

**ORDINANCE 14-01**

**AN ORDINANCE TO ANNEX CERTAIN TERRITORY EAST OF CURRENT CORPORATE BOUNDARIES AND INCLUDE THE PROPERTY REFERENCED AS MAP 57, PARCEL 28, MAP 57, PARCEL 28.07, MAP 58, PARCEL 31.17 IN THE WILLIAMSON COUNTY, TENNESSEE, TAX MAPS PARCELS, 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 included within the Urban Growth Area and the Justification Report indicates that such area should be annexed by the Town Of Nolensville and that suburban residential zoning should be established for the area in order to be consistent with development in the 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 C); and

**WHEREAS**, said plan of services has now been adopted by resolution, as required by Section 6-51-102, Tennessee Code Annotated; 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;

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

**SECTION 1.** Pursuant to authority conferred by Section 6-51-102, 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, said attachment being made a part of this ordinance by reference.



**ATTACHMENT A**

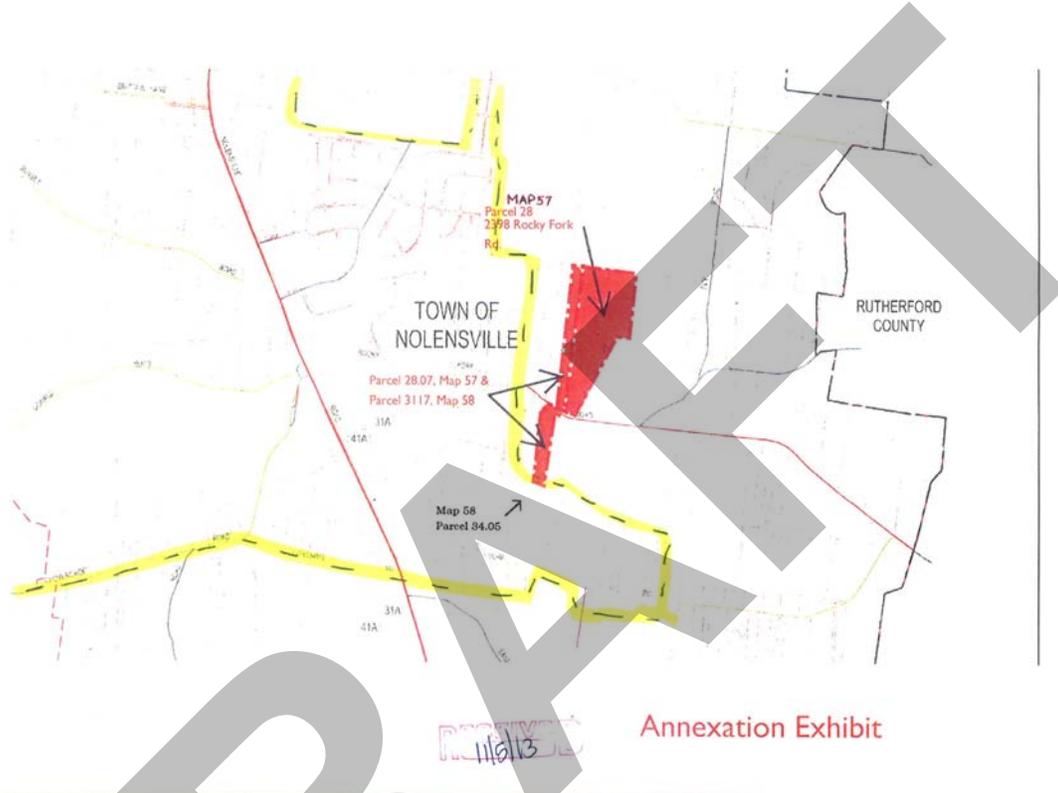
**BOUNDARY DESCRIPTION – ANNEXATION AREA  
TOWN OF NOLENSVILLE, TENNESSEE**

Property proposed for annexation is described as the following properties located in Williamson County, Tennessee, on

PROPERTY REFERENCED AS MAP 57, PARCEL 28, MAP 57, PARCEL 28.07, MAP 58, PARCEL 31.17 IN THE WILLIAMSON COUNTY TAX MAPS:

The total area to be annexed as described above totals approximately 118.63 acres (more or less). See Attachment B for exhibit illustrating location of properties proposed for annexing.

**ATTACHMENT B**  
**Parcel Exhibit of Land to Annex**



## ATTACHMENT C

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF PROPERTY REFERENCED AS MAP 57, PARCEL 28, MAP 57, PARCEL 28.07, MAP 58, PARCEL 31.17 IN THE 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 included within the Urban Growth Area and the Justification Report indicates that such area should be annexed by the Town Of Nolensville and that suburban residential zoning should be established for the area in order to be consistent with development 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 parcels of land being considered for annexation as part of a planned residential development and are located easterly of the corporate limits of the Town of Nolensville, and are contiguous to the Town's corporate boundary at the Southern end of the property referenced as Map 58, Parcel 31.17, to Map 58, Parcel 34.05 which is in the Town's Corporate Boundary; and proposed properties to be annexed are identified on the tax maps prepared for the Williamson County Property Assessor as being:

Map 57, Parcel 28, Map 57 Parcel 28.07, and Map 58, Parcel 31.17, Said parcels including an area of approximately 118.63 acres (more or less), see Exhibit A, attached;

**WHEREAS**, the property owners of these two parcels have made requests to the Town to be annexed;

**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 east of the present corporate limits and is contiguous to property referenced as Map 58, Parcel 34.05 (Williamson County Property Tax Maps) which is inside the Corporate Limits of the Town of Nolensville. The proposed annexed area contains a total of 118.63 (more or less) acres and lies completely within the Town's Urban Growth Boundary.

### **Existing Land Use**

The annexed area contains an abandoned house and barn building 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 Burkitt Place 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. 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 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.

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 Service.

**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 \_\_ day of \_\_\_\_\_, 2013

PASSED: \_\_\_\_\_

PLANNING COMMISSION \_\_\_\_\_

PUBLIC HEARING

Notice published in: Williamson A.M.

Date of publication: \_\_\_\_\_

Date of hearing: \_\_\_\_\_

NOTICE OF PASSAGE

Notice published in: \_\_\_\_\_

Date of publication: \_\_\_\_\_

EFFECTIVE DATE \_\_\_\_\_

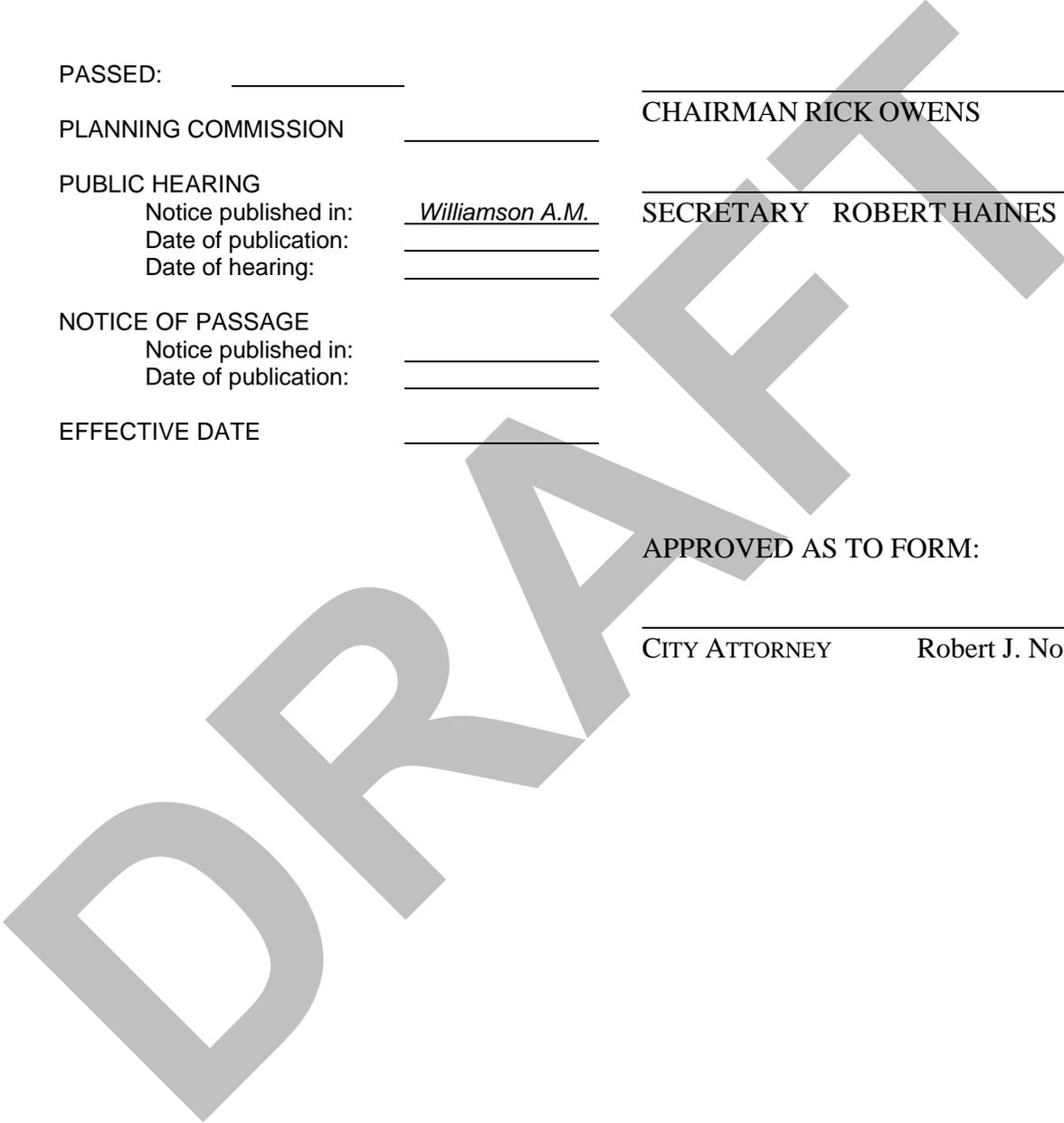
\_\_\_\_\_  
CHAIRMAN RICK OWENS

\_\_\_\_\_  
SECRETARY ROBERT HAINES

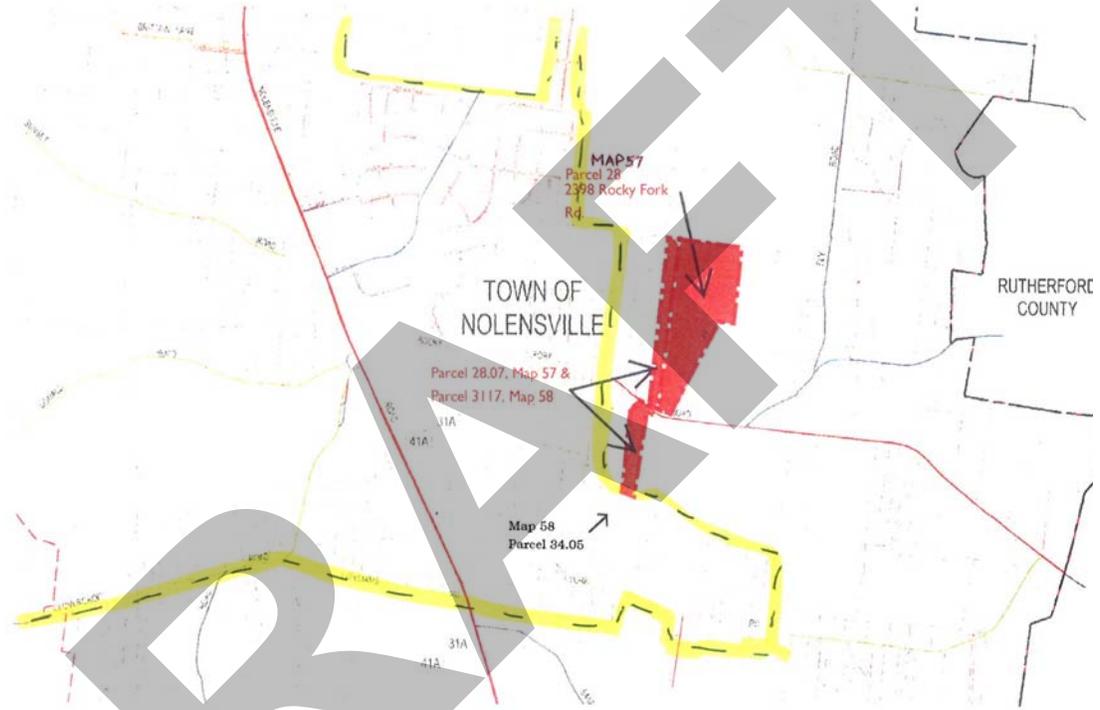
APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
Robert J. Notestine, III



**Exhibit A**  
**Annexation Exhibit**



RECEIVED  
11/5/13

Annexation Exhibit