct another roadway project in the City, designated as Federal Project No. STP-EN-NH-96(56)/State Project Nos. 7 5009-0240-14, 7 5 009-3 240-14, 7 4009-0240-14, 7 5 009-1240-14, 7 5009-2240-14 and described as being from East of Camden Court to East of Gresham Lane in Murfreesboro Route: SR- 96 ("State Route 96 Project") in Exhibit B hereto; and,

WHEREAS, both projects are conditioned on the City agreeing to cooperate with TDOT in accordance with the terms and conditions set forth in TDOT's proposals, so that the TDOT's general highway program may be carried out in accordance with the intent of the General Assembly of the State of Tennessee; and,

WHEREAS, both projects are necessary to improve the City's transportation infrastructure and will thereby support the City's future economic development.

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

SECTION 1. The City of Murfreesboro encourages and supports the construction of the State Route 10 and State Route 96 projects.

SECTION 2. The Murfreesboro City Council hereby authorizes the Mayor, on behalf of the City, to sign TDOT's State Route 10 Project Proposal, a copy of which is attached hereto as Exhibit A, and to sign TDOT's State Route 96 Project Proposal, a copy of which is attached hereto as Exhibit B.

SECTION 3. This Resolution shall be effective immediately upon its passage and adoption, the public welfare and economic development of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

EXHIBIT A

PROPOSAL

**OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF TENNESSEE
TO THE CITY OF MURFREESBORO, TENNESSEE:**

The DEPARTMENT OF TRANSPORTATION of the State of Tennessee, hereinafter "DEPARTMENT", proposes to construct a project in the City of Murfreesboro, Tennessee, hereinafter "CITY", designated as Federal Project No. STP-EN-NH-10(71), State Project No. 75006-3229-14,75006-0229-14,75006-1229-14,75006-2229-14 , that is described as "From Dejarnette Lane to South of Fairfax Drive in Murfreesboro Route: SR-10", provided the CITY agrees to cooperate with the DEPARTMENT as set forth in this proposal, so that the general highway program may be carried out in accordance with the intent of the General Assembly of the State.

Accordingly, the parties agree as follows:

1. That in the event any civil actions in inverse condemnation or for damages are instituted by reason of the DEPARTMENT, or its contractor, going upon the highway right-of-way and easements, and constructing said project in accordance with the plans and as necessary to make the completed project functional, it will notify in writing the Attorney General of the State, whose address is 425 Fifth Avenue North, Nashville, Tennessee, 37243, of the institution of each civil action, the complaint and all subsequent pleadings, within ten (10) days after the service of each of the same, under penalty of defending such actions and paying any judgments which result therefrom at its own expense.

2. The CITY will close or otherwise modify any of its roads, or other public ways if indicated on the project plans, as provided by law.

3. The CITY will transfer or cause to be transferred to the DEPARTMENT, without cost

to the DEPARTMENT, all land owned by the CITY or by any of its instrumentalities as required for right-of-way or easement purposes, provided such land is being used or dedicated for road or other public way purposes.

4. Where privately, publicly or cooperatively owned utility lines, facilities and systems for producing, transmitting or distributing communications, power, electricity, light, heat, gas, oil, crude products, water, steam, waste, storm water not connected with highway drainage, and other similar commodities, including publicly owned facilities such as fire and police signal systems and street lighting systems are located within the right-of-way of any road or other public way owned by the CITY or any of its instrumentalities, the CITY agrees that it will take any action necessary to require the removal or adjustment of any of the above-described facilities as would conflict with the construction of the project. But the foregoing may not be a duty of the CITY since it shall become operative only after the DEPARTMENT has been unsuccessful in its efforts to provide for said removals or adjustments for the benefit of the CITY.

The foregoing does not apply to those utility facilities which are owned by the CITY or one of its instrumentalities, it being understood that the CITY has the duty to relocate or adjust such facilities, if required, provided the CITY is notified to do so by the DEPARTMENT with detailed advice as to this duty of the CITY.

5. The CITY will maintain any frontage road to be constructed as part of the project;

6. After the project is completed and open to traffic, the CITY will accept jurisdiction and maintenance such parts of any existing DEPARTMENT highway to be replaced by the project, as shown on the attached map.

7. The CITY will make no changes or alter any segment of a road on its road system that lies within the limits of the right-of-way acquired for any interchange to be constructed as part of the project and will not permit the installation or relocation of any utility facilities within the

right-of-way of any such a segment of one of its roads without first obtaining the approval of the DEPARTMENT.

8. No provision hereof shall be construed as changing the maintenance responsibility of the CITY for such part of the project as may presently be on its highway, street, road or bridge system.

9. It is understood and agreed between the DEPARTMENT and the CITY that all traffic control signs for the control of traffic on a street under the jurisdiction of the CITY and located within the DEPARTMENT's right-of-way shall be maintained and replaced by the CITY.

10. When traffic control devices for the direction or warning of traffic, lighting of roadways or signing, or any of them, which are operated or function by the use of electric current are constructed or installed as part of the project, they will be furnished with electricity and maintained by the CITY.

11. If, as a result of acquisition and use of right-of-way for the project, any building and/or structure improvements become in violation of a CITY setback line or building and/or structure requirement, including, but not limited to, on-premise signs, the CITY agrees to waive enforcement of the CITY setback line or building and/or structure requirement and take other proper governmental action as necessary to accomplish such waiver.

12. If, as a result of acquisition and use of right-of-way for the project, any real property retained by any property owner shall become in violation of a CITY zoning regulation or requirement, the CITY agrees to waive enforcement of the CITY zoning regulation or requirement and take other proper governmental action as necessary to accomplish such waiver.

13. The CITY will not authorize encroachments of any kind upon the right-of-way, nor will the CITY authorize use of the easements for the project in any manner which affects the DEPARTMENT's use thereof.

14. The CITY will obtain the approval of the DEPARTMENT before authorizing parking on the right-of-way and easements for the project.

15. The CITY will not install or maintain any device for the purpose of regulating the movement of traffic on the roadway except as warranted and in conformity with the Manual on Uniform Traffic Control Devices.

16. If the project is classified as full access control (i.e. a project which has no intersecting streets at grade), then the DEPARTMENT will maintain the completed project. If the project is not classified as full access control, then the DEPARTMENT will maintain the pavement from curb to curb where curbs exist, or will maintain the full width of the roadway where no curbs exist. The CITY agrees to maintain all other parts of non-access control projects; provided, however, that any retaining walls, box culverts, or other like structures constructed as part of the project that support the structural integrity or stability of the roadway surface shall be maintained by the DEPARTMENT.

17. If a sidewalk is constructed as a component of this project, the CITY shall be responsible for maintenance of the sidewalk and shall assume all liability for third-party claims for damages arising from its use of the sidewalk or premises beyond the DEPARTMENT'S maintenance responsibilities as set forth in section 16 of this Proposal.

18. When said project is completed, the CITY thereafter will not permit any additional median crossovers, the cutting of the pavement, curbs, gutters and sidewalks, by any person, firm, corporation, or governmental agency, without first obtaining the approval of the DEPARTMENT.

19. The DEPARTMENT will acquire the right-of-way and easements, construct the project and defend any inverse condemnation for damage or civil actions of which the Attorney General has received the notice and pleadings provided for herein; provided, however, that if the

project is being constructed pursuant to a contract administered by the DEPARTMENT's Local Programs Development Office, the terms of that contract shall control in the event of a conflict with this Proposal..

20. The project plans hereinbefore identified by number and description are incorporated herein by reference and shall be considered a part of this proposal, including any revisions or amendments thereto, provided a copy of each is furnished the CITY.

21. The acceptance of this proposal shall be evidenced by the passage of a resolution or by other proper governmental action, which shall incorporate this proposal verbatim or make reference thereto.

IN WITNESS WHEREOF, the DEPARTMENT has caused this proposal to be executed by its duly authorized official on this the ____ day of _____, 20____.

THE CITY OF _____, TENNESSEE

BY: _____
MAYOR

DATE: _____

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

BY: _____
PAUL DEGGES
COMMISSIONER

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

BY: _____
JOHN REINBOLD
GENERAL COUNSEL

DATE: _____

PROPOSAL

EXHIBIT B

**OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF TENNESSEE
TO THE CITY OF MURFREESBORO, TENNESSEE:**

The DEPARTMENT OF TRANSPORTATION of the State of Tennessee, hereinafter "DEPARTMENT", proposes to construct a project in the City of Murfreesboro, Tennessee, hereinafter "CITY", designated as Federal Project No. STP-EN-NH-96(56),, State Project No. 75009-0240-14,75009-3240-14,74009-0240-14,75009-1240-14,75009-2240-14 , that is described as "From East of Camden Court to East of Gresham Lane in Murfreesboro Route: SR-96", provided the CITY agrees to cooperate with the DEPARTMENT as set forth in this proposal, so that the general highway program may be carried out in accordance with the intent of the General Assembly of the State.

Accordingly, the parties agree as follows:

1. That in the event any civil actions in inverse condemnation or for damages are instituted by reason of the DEPARTMENT, or its contractor, going upon the highway right-of-way and easements, and constructing said project in accordance with the plans and as necessary to make the completed project functional, it will notify in writing the Attorney General of the State, whose address is 425 Fifth Avenue North, Nashville, Tennessee, 37243, of the institution of each civil action, the complaint and all subsequent pleadings, within ten (10) days after the service of each of the same, under penalty of defending such actions and paying any judgments which result therefrom at its own expense.

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3. The CITY will transfer or cause to be transferred to the DEPARTMENT, without cost

to the DEPARTMENT, all land owned by the CITY or by any of its instrumentalities as required for right-of-way or easement purposes, provided such land is being used or dedicated for road or other public way purposes.

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project is being constructed pursuant to a contract administered by the DEPARTMENT's Local Programs Development Office, the terms of that contract shall control in the event of a conflict with this Proposal..

20. The project plans hereinbefore identified by number and description are incorporated herein by reference and shall be considered a part of this proposal, including any revisions or amendments thereto, provided a copy of each is furnished the CITY.

21. The acceptance of this proposal shall be evidenced by the passage of a resolution or by other proper governmental action, which shall incorporate this proposal verbatim or make reference thereto.

IN WITNESS WHEREOF, the DEPARTMENT has caused this proposal to be executed by its duly authorized official on this the ____ day of _____, 20 ____.

THE CITY OF _____, TENNESSEE

BY: _____
MAYOR

DATE: _____

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

BY: _____
PAUL DEGGES
COMMISSIONER

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

BY: _____
JOHN REINBOLD
GENERAL COUNSEL

DATE: _____

COUNCIL COMMUNICATION

Meeting Date: 5/2/19

Item Title: Rezoning approximately 1.4 acres located along Mercury Boulevard
[Public Hearing Required] (First Reading)

Department: Planning

Presented by: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input checked="" type="checkbox"/>
Resolution	<input type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Rezone approximately 1.4 acres located along Mercury Boulevard.

Staff Recommendation

Conduct a public hearing, pass and adopt the ordinance establishing the requested zoning.

The Planning Commission unanimously recommended approval of the rezoning by a vote of 7-0.

Background Information

Mr. Pradeep Agnihotri presented a zoning application [2019-407] for approximately 1.4 acres to be rezoned from PCD (Planned Commercial District) to CH (Highway Commercial District). During its regular meeting on March 6, 2019, the Planning Commission conducted a public hearing on this matter. After the public hearing, the Planning Commission discussed the matter and then voted to recommend its approval.

Council Priorities Served

Engaging Our Community

Public hearings are the official source of public input from stakeholders for zoning applications.

Fiscal Impacts

None.

Attachments:

1. Ordinance 19-OZ-06
2. Map of the area
3. Planning Commission staff comments
4. Planning Commission minutes in draft form
5. Rezoning application

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
MARCH 6, 2019
PROJECT PLANNER: MATTHEW BLOMELEY**

- 3.a. Zoning application [2019-407] for approximately 1.4 acres located along Mercury Boulevard to be rezoned from PCD to CH, Pradeep Agnihotri applicant.**

Background

The subject property is located along the south side of Mercury Boulevard west of South Rutherford Boulevard. It consists of portions of Tax Map 103, Parcels 05503 and 05504. It is undeveloped and was zoned to PCD (Planned Commercial District) in 2006 as a part of the Tractor Supply PCD solely for the development of a new Tractor Supply (TSC) store. Prior to being zoned PCD, the subject parcels had previously been zoned CH (Highway Commercial District) and RS-10 (Single-Family Residential District 10). The PCD totaled 6.7 acres. However, TSC's development only needed roughly 3.4 acres, leaving excess acreage zoned PCD to the east and south of TSC's lot. With the PCD specifically intended for the development of the TSC store, the excess PCD zoning outside of the bounds of the TSC lot has little or no utility and has only served to encumber the affected parcels. As a result, the adjacent landowner to the south of the TSC lot filed a rezoning application in 2013, which was granted by the City Council, to have the southern portion of the PCD rezoned to RM-16 (Residential Multi-Family District 16) in order to develop townhomes.

The owner of the parcels with the excess PCD zoning east of the TSC lot has filed a request to have them rezoned back to CH. The balance of these two parcels is already zoned CH, so, if this request is granted, it means that these parcels will be zoned CH in their entirety. The owner is attempting to market the two affected parcels for sale and the existing PCD zoning only places an unnecessary encumbrance on the property. It appears that the original application overestimated the amount of acreage actually needed for the development of the TSC store and the remaining balance of the PCD zoning presently serves no purpose.

Surrounding Land Uses and Zoning

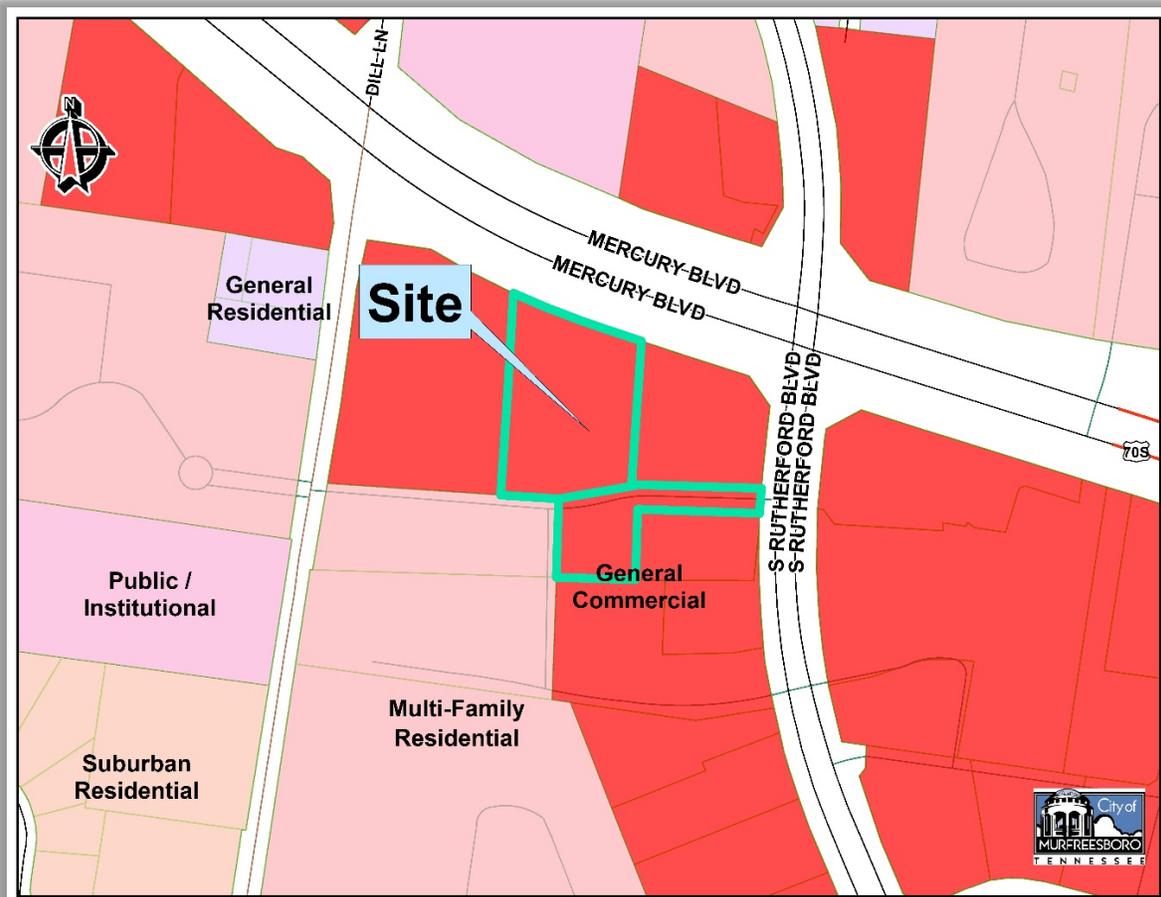
The adjacent property to the west is zoned CH and is developed with several restaurants and commercial centers. The adjacent property to the south is zoned RM-16 and is developed with two townhome communities. The TSC store, zoned PCD, is located directly to the west, at the southeast corner of Mercury Boulevard and Dill Lane. Directly to the north of the subject property is Mercury Boulevard (US Highway 70S/State Route 1). Across Mercury Boulevard to the north is an

electrical substation zoned RS-15 (Single-Family Residential District 15) and a restaurant and commercial center, both zoned CH.

Relationship to the Murfreesboro 2035 Comprehensive Plan

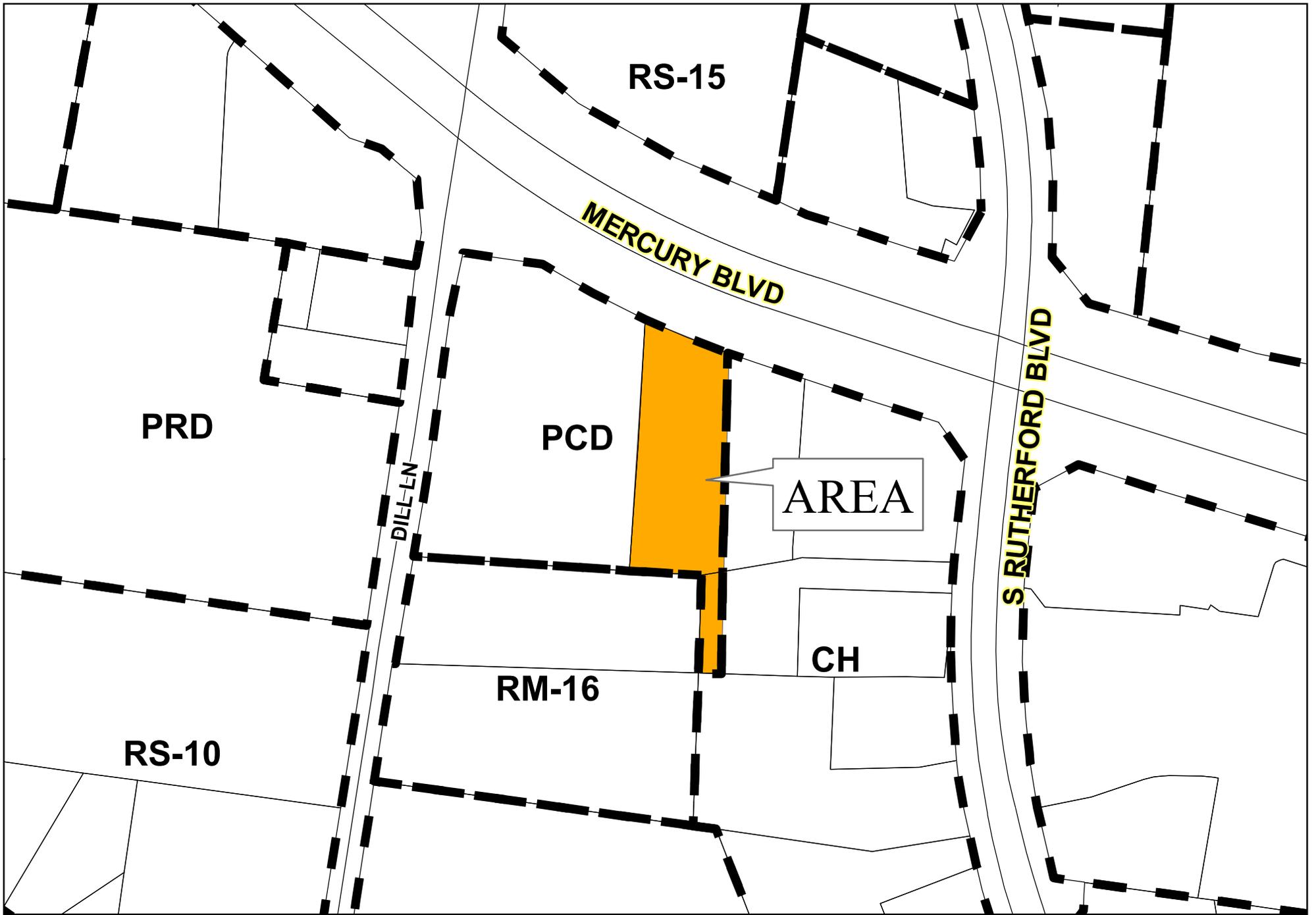
The future land use map contained in the *Murfreesboro 2035 Comprehensive Plan*, which was adopted by the Planning Commission in July 2017, depicts a recommended future land use character of *Auto-Urban (General) Commercial* for the subject parcels. An excerpt from the future land use map can be found below. The *General Commercial* land use character consists of automobile-oriented, high-intensity commercial uses. The plan specifically calls out CH as an existing zoning district that is consistent with the *General Commercial* land use character. Therefore, the request to rezone the subject parcels to CH is consistent with the recommendations of the *Murfreesboro 2035* future land use map.

Murfreesboro 2035 Comprehensive Plan Future Land Use Map



Planning Commission Action Needed

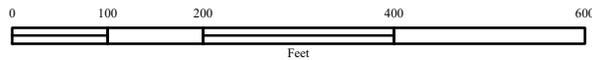
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.



**Zoning Request for Property Located Along Mercury Boulevard
PCD to CH**



Path: X:\rezon\MercuryBlvdPCD_CH.mxd



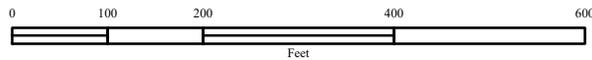
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



**Zoning Request for Property Located Along Mercury Boulevard
PCD to CH**



Path: X:\rezon\MercuryBlvdPCD_CH.mxd



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



City of Murfreesboro
Planning and Engineering Department
 111 W. Vine Street, P.O. Box 1139
 Murfreesboro, TN 37133-1139
 (615) 893-6441 Fax (615) 849-2606
 www.murfreesborotn.gov

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A non-refundable application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: Pradeep Agnihotri

Address: P.O. Box 680129 City/State/Zip: Franklin, TN 37068-0129

Phone: 615.351.4385 E-mail address: agnigroup@comcast.net

PROPERTY OWNER: Pradeep + Ranjna Agnihotri

Street Address or property description: 2.05 Ac on Mercury Blvd

and/or Tax map #: 103 Group: _____ Parcel (s): 0.55.04

Existing zoning classification: CH + PCD

Proposed zoning classification: CH Acreage: 2.05

Contact name & phone number for publication and notifications to the public (if different from the applicant): _____

E-mail: agnigroup@comcast.net

APPLICANT'S SIGNATURE (required): *Pradeep Agnihotri*

DATE: 1/29/19

*****For Office Use Only*****

Date received: _____ MPC YR.: _____ MPC #: _____

Amount paid: \$700.00 Receipt #: 3164198

**Minutes of the
Murfreesboro Planning Commission
March 6th, 2019
Council Chambers 6:00 P.M.**

Members Present

Bob Lamb, Chairman
Kathy Jones, Vice Chair
Eddie Smotherman
Warren Russell
Ronnie Martin
Jennifer Garland
Ken Halliburton

Staff Present

Donald Anthony, Planning Director
Matthew Blomeley, Assist. Planning Director
Margaret Ann Green, Principal Planner
Lexi Stacey, Recording Assistant
David Ives, Assistant City Attorney
Carl Peas, Fire Marshall
Austin Cooper, Planner
Jafar Ware, Planner
Mike Browning, Public Information Officer
Gary Whitaker, Assistant City Manager

Chairman Bob Lamb called the meeting to order after determining there was a quorum.

Mayor Shane McFarland announced that this meeting was Chairman Bob Lamb's last meeting after 28 years of service. Mayor McFarland presented Chairman Lamb with the "Key to Murfreesboro."

Mr. Kirt Wade, Ms. Kathy Jones, and Mr. Eddie Smotherman also thanked Chairman Lamb for his years of service.

Public Hearings

Zoning application [2019-407] for approximately 1.4 acres located along Mercury Boulevard to be rezoned from PCD to CH, Pradeep Agnihotri applicant. Mr. Matthew Blomeley summarized the staff report, which was made available in the agenda packet provided to the Planning Commission. Mr. Blomeley explained that this parcel was rezoned PCD in 2006 for the Tractor Supply Company and that they only used 3.4 acres out of 6.7 acres. Mr. Blomeley noted that this rezoning is consistent with the City's Comprehensive Plan. Mr. John Mifflin was in attendance to represent the applicant.

Chairman Bob Lamb opened the public hearing. No one came forward to speak for or against the zoning request; therefore, Chairman Bob Lamb closed the public hearing.

Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.

ORDINANCE 19-OZ-06 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 1.4 acres along Mercury Boulevard from Planned Commercial Development (PCD) District to Commercial Highway (CH) District; Pradeep Agnihotri, applicant [2019-407].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Commercial Highway (CH) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL

Ordinance 19-OZ-06

RS-15

ARNOLD LN

MERCURY BLVD

PCD

Area
Rezoned

S RUTHERFORD BLVD

RM-16

CH

RS-10

PRD

HORNGASTLE DR

BILLY BLVD



COUNCIL COMMUNICATION

Meeting Date: 5/2/19

Item Title: Rezoning approximately 90.56 acres located along New Salem Highway and Clearidge Drive
[Public Hearing Required] (First Reading)

Department: Planning

Presented by: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input checked="" type="checkbox"/>
Resolution	<input type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Rezone approximately 90.56 acres located along New Salem Highway and Clearidge Drive.

Staff Recommendation

Conduct a public hearing, pass and adopt the ordinance establishing the requested zoning.

The Planning Commission unanimously recommended approval of the rezoning by a vote of 7-0.

Background Information

New Vision Development presented a zoning application [2019-406] for approximately 90.56 acres to be rezoned from RS-15 (Single-Family Residential District 15), RM-16 (Multi-Family Residential District 16), OG, (General Office District) and CH (Highway Commercial District) to RS-6 (Single-Family Residential District 6). During its regular meeting on March 6, 2019, the Planning Commission conducted a public hearing on this matter. After the public hearing, the Planning Commission discussed the matter and then voted to recommend its approval. As an aside, during the Planning Commission public hearing, a neighboring property owner raised a concern regarding the property boundary between his property and the subject property being depicted inaccurately in the applicant's exhibits and on City and County GIS. The design team has since researched this matter and concluded that the neighboring property owner was correct. As a result, the GIS exhibit depicting the request has been updated with the correct boundary information.

Council Priorities Served

Engaging Our Community

Public hearings are the official source of public input from stakeholders for zoning

applications.

Fiscal Impacts

None.

Attachments:

1. Ordinance 19-OZ-09
2. Map of the area
3. Planning Commission staff comments
4. Planning Commission minutes in draft form
5. Rezoning application

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 3, 2019**

Project Planner: Marina Rush

3.e Zoning application [2019-406] for approximately 90.56 acres located along New Salem Highway to be rezoned from RS-15, CH, OG and RM-16 to RS-6, Vision Development applicant.

The subject property is located along the south side of New Salem Highway and west of Veterans Parkway. The property is 90.56 acres in size, a portion of a 482-acre parcel, which is identified solely as Parcel 123 on Tax Map 12.0. The applicant is proposing to rezone the 90.56 acres as follows:

- OG to RS-6 (35.19 acres)
- CH to RS-6 (6.88 acres)
- RS-15 to RS-6 (47.44 acres)
- RM-16 to RS-6 (1.05 acres)

The RS-6 zone allows single-family residential development with a minimum lot size of 6,000 square feet. The purpose of this zoning district, as stated in the Zoning Ordinance, is to allow for relatively low density and the preservation of open space and natural amenities. Site access is via New Salem Highway.

Staff analyzed the data on the GIS maps for this project area, and there appears to be potential wetlands within the rezoning boundary. If there are wetlands, the applicant will need to delineate the location and avoid or mitigate, as required.

A neighborhood meeting was held by the applicant on February 4, 2019, at Scales Elementary School. The meeting was well attended. The majority of the comments made were regarding stormwater drainage and traffic along New Salem Highway.

Adjacent Zoning and Land Uses

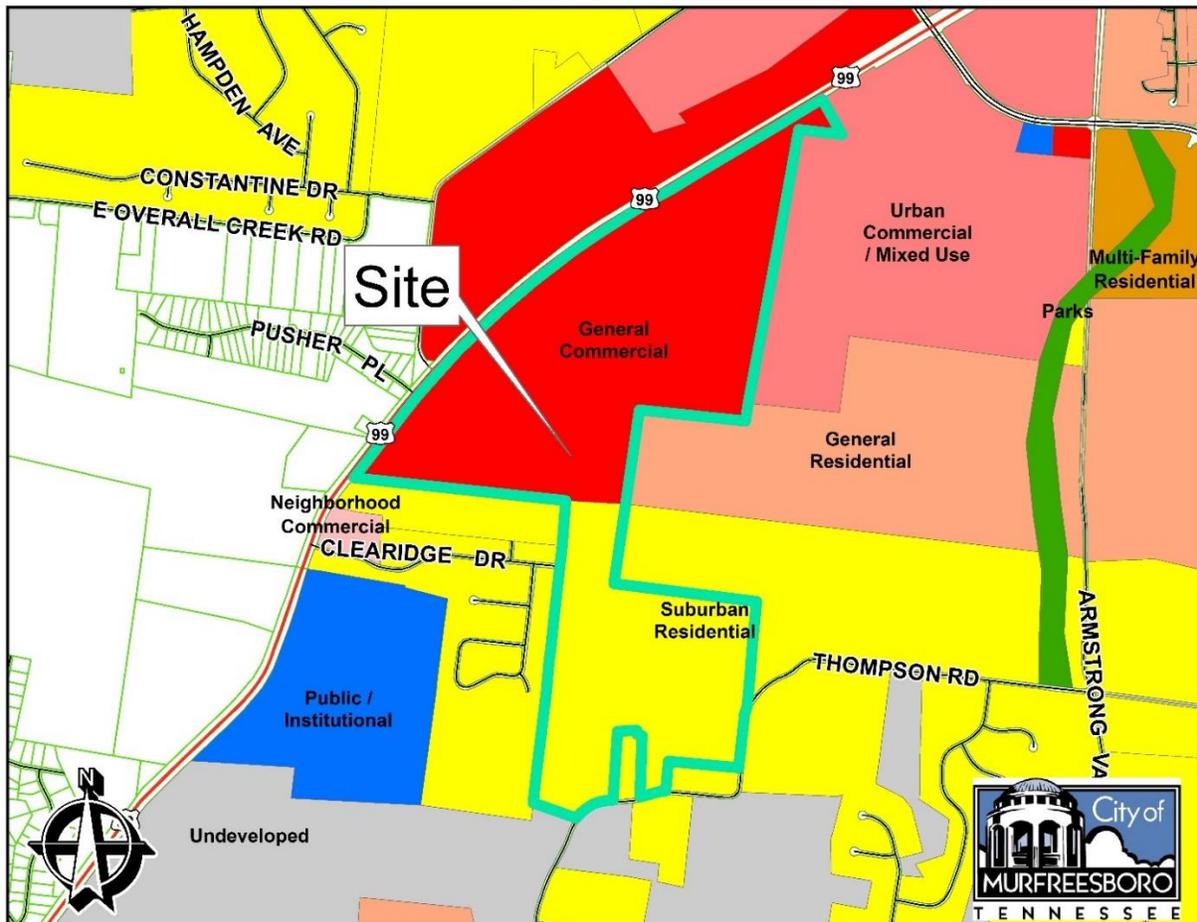
The adjacent zoning is CH, OG, RM-16, and RS-15. On the north side of New Salem Highway (Highway 99) the zoning is CH, CF and RS-15. The land uses are primarily vacant agricultural land, and in the unincorporated area surrounding this property are single family residential subdivisions: Clearidge to the south and Blue Ribbon Estates to the north.

Future Land Use Map

The future land use map of the *Murfreesboro 2035* Comprehensive Plan indicates that General Commercial and Suburban Residential are the most appropriate land uses for the project area, as shown on the map below. The characteristics of the General

Commercial land use designations are commercial development devoted to vehicular access, buildings set back toward rear of site, less building articulation, and are typically developed as commercial centers along major roadways, restaurant chains, and big box retail, and compatible zoning districts are CH (commercial highway) and PCD (planned development). The characteristics of Suburban Residential are detached residential development, garages integrated into the front façade of the dwelling, and small lot sizes, and compatible zoning districts are RS-15, RS-12 and RS-10. The RS-6 zoning district is not associated with any land use designations in the 2035 Comprehensive Plan because this zoning district was adopted after the Comprehensive Plan.

The proposed rezoning is inconsistent with the future land use map of the *Murfreesboro 2035 Comprehensive Plan*. The Planning Commission should discuss the proposed zoning with regards to the land use designations, and if desired recommend changes to the Future Land Use map to be compatible with the requested zoning.



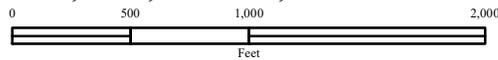
The Planning Commission will need to conduct a public hearing, after which it will need to discuss this zoning request and then formulate a recommendation for the City Council.



**Zoning Request for Property Located Along New Salem Highway and Clearridge Drive
CH, OG, RM-16, and RS-15 to RS-6**



Path: X:\rezon\NewSalem_ClearidgeDr.mxd



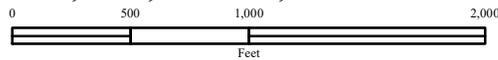
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



**Zoning Request for Property Located Along New Salem Highway and Clearidge Drive
CH, OG, RM-16, and RS-15 to RS-6**



Path: X:\rezon\NewSalem_ClearidgeDr.mxd



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



City of Murfreesboro
Planning and Engineering Department
 111 W. Vine Street, P.O. Box 1139
 Murfreesboro, TN 37133-1139
 (615) 893-6441 Fax (615) 849-2606
 www.murfreesborotn.gov

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A non-refundable application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: Vision Development c/o Tim McClure

Address: 602 N. Walnut St **City/State/Zip:** Murfreesboro, TN 37130

Phone: 423-595-4166 **E-mail address:** tmbuilder@comcast.net

PROPERTY OWNER: Rucker Donnell Foundation c/o Rick Mansfield

Street Address or property description: Along south side of Hwy 99

and/or Tax map #: 123 **Group:** _____ **Parcel (s):** 12.00

Existing zoning classification: CH, OG, RM-16, RS-15

Proposed zoning classification: RS-6 **Acreage:** 90.56

Contact name & phone number for publication and notifications to the public (if different from the applicant): MATT TAYLOR 615-890-7901

E-mail: MTAYLOR@SEC-CIVIL.COM

APPLICANT'S SIGNATURE (required): 

DATE: 1-17-19

*****For Office Use Only*****

Date received: 1-17-19 **MPC YR.:** 19 **MPC #:** 406

Amount paid: \$ 700.00 **Receipt #:** 364196

PRELIMINARY

**Minutes of the
Murfreesboro Planning Commission
March 6th, 2019
Council Chambers 6:00 P.M.**

- Joanne Plough (2232 Elam Road) opposed proposed project due to traffic, noise, safety, and crime concerns.
- Lucille Nunley (1802 Lee Lane) opposed proposed project due to concerns with HI zoning and traffic.
- Brick Murfree (S Rutherford Boulevard) supported proposed property due to its proximity to other industrial developments and railroad access.
- Keith Jones (127 Tenby Drive) opposed proposed project due to concerns with HI zoning.

Chairman Lamb closed the public hearing.

Mr. Taylor explained that the applicant has no intension of connecting to Lee Lane but staff might require it and that it would be a long time before they develop the south side of the property. Mr. Taylor noted that they have committed to leaving a 25' strip of RS-15 along the property lines on the south east side of the property and that the zoning ordinance requires a 20-foot buffer between industrial zonings and residential zonings. Therefore, there will be a total of 45 feet of buffer.

Mr. Ken Halliburton asked Mr. Taylor and staff why some uses are restricted on the plat versus restricted by covenant. Mr. Donald Anthony explained that municipalities try not to get involved in contract zoning, which is unconstitutional in the state of Tennessee. Conditional zoning, however, is used where the City can impose conditions unilaterally on the plat. The "adult" businesses are protected by the first amendment; therefore, they will be restricted by covenants. Mr. Jeff Reed agreed with Mr. Anthony's explanation.

Mr. Halliburton asked staff if at site plan approval, they could control the connection to Lee Lane. Ms. Green replied that staff would encourage connectivity to S. Rutherford Boulevard but during site planning and master planning the applicant and staff will look at possibilities with Lee Lane. Mr. Anthony added that the residents of Lee Lane can speak with Rutherford County to discuss the restriction of trucks using Lee Lane. Mr. Eddie Smotherman added that he would be in support of connecting to Lee Lane for emergency access reasons.

Ms. Kathy Jones asked Mr. Taylor if there would be more than one access point onto S. Rutherford Boulevard. Mr. Taylor answered that he would look into two access points and if the property warrants for two, then two would be included in their site plan.

Mr. Ronnie Martin made a motion to approve subject to all staff comments, with the exclusion of a 25-foot-wide strip along the southeastern property line, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Zoning application [2019-406] for approximately 90.56 acres located along New Salem Highway to be rezoned from RS-15, CH, OG and RM-16 to RS-6, Vision Development applicant. Mr. Matthew Blomeley summarized the staff report, which was

PRELIMINARY

Minutes of the
Murfreesboro Planning Commission
March 6th, 2019
Council Chambers 6:00 P.M.

made available in the agenda packet provided to the Planning Commission. Mr. Blomeley stated that approximately 7 acres are proposed to be rezoned from CH to RS-6, approximately 35 acres are proposed to be rezoned from OG to RS-6, approximately 1 acre is proposed to be rezoned from RM-16 to RS-6, and approximately 47 acres are proposed to be rezoned from RS-15 to RS-6. Mr. Blomeley added that the Comprehensive Plan recommends this property be used for commercial and suburban residential.

Mr. Matt Taylor, Mr. John Harney, and Mr. Tim McClure were in attendance to represent the applicant. Mr. Taylor discussed the proposed plan, noting the following:

- Salem Springs Landing as project name
- 350 single family homes
- 120 townhomes
- 20 acres of open space
- Main access on New Salem Hwy
- Turn lanes with possible signalization
- Secondary access point to Clear Ridge Dr.
- Multiple stubs for future connectivity
- Multiple detention ponds

Chairman Bob Lamb opened the public hearing.

The following resident spoke during the public hearing:

- Jeff Pike (2036 Armstrong Valley Rd) opposed proposed project due to drainage and property line concerns.

Chairman Lamb closed the public hearing.

Mr. Taylor explained that by law, the project will have to meet pre-development flow at site plan. Mr. Taylor added that the applicant has not completed a survey of the property yet, but any possible encroachment onto Mr. Pike's property will be corrected then.

Mr. Ken Halliburton made a motion to approve subject to all staff comments, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.

Naming of new streets associated with the construction of Salem Elementary. Mr. Matthew Blomeley summarized the staff report, which was made available in the agenda packet provided to the Planning Commission. The Murfreesboro City Schools representatives asked that the two streets be named "Saint Bernard Way" and "Learning Lane."

Ms. Kathy Jones made a motion to approve subject to all staff comments, seconded by Ms. Jennifer Garland. The motion carried by unanimous vote in favor.

ORDINANCE 19-OZ-09 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect, to rezone approximately 90.56 acres along New Salem Highway from Single-Family Residential Fifteen (RS-15) District, Commercial Highway (CH) District, General Office (OG) District, and Residential Multi-Family Sixteen (RM-16) District to Single-Family Residential Six (RS-6) District; Vision Development, applicant [2019-406].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to rezone the territory indicated on the attached map.

SECTION 2. That, from and after the effective date hereof, the area depicted on the attached map shall be zoned and approved as Single-Family Residential Six (RS-6) District, as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:
1st reading _____
2nd reading _____

Shane McFarland, Mayor

ATTEST:

Melissa B. Wright
City Recorder

APPROVED AS TO FORM:

Adam F. Tucker
City Attorney

SEAL

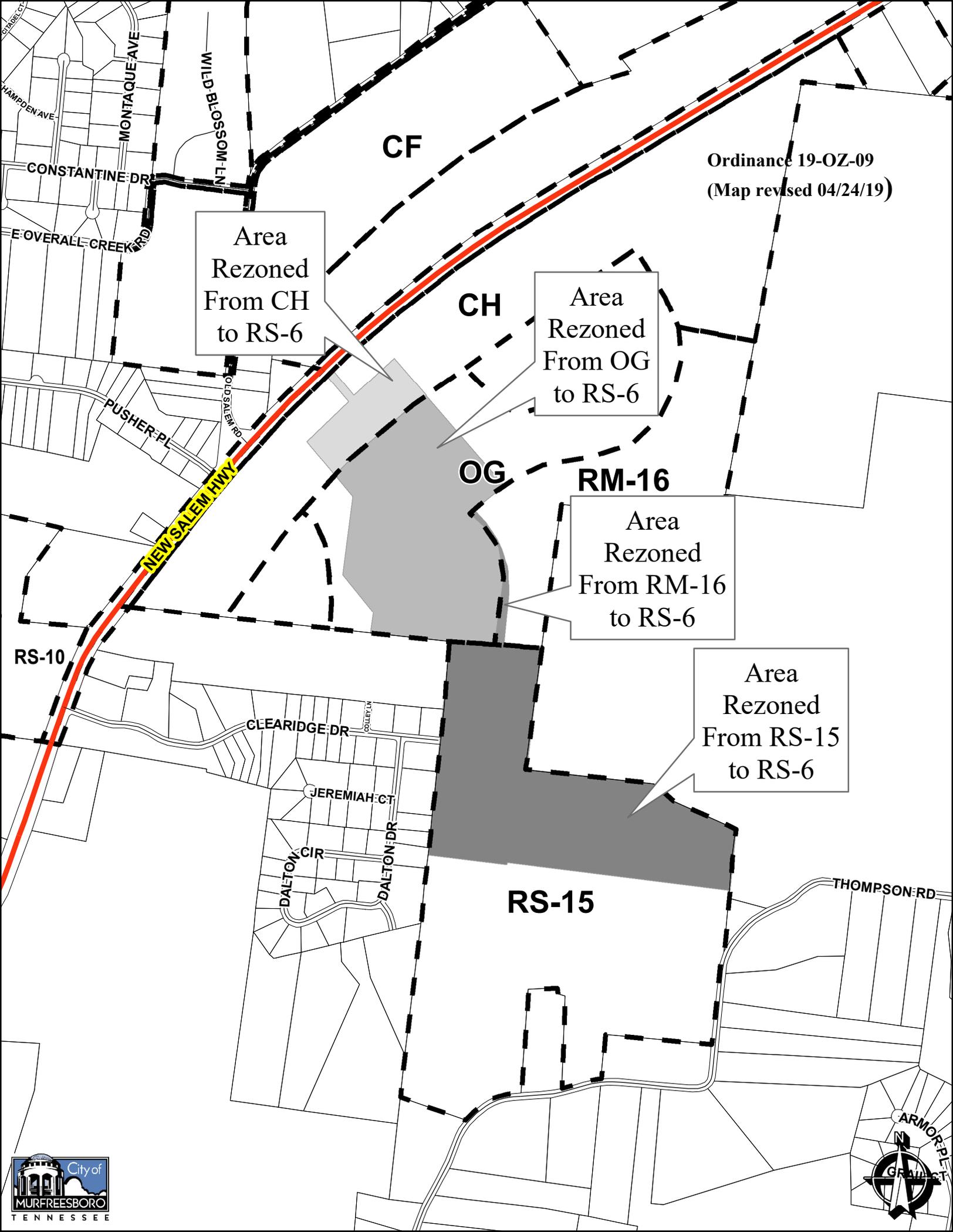
Ordinance 19-OZ-09
(Map revised 04/24/19)

Area
Rezoned
From CH
to RS-6

Area
Rezoned
From OG
to RS-6

Area
Rezoned
From RM-16
to RS-6

Area
Rezoned
From RS-15
to RS-6



COUNCIL COMMUNICATION

Meeting Date: 5/2/19

Item Title: Plan of Services and Annexation for approximately 123 acres and Zoning for approximately 231.3 acres located along South Rutherford Boulevard and Lee Lane
[Public Hearings Required] (First Reading)

Department: Planning

Presented By: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input checked="" type="checkbox"/>
Resolution	<input checked="" type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Annexation of approximately 123 acres and zoning of approximately 231.3 acres located along South Rutherford Boulevard and Lee Lane.

Staff Recommendation

Conduct a public hearing and approve the Plan of Services and the requested annexation. The Planning Commission unanimously recommended approval of the annexation request and plan of services by a vote of 5-0 (with two abstentions).

Conduct a public hearing, pass and adopt the ordinance establishing the requested zoning. The Planning Commission unanimously recommended approval of the zoning request by a vote of 7-0.

Background Information

Pinnacle Bank, Elizabeth Hoover Derryberry, and others have initiated a petition of annexation [2019-501] for approximately 123 acres located along South Rutherford Boulevard and Lee Lane. The City developed its plan of services for this area. Additionally, Brian Berryman presented to the City a zoning application [2019-405] for approximately 120.9 acres located along South Rutherford Boulevard and Lee Lane to be zoned H-I (Heavy Industrial District) simultaneous with annexation and approximately 110.4 acres to be rezoned from CH (Highway Commercial District) to H-I.

During its regular meeting on March 6, 2019, the Planning Commission conducted public hearings on these matters. After the public hearings, the Planning Commission discussed the matters and then voted to recommend their approval. The Planning Commission's recommendation on the zoning request was conditioned upon a 25' strip along the southeastern property line being removed the study area. The

applicants agreed to this condition and the maps have been revised accordingly. If the City Council approves the zoning request as revised, the 25' strip will automatically be given a zoning classification of RS-15 (Single-Family Residential District 15) upon annexation. In addition, Staff also recommends that the zoning be conditioned on the exclusion of certain uses to be listed on a subdivision plat recorded after first reading but prior to second and final reading. A list of those uses can be found in the attached Planning Commission comments and in an attached memo from Planning Director Donald Anthony, which also provides additional detail on the recommended condition.

Council Priorities Served

Engaging Our Community

Public hearings are the official source of public input from stakeholders for annexation petitions and zoning applications.

Attachments:

1. Resolution 19-R-PS-08
2. Resolution-19-R-A-08
3. Resolution 19-OZ-08
4. Maps of the area
5. Planning Commission staff comments
6. Planning Commission minutes in draft form
7. Plan of services
8. Memo from Planning Director Donald Anthony
9. Other miscellaneous exhibits

MEMORANDUM

To: Mayor McFarland and Members of the City Council
From: Donald Anthony, Director of Planning 
Date: April 19, 2019
Re: Zoning Application 2019-405

On May 2, 2019, the City Council will consider a rezoning request for 233.3 acres located along South Rutherford Boulevard, Lee Lane, and Interstate 24. If approved, the property would be zoned Heavy Industrial (H-I). A specific industrial user has been identified for a portion of the property. However, if rezoned, the remainder of the property would be left with speculative H-I zoning.

The City has occasionally asked those seeking rezoning to record and provide covenants restricting certain uses. In this particular case, the applicant has indicated that such restrictive covenants will be drafted and recorded for this property. Generally, the City is not a signatory on restrictive covenants and, therefore, has limited enforcement authority.

An alternate or supplemental method of restricting uses would be conditioning the rezoning on the applicant listing excluded uses on a subdivision plat. Conditional zoning is not an ideal or preferred means of handling rezoning requests. As opposed to contract zoning, which involves negotiating and is illegal in Tennessee, conditional zoning involves no negotiation; rather, the legislative body imposes conditions unilaterally, and the applicant must satisfy those conditions for the zoning to become effective.

At the March 9, 2019 Planning Commission meeting, staff recommended a list of uses that should be restricted via plat. The Planning Commission recommended approval of the rezoning subject to the conditions presented by staff. Subsequently, staff reviewed Chart 1 of the Zoning Ordinance and found additional uses that should be restricted. I recommend that the City Council condition any rezoning approval on the following uses being listed as excluded uses on a subdivision plat for the subject property:

- Manufacture, Storage, Distribution of:
 - Asbestos Products
 - Composting Facility
 - Explosives
 - Fertilizer
 - Fireworks
 - Leather and Leather Products, Tanning and Finishing
 - Paper Mills
 - Petroleum and Coal Products Refining
 - Radioactive Materials

- Manufacture of Chemicals
- Junkyard
- Crematory
- Livestock Auction
- Pet Crematory
- Landfill
- Automobile graveyard

The Planning Department is currently working on a Zoning Ordinance amendment that would create a new industrial zoning district. The proposed district would be more permissive than the existing Light Industrial (L-I) district but less permissive than the H-I district. We plan to have this amendment on a City Council agenda in the coming weeks.

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 6, 2019**

3.c. Annexation plan of services and annexation petition [2019-501] for approximately 123 acres located along Lee Lane and I-24, Pinnacle Bank and Elizabeth Hoover Derryberry applicants. (project planner Margaret Ann Green).

The subject properties are located along the south side of South Rutherford Boulevard, at the western terminus of Lee Lane and along the northeastern boundary of I-24. The properties consists of approximately 123 acres and include 3 separate parcels and South Rutherford Boulevard and Lee Lane right(s)-of-way. The properties are identified as follows:

- Tax Map 112, Parcel 001.00 (1.63 acres)
- Tax Map 113, Parcel 013.00 (54.43 acres- partially located within City limit)
- Tx Map 113, Parcel 018.00 (66.91 acres)
- Lee Lane right-of-way, approximately 2,200 linear feet
- 10' strip of South Rutherford Boulevard

TOTAL ACRES: 123 acres

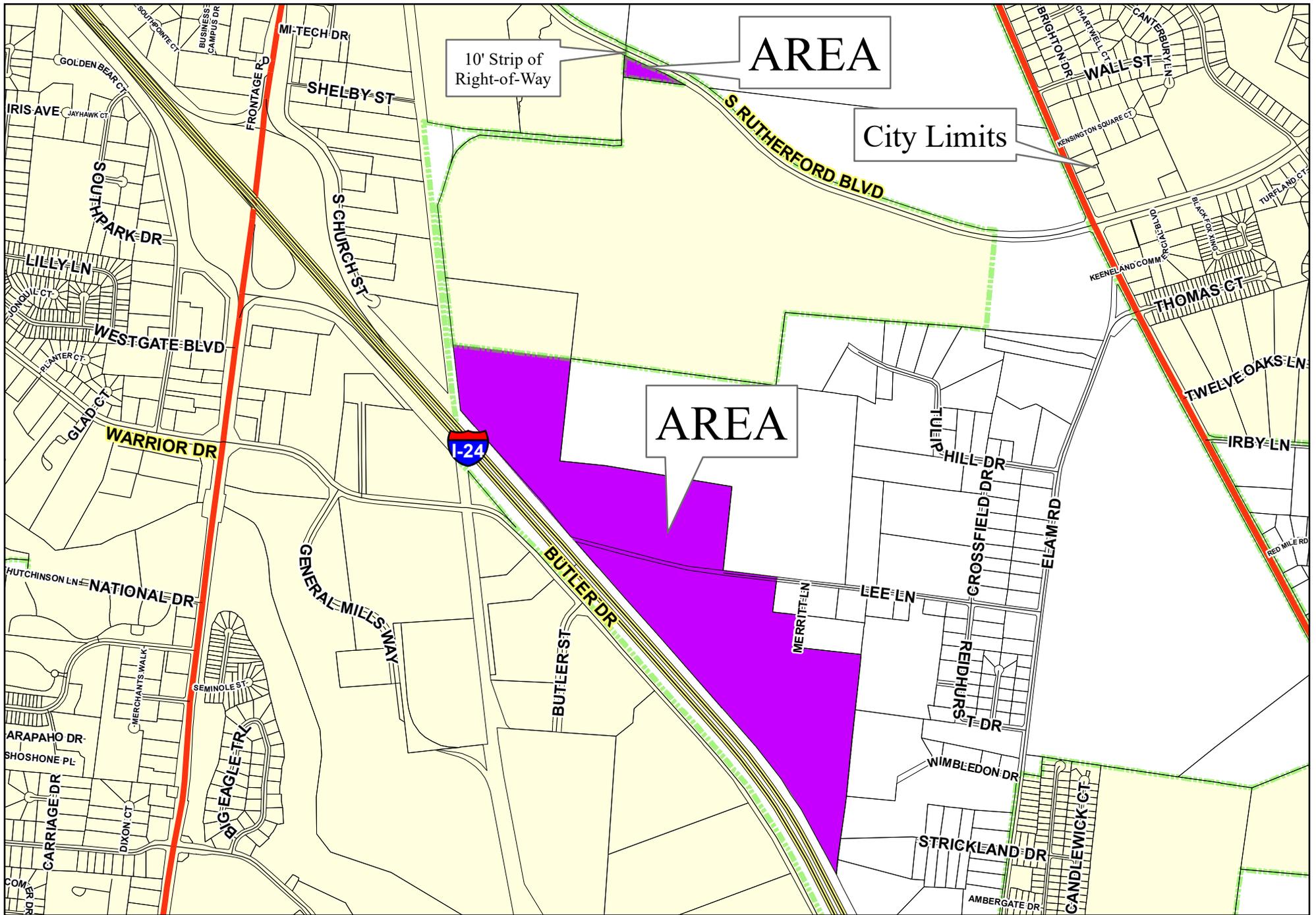
The properties are largely undeveloped and utilized for agricultural purposes. Written petitions requesting annexation have been filed with the City by the property owners and/or their legal representatives.

Mr. Brian Berryman has filed a request to have the properties zoned H-I (Heavy Industrial District) simultaneous with annexation (file 2019-405). The zoning request will be the subject of the next item on the agenda and will also include additional property already located within Murfreesboro Municipal boundary that was annexed and zoned CH in anticipation of a FedEx facility.

The subject property is located within the City's Urban Growth Boundary and is contiguous with the current City limits. It appears that the City will be able to extend most City provided services either immediately upon the effective date of annexation or as development occurs. Staff has included an *Annexation Feasibility Study and Plan of Services* for adoption. Sewer is not readily available to the property and will need to be extended according to one of the several options presented by the MWRD. The MFRD has stated that the existing agricultural accessory structures are inaccessible and will not be able to provide fire protection

and emergency service response. Prior to any development on the site, the developer shall provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water Resources Department (MWRD) policies and procedures.

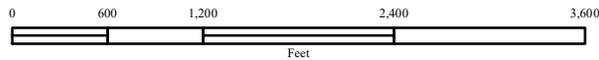
The Planning Commission will need to conduct a public hearing on the matter of the annexation petition and Plan of Services, after which it will need to discuss this matter and then formulate a recommendation for City Council.



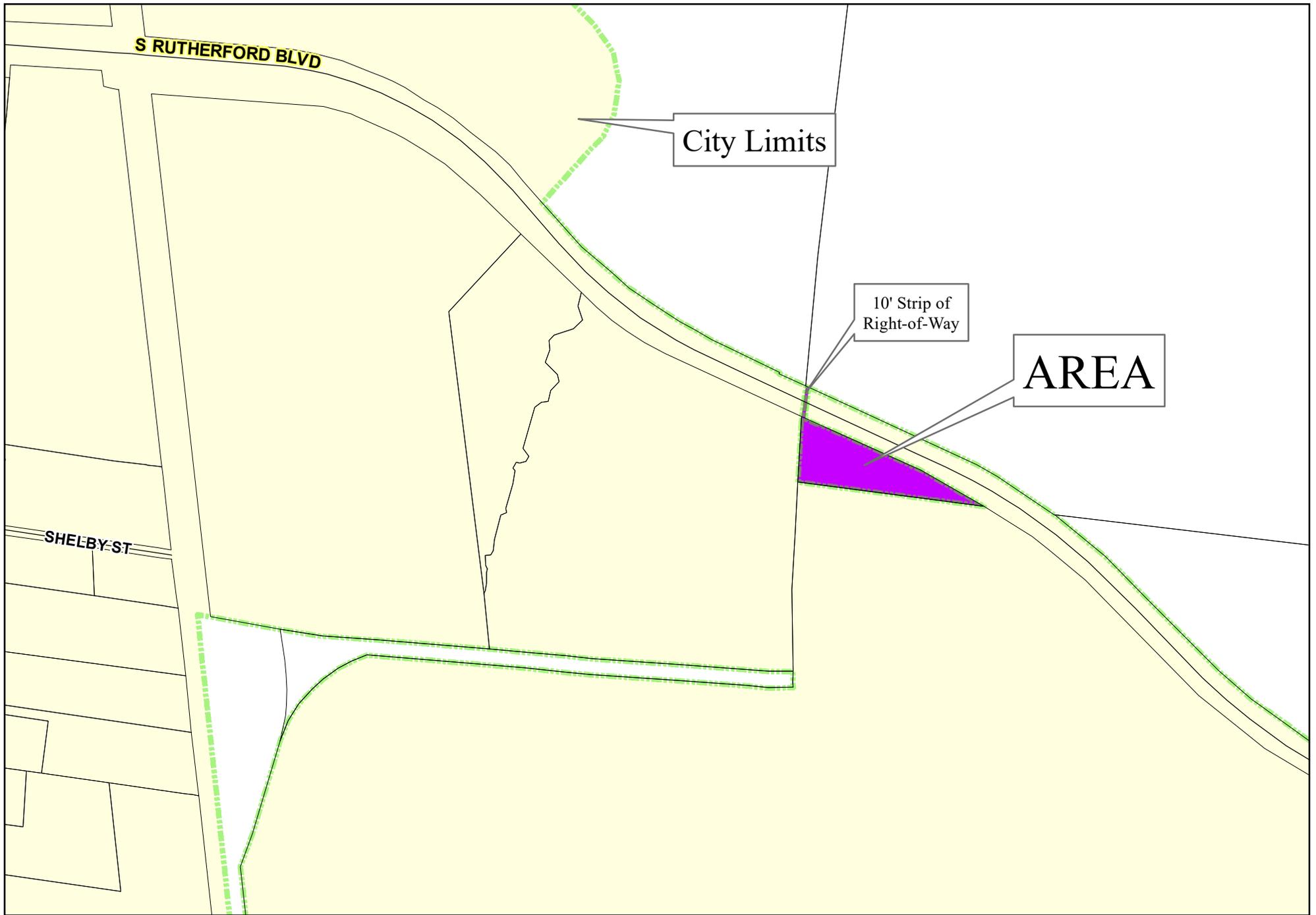
Annexation Request for Property Along South Rutherford Boulevard and Lee Lane



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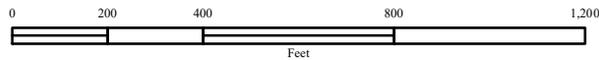
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



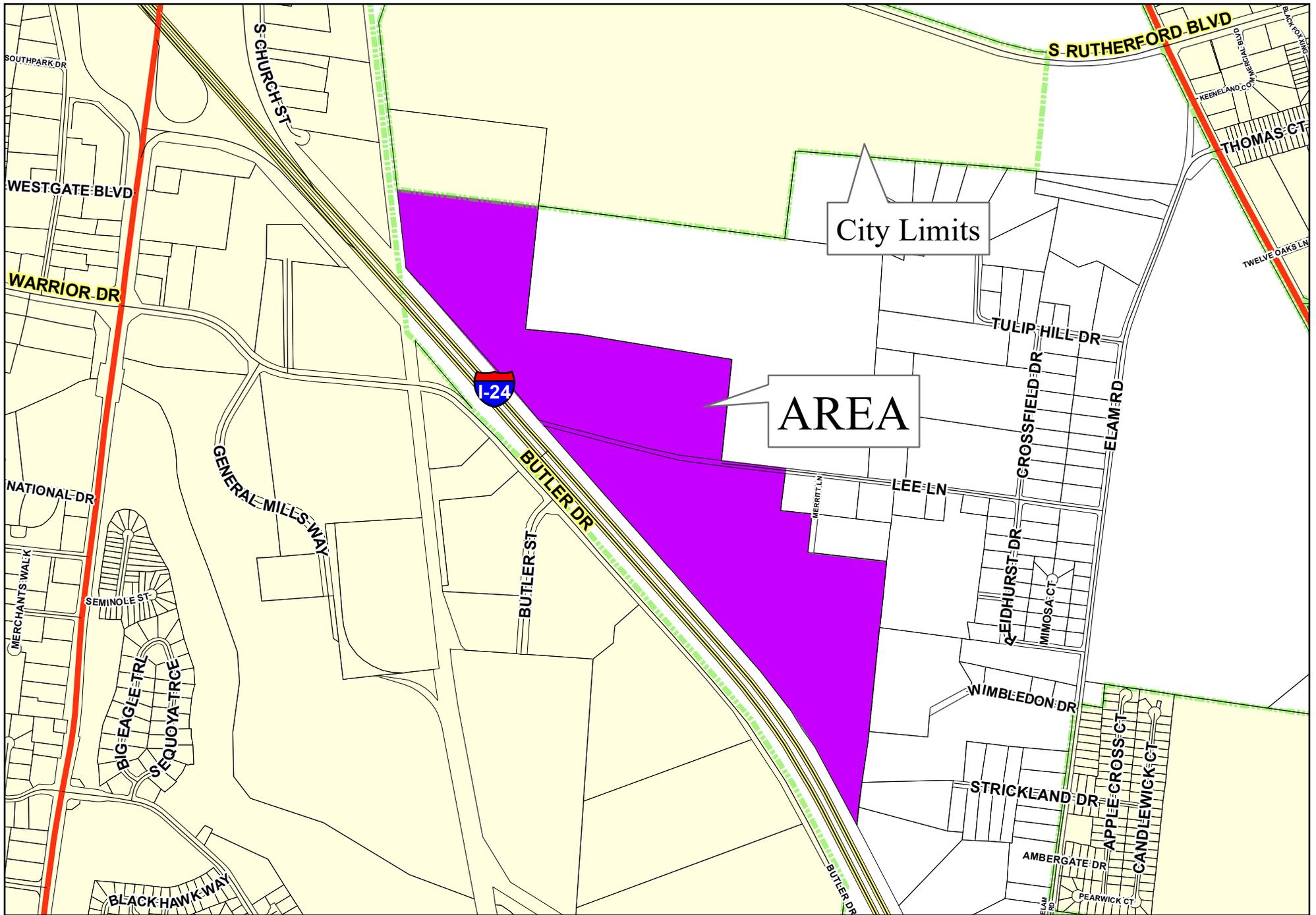
Annexation Request for Property Along South Rutherford Boulevard



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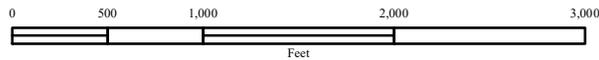
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



Annexation Request for Property Along Lee Lane



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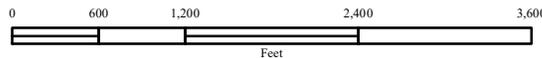


GIS Department
 City Of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



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Zoning Request for Property Along South Rutherford Boulevard and Lee Lane CH to H-I and H-I and RS-15 Simultaneous with Annexation



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

**ANNEXATION REPORT FOR
PROPERTY LOCATED SOUTH OF SOUTH RUTHERFORD
BOULEVARD AND ALONG LEE LANE
INCLUDING PLAN OF SERVICES
(FILE 2019-501)**



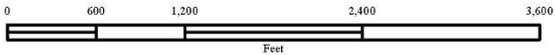
PREPARED FOR THE MARCH 6, 2019 PLANNING COMMISSION PUBLIC HEARING



Annexation Request for Property Along South Rutherford Boulevard and Lee Lane



Path: Z:\planning\annex\SRutherfordLeeLntortho.mxd



GIS Department
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37130
www.murfreesboro.tn.gov

INTRODUCTION

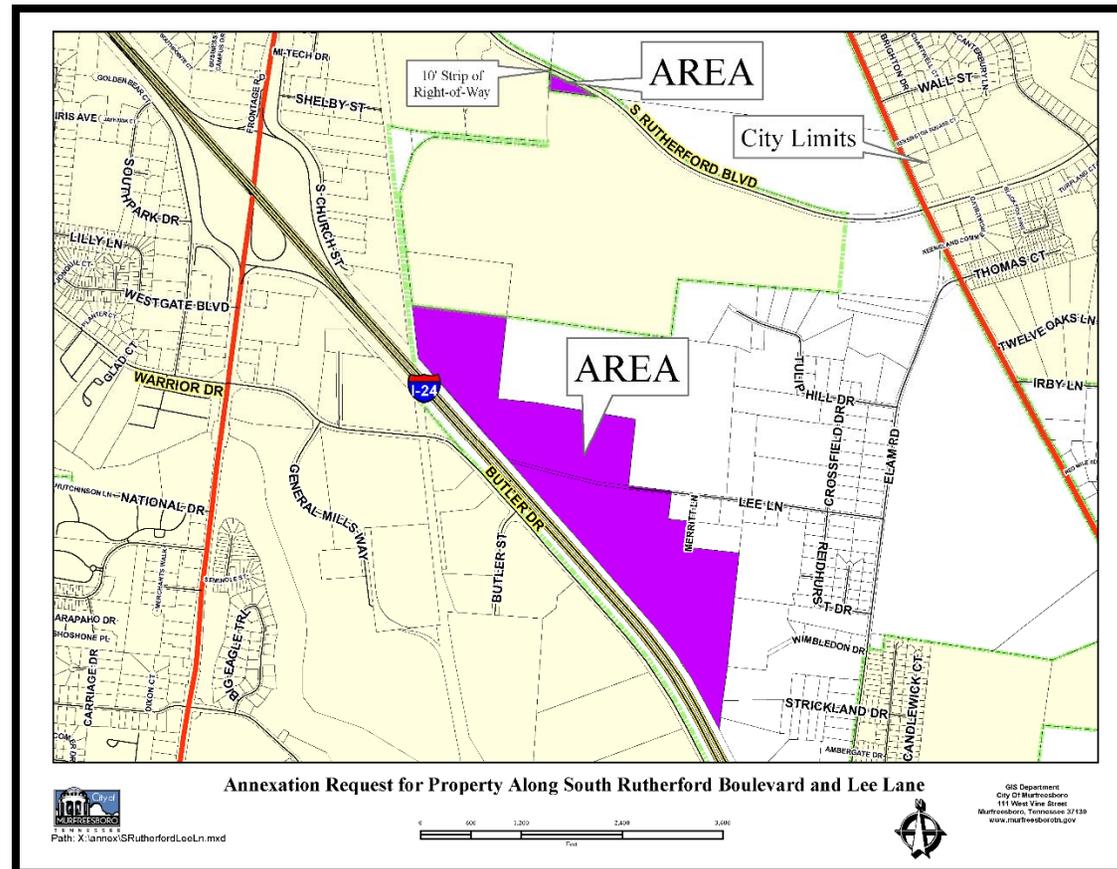
OVERVIEW

The property owners have submitted a petition requesting to be annexed by the City of Murfreesboro. The request is for three (3) parcels and a companion zoning change to Heavy Industrial District (H-I) simultaneous with the annexation. The developer has not made planning staff aware of future development intentions with this property.

The subject property is located along the south side of South Rutherford Boulevard and along Lee Lane. The parcels are approximately 123 acres and currently utilized for agricultural purposes. The study area includes rights-of-way along South Rutherford Boulevard and Lee Lane. The total study area consists of:

- Tax Map 112, Parcel 001.00 (1.63 acres)
- Tax Map 113, Parcel 013.00 (54.43 acres-partially located within City limit)
- Tax Map 113, Parcel 018.00 (66.91 acres)
- Lee Lane right-of-way, approximately 2,200 linear feet
- 10' strip of South Rutherford Boulevard right-of-way

The study area lies within the City of Murfreesboro's Urban Growth Boundary and is contiguous with current city limits.

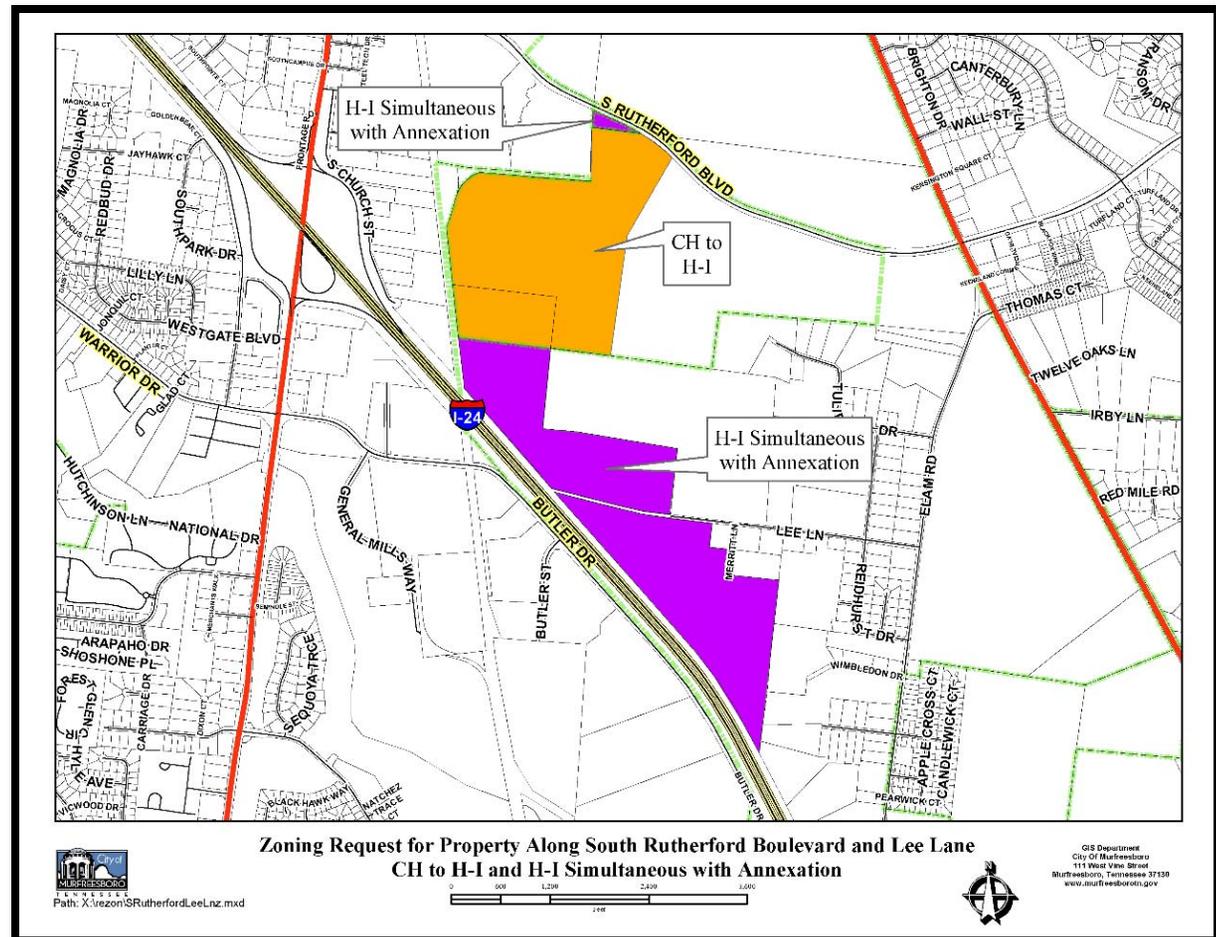


CITY ZONING

Simultaneous with the annexation, a request for rezoning for the subject property to H-I (Heavy Industrial District) is requested. The application for rezoning is made by Brian Berryman. The request is to allow for the potential development of the property with heavy industrial uses.

The study area is presently zoned RM (Residential – Medium Density) in the unincorporated area of Rutherford County.

The nearest City incorporated properties are east of the subject property and are developed, single-family residential lots that are zoned PRD (Sommersby Subdivision). Within unincorporated Rutherford County, adjacent properties are zoned RM and developed with suburban residential lots.

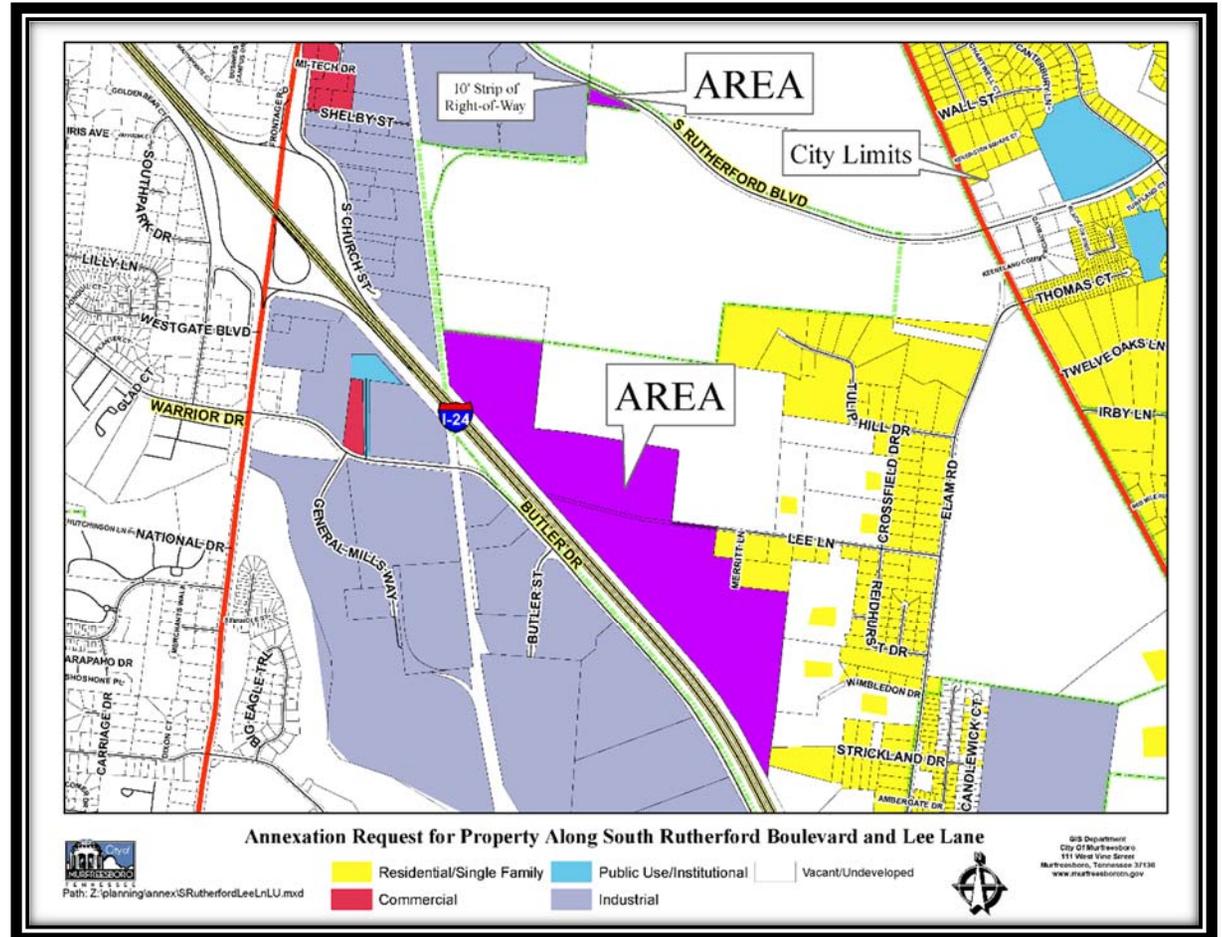


PRESENT AND SURROUNDING LAND USE

The study area is undeveloped but does have several agricultural accessory structures.

Surrounding land uses include:

- Single-family residential, as shown in yellow,
- Agricultural and vacant/undeveloped,
- Religious institutional uses, as shown in blue,
- And industrial uses in grey.



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 \$0.9494/\$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
DERRYBERRY BETTIE	1.63	\$3,673	\$0	\$563	\$9
CLARK ELIZABETH L & V LASSETER & S E LASSETER	54.43	\$11,400	\$0	\$2,850	\$27
CLARK ELIZABETH L & V LASSETER & S E LASSETER	66.91	\$96,900	\$21,500	\$296	\$281
Total					\$317

These figures are for the property in its current state and assessed at the residential rate of 25 percent. If this property is rezoned to Heavy Industrial District (H-I) and when it is developed, an improvement value will be added, which will result in an increase to the City and County taxes.

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.

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 not have an impact on the school's enrollment numbers as it is anticipated to be developed with heavy industrial/commercial uses.

SOLID WASTE COLLECTION

The City will not provide solid waste collection service to commercial/industrial properties.

ELECTRIC SERVICE

The study area is located within Murfreesboro Electric Department (MED) service boundary and currently has facilities along South Rutherford Boulevard.

Murfreesboro Electric Department (MED) will serve this property from South Rutherford Boulevard. Due to the size of the property and the potential zoning of Heavy-Industrial, MED will limit the electric capacity of the site to a maximum of 10MW. If the property owner has a potential buyer that needs more than 10MW of electricity, MED will need to perform an in-depth analysis of our electric system in the area as a new substation may be required. Any new electrical infrastructure installed will be required to adhere to MED standards.

STREET LIGHTING

Streetlights are existing along South Rutherford Boulevard and will be installed in the development if public streets exist. No street lighting is proposed along Lee Lane.

STREETS AND ACCESS

The annexation study area has access to existing South Rutherford Boulevard to the north and existing Lee Lane. The annexation study area includes approximately 10 linear feet of South Rutherford Boulevard right-of-way and 2,200 linear feet of Lee Lane right-of-way. South Rutherford Boulevard is a 5-lane, curb and gutter roadway. The City is already responsible for the operation and maintenance of this street and there will be no additional services required from the Engineering or Streets Departments.

Four Hundred and Eighty Seven (487) feet of Lee Lane is a 2-lane residential road that does not meet minimum City specifications; 1,509 feet is gravel and dirt within the ROW of Lee Lane that does not meet minimum City specifications. Any new public roadways to serve the study area must be constructed to City Standards.

No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be constructed to City standards.

It is recommended that the development of this tract include planning for a public roadway extension to the south with an intersection on South Rutherford Boulevard west of Lytle Creek. This new connector is on the 2040 Major Transportation Plan as MTI #5. The future corridor is to be a 3-lane roadway connection to south of South Rutherford Boulevard and west of Elam Road.

REGIONAL TRAFFIC & TRANSPORTATION

The intersection west of this property is South Church Street and South Rutherford Boulevard. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows South Church Street to be operating at a Level of Service D/F. The 2040 Level of Service Model indicates that South Church Street falls to Level of Service of F with or without the proposed improvements recommended in the 2040 MTP.

The intersection to the east is South Rutherford Boulevard & Manchester Pike. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows South Rutherford Boulevard to be operating at a Level of Service C in the study area using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates that South Rutherford Boulevard falls to Level of Service of D with or without the proposed improvements recommended in the 2040 MTP.

Manchester Pike is operating at a Level of Service C. The 2040 Level of Service Model indicates that Manchester Pike falls to Level of Service of F with or without the proposed improvements recommended in the 2040 MTP.

Lee Lane intersects Elam Road which is 2-lane roadway that does not meet minimum City specifications. Elam Road is on the 2040 Major Transportation Plan as MTI #23 proposed to be a 3-lane roadway.

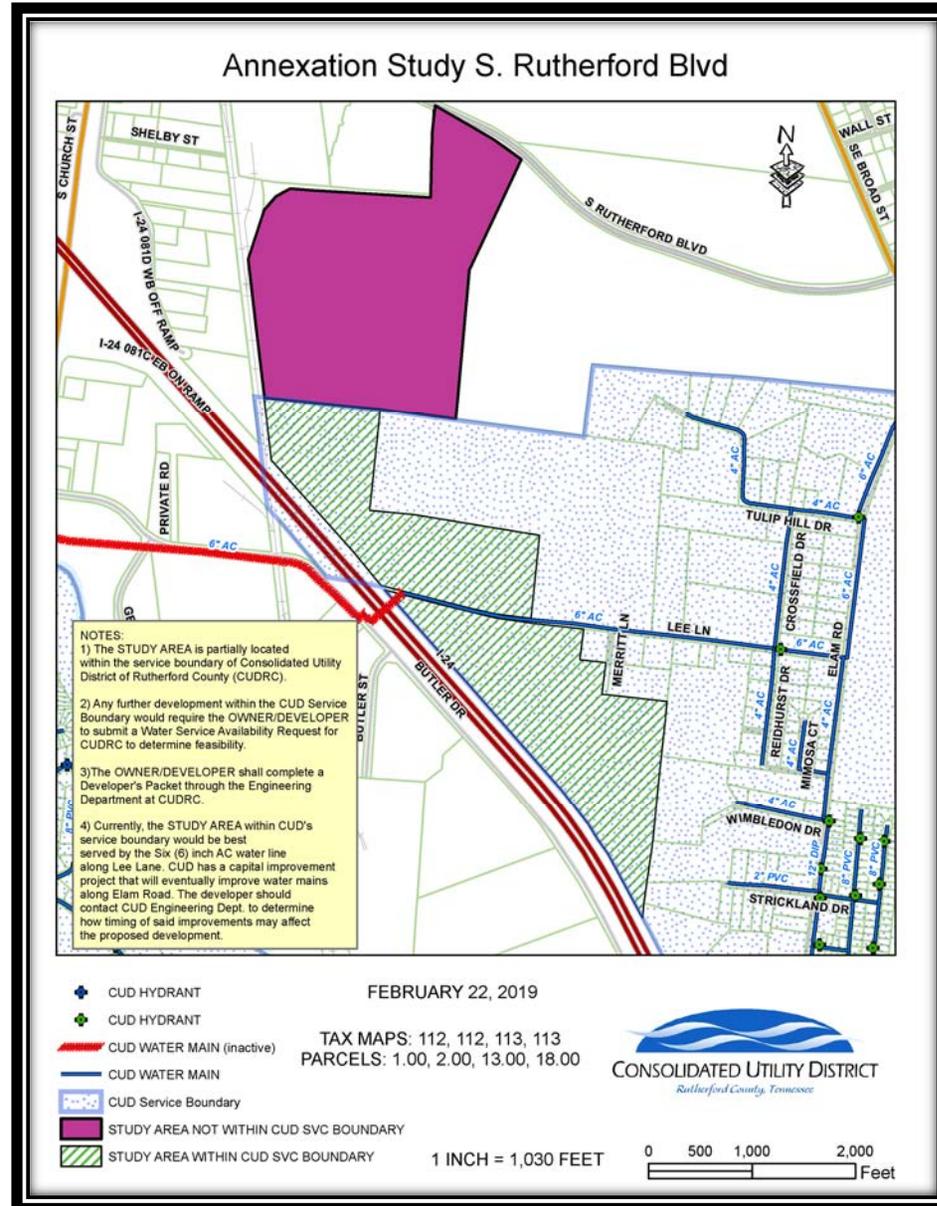
A traffic impact study will be required incorporating the surrounding properties and roadway systems.

WATER SERVICE- CUD

The study area is partially located within Consolidated Utility District's (CUD) service area. Currently, the portion of the study area within CUD's service boundary would be best served by the Six (6) inch AC water line along Lee Lane. CUD has a capital improvement project that will eventually improve water mains along Elam Road. The developer should contact the CUD Engineering Dept. to determine how timing of said improvements may affect the proposed development.

Also, the developer of the property will be required to complete CUD's Developer Packet through the CUD Engineering Department to determine feasibility prior to entering the construction phase.

The existing CUD 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.



WATER SERVICE- MWRD

The study area is partially located within Murfreesboro Water Resources (MWRD) service area. Map 112, Parcel 001.00 is within the Department's service area has a 16" water main available. In addition to the above parcel, the very northernmost portion of Map 113, Parcel 13 is also within MWRD service area, however, unless served through Map 112, Parcel 2, Parcel 13 does not have MWRD water available. The remaining portion of Map 113, Parcel 13 & 18 are within Consolidated Utility District's water service area.

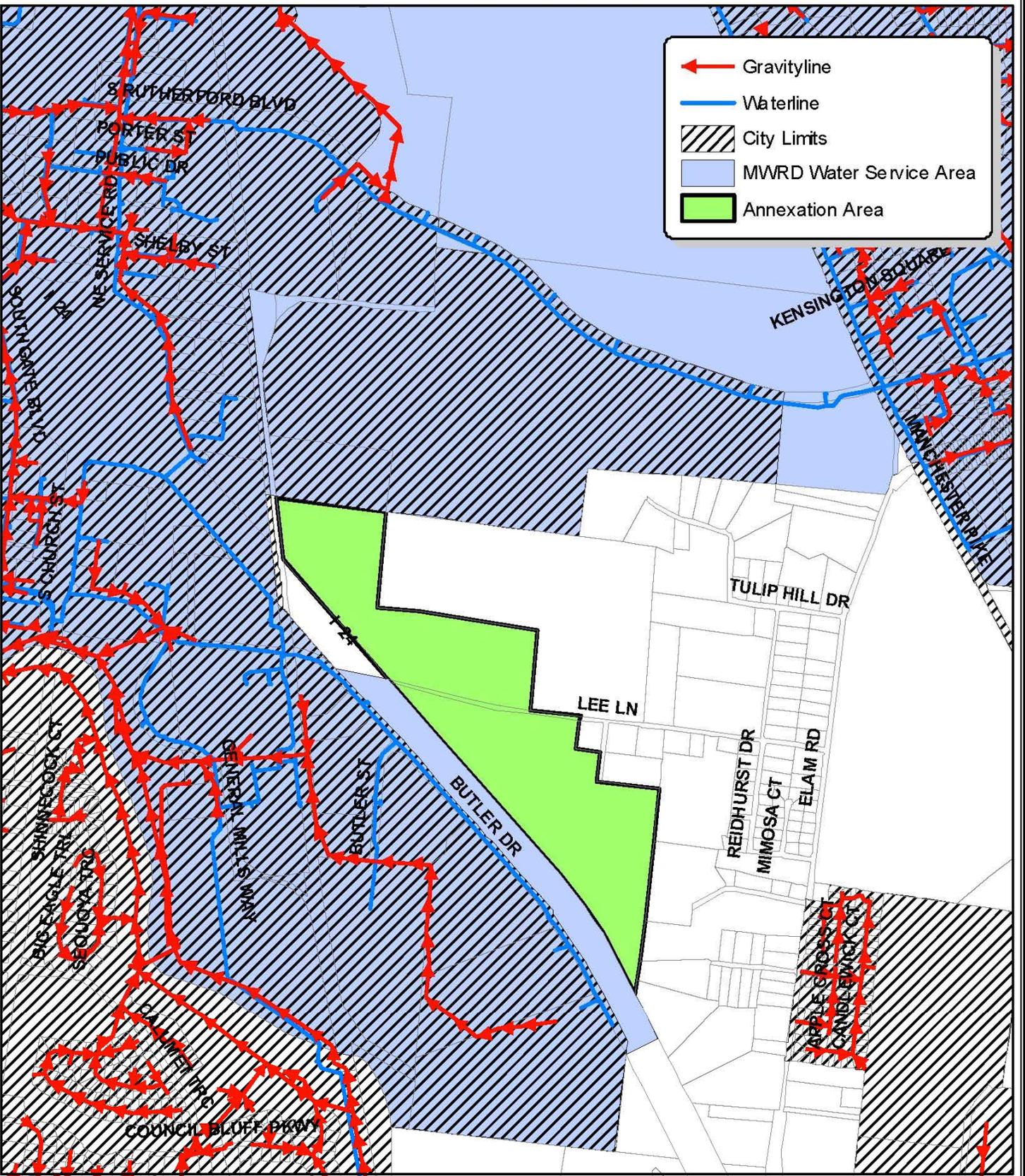
SANITARY SEWER SERVICE

Per the Department's current definition of "available", public sanitary sewer is not available to the properties requesting annexation other than Map 112, Parcel 1. There is an existing sewer main on both the north and south sides of South Rutherford Boulevard. There are several possible options for sewer service to the properties, however, all options will require the developer to obtain easements from adjacent property owners and be dedicated to the City of Murfreesboro.

- Option 1 would be to acquire permanent and temporary construction easements from the Murfree (Map 102, Parcel 49) and Derryberry (Map 112, Parcel 1) properties north of South Rutherford Boulevard and extend sewer east parallel to the northern right-of-way of Rutherford and bore to the south side to the requesting properties.
- Option 2 would be to acquire and/or redefine permanent and temporary construction easements from the Huskey Truss property (Map 113, Parcel 11.06) and extend sewer east and south to the requesting properties.
- Option 3 would be to acquire and/or redefine permanent and temporary construction easements from the Huskey Truss and Derryberry properties and extend sewer east parallel to the southern right-of-way of Rutherford Boulevard to the requesting properties.

With all of these options, the extension of sewer to the southern properties requesting annexation will somewhat follow the Lytle Creek Sanitary Sewer Study written by SEC, Inc. Gravity sewer should extend to the south from South Rutherford Boulevard to a natural high point and then the remaining properties would be served by a pump station and forcemain pumping back to the gravity sewer extension from Rutherford. In addition to serving these properties requesting annexation with sewer, if the eastern portion of Map 112 Parcel 2 develops, the Department and Developer will need to work together with regard to a proposed route for the Lytle Creek Interceptor Extension along Lytle Creek that is shown on the Department 201 Wastewater Facilities Plan. An easement will need to be dedicated for this future extension if not already.

All main line extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department found on-line at: <http://www.murfreesborotn.gov/DocumentCenter/View/144>



MURFREESBORO WATER AND SEWER DEPARTMENT

Annexation Request for S Rutherford Blvd and Lee Lane



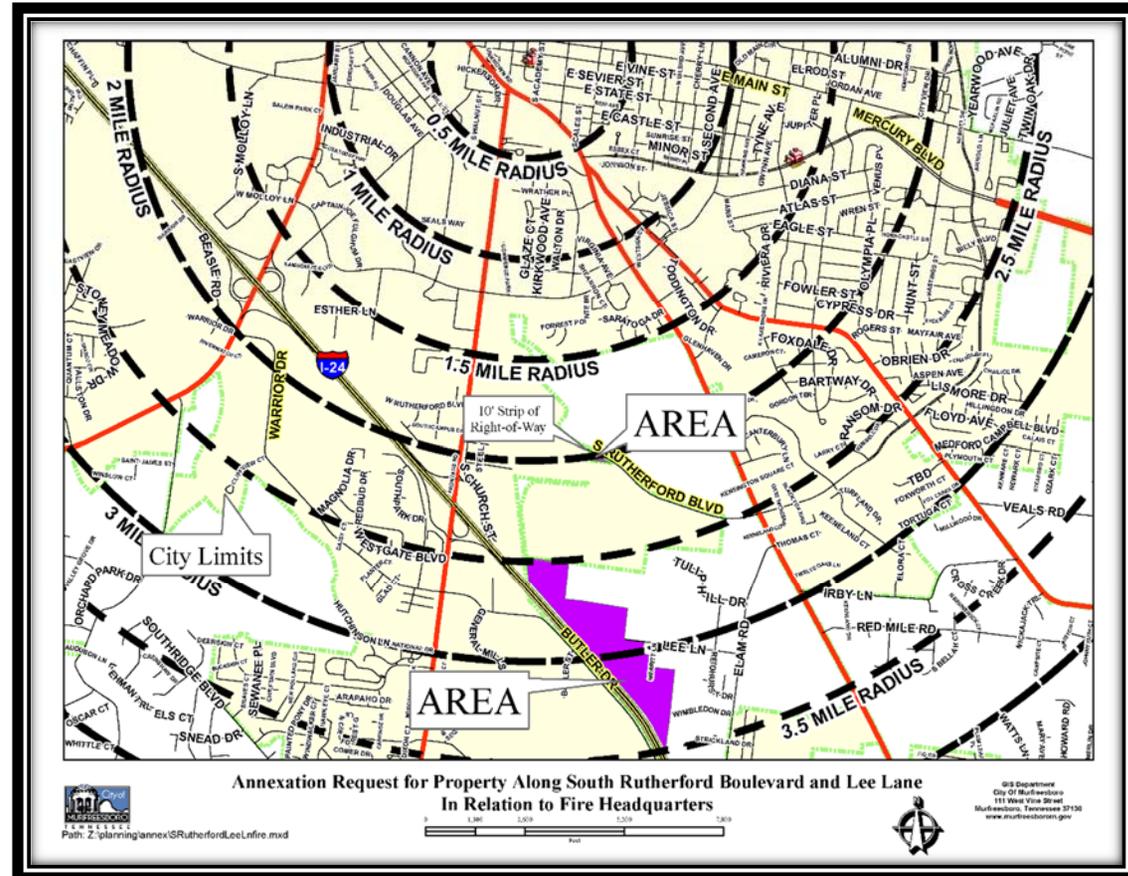
KMC 3/1/2019
LEE LANE.MXD

FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department (MFRD), will provide fire protection with a full-time, professional staff as well as medical first responder service immediately upon the effective date of annexation. The study area contains several agricultural accessory structures and it should be noted that the existing accessory structures are inaccessible and cannot receive fire protection from the MFRD.

Prior to any development on the site, the developer shall provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water Resources Department (MWRD) policies and procedures.

The closest fire station to the subject property is Fire Headquarters located along East Vine Street. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.

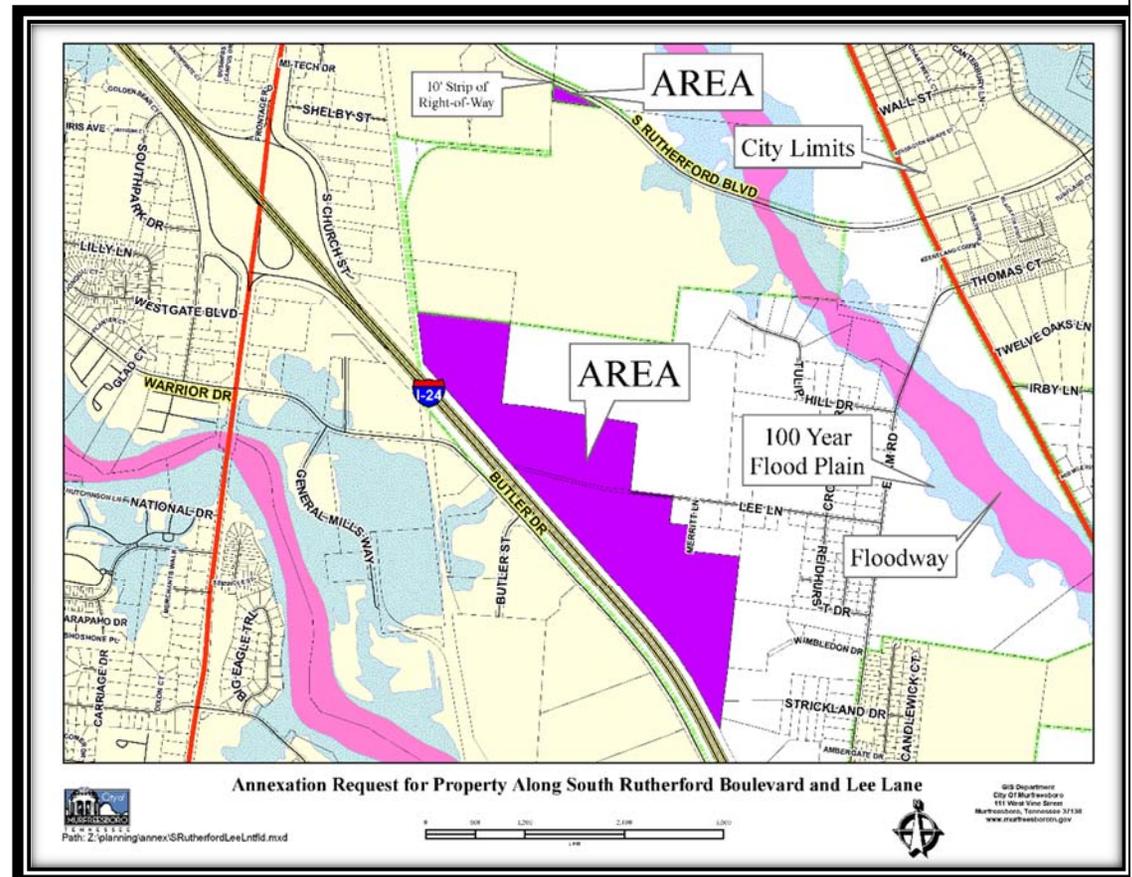


FLOODWAY

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 floodplain comes in close proximity to the southeast corner of the study area, and some of the study area is at the 100-year flood elevation.

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



STORMWATER MANAGEMENT

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area and existing and new improvements will be subject to the Stormwater Utility Fee. No existing improvements are included on the subject properties and will not generate revenue for the Stormwater Utility Fund until development occurs.

The subject property is proposed to be developed for a heavy industrial district on approximately 123 acres. Based on this development scenario and property limitations, it is anticipated that the site will generate \$3,000 per month or \$36,000 annually in revenue for the Stormwater Utility Fund including anticipated fee credits upon full buildout.

Public Drainage System

Existing public drainage systems serving the study area are integral to the existing South Rutherford Boulevard. Annualized maintenance costs for drainage systems incidental to the roadways are included within the roadway maintenance costs and are anticipated to be paid from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage System

Approximately the eastern third of the property drains directly to Lytle Creek while the central portion of the site drains northward to an existing cross drain under South Rutherford Boulevard and then to Lytle Creek. The southwest portion of the property drains southwestward under CSX Railroad to I-24 ROW and West Fork Stones River.

Lytle Creek is a FEMA studied stream and a portion of the eastern property is within the floodplain and floodway of Lytle Creek. Development must meet the Floodplain Management Regulations including proper elevation and flood hazard reduction of new developments. Lytle Creek must also include a 50-foot Water Quality Protection Area from the top of bank on each side upon development. The WQPA is an undisturbed vegetated buffer providing water quality protections for Lytle Creek. Any modifications to Lytle Creek must include appropriate State and Federal permits.

The area likely includes some areas considered jurisdictional wetlands. Any proposed modifications of wetlands must include appropriate state and federal wetland permits.

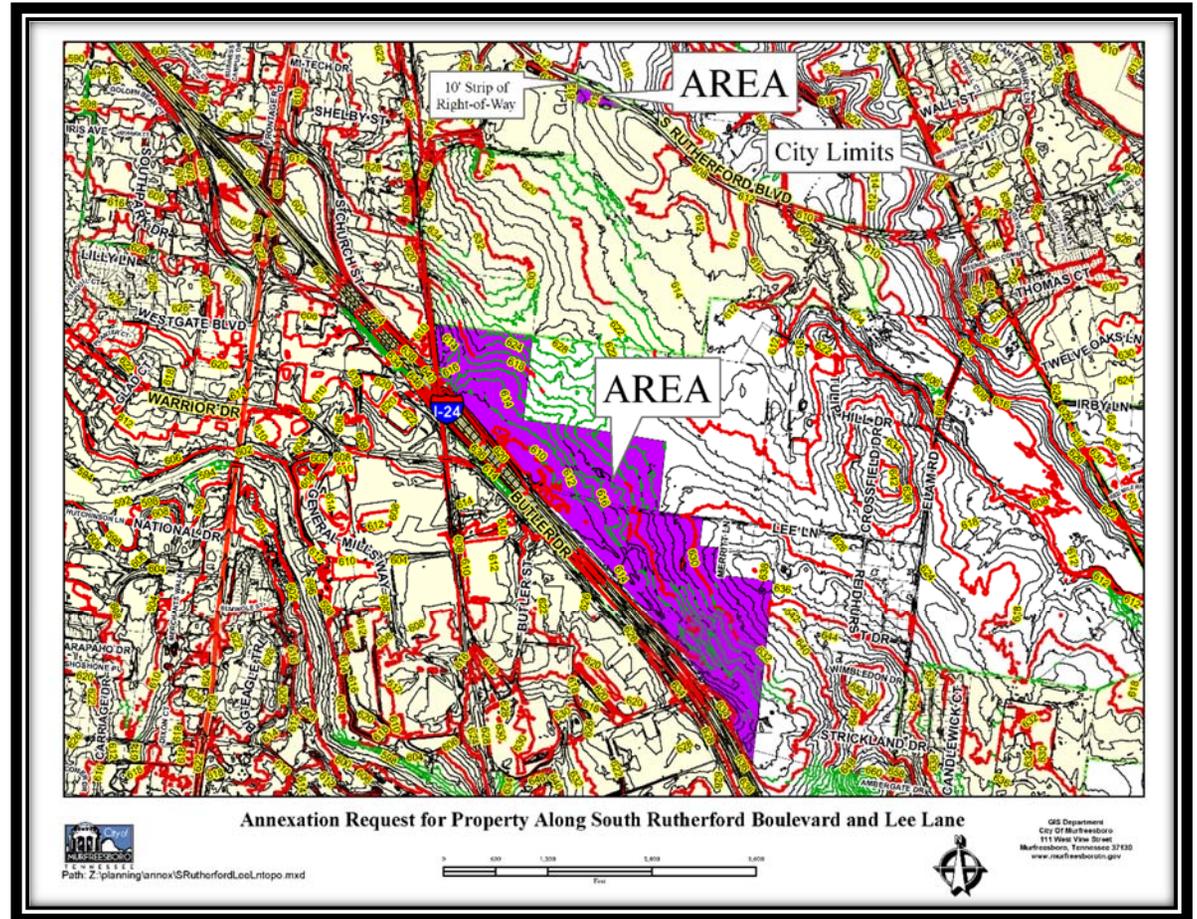
A small pond is located adjacent to a CSX spur rail on the northwestern portion of the site. It is unclear as to the jurisdictional status of this pond. If it is jurisdictional water, appropriate permits should be obtained for any proposed modifications.

PROPERTY AND DEVELOPMENT

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

New development in the study area must meet overall City of Murfreesboro Stormwater Quality requirements.

Improvements to South Rutherford Boulevard should be included for sidewalk along the development frontage.



BUILDING AND CODES

The property will 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.

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.

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.

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby petitions the City of Murfreesboro to annex such property into the City.

Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.

1. Louis Bush Cole, Jr.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)

2. Jerry Colley, Sr.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)

3. Jerry Colley, Jr.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)

4. E. H. Hoover, III
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes

Power of Attorney applies and is attached: Yes _____ No

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

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1. Eleanor L. Hoover
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)

2. Paul Anthony Hoover
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)

3. Thomas S. Hoover, Sr.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)

4. Martha Houston
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: Yes
Power of Attorney applies and is attached: Yes

PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby petitions the City of Murfreesboro to annex such property into the City.

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1. Melinda Milam
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)
2. Eleanor Elizabeth Hoover IRKV Trust
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)
3. TSH 2003A Land Company, LP
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: [Signature] Status: POA Date: 1/17/19

Mailing Address (if not address of property to be annexed)
4.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: _____ Status: _____ Date: _____

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: _____ Yes
Power of Attorney applies and is attached: [check] Yes _____ No



PETITION FOR ANNEXATION BY THE CITY OF MURFREESBORO

The undersigned is the only owner / are all of the owners of the property identified in the attached legal description (including street address and tax map / parcel number), and hereby petitions the City of Murfreesboro to annex such property into the City.

Signatures must be by owners or those with an appropriate written Power of Attorney from an owner. If the owner is not an individual (eg. corporation, trust, etc.), list the entity's name, the name of the individual signing on behalf of the entity and the status of the individual (eg. president, trustee, partner). If you are signing this Petition based on a Power of Attorney, you must also attach a copy of the Power of Attorney.

1. ELIZABETH CLARK, SAMUEL LASSETER, MERCEDES
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
LUCIA SUAREZ - ALL REPRESENTED
Signature: BY PINNACLE BANK AS SUCCESSOR TRUSTEE Status: Date:

Mailing Address (if not address of property to be annexed)
2. PINNACLE FINANCIAL PARTNERS
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
214 WEST COLLEGE ST.
Signature: MURFREESBORO, TN. 37133 Status: Date:

3. Ryan Miller
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: Ryan Miller Status: SVP + TRUST ADVISOR Date: 1-16-19

Mailing Address (if not address of property to be annexed)

4.
Printed Name of Owner (and Owner's Representative, if Owner is an entity)
Signature: Status: Date:

Mailing Address (if not address of property to be annexed)

(Attach additional signature pages if necessary)

Legal Description is attached: Yes

Power of Attorney applies and is attached: Yes No

REC# 364194 \$500.00 1-17-19

Minutes of the
Murfreesboro Planning Commission
March 6th, 2019
Council Chambers 6:00 P.M.

Annexation plan of services and annexation petition [2019-502] for approximately 8,100 linear feet of Interstate 24 right-of-way located between South Church Street (exit 81) and Joe B Jackson Parkway (exit 84), City of Murfreesboro Fire and Rescue Department applicant. Mr. Matthew Blomeley summarized the staff report, which was made available in the agenda packet provided to the Planning Commission. This annexation request is to annex right-of-way along I-24 for Authority Having Jurisdiction for emergency services.

Chairman Bob Lamb opened the public hearing. No one came forward to speak for or against the zoning request; therefore, Chairman Bob Lamb closed the public hearing.

Mr. Ronnie Martin asked Mr. Blomeley if this was the only segment of I-24 right-of-way that was not annexed into the City. Mr. Blomeley replied that there are other segments of I-24 right-of-way that were approved for annexation by the Planning Commission in October 2019 but have not been to the City Council yet. Mr. Blomeley added that if those were to be approved by the City Council, this would be the only segment I-24 right-of-way not in the city's jurisdiction.

Mr. Eddie Smotherman made a motion to approve subject to all staff comments, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

Annexation plan of services and annexation petition [2019-501] for approximately 123 acres located along Lee Lane and I-24, Pinnacle Bank and Elizabeth Hoover

Derryberry applicants. Ms. Margaret Ann Green summarized the staff report, which was made available in the agenda packet provided to the Planning Commission. Ms. Green explained that this annexation request is for three parcels located along South Rutherford Boulevard and Lee Lane, totaling 123 acres and 2,200 feet of right-of-way.

Ms. Kathy Jones and Mr. Ken Halliburton abstained from discussion and voting.

Chairman Bob Lamb opened the public hearing.

The following residents spoke during the public hearing:

- Diane Parker (2101 Wimbledon Road) asked the Planning Commission and Staff what type of notice the City is required to provide for annexation and rezoning.
- Lucille Nunley (1802 Lee Lane) opposed proposed annexation due to noise concerns.
- Joanne Plough (2232 Elam Road) opposed proposed annexation due to traffic concerns.
- James Jernigan (214 Second Avenue) had concerns about property lines and fencing.

PRELIMINARY

Minutes of the
Murfreesboro Planning Commission
March 6th, 2019
Council Chambers 6:00 P.M.

Chairman Bob Lamb closed the public hearing.

Mr. Donald Anthony explained that the Zoning Ordinance requires the staff to post notice in three different ways via a newspaper ad, mailouts, and signs on the proposed property. Mr. Anthony noted that there is not a specified time that signs must be put up.

Mr. Warren Russell made a motion to approve subject to all staff comments, seconded by Ms. Jennifer Garland. The motion carried by 5-0 vote in favor, with two abstaining.

Zoning application [2019-405] for approximately 233.3 acres located along South Rutherford Boulevard, Lee Lane and I-24 to be zoned H-I simultaneous with annexation (123 acres) and to be rezoned from CH to H-I (110.4 acres), Brian Berryman applicant. Ms. Margaret Ann Green summarized the staff report, which was made available in the agenda packet provided to the Planning Commission. Ms. Green explained that this is a rezoning request for 233.3 total acres. 110.4 of those acres are zoned CH, and 123 acres are to be rezoned simultaneous with annexation. Ms. Green noted that the Future Land Use Map recommends that the northern portion of the proposed rezoning be zoned as industrial and the southern portion be zoned residential.

Mr. Matt Taylor, Mr. John Harney, and Mr. Jeff Reed were in attendance to represent the applicant. Mr. Taylor explained that Mr. Brian Berryman is the applicant and is looking to move his business to this property because of access to the interstate and the railroad. Mr. Taylor discussed the proposed plan, noting the following:

- Adjacent to Husky Truss, Mahle, Rich's, General Mills, and Steel Technologies
- Near I-24
- Approved by CSX to attach a spur to the railroad
- Sewer, water, and electric to be extended from S. Rutherford Blvd

Chairman Bob Lamb opened the public hearing.

The following residents spoke during the public hearing:

- Richard Baines (1319 Parkview Terrace) supported proposed rezoning due to job opportunities, opportunities with the railroad and good site conditions for this type of zoning.
- Cles Holbrook (2603 Elam Road) asked the Planning Commission and Staff if there were plans to widen Elam Road or to restrict access to tractor trailers.
- Diane Parker (2101 Wimbledon Road) opposed proposed project due to traffic concerns.

PRELIMINARY

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
MARCH 9, 2019**

- 3.d. Zoning application [2019-405] for approximately 233.3 acres located along South Rutherford Boulevard, Lee Lane and I-24 to be zoned H-I simultaneous with annexation (123 acres) and to be rezoned from CH to H-I (110.4 acres), Brian Berryman applicant. (project planner Margaret Ann Green).**

The subject properties are located along the south side of South Rutherford Boulevard, at the western terminus of Lee Lane and along the northeastern boundary of I-24. The properties consists of approximately 233.3 acres and includes 4 separate parcels and are identified as follows:

- Tax Map 112, Parcel 001.00 (1.63 acres)
- Tax Map 112, Parcel 002.00 (110.35 acres- partially located within City limits)
- Tax Map 113, Parcel 013.00 (54.43 acres- partially located within City limit)
- Tax Map 113, Parcel 018.00 (66.91 acres)

TOTAL ACRES: 233.32 acres

The subject property consists of 123 acres of land located within unincorporated area of Rutherford County and is zoned RM (Medium Density Residential). Also included in this application are 110.4 acres which currently is located within municipal boundaries and is currently zoned CH (Commercial Highway District). The properties to the north and east are mostly undeveloped, agricultural properties. Along Lee Lane are existing, large-lot, single-family dwellings. The developed properties to the west are commercial and industrial properties which are bounded by CSX railroad and Interstate 24.

The owners of the property within the unincorporated area have petitioned the City to annex the unincorporated property. The applicant for the zoning change is Brian Berryman who has requested the properties be zoned H-I (Heavy Industrial District) simultaneous with annexation and that the CH zoned property be rezoned to H-I (Heavy Industrial District). The developer has not made staff aware of specific development plans for the property.

Heavy Industrial District (H-I):

This industrial district is intended to provide areas in which the principal uses permitted are manufacturing, wholesaling, or warehousing and which are accessible to major transportation routes. The Heavy Industrial District is our most permissive industrial zone. The uses permitted in this district, the special uses that may be allowed in this district, and the uses for which site plan review and approval are provided as an excerpt from Chart 1 of the Zoning Ordinance. The minimum lot width is 50-feet and the setbacks are 42-feet from the front lots lines, 10-feet from the side lots lines and 20-feet from the rear lot lines.

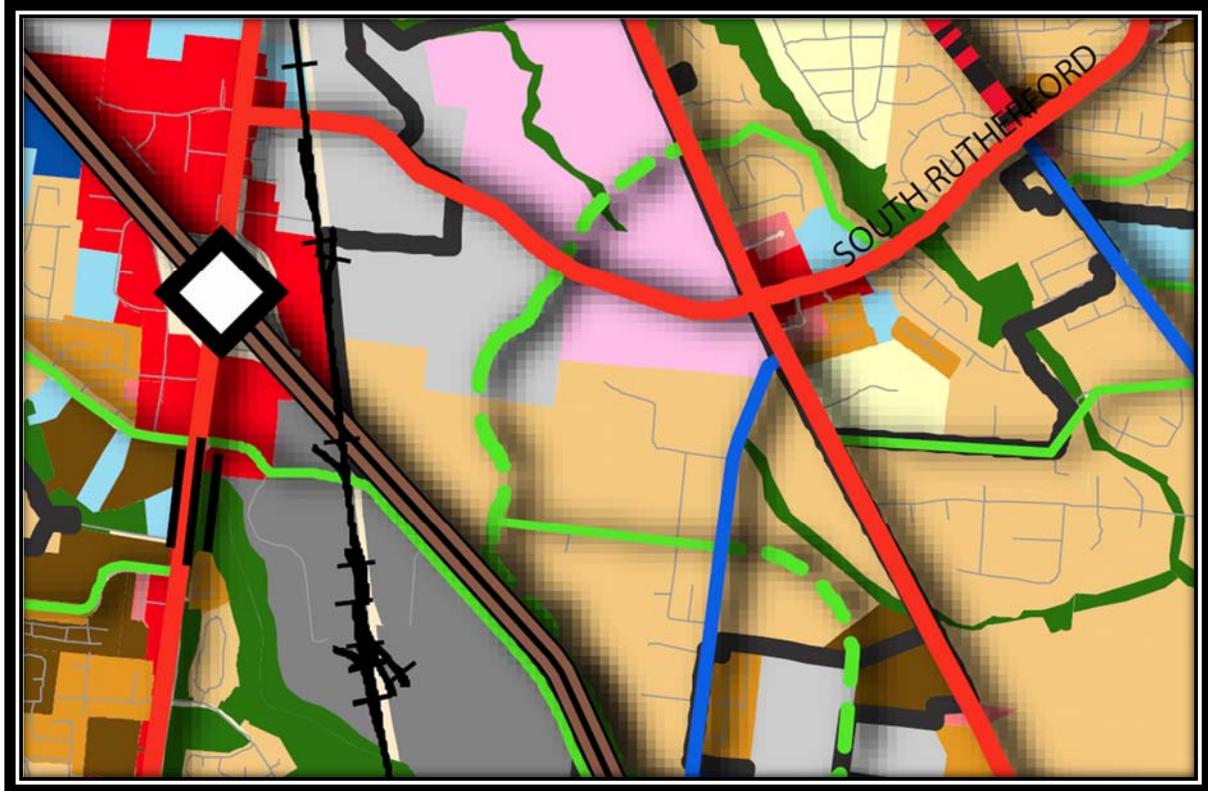
The Planning Director recommends that any approval of the proposed rezoning be made contingent on the applicant recording a subdivision plat that restricts the following uses on the subject property:

- Manufacture, Storage, Distribution of:
 - Composting Facility
 - Explosives
 - Fireworks
 - Leather and Leather Products, Tanning and Finishing
 - Paper Mills
 - Petroleum and Coal Products Refining
 - Radioactive Materials
- Manufacture of Chemicals
- Junkyard

The subdivision plat shall be submitted for review and recorded prior to the City Council holding a second reading of the rezoning request. Subsequent re-subdivisions of the subject property shall include these use restrictions.

Future Land Use Map

The Murfreesboro 2035 Future Land Use Map indicates that Light Industrial uses are the most appropriate land use for the northern portion of the subject property and that Suburban Residential is the most appropriate land uses for the southern portion of the subject property.



MAP 4.2

Future Land Use Map

LAND USES

Proposed Land Uses

-  Undeveloped
-  Parks
-  Suburban Estate
-  Suburban Residential
-  Auto Urban Residential
-  Multi Family Residential
-  General Commercial
-  Neighborhood Commercial
-  Urban Commercial / Mixed Use
-  Central Business District
-  Business Park
-  Light Industrial
-  Heavy Industrial
-  Public / Institutional

Light-Industrial Character (L-I)- northern portion of subject property

Murfreesboro should provide attractive sites for future industrial (light and heavy) development to provide additional employment opportunities to those who reside in the City as well as for residents who live in the surrounding area. The intent of the light industrial land use classification is to provide facilities for design, assembly, finishing, packaging, and storing of products or materials that have usually been processed at least once. These activities are characterized as “clean”, since they produce a relatively small amount of environmental outputs, including, but not limited to smoke, gas, odor, dust, noise, vibration of earth, soot or lighting; to a degree that is offensive when measured at the property line of subject property. Light industries include facilities for administration, research, assembly, storage, warehousing, and shipping. Examples are electronics firms, trucking companies, small textile mills, and auto assembly plants. Characteristic features may include the nature of the buildings, parking and shipping arrangements, the presence of outdoor storage facilities, trailer trucks, loading docks, rail lines, and power sources.

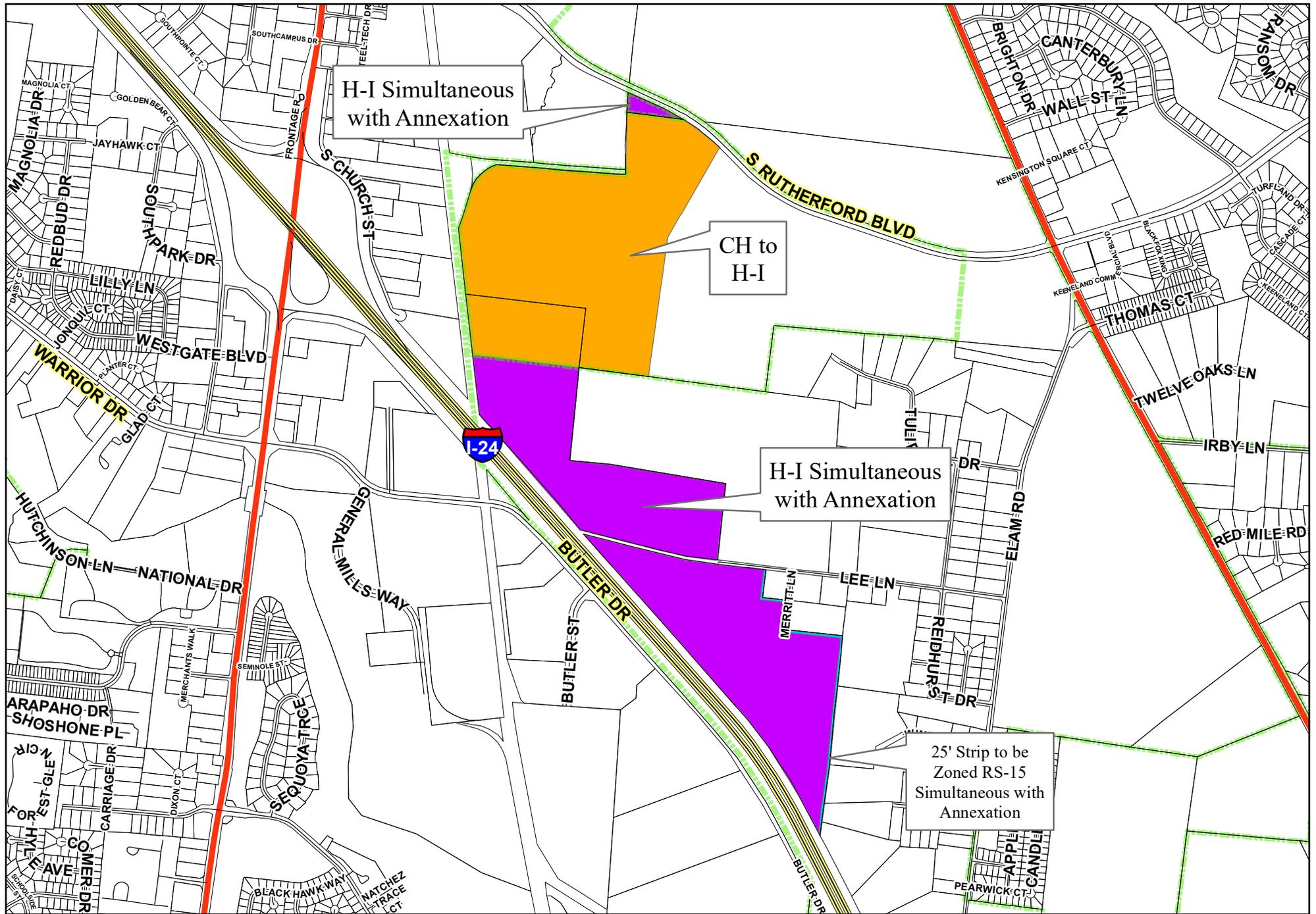
The proposed zoning is not consistent with the *Future Land Use Map*.

Suburban Residential Character (SR)- southern portion of subject property

The *Murfreesboro 2035 Land Use Plan* indicates that Suburban Residential is the most appropriate land uses for the southern portion of the subject property. This community character classification accommodates the new development that continues around the City’s periphery, a lower density Suburban Residential (SR) development will help to transition rural and urban development. This character type includes small acreages or large lot estate development, or may also be smaller lots clustered around common open space. The recommended zoning districts range from RS-15 to RS-10, including PRDs, and has a density of 2.0 to 3.54 dwelling units per acre.

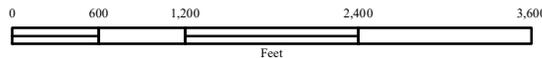
The proposed zoning is not consistent with the *Future Land Use Map*.

The Planning Commission will need to conduct a public hearing on the matter of the Heavy Industrial zone request, after which it will need to discuss this matter and then formulate a recommendation for City Council.

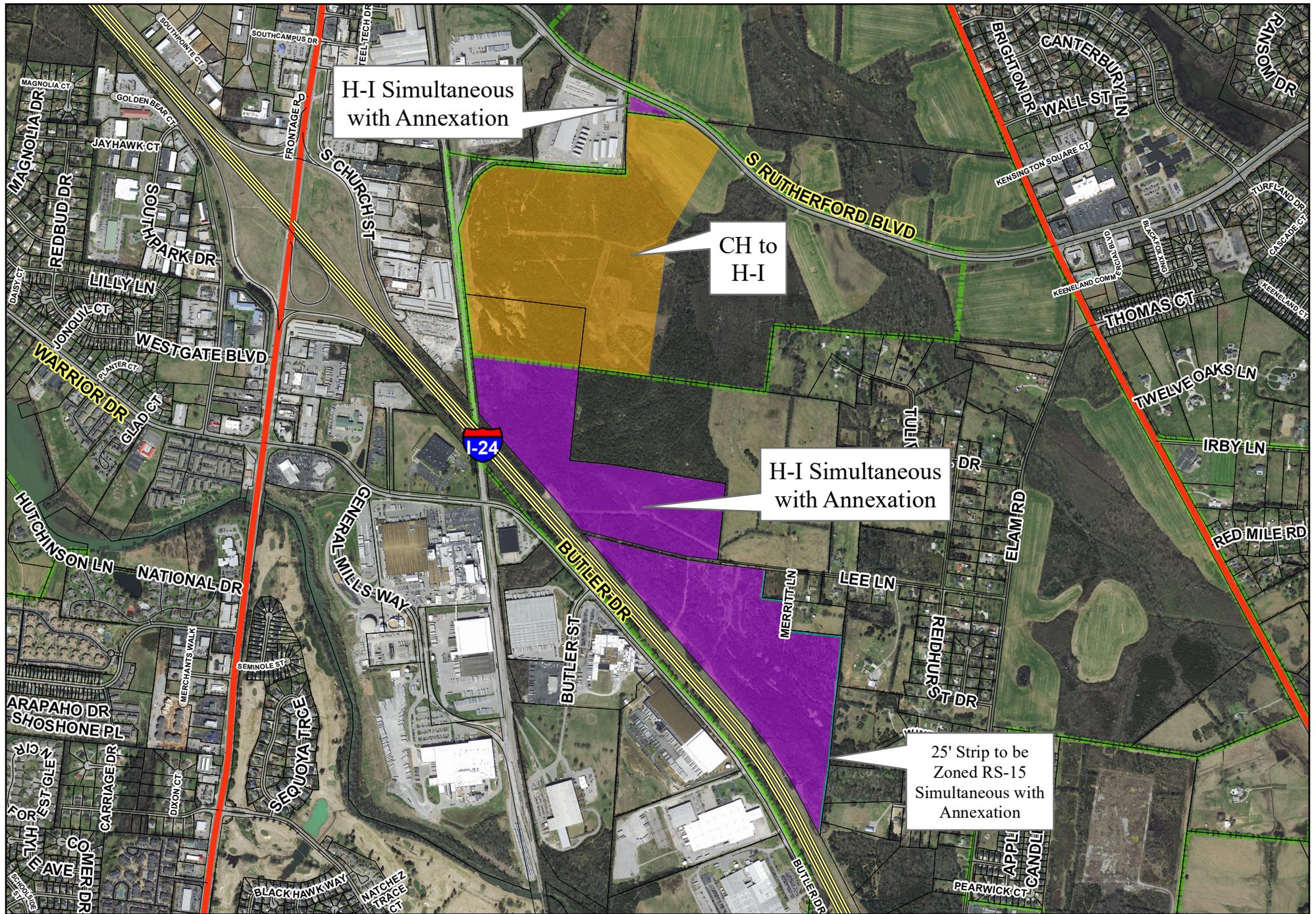


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Zoning Request for Property Along South Rutherford Boulevard and Lee Lane CH to H-I and H-I and RS-15 Simultaneous with Annexation



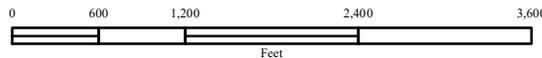
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



**Zoning Request for Property Along South Rutherford Boulevard and Lee Lane
CH to H-I and H-I and RS-15 Simultaneous with Annexation**



Path: Z:\planning\rezon\SRutherfordLeeLnz.mxd



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



SUBURBAN RESIDENTIAL CHARACTER (SR)

This community character classification is very different from the Urban and Auto-Urban (General) residential character categories. As new development continues around the City's periphery, a lower density Suburban Residential (SR) development will help to transition rural and urban development. This character type includes small acreages or large lot estate development, or may also be smaller lots clustered around common open space.

As in the case of many neighborhoods in Murfreesboro, particularly those in West Murfreesboro, or those that currently abut vacant land, the adjacent views that contribute to a semi-rural character are temporary, rather than permanent. The natural open space and views of the landscape are "borrowed" from the adjoining land. Consequently, as additional development occurs abutting these existing neighborhoods, the character will change. This is an important consideration as to the design of new subdivisions and whether they use the adjacent land or incorporate permanent open space into the development to sustain its original character. One means of achieving this character is by clustering development, thereby maintaining an equal or higher density while preserving permanent open space.

Development Types:

- ▶ Detached residential dwellings.
- ▶ Planned developments to provide other housing types (e.g., Auto-Urban attached residential) but with increased open space to preserve a suburban character setting.

Characteristics:

- ▶ Similar to Auto-Urban (General) Residential category, there is noticeable accommodation of the automobile on sites. Garages are typically integrated into the front facade of the dwelling with driveways on the side of homes or occupying a portion of the front yard space.

- ▶ Development options can be established which allow for smaller lot sizes in exchange for greater open space, with the additional open space devoted to maintaining the Suburban character and buffering adjacent properties and roads.

Density / Height Guidelines:

- ▶ 2.0 to 3.54 dwelling units per acre (DU/ac).

City Zoning Districts:

- ▶ Single Family Residential Districts:
 - RS-15
 - RS-12
 - RS-10



LIGHT INDUSTRIAL CHARACTER (L-I)

Murfreesboro should provide attractive sites for future industrial (light and heavy) development to provide additional employment opportunities to those who reside in the City as well as for residents who live in the surrounding area. The intent of the L-1 light industrial land use classification is to provide facilities for design, assembly, finishing, packaging, and storing of products or materials that have usually been processed at least once. These activities are characterized as “clean”, since they produce a relatively small amount of environmental outputs, including, but not limited to smoke, gas, odor, dust, noise, vibration of earth, soot or lighting; to a degree that is offensive when measured at the property line of subject property.

Light industries include facilities for administration, research, assembly, storage, warehousing, and shipping. Examples are electronics firms, trucking companies, small textile mills, and auto assembly plants. Characteristic features may include the nature of the buildings, parking and shipping arrangements, the presence of outdoor storage facilities, trailer trucks, loading docks, rail lines, and power sources. Development standards for light industrial industries include the minimum necessary to assure safe, functional, efficient and environmentally sound development, and may have to conform to certain requirements regarding enclosure, screening and minimum distance from residential districts.

Development Types:

- ▶ Light manufacturing and assembly;
- ▶ distribution, and warehousing;
- ▶ uses involving handling, storage, or shipping;
- ▶ laboratories for research and development.
- ▶ food production clusters (e.g., breweries, cookie, cracker and pasta manufacturing);
- ▶ arts and crafts manufacturing cluster (e.g., commercial screen printing, pottery product

manufacturing, ornamental and architectural metalwork manufacturing).

Characteristics:

Murfreesboro’s industrial developments are predominantly characterized by large parking and storage yards and minimal greenspace. Required 10-15 percent landscape surface ratio, equivalent to City’s Bufferyard E composition along all edges of property.

Siting Criteria:

1. Light industrial, warehousing and distribution uses that are well-screened and in buildings with upgraded facade treatments;
2. Shovel-ready sites: In-place infrastructure (e.g., utilities, accessibility, rail, etc.) increases speed-to-market, decreases construction / implementation costs, and minimizes risk (e.g., a proposed access road or interchange may not be constructed when planned).
3. Ensure adequate truck loading and maneuvering areas within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks will take place solely on private property and is well-screened from all public thoroughfares.
4. Light industrial land uses and industrial parks shall be located near freeways with adequate access provided by thoroughfares. Access to rail is desirable where possible.
5. Sufficient street frontage to accommodate structures, parking, and access while in character with adjacent non-industrial properties.

Intensity / Height Guidelines:

- ▶ 0.25 to 0.50 FAR for uses with a limited number of employees and customers, such as warehouses / up to three (3) stories.

City Zoning Districts:

- ▶ Light Industrial (LI)

Chart 1
Page 1 of 9

Revised: 04/12/18

CHART 1. USES PERMITTED BY ZONING DISTRICT.

APPENDIX A - ZONING

USES PERMITTED ³	ZONING DISTRICTS																P										
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²		MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P	
DWELLINGS																											
Single-Family detached	X	X	X	X	X	X	X	X	X	X		X		X								X	X		X		
Single-Family attached							X	X	X	X		X		X								X	X		X		
Two-Family							X	X	X			X		X									X	X		X	
Three-Family								X	X			X		X									X	X		X	
Four-Family								X	X			X		X									X	X		X	
Multiple-Family								X ²¹	X ²¹								X ²¹	X ²¹							X		
OTHER HOUSING																											
Accessory Apartment	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸					S ⁸																
Accessory Dwelling Unit												X ¹	X ¹	X ¹	X ¹	X ¹	X	X ¹	X ¹	X ¹							
Assisted-Care Living Facility ¹⁵							S	X	X	X		X		X	X	X	X	X	X			X	X	X	S		
Bed-and-Breakfast Homestay	S	S	S	S	S		S	S	X	S		S		X	X	X		X				S	S	S	S	X	
Bed-and-Breakfast Inn	S	S	S	S	S		S	S	S	S		S		S	X	X		X				S	S	S	S	X	
Boarding House ¹⁵							S	S	X	X		S		X	X	X		X					S	S	S	S	X
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Extended Stay Hotel/Motel																	X	X									
Family Crisis Shelter												S		S	S	S				S	S		S				
Family Violence Shelter								S		S		S	S	S	X	X			X	X			X	S	S	S	
Fraternity/Sorority												S		S	S	S							S	S	S		
Group Shelter									S	S		S	S	S	S	S				S							
Class I Home for the Aged ¹⁵	S	S	S	S	S	S	S	S	X	X	X	X		X	X	X		X				S	S	S	S	S	
Class II Home for the Aged ¹⁵	S	S	S	S	S		S	S	S	S		S		X	X	X		X				S	S	S	S	S	
Class III Home for the Aged ¹⁵								S	S			S		S	X	X	X	X	X			S	S	S	S	S	
Hotel																X	X	X		X	X						
Mission ¹⁰																			S	S							
Mobile Homes											X																
Motel																X	X		X	X							
Rooming House							S	S	S									X					S	S	X		
Student Dormitory									S																X		
Transitional Home							S	S	S			S	S										S	S			
INSTITUTIONS																											
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X		X	X	X	S	X	X			
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	X	S	X	X	X		X	X	X	X	X	X	X			
Airport, Heliport	S	S	S	S	S	S	S	S	S							S				S	S	S	S	S	S	S	S
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S				S			S	S						
Church ¹³	S	S	S	S	S	S	S	X	X	S	S	S	X	X	X	X	X	X	X	X	X	S	S	X	X		
College, University												X	X				X					X		X			

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 2 of 9

USES PERMITTED ³	ZONING DISTRICTS																								
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P
Day-Care Center							S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S		
Family Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X	
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X		X	X	X	S	S	S	X	
Hospital												X	X				X		X	X	X	X	X		
Lodge, Club, Country Club ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	S	S	S		
Mental Health Facility												X	X	X		X	X		X	X		X	X		
Morgue																X	X			X		X	X		
Museum							S	S	S			S	S	S	X	X	X	X	X	X	S	S	S	X	S
Nursing Home								S	S	S		X	X	S	S	S	X	X	X	X	X	X	X	X	
Nursery School							S	S	S		S	S	S	S	S	S	X		S	S	S	S	S	S	X
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Philanthropic Institution							S	S	S			X	X	X	X	X	X	X	X	X	X	X	X	X	
Pet Cemetery	S	S	S												S	S			S	S					
Public Building ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X	
Recreation Field ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X		X	X	S	S	S	X	X
Senior Citizens Center	S	S	S	S	S	S	S	X	X	S		X	X	X	X	X	X		X	X	S	X	X		
School, Public or Private, Grades K - 12 ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	S	S	X	
Student Center							S	S				S	S	S	S	S	X					S	S		
AGRICULTURAL USES																									
Customary General Farming	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶				X ⁶	X			X	X				X	X
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S				X	X			X	X				X	X
Farm Labor and Management Services												X	X	X	X	X		X	X	X				X	
Fish Hatcheries and Preserves																X			X	X					
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X								X	X				X	
Hunting, Trapping, and Game Propagation																									
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S									X	X				X	
Timber Tracts, Forest Nursery, Gathering of Forest Products	S	S	S	S	S	S	S	S	S	S	S								X	X					
COMMERCIAL																									
Adult Cabaret																				X ⁹					
Adult Entertainment Center																				X ⁹					
Adult Motel																				X ⁹					
Adults-Only Bookstore																				X ⁹					
Adults-Only Motion Picture Theater																				X ⁹					
Amusements, Commercial Indoor														X	X	X	X	X	X	X				S	

X = Use permitted by right.

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Chart 1
Page 3 of 9

USES PERMITTED ³	ZONING DISTRICTS																										
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P		
Amusements, Commercial Outdoor excluding Motorized																X	X			X	X				S	S	
Amusements, Commercial Outdoor Motorized except Carnivals																					S	S					
Animal Grooming Facility															X	X	X			X	X						
Antique Mall															X	X	X	X	X	X	X						
Antique Shop <3,000 sq. ft.													X	X	X	X	X	X	X	X	X		X				
Apothecaries (pharmaceuticals only)												X	X	X	X	X	X	X	X	X	X	X	X				
Art or Photo Studio or Gallery												X	X	X	X	X	X	X	X	X	X		X		X		
Automotive Repair ¹²																X	X			X	X						
Bakery, Retail														X	X	X	X	X	X	X	X						
Bank, Branch Office												X	X	X	X	X	X	X	X	X	X						
Bank, Drive-Up Electronic Teller												X	X	X	X	X	X	X	X	X	X						
Bank, Main Office																X	X	X	X	X	X						
Barber or Beauty Shop												X	X	X	X	X	X	X	X	X	X		X				
Beer, Packaged														X	X	X		X	X	X	X						
Boat Rental, Sales, or Repair																X				X	X						
Book or Card Shop												X	X	X	X	X	X	X	X	X	X		X				
Business School												X	X		X	X	X	X	X	X	X						
Business and Communication Service												X	X	X	X	X	X	X	X	X	X						
Campground, Travel-Trailer Park																X				X	X						
Carnivals																	S			S	S					S	
Catering Establishment												X	X	X	X	X	X	X	X	X	X		X				
Clothing Store														X	X	X	X	X	X	X	X						
Coffee, Food, or Beverage Kiosk														X	X	X	X			X	X						
Commercial Center														X	X	X	X			X	X						
Convenience Sales and Service, maximum 5,000 sq. ft. floor area														X	X	X	X	X	X	X	X						
Crematory																				S	S						
Delicatessen														X	X	X	X	X	X	X	X						

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 4 of 9

USES PERMITTED ³	ZONING DISTRICTS																										
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P		
Department or Discount Store															X	X	X	X	X	X							
Drive-In Theater																X	X	X	X	X	X						
Dry Cleaning														X	X	X	X	X	X	X	X						
Dry Cleaning Pick-Up Station														X	X	X	X	X	X	X	X						
Financial Service												X	X	X	X	X	X	X	X	X	X						
Fireworks Public Display																										X	
Fireworks Retailer																S				S	S						
Fireworks Seasonal Retailer														S		S				S	S						
Flower or Plant Store												X	X	X	X	X	X	X	X	X	X		X				
Funeral Home														S		X	X		X	X	X						
Garage, Parking																X	X	X	X	X	X						
Garden and Lawn Supplies															S	X	X	X	X	X	X						
Gas--Liquified Petroleum, Bottled and Bulk																X	X	X	X	X	X						
Gas Station														X	X	X	X	X	X	X	X						
General Service and Repair Shop																X	X	X	X	X	X						
Glass--Auto, Plate, and Window																X	X	X	X	X	X						
Glass--Stained and Leaded														X	X	X	X	X	X	X	X						
Greenhouse or Nursery																X	X	X	X	X	X						
Group Assembly, <250 persons												S	S		X	X	X	X	X	X	X	S	S	S			
Group Assembly, >250 persons												S	S		S	S	X	S	S	S	S	S	S	S			
Health Club												X	X	X	X	X	X	X	X	X	X		X				
Ice Retail																X	X	X	X	X	X						
Interior Decorator												X	X	X	X	X	X	X	X	X	X		X				
Iron Work																X			X	X	X						
Janitorial Service																X	X	X	X	X	X						
Karate, Instruction																X	X	X	X	X	X						
Kennels																X			X	X	X						
Keys, Locksmith																X	X	X	X	X	X						
Laboratories, Medical												X	X		X	X	X	X	X	X	X	X	X	X			
Laboratories, Testing																X	X	X		X	X						
Laundries, Self-Service															X	X	X		X	X	X						
Lawn, Tree, and Garden Service																X			X	X	X						
Liquor Store																X	X	X	X	X	X						
Livestock, Auction																			X	X	X						
Lumber, Building Material																X			X	X	X						
Manufactured Home Sales																			X	X	X						
Massage Parlor																			X ⁹	X	X						
Mobile Home Sales																			X	X	X						

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Chart 1
Page 5 of 9

USES PERMITTED ³	ZONING DISTRICTS																								
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-B ²	CM-R ²	CM ²	CU	P
Motor Vehicle Sales (Automobiles)																S	S		X ³	X ³					
Motor Vehicle Sales (Other Than Automobiles)																S	S		X	X					
Motor Vehicle Service ¹²																X	X		X	X					
Movie Theater															X	X	X	X	X	X					
Music or Dancing Academy															X	X	X		X	X					
Offices												X	X	X	X	X	X	X	X	X	X ⁶	X ⁵	X ⁵		
Optical Dispensaries												X	X	X	X	X	X	X	X	X	X	X	X		
Pawn Shop																X		X	X	X					
Personal Service Establishment														X	X	X	X	X	X	X					
Pet Crematory																			S	S					
Pet Funeral Home															X	X			X	X					
Pet Shops															X	X	X	X	X	X					
Pharmacies												X	X	X	X	X	X	X	X	X	X	X	X		
Photo Finishing														X	X	X	X	X	X	X					
Photo Finishing Pick-Up Station														X	X	X	X		X	X					
Radio, TV, or Recording Studio																X	X	X	X	X					
Radio and Television Transmission Towers															S	S		S	S	S				S	
Rap Parlor																			X ⁹						
Reducing and Weight Control Service												X	X	X	X	X	X	X	X	X	X	X	X		
Restaurant and Carry-Out Restaurant														X	X	X	X	X	X	X					
Restaurant, Drive-In																X			X	X					
Restaurant, Specialty														X	X	X	X	X	X	X					
Restaurant, Specialty -Limited												S	S	X	X	X	X	X	X	X	S	S	S		
Retail Shop, other than enumerated elsewhere															X	X	X	X	X	X					
Salvage and Surplus Merchandise																X			X	X					
Sauna																			X ⁹						
Sheet Metal Shop																X			X	X					
Shopping Center, Community																X	X		X	X					
Shopping Center, Neighborhood															X	X	X		X	X					
Shopping Center, Regional																X	X		X	X					
Specialty Shop												X	X	X	X	X	X	X	X	X		X			
Tavern																X		X	X	X					
Taxidermy Studio																S			S	S					
Towing ¹²																X			X	X					

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 6 of 9

USES PERMITTED ³	ZONING DISTRICTS																										
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-B ²	CM-R ²	CM ²	CU	P		
Veterinary Office												X	X	X	X	X	X		X	X							
Veterinary Clinic															X	X	X		X	X							
Veterinary Hospital																X	X		X	X							
Vehicle Sales (Non-Motorized)																X	X		X	X							
Vehicle Wash														X		X	X		X	X							
Video Rental														X	X	X	X	X	X	X							
Wholesaling																X		X	X	X							
Wireless Telecommunications Towers, Antennas ¹⁷	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wrecker Service ¹²																	X		X	X							
Wrecker Service Storage Yard ¹²																X		X	X								
INDUSTRIAL																											
Manufacture, Storage, Distribution of:																											
Abrasive Products																			X								
Alcoholic Beverage Manufacture																			X ²⁰								
Animal or Poultry Slaughter, Stockyards, Rendering																			S								
Asbestos Products																			S								
Automobile Dismantlers and Recyclers ⁷																			S ⁷								
Automobile Manufacture																			X								
Automobile Parts and Components Manufacture																			X								
Automobile Seats Manufacture																			X								
Bakery Goods																			X	X							
Boat Manufacture																			X								
Bottling Works																			X	X							
Brewery																			X								
Candy																			X	X							
Canned Goods																			X								
Chemicals																			X								
Composting Facility																			S						S		
Contractor's Storage, Indoor																X		X	X	X							
Contractor's Yard or Storage, Outdoor																X		X	X	X							
Cosmetics																			X	X							
Custom Wood Products																		X	X	X							
Electrical or Electronic Equipment, Appliances, and Instruments																			X	X							
Explosives																			S								

X = Use permitted by right.
S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 7 of 9

USES PERMITTED ³	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P	
Fabricated Metal Products and Machinery																			X	X						
Fertilizer																			X							
Fireworks																			S							
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																			X							
Furniture and Fixtures																			X							
Jewelry																			X	X						
Leather and Leather Products except tanning and finishing																			X	X						
Leather and Leather Products, Tanning and Finishing																			X							
Lumber and Wood Products																			X							
Metal or Rubber Stamps																			X	X						
Mobile Home Construction																			X							
Musical Instruments																			X	X						
Novelties																			X	X						
Office/Art Supplies																			X	X						
Paints																			X							
Paper Mills																			S							
Paper Products excluding paper and pulp mills																			X							
Petroleum, Liquified Petroleum Gas and Coal Products except refining																			S							
Petroleum and Coal Products Refining																			S							
Pharmaceuticals																			X	X						
Photographic Film Manufacture																			X							
Pottery, Figurines, and Ceramic Products																			X	X						
Primary Metal Distribution and Storage																			X							
Primary Metal Manufacturing																			X							
Printing and Publishing																X	X	X	X	X						
Pulp Mills																										
Radioactive Materials																			S							
Rubber and Plastic Products except rubber or plastic manufacture																			X							
Rubber and Plastic Products, Rubber and Plastic Manufacture																			X							
Saw Mills																			X							
Scrap Processing Yard																			S							

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 8 of 9

USES PERMITTED ³	ZONING DISTRICTS																								
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P
Scrap Metal Processors																			S						
Scrap Metal Distribution and Storage																			S						
Secondary Material Dealers																			S						
Silverware and Cutlery																			X	X					
Small Moulded Metal Products																			X						
Soap																			X						
Sporting Goods																			X	X					
Stone, Clay, Glass, and Concrete Products																			X						
Textile, Apparel Products, Cotton--Factoring, Grading																			X	X					
Textile, Apparel Products, Cotton Gin																			X						
Tire Manufacture																			X						
Tobacco Products																			X						
Toiletries																			X	X					
Toys																			X	X					
Transportation Equipment																			X	X					
Warehouse ¹⁸																			X	X					
Warehousing, Transporting/Distributing ¹⁸																			X	X					
TRANSPORTATION AND PUBLIC UTILITIES																									
Freight, Service Facility																	S		X	X					
Bus Terminal or Service Facility																	X		X	X					
Garbage or Refuse Collection Service																			X						
Refuse Processing, Treatment, and Storage																			S						
Gas, Electric, Water, Sewerage Production and/or Treatment Facility																			X	S					
Landfill ¹⁹																			S						
Post Office or Postal Facility														X	X	X	X	X	X	X					
Railroad Switching Yard, Terminal, Piggyback Yard																			X	S					
Telephone Service Center														X	X	X	X	X	X	X					
Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X					
Taxicab Dispatch Station																	X		X	X					
Truck or Motor Freight Terminal, Service Facility																X			X	X					

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Chart 1
Page 9 of 9

Revised: 04/12/18

USES PERMITTED ³	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P	
OTHER																										
Advertising Sign																	X			X	X					
Automobile graveyard																				S						
Home Occupations	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹		X			X					S ¹¹	S ¹¹	S ¹¹		
Junkyard																				S						
Metal, Sand, Stone, Gravel, Clay, Mining, and other related processing																				S						
Recycling center																S				X	X					
Self-Service Storage Facility ¹⁶														S	S	X	S			X	X					
Wholesale Establishments																X			X	X						
Temporary Mobile Recycling Center														S	S					S	S				S	

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.



City of Murfreesboro
Planning and Engineering Department
 111 W. Vine Street, P.O. Box 1139
 Murfreesboro, TN 37133-1139
 (615) 893-6441 Fax (615) 849-2606
 www.murfreesborotn.gov

Creating a better quality of life

Zoning & Rezoning Applications – other than rezoning to planned unit development	\$700.00
Zoning & Rezoning Applications – Planned Unit Development, initial or amended	\$950.00

Procedure for applicant:

The applicant must submit the following information to initiate a rezoning:

1. A completed rezoning application (below).
2. A plot plan, property tax map, survey, and/or a legal description of the property proposed for rezoning. (Please attach to application.)
3. A non-refundable application fee (prices listed above).

For assistance or questions, please contact a planner at 615-893-6441.

To be completed by applicant:

APPLICANT: Brian Berryman

Address: 900 Cpt Joe Fulghum City/State/Zip: Murfreesboro, TN 37129

Phone: 615-890-8075 E-mail address: bcberryman@comcast.net

PROPERTY OWNER: Tommy Hoover (Elizabeth Clark)

Street Address or property description: Along south side of South Rutherford Blvd

and/or Tax map #: 112 (113) Group: _____ Parcel (s): 2.00 (13.00)

Existing zoning classification: CH (RM-COUNTY)[RM-COUNTY]

Proposed zoning classification: H-I Acreage: 231.69

Contact name & phone number for publication and notifications to the public (if different from the applicant): MATT TAYLOR 615-890-7901

E-mail: MTAYLOR@SEC-CIVIL.COM

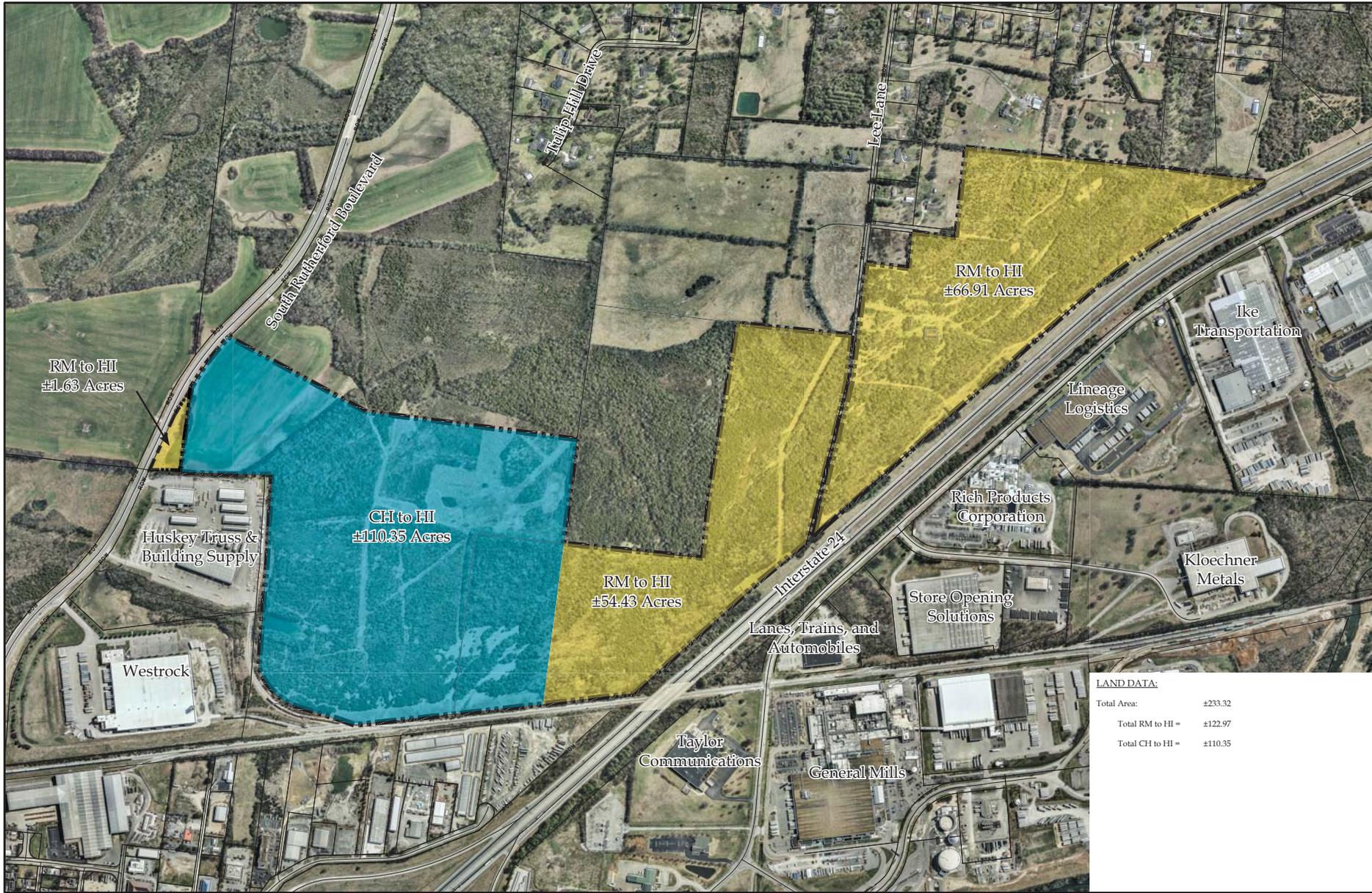
APPLICANT'S SIGNATURE (required): _____

DATE: 1-17-19

*****For Office Use Only*****

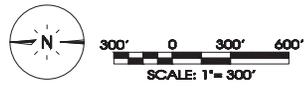
Date received: 1-17-19 MPC YR.: 19 MPC #: 405

Amount paid: \$700.00 Receipt #: 364195



LAND DATA:

Total Area:	±233.32
Total RM to HI =	±122.97
Total CH to HI =	±110.35



S.L.C. Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 1000 W. MAIN ST. SUITE 200
 MURFREESBORO, TN 37132
 PHONE: (615) 882-2201 FAX: (615) 882-2497
 WWW.SLCCON.COM

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the client to ensure that the site is developed in accordance with the applicable regulatory requirements and standards. The design and construction of the site is the responsibility of the contractor. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

South Rutherford Boulevard
 Murfreesboro, TN

Concept Plan

REVISED: _____
 DRAWN: SWL
 DATE: 01/11/2019
 CHECKED: _____
 FILE NAME: R04-04
 SCALE: 1" = 300'
 JOB NO. N/A
 SHEET: _____

C1.0

**Minutes of the
Murfreesboro Planning Commission
March 6th, 2019
Council Chambers 6:00 P.M.**

Chairman Bob Lamb closed the public hearing.

Mr. Donald Anthony explained that the Zoning Ordinance requires the staff to post notice in three different ways via a newspaper ad, mailouts, and signs on the proposed property. Mr. Anthony noted that there is not a specified time that signs must be put up.

Mr. Warren Russell made a motion to approve subject to all staff comments, seconded by Ms. Jennifer Garland. The motion carried by 5-0 vote in favor, with two abstaining.

Zoning application [2019-405] for approximately 233.3 acres located along South Rutherford Boulevard, Lee Lane and I-24 to be zoned H-I simultaneous with annexation (123 acres) and to be rezoned from CH to H-I (110.4 acres), Brian Berryman applicant. Ms. Margaret Ann Green summarized the staff report, which was made available in the agenda packet provided to the Planning Commission. Ms. Green explained that this is a rezoning request for 233.3 total acres. 110.4 of those acres are zoned CH, and 123 acres are to be rezoned simultaneous with annexation. Ms. Green noted that the Future Land Use Map recommends that the northern portion of the proposed rezoning be zoned as industrial and the southern portion be zoned residential.

Mr. Matt Taylor, Mr. John Harney, and Mr. Jeff Reed were in attendance to represent the applicant. Mr. Taylor explained that Mr. Brian Berryman is the applicant and is looking to move his business to this property because of access to the interstate and the railroad. Mr. Taylor discussed the proposed plan, noting the following:

- Adjacent to Husky Truss, Mahle, Rich's, General Mills, and Steel Technologies
- Near I-24
- Approved by CSX to attach a spur to the railroad
- Sewer, water, and electric to be extended from S. Rutherford Blvd

Chairman Bob Lamb opened the public hearing.

The following residents spoke during the public hearing:

- Richard Baines (1319 Parkview Terrace) supported proposed rezoning due to job opportunities, opportunities with the railroad and good site conditions for this type of zoning.
- Cles Holbrook (2603 Elam Road) asked the Planning Commission and Staff if there were plans to widen Elam Road or to restrict access to tractor trailers.
- Diane Parker (2101 Wimbledon Road) opposed proposed project due to traffic concerns.

Minutes of the
Murfreesboro Planning Commission
March 6th, 2019
Council Chambers 6:00 P.M.

- Joanne Plough (2232 Elam Road) opposed proposed project due to traffic, noise, safety, and crime concerns.
- Lucille Nunley (1802 Lee Lane) opposed proposed project due to concerns with HI zoning and traffic.
- Brick Murfree (S Rutherford Boulevard) supported proposed property due to its proximity to other industrial developments and railroad access.
- Keith Jones (127 Tenby Drive) opposed proposed project due to concerns with HI zoning.

Chairman Lamb closed the public hearing.

Mr. Taylor explained that the applicant has no intension of connecting to Lee Lane but staff might require it and that it would be a long time before they develop the south side of the property. Mr. Taylor noted that they have committed to leaving a 25' strip of RS-15 along the property lines on the south east side of the property and that the zoning ordinance requires a 20-foot buffer between industrial zonings and residential zonings. Therefore, there will be a total of 45 feet of buffer.

Mr. Ken Halliburton asked Mr. Taylor and staff why some uses are restricted on the plat versus restricted by covenant. Mr. Donald Anthony explained that municipalities try not to get involved in contract zoning, which is unconstitutional in the state of Tennessee. Conditional zoning, however, is used where the City can impose conditions unilaterally on the plat. The "adult" businesses are protected by the first amendment; therefore, they will be restricted by covenants. Mr. Jeff Reed agreed with Mr. Anthony's explanation.

Mr. Halliburton asked staff if at site plan approval, they could control the connection to Lee Lane. Ms. Green replied that staff would encourage connectivity to S. Rutherford Boulevard but during site planning and master planning the applicant and staff will look at possibilities with Lee Lane. Mr. Anthony added that the residents of Lee Lane can speak with Rutherford County to discuss the restriction of trucks using Lee Lane. Mr. Eddie Smotherman added that he would be in support of connecting to Lee Lane for emergency access reasons.

Ms. Kathy Jones asked Mr. Taylor if there would be more than one access point onto S. Rutherford Boulevard. Mr. Taylor answered that he would look into two access points and if the property warrants for two, then two would be included in their site plan.

Mr. Ronnie Martin made a motion to approve subject to all staff comments, with the exclusion of a 25-foot-wide strip along the southeastern property line, seconded by Mr. Ken Halliburton. The motion carried by unanimous vote in favor.

Zoning application [2019-406] for approximately 90.56 acres located along New Salem Highway to be rezoned from RS-15, CH, OG and RM-16 to RS-6, Vision Development applicant. Mr. Matthew Blomeley summarized the staff report, which was

RESOLUTION 19-R-A-08 to annex approximately 123 acres along South Rutherford Boulevard, Lee Lane, and I-24, and to incorporate the same within the corporate boundaries of the City of Murfreesboro, Tennessee, Pinnacle Bank and Elizabeth Hoover Derryberry, applicants. [2019-501]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Services for such territory was adopted by **Resolution 19-R-PS-08** on May 2, 2019; and

WHEREAS, the Planning Commission held a public hearing on the proposed annexation of such territory on March 6, 2019 and recommended approval of the annexation; and

WHEREAS, the annexation of such territory is deemed beneficial for the welfare of the City of Murfreesboro as a whole.

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 territory identified on the attached map as the "Area Annexed" is hereby annexed to the City of Murfreesboro, Tennessee and incorporated within the corporate boundaries thereof.

SECTION 2. That this Resolution shall take effect upon the effective date of the Zoning Ordinance with respect to the annexed territory, **Ordinance 19-OZ-08**, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

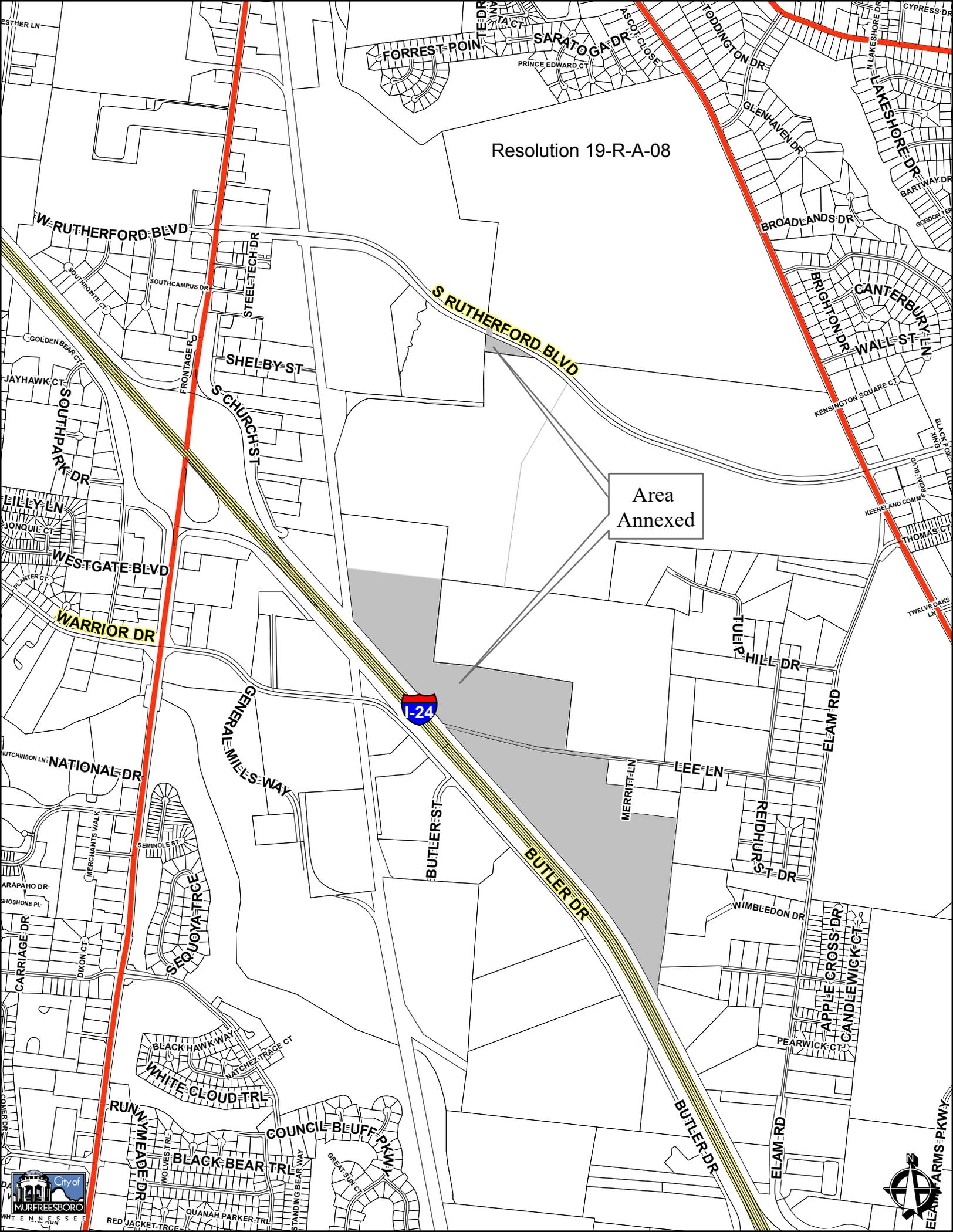
Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL

Resolution 19-R-A-08

Area Annexed



RESOLUTION 19-R-PS-08 to adopt a Plan of Services for approximately 123 acres along South Rutherford Boulevard, Lee Lane, and I-24, Pinnacle Bank and Elizabeth Hoover Derryberry, applicants. [2019-501]

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 March 6, 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 May 2, 2019, pursuant to a Resolution passed and adopted by the City Council on March 21, 2019, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on April 16, 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-08**, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

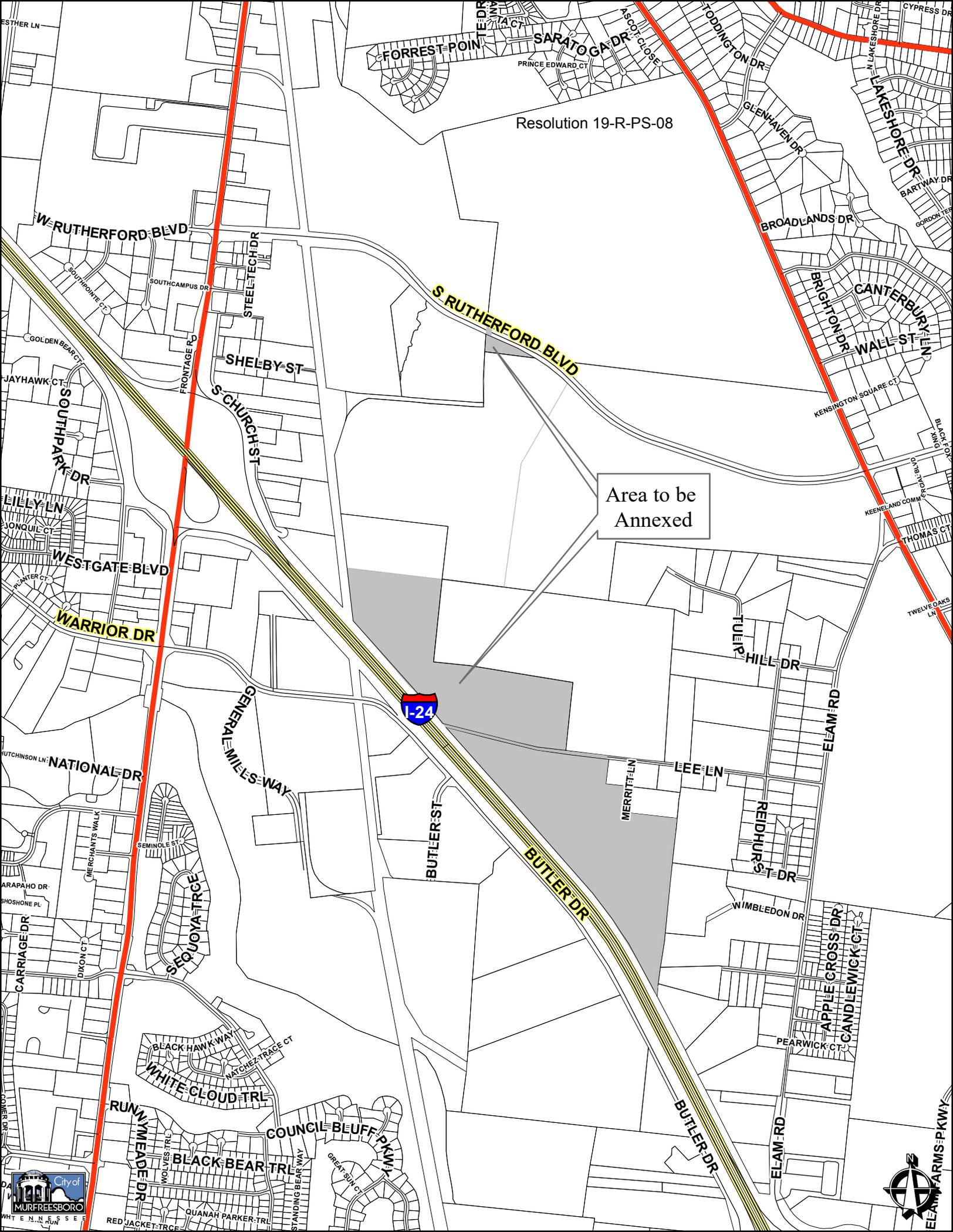
Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL

Resolution 19-R-PS-08

Area to be Annexed



**ANNEXATION REPORT FOR
PROPERTY LOCATED SOUTH OF SOUTH RUTHERFORD
BOULEVARD AND ALONG LEE LANE
INCLUDING PLAN OF SERVICES
(FILE 2019-501)**



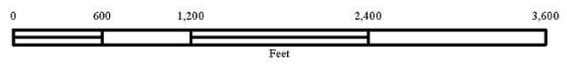
PREPARED FOR THE MARCH 6, 2019 PLANNING COMMISSION PUBLIC HEARING



Annexation Request for Property Along South Rutherford Boulevard and Lee Lane



Path: Z:\planning\annex\SRutherfordLeeLntortho.mxd



GIS Department
 City of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37130
www.murfreesboro.tn.gov

INTRODUCTION

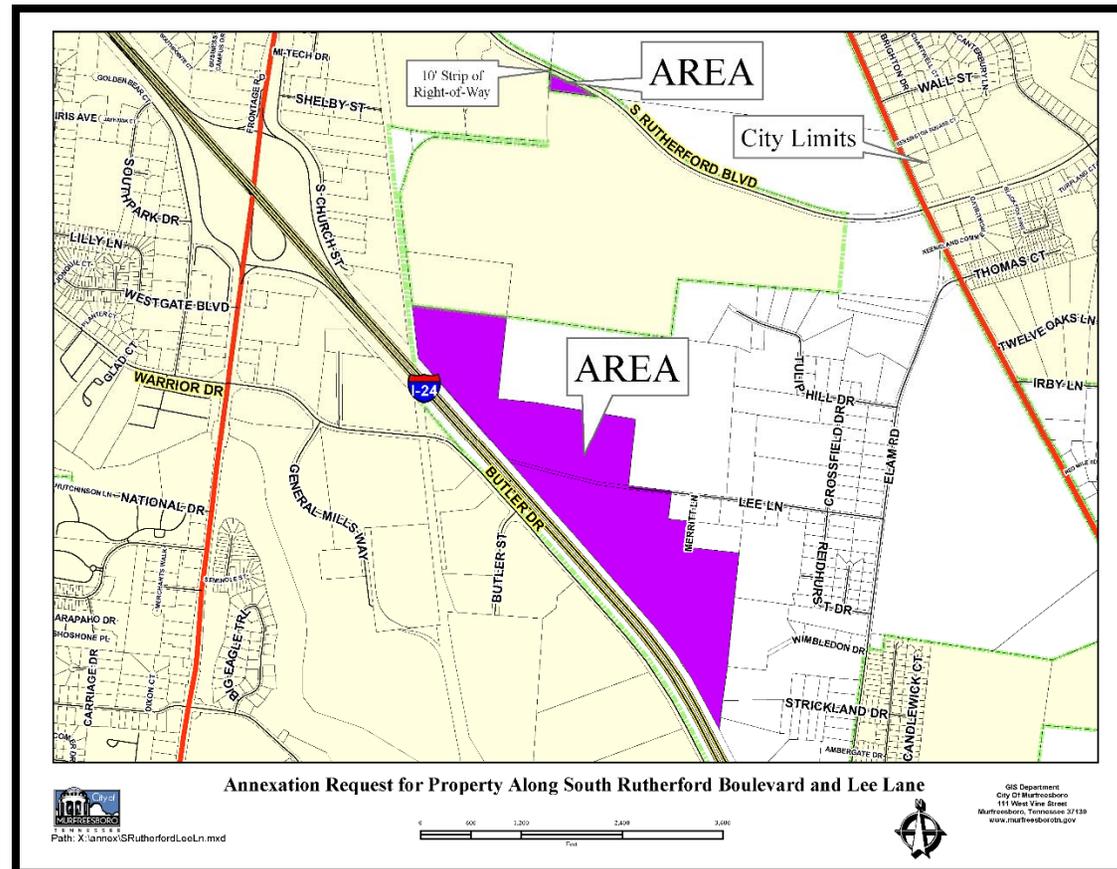
OVERVIEW

The property owners have submitted a petition requesting to be annexed by the City of Murfreesboro. The request is for three (3) parcels and a companion zoning change to Heavy Industrial District (H-I) simultaneous with the annexation. The developer has not made planning staff aware of future development intentions with this property.

The subject property is located along the south side of South Rutherford Boulevard and along Lee Lane. The parcels are approximately 123 acres and currently utilized for agricultural purposes. The study area includes rights-of-way along South Rutherford Boulevard and Lee Lane. The total study area consists of:

- Tax Map 112, Parcel 001.00 (1.63 acres)
- Tax Map 113, Parcel 013.00 (54.43 acres-partially located within City limit)
- Tax Map 113, Parcel 018.00 (66.91 acres)
- Lee Lane right-of-way, approximately 2,200 linear feet
- 10' strip of South Rutherford Boulevard right-of-way

The study area lies within the City of Murfreesboro's Urban Growth Boundary and is contiguous with current city limits.

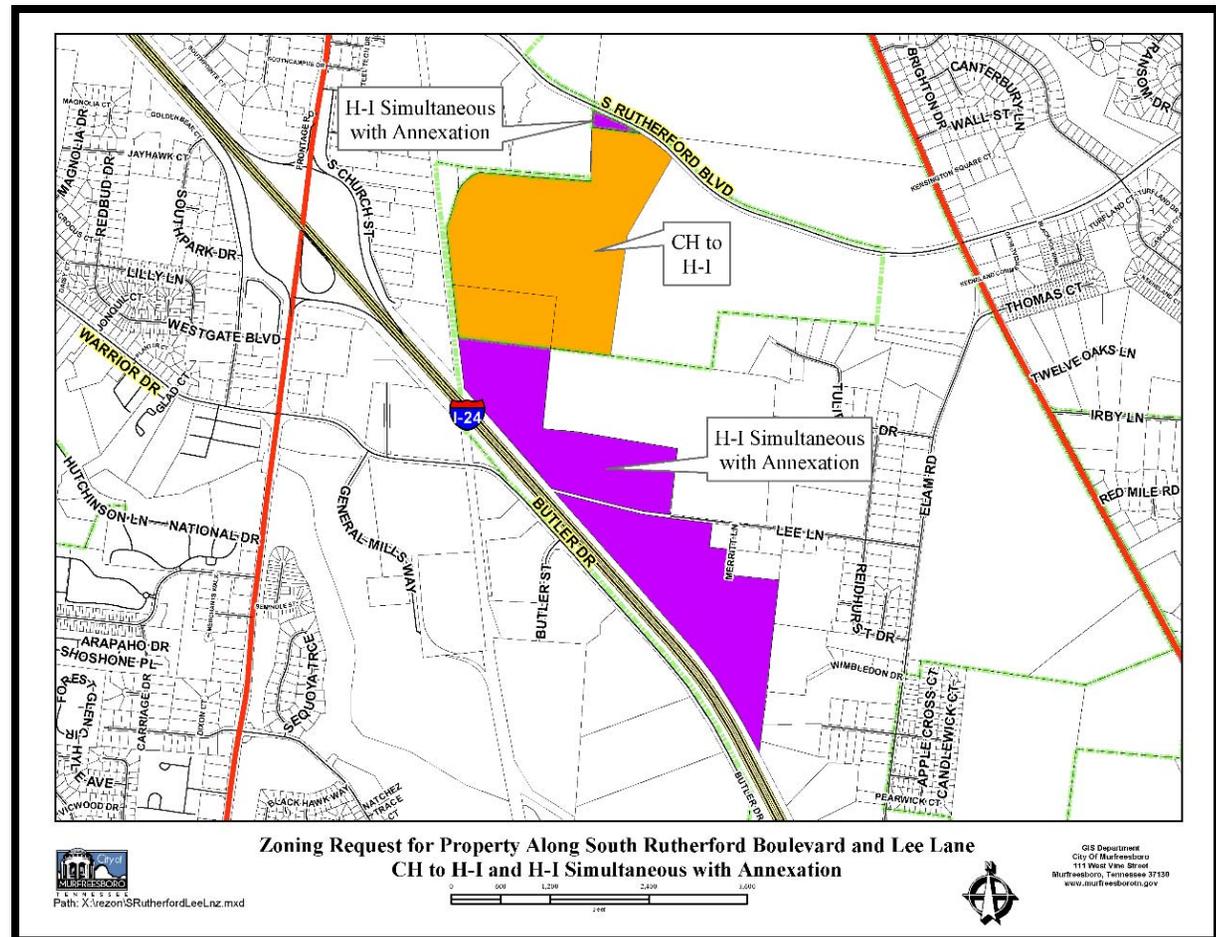


CITY ZONING

Simultaneous with the annexation, a request for rezoning for the subject property to H-I (Heavy Industrial District) is requested. The application for rezoning is made by Brian Berryman. The request is to allow for the potential development of the property with heavy industrial uses.

The study area is presently zoned RM (Residential – Medium Density) in the unincorporated area of Rutherford County.

The nearest City incorporated properties are east of the subject property and are developed, single-family residential lots that are zoned PRD (Sommersby Subdivision). Within unincorporated Rutherford County, adjacent properties are zoned RM and developed with suburban residential lots.

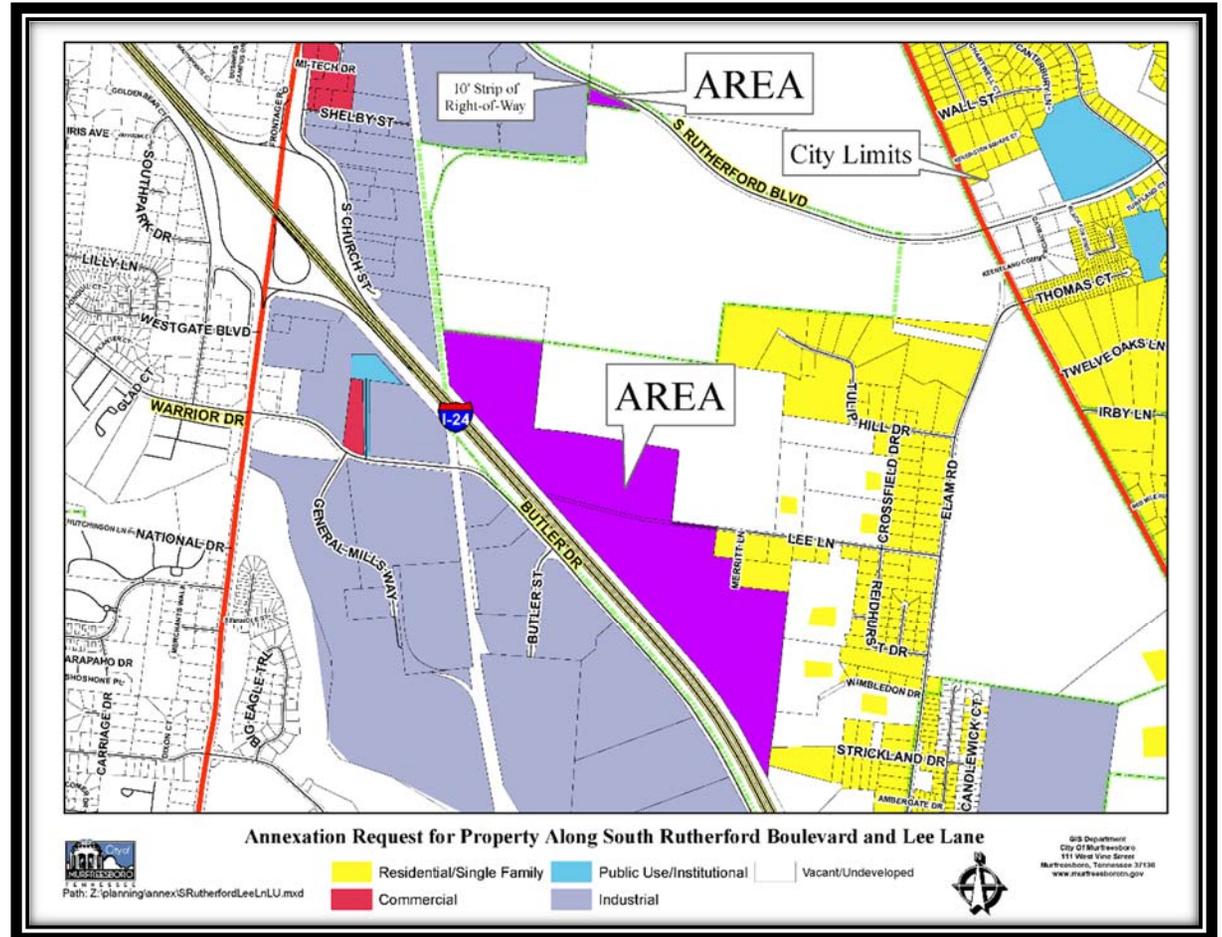


PRESENT AND SURROUNDING LAND USE

The study area is undeveloped but does have several agricultural accessory structures.

Surrounding land uses include:

- Single-family residential, as shown in yellow,
- Agricultural and vacant/undeveloped,
- Religious institutional uses, as shown in blue,
- And industrial uses in grey.



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 \$0.9494/\$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
DERRYBERRY BETTIE	1.63	\$3,673	\$0	\$563	\$9
CLARK ELIZABETH L & V LASSETER & S E LASSETER	54.43	\$11,400	\$0	\$2,850	\$27
CLARK ELIZABETH L & V LASSETER & S E LASSETER	66.91	\$96,900	\$21,500	\$296	\$281
Total					\$317

These figures are for the property in its current state and assessed at the residential rate of 25 percent. If this property is rezoned to Heavy Industrial District (H-I) and when it is developed, an improvement value will be added, which will result in an increase to the City and County taxes.

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.

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 not have an impact on the school's enrollment numbers as it is anticipated to be developed with heavy industrial/commercial uses.

SOLID WASTE COLLECTION

The City will not provide solid waste collection service to commercial/industrial properties.

ELECTRIC SERVICE

The study area is located within Murfreesboro Electric Department (MED) service boundary and currently has facilities along South Rutherford Boulevard.

Murfreesboro Electric Department (MED) will serve this property from South Rutherford Boulevard. Due to the size of the property and the potential zoning of Heavy-Industrial, MED will limit the electric capacity of the site to a maximum of 10MW. If the property owner has a potential buyer that needs more than 10MW of electricity, MED will need to perform an in-depth analysis of our electric system in the area as a new substation may be required. Any new electrical infrastructure installed will be required to adhere to MED standards.

STREET LIGHTING

Streetlights are existing along South Rutherford Boulevard and will be installed in the development if public streets exist. No street lighting is proposed along Lee Lane.

STREETS AND ACCESS

The annexation study area has access to existing South Rutherford Boulevard to the north and existing Lee Lane. The annexation study area includes approximately 10 linear feet of South Rutherford Boulevard right-of-way and 2,200 linear feet of Lee Lane right-of-way. South Rutherford Boulevard is a 5-lane, curb and gutter roadway. The City is already responsible for the operation and maintenance of this street and there will be no additional services required from the Engineering or Streets Departments.

Four Hundred and Eighty Seven (487) feet of Lee Lane is a 2-lane residential road that does not meet minimum City specifications; 1,509 feet is gravel and dirt within the ROW of Lee Lane that does not meet minimum City specifications. Any new public roadways to serve the study area must be constructed to City Standards.

No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be constructed to City standards.

It is recommended that the development of this tract include planning for a public roadway extension to the south with an intersection on South Rutherford Boulevard west of Lytle Creek. This new connector is on the 2040 Major Transportation Plan as MTI #5. The future corridor is to be a 3-lane roadway connection to south of South Rutherford Boulevard and west of Elam Road.

REGIONAL TRAFFIC & TRANSPORTATION

The intersection west of this property is South Church Street and South Rutherford Boulevard. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows South Church Street to be operating at a Level of Service D/F. The 2040 Level of Service Model indicates that South Church Street falls to Level of Service of F with or without the proposed improvements recommended in the 2040 MTP.

The intersection to the east is South Rutherford Boulevard & Manchester Pike. The 2014 Level of Service Model in the proposed 2040 Major Transportation Plan (MTP) shows South Rutherford Boulevard to be operating at a Level of Service C in the study area using average daily traffic (ADT) counts. The 2040 Level of Service Model indicates that South Rutherford Boulevard falls to Level of Service of D with or without the proposed improvements recommended in the 2040 MTP.

Manchester Pike is operating at a Level of Service C. The 2040 Level of Service Model indicates that Manchester Pike falls to Level of Service of F with or without the proposed improvements recommended in the 2040 MTP.

Lee Lane intersects Elam Road which is 2-lane roadway that does not meet minimum City specifications. Elam Road is on the 2040 Major Transportation Plan as MTI #23 proposed to be a 3-lane roadway.

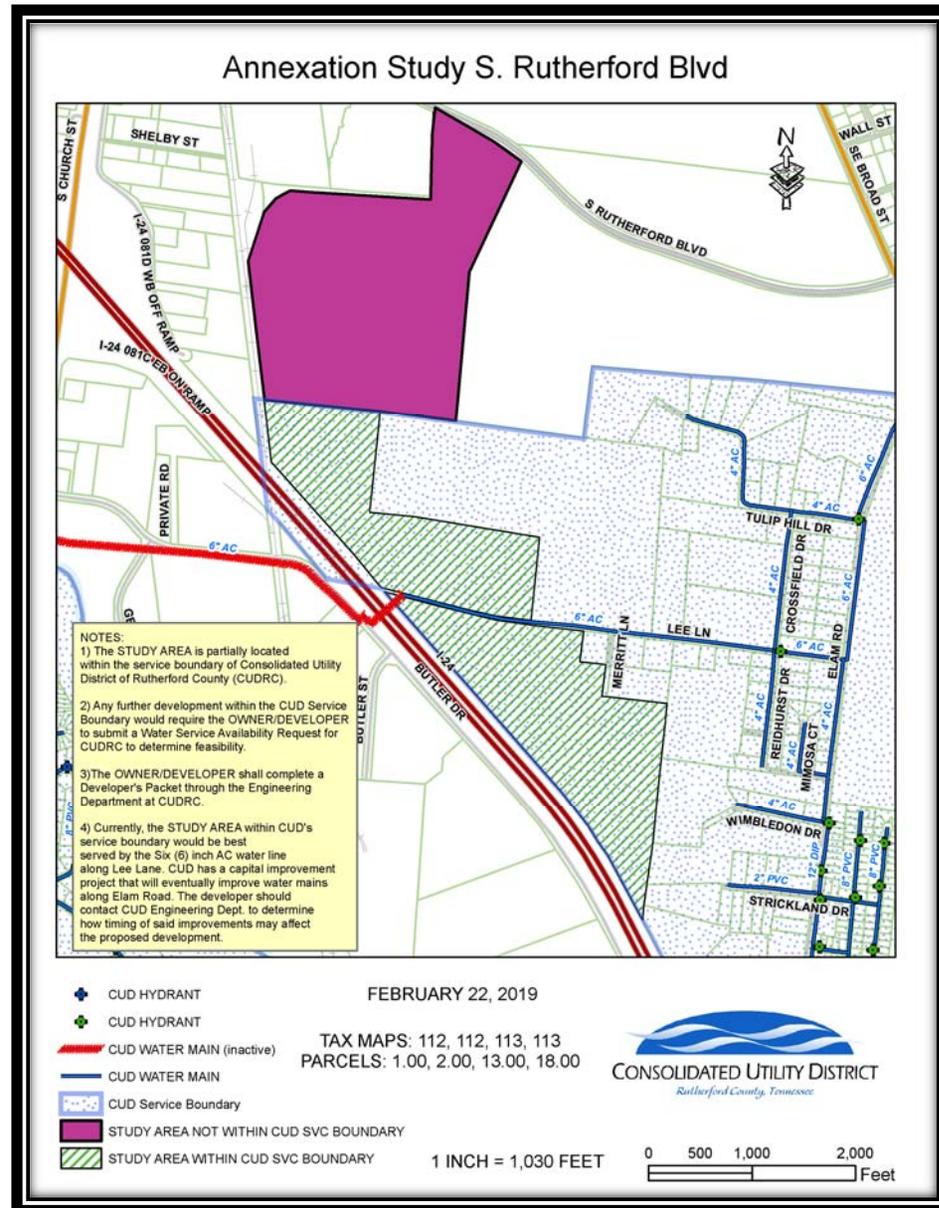
A traffic impact study will be required incorporating the surrounding properties and roadway systems.

WATER SERVICE- CUD

The study area is partially located within Consolidated Utility District's (CUD) service area. Currently, the portion of the study area within CUD's service boundary would be best served by the Six (6) inch AC water line along Lee Lane. CUD has a capital improvement project that will eventually improve water mains along Elam Road. The developer should contact the CUD Engineering Dept. to determine how timing of said improvements may affect the proposed development.

Also, the developer of the property will be required to complete CUD's Developer Packet through the CUD Engineering Department to determine feasibility prior to entering the construction phase.

The existing CUD 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.



WATER SERVICE- MWRD

The study area is partially located within Murfreesboro Water Resources (MWRD) service area. Map 112, Parcel 001.00 is within the Department's service area has a 16" water main available. In addition to the above parcel, the very northernmost portion of Map 113, Parcel 13 is also within MWRD service area, however, unless served through Map 112, Parcel 2, Parcel 13 does not have MWRD water available. The remaining portion of Map 113, Parcel 13 & 18 are within Consolidated Utility District's water service area.

SANITARY SEWER SERVICE

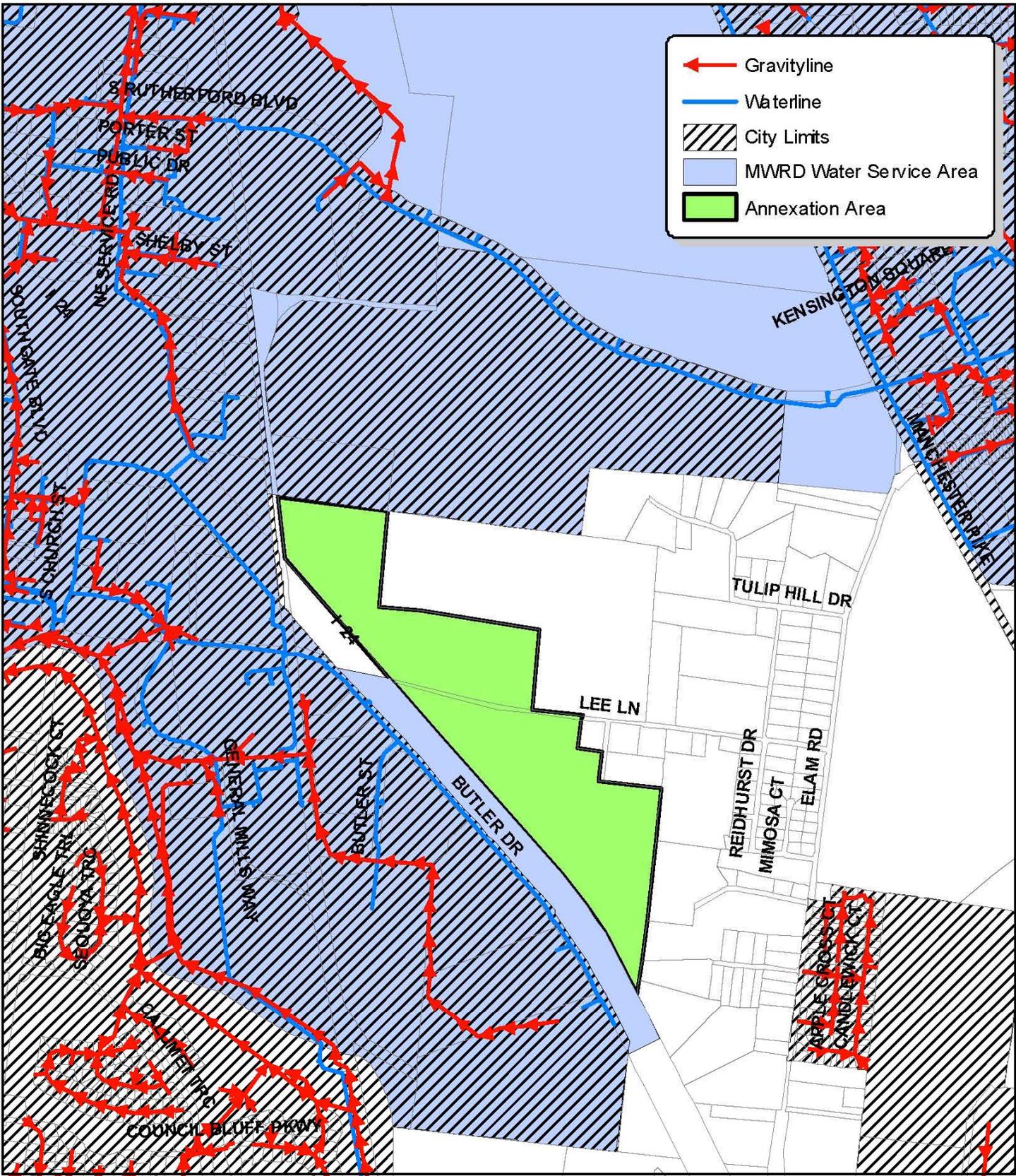
Per the Department's current definition of "available", public sanitary sewer is not available to the properties requesting annexation other than Map 112, Parcel 1. There is an existing sewer main on both the north and south sides of South Rutherford Boulevard. There are several possible options for sewer service to the properties, however, all options will require the developer to obtain easements from adjacent property owners and be dedicated to the City of Murfreesboro.

- Option 1 would be to acquire permanent and temporary construction easements from the Murfree (Map 102, Parcel 49) and Derryberry (Map 112, Parcel 1) properties north of South Rutherford Boulevard and extend sewer east parallel to the northern right-of-way of Rutherford and bore to the south side to the requesting properties.
- Option 2 would be to acquire and/or redefine permanent and temporary construction easements from the Huskey Truss property (Map 113, Parcel 11.06) and extend sewer east and south to the requesting properties.
- Option 3 would be to acquire and/or redefine permanent and temporary construction easements from the Huskey Truss and Derryberry properties and extend sewer east parallel to the southern right-of-way of Rutherford Boulevard to the requesting properties.

With all of these options, the extension of sewer to the southern properties requesting annexation will somewhat follow the Lytle Creek Sanitary Sewer Study written by SEC, Inc. Gravity sewer should extend to the south from South Rutherford Boulevard to a natural high point and then the remaining properties would be served by a pump station and forcemain pumping back to the gravity sewer extension from Rutherford. In addition to serving these properties requesting annexation with sewer, if the eastern portion of Map 112 Parcel 2 develops, the Department and Developer will need to work together with regard to a proposed route for the Lytle Creek Interceptor Extension along Lytle Creek that is shown on the Department 201 Wastewater Facilities Plan. An easement will need to be dedicated for this future extension if not already.

All main line extensions are the financial responsibility of the developer and may be extended in accordance with the Development Policies and Procedures of the Murfreesboro Water Resources Department found on-line at: <http://www.murfreesborotn.gov/DocumentCenter/View/144>

-  Gravityline
-  Waterline
-  City Limits
-  MWRD Water Service Area
-  Annexation Area



MURFREESBORO WATER AND SEWER DEPARTMENT

Annexation Request for S Rutherford Blvd and Lee Lane



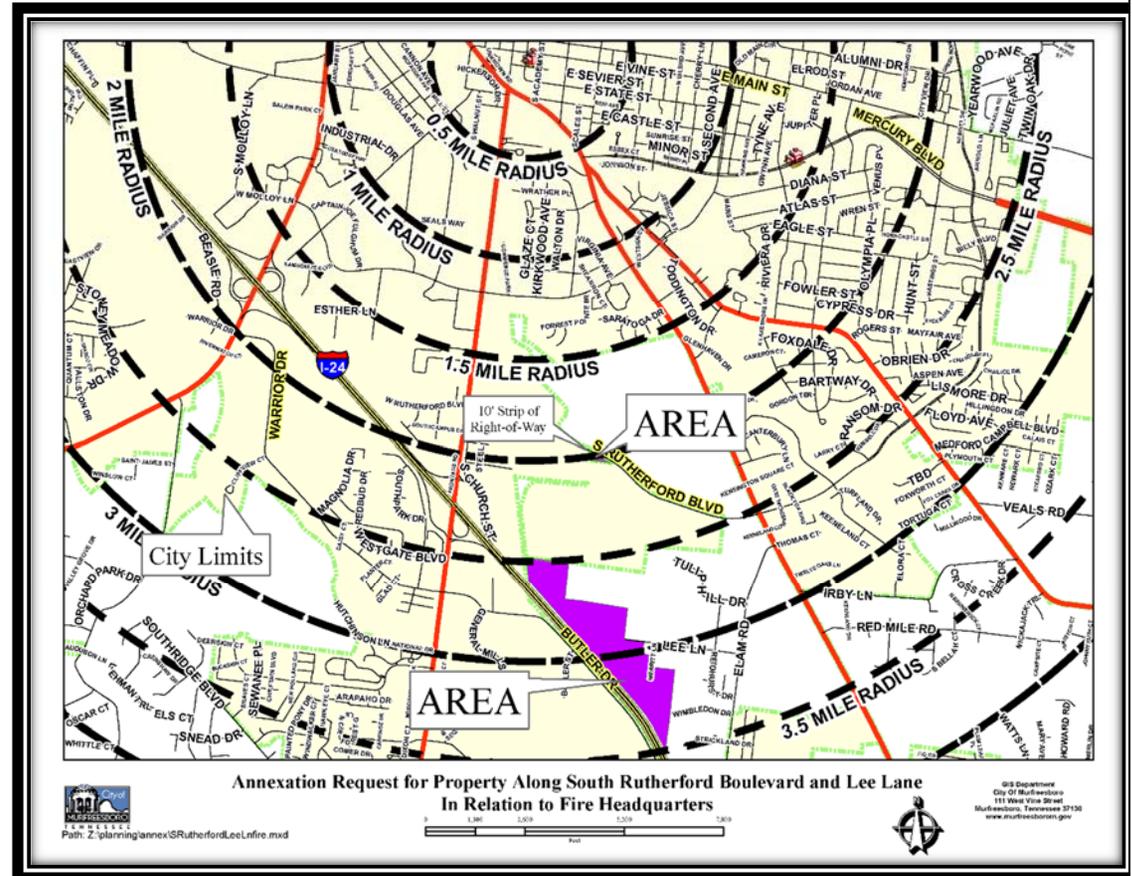
KMC 3/1/2019
LEE LANE.MXD

FIRE AND EMERGENCY SERVICE

The Murfreesboro Fire and Rescue Department (MFRD), will provide fire protection with a full-time, professional staff as well as medical first responder service immediately upon the effective date of annexation. The study area contains several agricultural accessory structures and it should be noted that the existing accessory structures are inaccessible and cannot receive fire protection from the MFRD.

Prior to any development on the site, the developer shall provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water Resources Department (MWRD) policies and procedures.

The closest fire station to the subject property is Fire Headquarters located along East Vine Street. The dashed lines on the adjacent map represent linear distance ranges from the nearest fire stations.

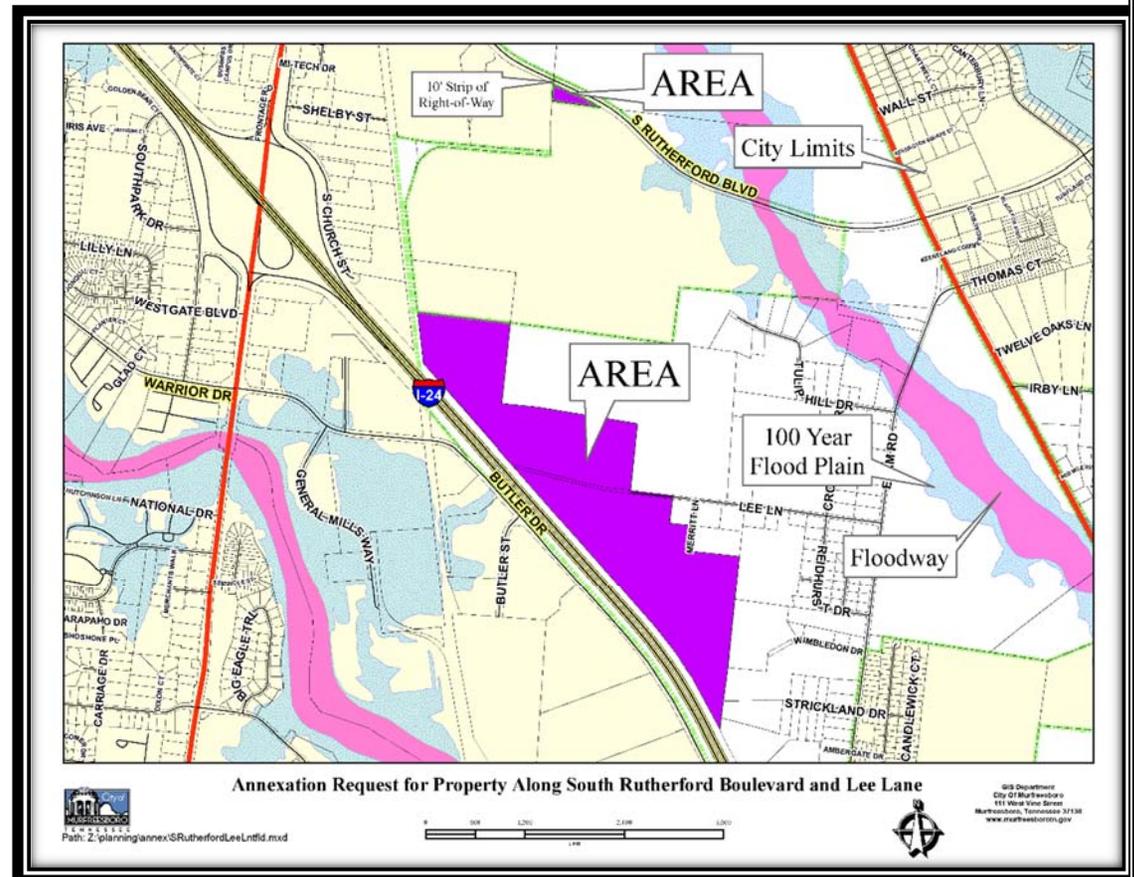


FLOODWAY

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 floodplain comes in close proximity to the southeast corner of the study area, and some of the study area is at the 100-year flood elevation.

The adjacent map shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



STORMWATER MANAGEMENT

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area and existing and new improvements will be subject to the Stormwater Utility Fee. No existing improvements are included on the subject properties and will not generate revenue for the Stormwater Utility Fund until development occurs.

The subject property is proposed to be developed for a heavy industrial district on approximately 123 acres. Based on this development scenario and property limitations, it is anticipated that the site will generate \$3,000 per month or \$36,000 annually in revenue for the Stormwater Utility Fund including anticipated fee credits upon full buildout.

Public Drainage System

Existing public drainage systems serving the study area are integral to the existing South Rutherford Boulevard. Annualized maintenance costs for drainage systems incidental to the roadways are included within the roadway maintenance costs and are anticipated to be paid from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must meet City standards.

Regional Drainage System

Approximately the eastern third of the property drains directly to Lytle Creek while the central portion of the site drains northward to an existing cross drain under South Rutherford Boulevard and then to Lytle Creek. The southwest portion of the property drains southwestward under CSX Railroad to I-24 ROW and West Fork Stones River.

Lytle Creek is a FEMA studied stream and a portion of the eastern property is within the floodplain and floodway of Lytle Creek. Development must meet the Floodplain Management Regulations including proper elevation and flood hazard reduction of new developments. Lytle Creek must also include a 50-foot Water Quality Protection Area from the top of bank on each side upon development. The WQPA is an undisturbed vegetated buffer providing water quality protections for Lytle Creek. Any modifications to Lytle Creek must include appropriate State and Federal permits.

The area likely includes some areas considered jurisdictional wetlands. Any proposed modifications of wetlands must include appropriate state and federal wetland permits.

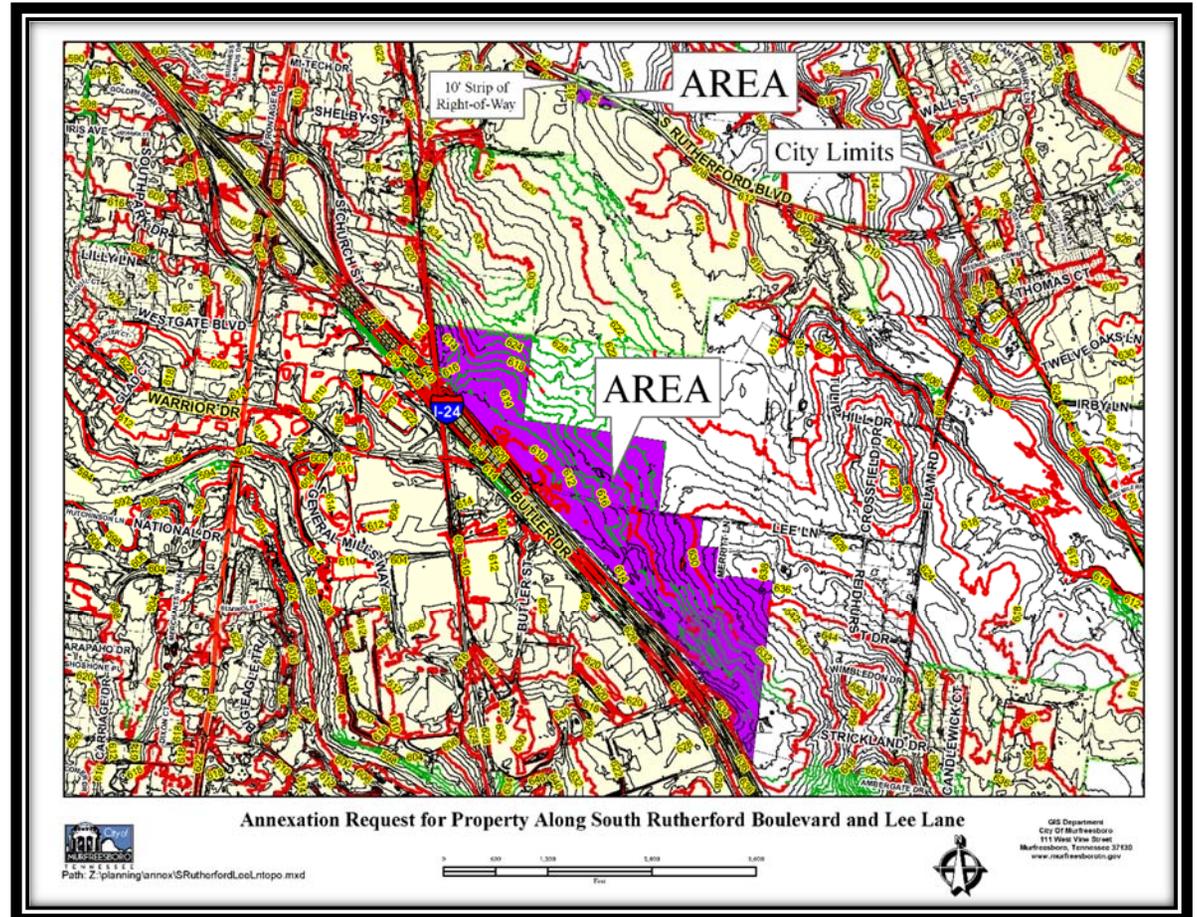
A small pond is located adjacent to a CSX spur rail on the northwestern portion of the site. It is unclear as to the jurisdictional status of this pond. If it is jurisdictional water, appropriate permits should be obtained for any proposed modifications.

PROPERTY AND DEVELOPMENT

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

New development in the study area must meet overall City of Murfreesboro Stormwater Quality requirements.

Improvements to South Rutherford Boulevard should be included for sidewalk along the development frontage.



BUILDING AND CODES

The property will 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.

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.

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.

ORDINANCE 19-OZ-08 amending the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as heretofore amended and as now in force and effect to zone approximately 231.3 acres along South Rutherford Boulevard, Lee Lane and I-24 to Heavy Industrial (HI) District, including approximately 120.9 acres to be zoned Heavy Industrial (HI) District simultaneous with annexation, and approximately 110.4 acres to be rezoned from Commercial Highway (CH) District to Heavy Industrial (HI) District, Brian Berryman, applicants. [2019-405]

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. That the same having been heretofore recommended to the City Council by the City Planning Commission, the Zoning Ordinance and the Zoning Map of the City of Murfreesboro, Tennessee, as herein referred to, adopted and made a part of this Ordinance as heretofore amended and as now in force and effect, be and the same are hereby amended so as to zone the territory indicated on the attached map.

SECTION 2. That from and after the effective date hereof the area depicted on the attached map be zoned and approved as Heavy Industrial (HI) District as indicated thereon, and shall be subject to all the terms and provisions of said Ordinance applicable to such districts. The City Planning Commission is hereby authorized and directed to make such changes in and additions to said Zoning Map as may be necessary to show thereon that said area of the City is zoned as indicated on the attached map. This zoning change shall not affect the applicability of any overlay zone to the area.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1st reading _____

2nd reading _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

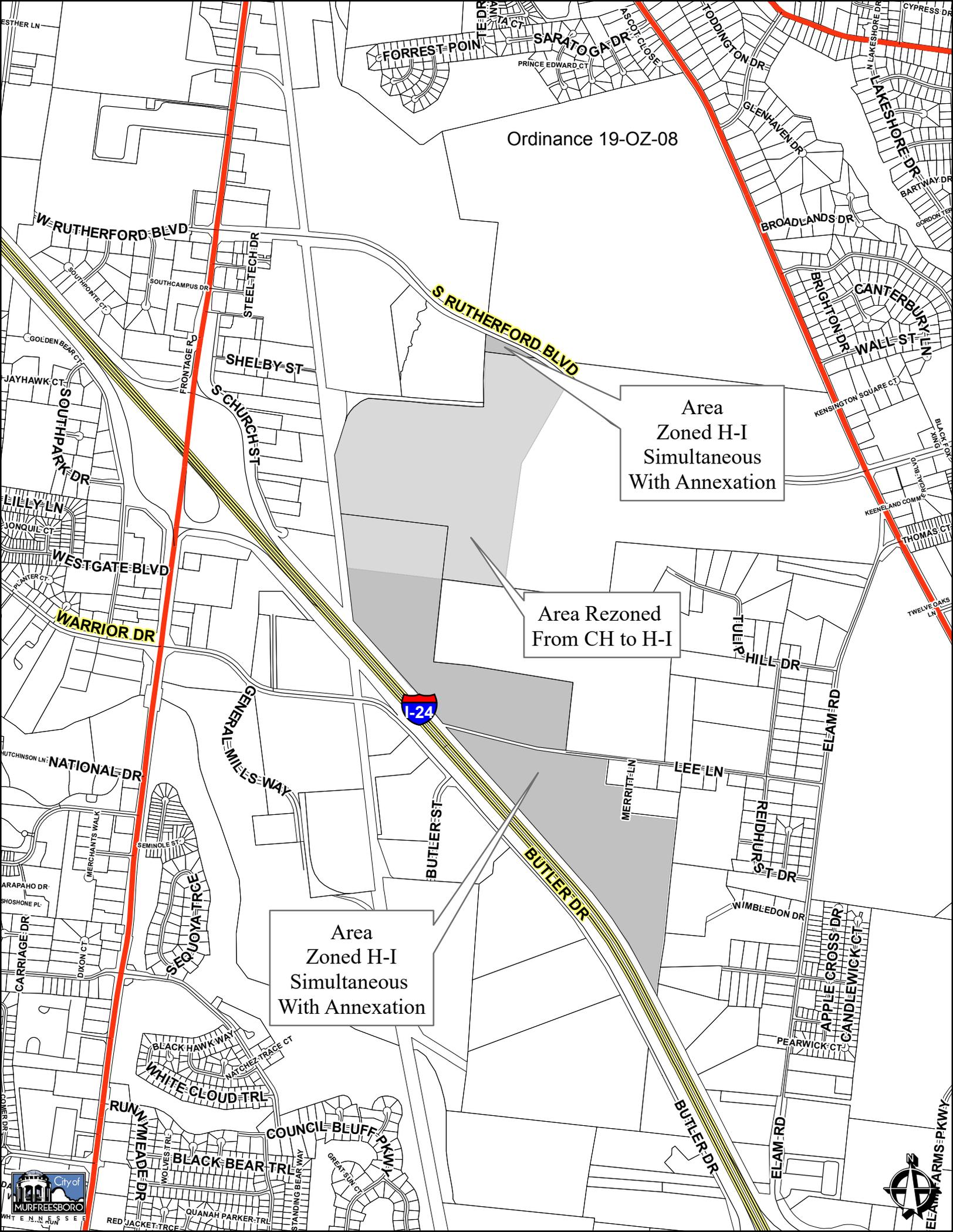
SEAL

Ordinance 19-OZ-08

Area Zoned H-I Simultaneous With Annexation

Area Rezoned From CH to H-I

Area Zoned H-I Simultaneous With Annexation



COUNCIL COMMUNICATION

Meeting Date: 5/2/19

Item Title: Plan of Services and Annexation for segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R Rice Boulevard, John Bragg Highway, and Shelbyville Pike right-of-way
[Public Hearing Required] (First Reading)

Department: Planning

Presented By: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input type="checkbox"/>
Resolution	<input checked="" type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Annexation of segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R Rice Boulevard, John Bragg Highway, and Shelbyville Pike right-of-way.

Staff Recommendation

Conduct a public hearing and approve the Plan of Services and the requested annexation. The Planning Commission recommended approval of the annexation request and Plan of Services by a vote of 6-1.

Background Information

The Murfreesboro Fire and Rescue Department has initiated a petition of annexation [2018-512] for segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R Rice Boulevard, John Bragg Highway, and Shelbyville Pike right-of-way. The City developed its plan of services for this area. Because the entire study area is comprised of public right-of-way, there is no companion zoning request for this annexation. During its regular meeting on October 3, 2018, the Planning Commission conducted a public hearing on this matter. After the public hearing, the Planning Commission discussed the matter and then voted to recommend its approval.

Council Priorities Served

Engaging Our Community

Public hearings are the official source of public input from stakeholders for annexation petitions and plans of services.

Attachments:

1. Resolution 18-R-PS-64
2. Resolution-18-R-A-64
3. Maps of the areas
4. Planning Commission staff comments and minutes
5. Plan of services

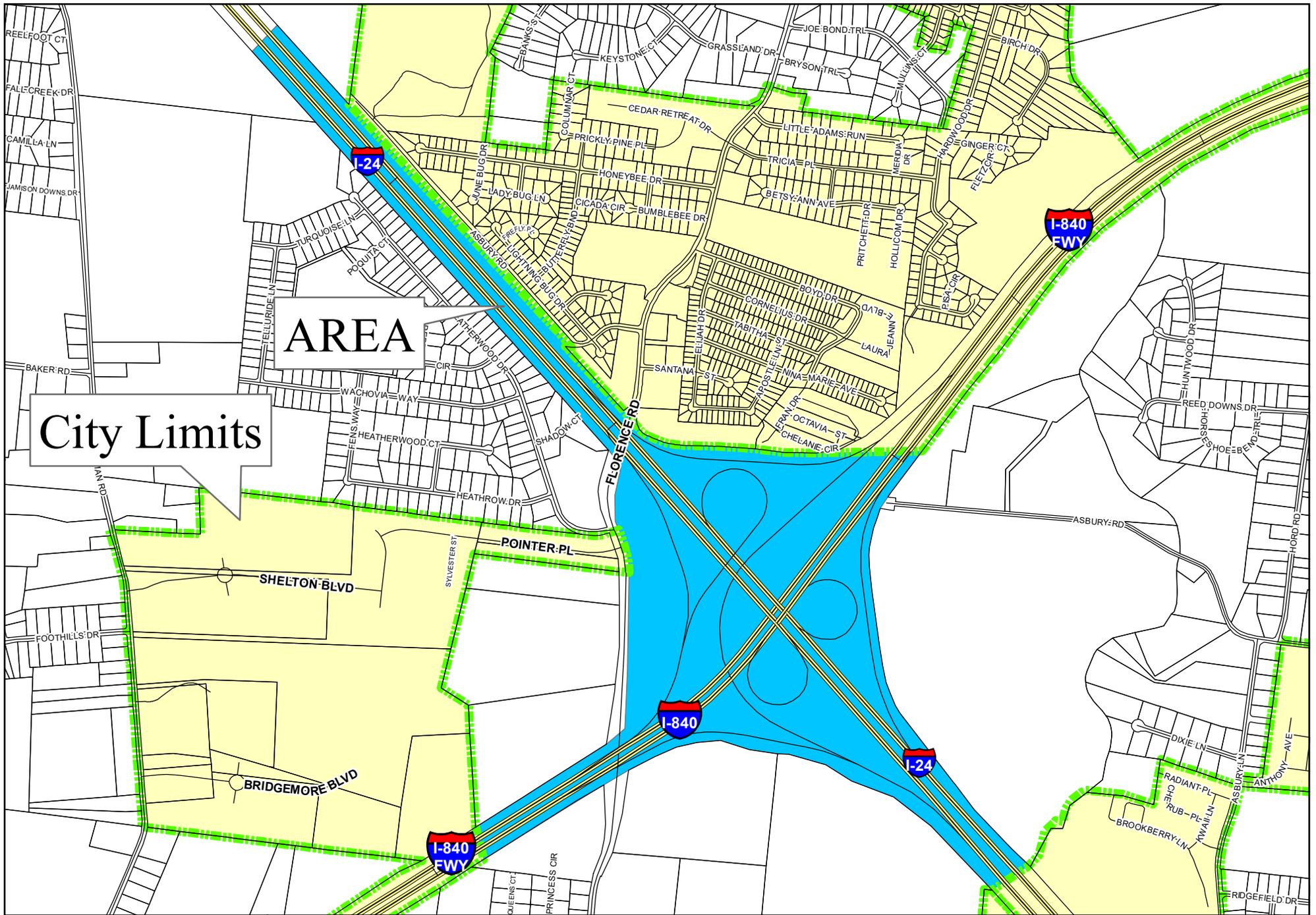
**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS, PAGE 1
October 3, 2018**

- 3.h. Annexation plan of services and annexation petition [2018-509] for segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R Rice Boulevard, John Bragg Highway, and Shelbyville Pike Rights-of-Way. City of Murfreesboro Fire and Rescue Department applicant.**

The Murfreesboro Fire and Rescue Department has requested annexation of 10 segments of unincorporated right-of-way located throughout the City. Affected roadways include Interstate 24, Interstate 840, Butler Drive, Joe B. Jackson Parkway, John Bragg Highway, South Church Street, and John R. Rice Boulevard. Annexation of these rights-of-way will allow the MFRD to serve as the Authority Having Jurisdiction (AHJ) over these roadways. Presently, MFRD responds to emergencies on these roadways, often as the primary responder. However, these rights-of-way are located in the unincorporated County, and jurisdictional boundaries can often be difficult to distinguish. By annexing these rights-of-way, MFRD will become the Authority Having Jurisdiction over the affected roadways.

Staff will be available at the Planning Commission meeting to discuss the annexation request and answer any questions the Commission may have. The Planning Commission will need to conduct a public hearing, after which it will need to discuss this matter and then formulate a recommendation for City Council.

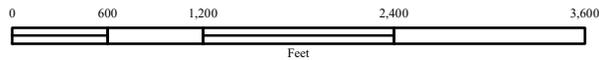
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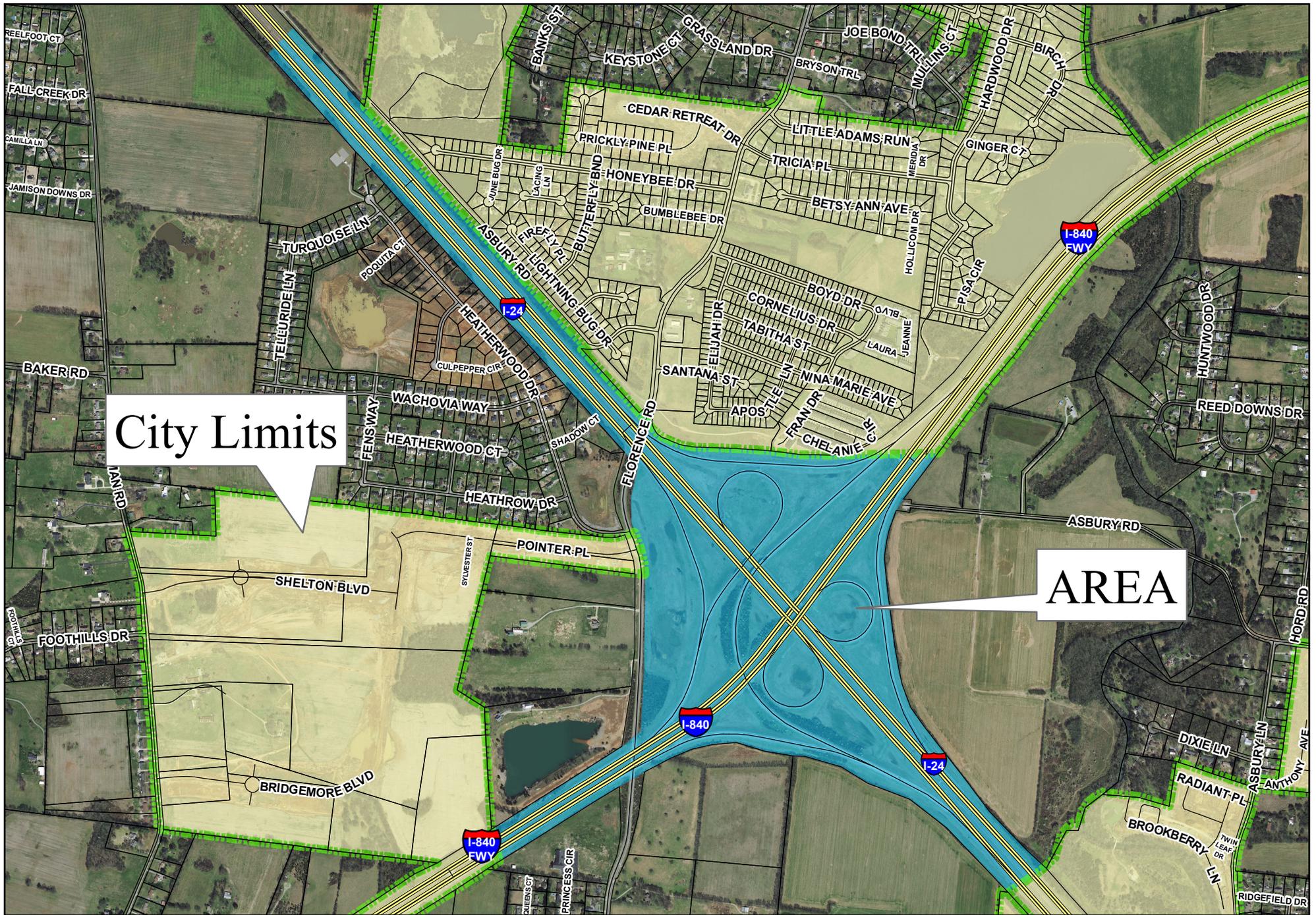
Annexation Request for ROW on I-840 and I-24 Interchange



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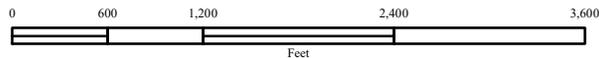
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111 West Vine Street
Murfreesboro, Tennessee 37130
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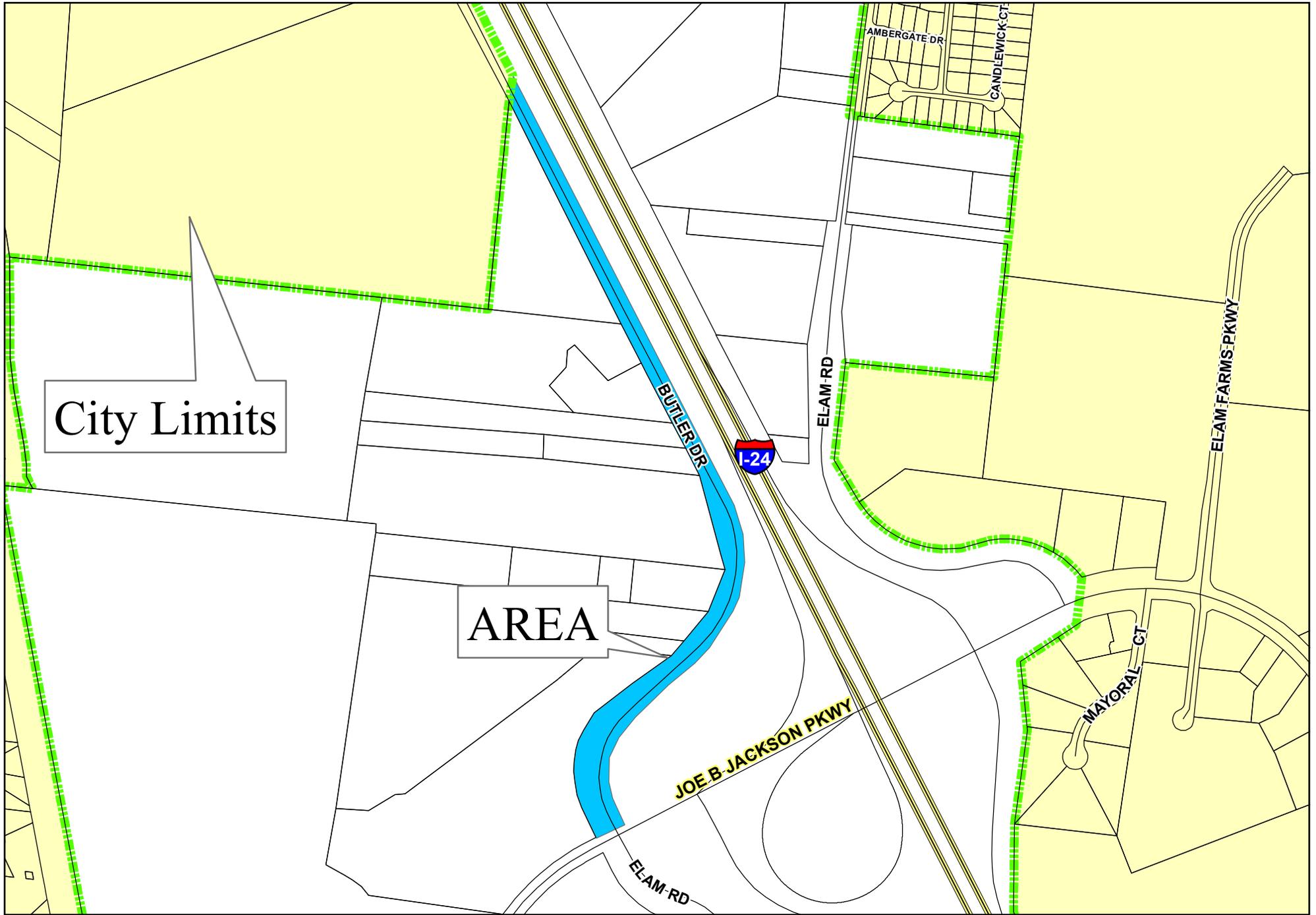
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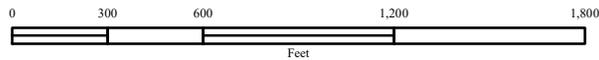
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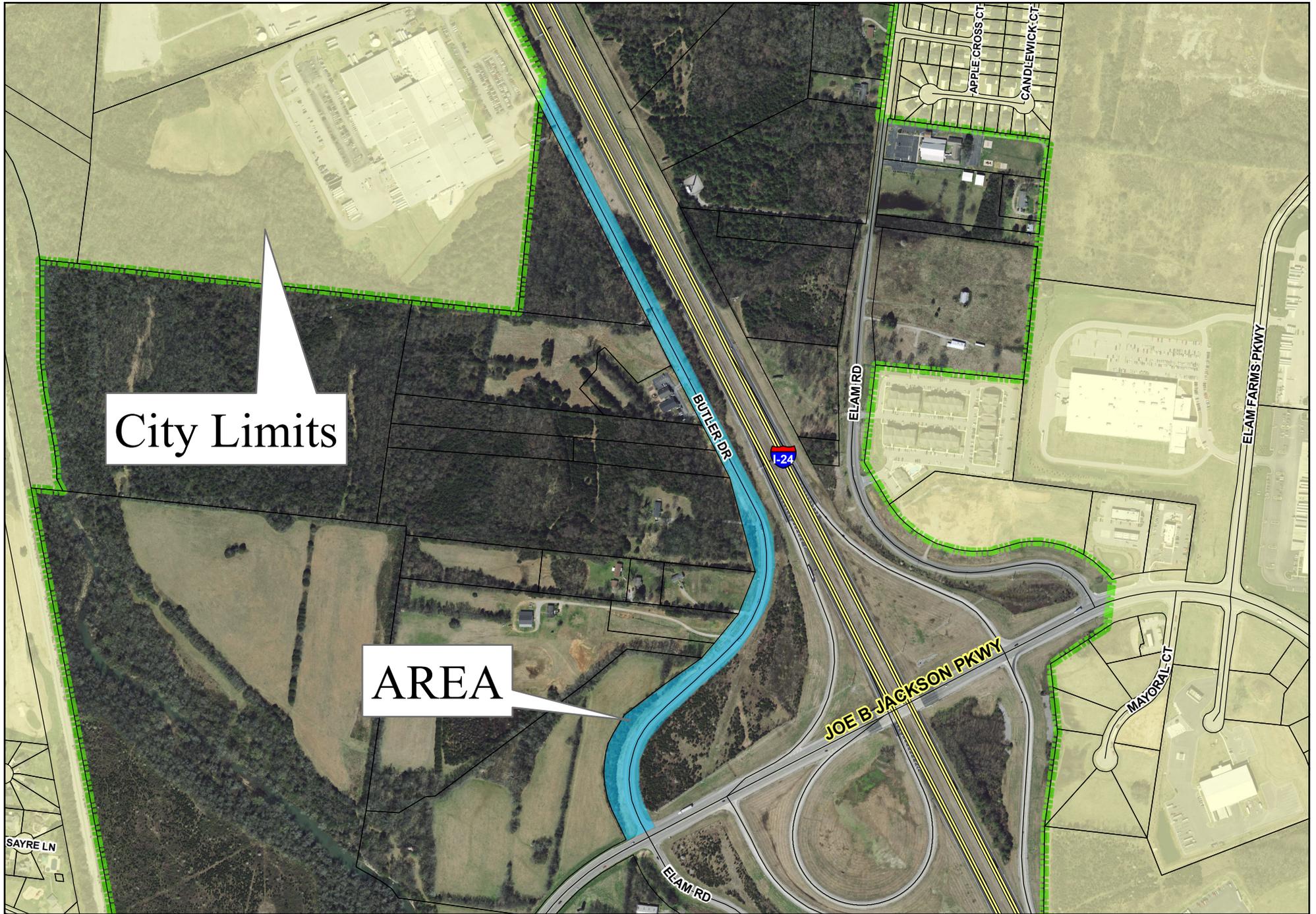
Annexation Request for ROW on Butler Drive



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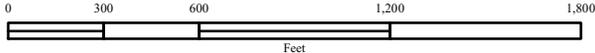
City Limits

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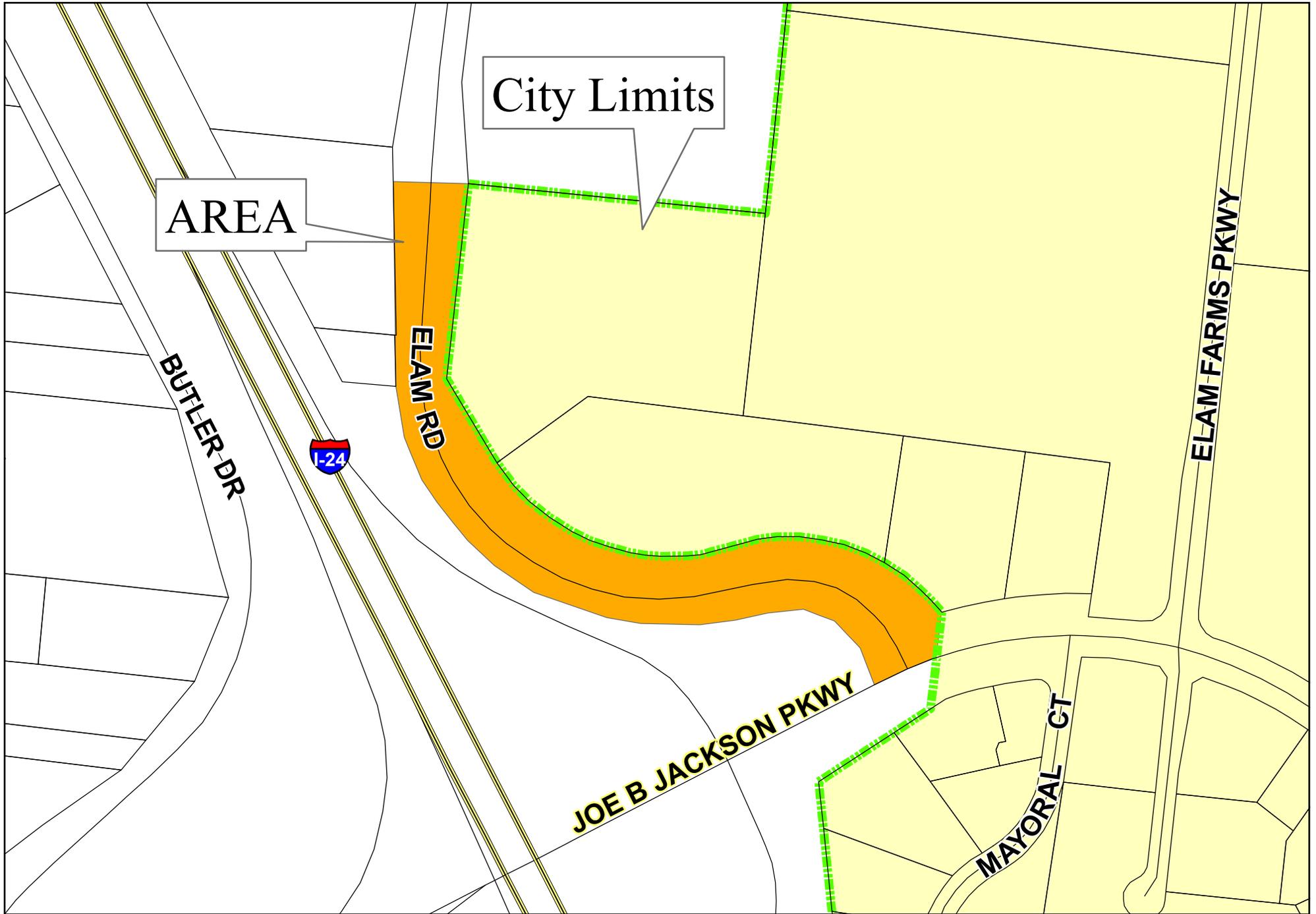
Annexation Request for ROW on Butler Drive



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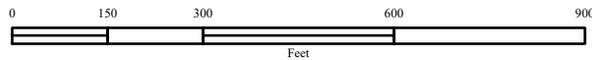
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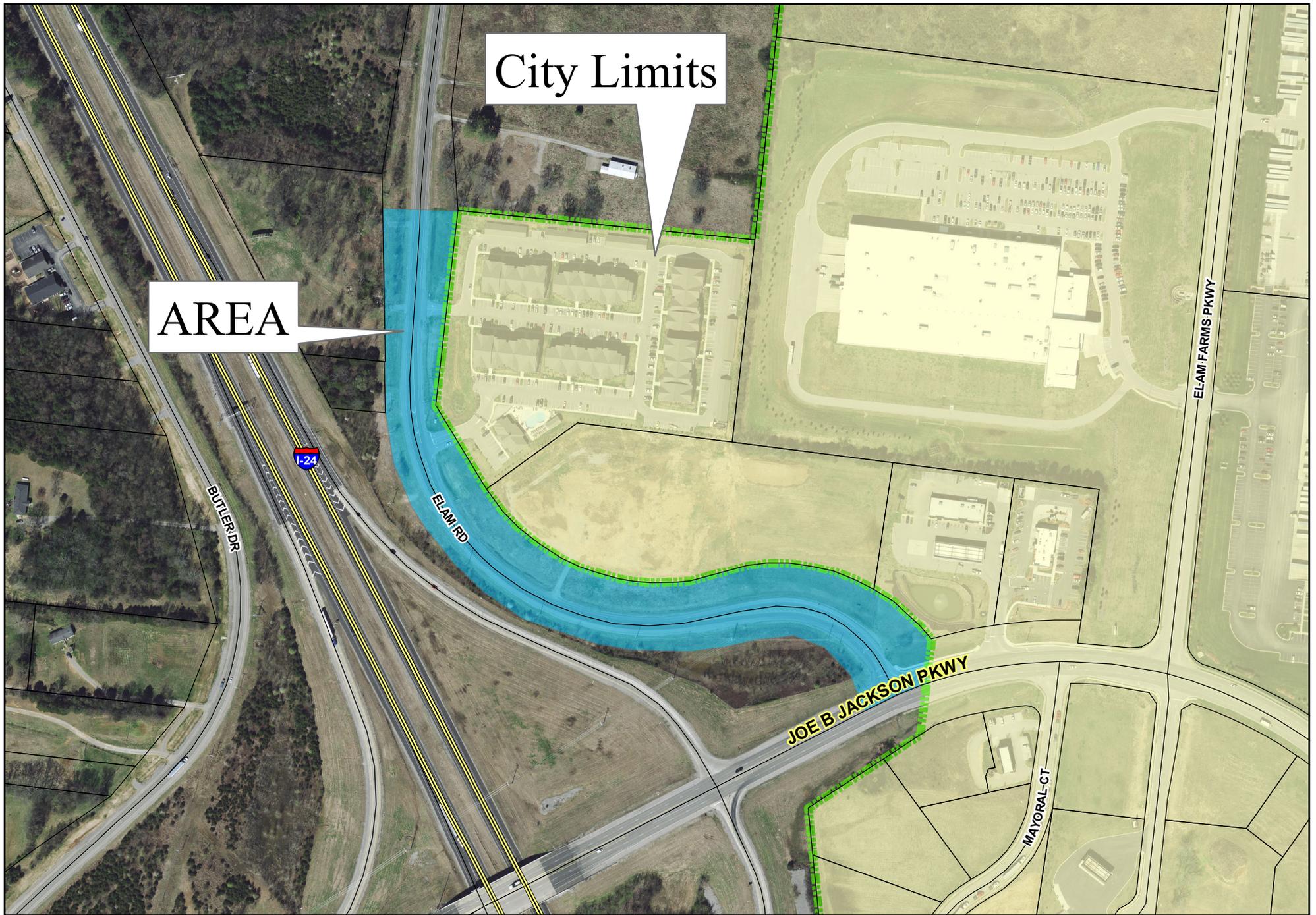
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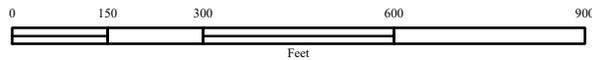
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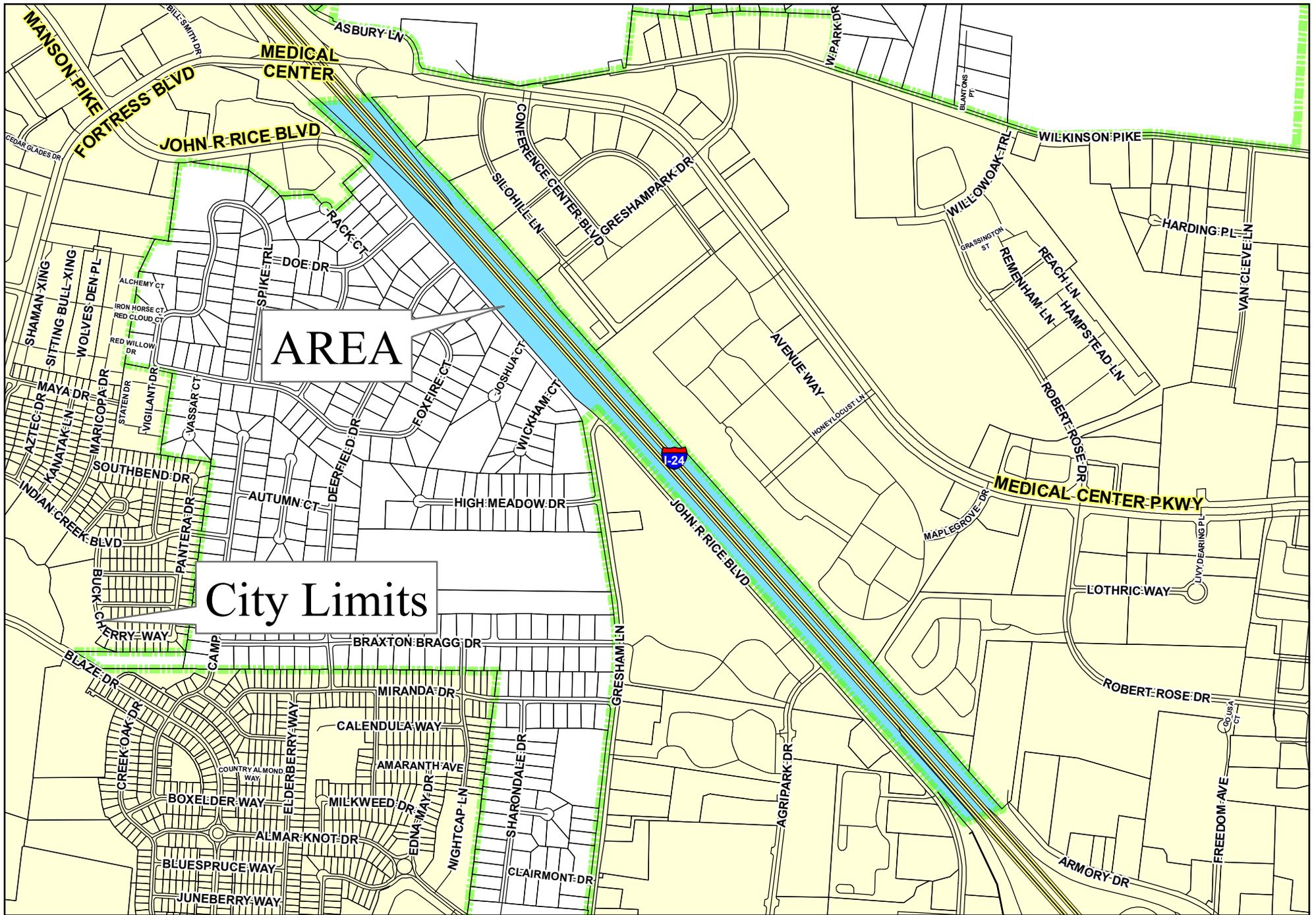
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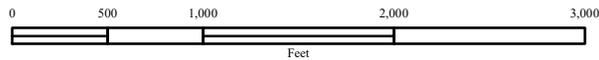
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Annexation Request for ROW on I-24 (South of Medical Center Parkway)



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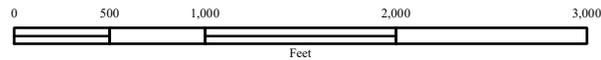
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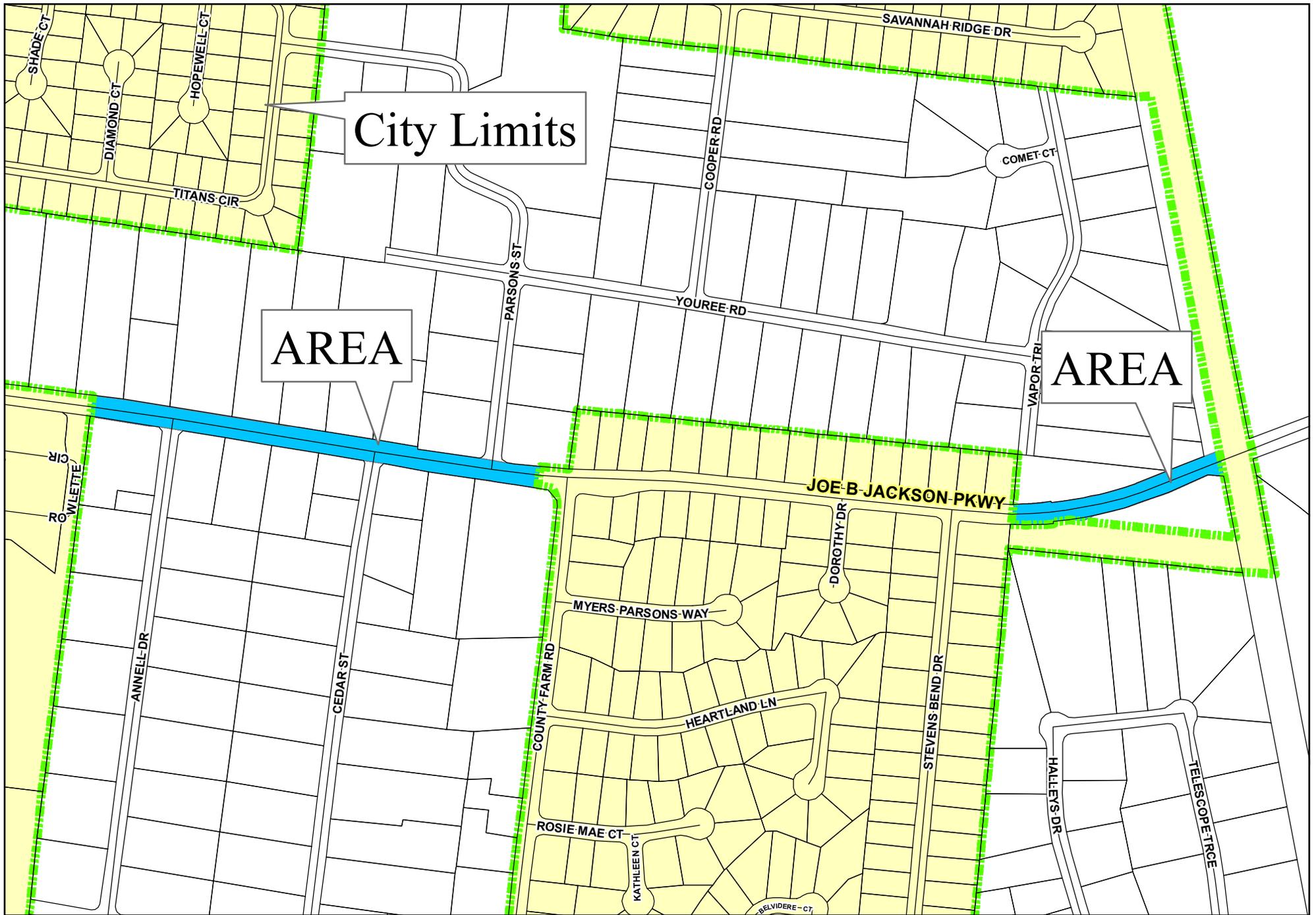
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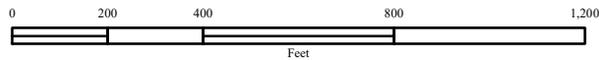
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Annexation Request for ROW on Joe B. Jackson Parkway (Segment 1)



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City Limits

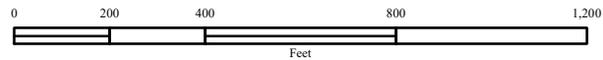
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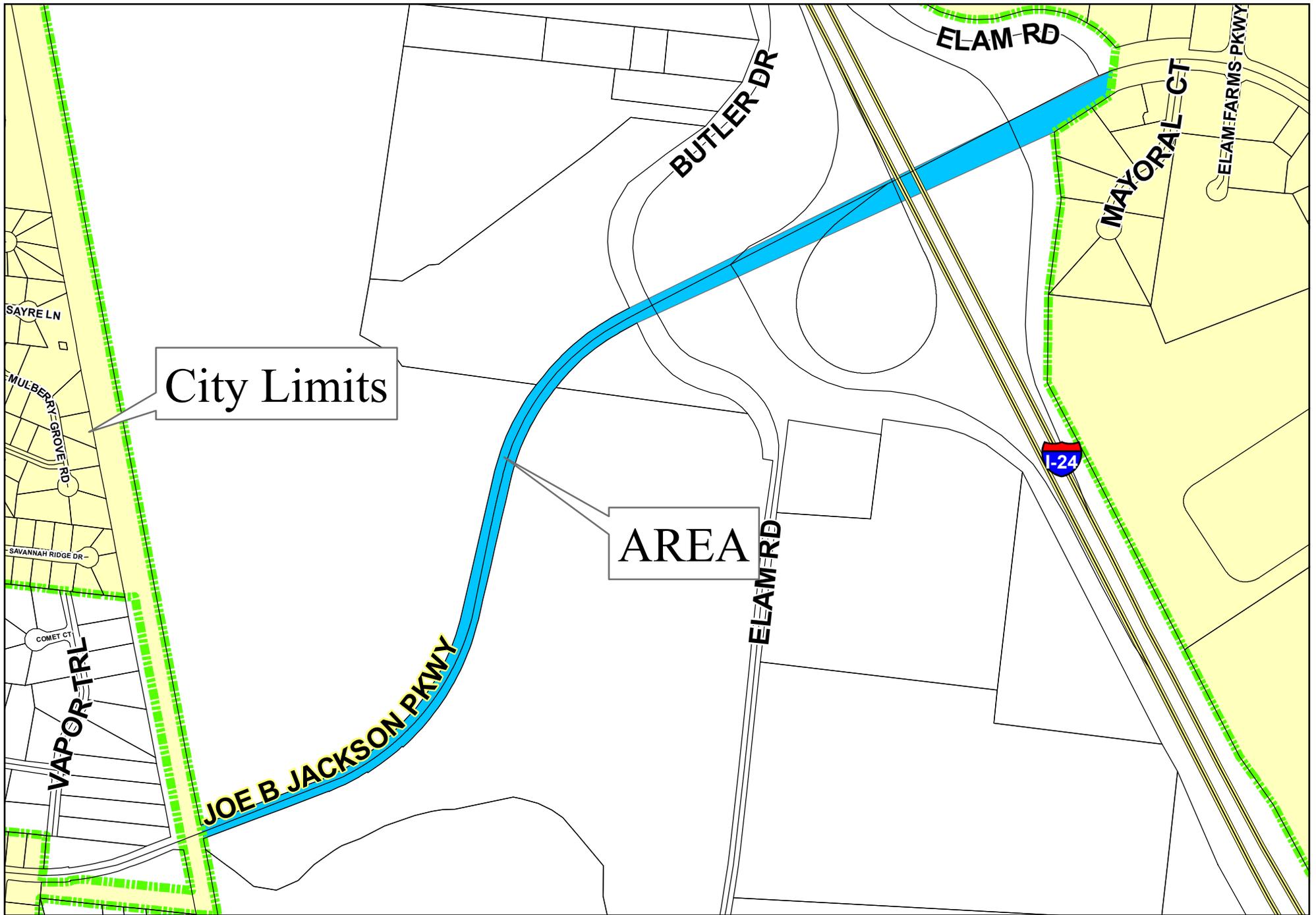
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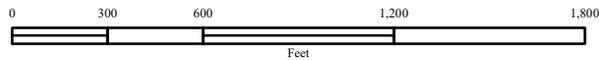
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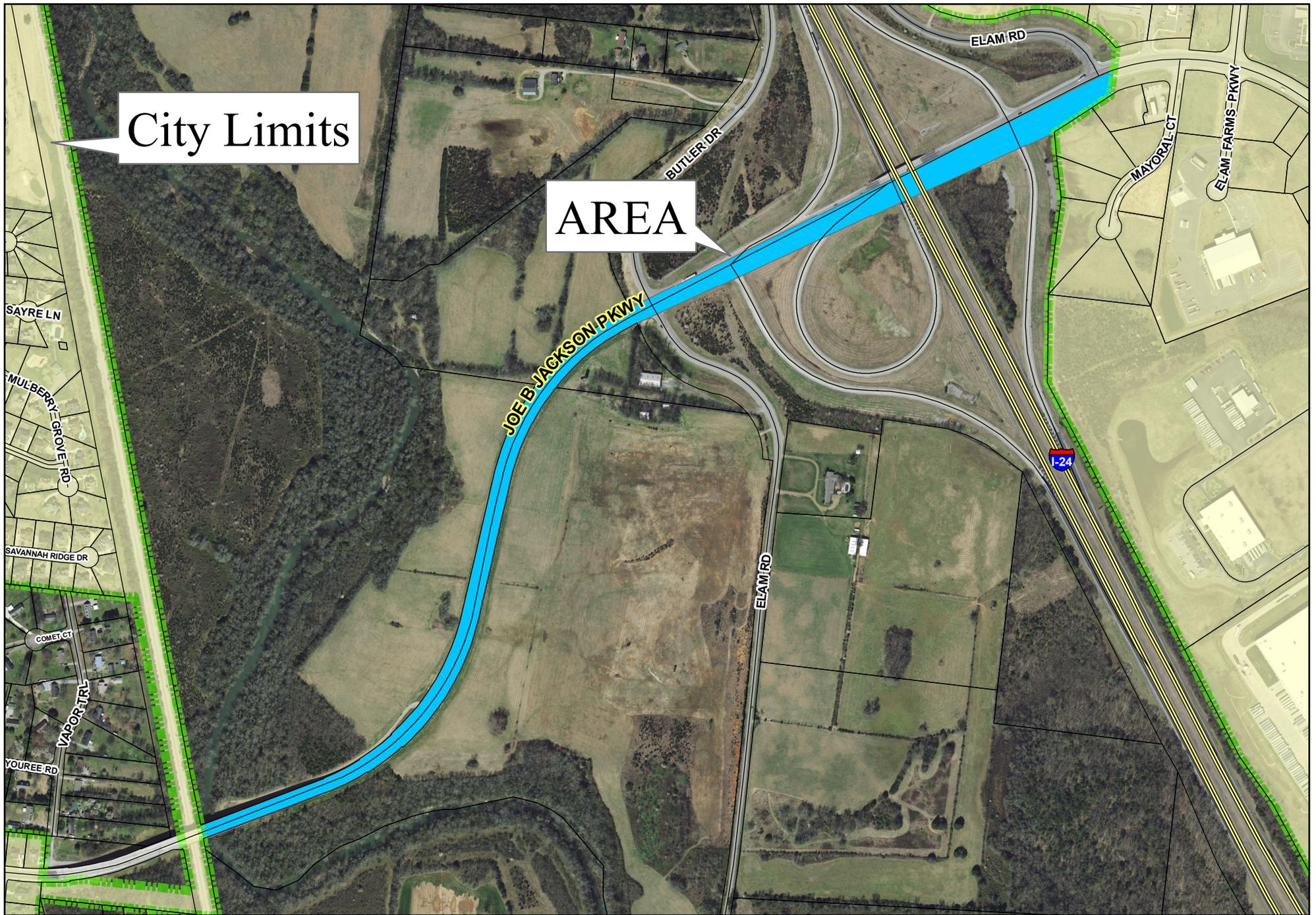
Annexation Request for ROW on Joe B Jackson Parkway (Segment 2)



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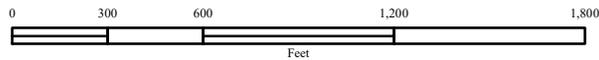
City Limits

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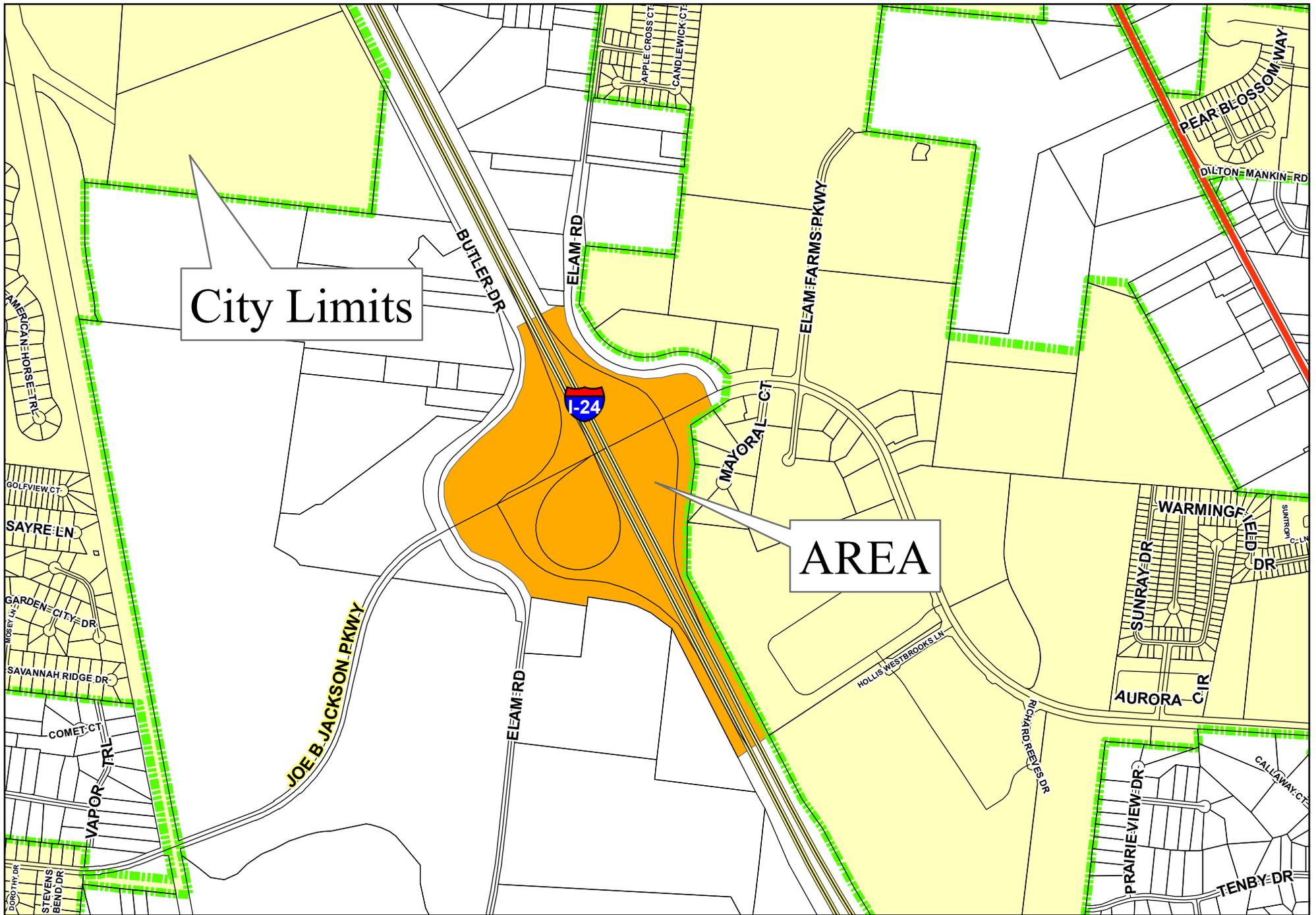
Annexation Request for ROW on Joe B Jackson Parkway (Segment 2)



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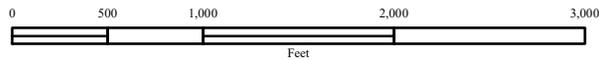
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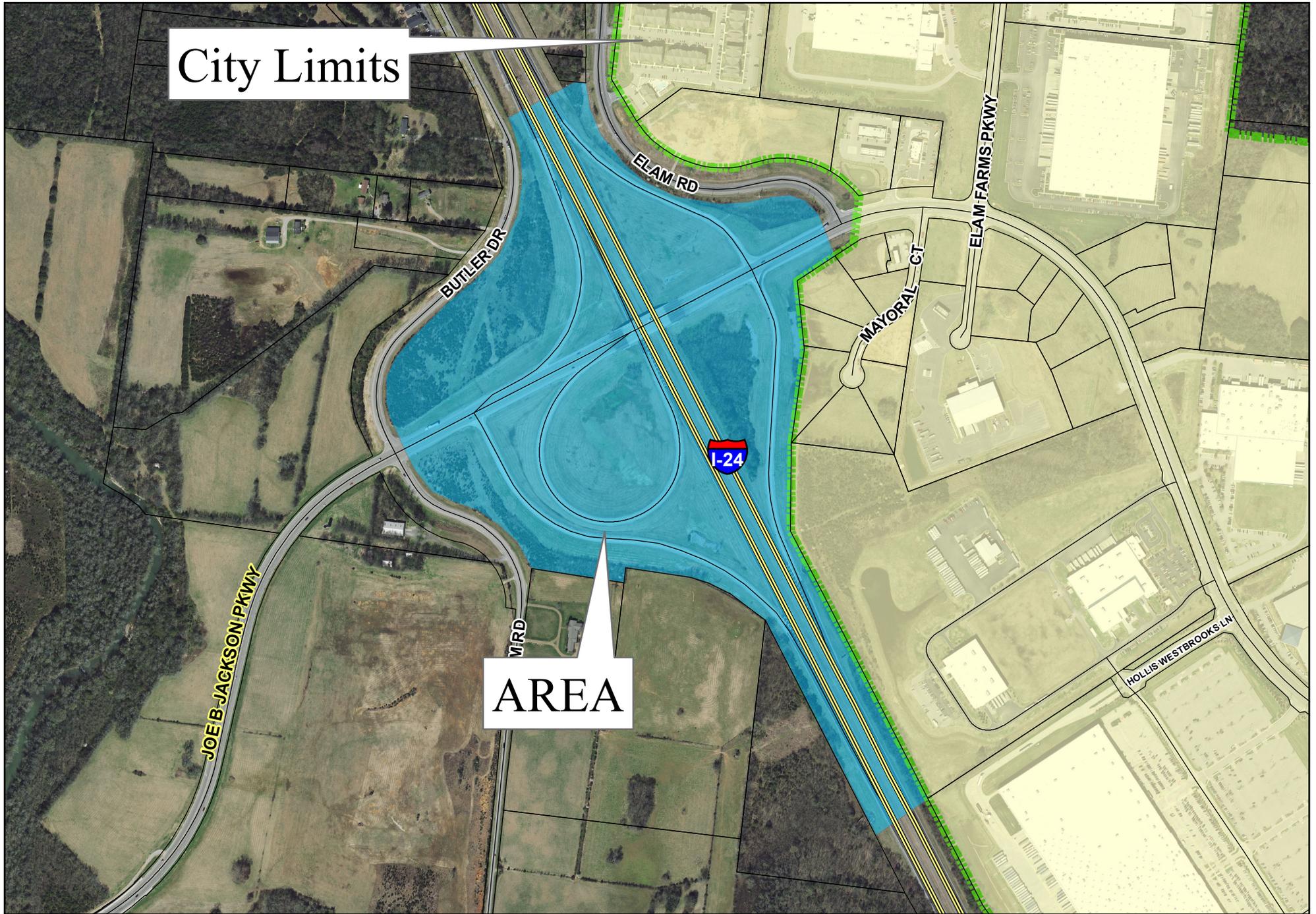
Annexation Request for ROW on I-24 and Joe B. Jackson Interchange



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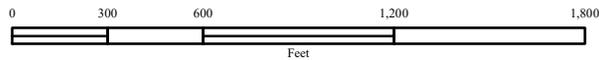
City Limits

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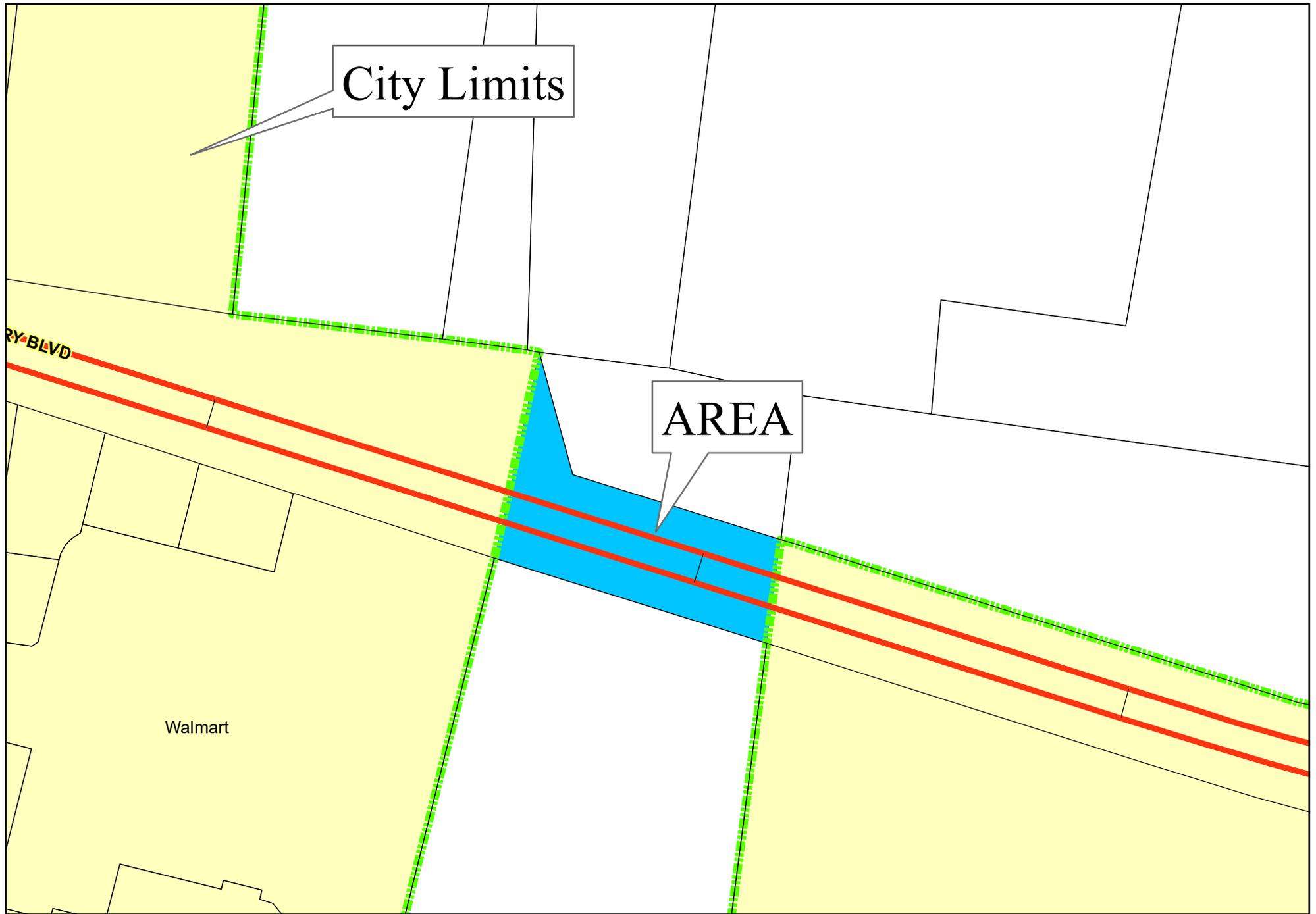
Annexation Request for ROW on I-24 and Joe B Jackson Parkway Interchange



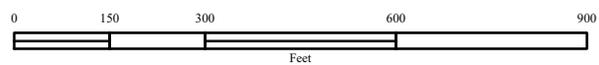
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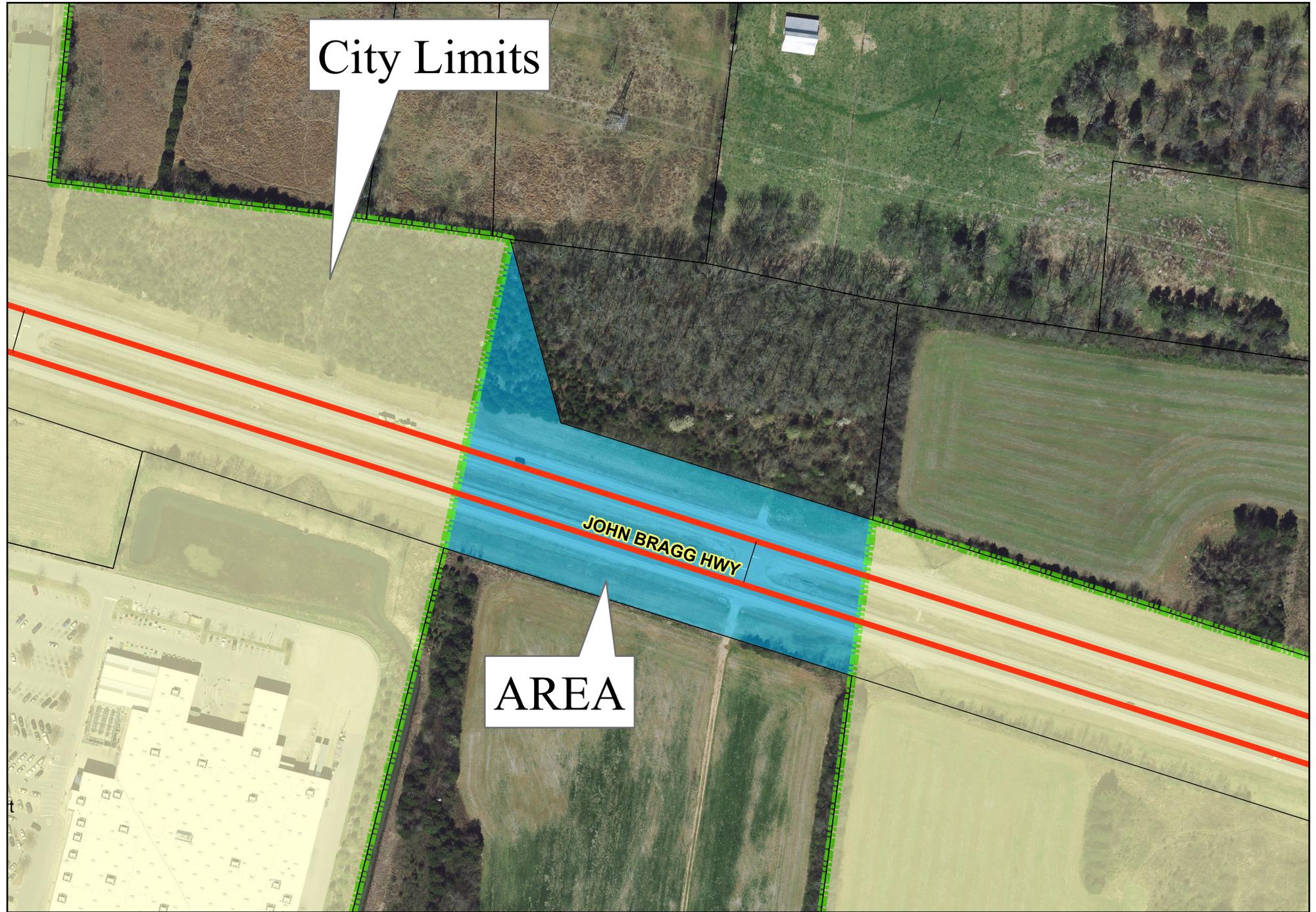


GIS Department
 City Of Murfreesboro
 111 West Vine Street
 Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



Annexation Request for ROW on John Bragg Highway





City Limits

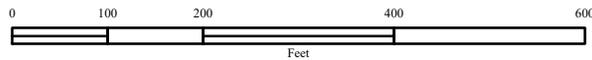
AREA

JOHN BRAGG HWY

Annexation Request for ROW on John Bragg Hwy



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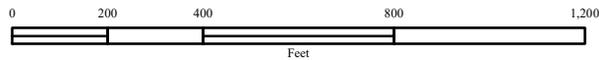
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Murfreesboro, Tennessee 37130
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Annexation Request for ROW on John R Rice Blvd



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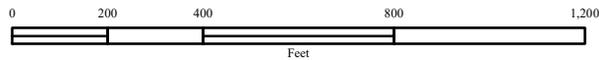
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 111 West Vine Street
 Murfreesboro, Tennessee 37130
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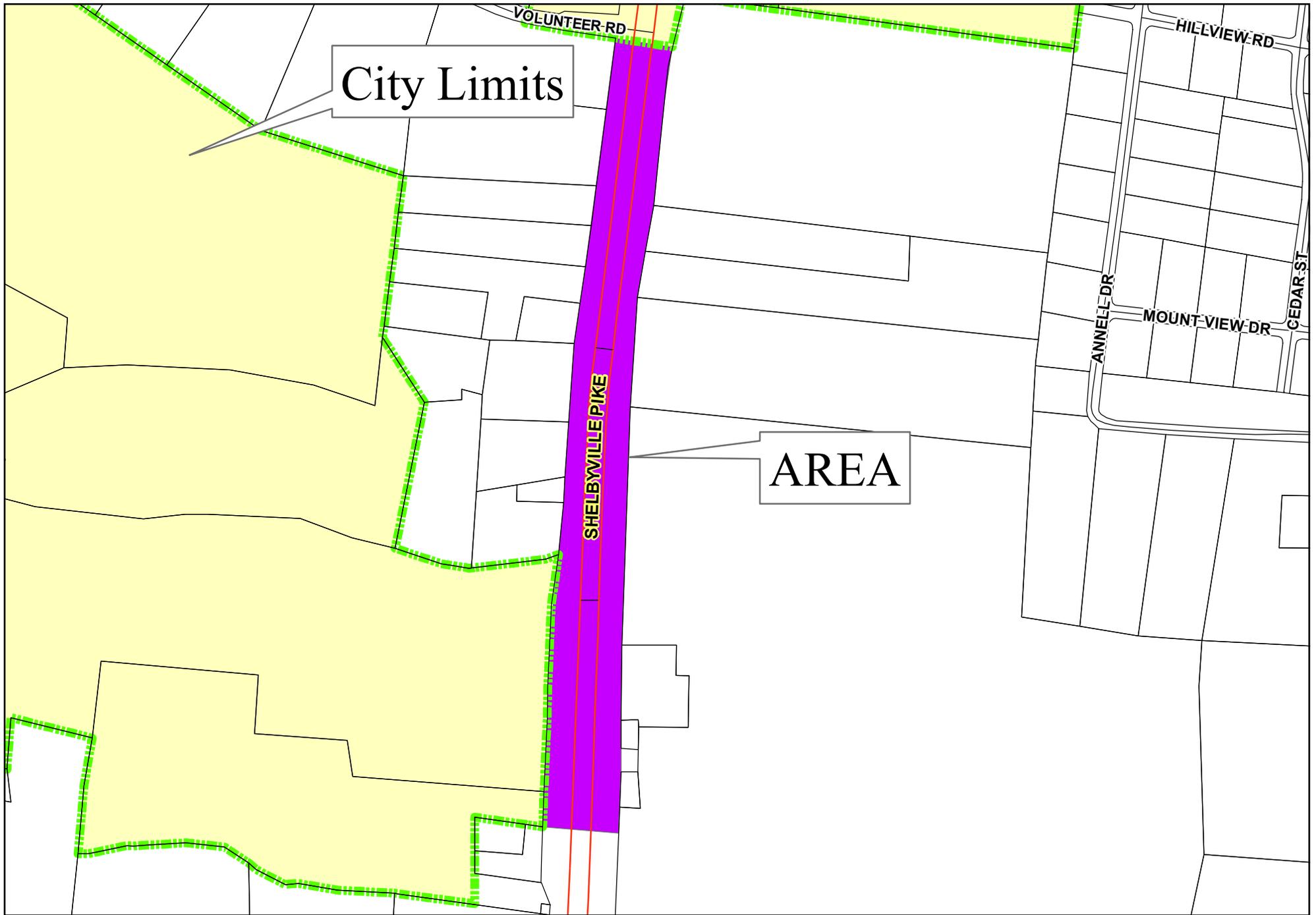
Annexation Request for ROW on John R Rice Blvd



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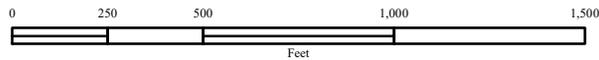
GIS Department
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 111 West Vine Street
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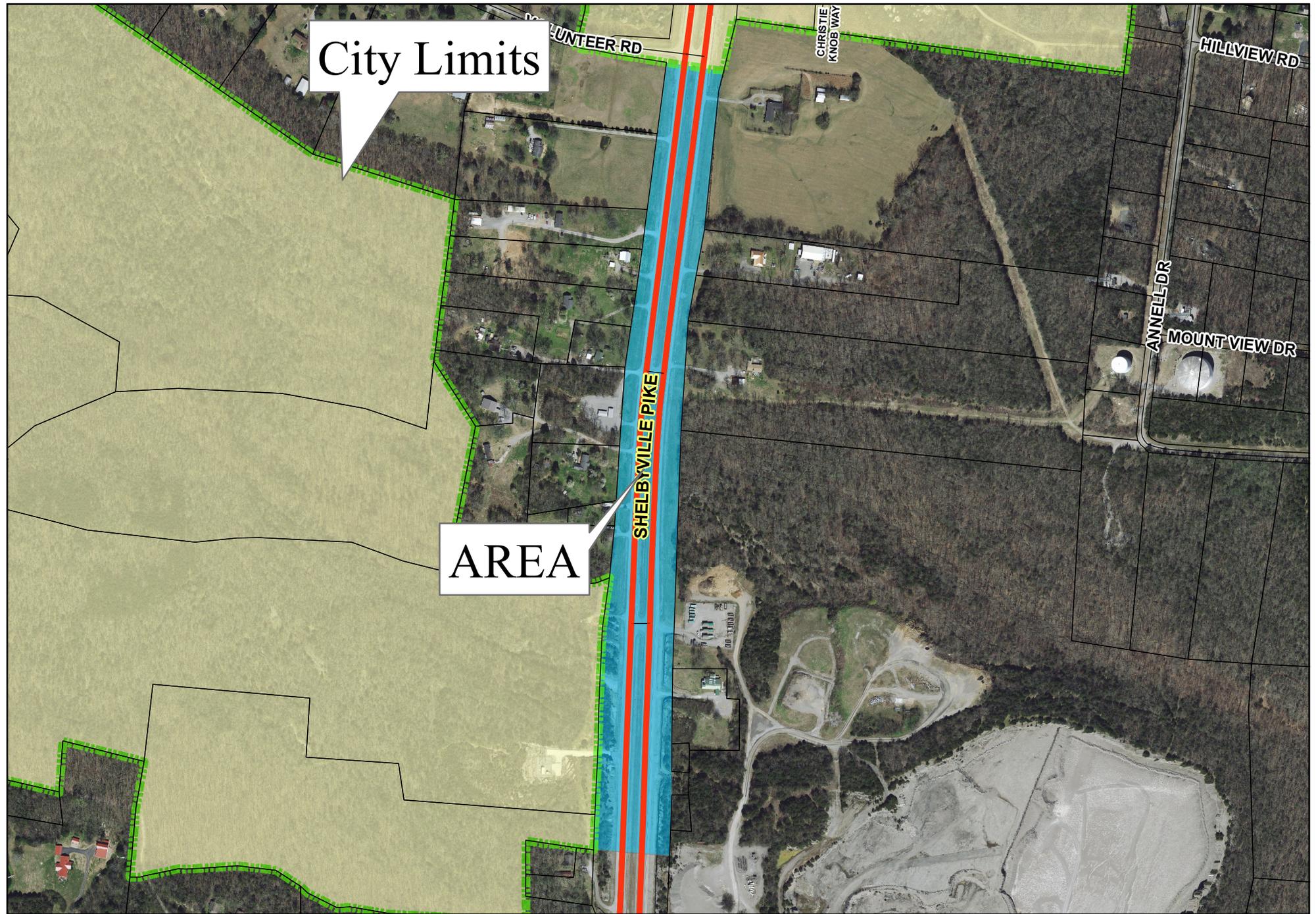
Annexation Request for ROW on Shelbyville Pike



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City Limits

AREA

SHELBYVILLE PIKE

VOLUNTEER RD

CHRISTIE KNOB WAY

HILLVIEW RD

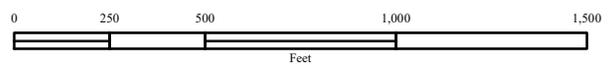
ANNELL DR

MOUNT VIEW DR

Annexation Request for ROW on Shelbyville Pike



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GIS Department
 City of Murfreesboro
 111 West Vine Street
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**Annexation Report for
Various Rights-of-Way
Including Plan of Services
(File 2018-509)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
OCTOBER 3, 2018**

INTRODUCTION

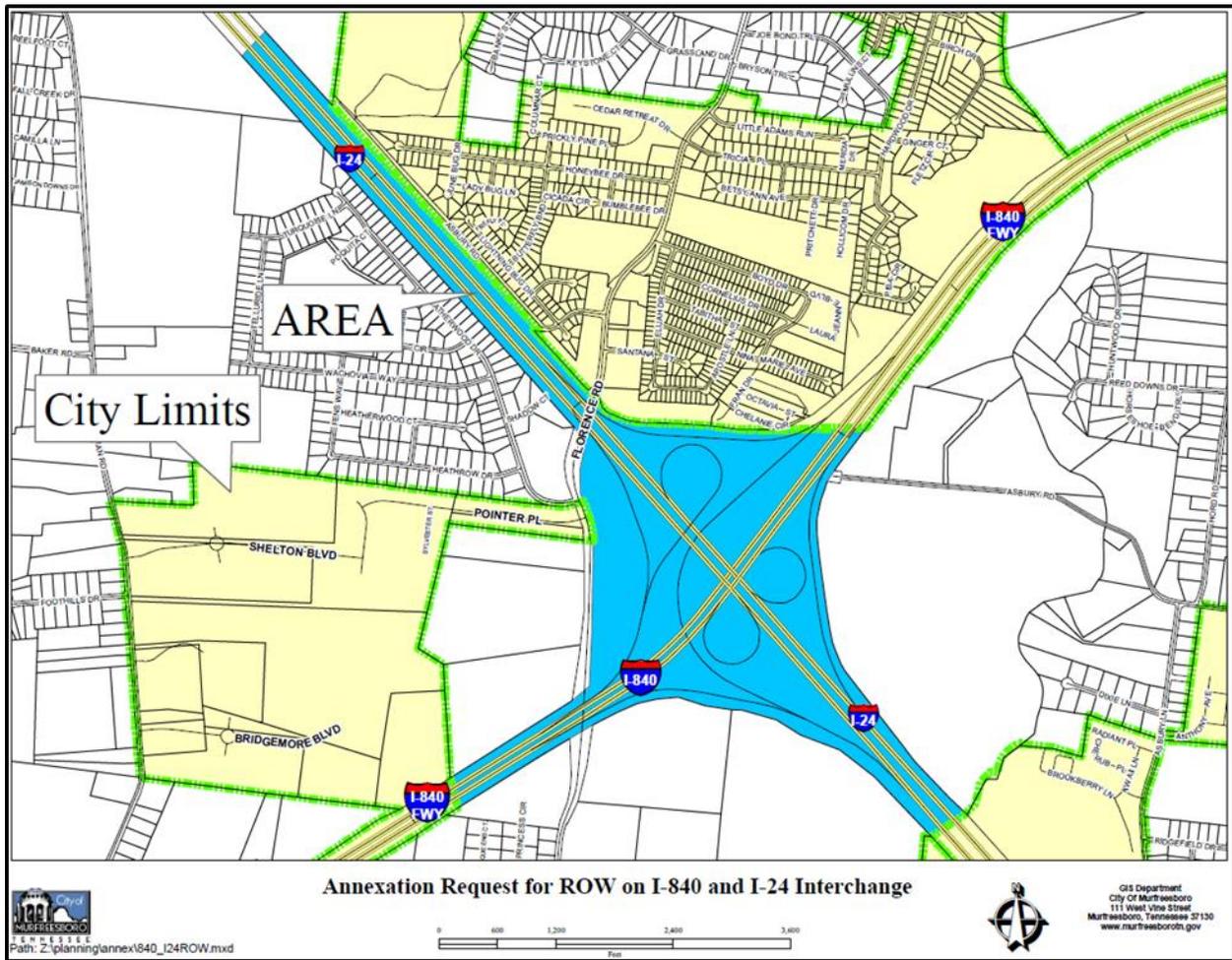
Overview

The Murfreesboro Fire and Rescue Department (MFRD) has requested annexation of ten segments of right-of-way located throughout the City of Murfreesboro and adjacent to current City boundaries. The purpose of the annexation request is to establish the MFRD's role as the Authority Having Jurisdiction (AHJ) along the subject rights-of-way. Currently, the MFRD has a mutual/automatic aid response agreement with the Rutherford County Fire Department for the portions of Interstate 24 and Interstate 840 included in the study area. By annexing these areas into the City, MFRD would become the AHJ, which could reduce emergency response times.

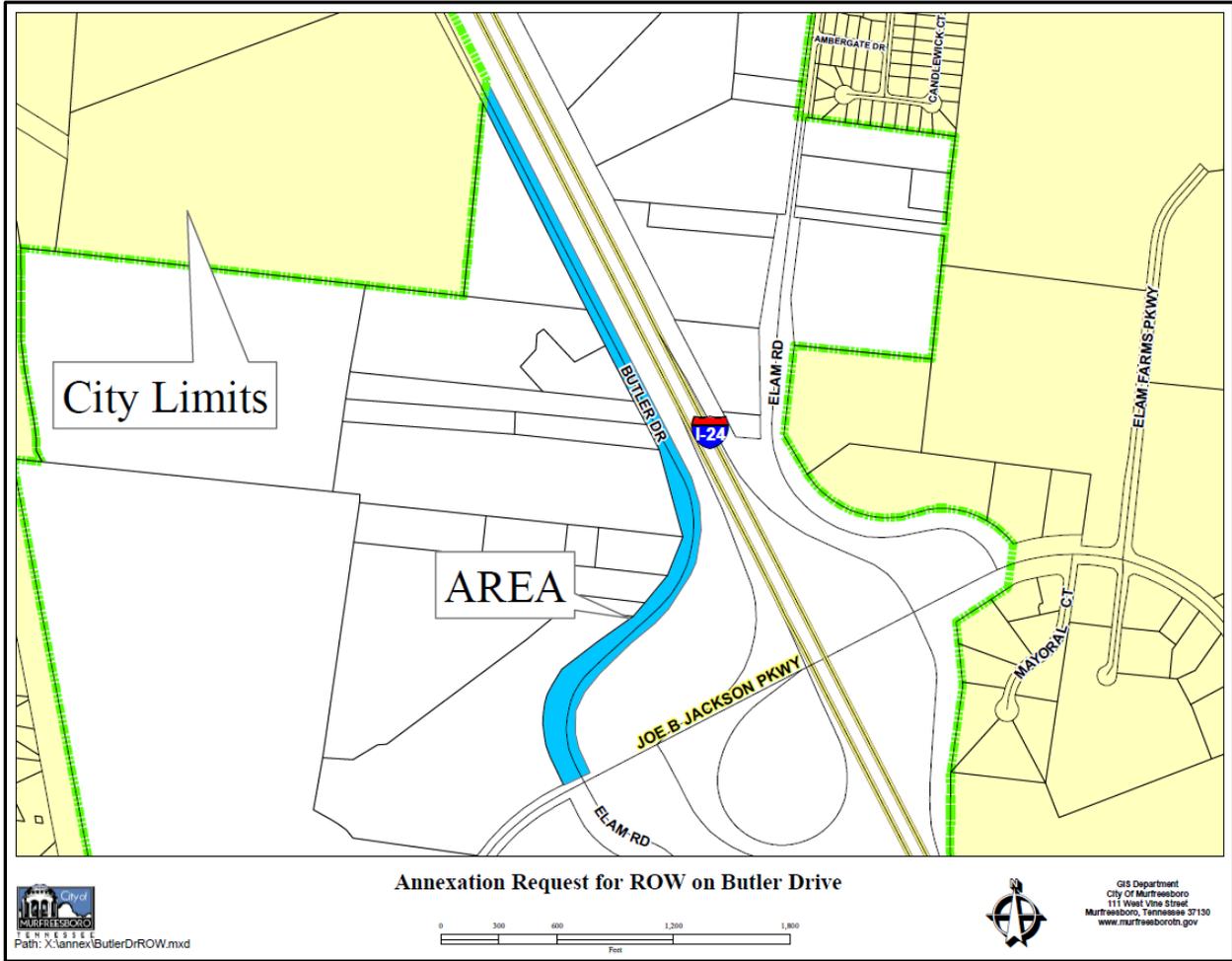
The subject rights-of-way are segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R Rice Boulevard, John Bragg Highway, and Shelbyville Pike Rights of Way.

The total study area is approximately 396 acres. All the right-of-way segments are within the City of Murfreesboro's Urban Growth Boundary. Each of the rights-of-way proposed for annexation are highlighted on the following maps.

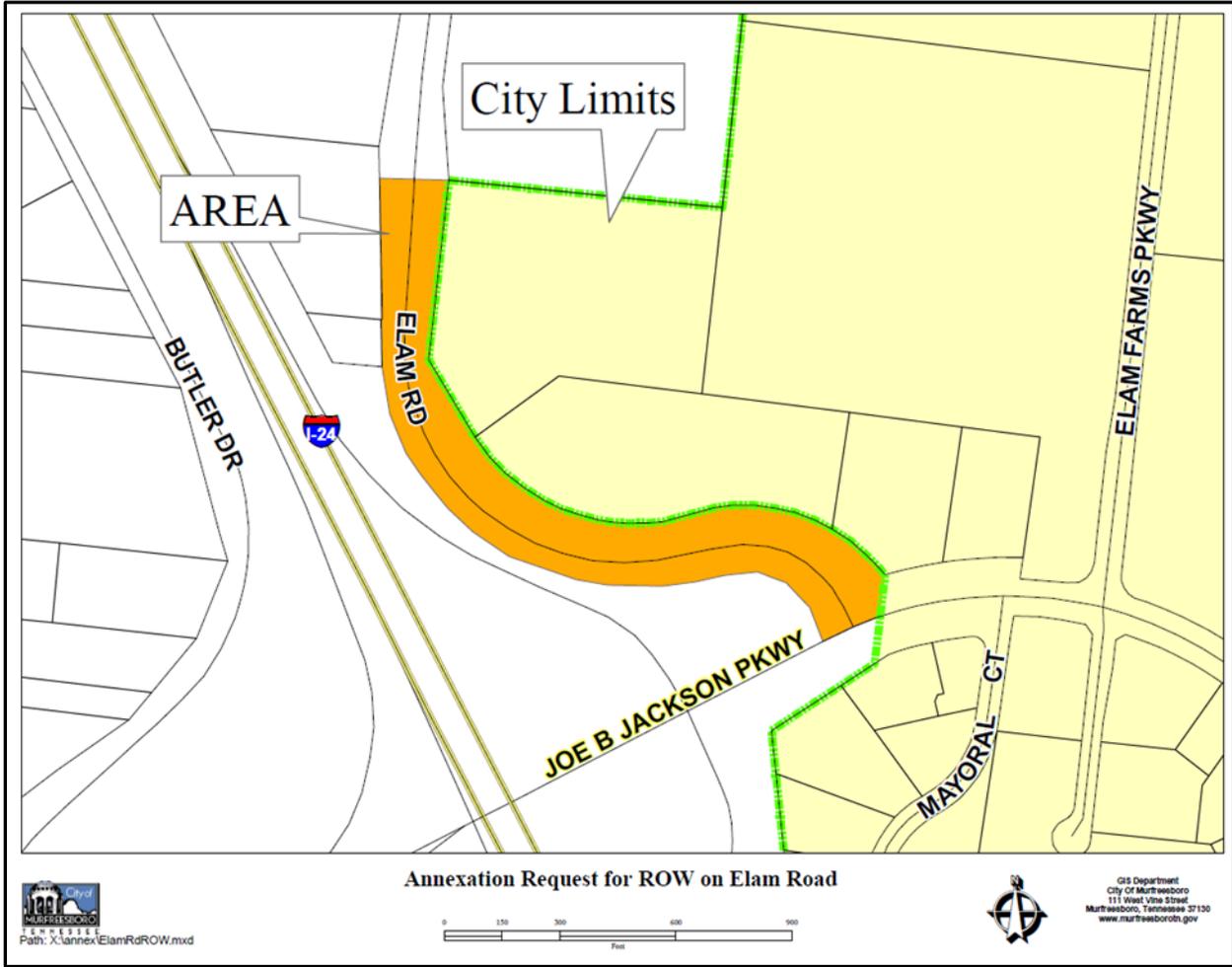
Area A: Interstate 840 and Interstate 24 Interchange



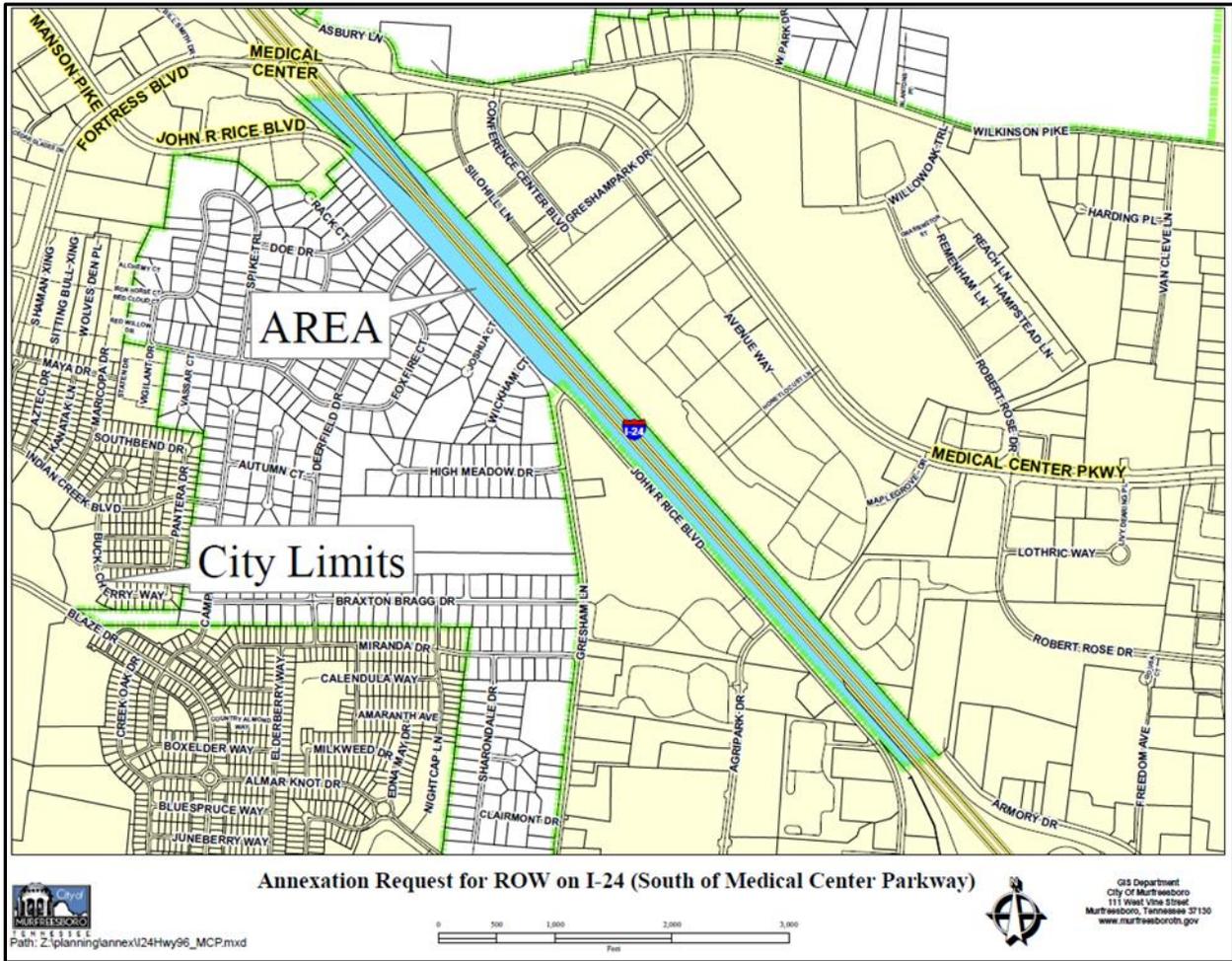
Area B: Butler Drive



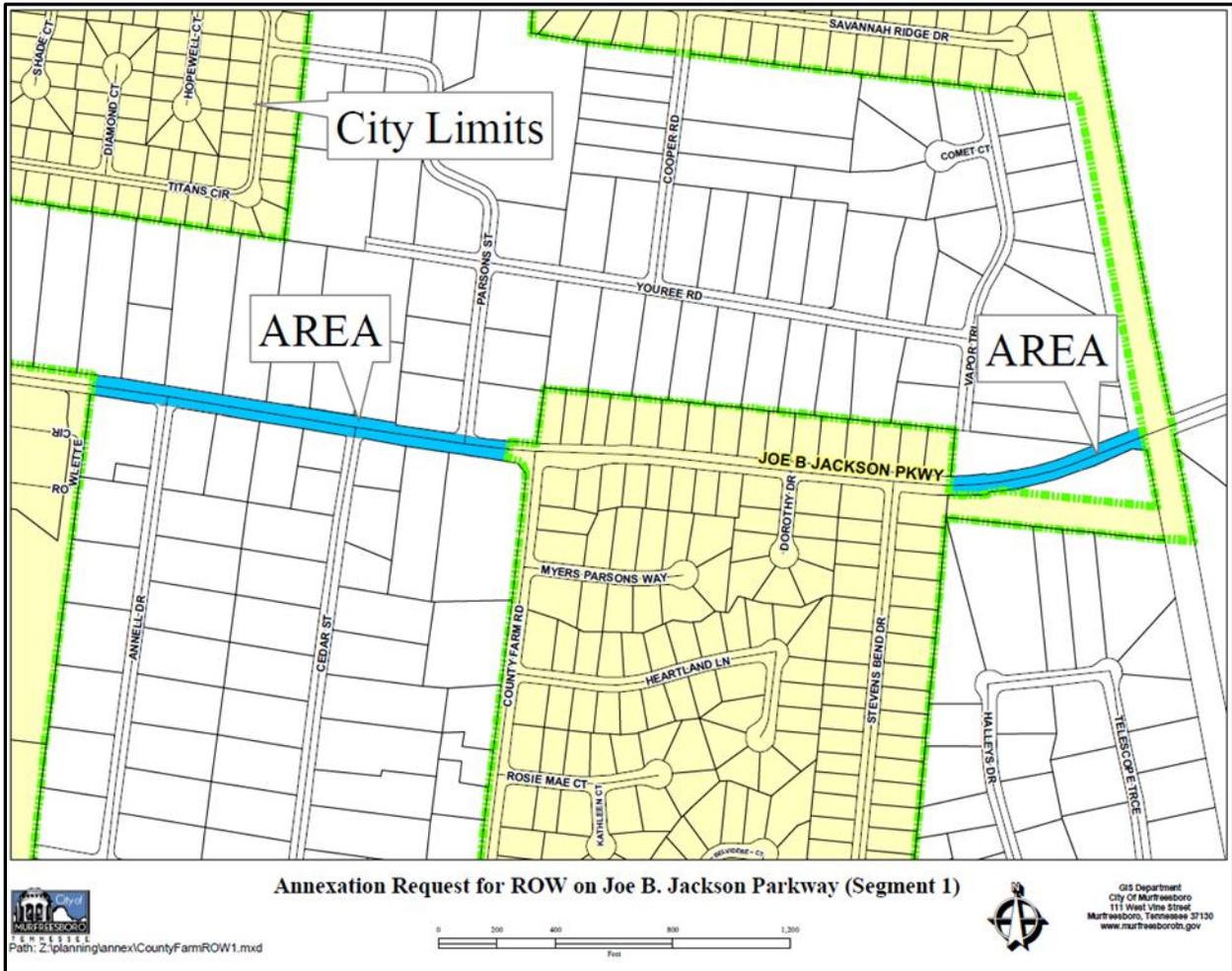
Area C: Elam Road



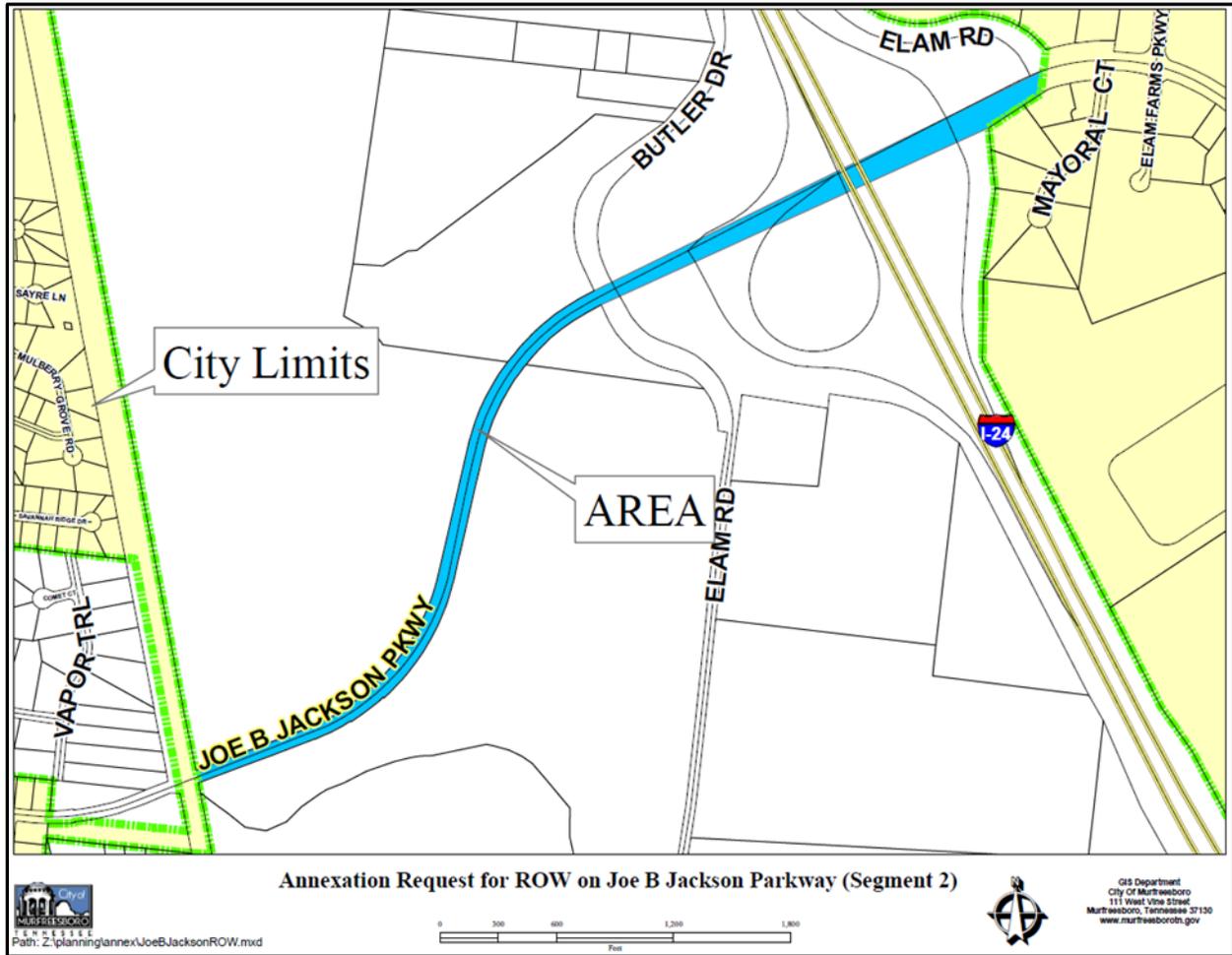
Area D: Interstate 24 South of Medical Center Parkway



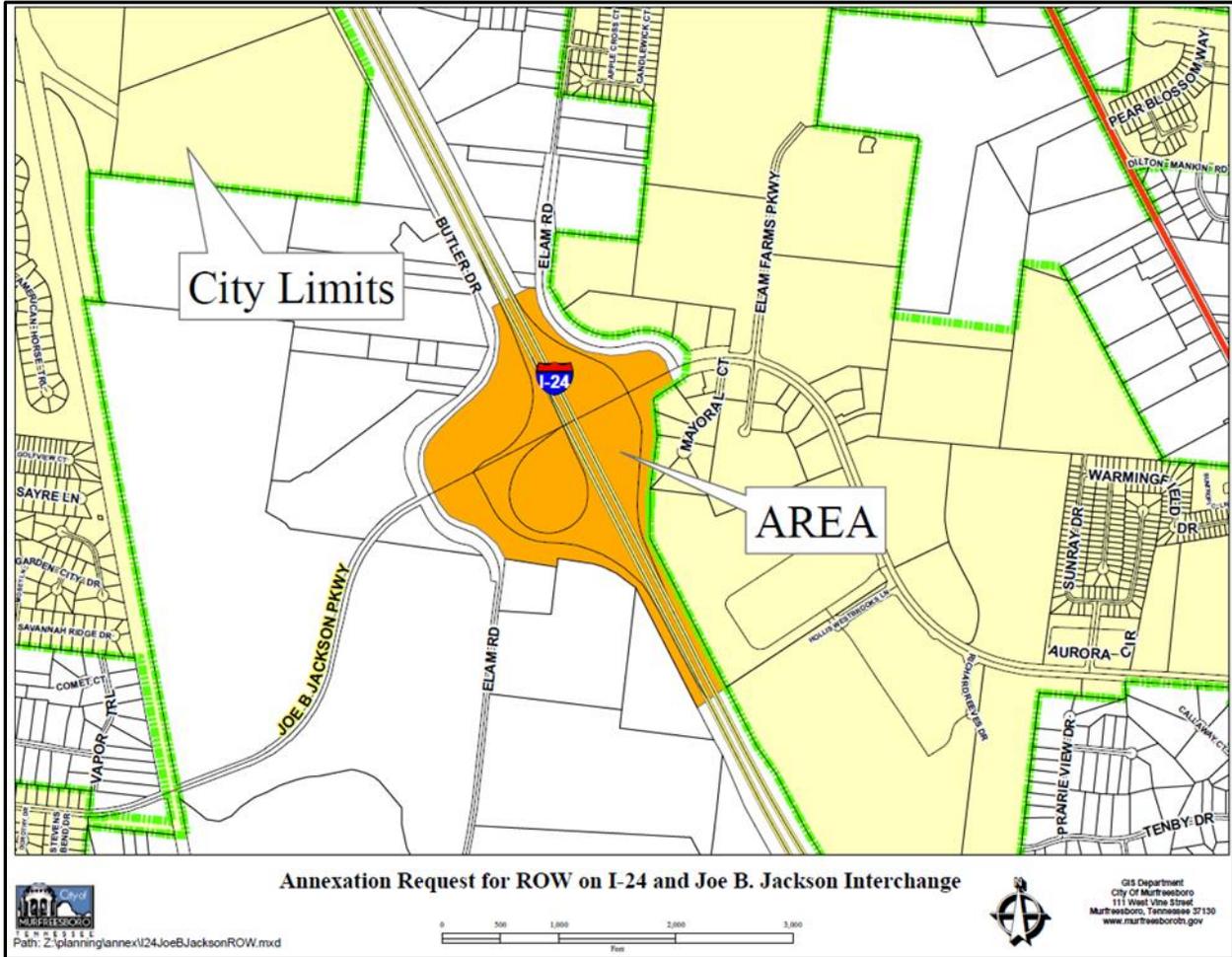
Area E: Joe B. Jackson Parkway (Segment 1)



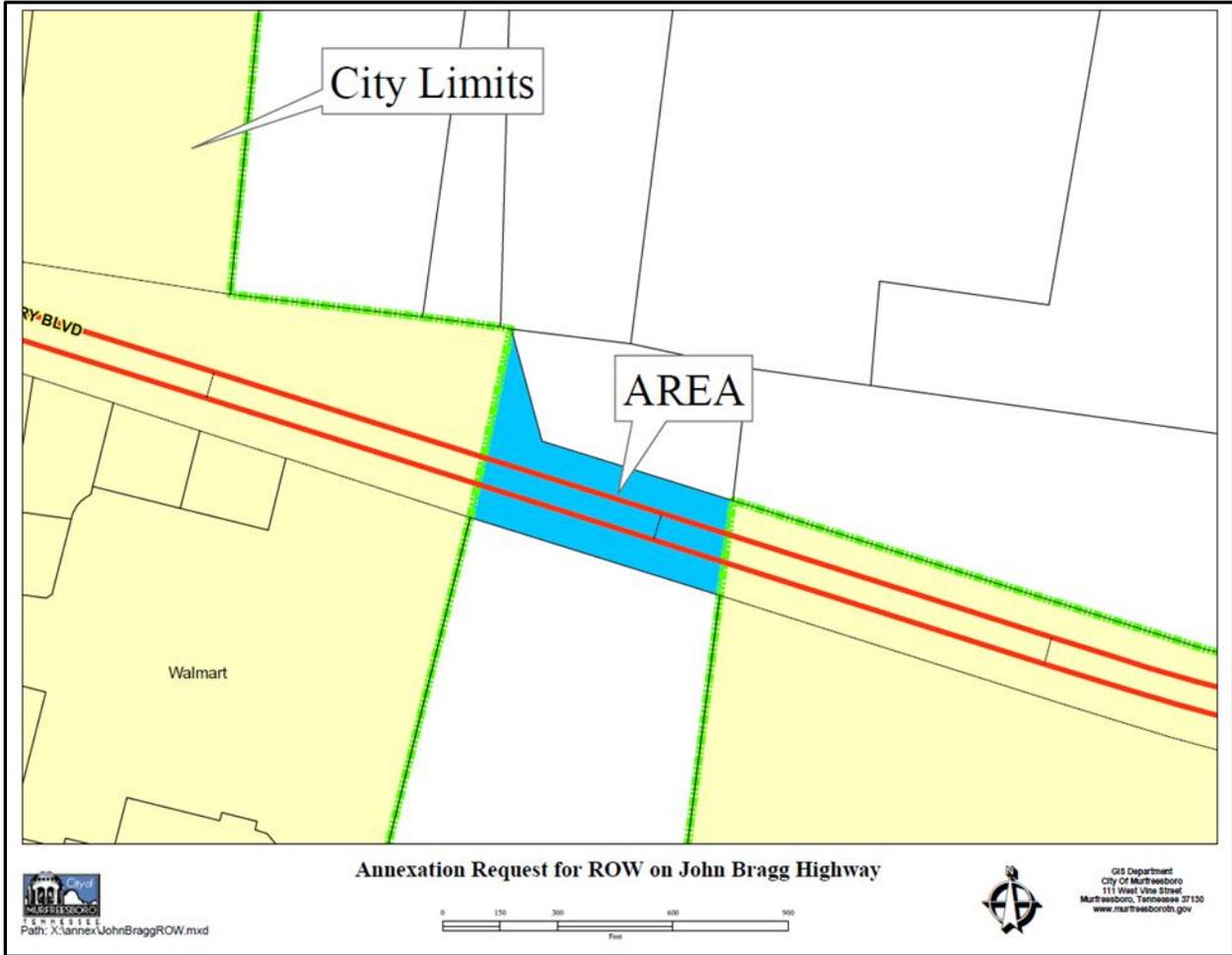
Area F: Joe B. Jackson Parkway (Segment 2)



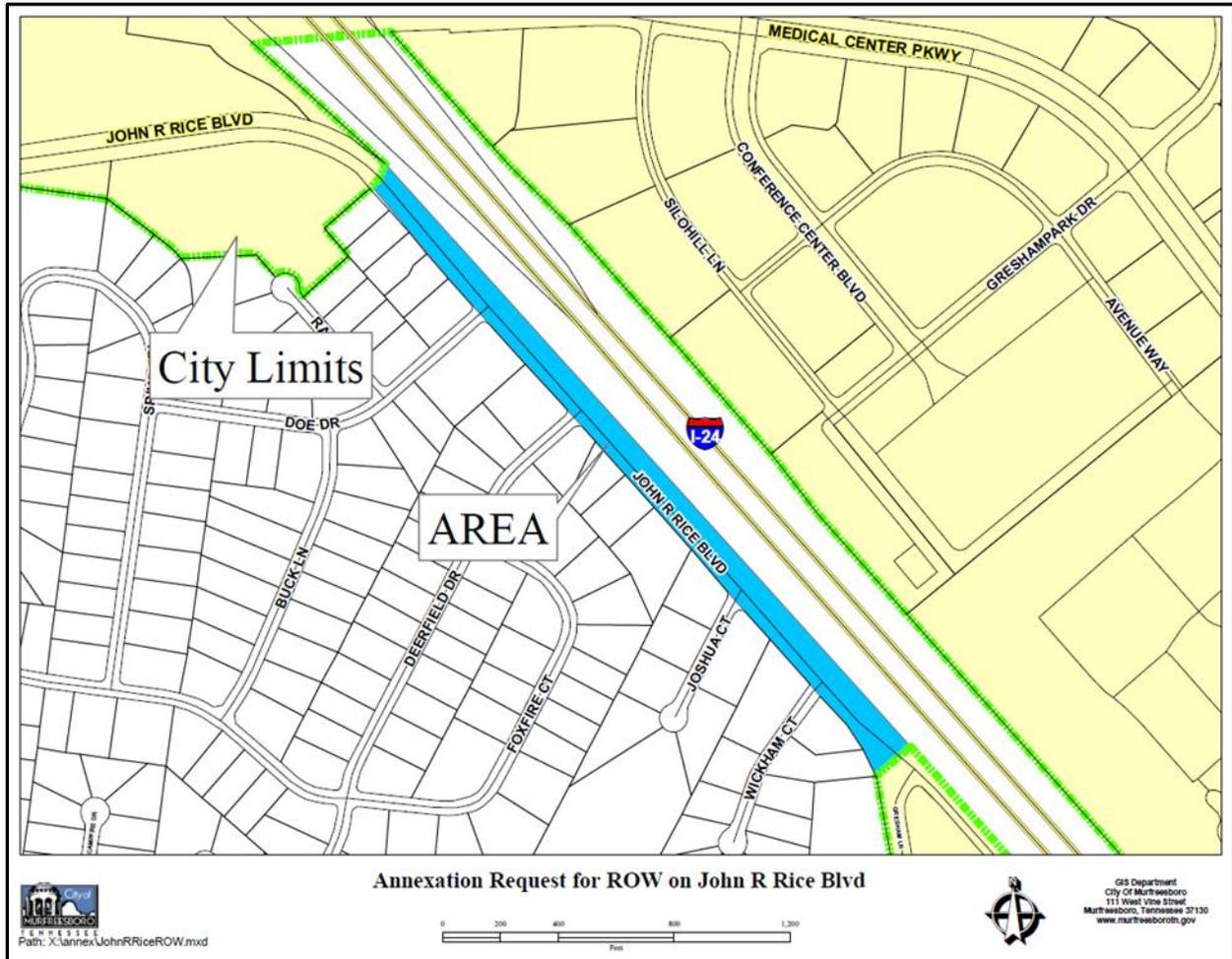
Area G: Interstate 24 and Joe B. Jackson Parkway Interchange



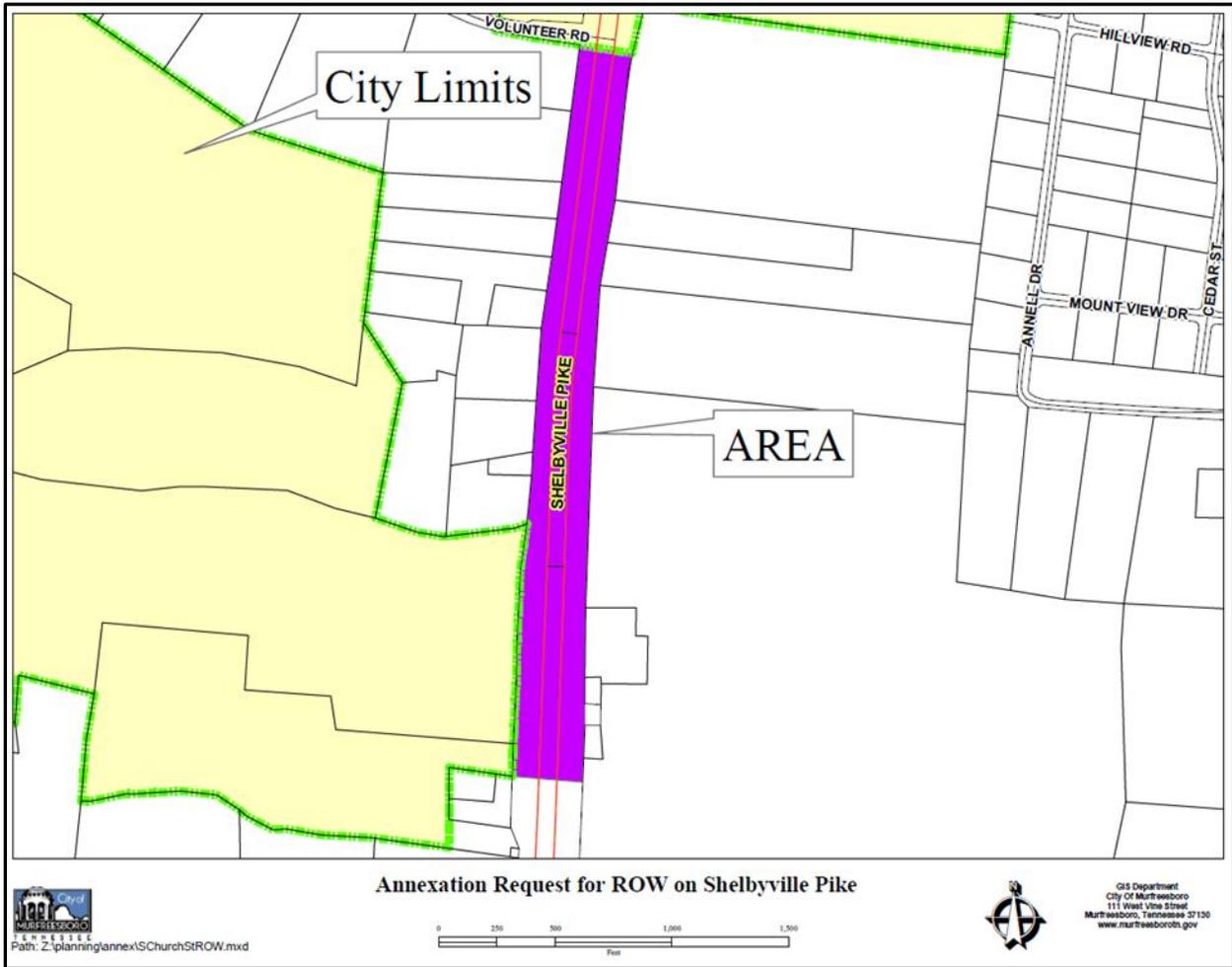
Area H: John Bragg Highway



Area I: John R. Rice Boulevard



Area J: Shelbyville Pike



PLAN OF SERVICES

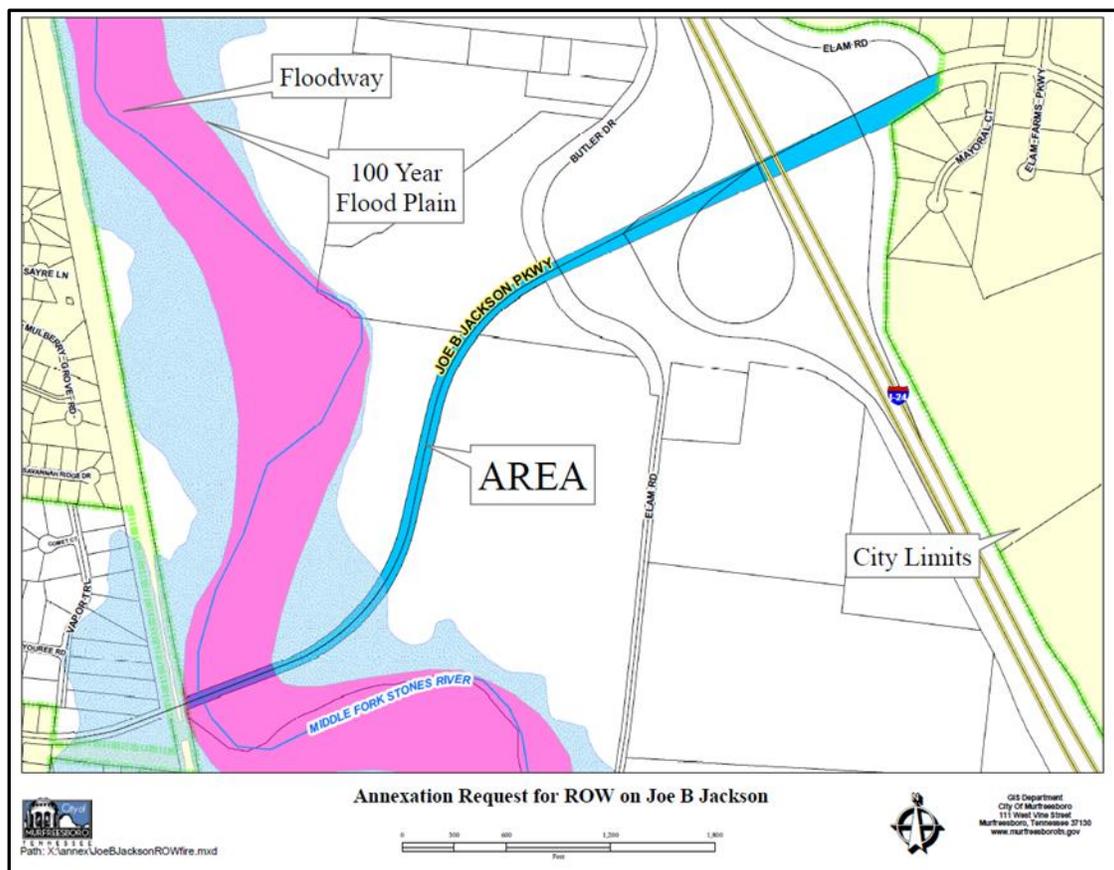
Services Applicable to All Portions of the Study Area

PLANNING, ENGINEERING, AND ZONING SERVICES

Typically, the City of Murfreesboro annexes property only in cases where the property is contiguous with existing City boundaries. The City generally does not leave pockets or “islands” of unincorporated property to be surrounded by City property. However, there is an overriding principle of public health, safety and welfare on public roads. Responding to emergency situations in the fastest, most efficient way possible far overshadow any concerns over contiguous borders. The costs associated with bringing roads up to city standards are offset with enhancing accessibility for first responders.

FLOODWAY

A portion of the Joe B Jackson Parkway ROW 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). No other right-of-way sections are located in the floodway or the 100-year floodplain. The map below shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



ELECTRIC SERVICE AND STREET LIGHTING

MTEMC has no issue with the annexations of the rights-of-way. They will provide street lighting at the city's request to any properties outside of the MED service area.

MED will install lighting on the projects in their areas where feasible. Currently, John R Rice would not receive lights until a configuration problem is settled with MTEMC lines. This issue should resolve with a pending road project. Also, presently, Joe B Jackson Parkway/Butler Road cannot receive street lights until easements are obtained.

The city will be responsible for the cost of street light installation. Because of the issues with Joe B Jackson Parkway and John R Rice Boulevard cost have not be estimated for them. Butler Drive street lighting will cost approximately \$20,000. Street lights will not be automatically installed upon annexation.

The City Engineer will determine when street lights are necessary at all rights of way. When installation is requested by the City Engineer the installation and ongoing maintenance of the lights will be funded by State Street Aid.

WATER AND SANITARY SEWER SERVICE

The annexations of rights-of-way should have no impacts on existing or proposed water and sewer service.

SOLID WASTE COLLECTION

The Murfreesboro Solid Waste Department provides trash collection services to residential properties throughout the City. The study area includes no residential properties; therefore, the Solid Waste Department should not be impacted by the annexation.

BUILDING AND CODES

The study area will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. However, because the study area consists of public rights-of-way, codes enforcement should not be necessary. No additional costs are expected.

RECREATION

The Murfreesboro Parks and Recreation Department operates parks and recreational facilities throughout the City for residents of the City of Murfreesboro. However, because the study area consists of public right-of-way, public parks and recreational facilities should not be impacted.

CITY SCHOOLS

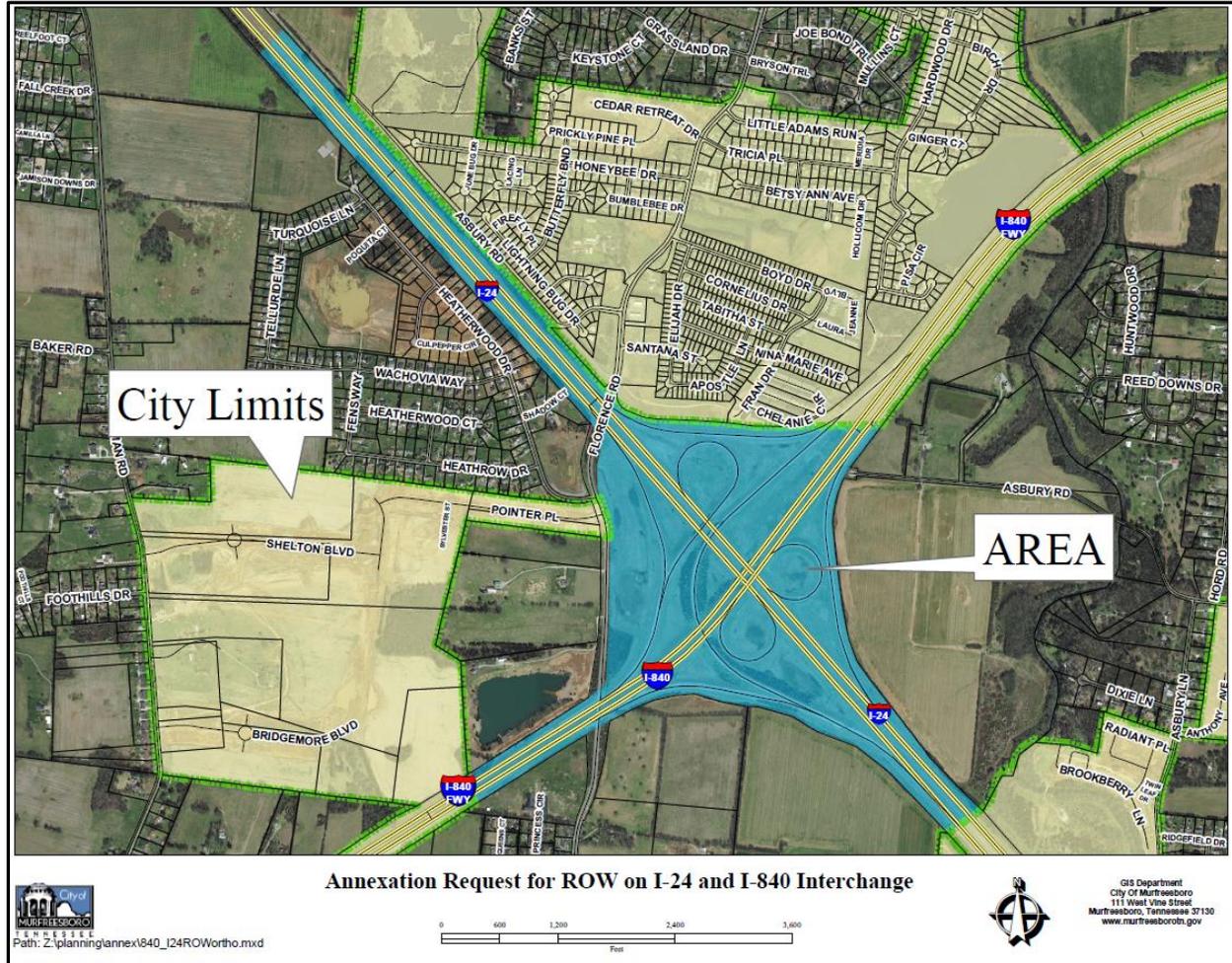
The study area will fall within the jurisdiction of the Murfreesboro City School system, which serves all properties within the boundaries of the City of Murfreesboro. However, because the study area consists of public right-of-way, public schools should not be impacted.

GEOGRAPHIC INFORMATION SYSTEMS

The property is located within the area photographed and digitized as part of the City's Geographic Information Systems (GIS) program.

Area A: Interstate 840 and Interstate 24 Interchange

This portion of the study area includes the I-840 and I-24 interchange as well as a portion of I-24 stretching northward/westward. The property surrounding this area is primarily undeveloped. There are single-family developments to the north and northwest and vacant properties to the west, south, and east.



POLICE PROTECTION

The Police Department does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently they do not patrol or respond to calls for service on the interstates that are incorporated into the city unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. The Police Department will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. The area is in Police Zone #4.

STREETS AND ACCESS

The annexation study area includes an approximately 5,650 linear foot segment of Interstate 840 and an approximately 11,000 linear foot segment of Interstate 24, including the interchange of the two interstates. The operation and maintenance of the interstates and interchange, including the existing overpass, are the responsibility of the Tennessee Department of Transportation (TDoT). No additional costs will be incurred by the Murfreesboro Public Works Division. No additional connections or accesses are permitted at the interchange per the requirements of TDoT.

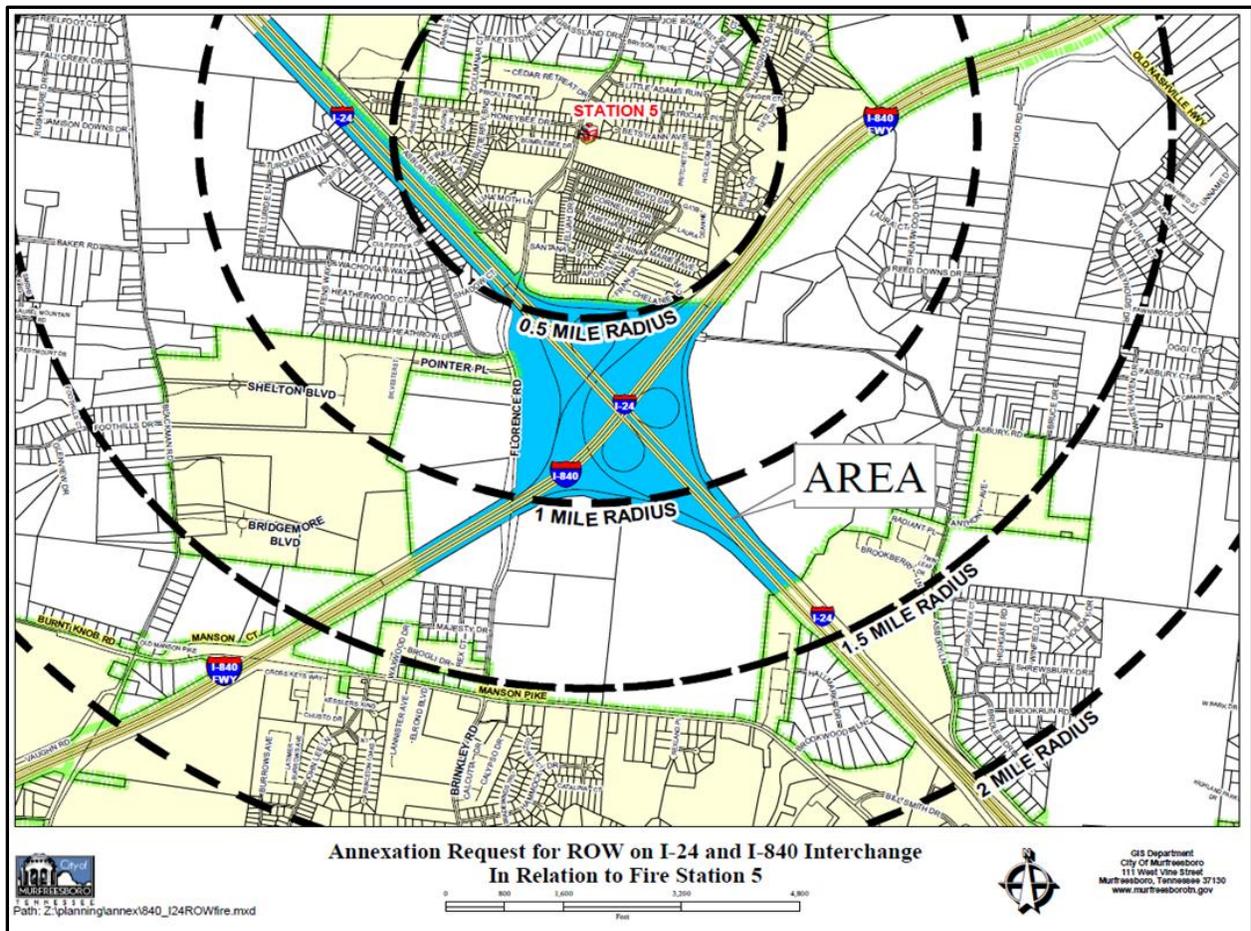
The annexation study area only includes public ROW. Any new connections to the roadway must be approved by the City Engineer.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 840 to be operating at a Level of Service B and Interstate 24 to be operating at a Level of Service D within the study area. The 2040 Level of Service Model indicates that Interstate 840 will operate at a Level of Service D and Interstate 24 will operate at a Level of Service D/E without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, Interstate 840 will operate at a level of service C and Interstate 24 will operate at a level of service D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Interstate 24 and Interstate 840. Rutherford County follows with a tanker when necessary. There would be no additional cost to the MFRD because service is already provided in this area. Annexation of this area would allow MFRD to be the Authority Having Jurisdiction (AHJ). The following map shows the study area in relation to the nearest fire department.



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

The annexion study area is limited to the public street right-of-way (ROW) and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The drainage systems along and within the interstate ROW is included in the study area, which has access to the roadway drainage systems. The study area drains to the interstate ROW. No additional public drainage systems or facilities are proposed within the annexion study area.

Area B: Butler Drive

This portion of the study area includes a segment of Butler Drive extending from Joe B. Jackson Parkway northward to the existing City limits. The property surrounding this area is partially developed. Light industrial uses and scattered single-family residential uses are located along the Butler Drive right-of-way. Proximity to the Interstate 24 and Joe B. Jackson Parkway interchange may make this area desirable for future commercial and light industrial uses.



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 ROW immediately upon the effective date of annexation.

This annexation will have no negative impact on the Murfreesboro Police Department. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is located in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 4,000 linear foot segment of Butler Drive. Butler Drive is a 2-lane ditch section roadway. 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 \$6,700 with State Street Aid and General Fund as funding sources. The addition of the ROW will also result in \$1,000 of capital cost with State Street Aid and General Fund as funding sources.

Butler Drive is a committed project on the Major Transportation Plan for realignment. The current alignment will be required to stay in place to some extent to continue to serve the adjacent properties.

Any new connections to the roadway must be approved by the City Engineer. Additionally, developments along this roadway may require participation in improvements to upgrade the roadway and ROW/easement dedication in accordance with the City's Substandard Street policy requirements.

There is approximately 1,200 linear feet of Butler Drive within the study area that will require street lighting. MED will be responsible for installation. The estimated cost for the additional lights/poles will be \$20,000 and would be added to the City's Streetlight Investment. The cost is higher than normal as MED does not have poles/overhead electric along the roadway in this section.

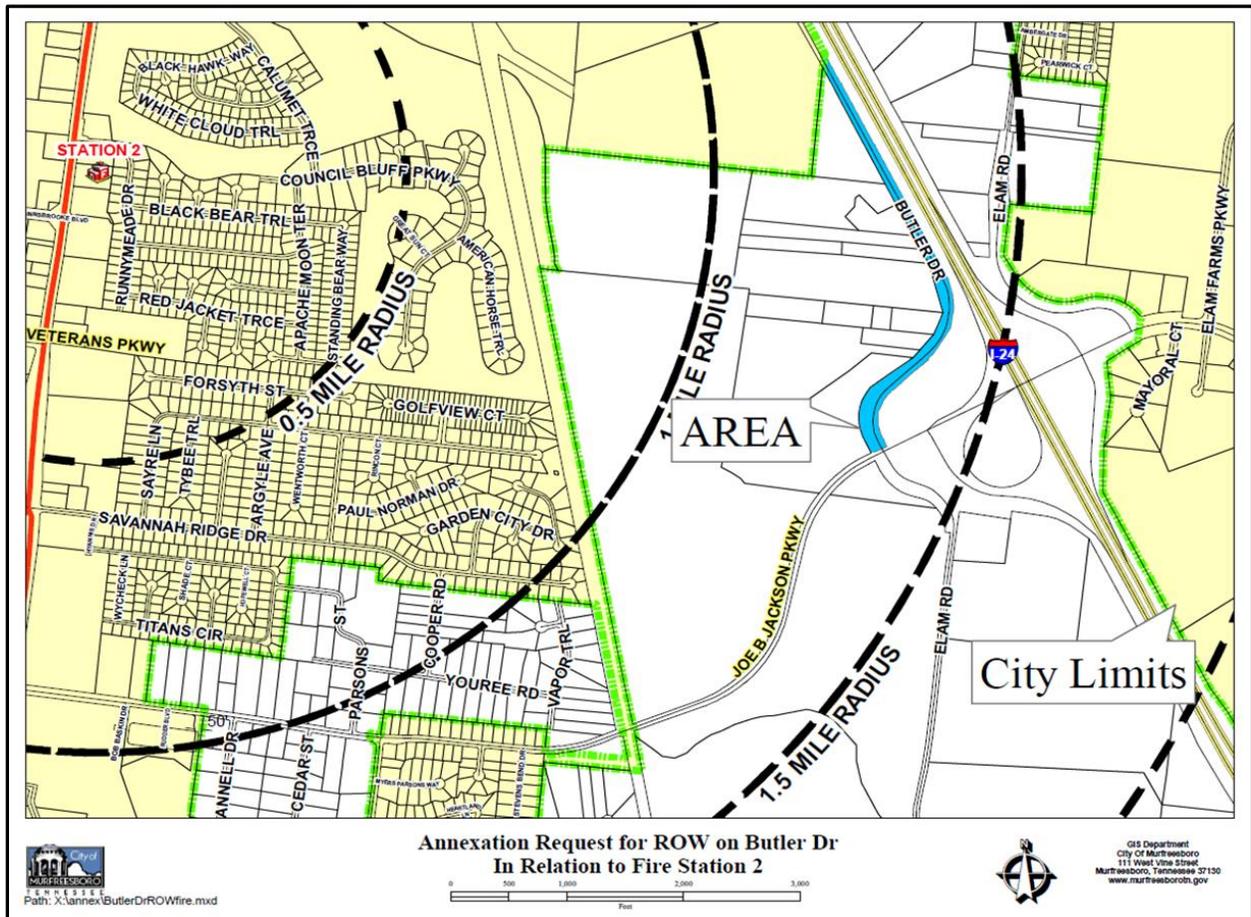
REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Butler Drive to be operating at a Level of Service A within the study area. The 2040 Level of Service Model indicates that Butler Drive operates at a Level of Service A without the proposed improvements

recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service A.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Butler Drive. Rutherford County follows with a tanker when necessary. There would be no additional cost to the MFRD because service is already provided in this area. Annexation of this area would allow MFRD to be the Authority Having Jurisdiction (AHJ). The following map shows the study area in relation to the nearest fire department.



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

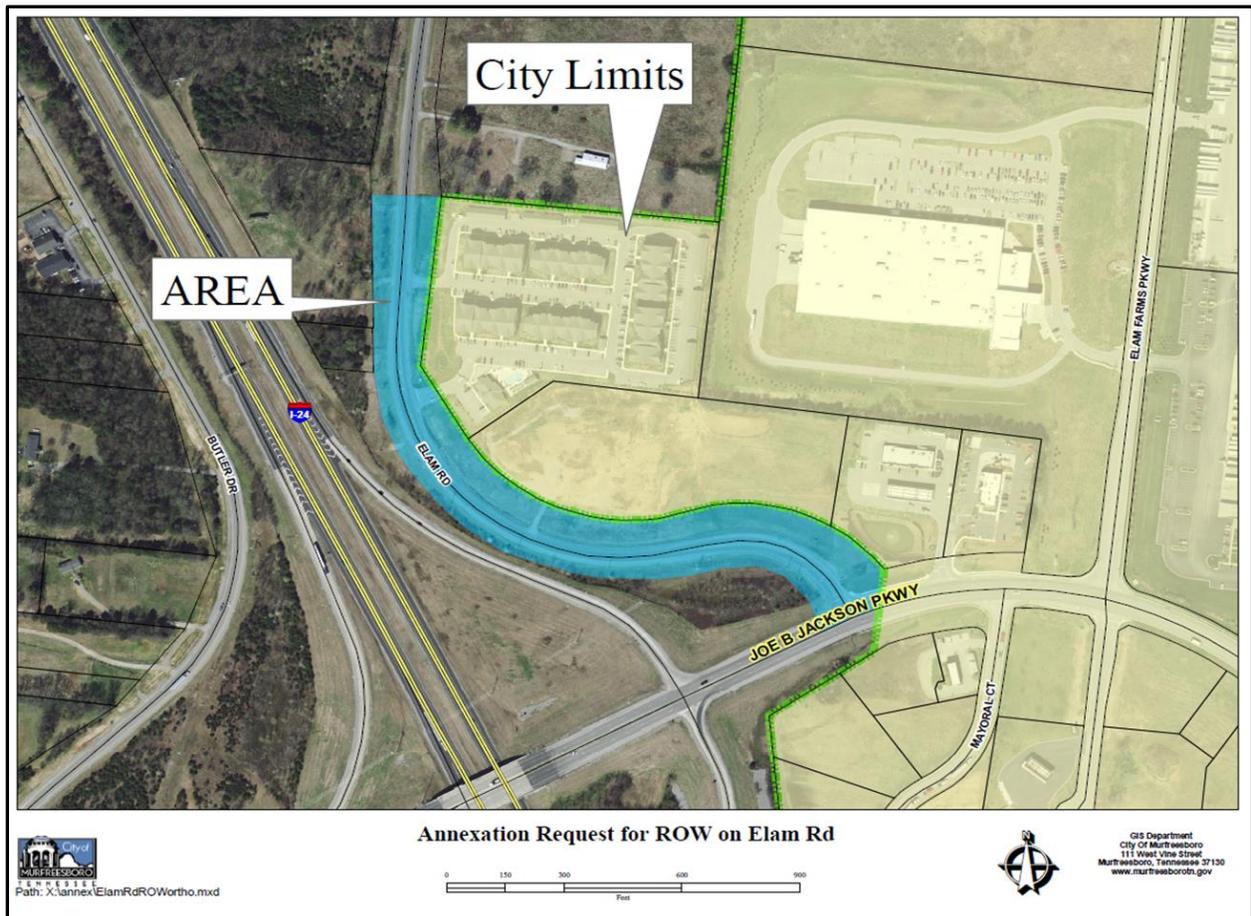
Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street right-of-way (ROW) and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Butler Drive. The drainage systems along and within the Butler Drive ROW is included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

Area C: Elam Road

This portion of the study area includes a segment of Elam Road that extends from Joe B. Jackson northward to the existing City limits. A small portion of the property abutting the Elam Road annexation area is undeveloped. Annexation of the right of way would not affect development. The gap of Elam Road left in County's jurisdiction prevents the creation of an 'island' of unincorporated County. The area shown in pink would be an island if the entirety of the Elam Road were annexed. Currently, property to the west of the area shaded pink is within Rutherford County's jurisdiction. The area highlighted in yellow is a part of the City of Murfreesboro.



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 ROW immediately upon the effective date of annexation.

This annexation will have no negative impact on the Murfreesboro Police Department. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is located in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 3,200 linear foot segment of Elam Road. Elam Road is a 2-lane ditch section roadway. 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 \$5,100 with State Street Aid and General Fund as funding sources. The addition of the ROW will also result in \$800 of capital cost with State Street Aid and General Fund as funding sources.

Any new connections to the roadway must be approved by the City Engineer. Additionally, developments along this roadway may require participation in improvements to upgrade the roadway and ROW/easement dedication in accordance with the City's Substandard Street policy requirements. Street lights are already in place.

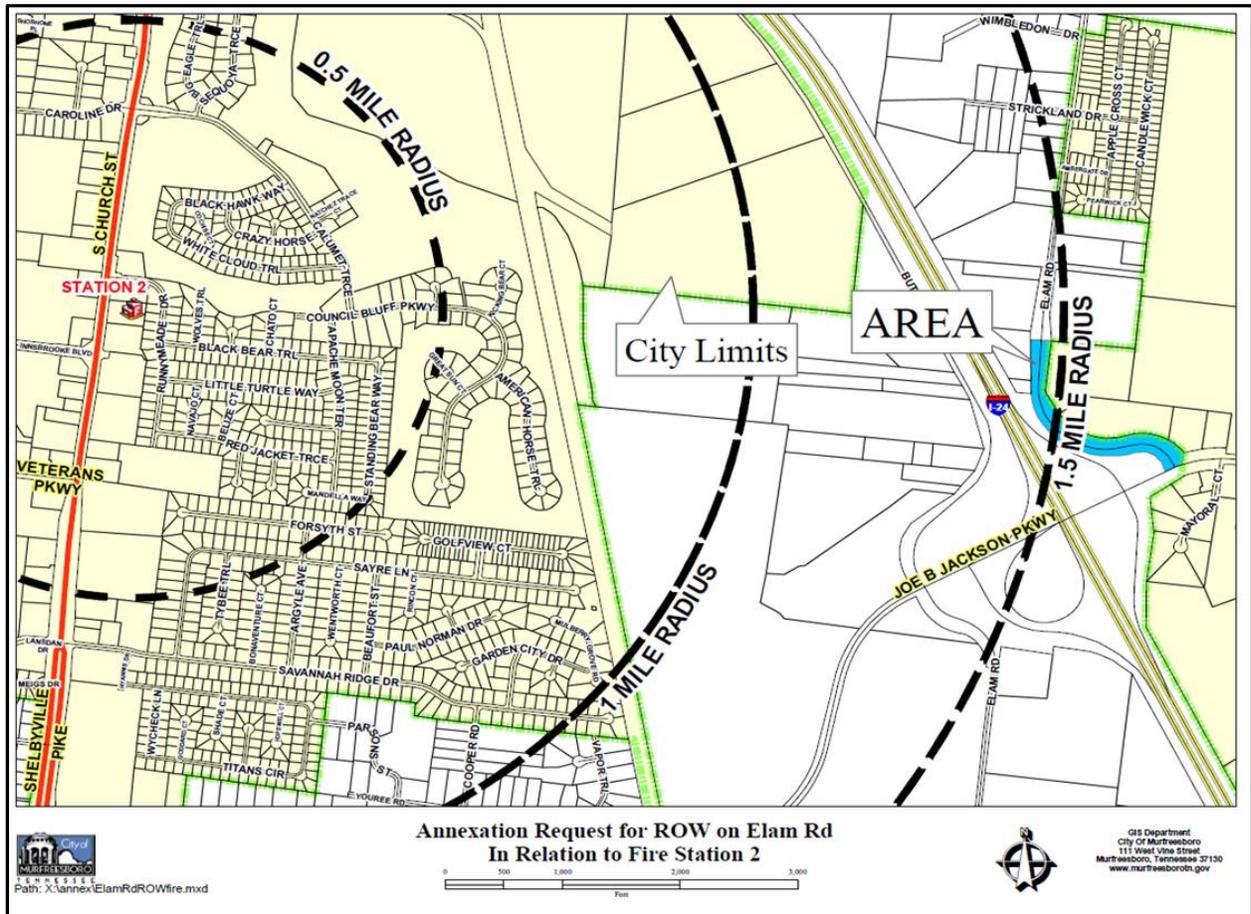
REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Elam Road to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that Elam Road operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service B.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Elam Road. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority

Having Jurisdiction (AHJ). The following map shows the study area in relation to the nearest fire department.



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

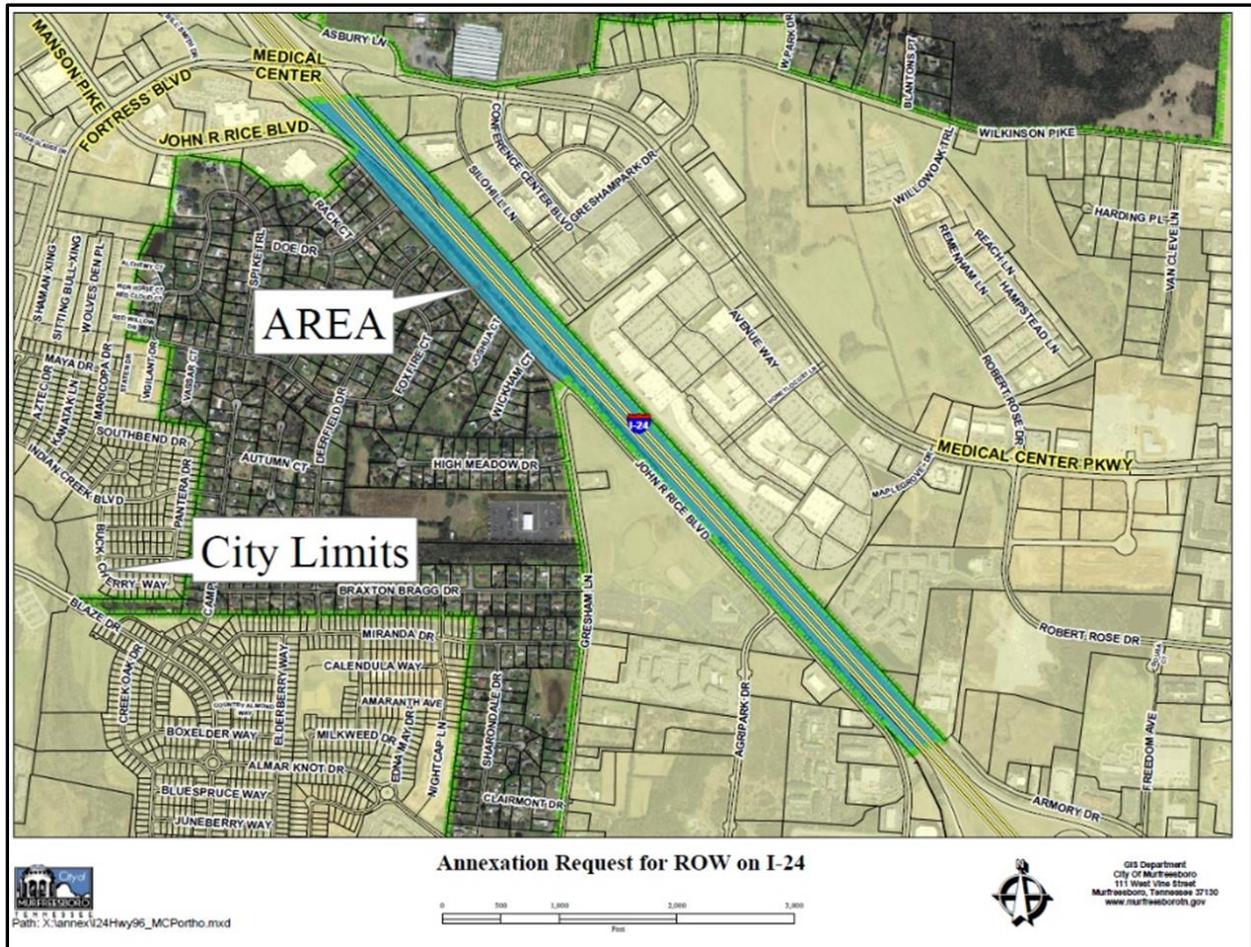
Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Elam Road. The drainage systems along and within the Elam Road ROW is included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

Area D: Interstate 24 South of Medical Center Parkway

This portion of the study area includes a segment of I-24 that extends from Fortress Boulevard to near the Old Fort Parkway exit on I-24. The annexation study area includes only public right-of-way. This portion of I-24 is highly developed, having mostly commercial properties on the east/north and a mix of land uses on the west/south. It is not expected that annexation would impact future development along this corridor. The area highlighted in yellow is a part of the City of Murfreesboro.



POLICE PROTECTION

The Police Department (MPD) does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently, MPD does not patrol or respond to calls for service on the interstates that are incorporated into the City unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. MPD will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. This property is located in Police Zone #4.

STREETS AND ACCESS

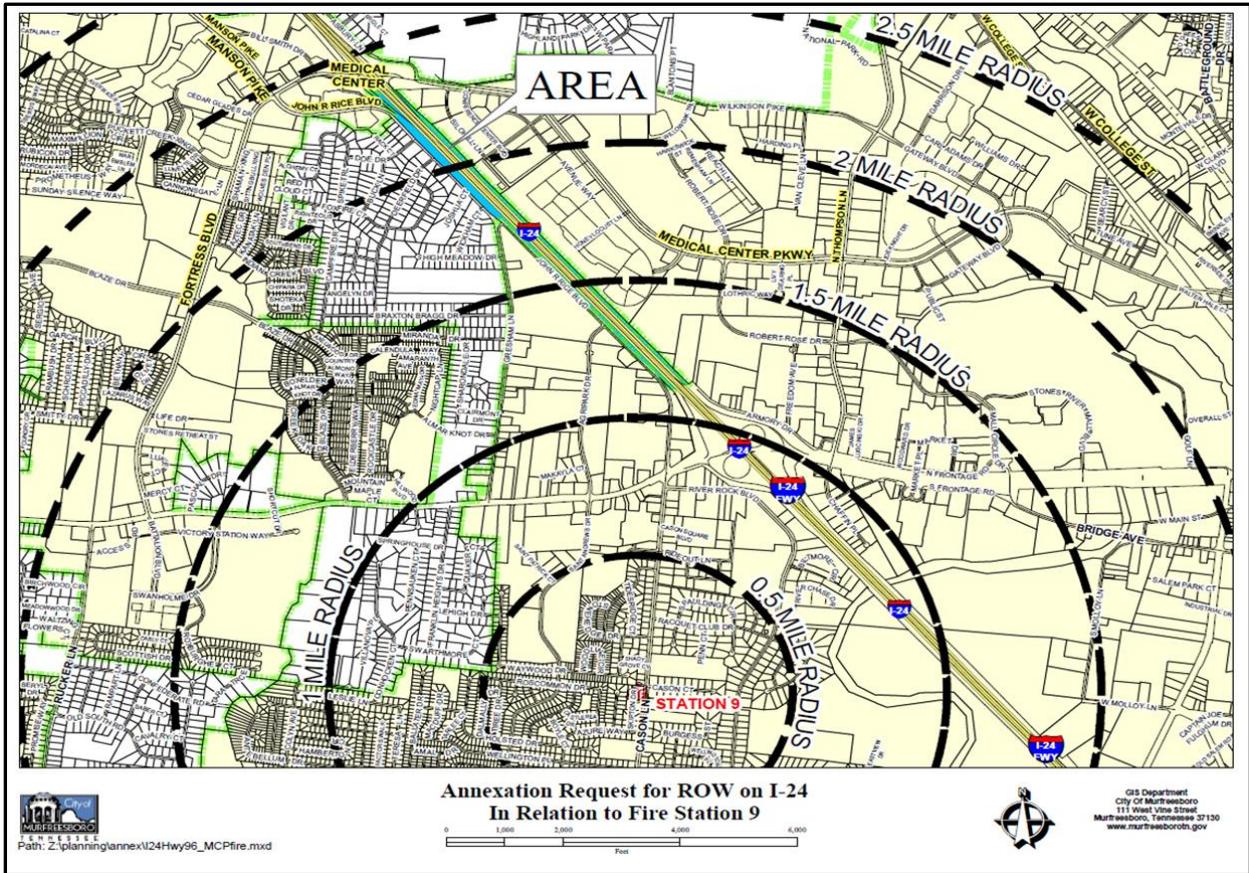
The annexation study area includes an approximately 7,600 linear foot segment of Interstate 24. The operation and maintenance of the interstate is the responsibility of the Tennessee Department of Transportation (TDoT) and no additional services or costs will be required from the Public Works Division.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 24 to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that Interstate 24 operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Interstate 24. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

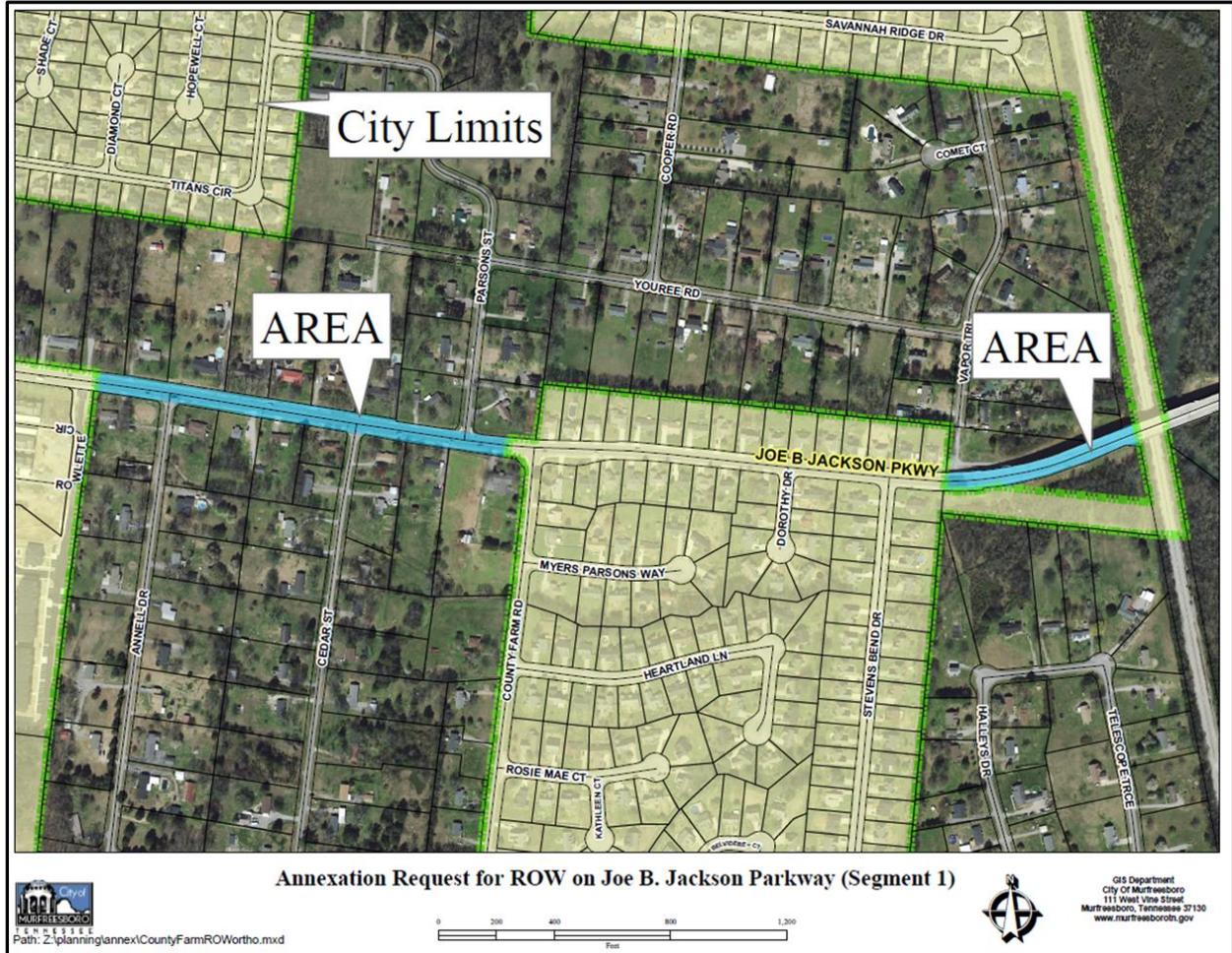
The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Interstate 24. The drainage systems along and within the Interstate 24 ROW is included in the study area and the study area has access to the roadway drainage systems. No additional public drainage systems or facilities are within the annexation study area.

Area E: Joe B. Jackson Parkway (Segment 1)

This portion of Joe B. Jackson Parkway extends from Willette Circle on the west to an existing railroad track on the east. A segment of this right-of-way is already incorporated into the City. The corridor is developed primarily with single-family dwelling units. The area highlighted in yellow is a part of the City of Murfreesboro.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes a total of approximately 8,200 linear feet of Joe B Jackson Parkway in two separate segments. There is approximately 2,500 linear feet of 5-lane ditch section, approximately 2,500 linear feet of 5-lane curb and gutter section, and approximately 3,200 linear feet of 3-lane curb and gutter section. The City is already responsible for the operation and maintenance of this street and there will be no additional services or costs required from the Public Works Division. Any new connections to the roadway must be approved by the City Engineer.

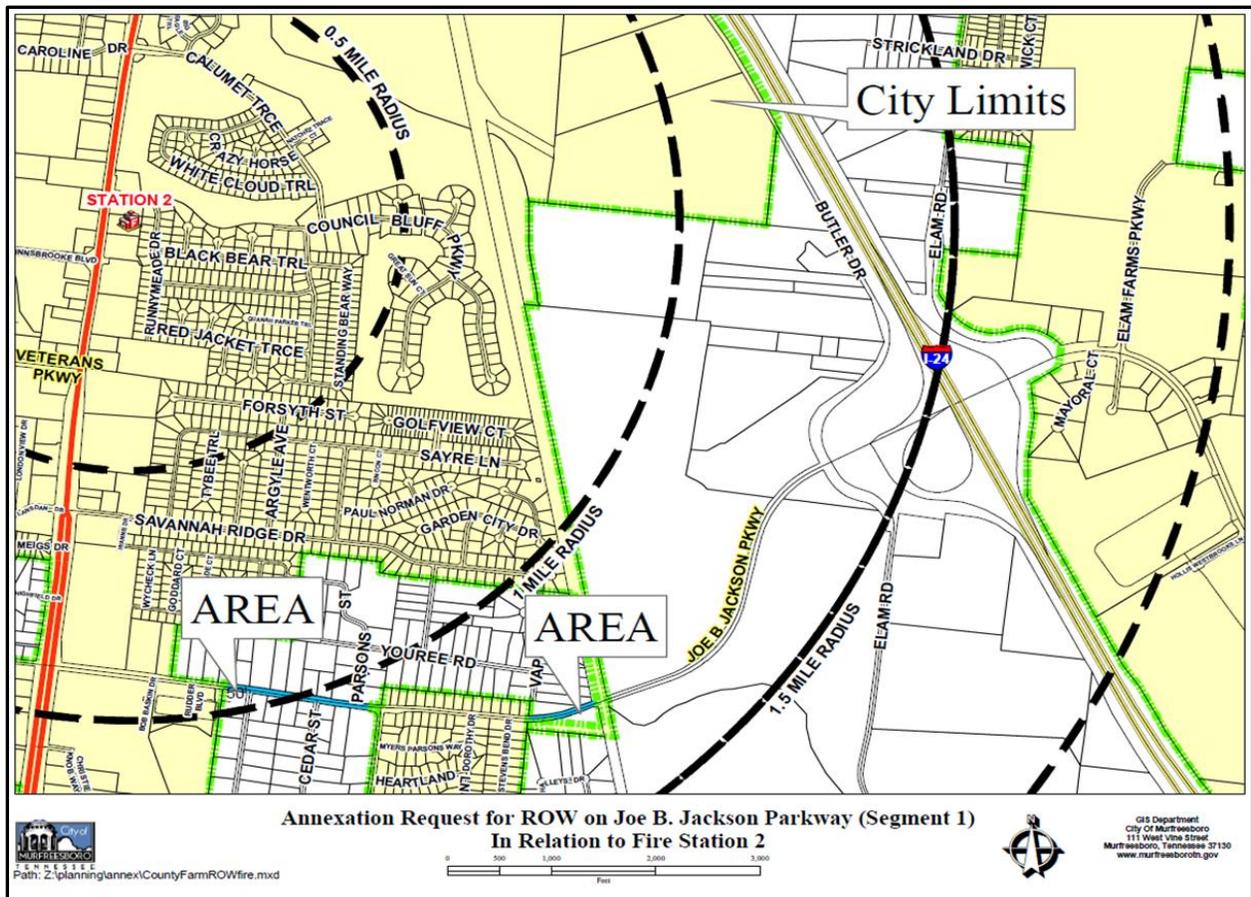
There is approximately 4,700 linear feet of Joe B Jackson Parkway within the study area that will require street lighting at the city's expense.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Joe B Jackson Parkway to be operating at a Level of Service A within the study area. The 2040 Level of Service Model indicates that Joe B Jackson Parkway operates at a Level of Service C/D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service C.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Joe B Jackson Parkway (segment 1). Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

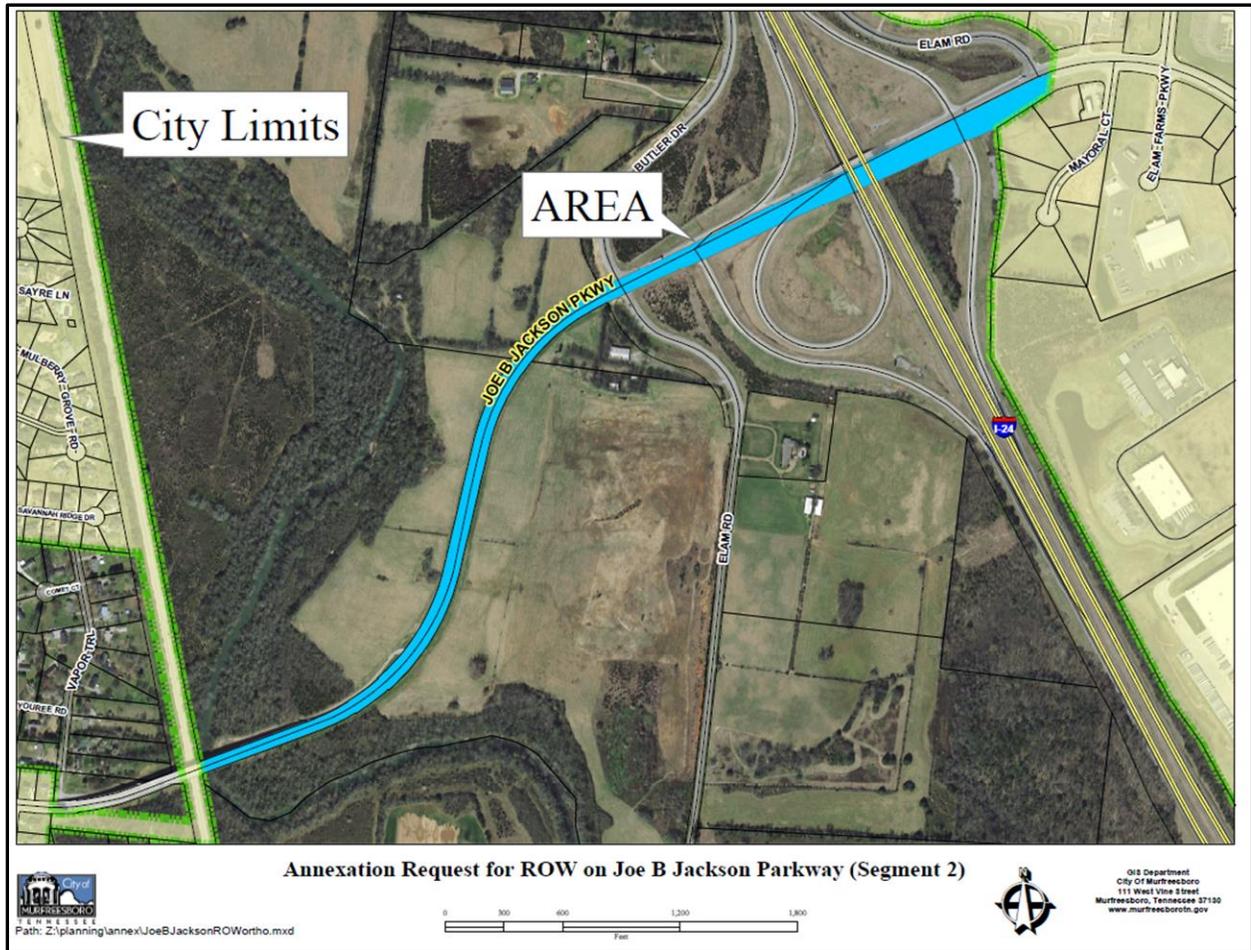
Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Joe B. Jackson Parkway. The drainage systems along and within Joe B Jackson Pkwy ROW are included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. 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 be approved by the City Engineer and constructed to City standards.

Area F: Joe B. Jackson Parkway (Segment 2)

This portion of the study area includes a segment of Joe B. Jackson Parkway that extends from the railroad track on the west to Elam Road east of I-24. Currently this portion of the study area is undeveloped. However, future development should be expected in this area, and these properties would benefit from annexation into the city. When the city chooses to upgrade the road and install lighting, it may spur new development. The area highlighted in yellow on the map below is a part of the City of Murfreesboro.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes a total of approximately 8,200 linear feet of Joe B Jackson Parkway in two separate segments. There is approximately 2,500 linear feet of 5-lane ditch section, approximately 2,500 linear feet of 5-lane curb and gutter section, and approximately 3,200 linear feet of 3-lane curb and gutter section. The City is already responsible for the operation and maintenance of this street and there will be no additional services required from the City Public Works Division. Any new connections to the roadway must be approved by the City Engineer.

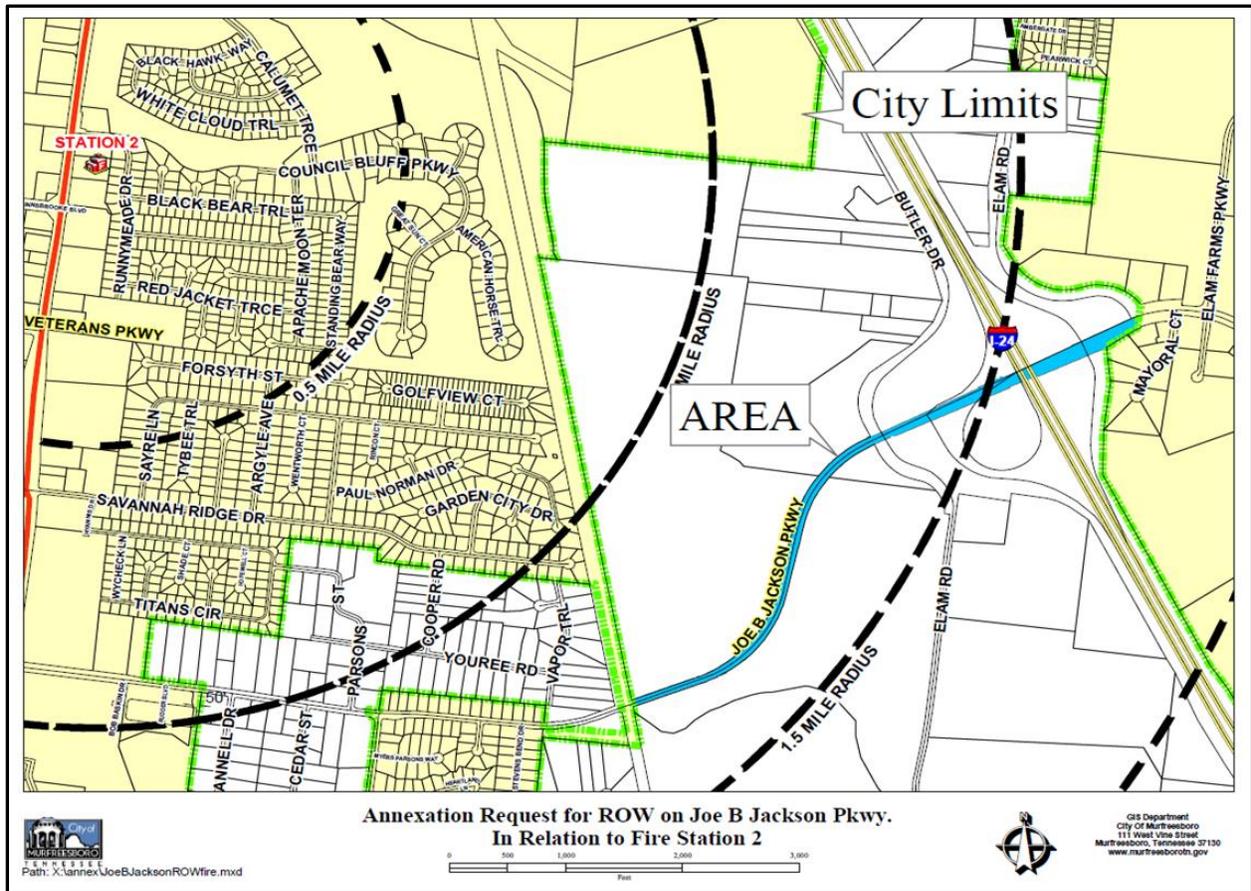
There is approximately 4,700 linear feet of Joe B Jackson Parkway within the study area that will require street lighting to be installed by MED at the city's expense. However, until easements can be obtained in the area installation of lights cannot take place.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Joe B Jackson Parkway to be operating at a Level of Service A within the study area. The 2040 Level of Service Model indicates that Joe B Jackson Parkway operates at a Level of Service C/D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service C.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Joe B Jackson Parkway (segment 2). Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

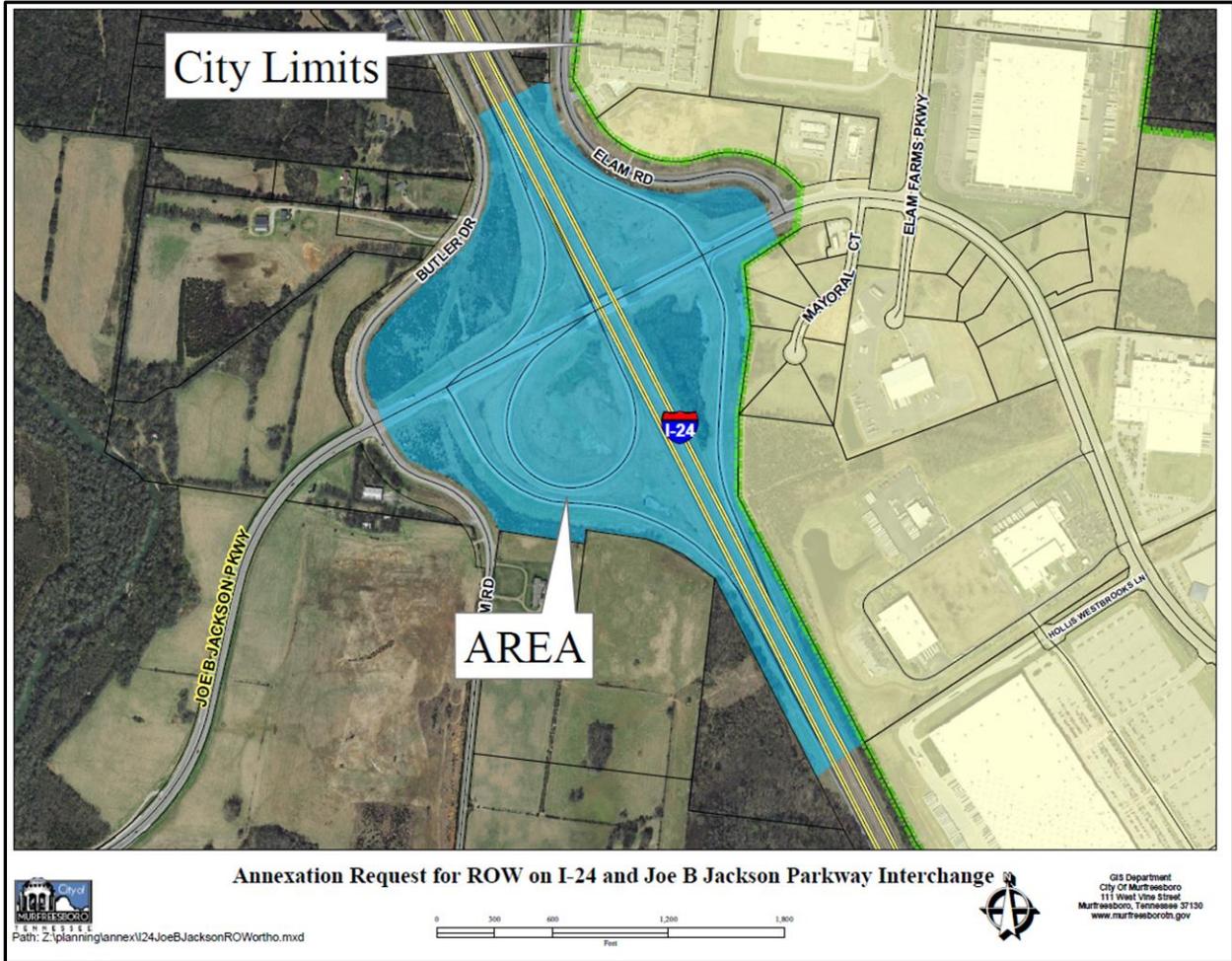
Drainage

The study area drains to the ROW of Joe B. Jackson Parkway. The drainage systems along and within Joe B Jackson Pkwy ROW are included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. 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 be approved by the City Engineer and constructed to City standards.

Area G: Interstate 24 and Joe B. Jackson Parkway Interchange

This portion of the study area includes only public right-of-way at the Interstate 24 and Joe B. Jackson interchange. Commercial development currently exists along the southeastern portion of the interchange. The area highlighted in yellow on the map below is a part of the City of Murfreesboro.



POLICE PROTECTION

The Police Department (MPD) does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently, MPD does not patrol or respond to calls for service on the interstates that are incorporated into the City unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. MPD will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. This area is located in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 3,800 linear foot segment of Interstate 24 including the interchange at Joe B Jackson Parkway. The operation and maintenance of the interstate and interchange including the bridge are the responsibility of the Tennessee Department of Transportation (TDoT). No additional connections or access are permitted at the interchange by requirements of TDoT.

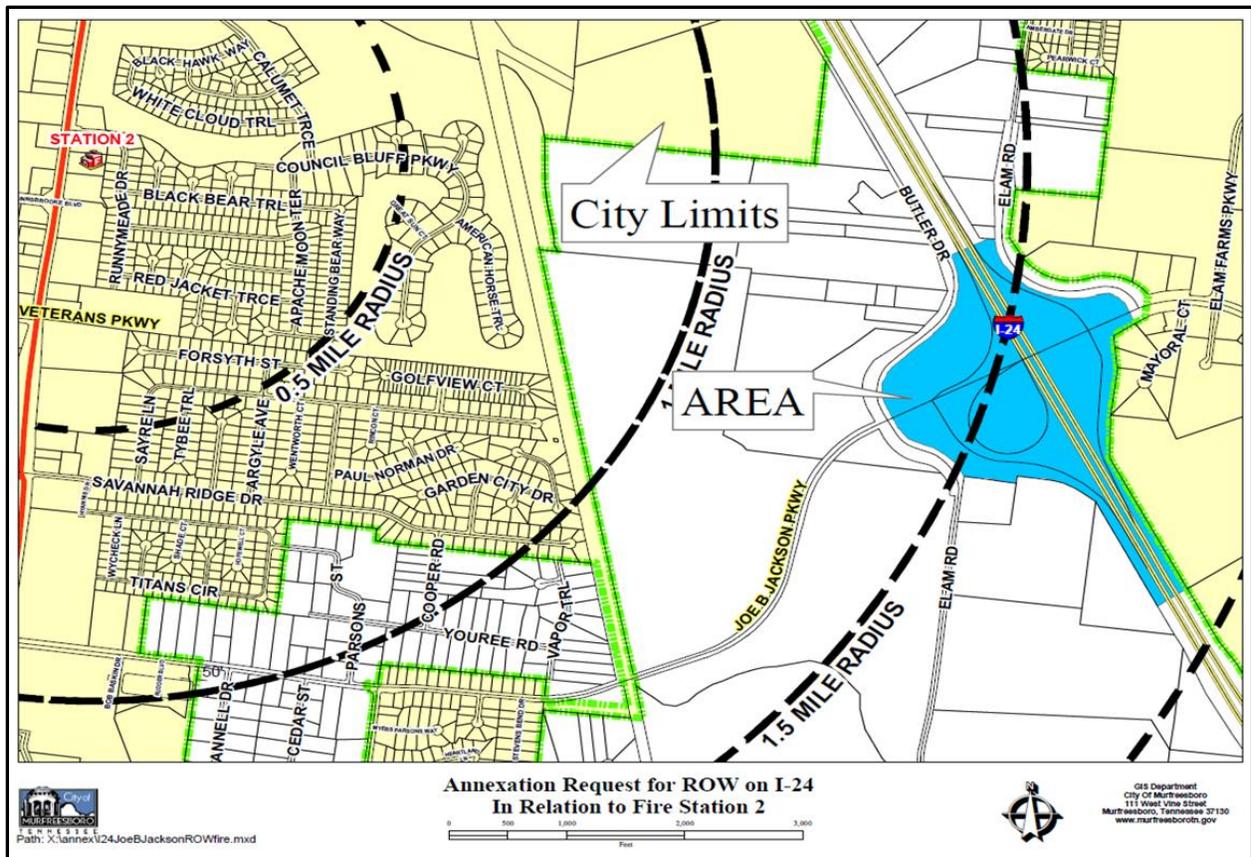
This interchange has been studied by TDoT for improvements. The improvements could be done as a local program project with TDoT. Capital improvements costs for lighting and temporary signals are estimated to be \$600,000 with State and Federal participation as the funding source. The long-term operation and maintenance is estimated to be \$10,000 per year with the General Fund as the funding source.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 24 to be operating at a Level of Service C/D within the study area. The 2040 Level of Service Model indicates that Interstate 24 will operate at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, Interstate 24 will operate at a level of service C/D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls at the Interstate 24 and Joe B. Jackson interchange. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

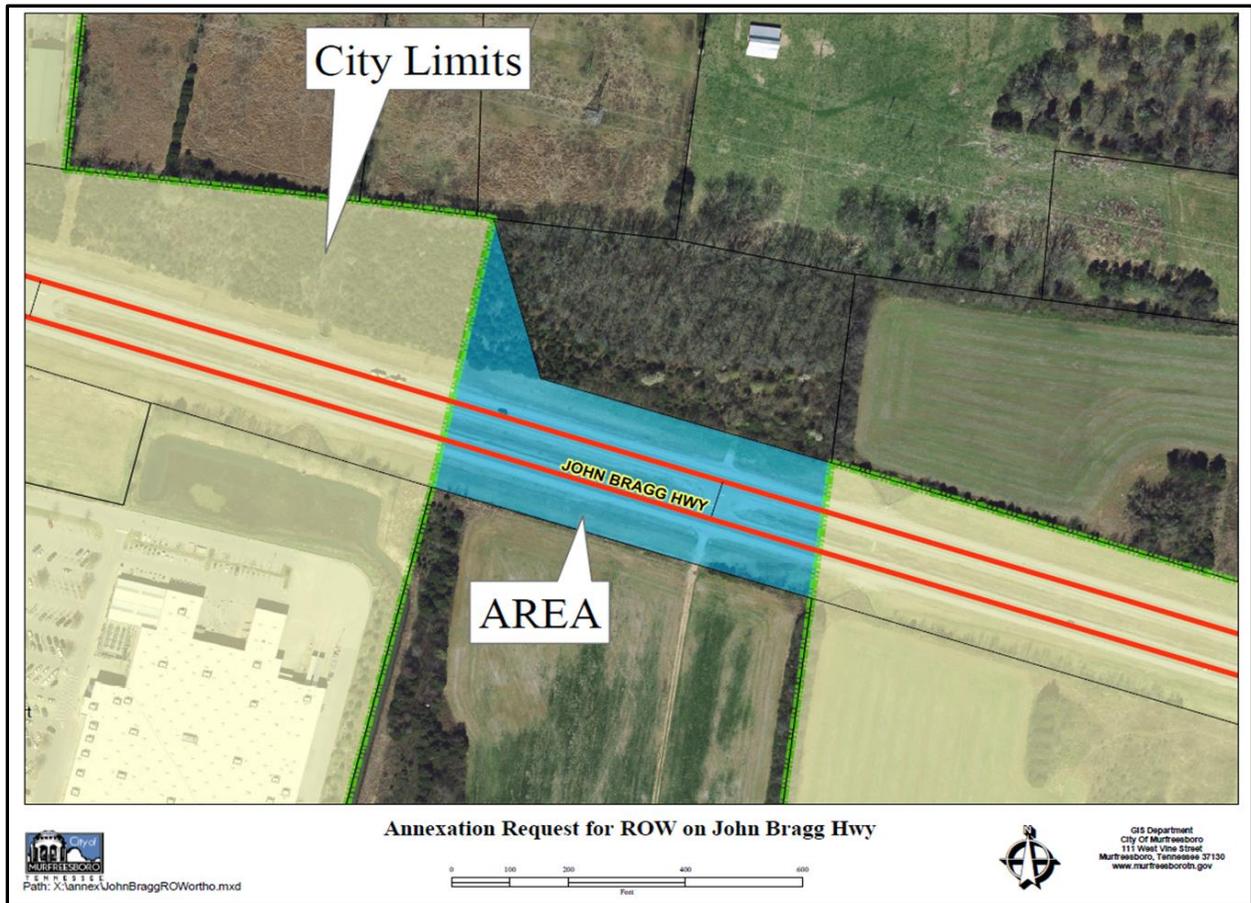
The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW Interstate 24. The drainage systems along and within the interstate ROW is included in the study area and the study area has access to the roadway drainage systems. No additional public drainage systems or facilities are within the annexation study area.

Area H: John Bragg Highway

This portion of the study area includes a 700-linear foot segment of John Bragg Highway east of South Rutherford Boulevard. Currently, properties lying adjacent to this portion of the study area are undeveloped. However, future development should be expected in this area, and these properties would benefit from annexation into the city. The annexation of this portion of John Bragg Highway closes a gap in City jurisdiction regarding the ROW. Annexation of this right-of-way would create an island of unincorporated County as demonstrated in pink in the adjacent map. The yellow highlighted area is within the City.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #5.

STREETS AND ACCESS

The annexation study area includes an approximately 700 linear foot segment of John Bragg Highway (SR 70S). Upon annexation, the City will provide routine maintenance on John Bragg Highway through the State Maintenance Contract with TDoT. It is anticipated that routine maintenance activities will generate approximately \$1,600 in contract payments per year.

New connections and improvements to John Bragg Highway must be approved by the City Engineer and TDoT. No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be approved by the City Engineer and constructed to City standards. Street lights are already in place.

REGIONAL TRAFFIC AND TRANSPORTATION

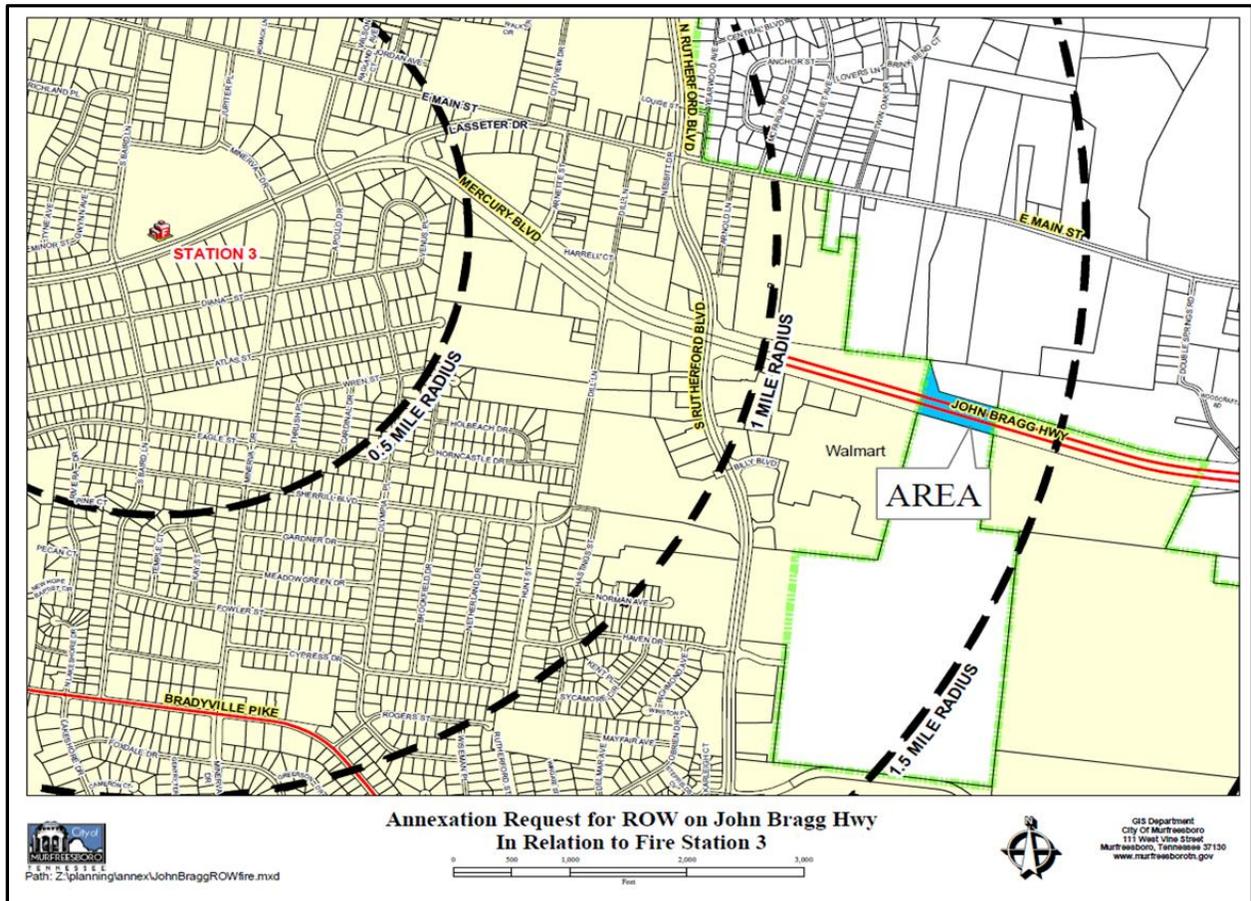
The 2014 Level of Service Model in the 2040 Major Transportation Plan shows John Bragg Highway to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that John Bragg Highway operates at a Level of Service C without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service C.

The annexation study area only includes public ROW. Any new connections to the roadway must be approved by the City Engineer and TDoT.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of John Bragg Highway. Rutherford County responds with a tanker. There would be no additional cost to the

department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

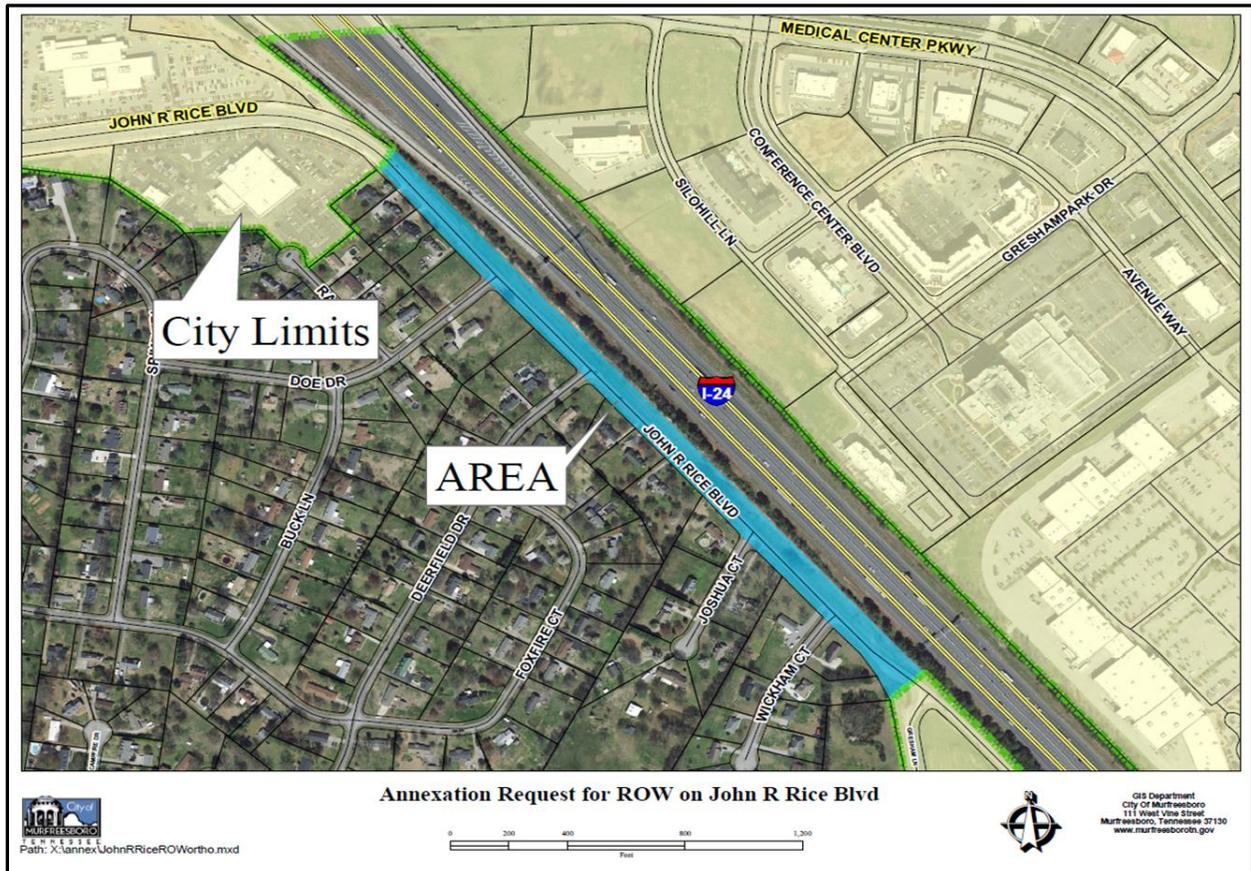
Drainage

The study area drains to the ROW of John Bragg Highway. The drainage systems along and within the John Bragg Highway ROW are included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the Annexation Study Area.

Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

Area I: John R. Rice Boulevard

This portion of the study area includes a segment of John R. Rice Boulevard, which runs parallel to Interstate 24. Along this portion of John R. Rice Boulevard, residential uses are prominent on the west, while Interstate 24 lies to the east. The yellow highlighted area is within the City.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 2,700 linear foot segment of John R Rice Boulevard. John R Rice Boulevard is a 2-lane ditch section roadway. 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 \$4,200 with State Street Aid and General Fund as funding sources. The addition of the ROW will also result in \$665 of capital cost with State Street Aid and General Fund as funding sources.

John R Rice Boulevard is on the Major Transportation Plan for upgrades to a 3-lane curb and gutter section. Any new connections to the roadway must be approved by the City Engineer. Additionally, developments along this roadway may require participation in improvements to upgrade the roadway and ROW/easement dedication in accordance with the City's Substandard Street policy requirements.

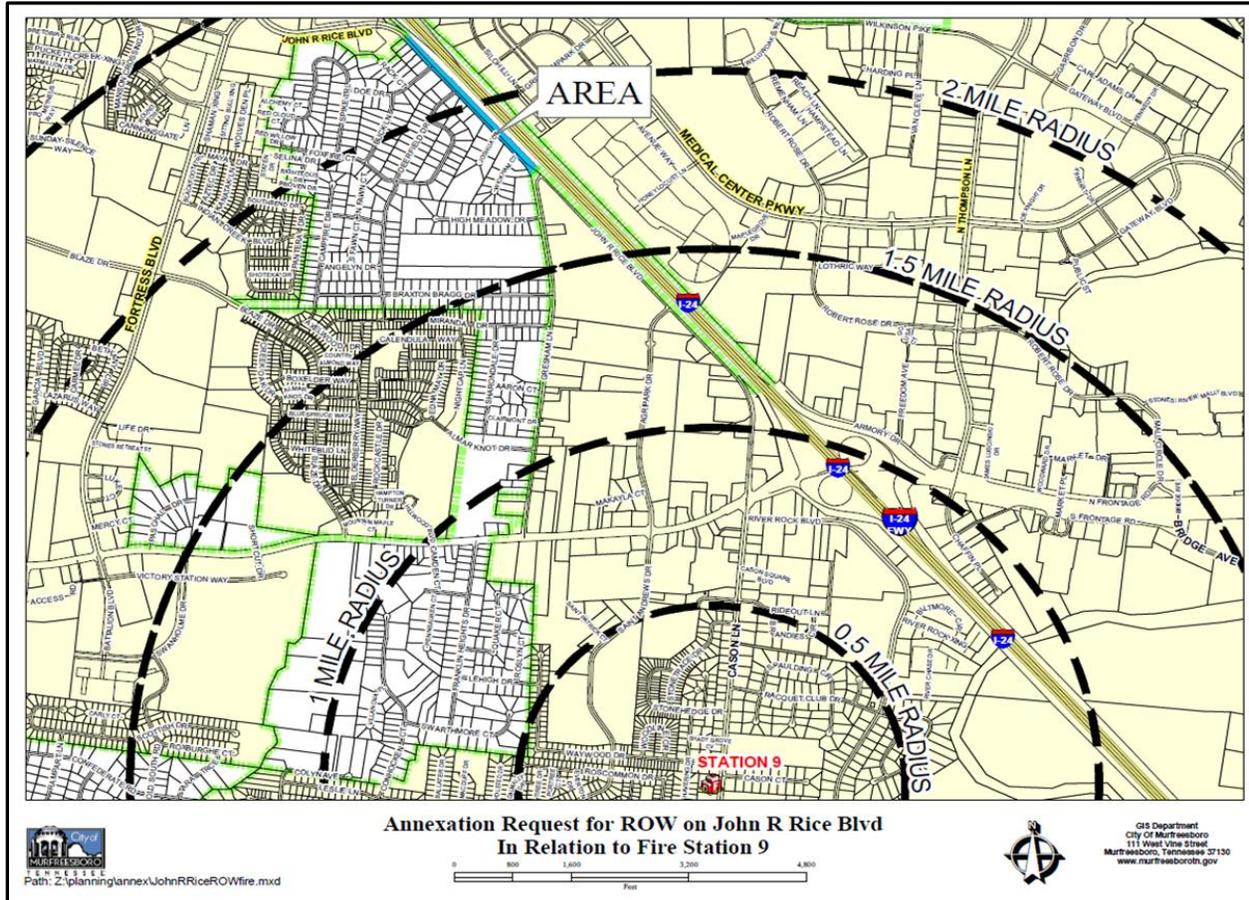
There currently is no street lighting on John R Rice Boulevard within the study area and lighting would be necessary to bring the road to city standards. MED is not able to install streetlights as MTEMC has an overhead electric line between MED's lines and the roadway. Configuration could change with the pending road project on John R Rice Blvd.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows John R Rice Boulevard to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that John R Rice Boulevard operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of John R. Rice Boulevard. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

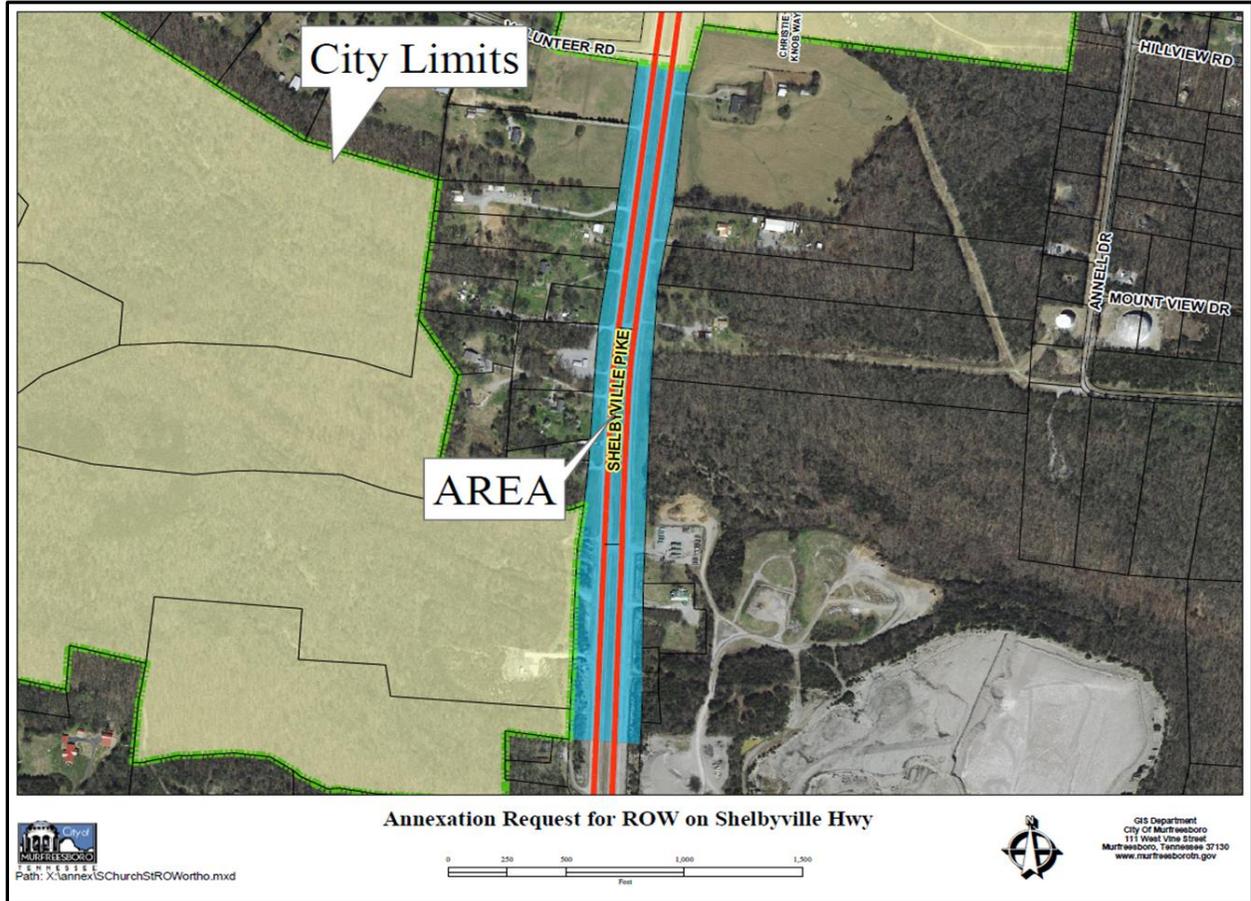
Drainage

The study area drains to the ROW of John R. Rice Boulevard. The drainage systems along and within the John R Rice Boulevard ROW is included in the study area and the study area has

access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

Area J: Shelbyville Pike

This portion of the study area includes a segment of Shelbyville Pike south of Volunteer Road. Land uses include large-lot single-family residential, a church, an industrial use, and undeveloped lots. Annexing this portion of Shelbyville Pike creates an island of unincorporated County. The yellow highlighted area is located within the City.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 3,200 linear foot segment of Shelbyville Pike (US 231/SR 10). Upon annexation, the City will provide routine maintenance on Shelbyville Pike through the State Maintenance Contract with TDoT. It is anticipated that routine maintenance activities will generate approximately \$7,400 in contract payments per year.

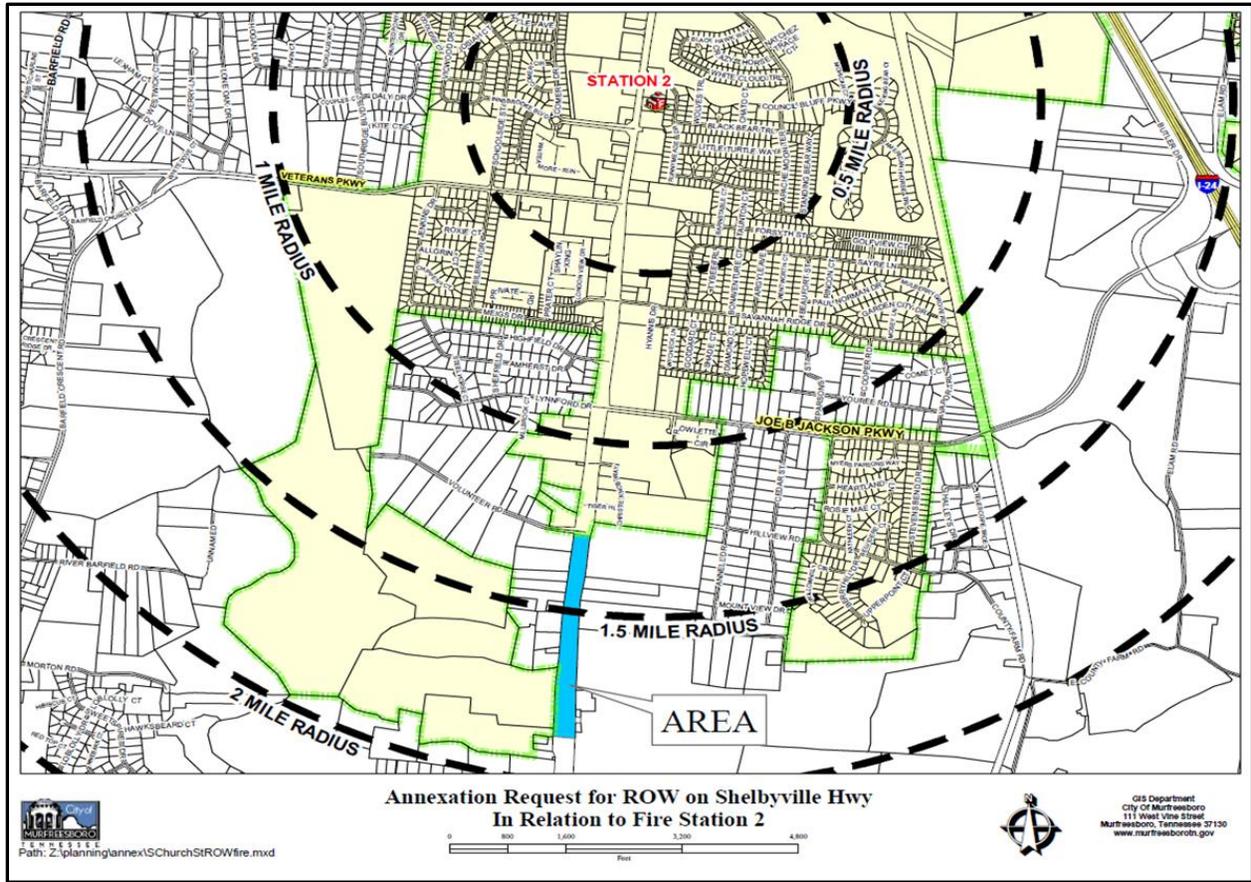
New connections and improvements to Shelbyville Pike must be approved by the City Engineer and TDoT. No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be approved by the City Engineer and constructed to City standards. Street lights are already in place.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Shelbyville Pike to be operating at a Level of Service C within the study area. The 2040 Level of Service Model indicates that Shelbyville Pike operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service C/D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Shelbyville Pike. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Shelbyville Pike. The drainage systems along and within the Shelbyville Pike ROW are included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the annexation study area. Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that the annexed area 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.

APPENDIX A: SUMMARY OF COSTS

SUMMARY OF COST							
	Public ROW Maintenance	Fund	Annual Capital	Fund	Initial Capital Improvement*	Fund	Contract Payments
Interstate 24/840 Interchange	NO COST						
Butler Drive	\$6,700	State Aid/ General Fund	\$1,000	State Aid/ General Fund			
Joe B Jackson Pkwy @ County Farm Rd	City Currently responsible for the operation and maintenance						
Elam Road	\$5,100	State Aid/ General Fund	\$800	State Aid/ General Fund			
Interstate 24	NO COST						
Interstate 24/Joe B Jackson Interchange	\$10,000	General Fund			\$600,000	Participation from State and Federal	
Joe B Jackson Pkwy	City Currently responsible for the operation and maintenance						
John Bragg Highway							\$1,600
John R Rice Blvd	\$4,200	State Aid/ General Fund	\$665	State Aid/ General Fund			
Shelbyville Highway							\$7,400

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 3, 2018

Annexation plan of services and annexation petition [2018-509] for segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R Rice Boulevard, John Bragg Highway, and Shelbyville Pike Rights-of-Way. City of Murfreesboro Fire and Rescue Department applicant. Ms. Dianna Tomlin began by

making known the Murfreesboro Fire and Rescue Department has requested annexation of 10 segments of unincorporated right-of-way located throughout the City. Affected roadways include Interstate 24, Interstate 840, Butler Drive, Joe B. Jackson Parkway, John Bragg Highway, South Church Street, and John R. Rice Boulevard. Annexation of these rights-of-way would allow the MFRD to serve as the Authority Having Jurisdiction (AHJ) over these roadways. Presently, MFRD responds to emergencies on these roadways, often as the primary responder. However, these rights-of-way are located in the unincorporated County, and jurisdictional boundaries can often be difficult to distinguish. By annexing these rights-of-way, MFRD would become the Authority Having Jurisdiction over the affected roadways.

Chief Mark Foulks came forward making known the MFRD currently responds to some of these areas because they were the closest agency to respond. The issues that have been created for MFRD with annexations have been the roadways and who would be the responding agency. He stated this request would clean up the areas which MFRD have not had jurisdiction whenever they had responded in certain areas. For example, Medical Center Parkway back to 840 & I-24 is in the city limits. Then, from Medical Center Parkway on I24 towards Old Fort Parkway this area is in the county. This creates difficulty during emergency measures regarding who is the responder for these areas. Therefore, the areas being requested would be completely surrounded by the city limits of

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 3, 2018

Murfreesboro. This would allow MFRD and the city Police Department jurisdiction and control to respond to all incidents of major concern.

Chairman Bob Lamb opened the public hearing.

1. **Mr. David Lovely - 679 Deerfield** – came forward making known he is favor of this proposal due to the current road conditions in his area. Currently, he has seen an increase in traffic and an increase in the number of vehicles due to the new apartments. He requested for a traffic signal and street lights be installed within this area to address the ongoing safety issues.
2. **Mr. Ron Webster - 604 Joshua Court** – came forward making known he does not oppose the annexation request. He lives on the corner of John R Rice Boulevard and Joshua Court. He stated due to safety issues this area needs road improvements, a traffic signal, and street lights to be installed. Lastly, he made known he has met with those at the GM car dealership regarding people from the dealership using subdivision streets for testing vehicles. He would like for this to be addressed.

Chairman Bob Lamb closed the public hearing.

Mr. Eddie Smotherman stated the areas being presented were surrounded by city limits. However, the particular roadway that has been discussed in the public hearing is not surrounded by city limits. Why is this particular roadway different than the others? Mr. Sam Huddleston came forward stating this road had not been requested by the Fire Department. Staff recognizes the gap on John Rice Boulevard along the north and south end of the street. The City of Murfreesboro has a long-range plan to improve John R Rice Boulevard. Historically, the city works well with Rutherford County; however,

MINUTES OF THE MURFREESBORO PLANNING COMMISSION OCTOBER 3, 2018

occasionally it is in the city's best interest for the city to own the right-of-way which the city could work in. This particular area is a gap in our road plan. There are some reasons and benefits with emergency services due to accidents in this area. Mr. Smotherman commented, in this particular area it is known that the residents do not want to pay city taxes; however, they want the city to provide road improvements and traffic signalization. From the view of a city tax payer, that would be an issue. Mr. Huddleston stated, in the final analysis of the study there is an overall benefit to provide emergency services with the disadvantages of increased cost with the roadway for this area.

Chairman Bob Lamb made known that if anyone on John R Rice Boulevard sees a vehicle hauler in the roadway loading or unloading vehicles, they should contact the city police department. The police would respond to their call to issue a citation for the vehicle parking in the public roadway.

Vice Chairman Kirt Wade made a motion to approve the annexation plan of services and annexation petition, seconded by Mr. Ken Halliburton. There was one no vote made by Mr. Eddie Smotherman. The motion passed.

Proposed amendment to the Zoning Ordinance regarding Section 9, Standards for Special Use Permits, and Chart 1 Endnotes, Uses Permitted by Zoning District [2018-806], pertaining to minimum distance between self-service storage facilities and street intersections, City of Murfreesboro Planning Department applicant. Mr. Donald Anthony began by explaining the purpose of this proposed Zoning Ordinance amendment is to establish a minimum distance of 300 feet between lots housing self-service storage facilities and major intersections. This amendment defines a major intersection as *the intersection of any two arterial streets, any arterial street and any collector street, or any two collector streets.*

RESOLUTION 18-R-A-64 to annex segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R. Rice Boulevard, John Bragg Highway, and Shelbyville Pike right-of-way, and to incorporate the same within the corporate boundaries of the City of Murfreesboro, Tennessee, City of Murfreesboro Fire and Rescue Department, applicant. [2018-509]

WHEREAS, the Owner(s) of the territories identified on the attached maps as the “Areas Annexed” have either petitioned for annexation or given written consent to the annexation of such territories; and

WHEREAS, a Plan of Services for such territories was adopted by **Resolution 18-R-PS-64** on May 2, 2019; and

WHEREAS, the Planning Commission held a public hearing on the proposed annexation of such territories on October 3, 2018 and recommended approval of the annexation; and

WHEREAS, the annexation of such territories is deemed beneficial for the welfare of the City of Murfreesboro as a whole.

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 territories identified on the attached maps as the “Areas Annexed” are hereby annexed to the City of Murfreesboro, Tennessee and incorporated within the corporate boundaries thereof.

SECTION 2. That this Resolution shall take effect upon its passage, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL

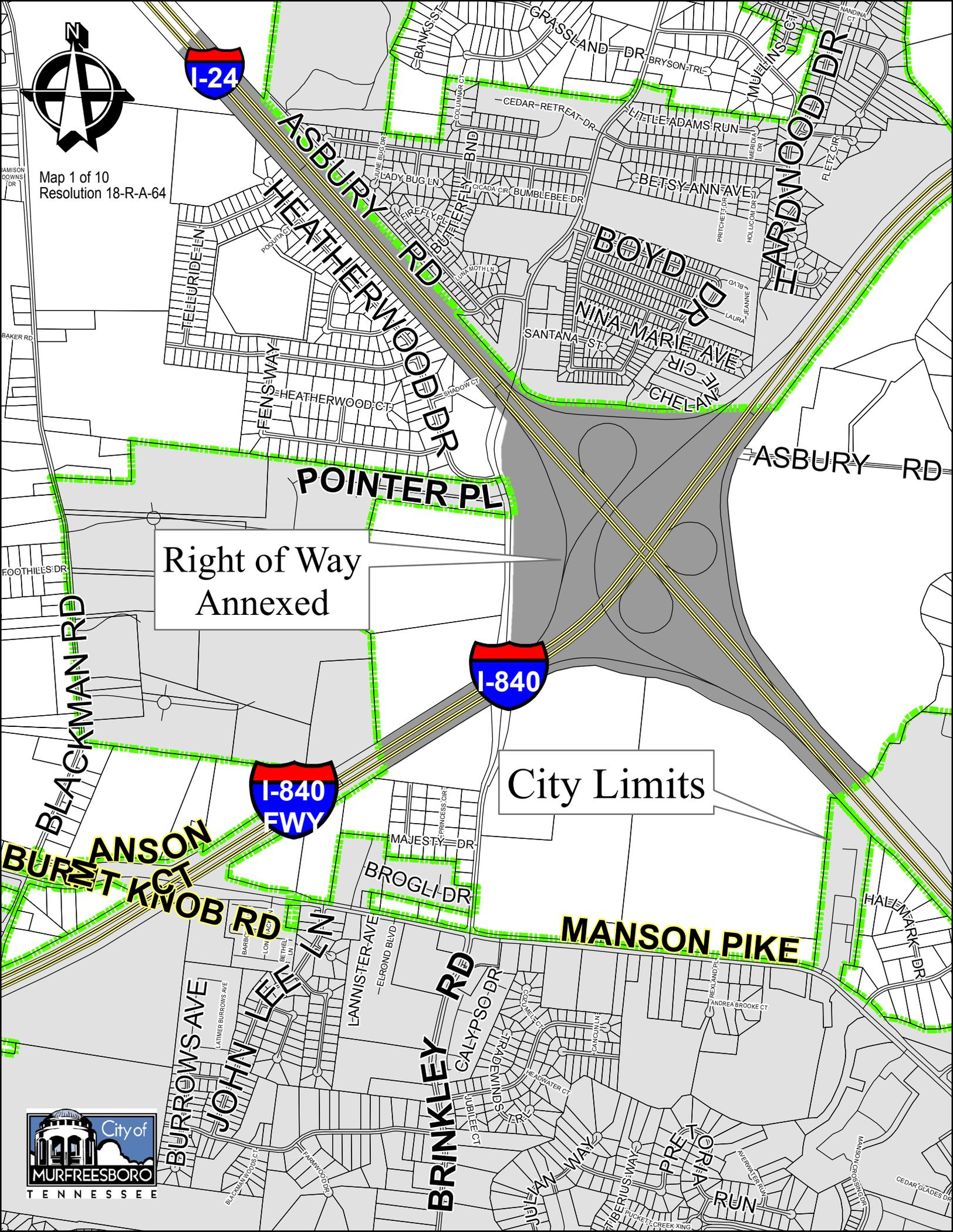


Map 1 of 10
Resolution 18-R-A-64



Right of Way
Annexed

City Limits





Map 2 of 10
Resolution 18-R-A-64

STRICKLAND DR

AMBERGATE DR

PEARWICK CT

BUTLER DR

ELAM RD



City Limits

Right of Way
Annexed

MAXORAL CT

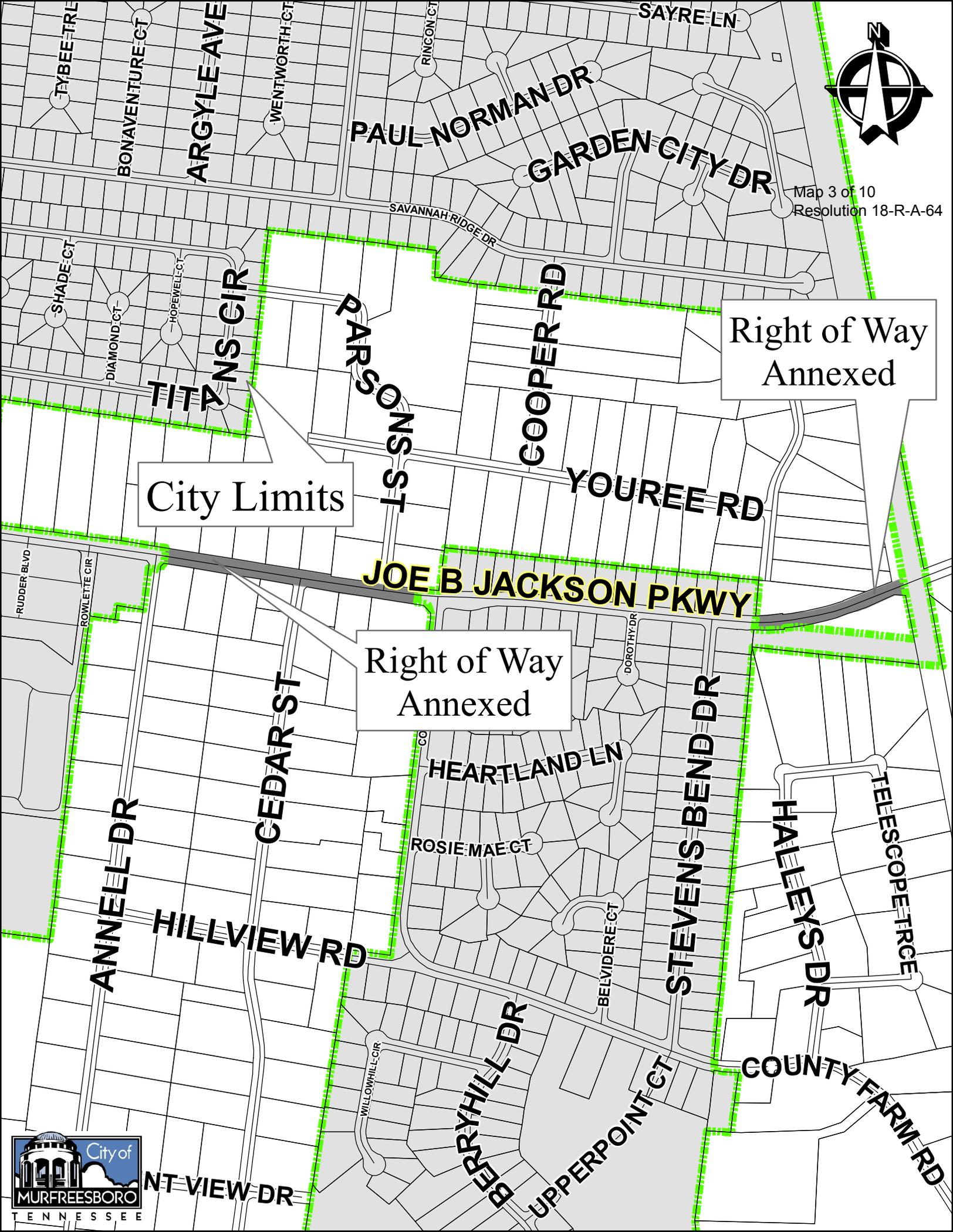
JOE B JACKSON PKWY

ELAM RD





Map 3 of 10
Resolution 18-R-A-64



City Limits

Right of Way
Annexed

Right of Way
Annexed





ELAM RD

BUTLER DR

Right of Way
Annexed



JOE B JACKSON PKWY

City Limits

MAYORAL CT

ELAM FARMS PKWY

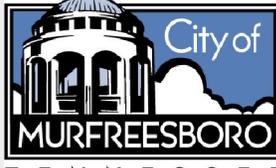
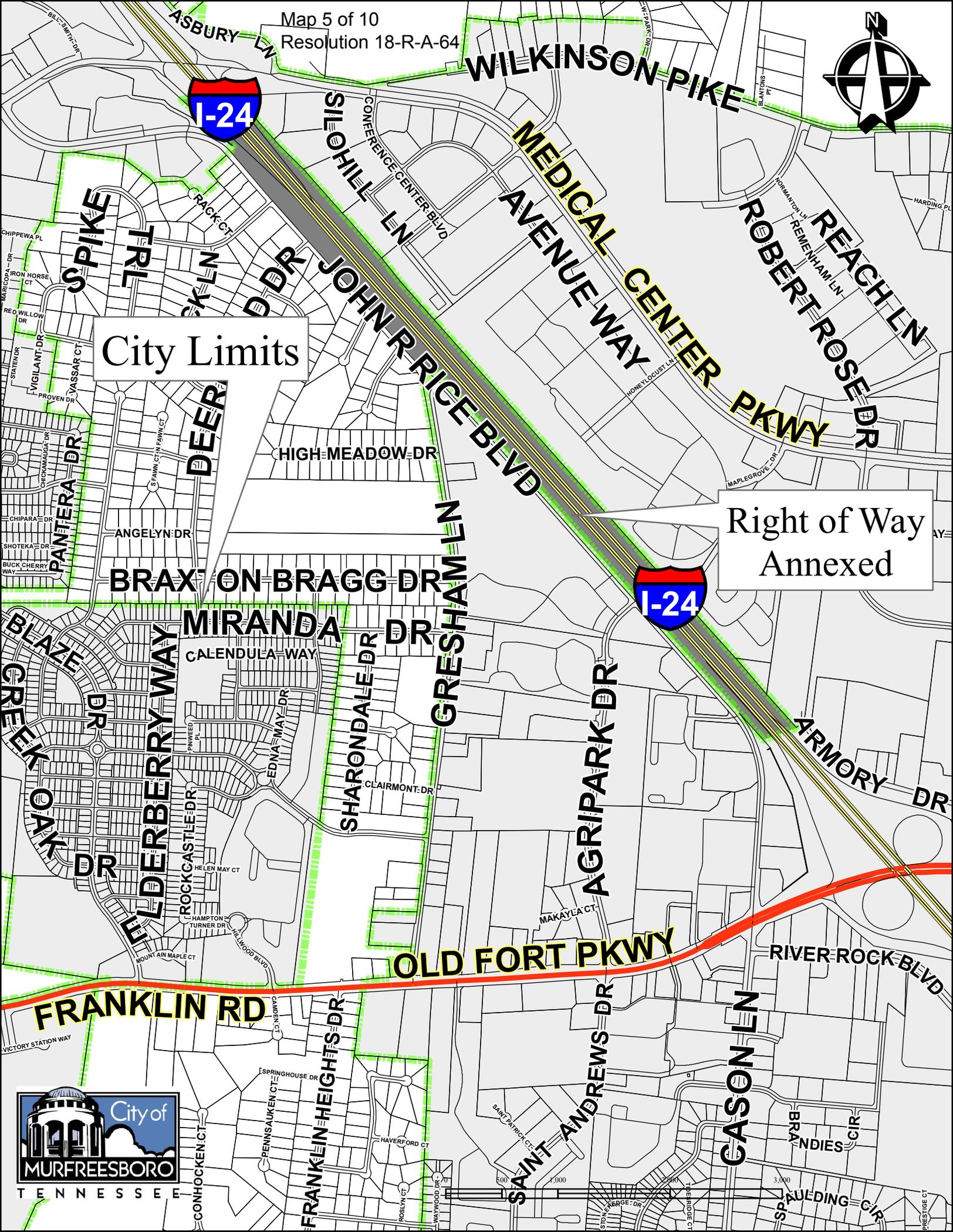
ELAM RD





City Limits

Right of Way
Annexed





City Limits

Right of Way
Annexed



VAPOR TRLE
SAYRE LN
WULFE LN
SAVANNAH RIDGE DR
TELESCOPE TRCE
COUNTY FARM RD

JOE B JACKSON PKWY

BUTLER DR

ELAM RD

ELAM RD

ELAM FARMS PKWY

MAKORAL CT

HOLLIS WESTBROOKS LN

RICHARD REEVES DR

STENBY DR





Map 7 of 10
Resolution 18-R-A-64

City Limits

Right of Way
Annexed

JOE B JACKSON PKWY

BUTLER DR

ELAM RD

MAYORAL CT



ELAM RD

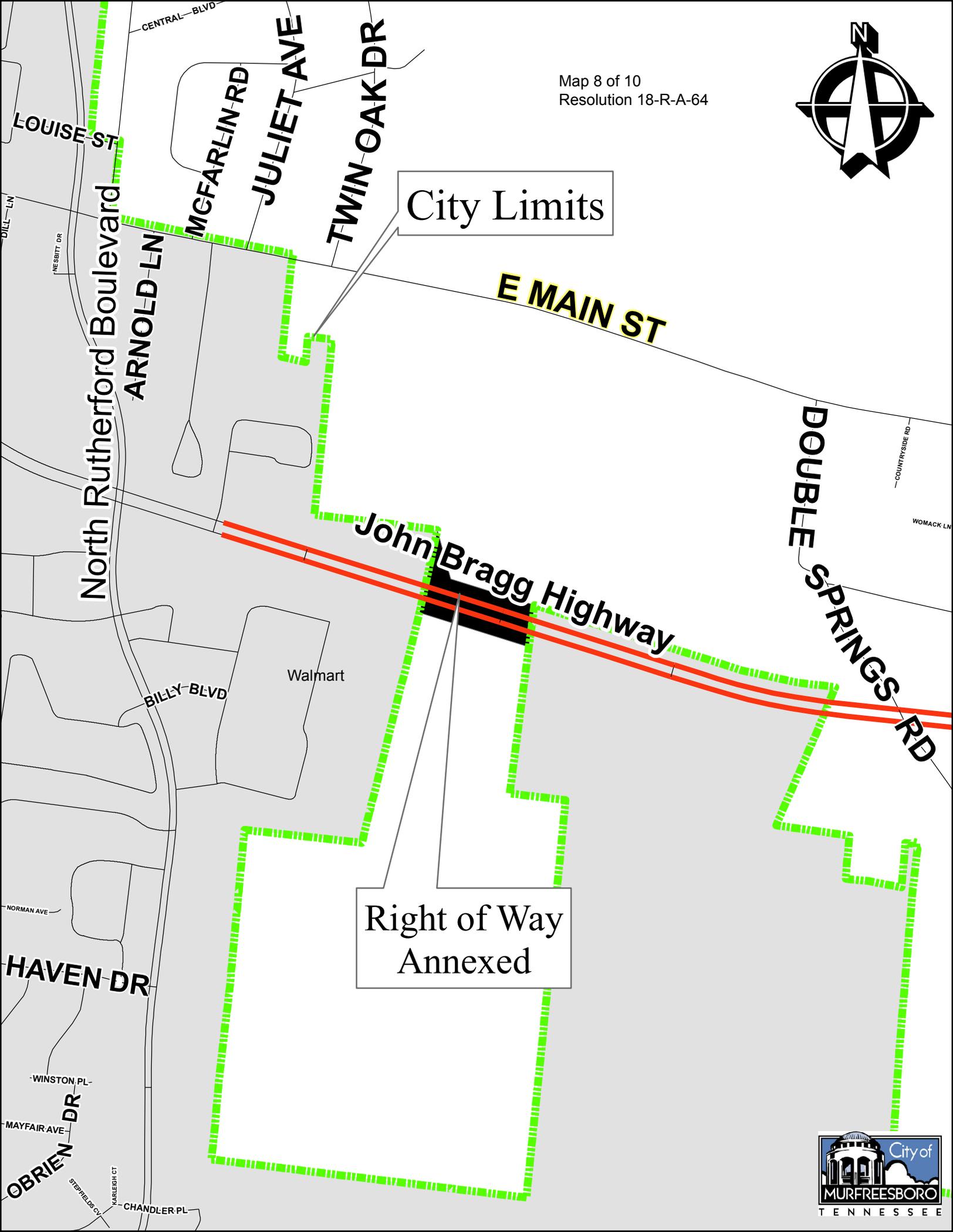
TELESCOPE TRCE





City Limits

Right of Way
Annexed





MEDICAL CENTER PKWY

JOHN R RICE BLVD

SILOHILL LN

AVENUE WAY

RACK CT

DE DR

City Limits

Right of Way Annexed

SPIKE TRL

BUCK LN

DEERFIELD DR

FOXFIRE CT

JOSHUA CT

WICKHAM CT



AUTUMN CT

HIGH MEADOW DR

GRESHAM LN





City Limits

Right of Way
Annexed



RESOLUTION 18-R-PS-64 to adopt a Plan of Services for segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R. Rice Boulevard, John Bragg Highway, and Shelbyville Pike right-of-way, which have been proposed to be annexed to the City of Murfreesboro, Tennessee, City of Murfreesboro Fire and Rescue Department, applicant. [2018-509]

WHEREAS, the Owner(s) of the territories identified on the attached maps as the “Areas to be Annexed” have either petitioned for annexation or given written consent to the annexation of such territories; and

WHEREAS, a proposed Plan of Services for such territories 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 3, 2018 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 May 2, 2019, pursuant to a Resolution passed and adopted by the City Council on March 21, 2019, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on April 16, 2019; and,

WHEREAS, the Plan of Services for the territories identified on the attached maps as the “Areas 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 territories identified on the attached maps as the “Areas to be Annexed” are 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 territories, **Resolution 18-R-A-64**, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL



Map 1 of 10
Resolution 18-R-PS-64

Right of Way
to be Annexed

City Limits



BLACKMAN RD

HEATHERWOOD DR
ASBURY RD

POINTER PL

BOYD DR

ASBURY RD

HEARDWOOD DR

BURMANSON
BURMANT KCT
BURMANSON KNOB RD

BROGLI DR

MANSON PIKE



BURROWS AVE
JOHN LEE LN

BRINKLEY RD

PRETORIA RUN

HALEMARK DR

CEDAR GLADES DR



Map 2 of 10
Resolution 18-R-PS-64

STRICKLAND DR

AMBERGATE DR

PEARWICK CT

BUTLER DR

ELAM RD



City Limits

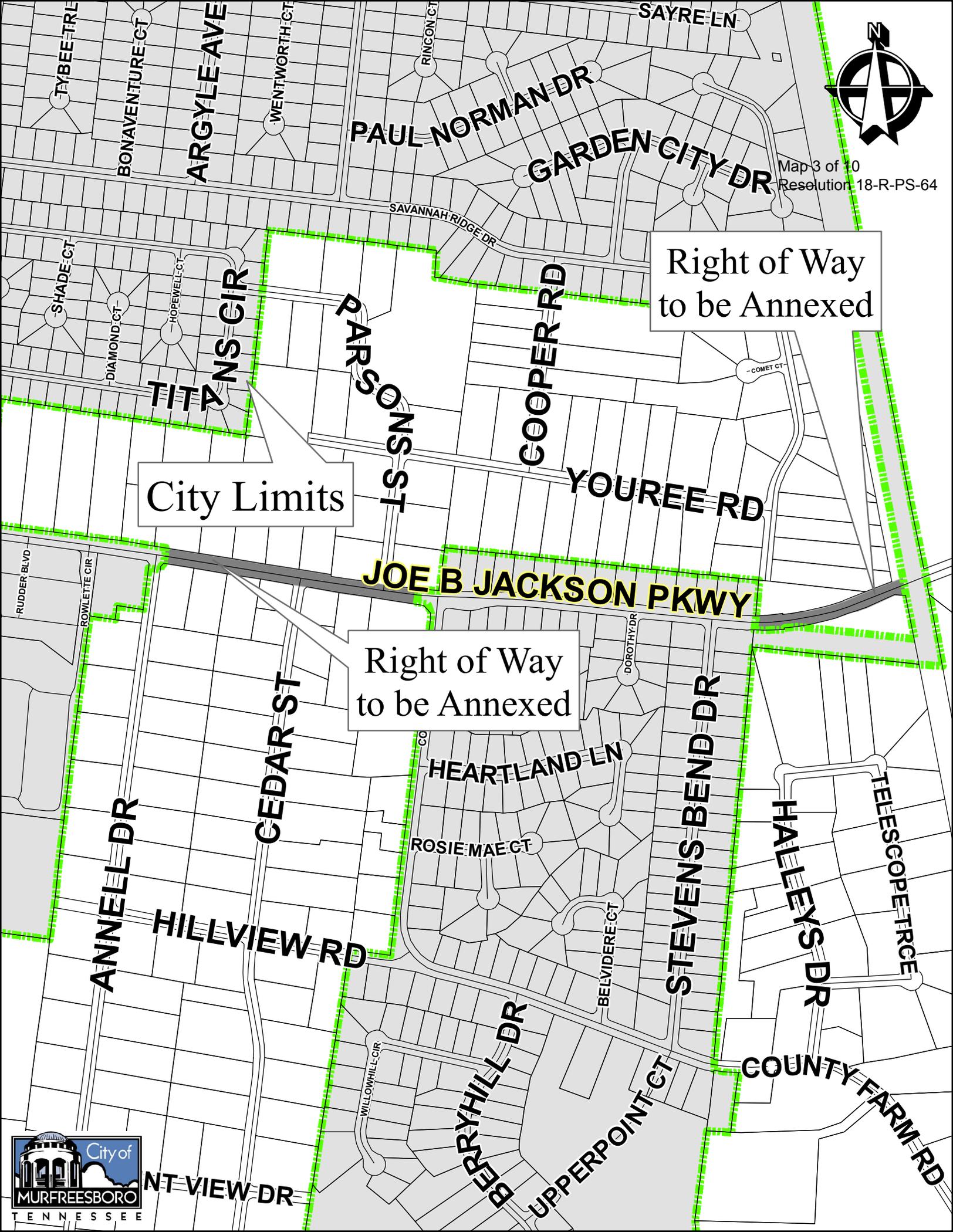
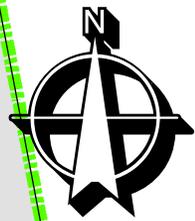
Right of Way
to be Annexed

MAXORAL CT

JOE B JACKSON PKWY

ELAM RD





Right of Way
to be Annexed

City Limits

Right of Way
to be Annexed





Map 4 of 10
Resolution 18-R-PS-64

ELAM RD

BUTLER DR

Right of Way
to be Annexed



JOE B JACKSON PKWY

City Limits

MAYORAL CT

ELAM FARMS PKWY

ELAM RD

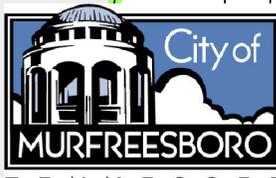
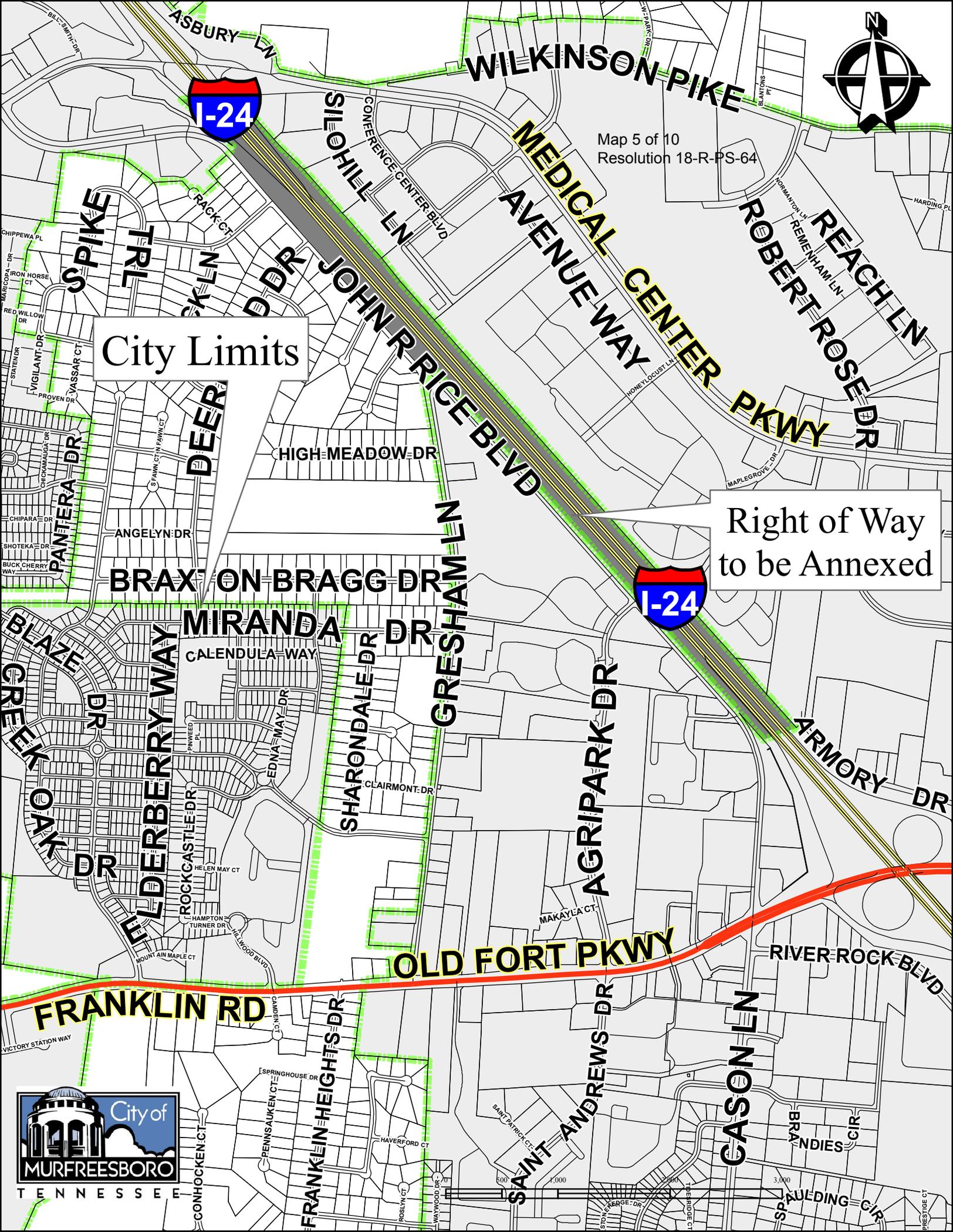




Map 5 of 10
Resolution 18-R-PS-64

City Limits

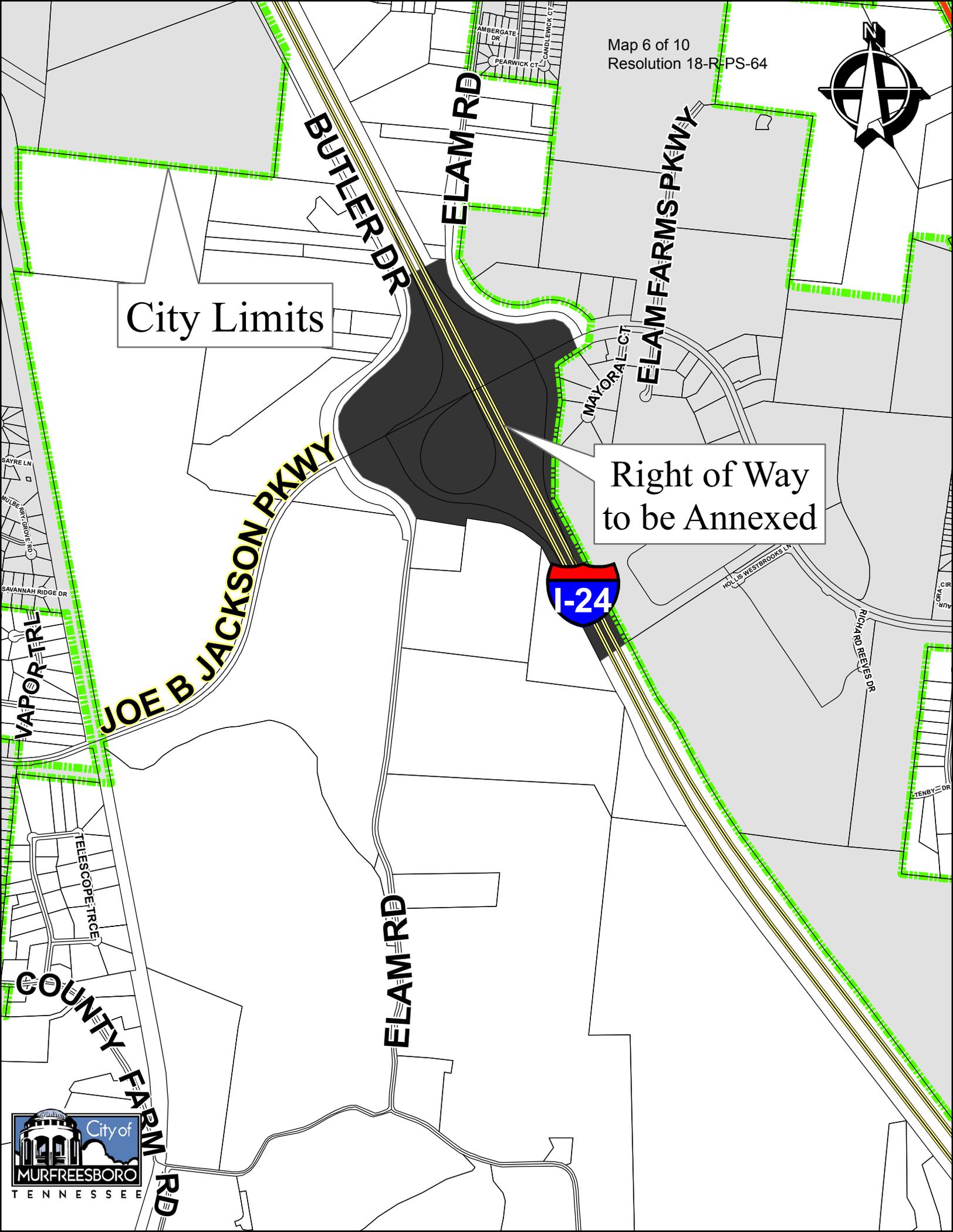
Right of Way
to be Annexed





City Limits

Right of Way
to be Annexed

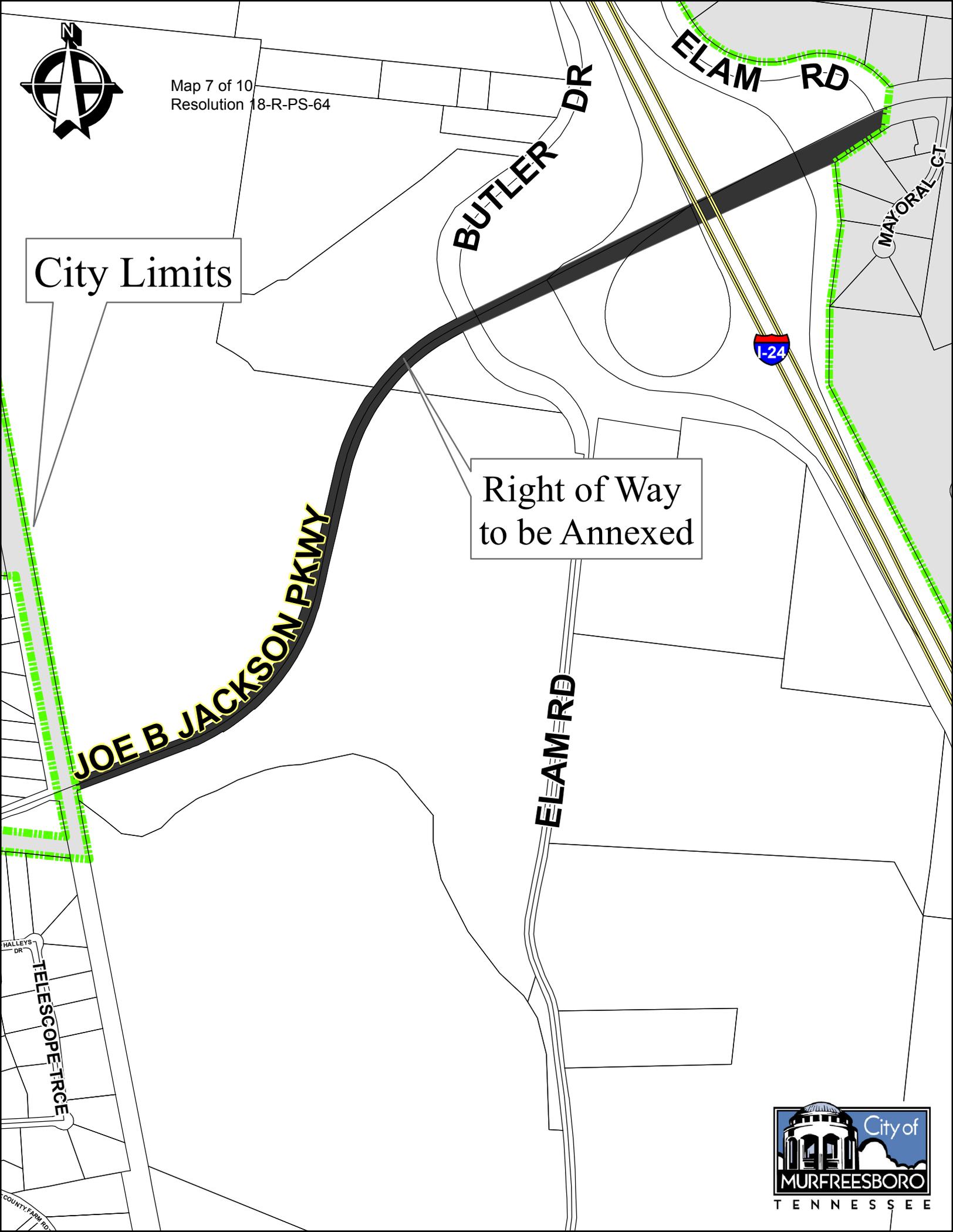




Map 7 of 10
Resolution 18-R-PS-64

City Limits

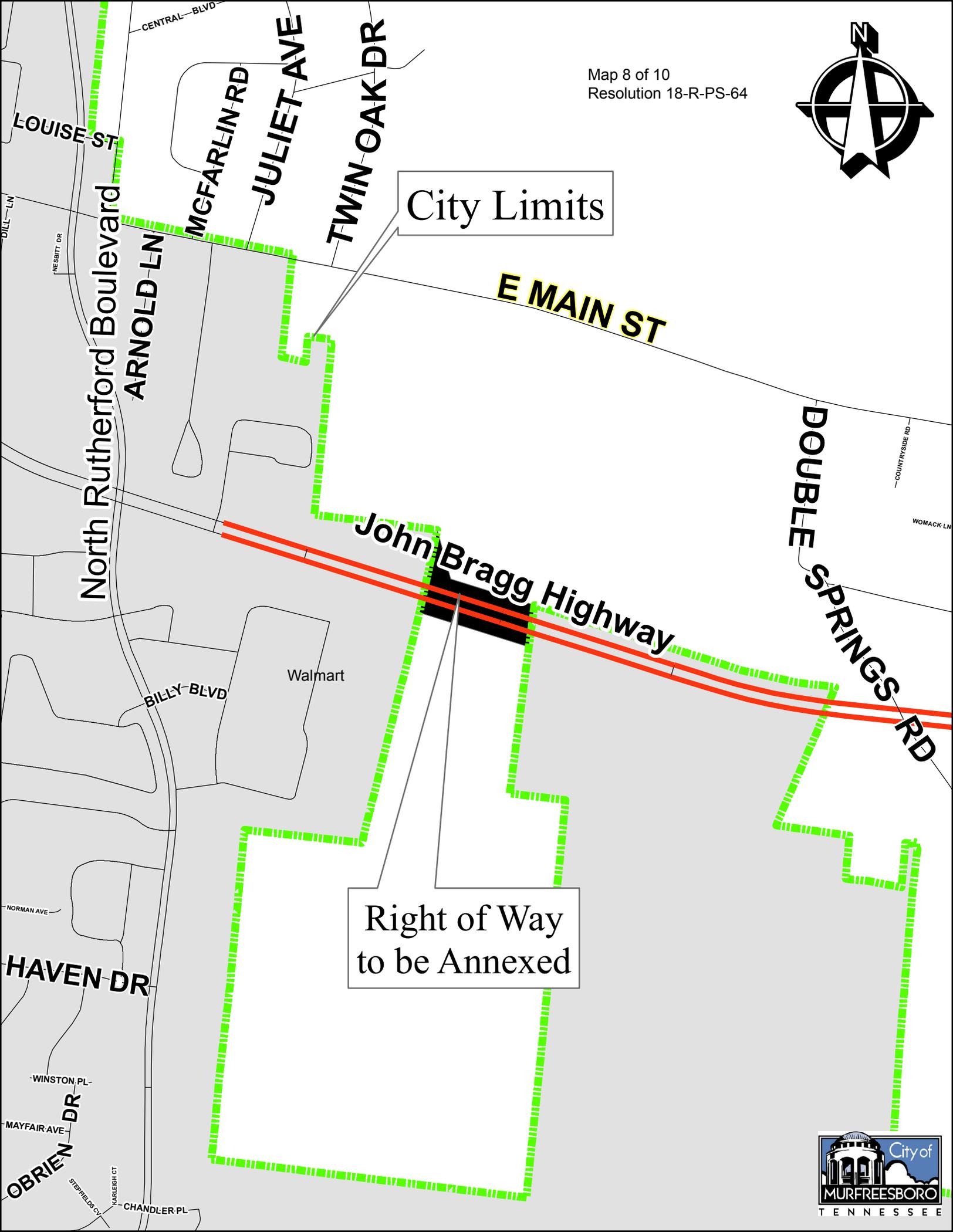
Right of Way
to be Annexed





City Limits

Right of Way
to be Annexed





MEDICAL CENTER PKWY

JOHN R RICE BLVD

SILOHILL LN

AVENUE WAY

RACK CT

DE DR

City Limits

Right of Way
to be Annexed

SPIKE TRL

BUCK LN

DEERFIELD DR

JOSHUA CT

FOXFIRE CT

WICKHAM CT



AUTUMN CT

HIGH MEADOW DR

GRESHAM LN



A



MEIGS DR
HIGHFIELD DR
YMHURST DR

SAVANNAH RIDGE DR
TITANS CIR

LYNNFORD DR

VOLUNTEER RD

Shelbyville Pike

ROWLETTE CIR

ANNELL DR

CEDAR ST

City Limits

Right of Way
to be Annexed

HEMLOCK DR

DAVENPORT DR
DISLEY WAY



RUCKER RD

**Annexation Report for
Various Rights-of-Way
Including Plan of Services
(File 2018-509)**



**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
OCTOBER 3, 2018**

INTRODUCTION

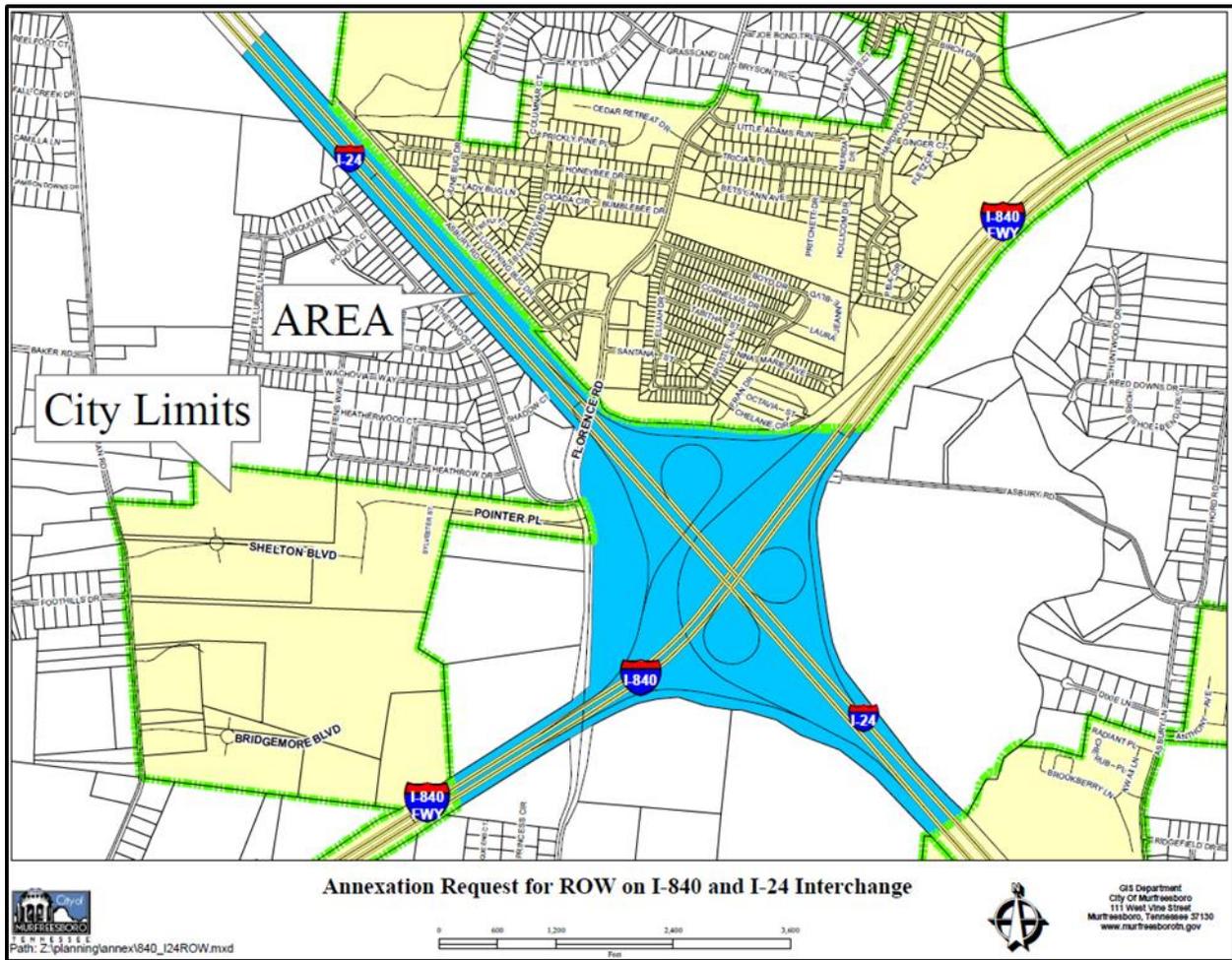
Overview

The Murfreesboro Fire and Rescue Department (MFRD) has requested annexation of ten segments of right-of-way located throughout the City of Murfreesboro and adjacent to current City boundaries. The purpose of the annexation request is to establish the MFRD's role as the Authority Having Jurisdiction (AHJ) along the subject rights-of-way. Currently, the MFRD has a mutual/automatic aid response agreement with the Rutherford County Fire Department for the portions of Interstate 24 and Interstate 840 included in the study area. By annexing these areas into the City, MFRD would become the AHJ, which could reduce emergency response times.

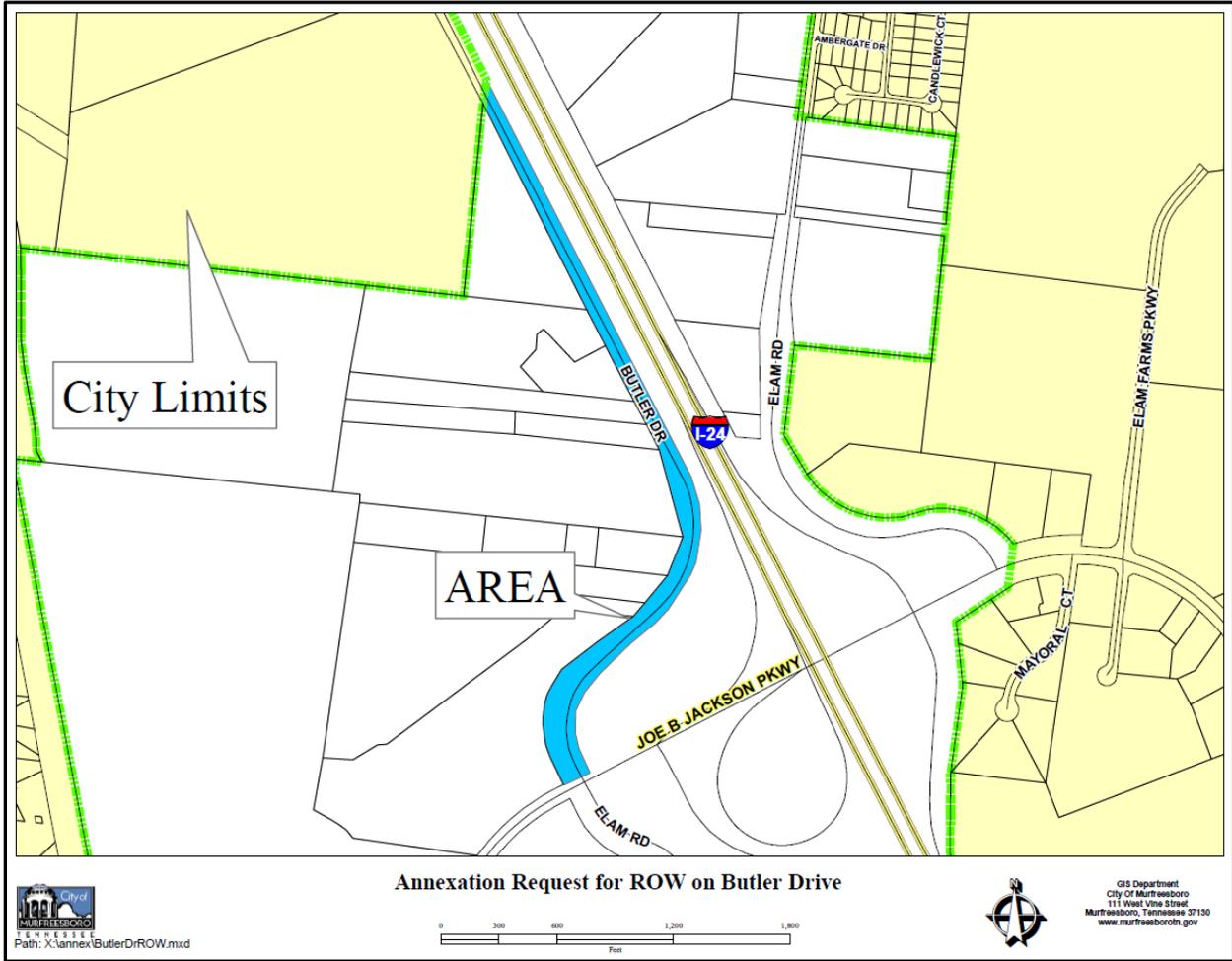
The subject rights-of-way are segments of Interstate 840, Interstate 24, Butler Drive, Elam Road, Joe B Jackson Parkway, John R Rice Boulevard, John Bragg Highway, and Shelbyville Pike Rights of Way.

The total study area is approximately 396 acres. All the right-of-way segments are within the City of Murfreesboro's Urban Growth Boundary. Each of the rights-of-way proposed for annexation are highlighted on the following maps.

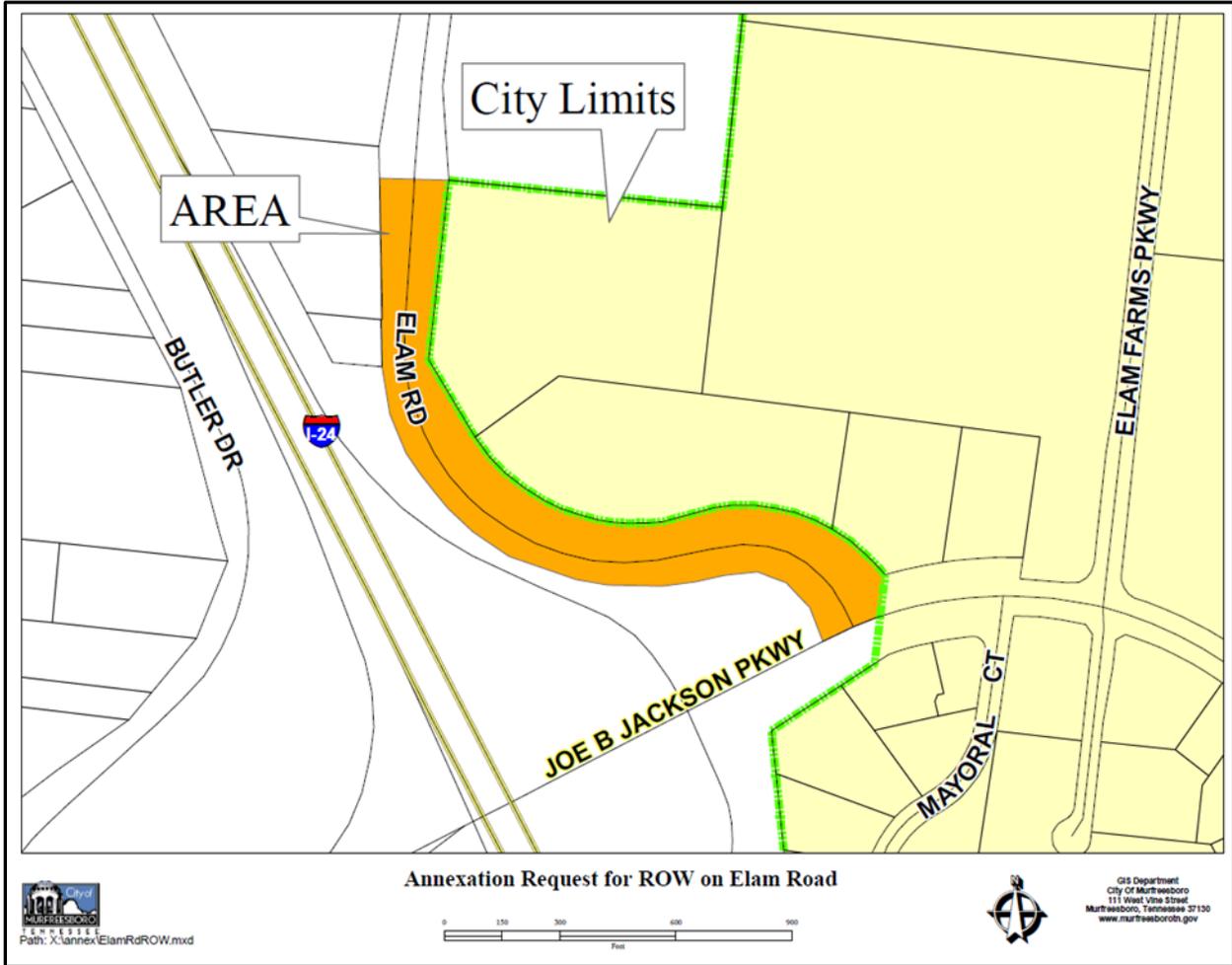
Area A: Interstate 840 and Interstate 24 Interchange



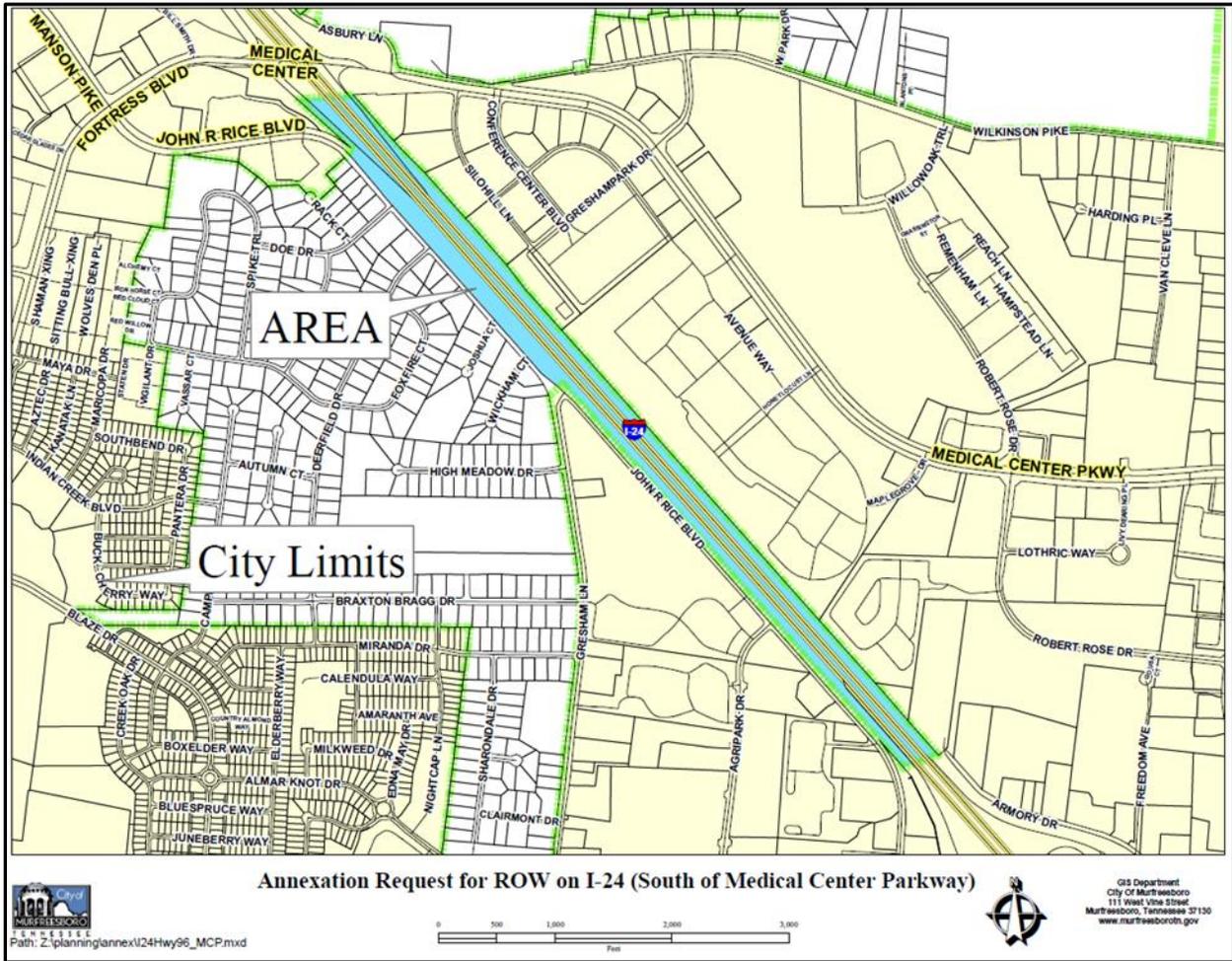
Area B: Butler Drive



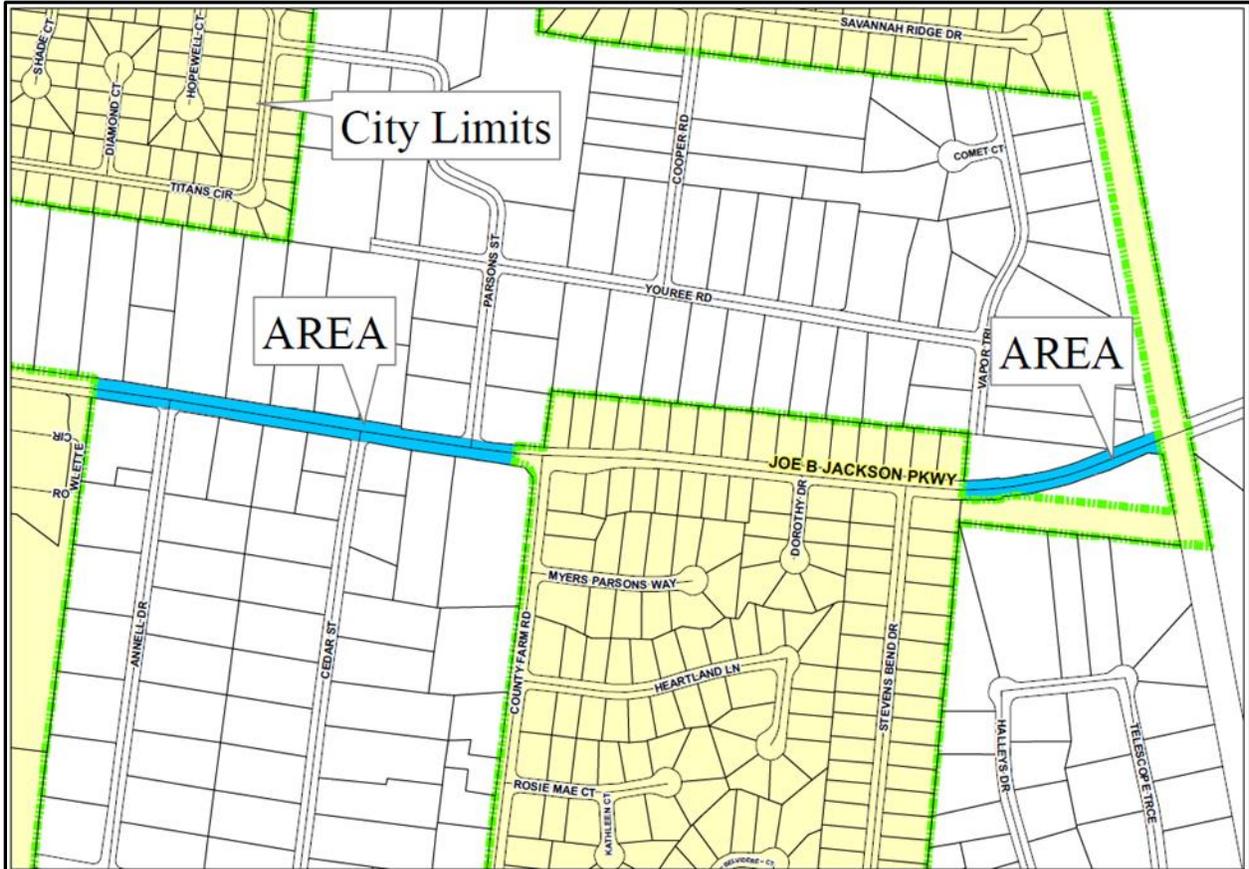
Area C: Elam Road



Area D: Interstate 24 South of Medical Center Parkway



Area E: Joe B. Jackson Parkway (Segment 1)



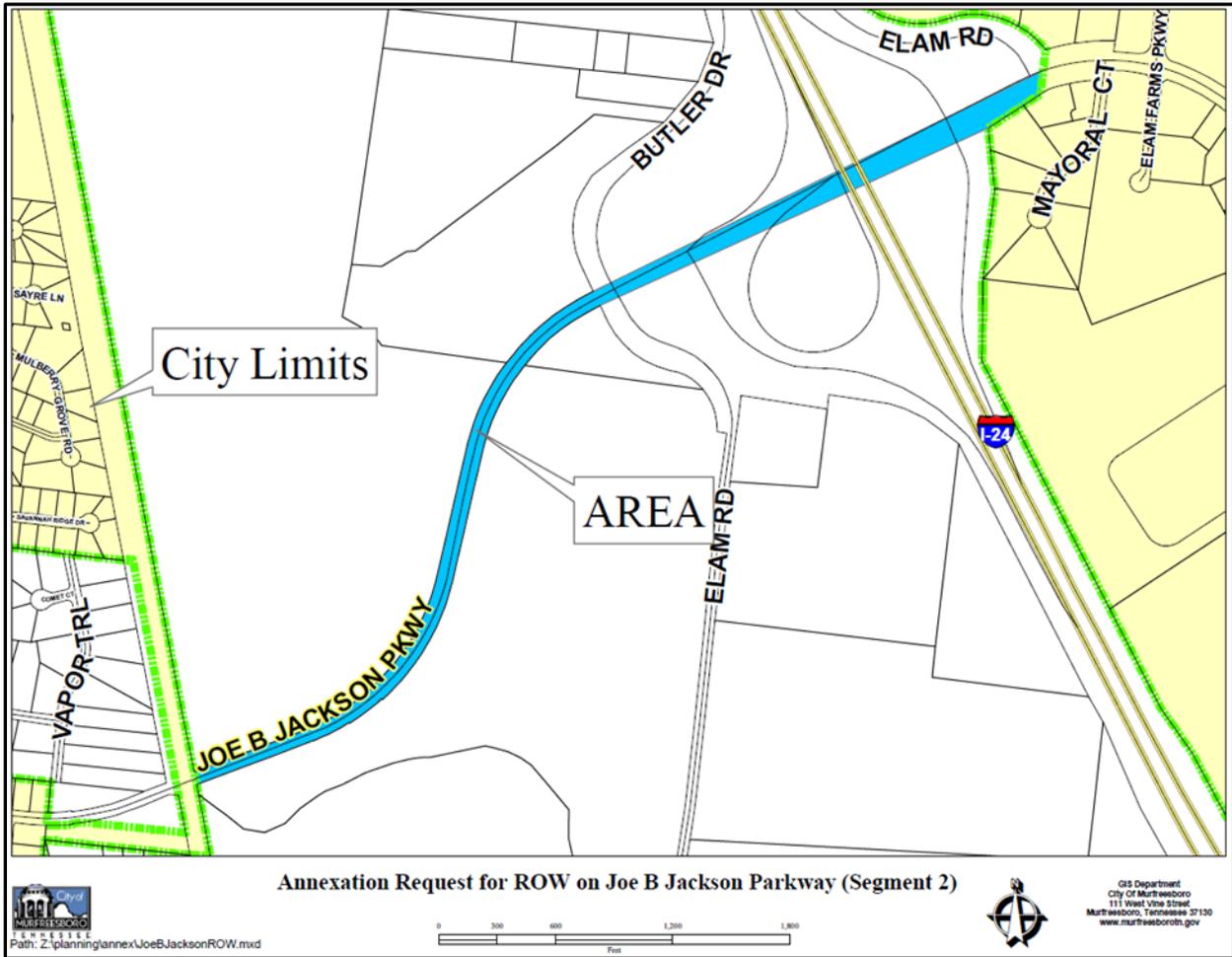
Annexation Request for ROW on Joe B. Jackson Parkway (Segment 1)


Path: Z:\planning\annex\CountyFarmROW1.mxd

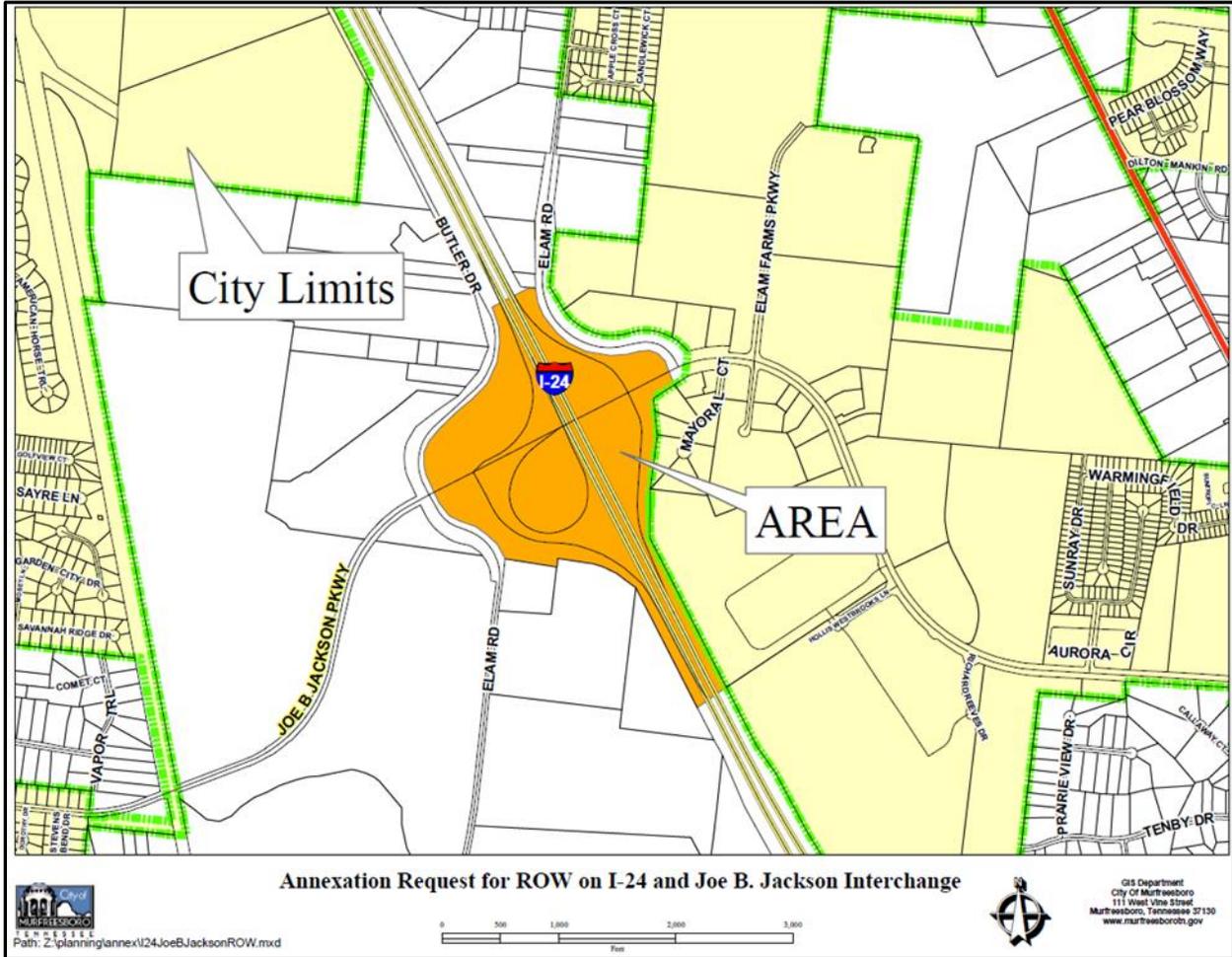



GIS Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

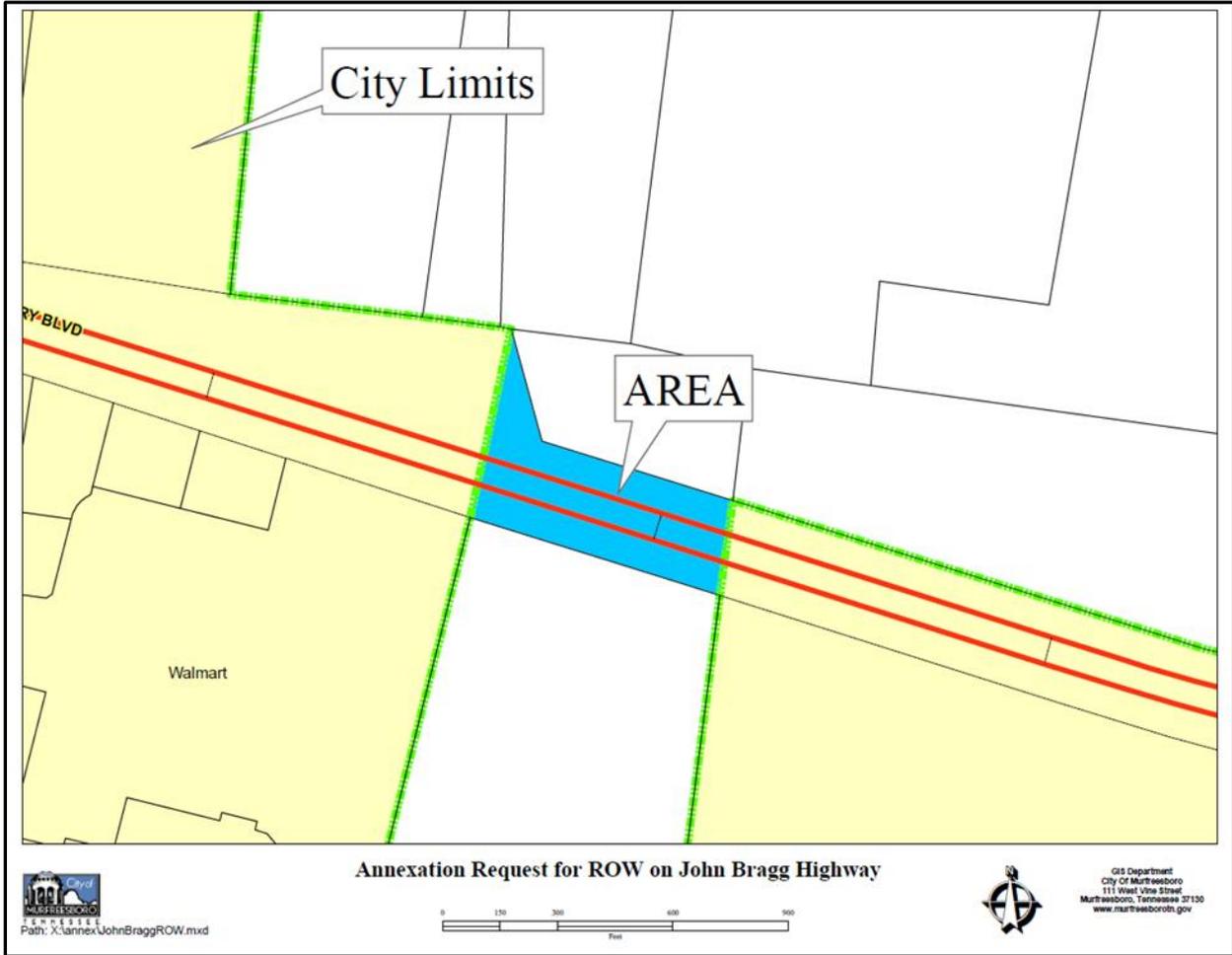
Area F: Joe B. Jackson Parkway (Segment 2)



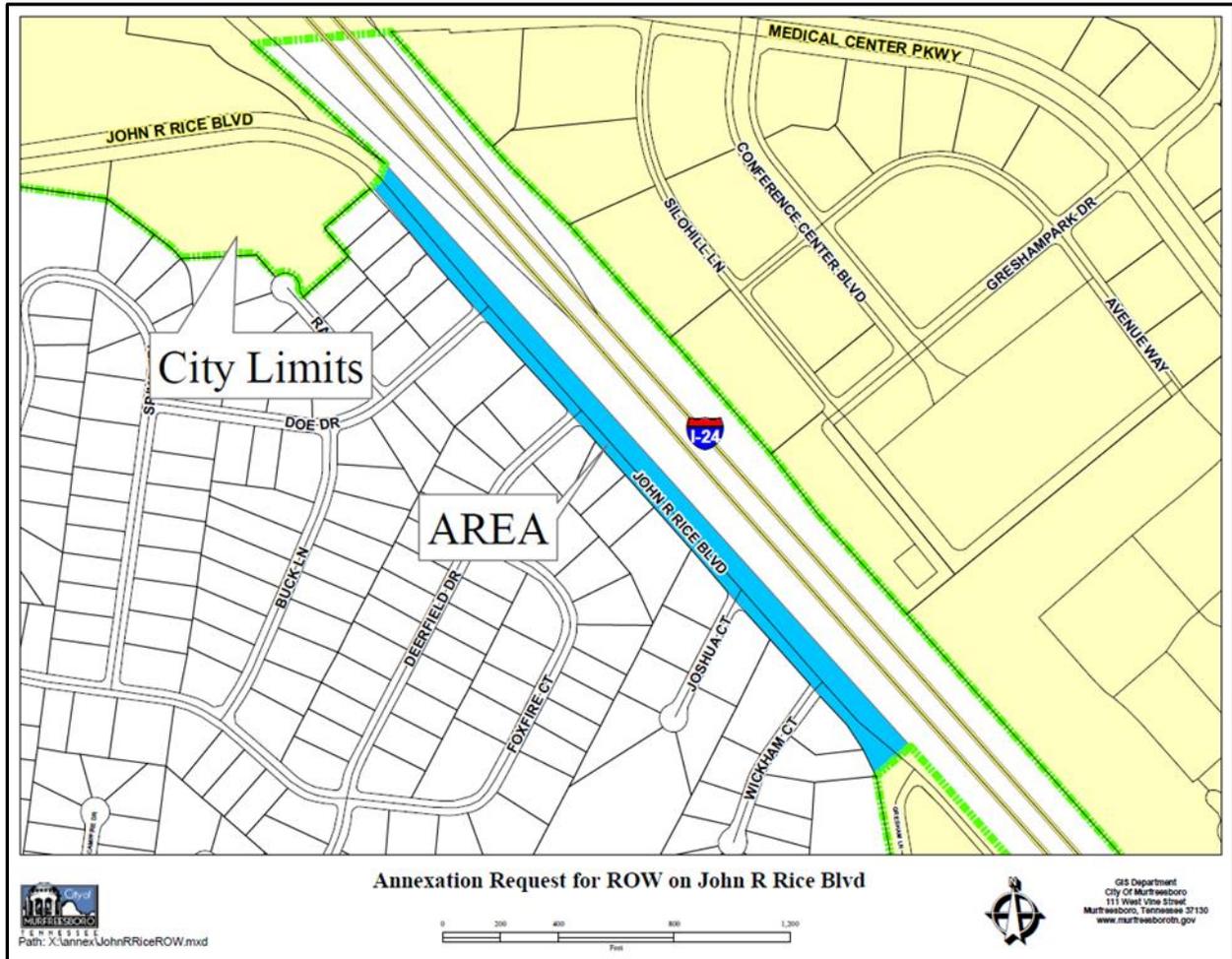
Area G: Interstate 24 and Joe B. Jackson Parkway Interchange



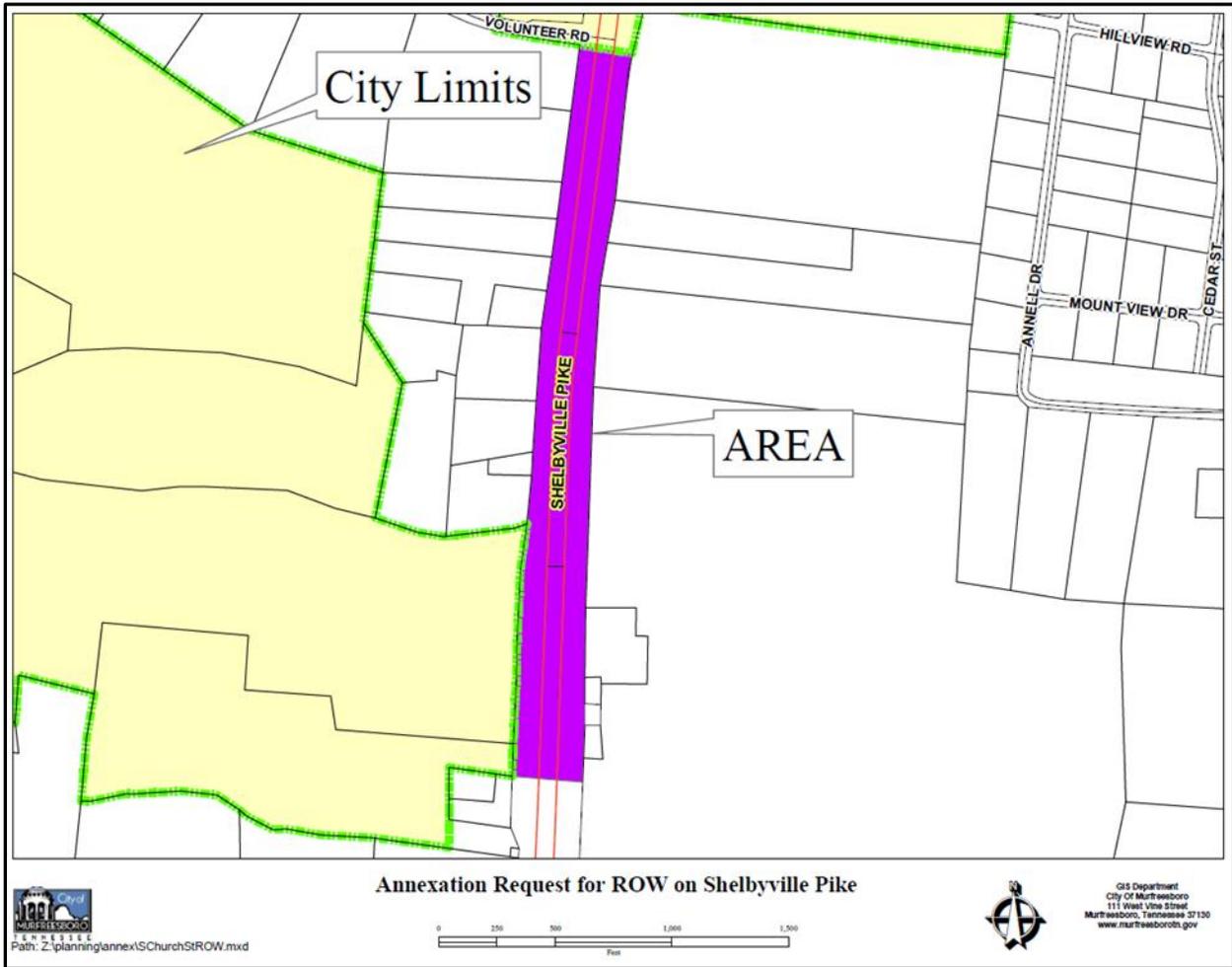
Area H: John Bragg Highway



Area I: John R. Rice Boulevard



Area J: Shelbyville Pike



PLAN OF SERVICES

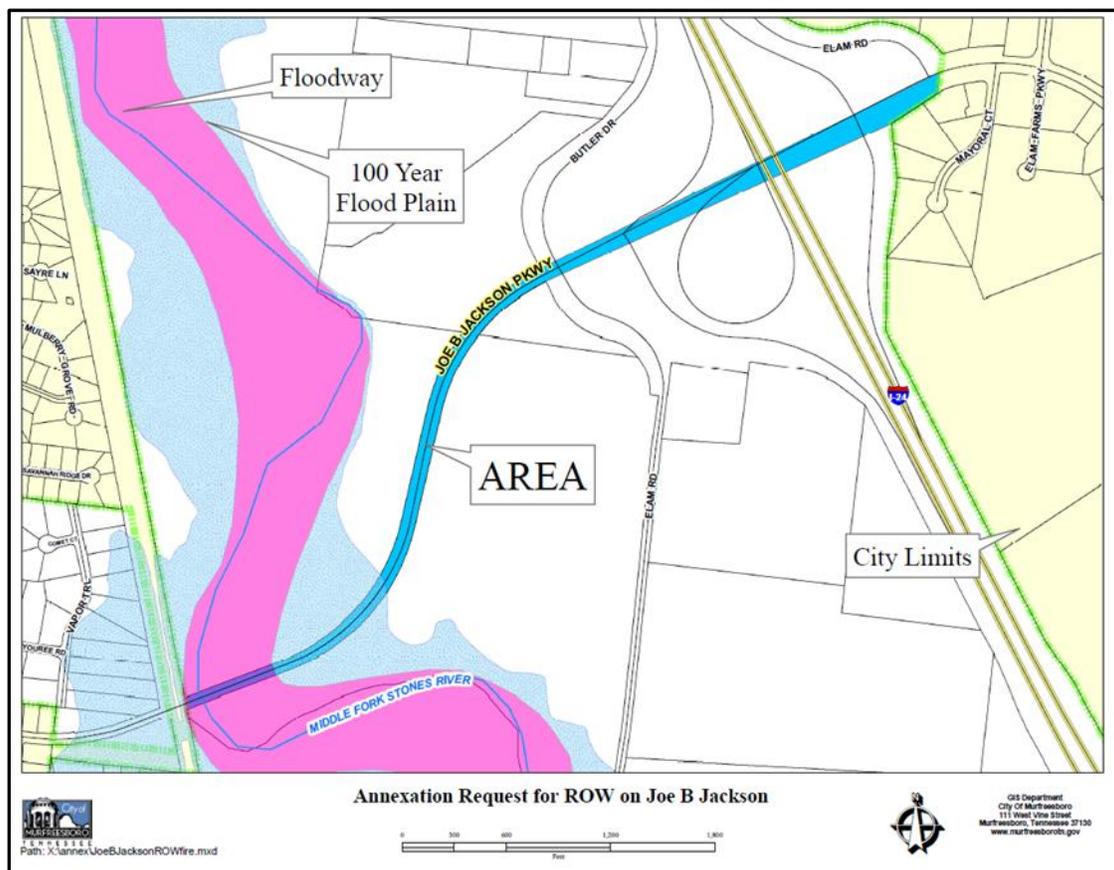
Services Applicable to All Portions of the Study Area

PLANNING, ENGINEERING, AND ZONING SERVICES

Typically, the City of Murfreesboro annexes property only in cases where the property is contiguous with existing City boundaries. The City generally does not leave pockets or “islands” of unincorporated property to be surrounded by City property. However, there is an overriding principle of public health, safety and welfare on public roads. Responding to emergency situations in the fastest, most efficient way possible far overshadow any concerns over contiguous borders. The costs associated with bringing roads up to city standards are offset with enhancing accessibility for first responders.

FLOODWAY

A portion of the Joe B Jackson Parkway ROW 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). No other right-of-way sections are located in the floodway or the 100-year floodplain. The map below shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



ELECTRIC SERVICE AND STREET LIGHTING

MTEMC has no issue with the annexations of the rights-of-way. They will provide street lighting at the city's request to any properties outside of the MED service area.

MED will install lighting on the projects in their areas where feasible. Currently, John R Rice would not receive lights until a configuration problem is settled with MTEMC lines. This issue should resolve with a pending road project. Also, presently, Joe B Jackson Parkway/Butler Road cannot receive street lights until easements are obtained.

The city will be responsible for the cost of street light installation. Because of the issues with Joe B Jackson Parkway and John R Rice Boulevard cost have not be estimated for them. Butler Drive street lighting will cost approximately \$20,000. Street lights will not be automatically installed upon annexation.

The City Engineer will determine when street lights are necessary at all rights of way. When installation is requested by the City Engineer the installation and ongoing maintenance of the lights will be funded by State Street Aid.

WATER AND SANITARY SEWER SERVICE

The annexations of rights-of-way should have no impacts on existing or proposed water and sewer service.

SOLID WASTE COLLECTION

The Murfreesboro Solid Waste Department provides trash collection services to residential properties throughout the City. The study area includes no residential properties; therefore, the Solid Waste Department should not be impacted by the annexation.

BUILDING AND CODES

The study area will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. However, because the study area consists of public rights-of-way, codes enforcement should not be necessary. No additional costs are expected.

RECREATION

The Murfreesboro Parks and Recreation Department operates parks and recreational facilities throughout the City for residents of the City of Murfreesboro. However, because the study area consists of public right-of-way, public parks and recreational facilities should not be impacted.

CITY SCHOOLS

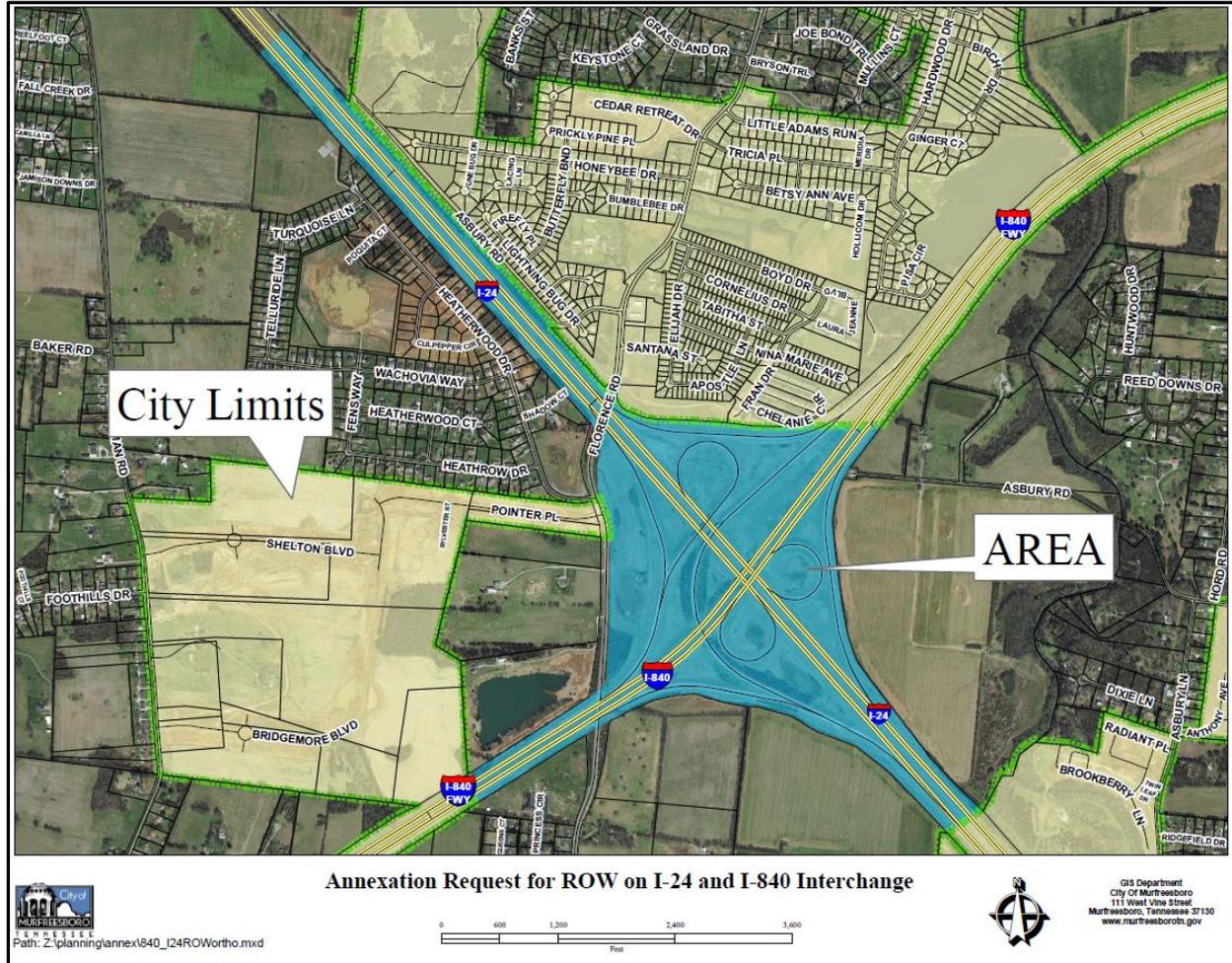
The study area will fall within the jurisdiction of the Murfreesboro City School system, which serves all properties within the boundaries of the City of Murfreesboro. However, because the study area consists of public right-of-way, public schools should not be impacted.

GEOGRAPHIC INFORMATION SYSTEMS

The property is located within the area photographed and digitized as part of the City's Geographic Information Systems (GIS) program.

Area A: Interstate 840 and Interstate 24 Interchange

This portion of the study area includes the I-840 and I-24 interchange as well as a portion of I-24 stretching northward/westward. The property surrounding this area is primarily undeveloped. There are single-family developments to the north and northwest and vacant properties to the west, south, and east.



POLICE PROTECTION

The Police Department does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently they do not patrol or respond to calls for service on the interstates that are incorporated into the city unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. The Police Department will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. The area is in Police Zone #4.

STREETS AND ACCESS

The annexation study area includes an approximately 5,650 linear foot segment of Interstate 840 and an approximately 11,000 linear foot segment of Interstate 24, including the interchange of the two interstates. The operation and maintenance of the interstates and interchange, including the existing overpass, are the responsibility of the Tennessee Department of Transportation (TDoT). No additional costs will be incurred by the Murfreesboro Public Works Division. No additional connections or accesses are permitted at the interchange per the requirements of TDoT.

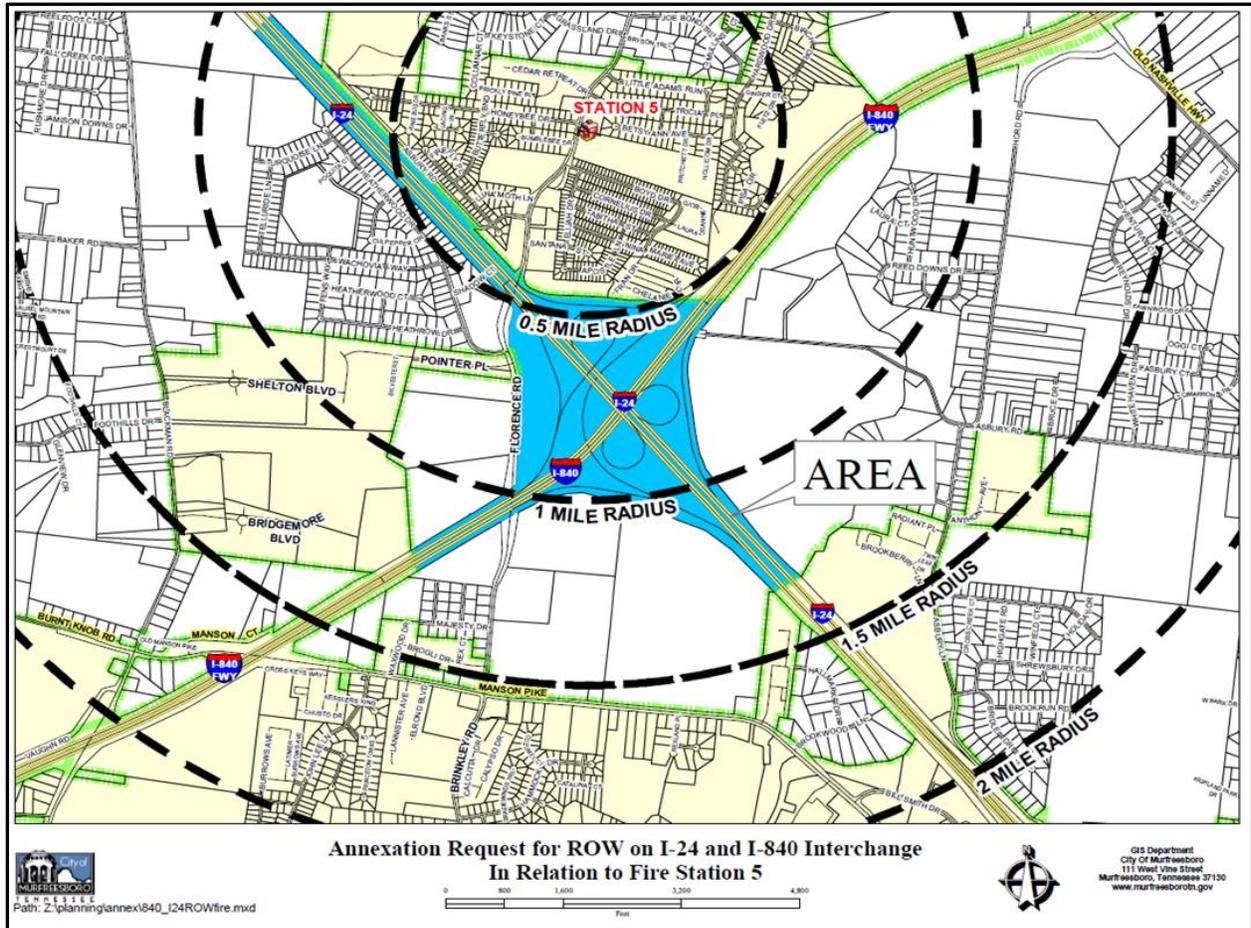
The annexation study area only includes public ROW. Any new connections to the roadway must be approved by the City Engineer.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 840 to be operating at a Level of Service B and Interstate 24 to be operating at a Level of Service D within the study area. The 2040 Level of Service Model indicates that Interstate 840 will operate at a Level of Service D and Interstate 24 will operate at a Level of Service D/E without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, Interstate 840 will operate at a level of service C and Interstate 24 will operate at a level of service D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Interstate 24 and Interstate 840. Rutherford County follows with a tanker when necessary. There would be no additional cost to the MFRD because service is already provided in this area. Annexation of this area would allow MFRD to be the Authority Having Jurisdiction (AHJ). The following map shows the study area in relation to the nearest fire department.



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

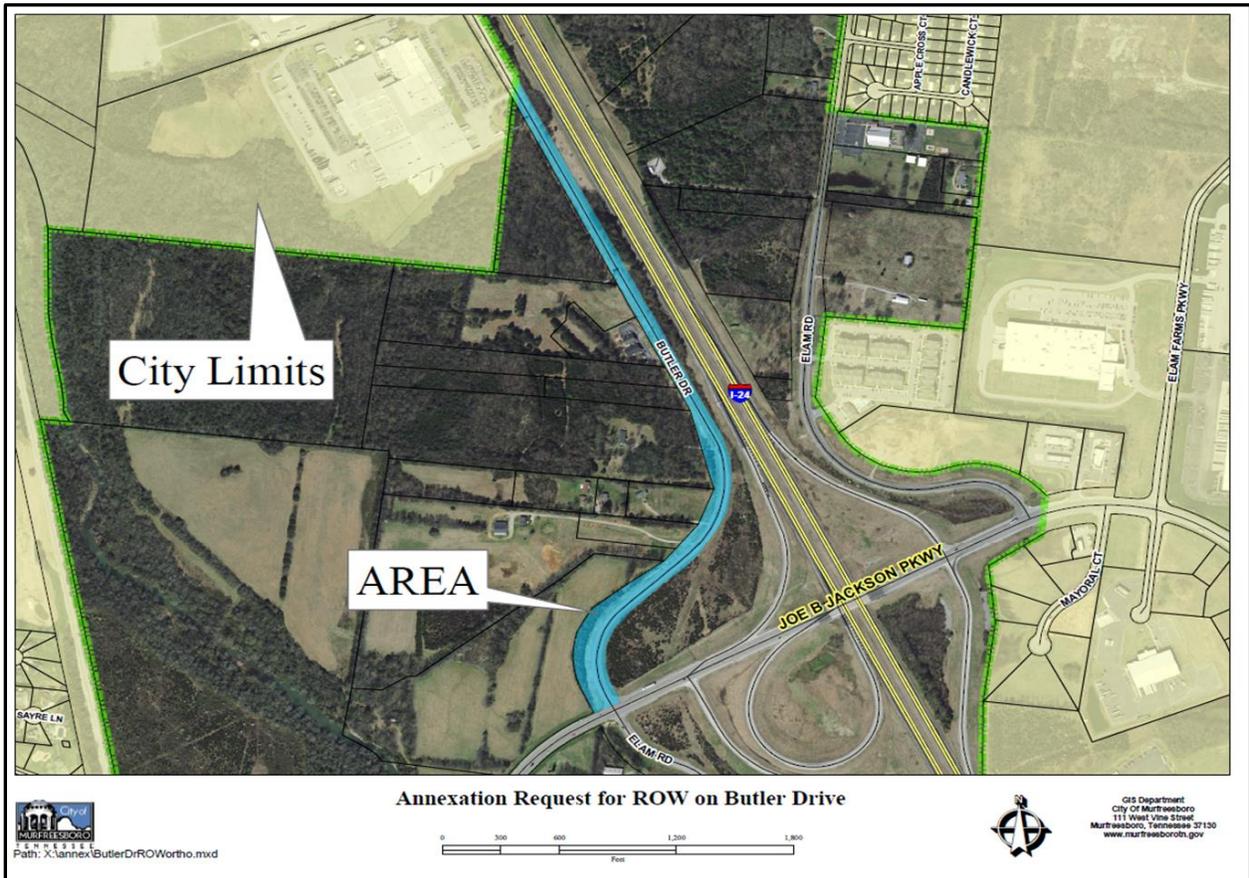
The annexation study area is limited to the public street right-of-way (ROW) and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The drainage systems along and within the interstate ROW is included in the study area, which has access to the roadway drainage systems. The study area drains to the interstate ROW. No additional public drainage systems or facilities are proposed within the annexation study area.

Area B: Butler Drive

This portion of the study area includes a segment of Butler Drive extending from Joe B. Jackson Parkway northward to the existing City limits. The property surrounding this area is partially developed. Light industrial uses and scattered single-family residential uses are located along the Butler Drive right-of-way. Proximity to the Interstate 24 and Joe B. Jackson Parkway interchange may make this area desirable for future commercial and light industrial uses.



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 ROW immediately upon the effective date of annexation.

This annexation will have no negative impact on the Murfreesboro Police Department. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is located in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 4,000 linear foot segment of Butler Drive. Butler Drive is a 2-lane ditch section roadway. 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 \$6,700 with State Street Aid and General Fund as funding sources. The addition of the ROW will also result in \$1,000 of capital cost with State Street Aid and General Fund as funding sources.

Butler Drive is a committed project on the Major Transportation Plan for realignment. The current alignment will be required to stay in place to some extent to continue to serve the adjacent properties.

Any new connections to the roadway must be approved by the City Engineer. Additionally, developments along this roadway may require participation in improvements to upgrade the roadway and ROW/easement dedication in accordance with the City's Substandard Street policy requirements.

There is approximately 1,200 linear feet of Butler Drive within the study area that will require street lighting. MED will be responsible for installation. The estimated cost for the additional lights/poles will be \$20,000 and would be added to the City's Streetlight Investment. The cost is higher than normal as MED does not have poles/overhead electric along the roadway in this section.

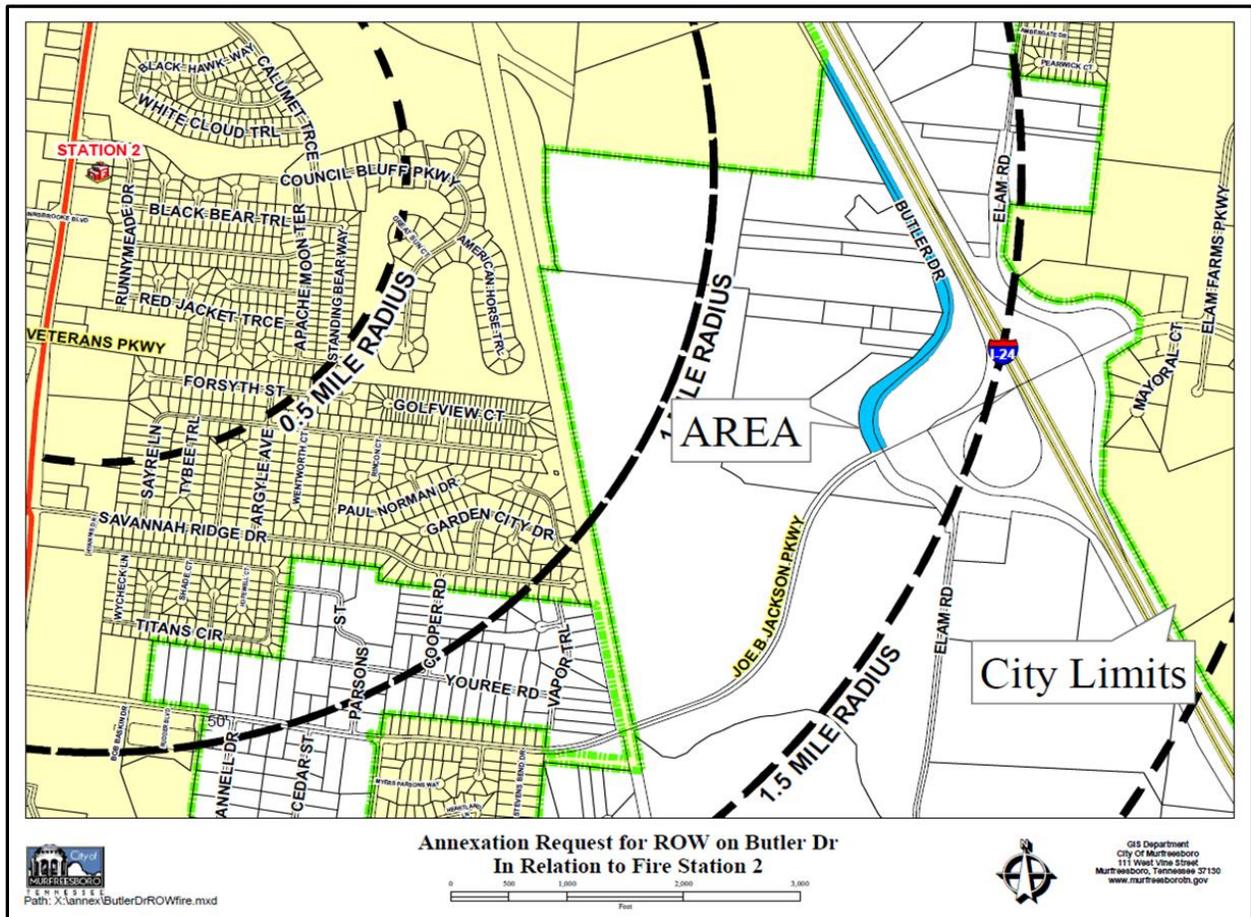
REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Butler Drive to be operating at a Level of Service A within the study area. The 2040 Level of Service Model indicates that Butler Drive operates at a Level of Service A without the proposed improvements

recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service A.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Butler Drive. Rutherford County follows with a tanker when necessary. There would be no additional cost to the MFRD because service is already provided in this area. Annexation of this area would allow MFRD to be the Authority Having Jurisdiction (AHJ). The following map shows the study area in relation to the nearest fire department.



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

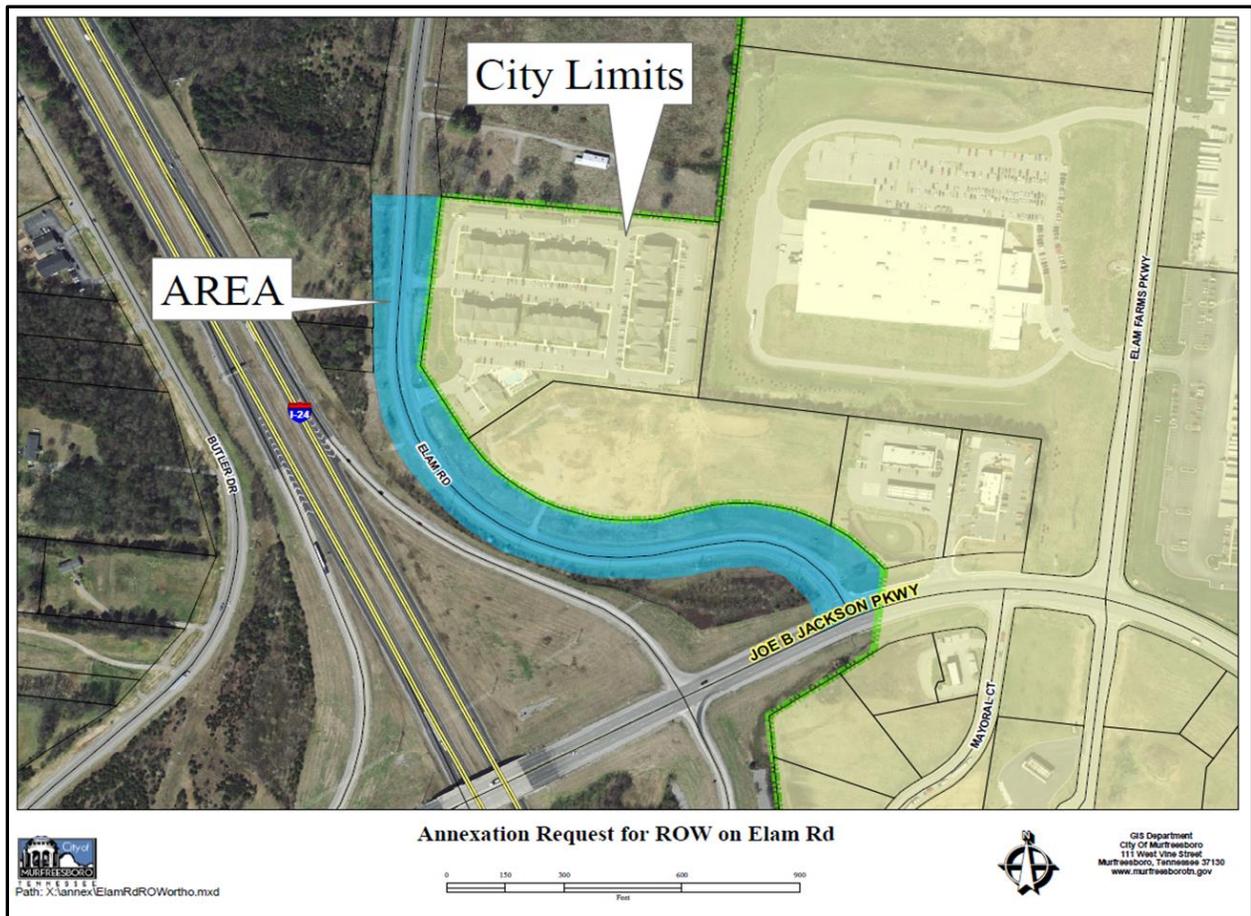
Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street right-of-way (ROW) and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Butler Drive. The drainage systems along and within the Butler Drive ROW is included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

Area C: Elam Road

This portion of the study area includes a segment of Elam Road that extends from Joe B. Jackson northward to the existing City limits. A small portion of the property abutting the Elam Road annexation area is undeveloped. Annexation of the right of way would not affect development. The gap of Elam Road left in County's jurisdiction prevents the creation of an 'island' of unincorporated County. The area shown in pink would be an island if the entirety of the Elam Road were annexed. Currently, property to the west of the area shaded pink is within Rutherford County's jurisdiction. The area highlighted in yellow is a part of the City of Murfreesboro.



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 ROW immediately upon the effective date of annexation.

This annexation will have no negative impact on the Murfreesboro Police Department. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is located in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 3,200 linear foot segment of Elam Road. Elam Road is a 2-lane ditch section roadway. 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 \$5,100 with State Street Aid and General Fund as funding sources. The addition of the ROW will also result in \$800 of capital cost with State Street Aid and General Fund as funding sources.

Any new connections to the roadway must be approved by the City Engineer. Additionally, developments along this roadway may require participation in improvements to upgrade the roadway and ROW/easement dedication in accordance with the City's Substandard Street policy requirements. Street lights are already in place.

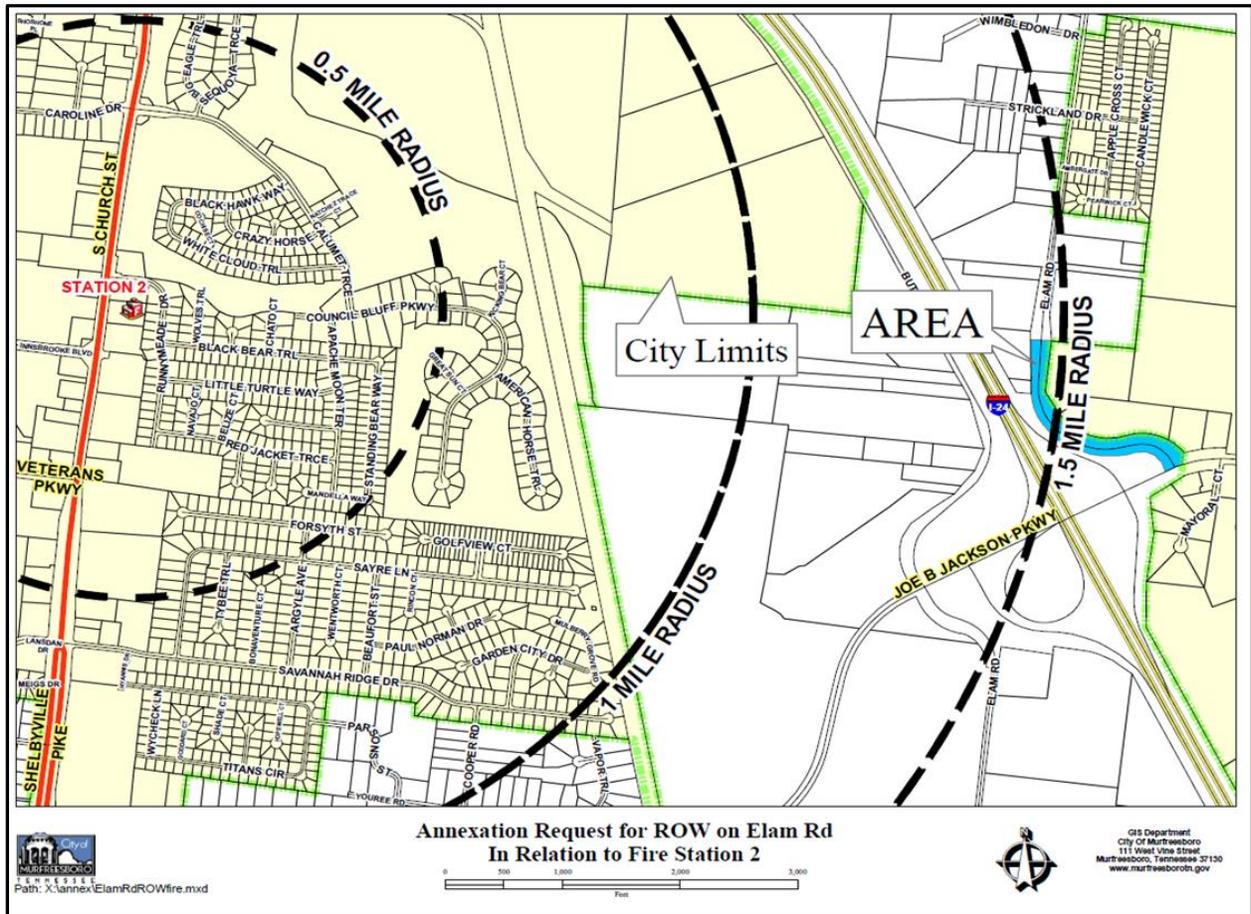
REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Elam Road to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that Elam Road operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service B.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Elam Road. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority

Having Jurisdiction (AHJ). The following map shows the study area in relation to the nearest fire department.



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Elam Road. The drainage systems along and within the Elam Road ROW is included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

Area D: Interstate 24 South of Medical Center Parkway

This portion of the study area includes a segment of I-24 that extends from Fortress Boulevard to near the Old Fort Parkway exit on I-24. The annexation study area includes only public right-of-way. This portion of I-24 is highly developed, having mostly commercial properties on the east/north and a mix of land uses on the west/south. It is not expected that annexation would impact future development along this corridor. The area highlighted in yellow is a part of the City of Murfreesboro.



POLICE PROTECTION

The Police Department (MPD) does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently, MPD does not patrol or respond to calls for service on the interstates that are incorporated into the City unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. MPD will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. This property is located in Police Zone #4.

STREETS AND ACCESS

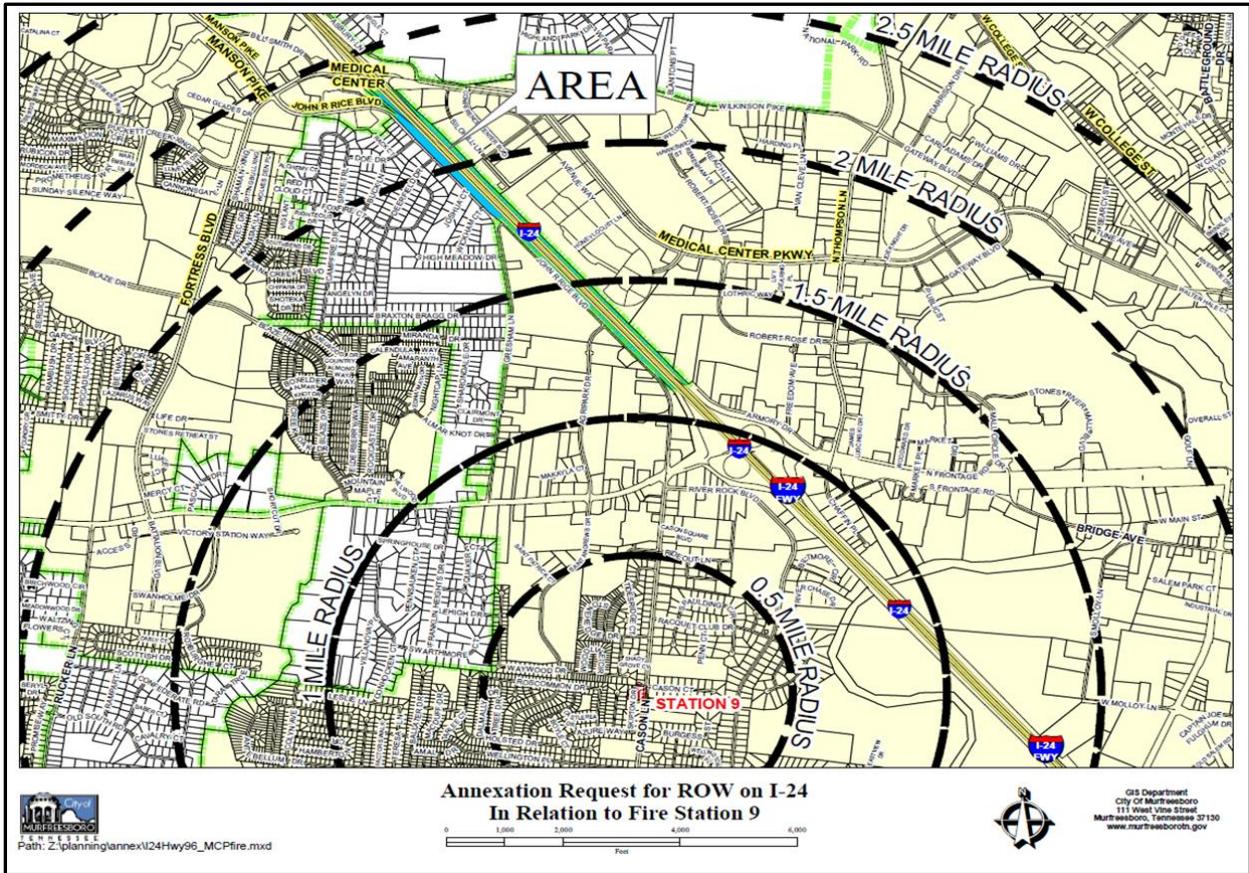
The annexation study area includes an approximately 7,600 linear foot segment of Interstate 24. The operation and maintenance of the interstate is the responsibility of the Tennessee Department of Transportation (TDoT) and no additional services or costs will be required from the Public Works Division.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 24 to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that Interstate 24 operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Interstate 24. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

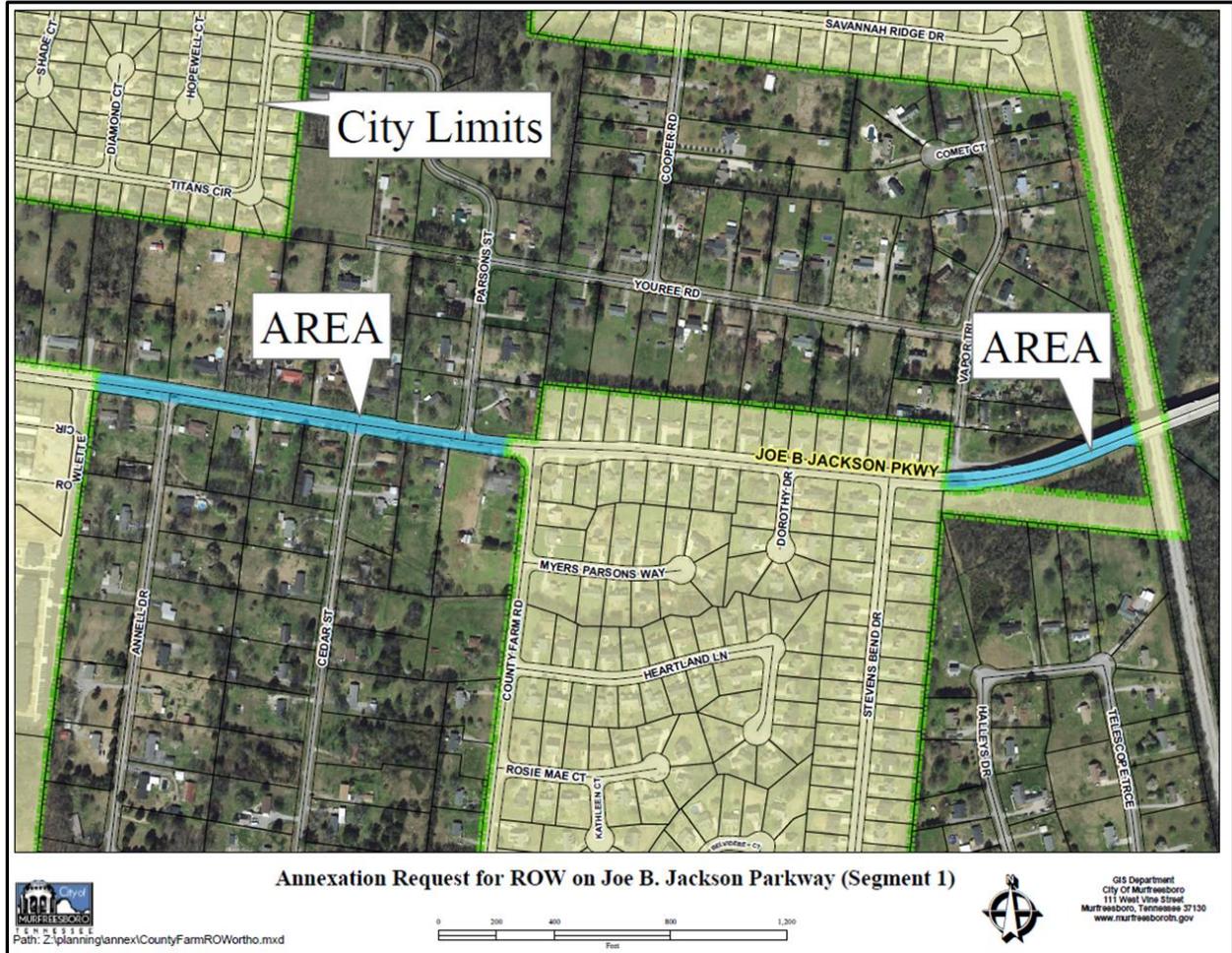
The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Interstate 24. The drainage systems along and within the Interstate 24 ROW is included in the study area and the study area has access to the roadway drainage systems. No additional public drainage systems or facilities are within the annexation study area.

Area E: Joe B. Jackson Parkway (Segment 1)

This portion of Joe B. Jackson Parkway extends from Willette Circle on the west to an existing railroad track on the east. A segment of this right-of-way is already incorporated into the City. The corridor is developed primarily with single-family dwelling units. The area highlighted in yellow is a part of the City of Murfreesboro.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes a total of approximately 8,200 linear feet of Joe B Jackson Parkway in two separate segments. There is approximately 2,500 linear feet of 5-lane ditch section, approximately 2,500 linear feet of 5-lane curb and gutter section, and approximately 3,200 linear feet of 3-lane curb and gutter section. The City is already responsible for the operation and maintenance of this street and there will be no additional services or costs required from the Public Works Division. Any new connections to the roadway must be approved by the City Engineer.

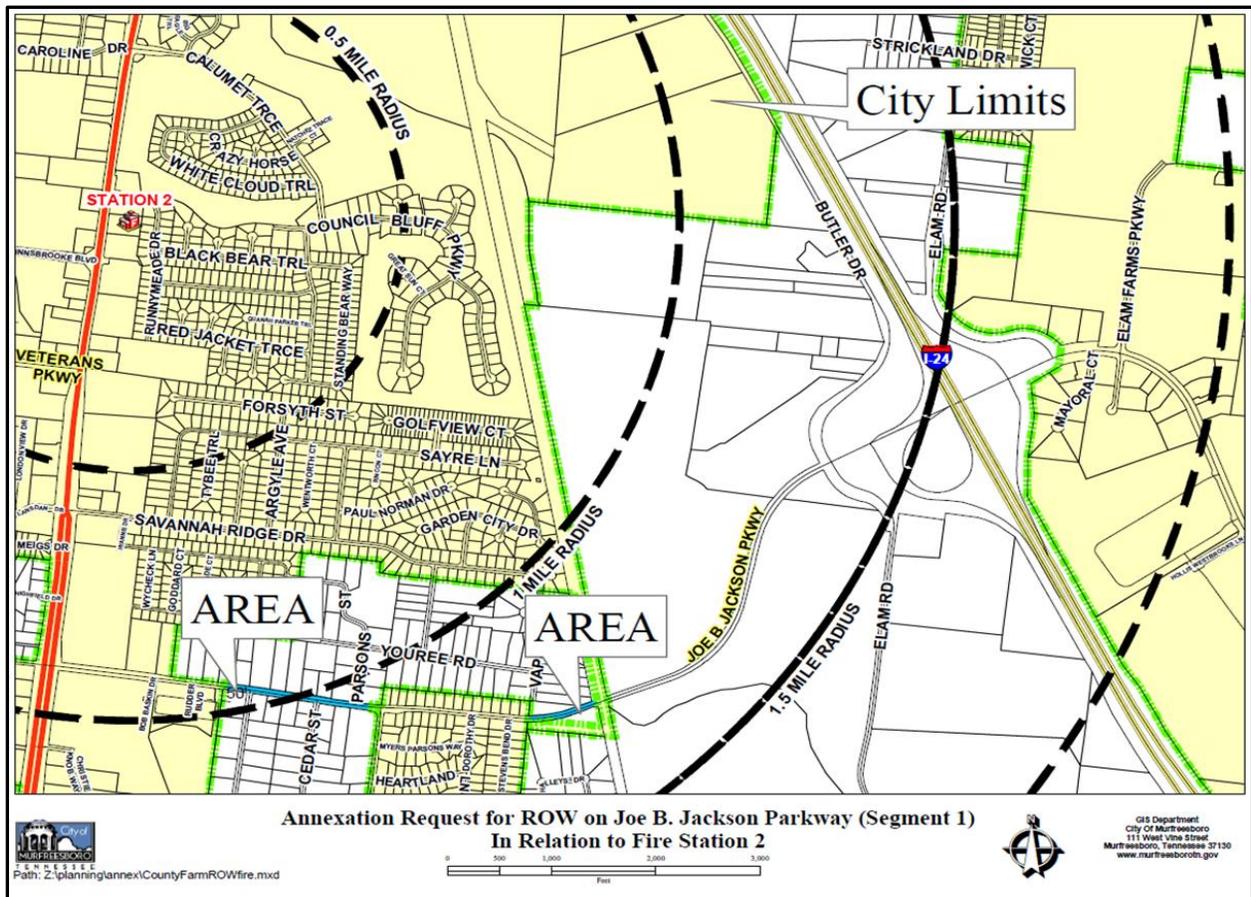
There is approximately 4,700 linear feet of Joe B Jackson Parkway within the study area that will require street lighting at the city's expense.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Joe B Jackson Parkway to be operating at a Level of Service A within the study area. The 2040 Level of Service Model indicates that Joe B Jackson Parkway operates at a Level of Service C/D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service C.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Joe B Jackson Parkway (segment 1). Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

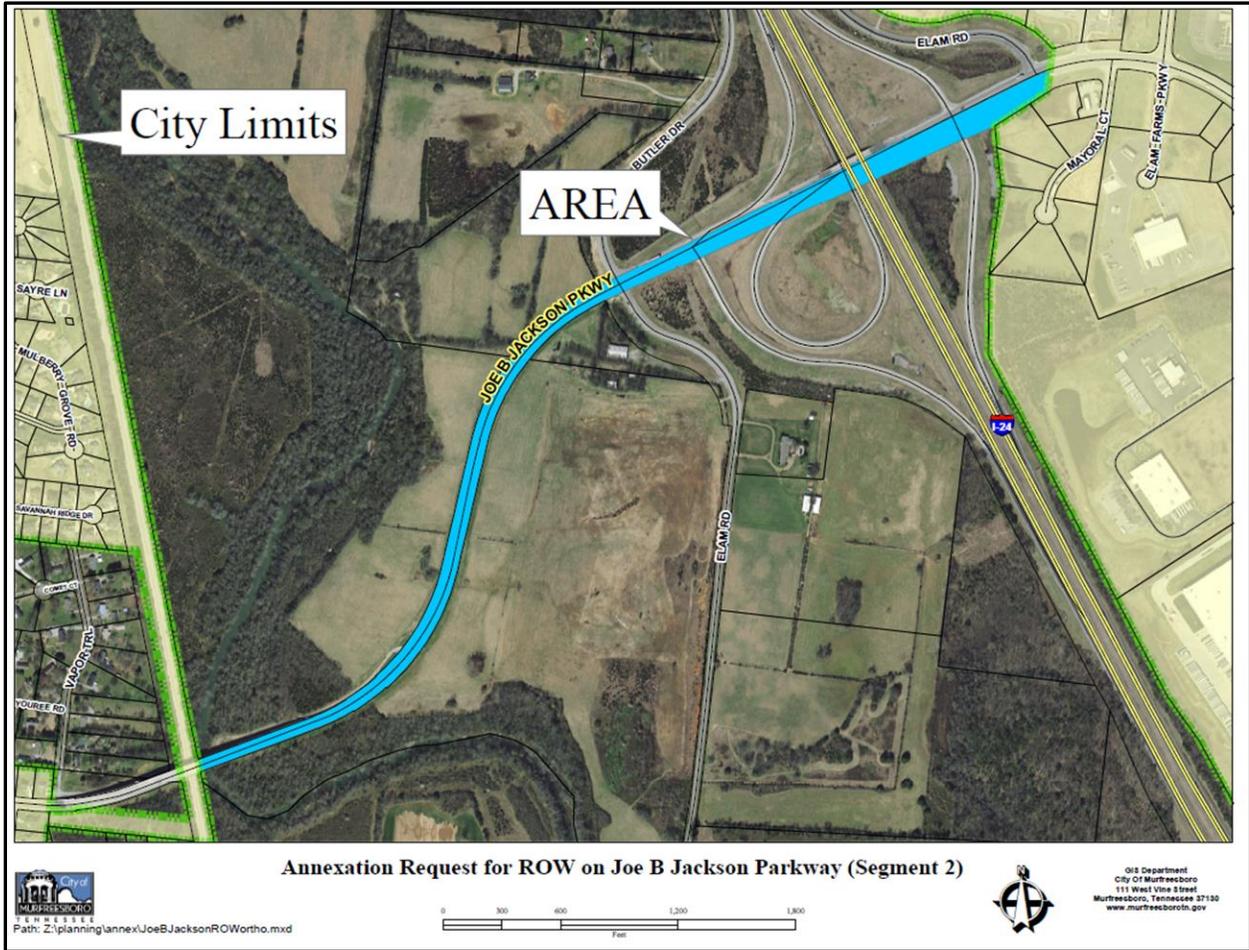
Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Joe B. Jackson Parkway. The drainage systems along and within Joe B Jackson Pkwy ROW are included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. 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 be approved by the City Engineer and constructed to City standards.

Area F: Joe B. Jackson Parkway (Segment 2)

This portion of the study area includes a segment of Joe B. Jackson Parkway that extends from the railroad track on the west to Elam Road east of I-24. Currently this portion of the study area is undeveloped. However, future development should be expected in this area, and these properties would benefit from annexation into the city. When the city chooses to upgrade the road and install lighting, it may spur new development. The area highlighted in yellow on the map below is a part of the City of Murfreesboro.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes a total of approximately 8,200 linear feet of Joe B Jackson Parkway in two separate segments. There is approximately 2,500 linear feet of 5-lane ditch section, approximately 2,500 linear feet of 5-lane curb and gutter section, and approximately 3,200 linear feet of 3-lane curb and gutter section. The City is already responsible for the operation and maintenance of this street and there will be no additional services required from the City Public Works Division. Any new connections to the roadway must be approved by the City Engineer.

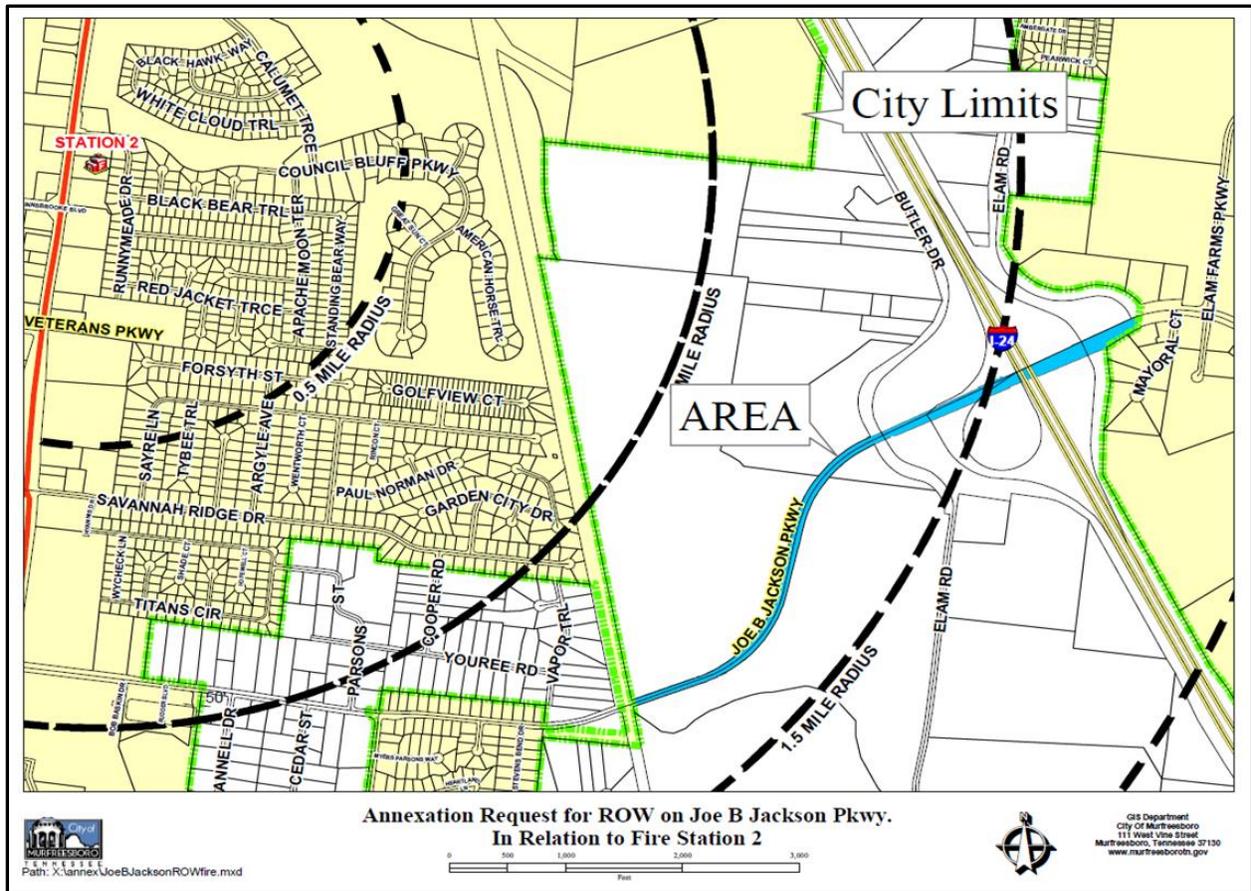
There is approximately 4,700 linear feet of Joe B Jackson Parkway within the study area that will require street lighting to be installed by MED at the city's expense. However, until easements can be obtained in the area installation of lights cannot take place.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Joe B Jackson Parkway to be operating at a Level of Service A within the study area. The 2040 Level of Service Model indicates that Joe B Jackson Parkway operates at a Level of Service C/D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service C.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Joe B Jackson Parkway (segment 2). Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

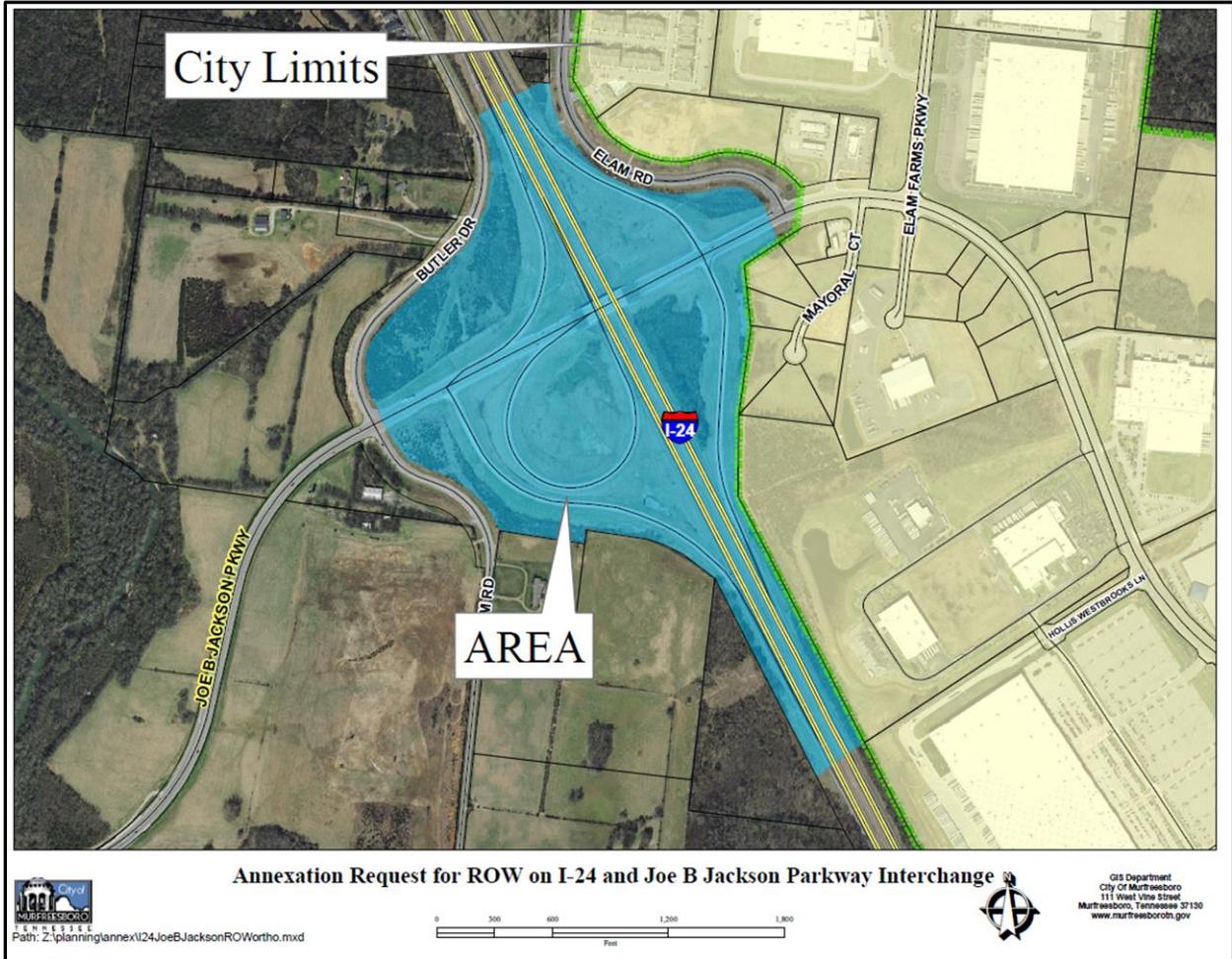
Drainage

The study area drains to the ROW of Joe B. Jackson Parkway. The drainage systems along and within Joe B Jackson Pkwy ROW are included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. 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 be approved by the City Engineer and constructed to City standards.

Area G: Interstate 24 and Joe B. Jackson Parkway Interchange

This portion of the study area includes only public right-of-way at the Interstate 24 and Joe B. Jackson interchange. Commercial development currently exists along the southeastern portion of the interchange. The area highlighted in yellow on the map below is a part of the City of Murfreesboro.



POLICE PROTECTION

The Police Department (MPD) does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently, MPD does not patrol or respond to calls for service on the interstates that are incorporated into the City unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. MPD will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. This area is located in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 3,800 linear foot segment of Interstate 24 including the interchange at Joe B Jackson Parkway. The operation and maintenance of the interstate and interchange including the bridge are the responsibility of the Tennessee Department of Transportation (TDoT). No additional connections or access are permitted at the interchange by requirements of TDoT.

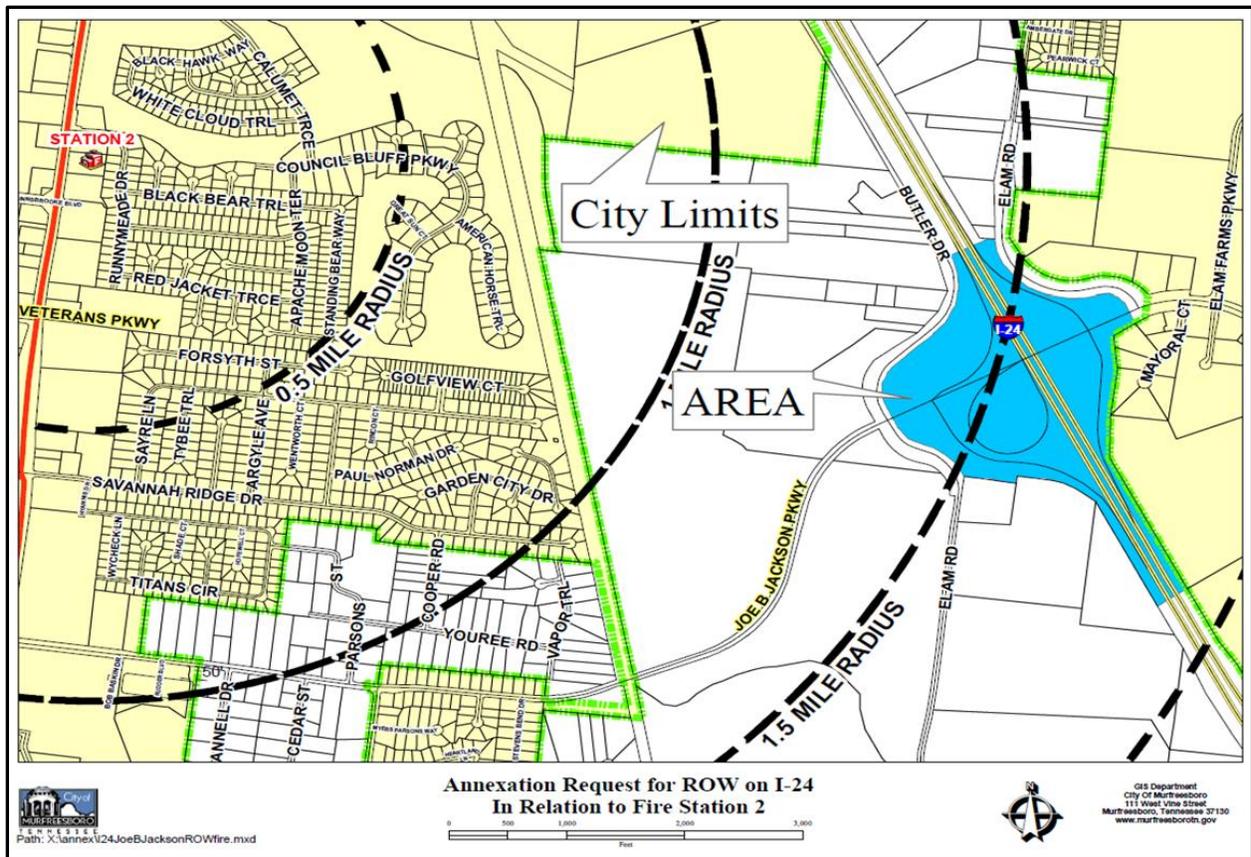
This interchange has been studied by TDoT for improvements. The improvements could be done as a local program project with TDoT. Capital improvements costs for lighting and temporary signals are estimated to be \$600,000 with State and Federal participation as the funding source. The long-term operation and maintenance is estimated to be \$10,000 per year with the General Fund as the funding source.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 24 to be operating at a Level of Service C/D within the study area. The 2040 Level of Service Model indicates that Interstate 24 will operate at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, Interstate 24 will operate at a level of service C/D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls at the Interstate 24 and Joe B. Jackson interchange. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

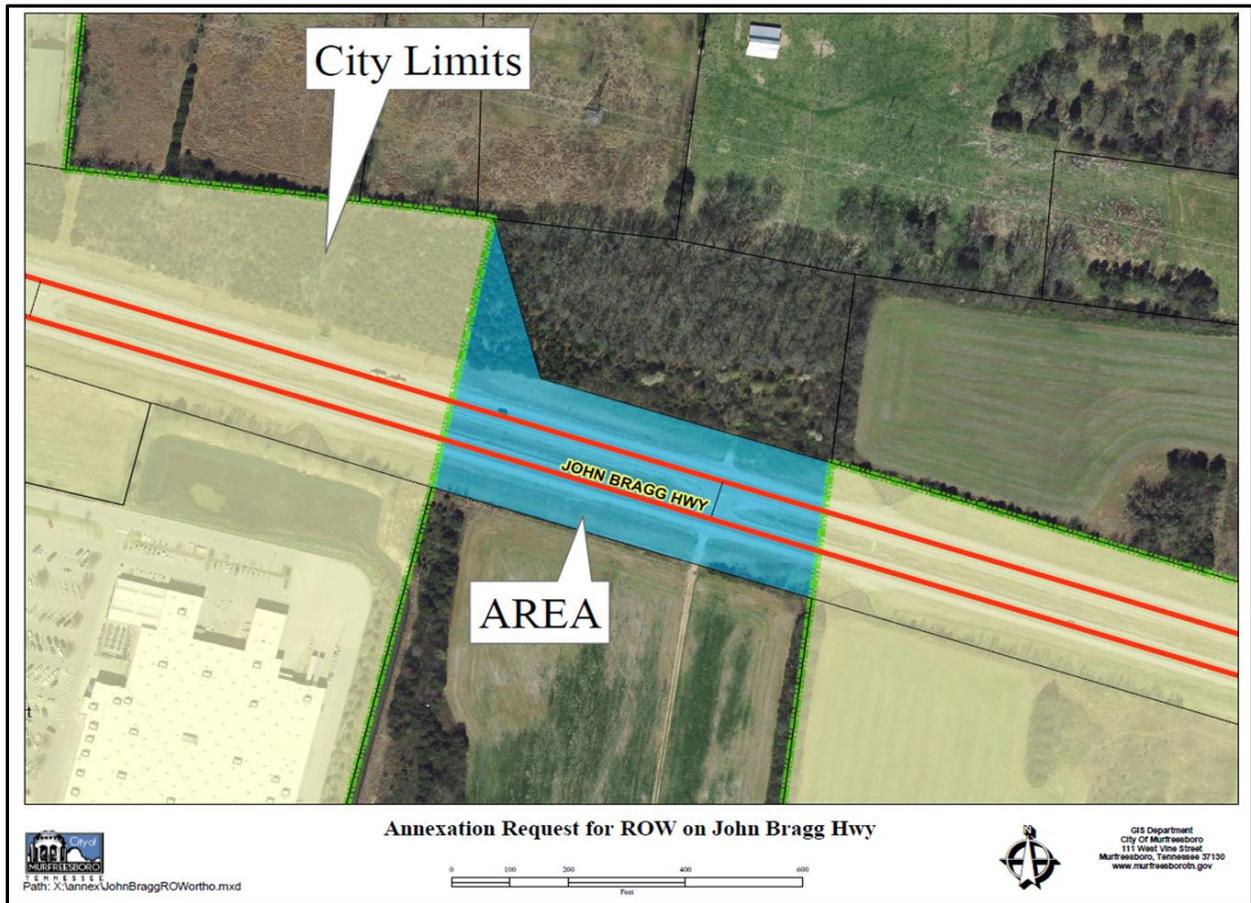
The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW Interstate 24. The drainage systems along and within the interstate ROW is included in the study area and the study area has access to the roadway drainage systems. No additional public drainage systems or facilities are within the annexation study area.

Area H: John Bragg Highway

This portion of the study area includes a 700-linear foot segment of John Bragg Highway east of South Rutherford Boulevard. Currently, properties lying adjacent to this portion of the study area are undeveloped. However, future development should be expected in this area, and these properties would benefit from annexation into the city. The annexation of this portion of John Bragg Highway closes a gap in City jurisdiction regarding the ROW. Annexation of this right-of-way would create an island of unincorporated County as demonstrated in pink in the adjacent map. The yellow highlighted area is within the City.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #5.

STREETS AND ACCESS

The annexation study area includes an approximately 700 linear foot segment of John Bragg Highway (SR 70S). Upon annexation, the City will provide routine maintenance on John Bragg Highway through the State Maintenance Contract with TDoT. It is anticipated that routine maintenance activities will generate approximately \$1,600 in contract payments per year.

New connections and improvements to John Bragg Highway must be approved by the City Engineer and TDoT. No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be approved by the City Engineer and constructed to City standards. Street lights are already in place.

REGIONAL TRAFFIC AND TRANSPORTATION

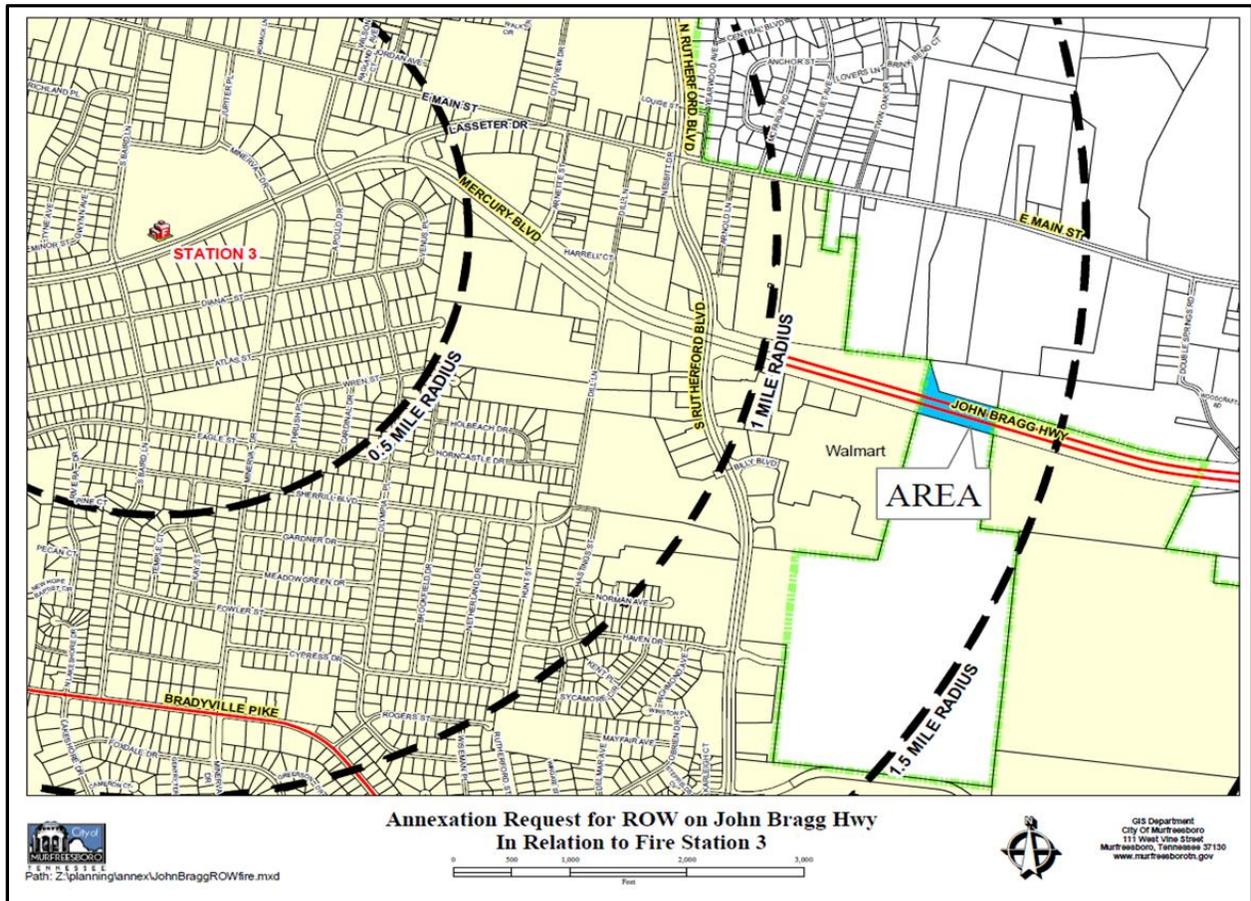
The 2014 Level of Service Model in the 2040 Major Transportation Plan shows John Bragg Highway to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that John Bragg Highway operates at a Level of Service C without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service C.

The annexation study area only includes public ROW. Any new connections to the roadway must be approved by the City Engineer and TDoT.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of John Bragg Highway. Rutherford County responds with a tanker. There would be no additional cost to the

department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

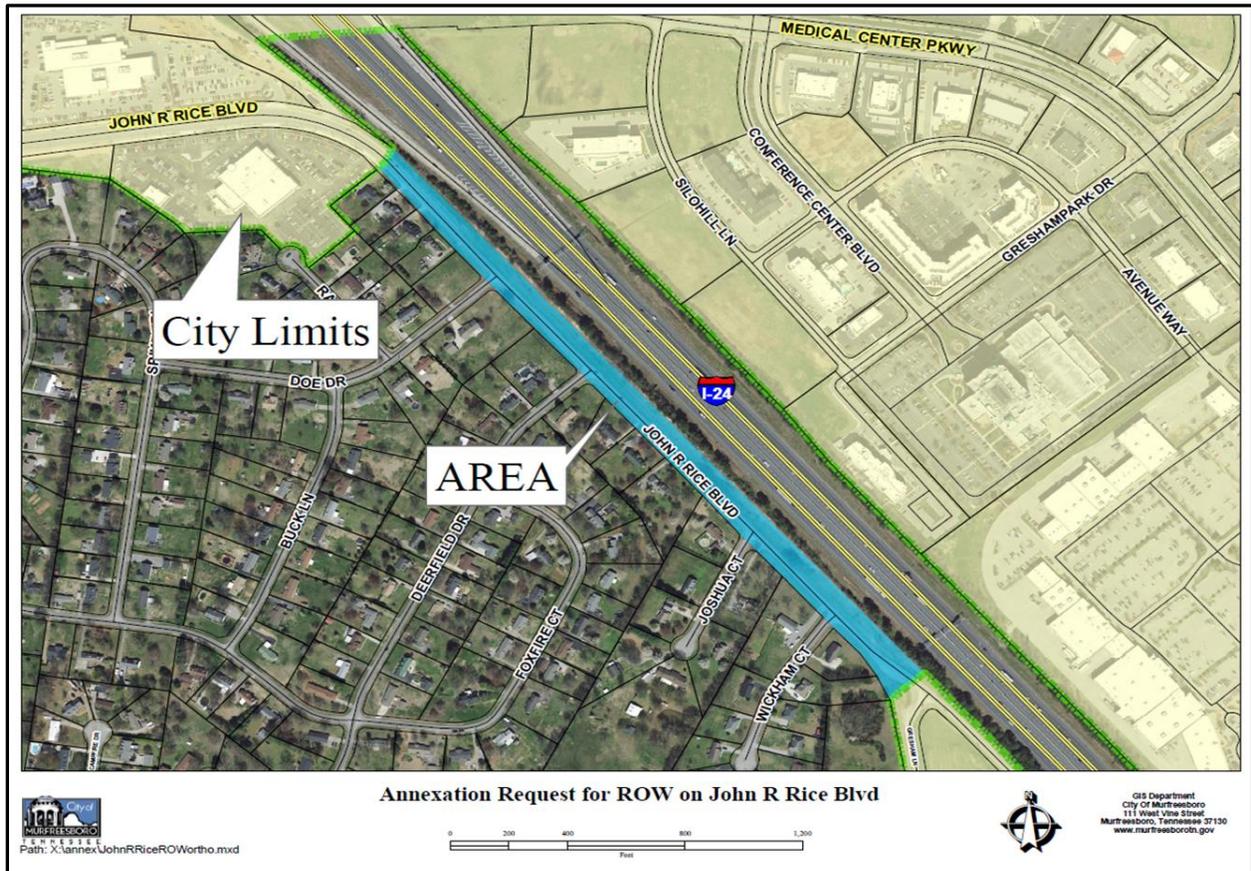
Drainage

The study area drains to the ROW of John Bragg Highway. The drainage systems along and within the John Bragg Highway ROW are included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the Annexation Study Area.

Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

Area I: John R. Rice Boulevard

This portion of the study area includes a segment of John R. Rice Boulevard, which runs parallel to Interstate 24. Along this portion of John R. Rice Boulevard, residential uses are prominent on the west, while Interstate 24 lies to the east. The yellow highlighted area is within the City.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 2,700 linear foot segment of John R Rice Boulevard. John R Rice Boulevard is a 2-lane ditch section roadway. 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 \$4,200 with State Street Aid and General Fund as funding sources. The addition of the ROW will also result in \$665 of capital cost with State Street Aid and General Fund as funding sources.

John R Rice Boulevard is on the Major Transportation Plan for upgrades to a 3-lane curb and gutter section. Any new connections to the roadway must be approved by the City Engineer. Additionally, developments along this roadway may require participation in improvements to upgrade the roadway and ROW/easement dedication in accordance with the City's Substandard Street policy requirements.

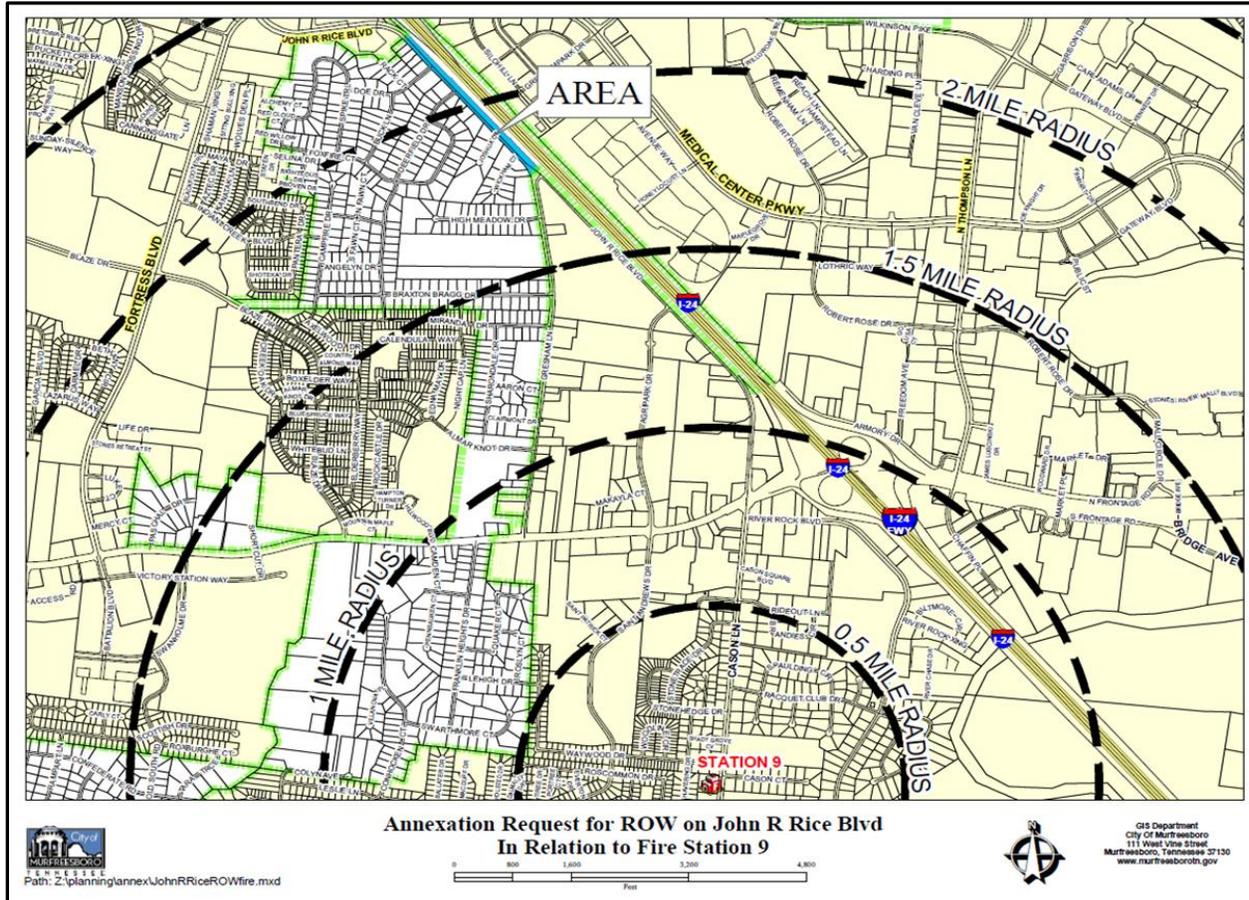
There currently is no street lighting on John R Rice Boulevard within the study area and lighting would be necessary to bring the road to city standards. MED is not able to install streetlights as MTEMC has an overhead electric line between MED's lines and the roadway. Configuration could change with the pending road project on John R Rice Blvd.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows John R Rice Boulevard to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that John R Rice Boulevard operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of John R. Rice Boulevard. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

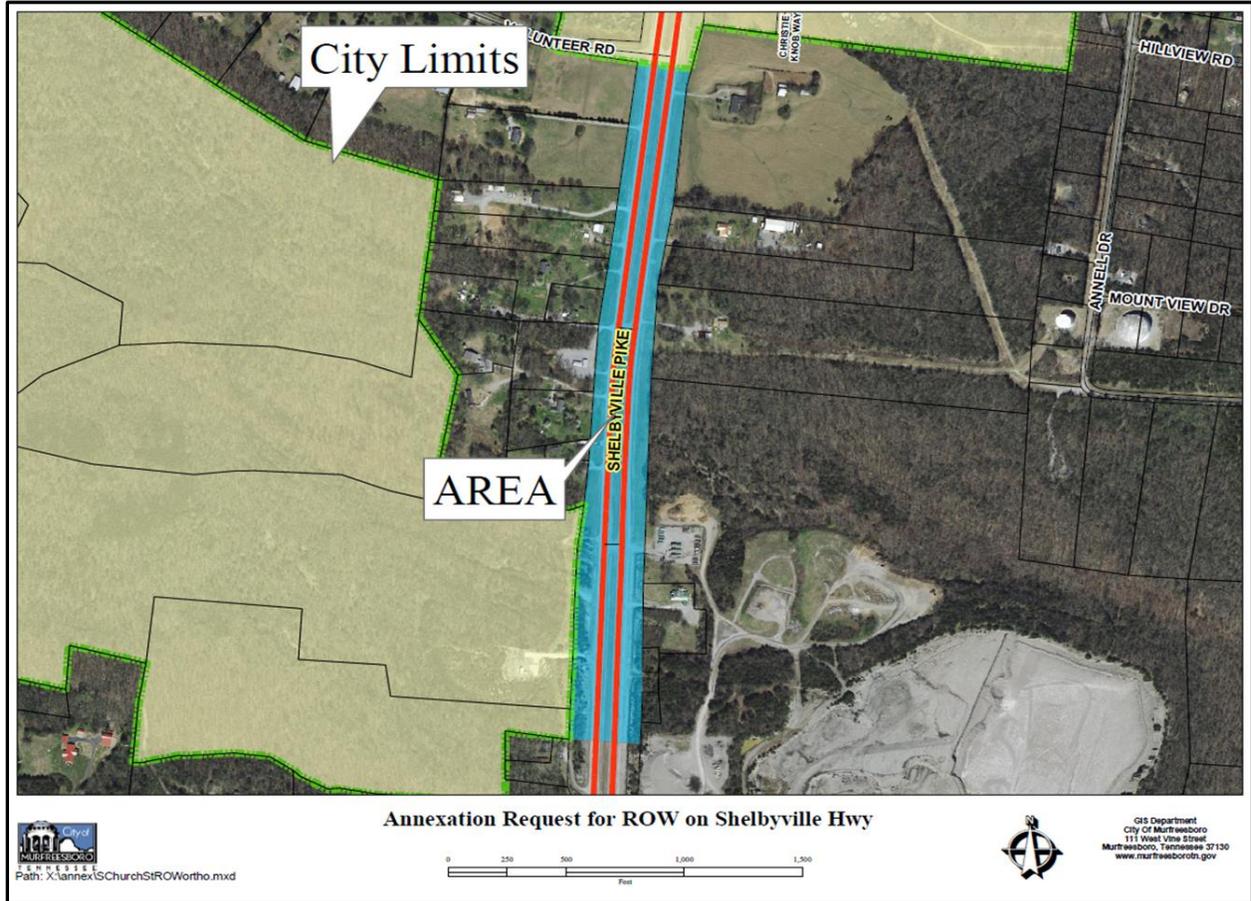
Drainage

The study area drains to the ROW of John R. Rice Boulevard. The drainage systems along and within the John R Rice Boulevard ROW is included in the study area and the study area has

access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the annexation study area. Funding for the public drainage system operation and maintenance is anticipated from the Stormwater Utility Fee. Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

Area J: Shelbyville Pike

This portion of the study area includes a segment of Shelbyville Pike south of Volunteer Road. Land uses include large-lot single-family residential, a church, an industrial use, and undeveloped lots. Annexing this portion of Shelbyville Pike creates an island of unincorporated County. The yellow highlighted area is located within the City.



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. The Police Department will not require any other resources to incorporate the requested area of annexation. The Murfreesboro Police Department can provide police services to the property as it currently exists with no additional fiscal impact. This property is in Police Zone #7.

STREETS AND ACCESS

The annexation study area includes an approximately 3,200 linear foot segment of Shelbyville Pike (US 231/SR 10). Upon annexation, the City will provide routine maintenance on Shelbyville Pike through the State Maintenance Contract with TDoT. It is anticipated that routine maintenance activities will generate approximately \$7,400 in contract payments per year.

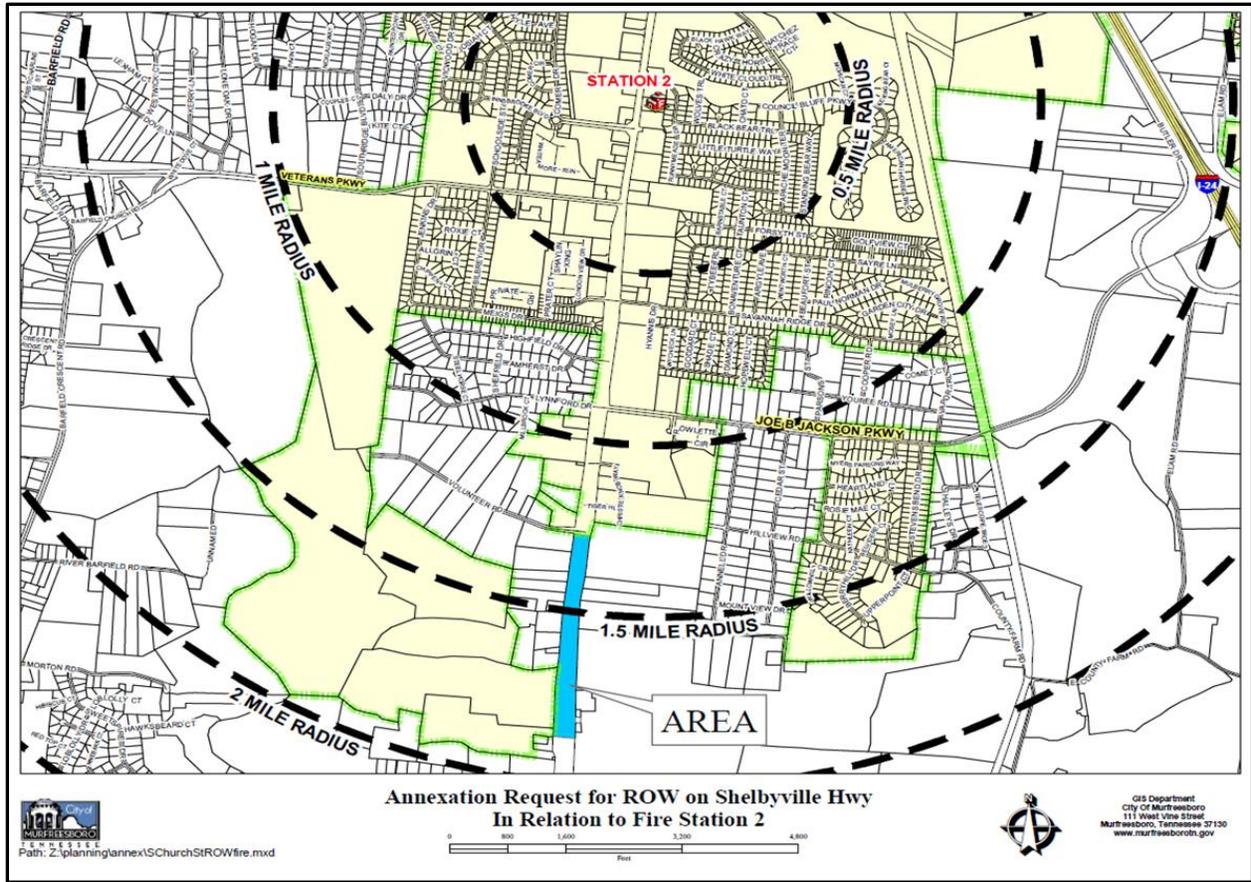
New connections and improvements to Shelbyville Pike must be approved by the City Engineer and TDoT. No additional public roadways are included in the study area. Any future public roadway facilities to serve the study area must be approved by the City Engineer and constructed to City standards. Street lights are already in place.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Shelbyville Pike to be operating at a Level of Service C within the study area. The 2040 Level of Service Model indicates that Shelbyville Pike operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 plan, this section of roadway will operate at a level of service C/D.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue currently responds to calls on this section of Shelbyville Pike. Rutherford County responds with a tanker. There would be no additional cost to the department because the service already exists. The change would simply be the Authority Having Jurisdiction (AHJ).



STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

Upon annexation, stormwater management services provided by the City of Murfreesboro will be available to the study area. The annexation study area is limited to the public street ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Shelbyville Pike. The drainage systems along and within the Shelbyville Pike ROW are included in the study area and the study area has access to the roadway drainage systems. Routine operation and maintenance costs for the drainage system integral to the public roadways are included in the public roadway annualized costs. No additional public drainage systems or facilities are within the annexation study area. Any new public drainage facilities proposed to serve the study area in the future must be approved by the City Engineer and constructed to City standards.

ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that the annexed area 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.

APPENDIX A: SUMMARY OF COSTS

SUMMARY OF COST							
	Public ROW Maintenance	Fund	Annual Capital	Fund	Initial Capital Improvement*	Fund	Contract Payments
Interstate 24/840 Interchange	NO COST						
Butler Drive	\$6,700	State Aid/ General Fund	\$1,000	State Aid/ General Fund			
Joe B Jackson Pkwy @ County Farm Rd	City Currently responsible for the operation and maintenance						
Elam Road	\$5,100	State Aid/ General Fund	\$800	State Aid/ General Fund			
Interstate 24	NO COST						
Interstate 24/Joe B Jackson Interchange	\$10,000	General Fund			\$600,000	Participation from State and Federal	
Joe B Jackson Pkwy	City Currently responsible for the operation and maintenance						
John Bragg Highway							\$1,600
John R Rice Blvd	\$4,200	State Aid/ General Fund	\$665	State Aid/ General Fund			
Shelbyville Highway							\$7,400

COUNCIL COMMUNICATION

Meeting Date: 5/2/19

Item Title: Plan of Services and Annexation for I-24 Right-of-Way Between South Church Street and Joe B Jackson Parkway
[Public Hearing Required] (First Reading)

Department: Planning

Presented By: Matthew Blomeley, AICP, Assistant Planning Director

Requested Council Action:

Ordinance	<input type="checkbox"/>
Resolution	<input checked="" type="checkbox"/>
Motion	<input type="checkbox"/>
Direction	<input type="checkbox"/>
Information	<input type="checkbox"/>

Summary

Annexation of approximately 8,100 linear feet (57.8 acres) of I-24 right-of-way in between South Church Street and Joe B Jackson Parkway.

Staff Recommendation

Conduct a public hearing and approve the Plan of Services and the requested annexation. The Planning Commission unanimously recommended approval of the annexation request and plan of services by a vote of 7-0.

Background Information

The Murfreesboro Fire and Rescue Department has initiated a petition of annexation [2019-502] for approximately 8,100 linear feet (57.8 acres) of I-24 right-of-way in between South Church Street and Joe B Jackson Parkway. The City developed its plan of services for this area. Because the study area consists entirely of right-of-way, there is no companion zoning request for this annexation. During its regular meeting on March 6, 2019, the Planning Commission conducted a public hearing on this matter. After the public hearing, the Planning Commission discussed the matter and then voted to recommend its approval.

Council Priorities Served

Engaging Our Community

Public hearings are the official source of public input from stakeholders for annexation petitions and plans of services.

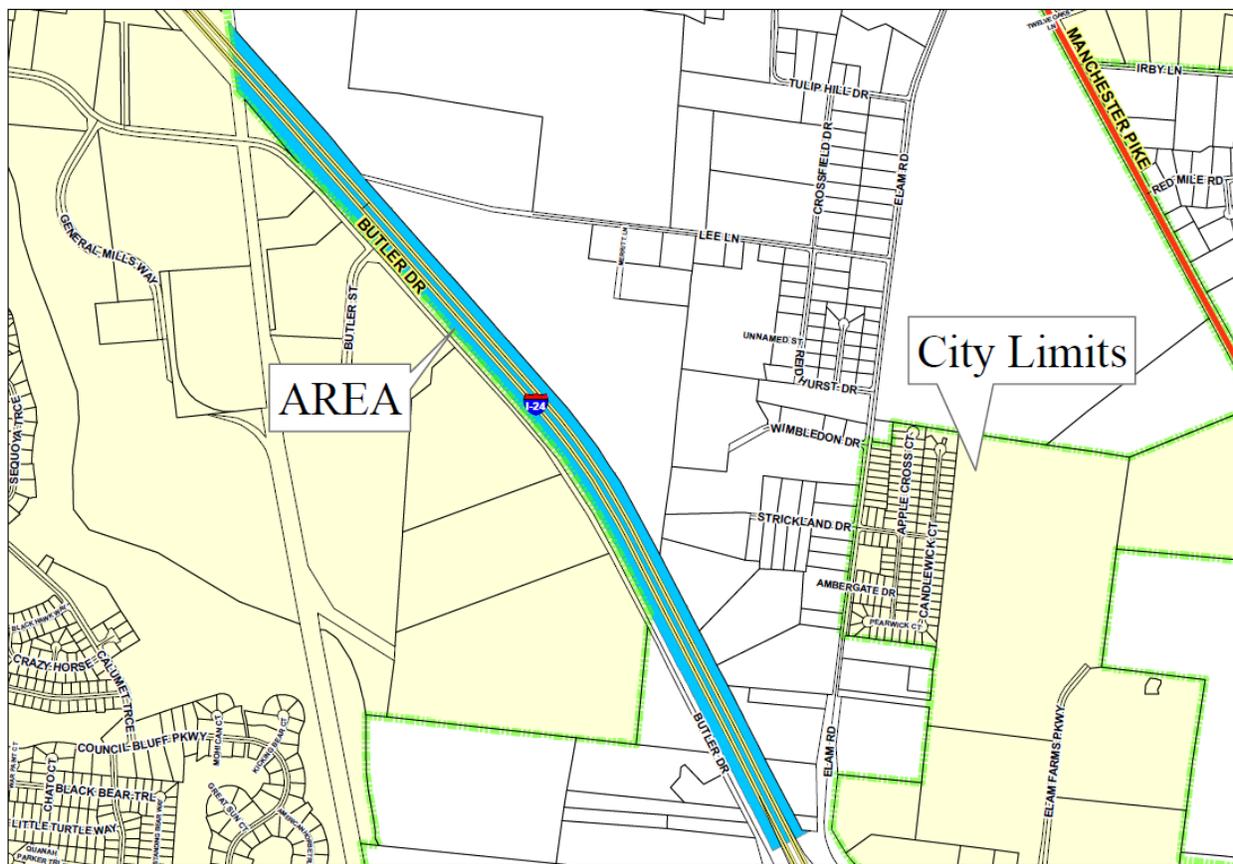
Attachments:

1. Resolution 19-R-PS-07
2. Resolution-19-R-A-07

3. Map of the area
4. Planning Commission staff comments
5. Planning Commission minutes in draft form
6. Plan of services
7. Other miscellaneous exhibits

**MURFREESBORO PLANNING COMMISSION
STAFF COMMENTS
MARCH 6, 2019
PROJECT PLANNER: DIANNA TOMLIN**

3.b. Annexation plan of services and annexation petition [2019-502] for approximately 8,100 linear feet of Interstate 24 right-of-way located between South Church Street (exit 81) and Joe B Jackson Parkway (exit 84), City of Murfreesboro Fire and Rescue Department applicant.



Annexation Request for ROW on I-24 (North of Joe B Jackson Parkway)



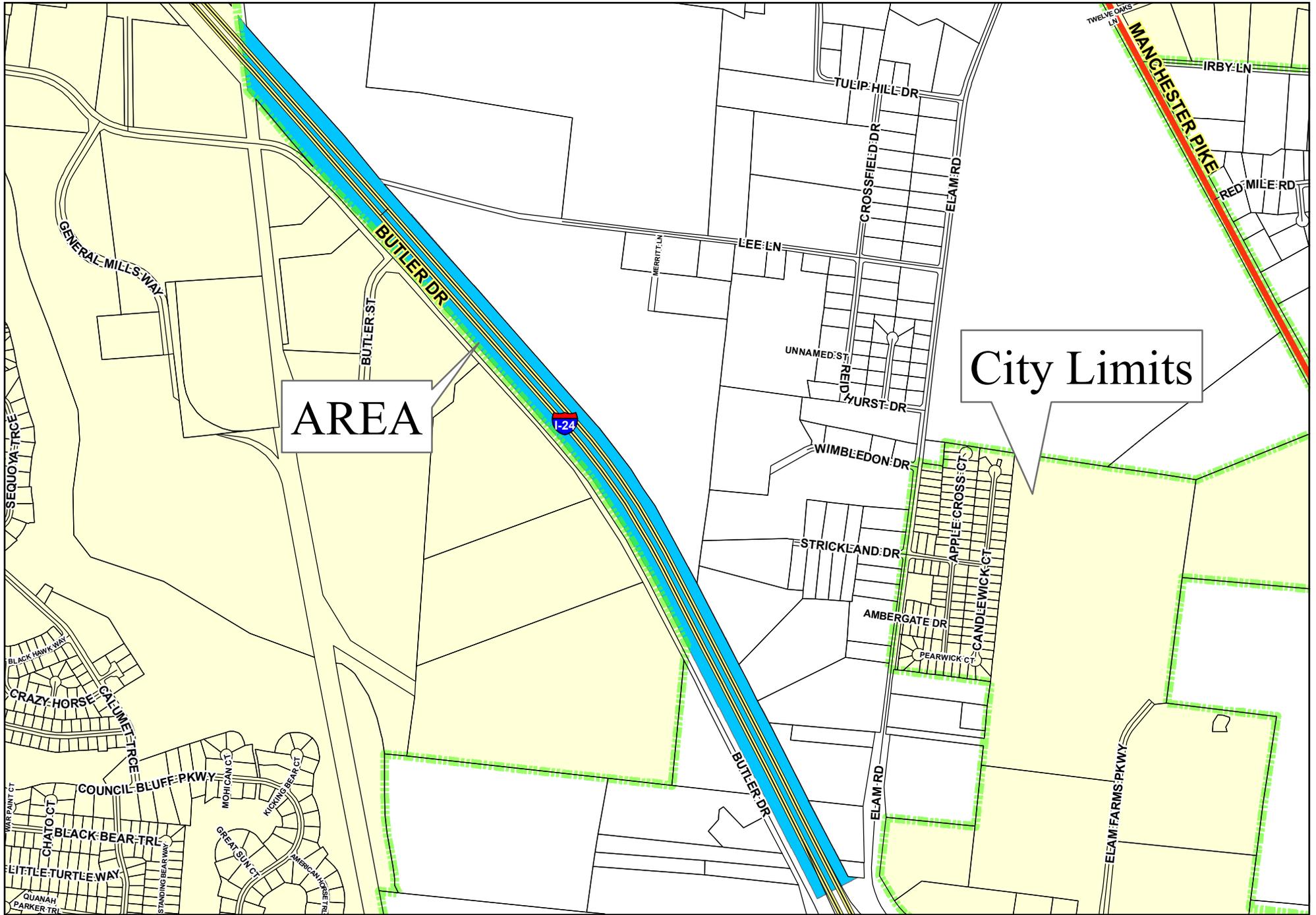
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018 Department
City of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov

Staff has prepared a Plan of Services, which is included in the agenda packet, for this proposed annexation. Considering the vicinity of the subject property relative to the existing City limits and City services, the annexation should be smoothly implemented. The Planning Commission will need to conduct a public hearing on

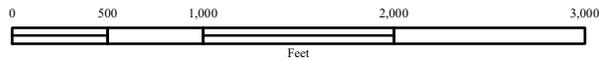
this annexation petition and plan of services, after which it will need to discuss this matter and then formulate a recommendation for City Council. There is no accompanying rezoning application.



Annexation Request for ROW on I-24 (North of Joe B Jackson Parkway)



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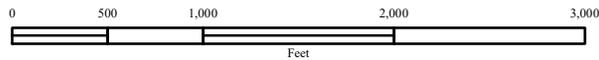
GIS Department
City Of Murfreesboro
111 West Vine Street
Murfreesboro, Tennessee 37130
www.murfreesborotn.gov



Annexation Request for ROW on I-24 (North of Joe B Jackson Parkway)



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

**Annexation Report for
I-24 Right-of-Way
Located Between South Church Street (Exit 81)
And Joe B Jackson Parkway (Exit 84),
Including Plan of Services
(File 2019-502)**



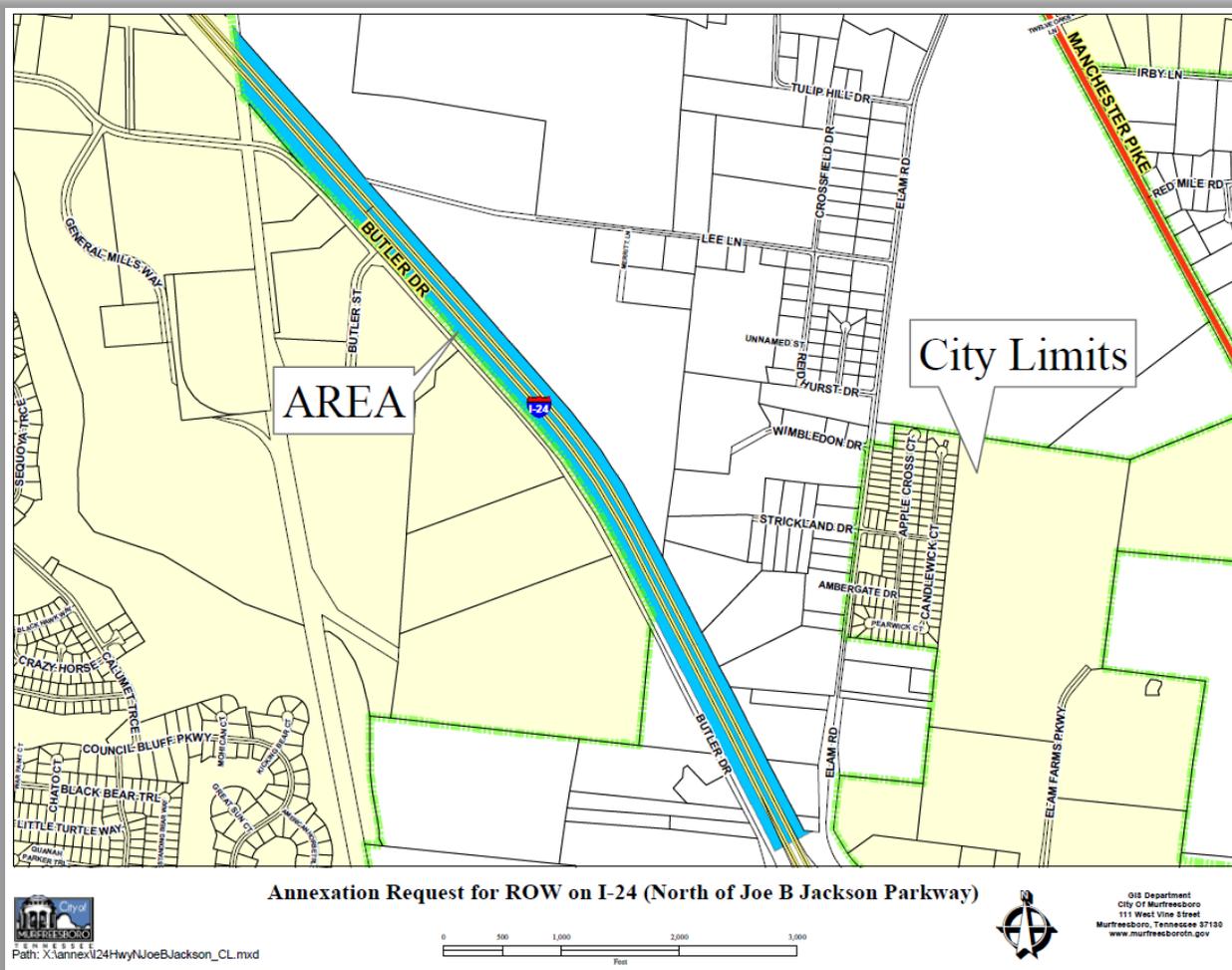
**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
MARCH 6, 2019**

INTRODUCTION

Overview

The Murfreesboro Fire and Rescue Department (MFRD) has requested annexation of this segment of Interstate 24 right-of-way (ROW) located adjacent to current City boundaries in between South Church Street (Exit 81) and Joe B Jackson Parkway (Exit 84). The purpose of the annexation request is to establish the MFRD's role as the Authority Having Jurisdiction (AHJ) along the subject right-of-way. Currently, the MFRD has a mutual/automatic aid response agreement with the Rutherford County Fire Department for the portion of Interstate 24 included in this annexation request. By annexing this area into the City, MFRD would become the AHJ, which could reduce emergency response times and establish a clear authority in emergency situations.

The total study area is approximately 8,100 linear feet of Interstate 24 ROW, or 57.8 acres. The ROW segment is within the City of Murfreesboro's Urban Growth Boundary. The ROW proposed for annexation is highlighted on the following map.



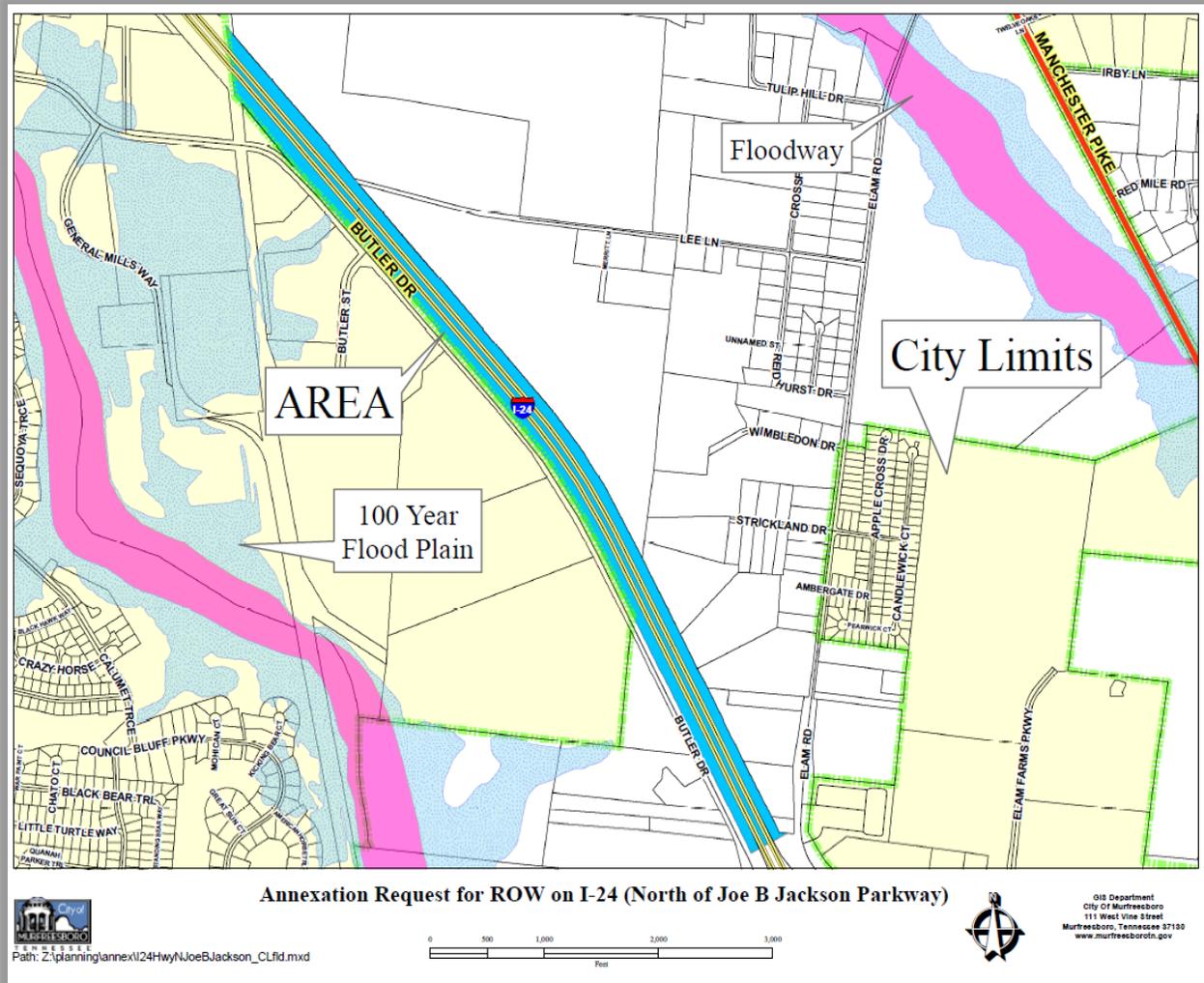
PLAN OF SERVICES

PLANNING, ENGINEERING, AND ZONING SERVICES

The City of Murfreesboro is supportive of this annexation, as it will help to ensure public health, safety and welfare on public roads by responding to emergency situations in the fastest, most efficient way possible.

FLOODWAY

This ROW is not located in the floodway or the 100-year floodplain. The map below shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



ELECTRIC SERVICE AND STREET LIGHTING

Murfreesboro Electric Department (MED) and Middle Tennessee Electric Membership Corporation (MTEMC) have no objection to the annexation, as it will not have a negative impact on either electric provider.

The Tennessee Department of Transportation (TDOT) is currently performing a safety audit for the interchange at Joe B Jackson Parkway and I-24 which includes an evaluation of the lighting at the interchange. Should TDOT include the lighting components in the overall project, the City will be responsible for maintaining the lighting. In addition, should TDOT determine in the future that additional lighting is necessary along the segment of ROW being considered for annexation, the City will be responsible for its maintenance.

WATER AND SANITARY SEWER SERVICE

The annexation of this ROW should have no impact on existing or proposed water and sewer services.

SOLID WASTE COLLECTION

The Murfreesboro Solid Waste Department provides trash collection services throughout the City. However, the study area includes no private property; therefore, the Solid Waste Department will not be impacted by the annexation.

BUILDING AND CODES

The study area will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. However, because the study area consists of public ROW only, codes enforcement should not be necessary. No additional costs are expected.

RECREATION

The Murfreesboro Parks and Recreation Department operates parks and recreational facilities throughout the City for residents of the City of Murfreesboro. However, because the study area consists of public ROW only, public parks and recreational facilities should not be impacted.

CITY SCHOOLS

The study area will fall within the jurisdiction of the Murfreesboro City School system, which serves all properties within the boundaries of the City of Murfreesboro. However, because the study area consists of public ROW only, public schools should not be impacted.

GEOGRAPHIC INFORMATION SYSTEMS

The property is located within the area photographed and digitized as part of the City's Geographic Information Systems (GIS) program.

POLICE PROTECTION

The Murfreesboro Police Department (MPD) does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently they do not patrol or respond to calls for service on the interstates that are incorporated into the city unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. MPD will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. The area is in Police Zone #4.

STREETS AND ACCESS

The annexation study area includes approximately 8,100 linear feet of Interstate 24. The operation and maintenance of the interstate is the responsibility of the Tennessee Department of Transportation (TDoT) and no additional services will be required from the City of Murfreesboro Engineering or Streets Departments.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 24 to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that Interstate 24 operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 Plan, this section of roadway will operate at a level of service C.

STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

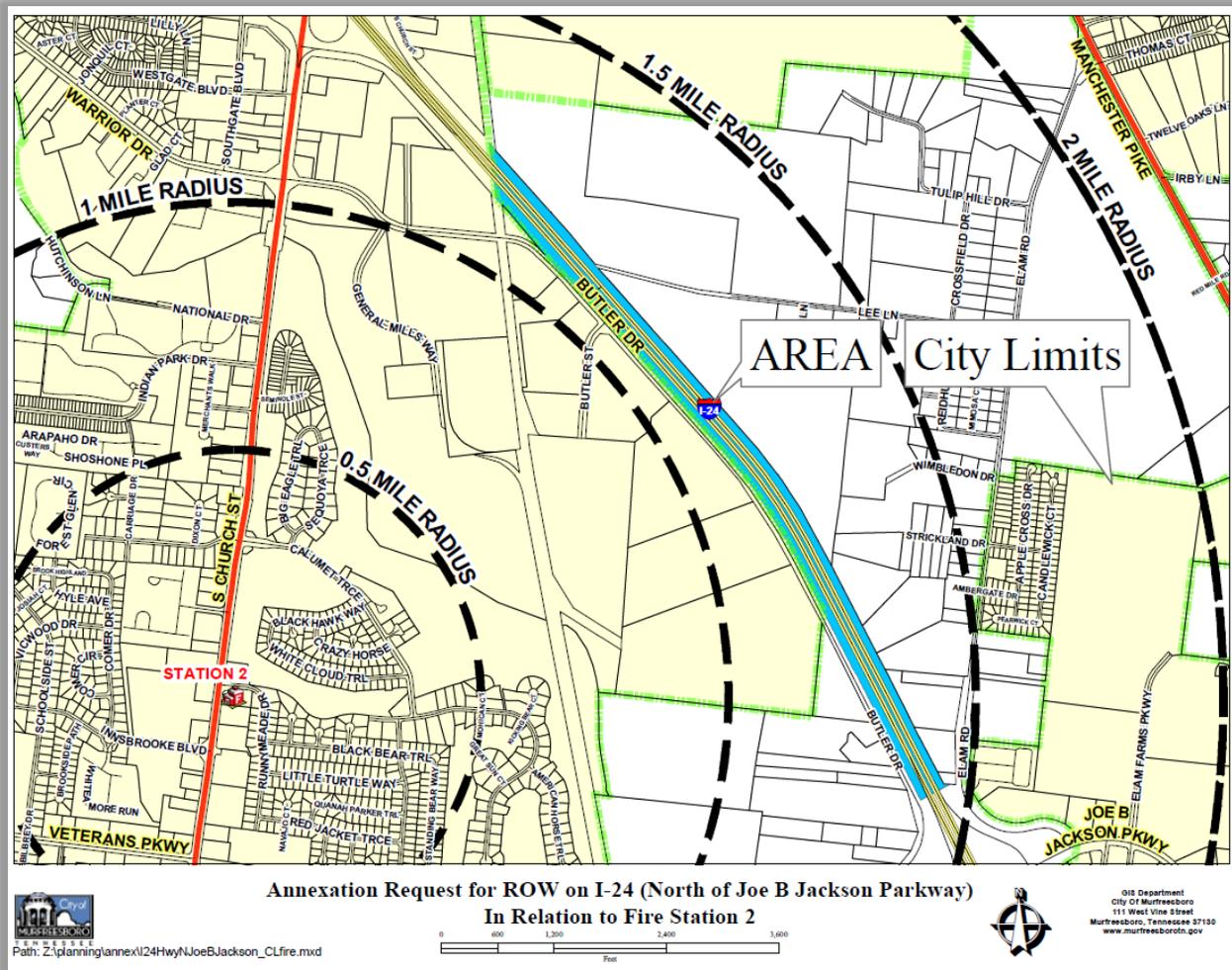
The annexation study area is limited to the public ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Interstate 24.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue Department (MFRD) currently responds to calls on this section of Interstate 24. Rutherford County follows with a tanker when necessary. There would be no additional cost to the MFRD because service is already provided in this area. Annexation of this area would allow MFRD to be the Authority Having Jurisdiction (AHJ). The map on the following page shows the study area in relation to the nearest fire department.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that the annexed area 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.

PRELIMINARY

Minutes of the
Murfreesboro Planning Commission
March 6th, 2019
Council Chambers 6:00 P.M.

Annexation plan of services and annexation petition [2019-502] for approximately 8,100 linear feet of Interstate 24 right-of-way located between South Church Street (exit 81) and Joe B Jackson Parkway (exit 84), City of Murfreesboro Fire and Rescue Department applicant. Mr. Matthew Blomeley summarized the staff report, which was made available in the agenda packet provided to the Planning Commission. This annexation request is to annex right-of-way along I-24 for Authority Having Jurisdiction for emergency services.

Chairman Bob Lamb opened the public hearing. No one came forward to speak for or against the zoning request; therefore, Chairman Bob Lamb closed the public hearing.

Mr. Ronnie Martin asked Mr. Blomeley if this was the only segment of I-24 right-of-way that was not annexed into the City. Mr. Blomeley replied that there are other segments of I-24 right-of-way that were approved for annexation by the Planning Commission in October 2019 but have not been to the City Council yet. Mr. Blomeley added that if those were to be approved by the City Council, this would be the only segment I-24 right-of-way not in the city's jurisdiction.

Mr. Eddie Smotherman made a motion to approve subject to all staff comments, seconded by Mr. Warren Russell. The motion carried by unanimous vote in favor.

Annexation plan of services and annexation petition [2019-501] for approximately 123 acres located along Lee Lane and I-24, Pinnacle Bank and Elizabeth Hoover Derryberry applicants. Ms. Margaret Ann Green summarized the staff report, which was made available in the agenda packet provided to the Planning Commission. Ms. Green explained that this annexation request is for three parcels located along South Rutherford Boulevard and Lee Lane, totaling 123 acres and 2,200 feet of right-of-way.

Ms. Kathy Jones and Mr. Ken Halliburton abstained from discussion and voting.

Chairman Bob Lamb opened the public hearing.

The following residents spoke during the public hearing:

- Diane Parker (2101 Wimbledon Road) asked the Planning Commission and Staff what type of notice the City is required to provide for annexation and rezoning.
- Lucille Nunley (1802 Lee Lane) opposed proposed annexation due to noise concerns.
- Joanne Plough (2232 Elam Road) opposed proposed annexation due to traffic concerns.
- James Jernigan (214 Second Avenue) had concerns about property lines and fencing.

PRELIMINARY

RESOLUTION 19-R-A-07 to annex approximately 8,100 linear feet (57.8 acres) along Interstate 24 right-of-way located between South Church Street (exit 81) and Joe B. Jackson Parkway (exit 84), and to incorporate the same within the corporate boundaries of the City of Murfreesboro, Tennessee, City of Murfreesboro Fire and Rescue Department, applicant. [2019-502]

WHEREAS, the Owner(s) of the territory identified on the attached map as the "Area Annexed" have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Services for such territory was adopted by **Resolution 19-R-PS-07** on May 2, 2019; and

WHEREAS, the Planning Commission held a public hearing on the proposed annexation of such territory on March 6, 2019 and recommended approval of the annexation; and

WHEREAS, the annexation of such territory is deemed beneficial for the welfare of the City of Murfreesboro as a whole.

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 territory identified on the attached map as the "Area Annexed" is hereby annexed to the City of Murfreesboro, Tennessee and incorporated within the corporate boundaries thereof.

SECTION 2. That this Resolution shall take effect upon its passage, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

ATTEST:

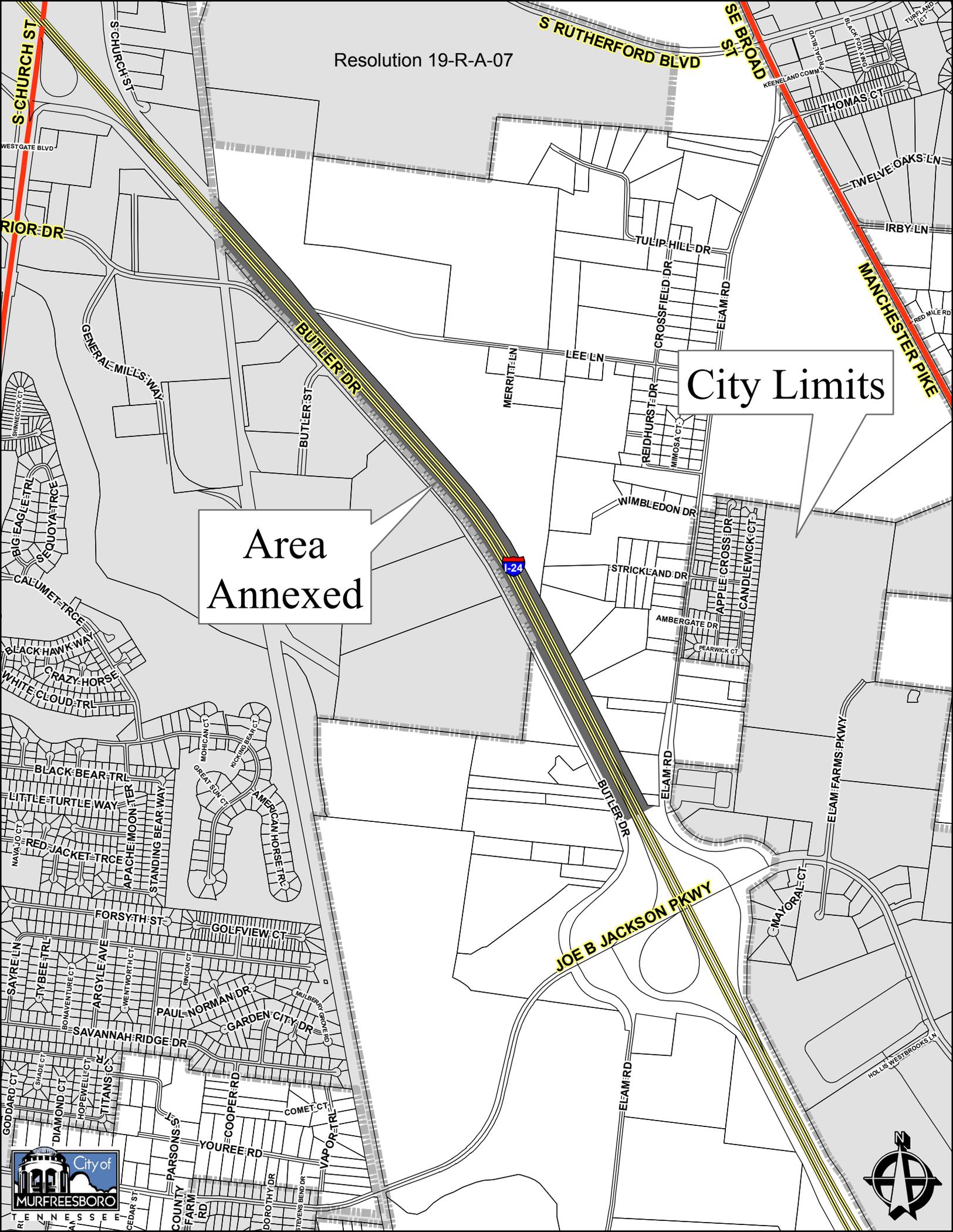
APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL

Resolution 19-R-A-07



Area
Annexed

City Limits



RESOLUTION 19-R-PS-07 to adopt a Plan of Services for approximately 8,100 linear feet (57.8 acres) along Interstate 24 right-of-way located between South Church Street (exit 81) and Joe B. Jackson Parkway (exit 84), City of Murfreesboro Fire and Rescue Department, applicant. [2019-502]

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 March 6, 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 May 2, 2019, pursuant to a Resolution passed and adopted by the City Council on March 21, 2019, and notice thereof published in The Murfreesboro Post, a newspaper of general circulation in said City, on April 16, 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-07**, the public welfare and the welfare of the City requiring it.

Passed: _____

Shane McFarland, Mayor

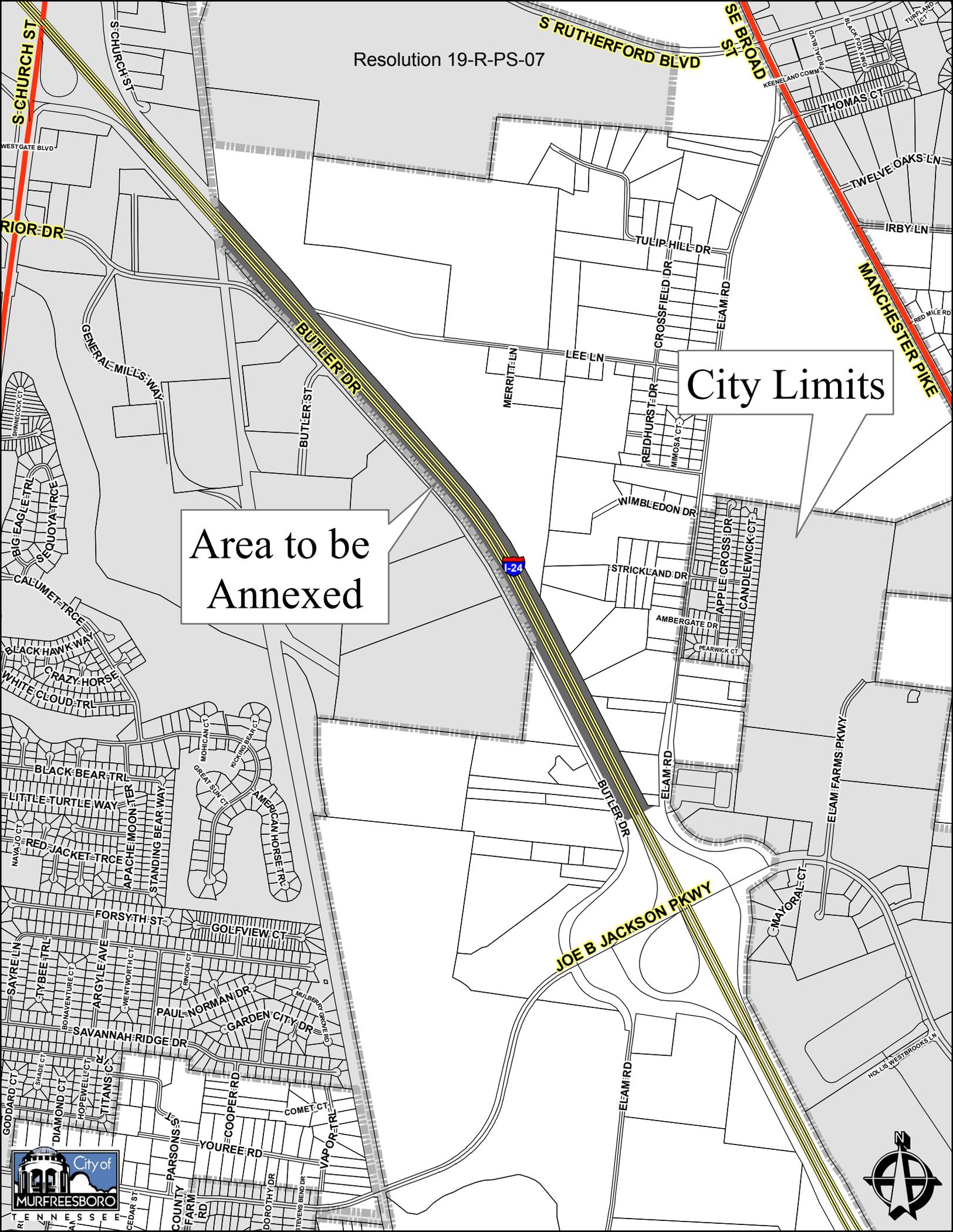
ATTEST:

APPROVED AS TO FORM:

Melissa B. Wright
City Recorder

Adam F. Tucker
City Attorney

SEAL



Area to be Annexed

City Limits



**Annexation Report for
I-24 Right-of-Way
Located Between South Church Street (Exit 81)
And Joe B Jackson Parkway (Exit 84),
Including Plan of Services
(File 2019-502)**



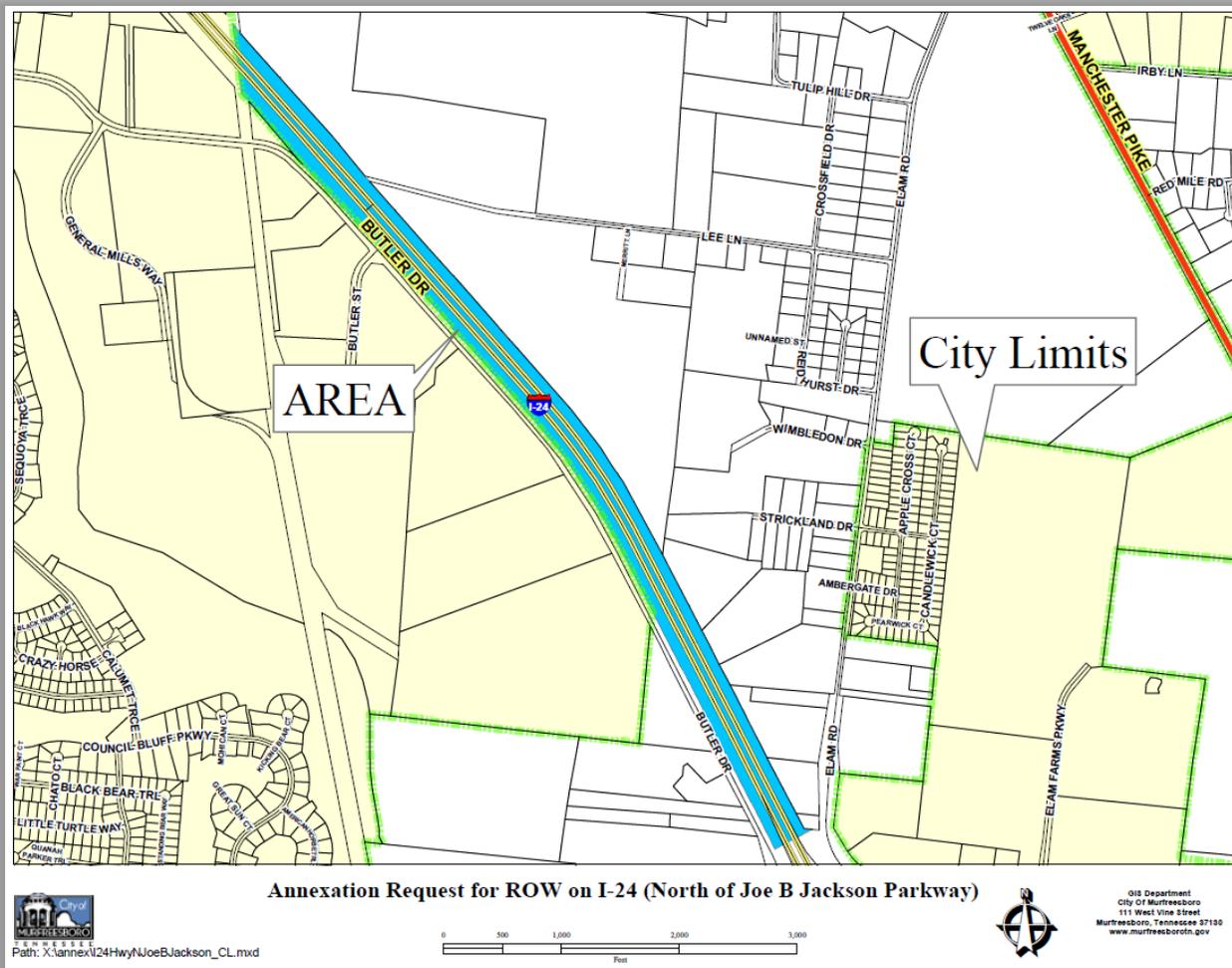
**PREPARED FOR THE
MURFREESBORO PLANNING COMMISSION
MARCH 6, 2019**

INTRODUCTION

Overview

The Murfreesboro Fire and Rescue Department (MFRD) has requested annexation of this segment of Interstate 24 right-of-way (ROW) located adjacent to current City boundaries in between South Church Street (Exit 81) and Joe B Jackson Parkway (Exit 84). The purpose of the annexation request is to establish the MFRD's role as the Authority Having Jurisdiction (AHJ) along the subject right-of-way. Currently, the MFRD has a mutual/automatic aid response agreement with the Rutherford County Fire Department for the portion of Interstate 24 included in this annexation request. By annexing this area into the City, MFRD would become the AHJ, which could reduce emergency response times and establish a clear authority in emergency situations.

The total study area is approximately 8,100 linear feet of Interstate 24 ROW, or 57.8 acres. The ROW segment is within the City of Murfreesboro's Urban Growth Boundary. The ROW proposed for annexation is highlighted on the following map.



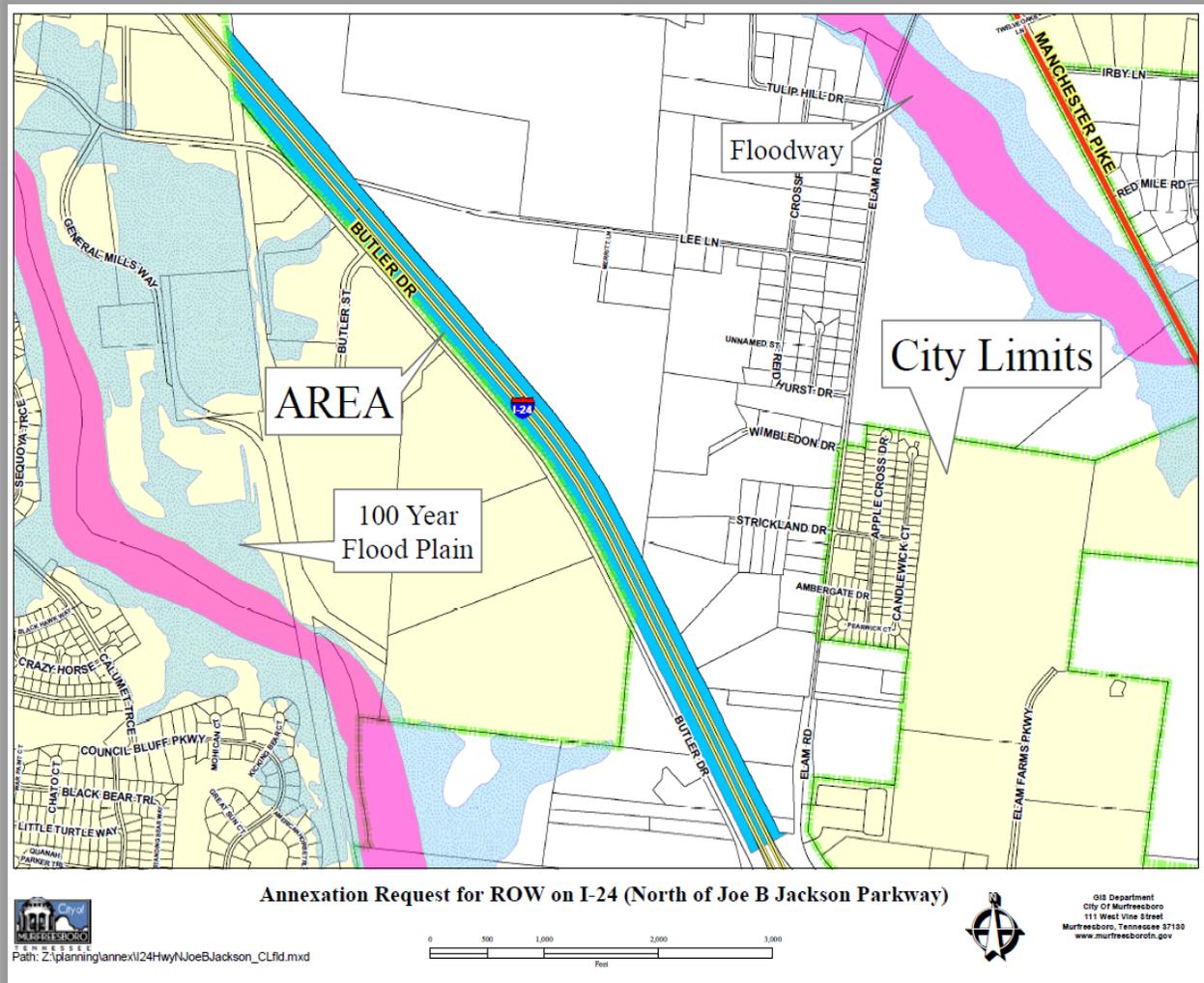
PLAN OF SERVICES

PLANNING, ENGINEERING, AND ZONING SERVICES

The City of Murfreesboro is supportive of this annexation, as it will help to ensure public health, safety and welfare on public roads by responding to emergency situations in the fastest, most efficient way possible.

FLOODWAY

This ROW is not located in the floodway or the 100-year floodplain. The map below shows the floodway boundary in pink and the 100-year floodplain boundary in blue.



ELECTRIC SERVICE AND STREET LIGHTING

Murfreesboro Electric Department (MED) and Middle Tennessee Electric Membership Corporation (MTEMC) have no objection to the annexation, as it will not have a negative impact on either electric provider.

The Tennessee Department of Transportation (TDOT) is currently performing a safety audit for the interchange at Joe B Jackson Parkway and I-24 which includes an evaluation of the lighting at the interchange. Should TDOT include the lighting components in the overall project, the City will be responsible for maintaining the lighting. In addition, should TDOT determine in the future that additional lighting is necessary along the segment of ROW being considered for annexation, the City will be responsible for its maintenance.

WATER AND SANITARY SEWER SERVICE

The annexation of this ROW should have no impact on existing or proposed water and sewer services.

SOLID WASTE COLLECTION

The Murfreesboro Solid Waste Department provides trash collection services throughout the City. However, the study area includes no private property; therefore, the Solid Waste Department will not be impacted by the annexation.

BUILDING AND CODES

The study area will immediately come within the City's jurisdiction for code enforcement immediately upon the effective date of annexation. However, because the study area consists of public ROW only, codes enforcement should not be necessary. No additional costs are expected.

RECREATION

The Murfreesboro Parks and Recreation Department operates parks and recreational facilities throughout the City for residents of the City of Murfreesboro. However, because the study area consists of public ROW only, public parks and recreational facilities should not be impacted.

CITY SCHOOLS

The study area will fall within the jurisdiction of the Murfreesboro City School system, which serves all properties within the boundaries of the City of Murfreesboro. However, because the study area consists of public ROW only, public schools should not be impacted.

GEOGRAPHIC INFORMATION SYSTEMS

The property is located within the area photographed and digitized as part of the City's Geographic Information Systems (GIS) program.

POLICE PROTECTION

The Murfreesboro Police Department (MPD) does not have a written policy or memorandum of understanding regarding agreements for jurisdiction on the interstates. Currently they do not patrol or respond to calls for service on the interstates that are incorporated into the city unless requested by the Tennessee Highway Patrol or the Rutherford County Sheriff's Department. MPD will continue to only respond to calls for service on the interstates as supplemental resources for the Highway Patrol and Sheriff's Department. The area is in Police Zone #4.

STREETS AND ACCESS

The annexation study area includes approximately 8,100 linear feet of Interstate 24. The operation and maintenance of the interstate is the responsibility of the Tennessee Department of Transportation (TDoT) and no additional services will be required from the City of Murfreesboro Engineering or Streets Departments.

REGIONAL TRAFFIC AND TRANSPORTATION

The 2014 Level of Service Model in the 2040 Major Transportation Plan shows Interstate 24 to be operating at a Level of Service B within the study area. The 2040 Level of Service Model indicates that Interstate 24 operates at a Level of Service D without the proposed improvements recommended in the 2040 Plan. With the improvements proposed in the 2040 Plan, this section of roadway will operate at a level of service C.

STORMWATER MANAGEMENT

Stormwater Management and Utility Fees

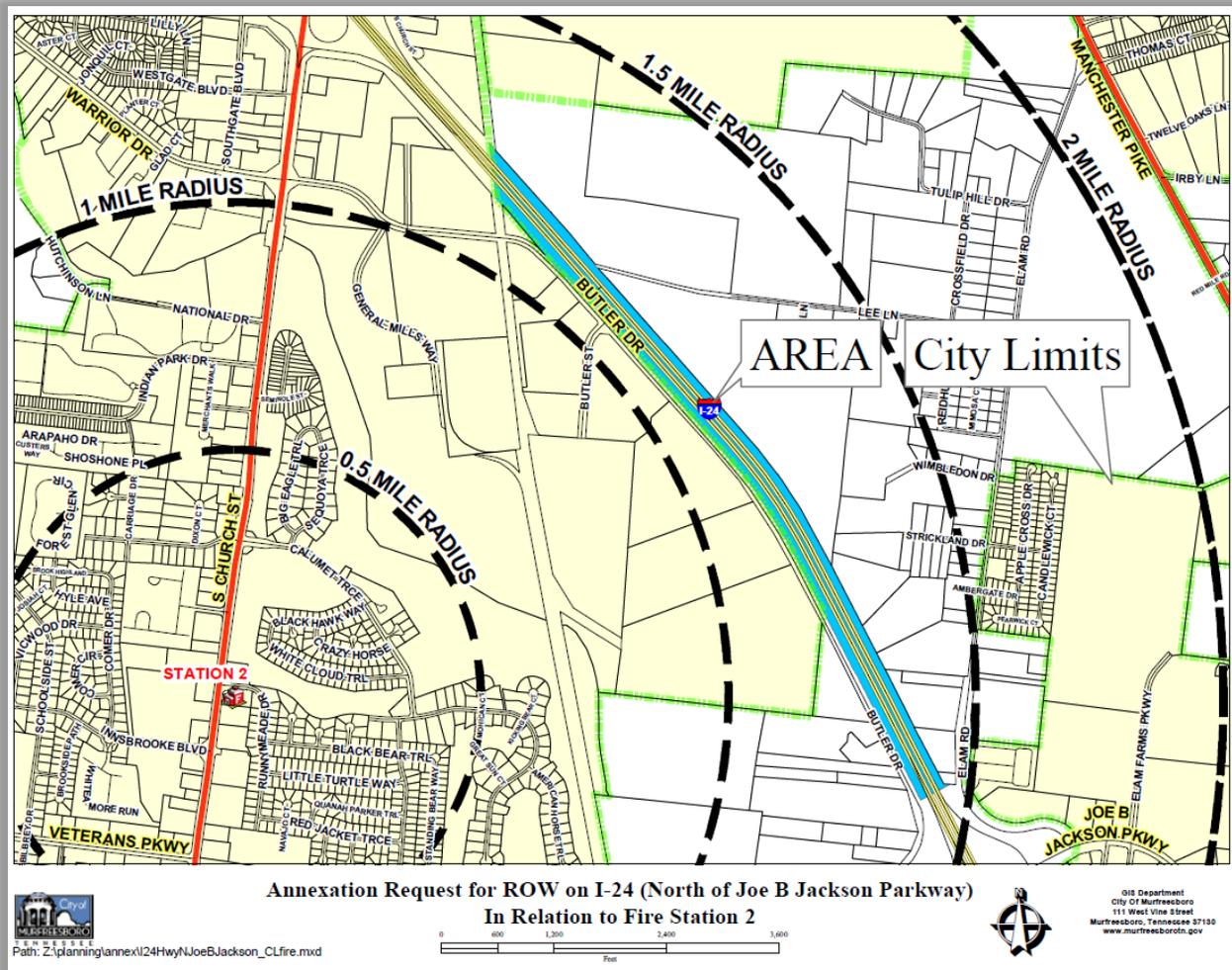
The annexation study area is limited to the public ROW and will not generate new revenue for the Stormwater Utility Fee.

Drainage

The study area drains to the ROW of Interstate 24.

FIRE AND EMERGENCY SERVICE

Murfreesboro Fire and Rescue Department (MFRD) currently responds to calls on this section of Interstate 24. Rutherford County follows with a tanker when necessary. There would be no additional cost to the MFRD because service is already provided in this area. Annexation of this area would allow MFRD to be the Authority Having Jurisdiction (AHJ). The map on the following page shows the study area in relation to the nearest fire department.



ANNEXATION FOLLOW-UP

The Murfreesboro City Council will be responsible for ensuring that the annexed area 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.

COUNCIL COMMUNICATION

Meeting Date: [05/02/2019]

Item Title: Rutherford County Library System Board of Directors

Department: Administration

Presented by: Mayor

Requested Council Action:

Ordinance

Resolution

Motion

Direction

Information

Attachments:

1. Memos from Mayor Shane McFarland and Director Rita Shacklett



. . . creating a better quality of life.

May 2, 2019

Members of City Council

**RE: Recommended Reappointments – Stones River Regional Library Board and
Rutherford County Library Board**

Reappointments

As an item for the City Council agenda, I am recommending the following reappointments to the Stones River Regional Library Board and Rutherford County Library Board as reflected on the attached memos from Director Rita Shacklett.

Stones River Regional Library Board

Ms. Susan McGannon

Rutherford County Library Board

Mr. Rollie Holden, Jr.

Sincerely,

A handwritten signature in blue ink that reads "Shane McFarland".

Shane McFarland
Mayor



Rita Shacklett
Director

Board Officers

Tim Bowling
Chair

Marcie Leeman
Vice-Chair

Joyce Ealy
Treasurer

Kathy Campbell
Secretary

Board of Directors

Lynn Alexander
Jamie Burriss
Rollie Holden, Jr.
Madelyn Scales Harris
Steve Sullivan
Lisa Trail
Jimmy Tyson

MEMORANDUM

TO: Mayor McFarland

FROM: Rita Shacklett

DATE: April 24, 2019

RE: **Re-appointment to Stones River Regional Library Board**

The Rutherford County Board of Directors asked me to contact you in regards to the renewing Susan McGannon's position on the Stones River Regional Library Board as a representative of the City of Murfreesboro. Ms. McGannon is a valuable asset to the Stones River Regional Board of Directors and her continued service on the board would be a tremendous benefit.

The RCLS Board of Directors would like to endorse Ms. McGannon as a city representative to the Stones River Regional Library Board for another term.

Thanks for your consideration.

Very truly yours,

Rita Shacklett
Director



Rita Shacklett
Director

Board Officers

Tim Bowling
Chair

Marcie Leeman
Vice-Chair

Joyce Ealy
Treasurer

Kathy Campbell
Secretary

Board of Directors

Lynn Alexander
Jamie Burriss
Rollie Holden, Jr.
Madelyn Scales Harris
Steve Sullivan
Lisa Trail
Jimmy Tyson

MEMORANDUM

TO: Mayor McFarland
FROM: Rita Shacklett
DATE: April 24, 2019
RE: **Re-appointment to Rutherford County Library Board**

The Rutherford County Board of Directors asked me to contact you in regards to the renewing Rollie Holden, Jr.'s position on the Rutherford County Library Board as a representative of the City of Murfreesboro. Mr. Holden is a valuable asset to the Board of Directors and his continued service on the board would be a tremendous benefit.

The RCLS Board of Directors would like to endorse Mr. Holden as a city representative to the Rutherford County Library Board for another term.

Thanks for your consideration.

Very truly yours,

Rita Shacklett
Director

COUNCIL COMMUNICATION

Meeting Date: [05/02/2019]

Item Title: Murfreesboro Art Committee

Department: Administration

Presented by: Mayor

Requested Council Action:

Ordinance

Resolution

Motion

Direction

Information

Attachments:

1. Memos from Mayor Shane McFarland



. . . creating a better quality of life.

May 2, 2019

Members of City Council

RE: Recommended Appointments – Murfreesboro Art Committee

Appointment

As an item for the City Council agenda, I am recommending the following appointment to the Murfreesboro Art Committee filling the vacancy left by Danielle Wilbert.

Appointment

Mrs. Ginny Togrye (Term expiring January 14, 2022)

Sincerely,

A handwritten signature in blue ink that reads "Shane McFarland". The signature is written in a cursive style.

Shane McFarland
Mayor