

RESOLUTION NO. R2006-30

A RESOLUTION REQUESTING THE SIGNAL MOUNTAIN PLANNING COMMISSION TO STUDY AND ISSUE A WRITTEN REPORT ON THE PROPOSED PLAN OF SERVICES ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, PURSUANT TO T.C.A. §6-51-102, RELATIVE TO ONE HUNDRED SEVENTEEN (117) DESCRIBED PARCELS OF REAL PROPERTY LYING CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE KNOWN AS WINDTREE SUBDIVISION AND ADJACENT TO SHACKLEFORD RIDGE ROAD AND CERTAIN PROPERTIES ADJACENT TO WINDTREE SUBDIVISION ON ANDERSON PIKE, AS SHOWN ON THE ATTACHED MAP.

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BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, That Signal Mountain Regional Planning Commission be and is hereby requested to study and issue a written report on the proposed Plan of Services attached hereto and made a part hereof by reference, pursuant to T.C.A. §6-51-102, to the Town Council of the Town of Signal Mountain, Tennessee relative to one hundred seventeen (117) described parcels of real property lying contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, known as Windtree Subdivision and adjacent to Shackleford Ridge Road and certain properties adjacent to Windtree Subdivision on Anderson Pike, as described herein below and as shown on the attached map.

All roads and accepted rights of way in the Windtree Subdivision shown on the attached map, including streets named Covington Lane, Mountain Hollow Drive, Scenic Hollow Lane, Silver Springs Drive, Valleydale Lane, Walking Stick Road, Windtree Hollow Lane, and

Windtree Drive and including all property with the following Hamilton County maps and parcels numbers:

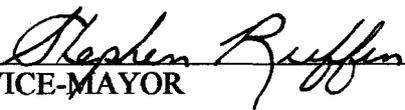
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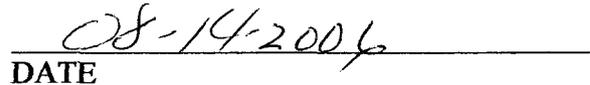
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RECORDER

  
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**PROPOSED PLAN OF SERVICES  
IN ACCORDANCE WITH  
TENNESSEE CODE ANNOTATED § 6-51-102  
MARCH, 2006**

The Town Council of the Town of Signal Mountain, Tennessee hereby proposes the following Plan for Provision of Services for certain properties lying contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, known as Windtree Subdivision and adjacent to Shackleford Ridge Road and certain properties adjacent to Windtree Subdivision on Anderson Pike which are shown on the attached map and described as follows:

All roads and accepted right of ways in the Windtree Subdivision shown on the attached map including streets named Covington Lane, Mountain Hollow Drive, Scenic Hollow Lane, Silver Springs Drive, Valleydale Lane, Walking Stick Road, Windtree Hollow Lane, and Windtree Drive and including all property with the following Hamilton County maps and parcels numbers:

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A. POLICE

Patrolling, radio directed response to calls for assistance, crime prevention services, traffic control and accident prevention services and other police protection and support using present personnel and equipment will be provided on the effective date of annexation.

B. TRAFFIC ENGINEERING

Traffic Engineering and installation of signs and other traffic control devices to be installed as required throughout the annexation area, will be provided when the need is established by appropriate traffic studies.

C. FIRE

1. Fire protection by present personnel and the equipment of the fire fighting force within the limitations of available water and distance from fire stations will be provided on the effective date of annexation.

2. Additional fire services such as those made available through the Town's fire prevention staff and arson investigation will be made available on the effective date of annexation.

3. Within six (6) months after annexation, the location of fire hydrants shall be determined and installed in those areas where water mains of adequate size are available. Placement of hydrants will be on the basis of nationally-accepted standards defined by the National Fire Underwriters' Association. As additional water lines are extended into the annexation area by Walden's Ridge Utility Service, if not presently served, fire hydrants shall be installed as required by the above-mentioned standard when the population density or need for hydrant services is sufficient to cost effectively extend hydrant services into the annexed property as determined in the discretion of the Town Manager and the Town Council.

4. Within six (6) months after annexation, a study will be completed to determine the need for construction of a fire substation to provide services to the annexed area on property owned by the Town and to assure the continued compliance with standards established by the National Fire Underwriters appropriate to maintain the existing fire insurance rating for all citizens within the Town.

D. REFUSE COLLECTION

The same regular refuse collection now provided by the Town will be extended to the annexed area on the effective date of annexation.

E. ROAD AND STREET CONSTRUCTION AND REPAIR; SIGNS AND LIGHTING, AND STORMWAYTER AND DRAINAGE

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary to maintain normal traffic flow), removal of snow and/or sanding of streets during icing conditions will be provided to the annexed area on the effective date of annexation.

2. Routine maintenance, on the same basis as is provided within the present Town limits, will be provided to the annexed area on the effective date of annexation.

3. Within six (6) months of annexation, street name signs will be installed as needed in all substantially developed areas of the annexed area.

4. Street lights will be installed within the annexed area under the same standards as now prevail in the present Town limits as needed.

5. Stormwater and drainage services for all streets within the annexed area will be studied within six months after the effective date of annexation. Erosion and drainage services which are currently provided to all existing streets within the present Town limits shall be provided to the annexed area on the effective date of annexation.

F. PLANNING AND ZONING

The planning and zoning jurisdiction of the Town will be extended to the annexed area on the effective date of annexation. Town Planning services and zoning regulations will thereafter encompass the annexed area. Pending a review of the present zoning classifications within the annexed area by the Town of Signal Mountain Planning Commission and the Town Council within six (6) months of the effective date of annexation, the property within the annexed area shall be reclassified to a temporary classification of R-E Residential Estate District and shall be entitled to any use allowed pursuant to Article 614 of the Town's Zoning Ordinance.

G. RECREATION AND OTHER TOWN PROGRAMS

1. All recreational areas accessibility and programs which are provided for present Town residents will be made available to the residents of the annexed area upon the effective date of annexation in the same manner as such programs are available to current Town residents.

2. All current recreation programs such as swimming, summer camps, baseball, flag football, basketball, tennis will be made available to residents of the annexed area upon the effective date of annexation in the same manner as such programs are available to current Town residents.

3. Access to the Town Library and the Mountain Arts Community Center facilities shall be made available to the residents of the annexed area upon the effective date of annexation in the same manner as such accessibility and programs are provided to current Town residents.

H. WATER SYSTEM

Water for all annexed properties will continue to be provided within the annexed area in the same manner as water service is currently provided by the Walden's Ridge Utility District.

I. ELECTRICAL SERVICE

Electricity will continue to be provided within the annexed area in the same manner as electric service is currently provided by the Electric Power Board of Chattanooga.

J. SEWER SYSTEM

Sewer services for any properties within the annexed area will continue to be provided in the same manner as such sewer services are currently provided by the Hamilton County Water and Wastewater Authority to the extent that sewer lines are constructed and available within the annexed area. The construction of new sewer lines within the annexed area will occur when the density of development makes new sewer lines feasible and funds for the

construction of necessary sewer lines are made available as determined by the Hamilton County Water and Wastewater Authority and its board.

K. INSPECTION/CODE ENFORCEMENT

The Town of Signal Mountain currently provides inspection and code enforcement services (building, electrical, plumbing, gas, and unsafe building services) to all areas within the Town limits. These same inspection and code enforcement services will be provided to the newly annexed area upon the effective date of annexation.

L. ANIMAL CONTROL

The Humane Educational Society currently provides the services of animal control and enforces the Town's leash laws and other animal control ordinances to all areas within the Town limits. These same services will be provided to the newly annexed area upon the effective date of annexation.

