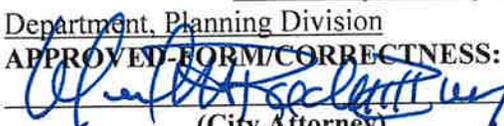


RESOLUTION NUMBER R23-05-07

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF COOKEVILLE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES FOR THE TT OF HCP HAWKINS CRAWFORD ROAD ANNEXATION AREA, LOCATED OFF TENNESSEE AVENUE ON HAWKINS CRAWFORD ROAD, FURTHER IDENTIFIED AS TAX MAP 064, PARCEL 018.01

RESOLUTION NUMBER: R23-05-07
REQUESTED BY: Planning Commission
PREPARED BY: Community Development
Department, Planning Division
APPROVED-FORM/CORRECTNESS:

(City Attorney)
ADOPTED: 5-18-23
MINUTE BOOK _____, PAGE _____

WHEREAS, the City of Cookeville, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

WHEREAS, a plan of services for the territory proposed for annexation by owner consent has been reviewed by the Cookeville Municipal Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COOKEVILLE, TENNESSEE as follows:

A. That a public hearing is hereby scheduled for 5:30 *pm* on June 15th, 2023 in the Council Meeting Room, Cookeville City Hall, 45 East Broad Street, Cookeville, TN 38501 on the proposed annexation of territory by owner consent, and Plan of Services, depicted on the attached Exhibit 1, to wit:

BEGINNING AT A POINT, said point being the Tax Map 064, parcel 018.01 boundary, city boundary and CI zone boundary; Thence in a southwesterly direction (S58°18'06"W) along the Tax Map 064, parcel 018.01 boundary, city boundary and CI zone boundary approximately 2208 feet to a point, said point being the Interstate 40 median, city boundary and CI zone boundary; Thence leaving said point in a westerly direction (N86°21'31"W) along the Interstate 40 median approximately 1786 feet to a point, said point being the Interstate 40 median; Thence leaving said point in a northeasterly direction (N53°58'53"E) approximately 366 feet to a point, said point being the Tax Map 064, parcel 018.01 boundary; Thence leaving said point in a northeasterly direction (N56°05'25"E) along the Tax Map 064, parcel 018.01 boundary approximately 2130 feet to a point, said point being the Tax Map 064, parcel 018.01 boundary; Thence leaving said point in a easterly direction (N69°42'21"E) approximately 1343 feet to a point, said point being the Tax Map 064, parcel 018.01 boundary; Thence leaving said point in a easterly direction (N87°42'07"E) approximately 40 feet to a point, said point being the Tax Map 064, parcel 025.00 boundary; Thence leaving said point in a southerly direction

(S3°54'04"E) approximately 81 feet to a point, said point being the Tax Map 064, parcel 025.00 boundary, city boundary and CI zone boundary; Thence leaving said point in a westerly direction (N81°32'35"W) approximately 31 feet to a point, said point being the Tax Map 064, parcel 018.01 boundary, city boundary and CI zone boundary; Thence leaving said point in a southerly direction (S8°05'06"E) along the Tax Map 064, parcel 018.01 boundary, city boundary and CI zone boundary approximately 811 feet to **POINT OF BEGINNING**, said property containing **74.03 +/- acres**.

B. That a copy of this resolution, describing the territory proposed for annexation by owner consent, along with the plan of services, shall be promptly sent to the last known address listed in the office of the Putnam County property assessor for the property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Cookeville, and by publishing notice of the resolution at or about the same time in the Herald Citizen, a newspaper of general circulation in such territory and the City of Cookeville.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a newspaper of general circulation in the City of Cookeville not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

ADOPTED AND EFFECTIVE THIS 18th DAY OF MAY 2023.

THE CITY OF COOKEVILLE, TENNESSEE


Laurin Wheaton, Mayor

ATTEST:


Darian Coons, City Clerk

PLAN OF SERVICES

TT OF HCP, HAWKINS CRAWFORD ROAD ANNEXATION AREA

Introduction

The City of Cookeville has received a petition requesting annexation from the owner(s) of a property contiguous with the corporate limits. The purpose of this document is to present a Plan of Services for the territory. For identification purposes the territory has been designation as the TT of HCP, Hawkins Crawford Road Area. This document was prepared by the Cookeville Community Development Department – Planning Division with consultation with applicable city departments.

Description of Area

The TT of HCP, Hawkins Crawford Road annexation area consists of one (1) parcel located just off Interstate 40, Exit 283 and Tennessee Avenue on Hawkins Crawford Road. The parcel is located entirely within the Cookeville Urban Growth Boundary. The area is generally bounded on the north by the Quality Estates Residential Subdivision and other larger tracts outside of the current corporate limits, on the east by Hawkins Crawford Road and the current Corporate Limits, on the west by larger undeveloped tracts outside the current corporate limits, and to the south by Interstate 40. The primary point of access to the proposed annexation area from the current city limits is from Hawkins Crawford Road off Tennessee Avenue.

The area consists of a total of approximately 74 acres or 0.116 square miles of land. This area consists of approximately 10 acres of street right-of-way with an estimated street right-of-way land area of approximately 12,224 square feet for existing and abandoned portions of Hawkins Crawford Road and approximately 424,376 square feet of Interstate 40 right-of-way. The area consists of one parcel in its entirety: Parcel 018.01 on Map 64 of the Putnam County Tax Maps. Exhibit 1 depicts the general location of the proposed annexation area.

The area also includes an estimated 84 linear feet of Hawkins Crawford Road. The right-of-way for this local street occupies approximately 2,528 square feet of land, with an estimated right-of-width of 30 feet, a pavement width of 18-20 feet, with an asphalt surface in good condition. The property is within the electric service area of the Upper Cumberland Electric Coop and within the natural gas service area of City of Cookeville Gas Department. Water service to the territory is provided by the City of Cookeville.

The proposed annexation territory is located in close proximity to the Interstate 40 Exit 283 interchange. The property owner has indicated that a primary reason for requesting annexation is to increase the development potential of the property. The area is identified in the Cookeville 2030 Plan as being best suited for commercial and/or industrial purposes and the Planning Department recommends that the area be zoned CG, General Commercial.

Plan of Services

A. Police Protection

Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided upon the effective date of annexation.

B. Fire Protection

Fire protection by present personnel and equipment of the fire fighting force, within the limitations of available water supply and distances from existing fire stations; will be provided upon the effective date of annexation.

C. Water

Water service will be provided to the annexation area by the City of Cookeville at city rates upon the effective date of annexation.

D. Sanitary Sewer

Sanitary sewer service is being extended to this property by the property owner as part of the development of the adjacent property. Connection to the existing sewer system will be at the expense of the property owner/developer and service will be provided at city rates.

E. Solid Waste Collection and Disposal

The same regular refuse collection service now provided within the city shall be extended to the annexed area within sixty (60) days after the effective date of annexation.

F. Streets

Emergency maintenance of streets (repair of hazardous chuckholes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.

Routine maintenance, on the same basis as the present city, will begin in the annexed area on the effective date of annexation.

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other major improvements will be accomplished under the current policies of the city.

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

G. Inspection Services

All inspection services now provided by the city (building, plumbing, gas, housing, fire etc.) will begin on the effective date of annexation.

H. Planning and Zoning

The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. An Ordinance establishing zoning for the area as CG, General Commercial shall be adopted following approval of annexation.

I. Recreational Facilities

Residents of the annexed area may use all existing recreational facilities, parks, etc. on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational programs and facilities in the enlarged city.

J. Electrical Service and Street Lighting

Electric service for domestic, commercial, and industrial use to the annexed area will continue to be provided by the Upper Cumberland Electric Membership Cooperative. The City of Cookeville will pay the cooperative for the provision of street lighting in the annexation area and will request that the cooperative provide it within one (1) year after the effective date of annexation.

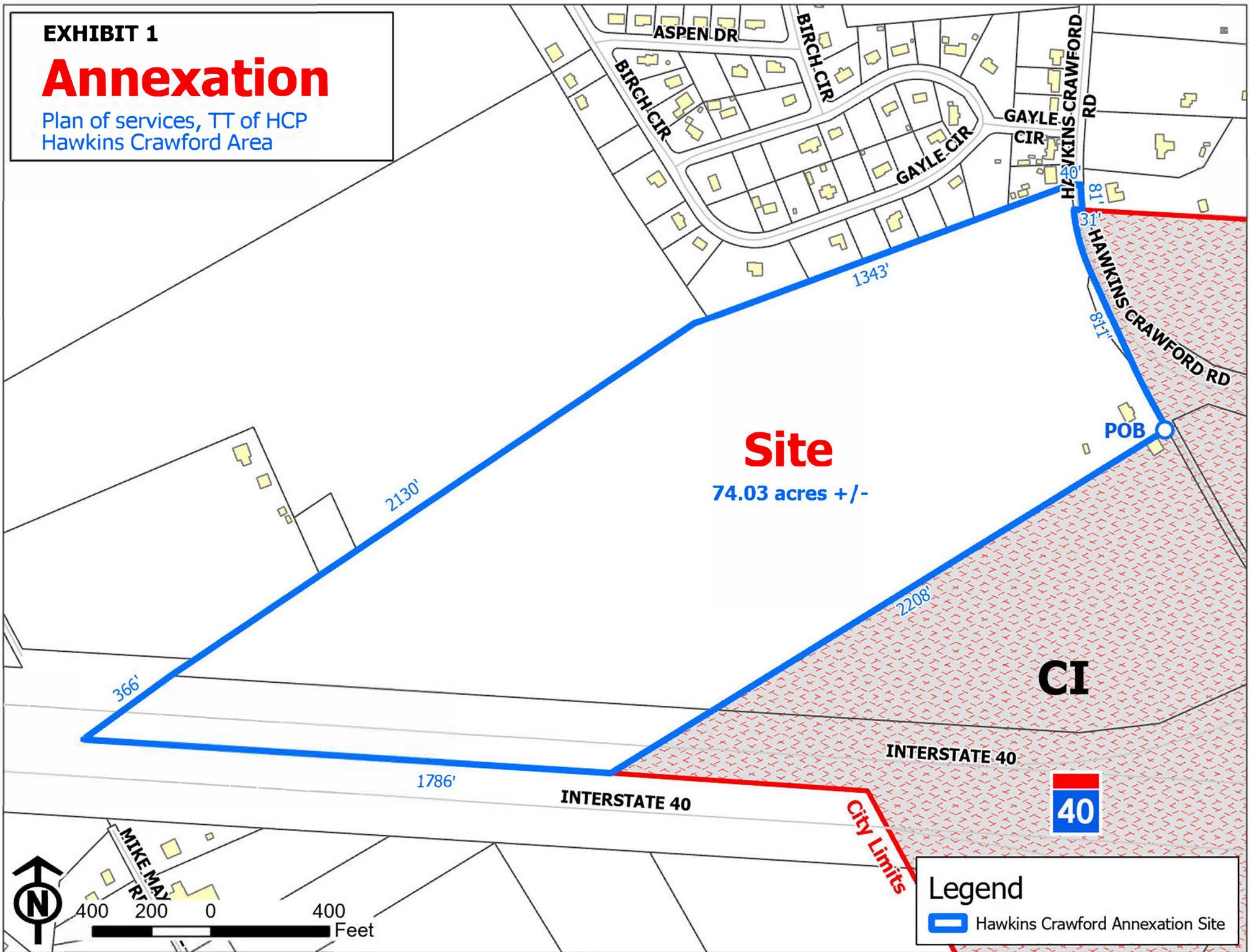
K. Natural Gas Service

Natural gas is provided by the City of Cookeville in the annexation area and is available. Natural Gas will be extended based on customer demand and when economically feasible.

EXHIBIT 1

Annexation

Plan of services, TT of HCP
Hawkins Crawford Area



Site

74.03 acres +/-

CI

INTERSTATE 40

INTERSTATE 40

City Limits



Legend

 Hawkins Crawford Annexation Site



400 200 0 400 Feet