

TOWN OF NOLENSVILLE  
P.O. Box 547  
Nolensville, Tennessee 37135

**RESOLUTION #14-23**

**A RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE  
TOWN OF NOLENSVILLE TO ANNEX CERTAIN PROPERTIES ALONG  
CLOVERCROFT ROAD AND RELATED RIGHT-OF-WAY INTO THE TOWN  
OF NOLENSVILLE, TENNESSEE, AT THE REQUEST OF PROPERTY  
OWNERS**

WHEREAS, the owners of the property described below have requested by notarized petition that the Town of Nolensville, Tennessee, annex the following properties into the corporate limits of the Town of Nolensville:

Map 59, Parcel 12, of the Williamson County Tax maps as shown in Exhibit A, includes approximately 81 acres, and includes the Northern half of the Right of Way of Clovercroft Road; and,

WHEREAS, the Town of Nolensville Planning Commission voted on April 8, 2014 to forward this request for annexation and a proposed Plan of Services for the above referenced property to the Nolensville Board of Mayor and Aldermen; and,

WHEREAS, this request for annexation is in accordance with the State of Tennessee Public Chapter No. 707, allowing such annexation with the written consent of the property owners by resolution of the Board of Mayor and Aldermen, and;

WHEREAS, the Board of Mayor and Aldermen has held a public hearing on this resolution for annexation, including the Plan of Services for annexing this property referenced above on July 3, 2014;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Mayor and Aldermen of the Town of Nolensville, Tennessee, hereby approves the annexation of the aforementioned properties and illustrated in Exhibit B.

RESOLVED this 7th day of August 2014.

\_\_\_\_\_  
Jimmy Alexander, Mayor

\_\_\_\_\_  
Cindy Lancaster, Town Recorder

Passed: \_\_\_\_\_

Exhibit A

RECEIVED JUL 14 2014

June 25, 2014

EMAIL

Mr. Henry Laird  
Planning Director  
Town of Nolensville  
7240 Nolensville Road, Suite 102  
Nolensville, TN 37135

**Subject: Petition for Annexation of approximately 81 acres of land (Scales property) into the Town of Nolensville.**

Dear Mr. Laird,

As owners of the above referenced property, Twin Valley Farms Trust, does hereby petition for approximately 81 acres of land, identified as a portion of Parcel 12 of Map 59 of the Williamson County tax records, be granted annexation into the Town of Nolensville. A survey of the property, with legal description, will be provided at the appropriate time.

We appreciate the consideration of this petition.

Sincerely,

Tobey Scales

Tobey Scales

Bernice Perry

Bernice Perry

Tony Scales

Tony Scales

Linda Bills

Linda Bills

Estate of T. Alfred Scales  
Executrix

Deanna Scales

Executrix, Estate of T. Alfred Scales

(STATE OF TENNESSEE,  
WILLIAMSON COUNTY)

Personally appeared before me, Wendy R Duke, a Notary Public in and for said County and State, personally appeared Toby Scates, Tony Scates, Deanna Scates, Bernice Perry & Linda Bills personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me by his/her signature(s) that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, this 1<sup>st</sup> day of July, 2014.

My commission expires 01/15/2017.

*Wendy R Duke*



## Exhibit B

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF NOLENSVILLE RECOMMENDING THE ADOPTION OF A PLAN OF SERVICE FOR THE ANNEXATION OF MAP 059, PARCEL 12 AND CERTAIN RIGHT-OF-WAY ON NORTH SIDE OF CENTERLINE OF CLOVERCROFT ROAD ABUTTING SAID PARCEL 12; WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE**

**WHEREAS**, the area to be annexed by this ordinance is near 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 12, and including R-O-W of Northern half of Clovercroft abutting the said Parcel 12, Map 059, Parcel 00200, 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 81 (more or less) acres that is planned for residential development.

#### **Existing Land Use**

The proposed annexed area contains two barns. Most of the property is open, rolling hills, with approximately 5-10% wooded area.

#### **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, and any developer of the

property will be responsible for obtaining necessary water services from either Nolensville/College Grove Utility District 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 sanitary sewer 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, or parts thereof, 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 with a maximum density of 1.4 dwelling units per acre 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 8th day of April, 2014

SECRETARY ROBERT HAINES

