

ORDINANCE 14-07

AN ORDINANCE TO ANNEX CERTAIN TERRITORY SOUTHWEST OF CURRENT CORPORATE BOUNDARIES AND INCLUDE THE PARCELS MAP 59, PARCEL 200 (IN PART), PENDING RESULTS OF ANNEXATION REFERENDUM, AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF NOLENSVILLE, TENNESSEE

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 adjacent to the Urban Growth Area of the Town of Nolensville, Tennessee, and that the property owners have requested that this area be annexed by the Town Of Nolensville as provided in Tennessee Code Annotated 6-51-105 by referendum of the qualified voters who reside in the territory proposed for annexation described as follows:

A portion of the Scales property referred to as Map 059, Parcel 00200, and including R-O-W of Sam Donald Road abutting the Scales property, Map 059, Parcel 00200, and the Jenkins property, Map 059, Parcel 00900 and the northern half of the Clovercroft Road R-O-W that abuts said Scales property as shown on Exhibit A.

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 that a referendum be held to approve or disapprove the annexation pursuant to Tennessee Code Annotated 6-51-105; and

WHEREAS, the proposed parcel of land being considered for annexation as part of a planned residential development that lies adjacent and contiguous of the corporate limits of the Town of Nolensville, along Sam Donald Road, and is adjacent to the Urban Growth Area; and

WHEREAS, a public hearing before this body was held on _____, 2014, to receive comments on the proposed annexation and the proposed plan of services for the area to be annexed, pursuant to a public notice published in the *Williamson A.M.* section of the *Tennessean* on _____; and

WHEREAS, the proposed plan of services for this area has been endorsed by the Nolensville Planning Commission (Attachment B); and

WHEREAS, it now appears that the prosperity of this town and of the territory herein described will be materially retarded and the safety and welfare of the inhabitants and property therein endangered if such territory is not annexed; and

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners therein and of this town as a whole; and

WHEREAS, the property owners of these said parcels have requested that these properties be so annexed into the corporate boundaries of the Town of Nolensville, Tennessee, pending a majority vote for annexation from qualified voters of this property;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF NOLENSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to authority conferred by Section 6-51-102, Section 6-51-104 and Section 6-51-105 Tennessee Code Annotated, there is hereby annexed to the Town of Nolensville, Tennessee, and incorporated within the corporate boundaries thereof, the territory adjoining the present corporate boundaries and more particularly described in Attachment A, and shown on Attachment B hereto, said attachments being made a part of this ordinance by reference; and

SECTION 2. The Town of Nolensville hereby requests that the Williamson County Election Commission hold an election for approval or disapproval of annexation by the qualified voters of the territory referenced as Map 59, Parcel 200; and

SECTION 3. All of the property as described in this ordinance of annexation shall be zoned Suburban Residential (SR) with a maximum density of 1.4 dwelling units per acres effective in accordance with Section 3 below.

SECTION 4. That this ordinance shall take effect 30 days after its final passage, whichever occurs later, the general welfare of the Town Of Nolensville, Williamson County, Tennessee, requiring it.

PASSED: 1st reading _____
2nd reading _____

MAYOR JIMMY ALEXANDER

PLANNING COMMISSION _____

RECORDER CINDY LANCASTER

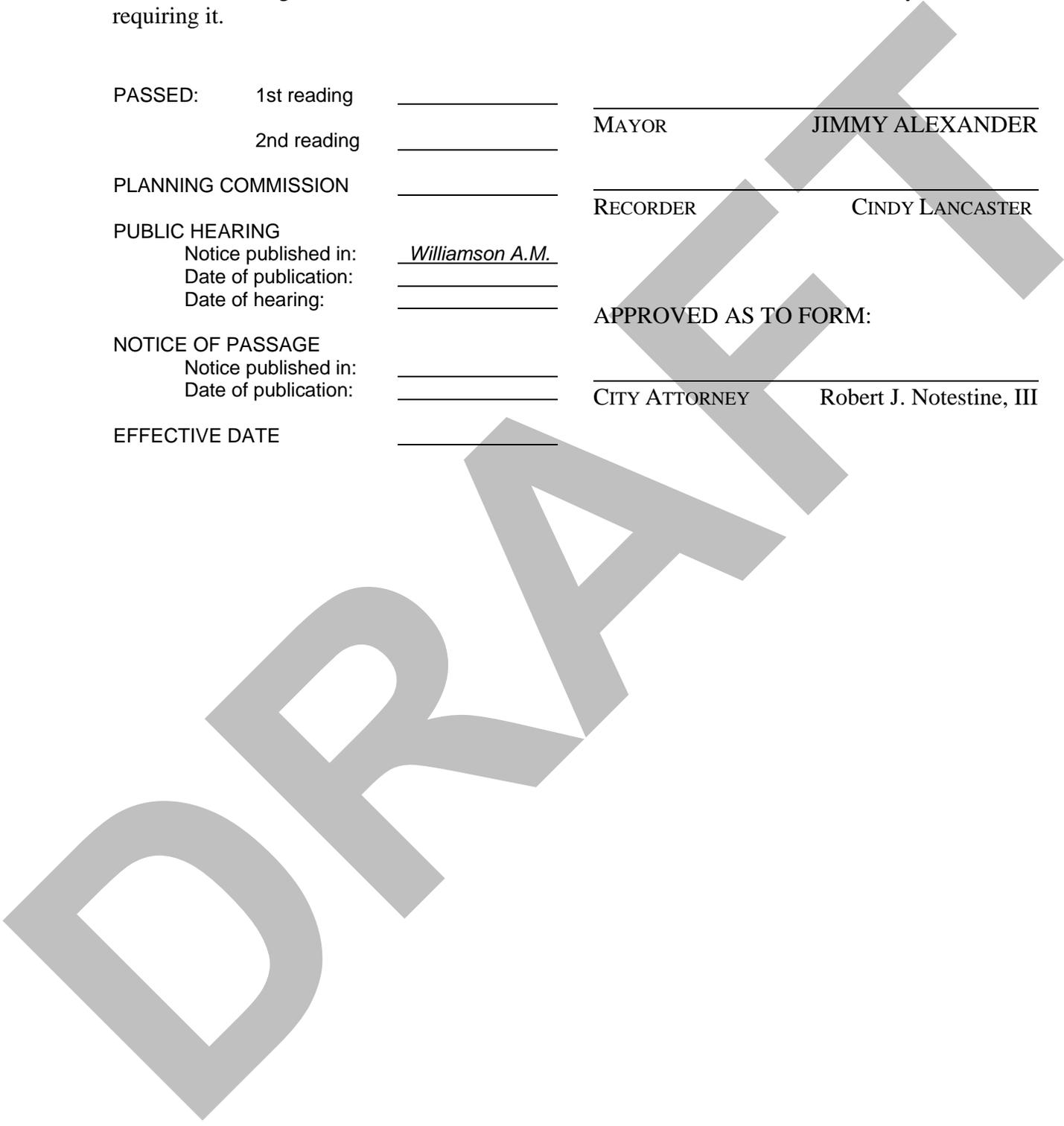
PUBLIC HEARING
Notice published in: Williamson A.M.
Date of publication: _____
Date of hearing: _____

APPROVED AS TO FORM:

NOTICE OF PASSAGE
Notice published in: _____
Date of publication: _____

CITY ATTORNEY Robert J. Notestine, III

EFFECTIVE DATE _____



ATTACHMENT A

BOUNDARY DESCRIPTION – ANNEXATION AREA TOWN OF NOLENSVILLE, TENNESSEE

A portion of the Scales property referred to as Map 059, Parcel 00200, and including R-O-W of Sam Donald Road abutting the Scales property, Map 059, Parcel 00200, and the Jenkins property, Map 059, Parcel 00900 and the northern half of the Clovercroft Road R-O-W that abuts said Scales property.

ATTACHMENT B

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF MAP 059, PARCEL 00200 AND CERTAIN RIGHT-OF-WAY ON SAM DONALD ROAD AND CLOVERCROFT ROAD; WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE

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 adjacent to the Urban Growth Area of the Town of Nolensville, Tennessee, and that the property owners have requested that this area be annexed by the Town Of Nolensville as provided in Tennessee Code Annotated 6-51-105 by referendum of the qualified voters who reside in the territory proposed for annexation described as follows:

A portion of the Scales property referred to as Map 059, Parcel 00200, and including R-O-W of Sam Donald Road abutting the Scales property, Map 059, Parcel 00200, and the Jenkins property, Map 059, Parcel 00900 as shown on Exhibit A

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 parcel of land being considered for annexation as part of a planned residential development that lies adjacent and contiguous of the corporate limits of the Town of Nolensville, along Sam Donald Road,

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 southwest of the present corporate limits and is adjacent and contiguous to Sam Donald Road properties within the Corporate Limits of the Town of Nolensville and immediately adjacent the existing Urban Growth Boundary of the Town of Nolensville, Tennessee. The proposed annexed area contains approximately 180 (more or less) acres that is planned for residential development.

Existing Land Use

The annexed area contains two single-family residences and mostly young woodlands.

Provision of Services to the Annexed Area

I. Water Service:

The entire area 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; however, due to the proximity of Bent Creek Development which obtains water services through Metro Water and Sewer Services, any future developer of the property will be responsible for obtaining necessary water services from either Nolensville/College Grove Utility District or Metro Water and Sewer and for extending new water lines and installing fire hydrants in conformance with the rules and regulations of the appropriate utility and the Town of Nolensville at the time of construction.

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. 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 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 pending agreement with Williamson County. 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.

The subject property shall be zoned SR – Suburban Residential for single-family housing, and the zoning map will be amended as of the effective date of the ordinance approving this annexation.

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 Middle Tennessee Electric Company.

XV. Refuse Collection

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 11th day of March, 2014

SECRETARY ROBERT HAINES

(Attachment B Continued)
Exhibit A of Plan of Services
Parcels to be Annexed

