

RESOLUTION
PLAN OF SERVICES

SOUTH CORDOVA
ANNEXATION STUDY, AREA NO: 01-49

WHEREAS, by resolution of the Council of the City of Memphis adopted on September 4, 2001, the Comptroller of the City of Memphis was authorized to give notice that a hearing would be held on October 16, 2001, at 3:30 p.m. o'clock, in the Council Chamber of the City Hall, 125 N. Main Street, Memphis, Tennessee, for the purpose of determining the services to be delivered and the timing of said services for the hereinafter described property, which is proposed for annexation by the City of Memphis, and

WHEREAS, such notice is to be published on October 1, 2001, so as to fully comply with the requirements of Tenn. Code Ann. 6-51-102, and

WHEREAS, said public hearing was held at the time and place set out in the said notice, and the matter was presented pursuant to the requirements of Chapter 1101 of the Public Acts of 1998 of the General Assembly of the State of Tennessee, as amended, including the report by the Memphis and Shelby County Land Use Control Board on its findings, as to the provision of said services and the timing thereof, and

WHEREAS, upon due consideration of said presentation and all public comments it appears to the Council of the City of Memphis that the proposed plan of services for the hereinafter described property is reasonable with respect to the scope of services to be provided and the timing of the said services.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis, Tennessee:

SECTION 1. Pursuant to the provisions of Tenn. Code Ann. 6-51-102, there is hereby adopted the following PLAN OF SERVICES FOR THE SOUTHEAST INDUSTRIAL CORRIDOR ANNEXATION, STUDY AREA: 01-49:

FIRE SERVICES

PLANNED MEMPHIS SERVICES

Fire Protection by the present personnel and equipment of the fire suppression force, within the limits of available water and distance from fire stations, will be provided on January 1, 2002. The Division of Fire Services will use additional equipment and personnel from the existing fire station on Sanga Road. Emergency medical services will be provided, including ambulance and paramedic service, on January 1, 2002 by the closest available fire station with an ambulance.

POLICE SERVICES

PLANNED MEMPHIS SERVICES

Following annexation, the area will be included in the Northeast Precinct's area through the precinct at 6850 Whitten Bend Cove. Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on January 1, 2002. The new area will require twelve additional officers and one additional supervisor. Because the precinct has already been constructed, capital costs will be limited to additional vehicles and equipment. This will represent approximately three officers per thousand residents and is consistent with current staffing levels.

The City of Memphis Police Department will provide many services that will result in a significant improvement over and above the services currently being provided by the County Sheriff's Department. These services are provided as a result of Memphis' position as a large metropolitan law enforcement agency. Due to low demand for these services in small communities and the relatively high cost of provision, these services are traditionally available only through large agencies.

A partial list of these services includes: the aviation squad (an emergency response team for the location and apprehension of criminals or lost/abducted individuals); the integrated criminal apprehension program; computerized communication system; the canine squad; Police Service Technicians and marked traffic units; hostage negotiation team; and the crisis intervention team. The City Police Department offers numerous crime prevention programs such as personal safety, child safety, robbery prevention and a comprehensive neighborhood watch program.

EDUCATIONAL FACILITIES

PLANNED MEMPHIS SERVICES

OPD

#30

Additional students as a result of this annexation will exceed the capacity of Cordova Elementary School. Elementary (K-4) student population estimated for 2002-03 is 285 students for the annexation area and is projected to grow to approximately 400+ students by 2005. After the area is annexed a new elementary school will be needed to serve the children residing within the study. It may not be possible to locate the school within the study area, due to the lack of suitable land, but the school will be within reasonable proximity of the study area. The new school is anticipated to open for the 2003-04 school year. During the interim period before new schools are constructed, the City would make arrangements with Shelby County for students to continue attending their current schools. Students currently served by the County school system may remain in their current schools, as arranged through negotiations with the County.

Any school facilities currently operated by the County school system may be acquired for the Memphis school system, subject to negotiations between the Memphis and Shelby County Boards of Education.

The City School Board also provides such services as specialized programs for the intellectually gifted (CLUE), optional schools (performing arts, medical/engineering, open education, pre-engineering, etc.), the Orff music program, specialized programs for the physically challenged, and programs for students who are at risk academically. All of these programs will be available to the students in the Study Area.

PARKS AND RECREATION FACILITIES

PLANNED MEMPHIS SERVICES

A recreation program adapted to the existing facilities will be extended to the annexed area on January 1, 2002. The City of Memphis will acquire and develop 13 acres of parkland within the South Cordova area in Fiscal Year 2002 after annexation. This is based on the standard of 2.5 acres per 1,000 population. The park(s) will offer an array of recreation activities and programs similar to that currently offered to City residents.

SOLID WASTE MANAGEMENT SERVICES

PLANNED MEMPHIS SERVICES

Refuse collection service will be provided by the City in the annexed area on January 1, 2002. Curbside pickup, in accordance with City of Memphis standards will be in effect on January 1, 2002. All single family residences will receive weekly curbside garbage collection using city-provided carts, weekly recycling collection and weekly curbside trash pickup. Commercial uses will continue to be served by a private sanitation service. Other sanitation services provided by Memphis include regularly scheduled street sweeping, weed-cutting on public rights-of-way and vacant lots, clean-up of illegal dumping, and collection of roadside litter.

SANITARY SEWER SERVICE

Additional sewer laterals will be extended in the study area as development occurs. Intercepting and trunk sewers will be constructed as warranted by the progress of land development in accordance with existing sewer extension policy.

When needed, construction of new collector sewers in the previously developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those servers in accordance with current policies. Wastewater from the existing sewers of the annexed area will continue to be treated by the City treatment plant(s) in accordance with State and Federal regulations on January 1, 2002.

PUBLIC WORKS ACTIVITIES AND SERVICES

Within 5 years after annexation, Memphis anticipates overlay of new surfaces on existing streets and paving the final 1 ½" on new subdivision streets. \$450,000 has been budgeted for this capital expense. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need thereof is established by appropriate engineering studies and in accordance with appropriate traffic engineering standards.

Emergency maintenance, (repair of hazardous pot holes, measures necessary for traffic flow, etc.) will begin on January 1, 2002. Memphis will assume all responsibility January 1, 2002 for maintenance of the public streets and storm water drainage within the study area. Routine maintenance, on the same basis as in the present City, will begin in the annexed area when funds from the State gasoline tax based on the annexed population are received. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs. Memphis will also erect traffic signs

and signals as conditions warrant them. The City will complete installation of 412 new streetlights prior to Fiscal Year 2003.

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivisions Regulations.

WATER, ELECTRIC AND GAS SERVICES

Memphis Light, Gas and Water provides gas, water and electricity to the entire study area. Once the annexation is effective, MLG&W will maintain streetlights on all streets within the study area.

The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on January 1, 2002 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

Water for domestic, commercial and industrial use will be provided at City rates from existing lines on January 1, 2002. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities. Water for fire protection is generally available throughout the area to be annexed. The installation of additional water lines and fire hydrants to meet the standards applicable in the City will be provided as warranted.

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on January 1, 2002 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

LAND DEVELOPMENT SERVICES

The Office of Planning and Development conducts the comprehensive planning and zoning administration for both Memphis and Shelby County. The Office of Planning and Development will continue to perform the same functions for the Study Area following annexation as it did before. Similarly, the Land Use Control Board and the Board of Adjustment, which serve both the City and the County governments, will continue to perform the same functions following annexation.

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after January 1, 2002. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

At present, zoning changes, planned unit developments and sewer subdivisions proposed in the Study Area require approval from both the City of Memphis and Shelby County legislative bodies. Following annexation, approval from only the Memphis City Council will be required. The joint zoning regulations now in effect will continue within the annexed area.

Any inspection services now provided by the City (automobile, building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on January 1, 2002.

All City of Memphis administrative, health, construction codes, and similar services and regulations will apply to the area on January 1, 2002.

OTHER PUBLIC SERVICES

Animal Control Services

In addition to the previously described urban services, the City of Memphis will provide animal control services to the annexed area. This will include enforcement of Memphis dog licensing and leash laws, complaint response, rabies vaccinations for dogs and cats and other animal control activities.

Emergency Management Services

The Emergency Management Agency will install two new pole mounted outdoor warning sirens.

SECTION 2. Legal Description:

AREA I: EAST OF GERMANTOWN PARKWAY - SOUTH OF WALNUT BEND ROAD - WEST OF GERMAN CREEK ROAD

Beginning at a point in the southeasterly right-of-way line of Walnut Bend Road, said point being located on the northwest corner of the Walnut Bend Office Center Subdivision PB 95, PG 29); thence northeastwardly with the southeasterly right-of-way line of Walnut Bend Road to a point on the northeast corner of the Walnut Bend Office Center Subdivision; thence southeastwardly with the easterly boundary line of the Walnut Bend Office Center Subdivision to a point on the southeast corner of said subdivision; thence southwestwardly with the southerly boundary line of the Walnut Bend Office Center Subdivision to a point on the southwest corner of said subdivision; thence northwestwardly with the westerly boundary line of the Walnut Bend Office Center Subdivision to a point on the northwest corner of said subdivision, said point being the point of beginning.

AREA II: EAST OF GERMANTOWN PARKWAY - SOUTH OF WALNUT BEND ROAD - WEST OF VIKING DRIVE

Beginning at a point, said point being the intersection of a southward projection of the northerly property line of the James W. Gower 7.23 acre parcel (D2-20-292) with the westerly right-of-way line of German Creek Drive; thence northeastwardly with said southwestward projection and the northerly property line of the Gower 7.23 acre parcel to a point on the westerly boundary line of the Planters Grove Subdivision, Section "T-4" (PB 73, PG 55); thence southeastwardly with the westerly boundary line of the said Planters Grove Subdivision, Section "T-4" to a point on the southwest corner of said subdivision; thence northeastwardly with the southerly boundary line of the Planters Grove Subdivision, Section "T-4" to its intersection with a northward projection of the easterly boundary line of the Walnut Grove Lake Subdivision, Section "H-I" (PB 106, PG 51); thence southwardly and southeastwardly with said northward projection and the easterly boundary line of the Walnut Grove Lake Subdivision, Section "H-I" to a point on the southeast corner of said subdivision; thence southwestwardly with the southerly boundary line of the Walnut Grove Lake Subdivision, Section "H-I" to a point on the southwest corner of said subdivision; thence northwestwardly with the westerly boundary line of the Walnut Grove Lake Subdivision, Section "H-I" to a point on the southerly right-of-way line of Dirks Cairn Drive; thence southwestwardly with the southerly right-of-way line of Dirks Cairn Drive to a point on the westerly boundary line of the Walnut Grove Lake Subdivision, Section "H-I"; thence northwestwardly with the westerly boundary line of the Walnut Grove Lake Subdivision, Section "H-I" to a point on the southeasterly boundary line of the Walnut Bend Subdivision, Section "A" (PB 113, PG 52); thence southwestwardly with the southeasterly boundary lines of the Walnut Bend Subdivision, Section "A", Section "B" (PB 113, PG 54) and Section "C" (PB 119, PG 84) to a point on the most southerly southwest corner of Section "C" of said subdivision; thence northwestwardly with the southwesterly boundary line of the Walnut Bend Subdivision, Section "C" to a point on the southeast corner of Lot No. 50 (D2-20SA-21) of said subdivision; thence southwestwardly with the southeasterly property lines of said Lot No. 50 and Lot No. 49 (D2-20SA-17) of the Walnut Bend Subdivision, Section "C" to a point on the southeast corner of Lot No. 48 (D2-20SA-19) of said subdivision; thence westwardly and northwestwardly with the southerly property lines of Lot No. 48 and Lot No. 47 (D2-20SA-18) of the Walnut Bend Subdivision to Section "C" to a point on the southwest corner of Lot No. 46 (D2-20SA-17) of said subdivision; thence northwestwardly and northwardly with the westerly property lines of Lot No. 46 and Lot No. 45 (D2-20SA-16) of the Walnut Bend Subdivision, Section "C" to a point on the northwest corner of said Lot No. 45, said point also being located on the northerly boundary line of the Walnut Bend Subdivision, Section "C"; thence northeastwardly with the northerly boundary lines of the Walnut Bend Subdivision, Section "C" and Section "B" to a point on the southwesterly right-of-way line of German Creek Drive; thence northwestwardly with the southwesterly right-of-way line of German Creek Drive to its intersection with a southwestward projection of the northerly property line of the James W. Gower 7.23 acre parcel, said point of intersection being the point of beginning.

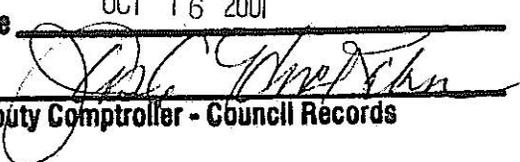
AREA III: EAST OF MEMPHIS CITY LIMITS - SOUTH OF WALNUT GROVE ROAD - NORTH OF WOLF RIVER DRAINAGE CANAL

Beginning at a point in the existing Memphis City Limits, said point being the intersection of the mid-stream of the Wolf River Drainage Canal with a southward projection of the easterly property line of the Walnut Grove LTD 373.88 acre parcel (91-112-05); thence northwardly, eastwardly, northwardly and generally eastwardly northwardly with the existing Memphis City Limits and its meanderings to a point on the southerly right-of-way line of Walnut Grove Road; thence eastwardly with the southerly right-of-way line of Walnut Grove Road to a point on the northwest corner of the Walnut Grove Baptist Church 2.86 acre parcel (91-91-01); thence southwardly, eastwardly and northwardly with the westerly, southerly and easterly property lines of the Walnut Grove Baptist Church 2.86 acre parcel and the existing Memphis City Limits to a point on the southerly right-of-way line of Walnut Grove Road; thence eastwardly with the southerly right-of-way line of Walnut Grove Road and the existing Memphis City Limits to a point on the

westerly right-of-way line of Bazeberry Road; thence southwardly with the westerly right-of-way line of Bazeberry Road and the existing Memphis City Limits to a point where said roadway turns southwestwardly; thence continuing in a generally southwardly direction, crossing Bazeberry Road, with the existing Memphis City Limits and its meanderings to a point on the easterly right-of-way line of Forest-Hill Irene Road; thence southwardly with the easterly right-of-way line of Forest-Hill Irene Road and the existing Memphis City Limits to a point on the southerly terminus of said roadway, said point also being located on the southerly boundary line of the Grove of Riveredge Subdivision, Phase 3 (PB-125, PG-65); thence westerly with the southerly boundary line of the Grove of Riveredge Subdivision, Phase 3 and the existing Memphis City Limits to a point on the easterly right-of-way line of Bazemore Road; thence southwardly with the easterly right-of-way line of Bazemore Road and the existing Memphis City Limits to a point where said City Limits turns eastwardly, said point also being located on the southerly property line of the Bnai B'rith Home and Hospital for the Aged, Inc. 39.56 acre parcel (91-90-09); thence continuing southwardly with the easterly right-of-way line of Bazemore Road to a point on the northerly boundary line of the Riveredge Estates Subdivision (PB-91, PG-42); thence eastwardly with the northerly boundary line of the Riveredge Estates Subdivision to a point on the northeast corner of said subdivision; thence southwardly with the easterly boundary line of the Riveredge Estates Subdivision to a point on the southeast corner of said subdivision; thence southwestwardly with the southeasterly boundary line of the Riveredge Estates Subdivision and a southwestward projection of said southeasterly boundary line, crossing the David and Connie Twiford 26.83 acre parcel (D2-21PA-35) to a point on the southeast corner of Lot No. 23 of said subdivision; thence continuing southwestwardly with the southerly property line of Lot No. 23 of the Riveredge Estates Subdivision to a point on the most easterly corner of Lot No. 15 of the Bluffs of Riveredge Subdivision, Phase I (PB-129, PG-44); thence southwestwardly with the southeasterly boundary line of the Bluffs of Riveredge Subdivision, Phase I to a point on the northeast corner of Lot No. 50 of the Bluffs of Riveredge Subdivision, Phase 3 (PB-146, PG-86); thence southeastwardly with the easterly boundary line of the Bluffs of Riveredge Subdivision, Phase 3 to a point on the most easterly corner of Lot No. 51 of said subdivision; thence due south along a imaginary line to a point on the northerly property line of the Clark & Clark 15.05 acre parcel (D2-21-50); thence eastwardly and southeastwardly with the northerly property line of the Clark & Clark 15.05 acre parcel to a point on the northeast corner of said parcel; thence southwestwardly and southeastwardly with the easterly property line of the Clark & Clark 15.05 acre parcel and a southeastward projection of said easterly line to its intersection with the mid-stream of the Wolf River Drainage Canal; thence in a generally westwardly direction following the mid-stream of the Wolf River Drainage Canal and its meanderings to its intersection with a southward projection of the easterly property line of the Walnut Grove LTD 373.88 acre parcel, said point of intersection being located on the existing Memphis City Limits and also being the point of beginning.

**I hereby certify that the foregoing is a true copy
and document was adopted, approved by the
Council of the City of Memphis in regular
session on**

Date OCT 16 2001


Deputy Comptroller - Council Records