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

RESOLUTION #14-33

A RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF NOLENSVILLE TO ANNEX CERTAIN PROPERTY 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 23, Said parcels including an area of approximately 20.25 acres (more or less), see Exhibit A, attached;

WHEREAS, the Town of Nolensville Planning Commission voted on September 9, 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 November 6, 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 subject property as set forth in the following sections:

Section 1: The annexation of the aforementioned property as requested by the property owners as indicated in Exhibit A and including the Right of Way of Clovercroft Road adjacent to the subject properties as shown on the exhibit in the Plan of Services; and,

Section 2: The Plan of Services described in Exhibit B; and,

Section 3: Establishes the zoning of the Map 59, Parcel 23 as Suburban Residential (SR).

RESOLVED this 6th day of November 2014.

Jimmy Alexander
Jimmy Alexander, Mayor

Cindy Lancaster
Cindy Lancaster, Town Recorder

Passed: November 6, 2014

Exhibit A

A RESOLUTION BY THE NOLENSVILLE PLANNING COMMISSION RECOMMENDING A PLAN OF SERVICE FOR THE ANNEXATION BY THE TOWN OF NOLENSVILLE, TENNESSEE OF PROPERTY REFERENCED AS MAP 59, PARCEL 23 OF THE WILLIAMSON COUNTY TAX MAPS AND KNOWN AS THE DON HOFFMEISTER PROPERTY ON CLOVERCROFT ROAD

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 (SR) zoning should be established for the area in order to be consistent with the Town's land use plan map; 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 tract of land being considered for annexation as part of a planned residential development and is contiguous to 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 59, Parcel 23, Said parcel including an area of approximately 20.25 acres (more or less), see Exhibit A, attached; and includes existing R-O-W along Clovercroft Road as shown in Exhibit A, and

WHEREAS, the property owners of this parcel 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 that is inside the Corporate Limits of the Town of Nolensville. The proposed annexed area contains a total of 20.25 (more or less) acres and lies completely within the Town's Urban Growth Boundary.

Existing Land Use

The annexed area contains an existing house, a barn, and storage building.

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 water system; any future developer of the property will be responsible for obtaining necessary water services from said 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 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. This property is proposed for a future extension of the Bent Creek subdivision.

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.

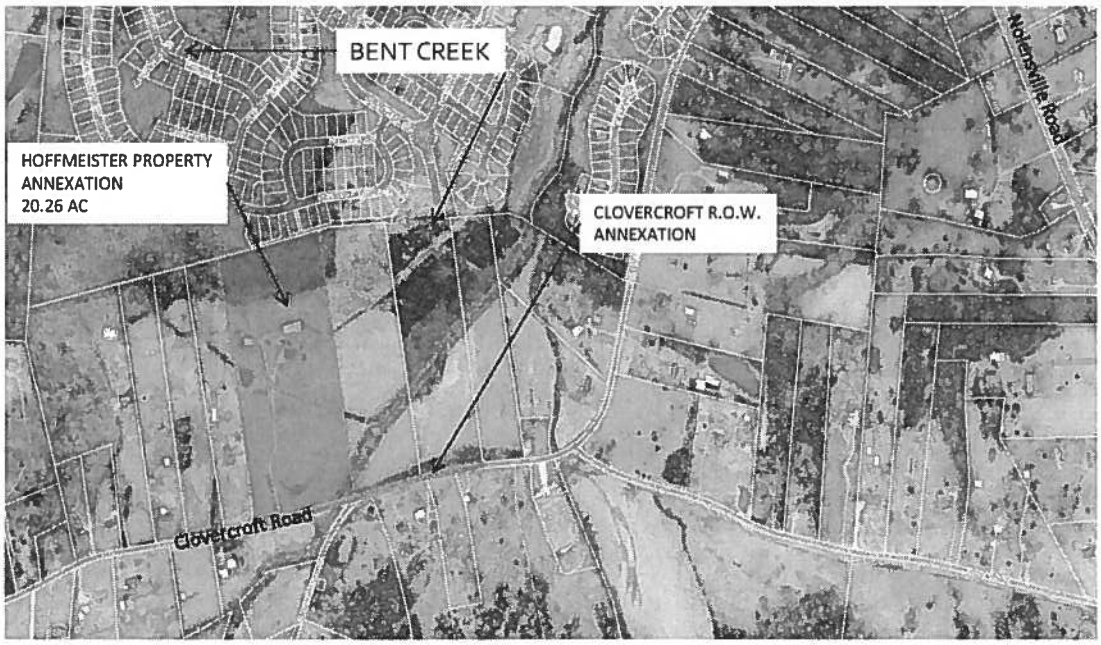
RESOLVED this __ day of _____, 2014

SECRETARY ROBERT HAINES

APPROVED AS TO FORM:

CITY ATTORNEY Robert J. Notestine, III

Hoffmeister Property
Bent Creek Annexation



Date July 21, 2014

Issue Friendly Annexation of property located in Nolensville, Tennessee

I, Don R. Hoffmeister (Don R Hoffmeister), am hereby requesting that property located at 9746 Clovercroft Road, Nolensville, Tennessee, that is owned by Don R. Hoffmeister, have a Friendly Annexation into the Town of Nolensville. I am making this request in cooperation with Bill Kottas, of CK Development, LLC.

Signed Don R Hoffmeister 23 JUL 14