



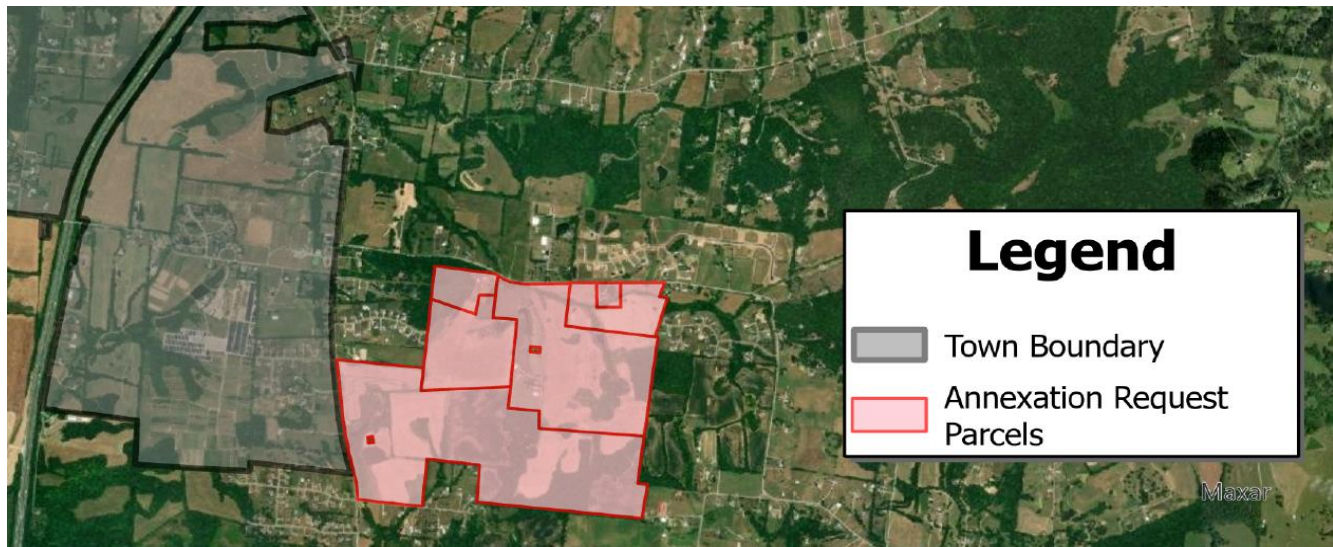
MEMO

DATE: January 24, 2023
TO: Planning Commissioners
FROM: Micah Wood, AICP Planning Director
SUBJECT: Request for Annexation & a Plan of Services for the Ferrari Property

Request

The owners of the following parcels have requested annexation by referendum into the Town's corporate boundaries:

- Map 155 Parcel 54.00 (2069 Lewisburg Pike)
- Map 155 Parcel 34.01 (4669 Bethesda Road)
- Map 155 Parcel 34.00 (4657 Bethesda Road)
- Map 155 Parcel 58.00 (4671 Bethesda Road)
- Map 155 Parcel 32.02 (4695 Bethesda Road)
- Map 155 Parcel 32.00 (4695 Bethesda Road)



Background

This property is not located within the Town's Urban Growth Boundary and therefore, can only be annexed through a referendum. The property is bounded to the east by unincorporated territory in Williamson County, to the north by Bethesda Road, to the west by Lewisburg Pike and unincorporated territory in Williamson County, and to the south by unincorporated territory in Williamson County. The property owners have been interested in being annexed by the Town, but have been waiting on the update to the Williamson County Growth Plan. Since that plan update has not been forthcoming from the County, the property owners, in consultation with Town Staff, have placed this request in order to move their annexation forward.

Phone: (615) 794-4333
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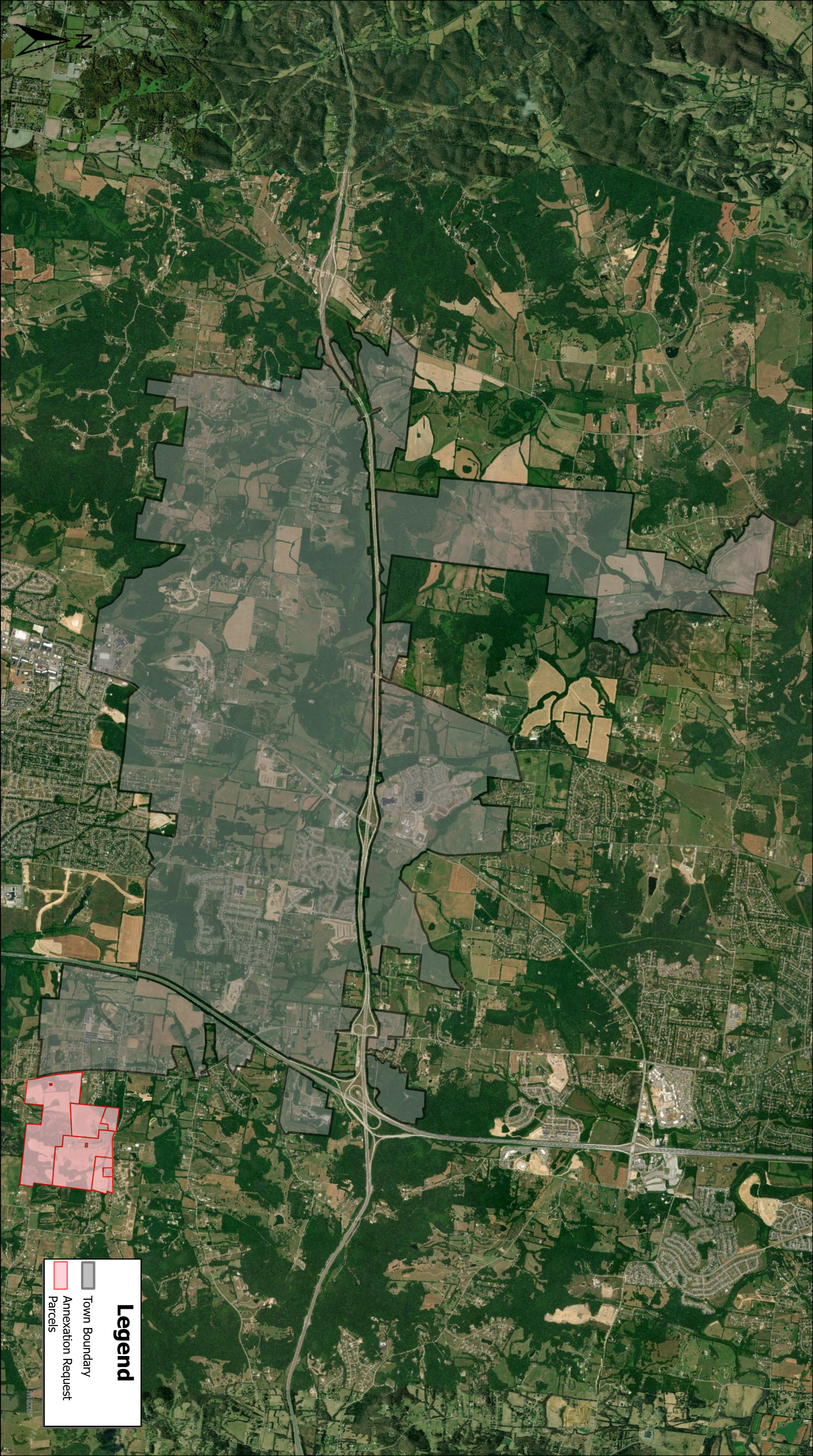
1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

Plan of Services

See attached for the specific Plan of Services. Services are limited within this vicinity; however, the proposed plan of services is consistent with the plan of services available by the Town for this new territory.

Staff Recommendation

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to adopt the Plan of Services for the Ferrari annexation request and move forward with the referendum process for annexation of these properties.



Town Boundary

Annexation Request

Parcels

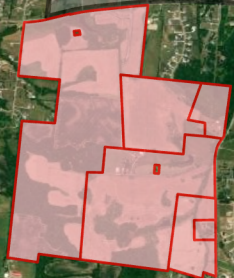
0

0.38

0.75

1.5

Miles



Disclaimer:
The user understands that this map may not be an accurate representation of the information in the mapping data, rather a graphic representation. This is not a legal document.

Annexation Request

Map 155 Parcel 32.00

Map 155 Parcel 32.02

Map 155 Parcel 34.00

Map 155 Parcel 34.01

Map 155 Parcel 54.00

Map 155 Parcel 58.00

Date: 1/12/2023

Plan of Services for the Ferrari Annexation

Plan of Services for the following properties, at the request of the owners:

- Map 155 Parcel 54.00 (2069 Lewisburg Pike)
- Map 155 Parcel 34.01 (4669 Bethesda Road)
- Map 155 Parcel 34.00 (4657 Bethesda Road)
- Map 155 Parcel 58.00 (4671 Bethesda Road)
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A. Police

1. The same regular police protection service now provided within the Town will be extended to the annexed area on the effective date of annexation thirty (30) days after a successful referendum vote. Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation per
2. Traffic signs, traffic signals and other street (road) traffic control markings and devices will be installed as the need therefore is established by appropriate study and traffic standards.
3. The Williamson County Sheriff's Department currently provides the aforementioned services to the Town through an interlocal agreement.

B. Fire

The same regular fire protection service now provided within the Town will be extended to the annexed area on the effective date of annexation.

C. Wastewater

1. Wastewater will be provided via an on-site treatment system. The details and official approval of the system shall be according to the Town Code and wastewater policy, subject to review by the Utility Board and approval by the Board of Mayor and Aldermen.
2. Alternatively, wastewater will be provided via individual septic systems

D. Utilities

The applicant shall be responsible for contacting all utility providers and establishing service. Currently, HB&TS provides water, Atmos Energy provides natural gas, and MTEMC provides electricity to the annexation area, and that is not anticipated to change.

E. Streets

1. Emergency maintenance of streets (repair of chuckholes, measures necessary for traffic

Plan of Services for the Ferrari Annexation

flow, etc.) in the annexed area will begin after the effective date of annexation.

2. Routine maintenance of the roads and rights-of-way will begin in the annexed area once development of the annexed area occurs.
3. The governing body under current policies of the Town will determine the scheduling of any major paving activity in the annexed area.
4. Street name signs, where needed, will be installed in the substantially developed area in accordance with the current policies of the Town.

F. Planning & Codes Services

1. All codes inspection services now provided by the Town will begin in the annexed area and apply to new construction and substantial improvements after the effective date of annexation.
2. All planning and zoning jurisdiction of the Town will extend to the annexed area on after the effective date of annexation by referendum of these properties (i.e. certification by the Williamson County Election Commission thirty (30) days after the referendum vote). Per Town policy, this property shall be annexed T2 upon annexation.

G. Recreation

Residents of the annexed area and all future residents may utilize all existing municipal recreational facilities on the effective date of annexation by referendum under the same policies and guidelines governing current town residents.

H. Schools

Any residential development will have an impact on the Williamson County School System and future development should be coordinated with the Williamson County Schools Planning & Zoning Division.

I. Tax Assessor

The impact of the annexation to the Tax Assessor would be minimal to none.

J. Animal Control

This service is provided by the County, so the impact would be none.

K. Cemetery

There should be no impact as the Town does not operate a local cemetery.