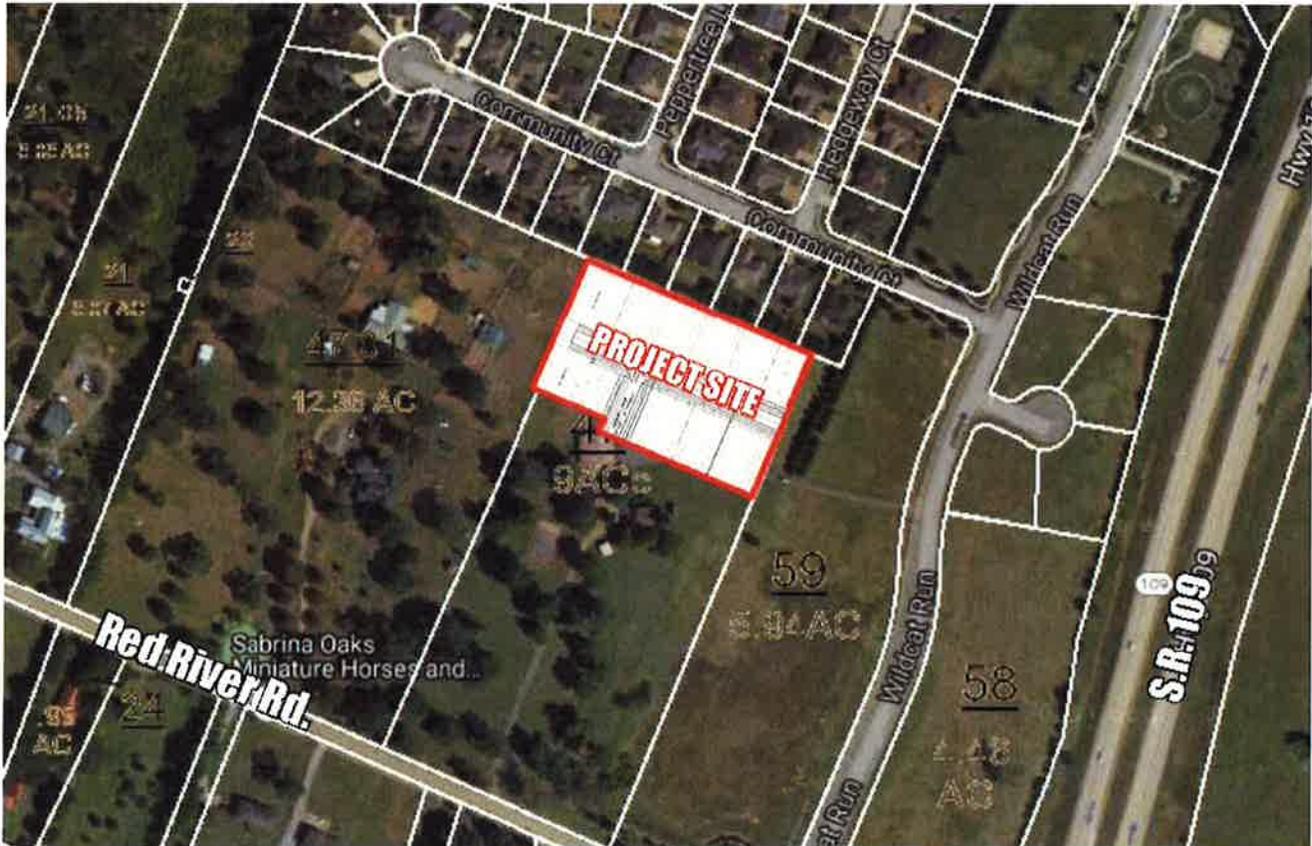


NOTICE OF PUBLIC HEARING

The Gallatin City Council will conduct a Public Hearing on Tuesday, October 18, 2016 at 6:00 p.m. in the Dr. J. Deotha Malone Council Chambers, City Hall, 132 West Main Street concerning:

RESOLUTION NO. R1608-48 OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ANNEXING A PORTION OF ONE (1) PARCEL (TAX MAP 114 PARCEL 47.00), COMPRISING APPROXIMATELY 2.75 (+/-) ACRES, LOCATED WEST OF THE SR 109 BY-PASS AND NORTH OF RED RIVER ROAD, INTO THE CITY OF GALLATIN; AUTHORIZING THE ANNEXED PARCEL TO BE INDICATED ON THE OFFICIAL ZONING ATLAS; AUTHORIZING ASSIGNMENT OF ANNEXED AREA TO A COUNCIL DISTRICT; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE



Prepared By: Kevin Chastine, AICP
Prepared On: August 16, 2016

Location Map
Twin Eagles - Phase 13 Section A
Annexation
6-2298-16



The plan of service for the annexation is posted and available for public viewing on the City of Gallatin website www.gallatinonthemove.com or at the following locations:

City of Gallatin
Planning Dept.
132 West Main St.
Gallatin, TN 37066

Gallatin Civic Center
210 Albert Gallatin Ave
Gallatin, TN 37066

Gallatin Public Library
123 East Main Street
Gallatin, TN 37066

All persons having an interest in these matters are invited to attend and make their views known at this time. Detailed agendas are posted on the City of Gallatin website, www.gallatinonthemove.com, and are available by contacting the Gallatin Planning Department, Room 201, 2nd floor, City Hall, Ph: 451-5796

RESOLUTION NO. R1608-47

A RESOLUTION OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF A PORTION OF ONE (1) PARCEL (TAX MAP 114, PARCEL 47.00), CONSISTING OF 2.75 (+/-) ACRES, LOCATED WEST OF THE SR 109 BY-PASS AND NORTH OF RED RIVER ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gallatin received a petition by a property owner for the annexation of 2.75 (+/-) acres contiguous to the City; and

WHEREAS, the area proposed for annexation to the City of Gallatin is substantially contiguous to the corporate limits to the City and within the City's Planning Region, as required by law; and

WHEREAS, Tennessee Code Annotated, § 6-51-102(b) as amended requires that a Plan of Service be adopted by the governing body of a City prior to the passage of an annexation resolution; and,

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to T.C.A. § 6-51-102(b)(4), § 6-51-107, §13-3-104, § 13-3-301, and § 13-4-103, has reviewed and recommended approval of this Plan of Service, as contained in this Resolution, in GMRPC Resolution 2016-105.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GALLATIN, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102(b), Tennessee Code Annotated, there is hereby adopted, for the area bounded as described in Exhibit 'A' and the Plan of Service described in Exhibit 'B':

SECTION 2. This Resolution shall be effective upon adoption, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING:

AYE:

NAY:

DATED:

MAYOR PAIGE BROWN

ATTEST:

CONNIE KITTRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY

Exhibit 'A' – Twin Eagles – Phase 13 – Section A - Annexation Legal Description
Exhibit 'B' – Twin Eagles – Phase 13 – Section A - Plan of Services

EXHIBIT 'A'

Legal Description – A Portion of Tax Map Parcel 114//047.00, 2.75 (+/-) Acres

A Tract of land in the 9th Civil District, Sumner County, Tennessee. Tract being the Randall R. and Barbara C. Jones Tract as recorded in Record Book 2323, Page 807, Register's Office Sumner County, Tennessee, (ROSC) Tract being bonded on the north by Lots 1 through 6 of the Twin Eagles, Phase One, Section One, Final Plat, as recorded in Plat Book 21, Page 338, ROSC, on the east by the Randall R. and Barbara Jones Tract as recorded in Record Book 1766, Page 194, ROSC, on the south by the remainder of the overall property and on the west by the Darci Gibbons Tract as recorded in Record Book 3741, Page 833, ROSC. Tract being more particularly described as follows:

Point of beginning being at the southeastern corner of said Lot 1 and being on the common line of the said Randall R. and Barbara Jones Tract; thence along said common line South 24°18'10" West 280'00 feet to a point; thence with a new line North 65°38'51" West 300.65 feet to a point; thence North 24°17'53" East 25.10 feet to a point; thence North 65°42'07" West 140.00 feet to a point; thence along the common line of the said Darci Gibbons Tract North 24°17'54" East 254.65 feet to a point; thence along the common lines of said Lots 1 through 6 South 65°41'49" East 440.67 feet to the point of beginning.

Said tract contains 119,796 square feet or 2.75 (+/-) acres.

Bearings based on the Tennessee State Plane Coordinate System.

EXHIBIT 'B'
PLAN OF SERVICE FOR PORTION OF TAX MAP 114, PARCEL 47.00
(6-2289-16) pursuant to Tenn. Code Annotated § 6-51-102(b)

A. Water

Water service extensions will be provided by Gallatin Public Utilities (GPU) and constructed by the developer upon development of the property. There is a six (6) inch GPU water line located south of Wildcat Run, which is adjacent to the proposed entrance of this development.

Gallatin Public Utilities has indicated that:

- The existing utility infrastructure will support this proposed annexation. Detailed plans and specifications for extending water and sanitary sewer to this development must be submitted for review and approval.

B. Sanitary Sewer

Sanitary sewer service in the annexation area will be provided by Gallatin Public Utilities (GPU) and constructed by the developer. There is a sanitary sewer line located parallel to Wildcat Run, which can be extended to serve the property.

Gallatin Public Utilities has indicated that:

- The existing utility infrastructure will support this proposed annexation. Detailed plans and specifications for extending water and sanitary sewer to this development must be submitted for review and approval.
- The developer of the properties is responsible for extending municipal sewage lines to the property upon or prior to development.

C. Street Construction and Maintenance

The developer is proposing two (2) 50 foot wide rights-of-way with streets providing 24 feet pavement widths. The two (2) rights-of-way will serve 18 single family lots, with 10 of these lots are located within the area of annexation. The new roadways will be constructed by the developer. Once accepted by the City, the streets will be maintained by the City of Gallatin.

D. Solid Waste and Refuse Collection

Upon annexation, the City of Gallatin will begin collecting solid waste in the annexation area based on the provisions set forth in the Gallatin Municipal Code.

E. Planning and Zoning Services

Upon annexation, the planning and zoning services of the City of Gallatin will continue to be provided in the annexation area since the properties are located within the City's planning region.

F. Building Inspections and Code Enforcement Services

Upon annexation, building and code inspection services will continue to be provided by the City of Gallatin.

G. Fire Protection

The Gallatin Fire Department will provide fire protection after the effective date of the annexation. Upon development of the properties, the developer will provide fire hydrants in the annexation area pursuant to NFPA Life Safety Standards as determined by the City's Senior Fire Inspector.

Gallatin Fire Department provided no comments when staff requested information. Fire Station # 3 is located approximately .6 miles to the east of the property.

H. Police Protection

After the effective date of the annexation, Police patrol, response to calls, and other routine police services will be provided by the Gallatin Police Department with existing personnel.

Gallatin Police Department provided no comments when staff requested information. The police department is now serving adjacent properties.

I. Animal Control

The Public Works Department provides animal control services and enforces the City's animal control ordinances. After the effective date of the annexation, these services will be available in the annexation area.

J. Recreational Facilities and Programs

After the effective date of the annexation, the benefit and use of all recreational facilities and programs provided by the Leisure Services Department will be available to residents of the properties. Recreational facilities and programs will be provided with existing personnel, facilities, and resources.

K. Street Lighting and Electric Service

Upon completion of street construction and acceptance by the City, street lighting will be extended into the annexed area. In accordance with existing City policy, the extension of City electric facilities, as provided in T.C.A. Section 6-51-112, will provide electrical service to the annexation area.

Gallatin Department of Electricity has indicated that:

- The Gallatin Department of Electricity will serve the annexed area upon redevelopment of the property.

L. Gas

The Gallatin Public Utilities Department provides natural gas services to residential, business, and industrial customers in the City of Gallatin and outside the City's corporate limits. An existing two (2) inch gas line is located parallel to Wildcat Run. The Public

Utilities Department may authorize the extension of natural gas service from this existing line into the annexation area upon development of the properties for residential use. Upon extension of gas lines by Gallatin Public Utilities, the City will oversee and monitor such lines.

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

September 13, 2016

DEPARTMENT: PLANNING DEPARTMENT

AGENDA # 4

SUBJECT:

Resolution No. R1608-47 Plan of Services for the annexation of a portion of Tax Map 114 and Parcel 47.00 (6-2289-16)

SUMMARY:

A Resolution of the City of Gallatin, Sumner County, Tennessee adopting a Plan of Service for the annexation of a portion of Tax Map 114 Parcel 47.00, comprising approximately 2.75 (+/-) acres, located west of SR 109 By-Pass and north of Red River Road, and providing for an effective date.

The property is located within the Gallatin Planning Region and is contiguous to the existing City limits. A Plan of Service is required by state statute (Tenn.Code Annotated, §6-51-102(b)) to accompany an annexation request. The Planning Commission approved GMRPC Resolution No. 2016-105 recommending that the Council adopted the Plan of Services and annex the properties as required by Tenn. Code Annotated, Title 6, Chapter 6, §6-51-102(b)(4).

RECOMMENDATION:

ATTACHMENT:

Resolution
 Ordinance

Correspondence
 Contract

Bid Tabulation
 Other

Approved
Rejected
Deferred

Notes:

PUBLIC COMMENT