

JEFFERSON CITY, TENNESSEE

Resolution 2025-____

THIS IS A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE MOSSY CREEK FARMS LLC PROPERTY

WHEREAS, TCA 6-51-102, as amended, requires that a plan of service be adopted by the governing body of a city prior to passage of an ordinance annexing an area; and

WHEREAS, the City of Jefferson City is contemplating annexation of The Mossy Creek Farms LLC property (Map 023, Parcel 049.00) located in the 4th Civil District of Jefferson County see attached plat

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF JEFFERSON CITY, TENNESSEE;

Section 1. Pursuant to the provisions of T.C.A. Section 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of service:

A. Police

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

B. Fire

1. Fire Protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation. The current ISO rating is ISO level three (3).

C. Water

1. The developer has agreed to complete the extension of main water lines to provide service for the proposed development. Any new main lines and service lines for domestic use as part of the newly proposed development are to be provided by the developer.

2. Water for fire protection will be provided once the extension of water main lines to provide service to the proposed development is complete. The new fire hydrants and lines to service the new fire hydrants as part of the proposed development are to be provided by the developer.

D. Sanitary Sewers

1. The developer has agreed to install the necessary intercepting and trunk sewers to service the proposed development.

2. Construction of intercepting and trunk sewers as part of the proposed development are to be installed by the developer. The collection sewers for the proposed residences will then be connected to those sewers in accordance with current policies of the City.

E. Refuse Collection

The same regular refuse collection service now provided within the city will be extended to the annexed area or proposed residential development once the roadways and infrastructure of the proposed development have been dedicated and accepted by the city. After which refuse collection will begin once the current city contractor has been notified, and the proposed development added to their route.

F. Streets

1. Streets as part of the proposed development, designed and constructed to meet the requirements of the Jefferson City Subdivision Regulations, are to be installed by the developer. Emergency maintenance of Streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) of the proposed development by the city, will begin after dedication and acceptance of the streets by the city.

2. Routine maintenance, on the same basis as in the present city, will begin upon dedication and acceptance of the streets by the city.

3. Installation of storm drainage facilities, curbs, and gutters as part of the proposed development are to be installed by the developer. Reconstruction and resurfacing of streets, repair of storm drainage facilities, curbs, gutters, and other major improvements will be accomplished under current policies of the city only after dedication and acceptance of streets and infrastructure by the city.

4. Cleaning of streets having curbs and gutters will begin within Two (2) weeks after the effective date of the acceptance of streets and infrastructure by the city, on the same basis as the cleaning of streets within the present city.

G. Schools

Schools for the proposed development are located in Jefferson County. Notification to the School System will be given thirty (30) days prior to the second reading and public hearings for the Resolutions of Annexation and Plan of Services.

H. Inspection Services

Any inspection services now provided by the city (building, plumbing, mechanical, etc.) will begin in the annexed area on the effective date of annexation.

I. 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. The property herein annexed shall be zoned (R-3 High Density Planned Residential Development District Requested and recommended based on proposed plan) _____ District.

J. Street Lighting

Streetlights will be installed in the proposed development by the developer, under the standards currently prevailing in the existing city.

K. Recreation

Future residents of the proposed development 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 program and facilities in the enlarged city.

L. Miscellaneous

1. Where needed street name signs will be installed within approximately six (6) months after dedication and acceptance of the streets and infrastructure by the city.
2. The same regular Brush and Junk Collection Services now provided by the city will be extended to the annexed area or proposed development within two (2) weeks after the dedication and acceptance of streets and infrastructure by the city.

Passed the ____ Day of ____, 2025 the public welfare requiring it.

Attest: _____
Bettina Chandler
City Recorder

Mitch Cain
Mayor