

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

RESOLUTION #15-20

A RESOLUTION BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE TO ANNEX PROPERTIES REFERENCED AS MAP 059, PARCELS 01203 AND 09600, MAP 082, PARCELS 01000, 01001, 00102, AND 00303 OF THE WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE, AT THE REQUEST OF PROPERTY OWNERS

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

Map 59, Parcels 01203 and 09600, Map 82, Parcels 01000, 01001, 00102, and 0303 of the Williamson County Tax maps as shown in proposed Plan of Services in Exhibit A, includes approximately 278.19 acres, and,

WHEREAS, the Town of Nolensville Planning Commission voted on May 12, 2015 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 June 4, 2015;

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 A.

RESOLVED this 4th day of June, 2015.

Jimmy Alexander, Mayor

Kali Mogul, Town Recorder

Passed: _____

Exhibit A
Plan of Services

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF PROPERTIES REFERENCED AS MAP 059, PARCELS 01203 AND 09600, MAP 082 PARCELS 01000, 01001, 00102, AND 00303 IN 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 area to be annexed by this ordinance is contiguous to other properties across Clovercroft Road that have been annexed into the Town of Nolensville at the property owners' requests; 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 municipality prior to passage of an annexation ordinance; and,

WHEREAS, the proposed properties to be annexed are identified on the tax maps prepared for the Williamson County Property Assessor as being:

Map 059, Parcels 01203 and 09600, Map 082, parcels 01000, 01001, 00102, and 00303, including an area of approximately 278.19 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 southwest of the present corporate limits and is contiguous to property that is inside the Corporate Limits of the Town of Nolensville. The proposed annexed area contains a total of 278.19 (more or less) acres.

Existing Land Use

The annexed area is mostly tree-covered and contains one rental home.

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.

II. Sewer Service:

The entire area is located adjacent the Metro Nashville sewer service area. Either Metro Nashville will have responsibility for the expansion, operation and maintenance of their utility system or if not available, developers of these properties will be have to obtain approval of onsite systems to be approved by Williamson County, Tennessee.

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 development 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 ER – Estate 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 _____, 2015

CHAIRMAN DOUGLAS RADLEY

SECRETARY ROBERT HAINES

APPROVED AS TO FORM:

TOWN ATTORNEY Robert J. Notestine, III

DRAFT

JOYCE & OWEN ROGERS
P. O. Box 680188 • Franklin, Tennessee 37068
Phone (615) 584-8630 (Owen)
(615) 957-0033 (Joyce)

April 13, 2015

To: Town of Nolensville Planning Commission

Subject: Annexation Request

As owners of the attached designated list of properties on Clovercroft and Warren Hollow Roads, we respectfully request annexation into the city limits of the Town of Nolensville.

Sincerely,



Rogers Community Property Trust, Owen L Rogers, Trustee



Rogers Community Property Trust, Joyce B Rogers, Trustee



State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joyce and Owen Rogers, to me known to be the persons described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal at office, this 14th day of April, 2015.

My Commission Expires: Sept 20, 2017



Notary Public

278.19 acres

