

Resolution #2026-011

A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the Town of Monterey by Owner Consent and Approving a Plan of Services

The Crawford annexation area consists of one (1) parcel located on Crossville Hwy (Highway 70) just east of exit 301. The parcel is located entirely within the Monterey Urban Growth Boundary. There are approximately 29.5 acres in total in the annexation which will includes a portion of the right-of-way of Crossville Hwy.

The annexation area consists of one parcel in its entirety: Parcel 002.01 on Map 078 of the Putnam County Tax Maps as graphically depicted on Exhibit 2Exhibit 2 is a graphical depiction of the general location of the proposed annexation area.

WHEREAS, the Town of Monterey, 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 Monterey 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 Town of Monterey Tennessee as follows:

A. That a public hearing is hereby scheduled for 7:00 *pm* on September 14, 2026 at Monterey City Hall, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

The annexation area consists of one parcel in its entirety: Parcel 002.01 on Map 078 of the Putnam County Tax Maps as graphically depicted on Exhibit 2Exhibit 2 is a graphical depiction of the general location of the proposed annexation area

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 each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) 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 Town of Monterey, 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 Town of Monterey.

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 Town of Monterey not less than twenty-one (21) 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. APPLICABLE TO MUNICIPALITIES NOT MAINTAINING ITS OWN SCHOOL SYSTEM –
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.

Mayor_____

Date:

Town Recorder

Approved as to Form and Legality this ____ day of _____, 20__

Town Attorney

PLAN OF SERVICES CRAWFORD ANNEXATION AREA

The Town of Monterey 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 designated as the Crawford Annexation Area. This document was prepared by the Highlands Planning Department with consultation with applicable city departments.

Description of Area

The Crawford annexation area consists of one (1) parcel located on Crossville Hwy (Highway 70) just east of exit 301. The parcels are located entirely within the Monterey Urban Growth Boundary. There are approximately 29.5 acres in total in the annexation which will include the right-of-way of Crossville Hwy.

The annexation area consists of one parcel in its entirety: Parcel 002.01 on Map 078 of the Putnam County Tax Maps as graphically depicted on Exhibit 2.

Exhibit 2 is a graphical depiction of the general location of the proposed annexation area.

The proposed annexation territory is near the Interstate 40 Exit 301 interchange. The property owner(s) indicated that a primary reason for requesting annexation is to for residential development of the property. The Highlands Planning Department and the Monterey Municipal Planning Commission recommend that the area be zoned R-1, Low Density Residential.

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 Town of Monterey at city rates within one year of the effective date of annexation. Connections to the existing water system will be at the expense of the property owner/developer and service will be provided at city rates. Any development requiring water service may extend water at developer's expense. Connection expenses (tap and any other such fees) shall be paid by the developer before new connections are permitted.

D. Sanitary Sewer

Monterey's new wastewater treatment plant is operational. Monterey will extend sewer service to this area following the existing sewer extension plans. Sewer service shall be provided by the city within a maximum of 10 years. Any development requiring sewer may extend sewer at

developer's expense. The Town will seek grants to help extend sewer for industrial/commercial uses.

Connections to the existing sewer system will be at the expense of the property owner/developer and service will be provided at city rates. Connection expenses (tap and any other such fees) shall be paid by the developer before new connections are permitted.

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

Crossville Hwy is a state route (Hwy 70) maintained by Tennessee Department of Transportation (TDOT). All emergency maintenance of streets (repair of hazardous chuckholes, measures necessary for traffic flow, etc.), routine maintenance, 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 TDOT.

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 R-1 Low Density Residential 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 Volunteer Energy Cooperative. The Town of Monterey will extend street lighting in the annexation area as per the existing policies regarding street lighting.

K. Natural Gas Service

Natural gas is provided by Middle Tennessee Natural Gas (MTNG) in the annexation area and is available. Natural Gas service will be extended based on customer demand and when economically feasible, according to the policies and procedure of Middle Tennessee Natural Gas. Developers may extend natural gas lines to a proposed development according to the policies and procedure of the Middle Tennessee Natural Gas.

