

RESOLUTION  
PLAN OF SERVICES

SOUTHEAST INDUSTRIAL CORRIDOR  
ANNEXATION STUDY, AREA NO: 01-50

WHEREAS, by resolution of the Council of the City of Memphis adopted on July 25, 2001, the Comptroller of the City of Memphis was authorized to give notice that a hearing would be held on August 21, 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 was published on August 6, 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 of July 12, 2001, 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: 01-50:

*FIRE SERVICES*

PLANNED MEMPHIS SERVICES

Immediately upon annexation on January 1, 2002, fire protections service will be provided from a temporary City of Memphis fire station location. Extension of the City's higher standard of protection to the entire study area will require the construction of one City fire station within two years. This station will include emergency vehicles, rescue equipment and personnel including 38 firefighters and one fire prevention inspector.

*POLICE SERVICES*

PLANNED MEMPHIS SERVICES

Immediately upon annexation on January 1, 2002, patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided.

The size of the area will require at least one additional ward to be created. This annexation will be serviced from the East Precinct. The new ward will require that twelve (12) additional officers and one additional supervisor be budgeted. This will create a need for a total of thirteen officers (13).

*EDUCATIONAL FACILITIES*

PLANNED MEMPHIS SERVICES

Since the area contains only 77 residential units, this annexation will have minimal impact on services provided by the Memphis City Schools. No new facilities will be needed to provide educational services for the students in this area.

*PARKS AND RECREATION FACILITIES*

PLANNED MEMPHIS SERVICES

Due to the industrial nature and minimal residential development of this area, there are no proposed park improvements. Residents will have access to existing City of Memphis recreational facilities.

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## *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.

Annexation of the study area will result in regularly scheduled curbside pickup service as is provided throughout Memphis by the Public Works Division. All single family residences will receive weekly curbside garbage collection, weekly recycling collection and weekly curbside trash pickup. Commercial and industrial 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*

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.

Additional sanitary sewers will be constructed on an as needed basis 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 sewers in accordance with current policies.

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.

### *PUBLIC WORKS ACTIVITIES AND SERVICES*

#### *NEW STREET CONSTRUCTION*

Within 4 ½ years after annexation, Memphis anticipates constructing several road projects in the study area. Getwell Road, from the current city limit to the state line will be widened with curb, gutter, sidewalks and underground drainage. Holmes Road, from Getwell Road to Lamar Avenue, will be widened with curb, gutter, sidewalks and underground drainage.

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.

#### *MAINTENANCE*

Emergency maintenance, (repair of hazardous pot holes, measures necessary for traffic flow, etc.) will begin on January 1, 2002.

Memphis will assume all responsibility for maintaining the public streets and storm water drainage within the study area following annexation. Memphis will also erect traffic signs and signals as conditions warrant them. 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.

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.

#### *STREET LIGHTS*

Street lights will be installed and maintained on all public streets by Memphis Light, Gas and Water within the first 4 ½ years after annexation.

In those areas of the annexed area that are substantially developed with industrial uses on the effective date of the annexation, street light construction will begin within six months of January 1, 2002 and the entire area will be served by July 1, 2004. In all other such areas that are developed subsequent to January 1,

2002, street lights will be installed in accordance with the policies currently in effect throughout the City. Once the annexation is effective, M/G&W will maintain street lights on all streets within the study area.

#### *WATER, ELECTRIC AND GAS SERVICES*

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 7,600 feet of 12" water main and 24 fire hydrants to meet the standards applicable in the City will be completed by July 1, 2003.

Memphis Light, Gas and Water provides gas, water and electricity to the entire study area.

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.

At present, zoning changes, planned unit developments and sewerer 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.

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.

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.

#### *OTHER PUBLIC SERVICES*

##### *Animal Control Services*

Beginning on January 1, 2002, 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.

##### *General Services*

Beginning on January 1, 2002, the City of Memphis will maintain public grounds. This includes mowing ROW's sweeping streets, enforcing weed ordinances and spraying with herbicides where needed.

##### *Emergency Management Services*

Within 2 years after annexation, the Emergency Management Agency will install three new pole mounted outdoor warning sirens.

All City of Memphis administrative, health, construction codes, and similar services and regulations will

apply to the area on January 1, 2002.

SECTION 2. Legal Description:

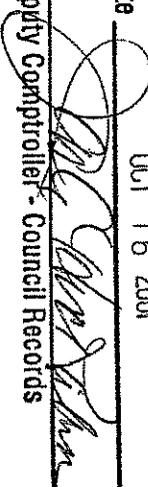
Beginning at a point in the existing Memphis City Limits, said point being the located at the southeast corner of the Whitehaven Shelby Subdivision, Section "B", (PB-51, PG-67); thence northwardly with the existing Memphis City Limits and the easterly boundary line of the Whitehaven Shelby Subdivision, Section "B" to a point on the southerly property line of the Gad Vick 3, Lee Vick 3 and Henry Vick 3 39.668 acre parcel (73-111-170); thence eastwardly with the existing Memphis City Limits and the southerly property lines of the said Vick 3 39.668 acre parcel and the Julia C. Love 1.0 acre parcel (73-111-34) to a point on the westerly right-of-way line of Getwell Road; thence southwardly with the existing Memphis City Limits and the westerly right-of-way line of Getwell Road to a point on the northwesterly right-of-way line of the Texas Gas Transmission Line Easement (150 foot right-of-way); thence northeastwardly with the existing Memphis City Limits and the northeasterly right-of-way line of the Texas Gas Transmission Line Easement to a point on the southerly right-of-way line of Shelby Drive; thence eastwardly with the existing Memphis City Limits and the southerly right-of-way line of Shelby Drive to a point on the southwesterly right-of-way line of the Frisco Railroad; thence southeasterly with the intersection with a westward projection of the southerly property line of the Baxter Healthcare Corporation 49.39 acre parcel (93-600-224); thence eastwardly with said westward projection and with the existing Memphis City Limits and the southerly property line of the Baxter Healthcare Corporation 49.39 acre parcel to a point on the westerly property line of the City of Memphis and Shelby County 50.33 acre parcel (93-600-225); thence southwardly with the existing Memphis City Limits and the westerly property line of the City of Memphis and Shelby County 50.33 acre parcel to a point on the southwest corner of said 50.33 acre parcel; thence eastwardly with the existing Memphis City Limits and the southerly property line of the City of Memphis and Shelby County 50.33 acre parcel to a point on the western most easterly property line of said 50.33 acre parcel, said point also being on the westerly right-of-way line of Bledsoe Road; thence northwardly with the existing Memphis City Limits, the most western easterly property line of the City of Memphis and Shelby County 50.33 acre parcel and the westerly right-of-way line of Bledsoe Road to a point on the northern most southerly property line of said 50.33 acre parcel, said point also being on the northern terminus of Bledsoe Road; thence eastwardly with the existing Memphis City Limits, the northern terminus of Bledsoe Road, the northern most southerly property line of the City of Memphis and County of Shelby 50.33 acre parcel and the southerly property line of the William T. and Naomi Y. Wardlaw 4.8 acre parcel (93-600-367) to a point on the westerly right-of-way line of Hickory Hill Road; thence continuing eastwardly with the Memphis City Limits across Hickory Hill Road to a point on the easterly right-of-way line of Hickory Hill Road, said point also being on the southwest corner of the Bunch Partners IV LTD 4.05 acre parcel (93-600-403); thence eastwardly with the existing Memphis City Limits and the southerly property lines of the Bunch Partners IV LTD 4.05 acre parcel, the AAA Cooper Transportation 20.61 acre parcel (93-600-405) and the Southridge Industrial LP 35.85 acre parcel (93-600-404) to a point on the westerly property line of the Belz Investco LP 4.07 acre parcel (D02-55-553); thence northwardly with the existing Memphis City Limits and the westerly property line of the Belz Investco 4.07 acre parcel to a point on the northwest corner of said parcel, said point also being located on the northern most southerly property line of the aforesaid Southridge Industrial LP 35.85 acre parcel; thence eastwardly with the existing Memphis City Limits and the southerly property lines of the Southridge Industrial LP 35.85 acre parcel, the Belz Investco LP (PSO) 20.71 acre parcel (93-700-472), the Belz Investco LP (PSO) 9.17 acre parcel (93-700-473), the Belz Investco LP (PSO) 9.73 acre parcel eastwardly to a point on the easterly right-of-way line across Southridge Boulevard and continuing eastwardly to a point on the easterly right-of-way line of Crumpler Road; thence southwardly with the existing Memphis City Limits and the easterly right-of-way line of Crumpler Road to a point where said Manor Subdivision, Section "D"; thence continuing southwardly with the easterly right-of-way line of Crumpler Road to its intersection with an eastward projection of the northerly boundary line of the Ragan Farms Subdivision, Section "A" (PB-145, PG-10); thence westwardly with said eastward projection and the northerly boundary lines of the Ragan Farms Subdivision, Section "A" and Section "B" (PB-151, PG-35) to a point on the northwest corner of said Section "B"; thence in a generally southwardly direction following the westerly boundary line of Ragan Farms Subdivision Section "B" to a point on the southwest corner of said Section "B"; thence in a generally eastwardly direction following the southerly boundaries of the Ragan Farms Subdivision Section "B" and Section "A" and an eastward projection of said boundary line to a point on the easterly right-of-way line of Crumpler Road; thence southwardly with the easterly right-of-way line of Crumpler Road to a point on the Tennessee - Mississippi State Line; thence westwardly with the Tennessee - Mississippi State Line to a point on the easterly right-of-way line of Tehulahoma Road; thence northwardly with the easterly right-of-way line of Tehulahoma Road to a point on the southerly boundary line of the Easthaven Subdivision, 1st Addition, Revised (PB-59, PG-18); thence eastwardly with the southerly boundary line of the Easthaven Subdivision, 1st Addition, Revised to a point on the southeast corner of said subdivision; thence northwardly with the easterly boundary line of the Easthaven Subdivision, 1st Addition, Revised to a point on the northeast corner of said subdivision; thence westwardly with the northerly boundary line of the Easthaven Subdivision, 1st Addition, Revised to

a point on the southeast corner of the Whitehaven Shelby Subdivision, Section "B", said point being the point of beginning.

SECTION 3. BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, That this ordinance shall take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor by the Comptroller and became effective as otherwise provided by law.

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