

POS-MCFARLIN ROAD PROPERTY

Resolution PC16-01

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF PROPERTIES REFERENCED AS A PORTION OF MAP 032, PARCEL 00600, AND MAP 057, PARCEL 00101 OF THE WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE

WHEREAS, the property owners have made a request to the Town of Nolensville, Tennessee, to be annexed (Exhibit A);

WHEREAS, the Town Of Nolensville has adopted a growth management plan known as the "Urban Growth Boundary and Justification Report" and has adopted an Urban Growth Area; and

WHEREAS, the area to be annexed by this ordinance is included within the Urban Growth Area and the Justification Report indicates that such area should be annexed by the Town Of Nolensville and that estate residential zoning should be established for the area in order to be consistent with existing land use plan in the area; and

WHEREAS, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance; and,

WHEREAS, the proposed property being considered for annexation is located just south of the corporate limits of the Town of Nolensville, and is contiguous to the Town's corporate boundary and the proposed properties to be annexed are identified on the tax maps prepared for the Williamson County Property Assessor as being:

A portion of Map 032, Parcel 00600 and Map 057, Parcel 00101, Said parcels including an area of approximately 548.89 acres (more or less), see Exhibit A, attached;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF NOLENSVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of Tennessee Code Annotated, Section 6-51-102, there is hereby recommended for adoption by the Board of Mayor and Aldermen, for the area bounded as described above, the following plan of service to inform interested residents and property owners in the area.

Location

The proposed annexation area is located north of the present corporate limits and is contiguous to property that is inside the Corporate Limits of the Town of Nolensville.

POS-MCFARLIN ROAD PROPERTY

The proposed annexed area contains a total of 548.89 (more or less) acres and lies completely within the Town's Urban Growth Boundary.

Existing Land Use

The McFarlin property contains a vacant dwelling and outbuildings. The NWC Investments V, LLC property contains several outbuildings on the property that are no longer in use.

Provision of Services to the Annexed Area

I. Water Service:

The McFarlin Property is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system. The NWC Investments V, LLC parcel is served by Metro Water and Sewer. An interlocal agreement is in place between both utility providers to ensure water service is available to each parcel. There is a possibility upon further negotiation with both providers that one of the utility entities may provide water services for both parcels.

II. Sewer Service:

The entire area is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation and maintenance of their utility system. The developers of these properties will be required to work with the Metro Nashville sewer department to coordinate the provision of sewer to this area and install the necessary sewer lines.

III. Police Protection:

This area is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing police force will be required to patrol and respond to this area. Regular patrolling, radio responses to calls and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation and the town will provide a level of service comparable to other developed areas in the Town.

IV. Fire Protection:

This area is currently served by the Nolensville Volunteer Fire Department and will continue to be served upon annexation. No additional manpower or equipment is anticipated to be needed with this phase of annexation. Fire protection by the present personnel and the equipment of the firefighting force, within the standard limitations of available water and distances from existing fire stations, will be

POS-MCFARLIN ROAD PROPERTY

provided on the effective date of annexation. All residences and property to be served in the annexed area are within 5 miles of the fire station.

V. Emergency Medical Services:

No additional services or cost anticipated.

VI. Parks and Recreation:

This area is currently served by the Williamson County Parks and Recreation Department, as is the current Town corporate limits. No additional park facilities are anticipated due to this area being annexed.

VII. Road Maintenance:

Routine road maintenance service (paving, pot-hole repair, striping, signs, and R-O-W mowing) will begin in the annexed area on the effective date of annexation for all existing roads that are officially accepted and maintained by the Town in a manner consistent with current service delivery in the Town limits. Refuse collection will continue to be provided by private haulers in a manner consistent with collection inside the Town limits.

VIII. Planning and Codes Oversight:

All planning, zoning, land development regulations, and building codes of the Town will extend to the annexed area on the effective date of annexation. Existing personnel will handle oversight and enforcement of existing regulations.

IX. Subdivision Plan Approvals & Future Zoning of Area:

The development of public improvements in any new subdivision in the area will occur at developer expense in accordance with the current Town subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements in subdivisions (or new sections thereof) authorized by the Nolensville Planning Commission will be carried out by the developer at his expense using the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies.

Per the Nolensville Land Use Policy Plan and Map, the typical land use for the subject property would be low density residential, which would be consistent with

POS-MCFARLIN ROAD PROPERTY

the Estate Residential (ER) district. The applicant has requested that the zoning classification be Suburban Residential (SR1), which is consistent with the zoning classification of surrounding parcels. The applicant has indicated that the SR1 classification complies with the Land Use Policies and long-range plan for this portion of the Town's Urban Growth Boundary. The applicant has also noted that the SR1 classification provides the appropriate zoning classification to support the desired and intended use of the parcels as a planned residential development containing a maximum gross density of 1.4 dwelling units per acre that will be compatible with surrounding land uses and will utilize available infrastructure while preserving natural features. The zoning map will be amended to the appropriate zoning district as determined with the approval of the annexation on the effective date of the resolution.

X. Code Enforcement:

All inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the Town after the effective date of annexation.

XI. Public Library:

Residents of the annexed area, if any, will have full access to the Williamson County Library located on Oldham Road. The library continues to place a high priority on expanding the number of collection items available to patrons.

XII. Revenues (Taxes and Fees):

The Primary sources of revenues that will be used to pay for the expanded services include property taxes, in addition to commercial building permit, adequate facilities tax and impact fee for new construction. The annual tax bill for a \$300,000 residential structure is estimated to be \$113.00 under the current Town tax rate of \$0.15 per \$100 of assessed value.

XIII. Natural Gas:

Gas service within the Town is provided by Atmos Energy under a franchise agreement with the Town. The extension of gas service into the annexed areas, if needed, will be done under the policies established by the gas company, in accordance with the Franchise agreement.

XIV. Electric Service:

The area to be annexed will receive electric service from Nashville Electric Service.

XV. Refuse Collection:

POS-MCFARLIN ROAD PROPERTY

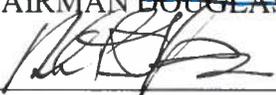
The Town currently does not provide refuse service for existing residents and therefore cannot extend these services to the newly annexed areas. Property owners will continue to utilize private hauling services.

XVI. Street Lighting:

In all newly developed areas all street lighting will be in compliance within the existing subdivision regulations and zoning ordinance of the Town Of Nolensville. Street lights for all existing roads will be installed in a manner consistent with current service delivery in the town limits.

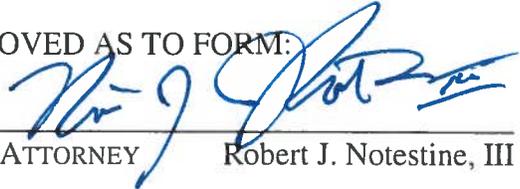
RESOLVED this 13th day of September, 2016



CHAIRMAN DOUGLAS RADLEY
 Andrew Grosson

SECRETARY ROBERT HAINES

APPROVED AS TO FORM:



TOWN ATTORNEY Robert J. Notestine, III

POS-MCFARLIN ROAD PROPERTY

**Exhibit A
Annexation Exhibit**

August 9, 2016

Honorable Mayor Jimmy Alexander
Town of Nolensville
7218 Nolensville Rd
P.O. Box 547
Nolensville, TN 37135

**RE: Annexation Request – Town of Nolensville, TN
Williamson Co. Tax Map 032, Parcel 00600**

Dear Mayor Alexander,

Please accept this letter as our formal request to be annexed into Town of Nolensville's municipal boundary. Attached with our request is a map exhibit illustrating two parcels requested for annexation simultaneously and are referenced as Williamson County Tax Map 032, Parcel 00600 and Williamson County Tax Map 057, Parcel 00101. The southern portion of the James N. McFarlin Family Trust property ("McFarlin Property") is requested for annexation and contains approximately 176 acres and the NWC Investments V, LLC property is approximately 372.89 acres for a total land area of approximately 548.89 acres. The combined parcels have roadway frontage along McFarlin Road and Fly Road. The parcels are located within the designated Urban Growth Boundary for the Town of Nolensville.

The parcels are currently served with public water by Metro and Nolensville-College Grove Utility Districts. However, we are also exploring the possibility of one of these utility districts providing water services for the parcels requested for annexation. With the successful annexation of the property, an application will be filed to seek SR base zoning with a PUD overlay for the development of a planned residential community.

Please let us know if there is any additional information needed or if there are questions we need to address. Thank you in advance for your favorable consideration of this request for annexation.

Respectfully,

POS-MCFARLIN ROAD PROPERTY

Exhibit A
Annexation Exhibit



Addressee
Regarding

Date
Page 2 of 2


James N. McFarlin Family Trust

POS-MCFARLIN ROAD PROPERTY

Exhibit A
Annexation Exhibit

August 9, 2016

Honorable Mayor Jimmy Alexander
Town of Nolensville
7218 Nolensville Rd
P.O. Box 547
Nolensville, TN 37135

RE: Annexation Request – Town of Nolensville, TN
Williamson Co. Tax Map 057, Parcel 00101

Dear Mayor Alexander,

Please accept this letter as our formal request to be annexed into Town of Nolensville's municipal boundary. Attached with our request is a map exhibit illustrating two parcels requested for annexation simultaneously and are referenced as Williamson County Tax Map 032, Parcel 00600 and Williamson County Tax Map 057, Parcel 00101. The southern portion of the James N. McFarlin Family Trust property ("McFarlin Property") is requested for annexation and contains approximately 176 acres and the NWC Investments V, LLC property is approximately 372.89 acres for a total land area of approximately 548.89 acres. The combined parcels have roadway frontage along McFarlin Road and Fly Road. The parcels are located within the designated Urban Growth Boundary for the Town of Nolensville.

The parcels are currently served with public water by Metro and Nolensville-College Grove Utility Districts. However, we are also exploring the possibility of one of these utility districts providing water services for the parcels requested for annexation. With the successful annexation of the property, an application will be filed to seek SR base zoning with a PUD overlay for the development of a planned residential community.

Please let us know if there is any additional information needed or if there are questions we need to address. Thank you in advance for your favorable consideration of this request for annexation.

Respectfully,



NWC Investments V, LLC

POS-MCFARLIN ROAD PROPERTY

Exhibit A
Annexation Exhibit

