

ORDINANCE NO. 2006-8

AN ORDINANCE ADOPTING A PLAN OF SERVICES AND EXTENDING THE CORPORATE LIMITS OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, TO ANNEX CERTAIN TERRITORY CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE TOWN, BEING SEVEN PARCELS OF REAL PROPERTY CONTIGUOUS TO THE NORTHEASTERN TOWN LIMITS ADJACENT TO SHACKLEFORD RIDGE ROAD AT ANDERSON PIKE AND CONTINUING SOUTHWARD BETWEEN FOX RUN SUBDIVISION AND HIDDEN BROOK SUBDIVISION IN HAMILTON COUNTY, TENNESSEE, AS SHOWN BY THE ATTACHED MAP.

WHEREAS, the Acting Town Recorder has been authorized to give notice of a public hearing on June 12, 2006, with reference to the herein described annexation territory, to be held on June 12, 2006, at 7:00 p.m., which notice shall have been published in the daily newspaper of Chattanooga, Tennessee more than fifteen (15) days before June 12, 2006; and

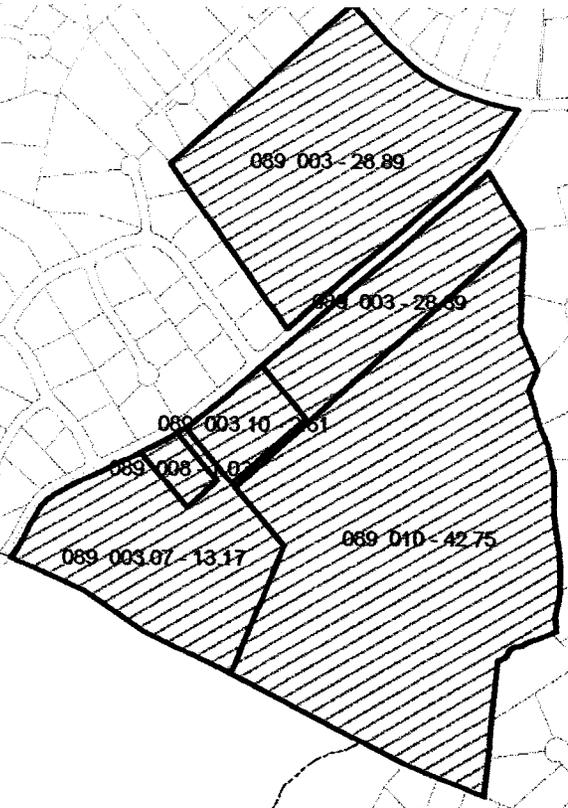
WHEREAS, pursuant to T.C.A. § 6-51-102, as amended by Public Chapter 1101 of 1998, it is necessary to submit a plan of services to the Signal Mountain Planning Commission; and

WHEREAS, the Plan of Services which is attached to this Ordinance was approved by the Signal Mountain Planning Commission on April 27, 2006, as required by Tennessee law; and

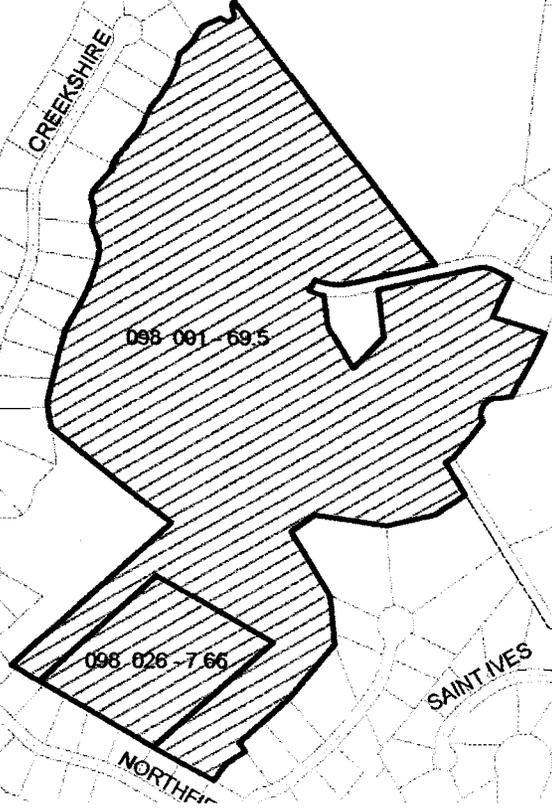
WHEREAS, after a public hearing and investigation by the Town Council, it now appears that the prosperity of the Town and of the territory herein described and as described in said notice will be materially retarded, and the safety and welfare of the inhabitants and property of the Town and the herein described territory endangered if such territory is not annexed; and .



SHACKLEFORD RIDGE



CREEKSHIRE



BROOKS

MIDDLE CREEK

MOUNTAIN CO.

NORTHERN

SAINT IVES

IVES LAKE

WHEREAS, the plan of services is adopted and the annexation of the hereinafter described territory is deemed necessary for the health, welfare and safety of the residents and property owners thereof, as well as of the Town of Signal Mountain as a whole;

NOW, THEREFORE,

Section 1. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, That under the authority conferred by Chapter 113, Public Acts of 1955, and the amendments thereto (T.C.A. § 6-51-101, et seq.), that there be and hereby is annexed to the Town of Signal Mountain, Tennessee, and included within the corporate boundaries of said Town an area adjacent to Shackleford Ridge Road, in Hamilton County, contiguous to the corporate boundaries of said Town which is more fully described as follows:

All real property contained within the following seven (7) maps and parcels of real property which are contiguous to the current northeastern Town limits and are adjacent to Shackleford Ridge Road at Anderson Pike and continuing southward following the Town limits between Fox Run subdivision and Hidden Brook subdivision which are contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, in the Shackleford Ridge Road Area, specifically including all property within:

Hamilton County Tax Map # 089 003;
 Hamilton County Tax Map # 089 003.10;
 Hamilton County Tax Map # 089 003.07;
 Hamilton County Tax Map # 089 008
 Hamilton County Tax Map # 089 010;
 Hamilton County Tax Map # 098 001; and
 Hamilton County Tax Map # 098 026

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

Section 2. BE IT FURTHER ORDAINED, That residents of and persons owning property in the above-described territory shall be entitled to all the rights and privileges of citizenship in accordance with the provisions of the Charter of the Town of Signal Mountain,

Tennessee, immediately upon annexation as though the above-described territory annexed has always been part of said Town of Signal Mountain, Tennessee.

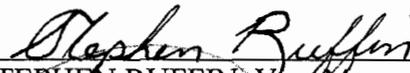
Section 3. BE IT FURTHER ORDAINED, That the Plan of Services attached hereto which was approved by the Signal Mountain Planning Commission on April 27, 2006, pursuant to T.C.A. § 6-51-102, and is adopted as the Plan of Services for this annexation area shall be implemented in accordance with the terms and methods of services contained therein.

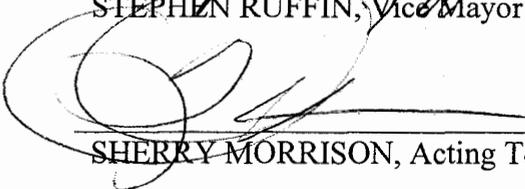
Section 4. BE IT FURTHER ORDAINED, That this Ordinance shall become operative thirty (30) days from and after its passage, or as otherwise provided by the provisions of T.C.A. § 6-51-102(a).

Section 5. BE IT FURTHER ORDAINED, That this Ordinance shall take effect, as distinguished from becoming operative, immediately from and after its passage, the public welfare requiring it.

Passed First Reading 5-08, 2006

Passed Second Reading 6-12, 2006


STEPHEN RUFFIN, Vice Mayor


SHERRY MORRISON, Acting Town Recorder

**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 property in the Shackleford Ridge Road area which is shown on the attached map for certain properties lying contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, which are described as follows:

Including all property within the following maps and parcels:

All real property contained within the following seven (7) maps and parcels real property which are contiguous to the current northeastern Town limits and are adjacent to Shackleford Ridge Road at Anderson Pike and continuing southward following the Town limits between Fox Run subdivision and Hidden Brook subdivision which are contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, in the Shackleford Ridge Road Area, specifically including all property within:

Hamilton County Tax Map # 089 003;

Hamilton County Tax Map # 089 003.10;

Hamilton County Tax Map # 089 003.07;

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Hamilton County Tax Map # 089 010;

Hamilton County Tax Map # 098 001; and

Hamilton County Tax Map # 098 026

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.