

RESOLUTION NO. R2008-59

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 TWELVE (112) DESCRIBED PARCELS OF REAL PROPERTY KNOWN AS WINDTREE SUBDIVISION AND CERTAIN PROPERTIES ADJACENT TO WINDTREE SUBDIVISION WHICH ARE CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, AS SHOWN ON THE ATTACHED MAP.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, That Signal Mountain 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 twelve (112) described parcels of real property known as Windtree Subdivision and certain properties adjacent to Windtree Subdivision which are contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, and as shown on the attached map.

All real property located within and adjacent to Windtree Subdivision which are shown on the attached map which contains one hundred twelve (112) maps and parcels of real property which are contiguous to the current northern boundary of the Town, specifically including the property within:

Hamilton County Tax Map # 089 003.05

Hamilton County Tax Map # 089A B 016

Hamilton County Tax Map # 089A B 017

Hamilton County Tax Map # 089A B 018

Hamilton County Tax Map # 089A B 019
Hamilton County Tax Map # 089A B 021
Hamilton County Tax Map # 089A B 021.03
Hamilton County Tax Map # 089A B 021.05
Hamilton County Tax Map # 089A B 021.07
Hamilton County Tax Map # 089H A 001
Hamilton County Tax Map # 089H A 003
Hamilton County Tax Map # 089H A 005
Hamilton County Tax Map # 089H A 008
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Hamilton County Tax Map # 089I D 007

Hamilton County Tax Map # 089I D 009

Hamilton County Tax Map # 089I D 011

Hamilton County Tax Map # 089I D 013

Hamilton County Tax Map # 089I D 015

Hamilton County Tax Map # 089I D 017

Hamilton County Tax Map # 089I C 008.01

Hamilton County Tax Map # 089I D 002

Hamilton County Tax Map # 089I D 004

Hamilton County Tax Map # 089I D 006

Hamilton County Tax Map # 089I D 008

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Hamilton County Tax Map # 089I D 012

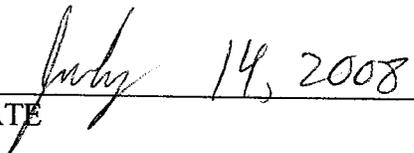
Hamilton County Tax Map # 089I D 014

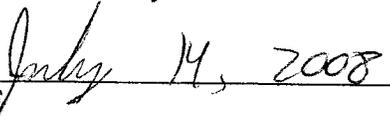
Hamilton County Tax Map # 089I D 016

Hamilton County Tax Map # 089I D 018


MAYOR


RECORDER


DATE


DATE

PROPOSED PLAN OF SERVICES
WINDTREE SUBDIVISION AND ADJACENT PROPERTIES
IN ACCORDANCE WITH
TENNESSEE CODE ANNOTATED § 6-51-102
JULY 2008

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 certain properties adjacent to Windtree Subdivision on Anderson Pike and Shackleford Ridge Road 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 Chestnut Ridge Lane, 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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Hamilton County Tax Map # 089A B 018

Hamilton County Tax Map # 089A B 020

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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, when the need is established by appropriate traffic studies which shall be conducted within six (6) months of the effective date of annexation.

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. Within eighteen (18) months after annexation, placement of hydrants will then be installed where there are existing water mains of adequate size 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 to the annexed property in the discretion of the Town Manager and the Town Council.

3. Within twelve (12) months after annexation, a study will be completed to determine the need for construction of a fire substation near the annexed area on property owned by the Town to assure the continued compliance with standards established by the National Fire Underwriters appropriate to the existing fire insurance rating which is received by other residents within the Town.

D. REFUSE COLLECTION

The same regular refuse collection or comparable services provided by the Town to its other residents will be extended to the annexed area within ninety (90) days of 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 begin on the effective date of annexation.

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

3. Within eighteen (18) months of annexation, street name signs will be installed as needed in all substantially developed areas.

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

5. Stormwater and drainage services for all streets within the annexed area will be studied within six months of the date of annexation to determine the extent of services needed within the annexed area. Emergency erosion and drainage services currently provided to all streets within the Town shall be provided to the annexed area immediately following the effective date of annexation.

F. PLANNING AND ZONING

The planning and zoning jurisdiction of the Town will be immediately extended to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed area. Pending a review of the zoning by the Town of Signal Mountain Planning Commission and the Town Council, the property shall be reclassified to a temporary classification of LDR Low Density Residential District pursuant to Article 603 of the Town's Zoning Ordinance.

G. RECREATION AND OTHER TOWN PROGRAMS

1. All of the recreational areas and programs provided for the present Town residents will be made available immediately to the residents of the annexed area in the same manner as received by current residents of the Town.

2. Recreation programs such as swimming, summer camps, baseball, flag football, basketball, tennis will be made available to all residents of the annexed area in the same manner as received by current residents of the Town.

3. The Town Library and the Mountain Arts Community Center facilities shall be made available immediately to the residents of the annexed area in the same manner as are received by current residents of the Town.

H. WATER SYSTEM

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

I. ELECTRICAL SERVICE

Electricity will continue to be provided to residents of the newly annexed area by the Electric Power Board of Chattanooga.

J. SEWER SYSTEM

Sewer services for properties within the annexed area will be provided to the residents of the newly annexed area by the Hamilton County Water and Wastewater Authority to the extent that lines are available to properties within the annexed area. The construction of new sewer lines will occur when the density of development makes new sewer lines feasible and funds for the construction of necessary sewer lines are available as determined by the Hamilton County Water and Wastewater Authority.

K. INSPECTION/CODE ENFORCEMENT

The Town of Signal Mountain now provides inspection and code enforcement services (building, electrical, plumbing, gas, and unsafe building services) to all areas of the Town. These same services will be provided to the newly annexed area when it becomes a part of the Town.

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. This service or other comparable services available to citizens of the Town will be available in the new area when the annexation becomes effective.

Parcels

Windtree Subdivision



Legend

 Windtree Subdivision