

Plan of Services for Annexation A-2-2018

November 2018

PUBLIC REVIEW COPY

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Annexation A-2-2018 (Tylertown Road Area / End of Swift Fox Drive)
NOTICE OF PUBLIC HEARING

A notice that a public hearing will be held on the 6th day of December, 2018, at 7:00 p.m., before the City Council of the City of Clarksville, Tennessee, at the Council Chambers, City Hall, to hear comments relative to a proposed Plan of Services, and on a proposed Resolution annexing certain territory into the City of Clarksville. Said territory, north of Tylertown Road, east of Fox Tail Drive, west of Rowe Lane in Clarksville, Tennessee, 37040, to determine whether the following described territory adjoining the present corporate boundaries of the City of Clarksville should be annexed. The proposed Plan of Service will be posted from November 21, 2018 to December 6th, 2018 in the following offices for review during normal business hours at the Regional Planning Commission Office at 329 Main Street, the Mayor's Office at 1 Public Square, and the City Building and Codes Department at 100 South Spring Street. The Plan of Services may also be viewed on the Regional Planning Commission website at www.cmcrcpc.com.

TRACT

Being a parcel of land in the 2nd Civil District of Clarksville, Montgomery County, Tennessee, said parcel being the Charles Alley Property as recorded in Volume (Vol.) 586, page 1314 Register's Office Montgomery County, Tennessee (ROMCT) the Lance Etson Property as recorded in Volume (Vol.) 751, page 1055 Register's Office Montgomery County, Tennessee (ROMCT) said parcel being generally described as north of Tylertown Road, east of Fox Tall Drive, west of Rowe Lane in Clarksville, Tennessee, 37040, said parcel being more particularly described as follows: Beginning an iron pin (old), said pin being the northwestern corner of the Chitar Mcginnis property as recorded in Vol. 1524, page 1131 ROMCT, said pin being N 51° 36' E for a distance of 213 ± from the centerline intersection of Sly Fox Drive and Fox Tall Drive, said also being the southwestern corner of the herein described parcel; Thence, along the eastern property line of the Fox Crossing Section 3 subdivision as recorded in Plat Book G page 246, North 09 degrees 48 minutes 22 seconds East a distance of 1301.08 feet to an iron pin, said point being the southeastern corner of the Mimms Family Partnership as recorded in Vol. 729, page 81 ROMCT; Thence, along said Mimms Family Partnership property, South 79 degrees 28 minutes 18 seconds East for a distance of 662.85 feet to a point on a line, said point being the northeastern corner of the herein described parcel; Thence, leaving said Mimms Family Partnership property and along a new severance line in the Lance Eston property, South 09 degrees 27 minutes 54 seconds West for a distance of 942.65 feet to a point on a line, said point being the southeastern corner of the herein described parcel; Thence, along the Linda Thompson property as recorded in Vol. 915 page 1364, South 72 degrees 08 minutes 29 seconds West for a distance of 150.09 feet to a point on a line; Thence, along the Daniel & Helen Etson property as recorded in Vol. 1711 page 854, South 72 degrees 08 minutes 19 seconds West for a distance of 150.17 feet to a point on a line; Thence, along the Glen & Jeannie Way property as recorded in Vol. 579 page 1510, South 72 degrees 09 minutes 09 seconds West for a distance of 150.02 feet to a point on a line; Thence, along the Linda & Charles Alley property as recorded in Vol. 397 page 1063, South 72 degrees 11 minutes 14 seconds West for a distance of 160.06 feet to a point on a line; Thence, along the Chitar Mcginnis property as recorded in Vol. 1524 page 1131, South 72 degrees 11 minutes 14 seconds West for a distance of 144.20 feet to the point of beginning, said parcel containing 747,240 Square Feet or 17.15 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.

PLAN OF SERVICE

Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of service.

THE EFFECTIVE DATE OF ANNEXATION SHALL BE 30 DAYS AFTER PASSAGE OF THE CITY RESOLUTION

POLICE

Patrolling, radio responses to calls, and all other routine police services, will be provided beginning on the effective date of annexation with resources currently available. No additional personnel or equipment is needed, at this time.

FIRE

The Clarksville Fire Department has a new station in the area and are prepared to respond to the potential 70 new lots.

GAS, WATER, AND SEWER (CGW)

The 17.05 +/- acres off Swift Fox Drive lie within the service area of Clarksville Gas and Water. Any public main extensions of water, sanitary sewer, or natural gas would be the responsibility of the developer of the property including any and all costs. Clarksville Gas and Water would assume ownership of the new mains once construction is satisfactorily completed.

The proposed annexation is relatively small in size, and is situated well within the existing service area. No additional personnel, equipment, materials, or improvements are needed at this time. Any incidental costs incurred would be offset by revenue generated from new customer base.

SOLID WASTE

Current policies of the Bi-County Solid Waste Management System for areas within the city limits of Clarksville will extend into the newly annexed area upon the effective date of annexation.

CLARKSVILLE DEPARTMENT OF ELECTRICITY

The land being annexed is currently vacant. Future development will be covered by CDE with infrastructure installed by the developers.

STREETS

The City of Clarksville Street Department will begin enforcing its regulations on the effective date of annexation. No additional personnel or equipment are anticipated to be required.

- (1) Any future improvements of this property will be the responsibility of the Developer and/or property owner(s).
- (2) Routine and emergency maintenance, on a daily basis, will begin once streets are dedicated to the public.
- (3) Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under city policies.

STREET LIGHTING

Streetlights will be installed under current city standards and based upon the availability of electrical power along the established right-of-way.

PLANNING AND ZONING

The 17.05 +/- acres has requested to be rezoned from AG to R-2 on the effective date of annexation. The Regional Planning Commission will have a public hearing on the plan of service and provide a recommendation to the city council before the public hearing there.

BUILDING AND CODES (Inspection Services)

On the effective date of annexation the Building and Codes Department will provide the following services:

- (1) Construction and Sign Permits, Administration, and Inspections;
- (2) Code Enforcement, Property Maintenance and Abatement;
- (3) Planning and Zoning

CLARKSVILLE TRANSIT SERVICES

The properties at Swift Fox Drive north of Tylertown Road are outside the CTS urbanized area. Until this area becomes part of the urbanized area CTS cannot provide service in the area. The nearest bus stop is located at Northfield Dr. and Northeast Dr.

RECREATION

The property to be annexed is in Ward 12. City of Clarksville Parks and Recreation Department does not adequately serve this area to comply with desired standards. There is no park property in City Council Ward 12 currently. The closest developed park property is on the border of Ward 8 and Ward 5. Ward 12 currently has 76.7% of their residents not served by a city park. The desired acreage to meet National Standards in Ward 12 would be 10 acres per 1,000 population or 94.5 acres.

In 2018, 300 acres were purchased at I-24, Exit 8, and it is the city's plan for this property to be developed into a Regional Athletic Complex. This acreage is on the border of Ward 12 and Ward 10. A park at this location would significantly raise and surpass the standards per 1,000 population.

It is the opinion of the Parks and Recreation Department that the annexation of 17 acres and addition of approximately 66 youth and 130 adults will not significantly change the need for parkland in this Ward.

ELECTION COMMISSION

The area to be annexed will be assigned a city Ward at time of annexation.

CITY FINANCE DEPARTMENT

There would be no impact to Finance and Revenue Department needs with this annexation.

ASSESSOR

Based on the information provided, only normal parcel maintenance would be required.