

PROPOSED PLAN OF SERVICES FOR AREA 6C
IN ACCORDANCE WITH
TENNESSEE CODE ANNOTATED § 6-51-102

The City Council of the City of Chattanooga, Tennessee hereby proposes the following Plan for Provision of Services for certain properties lying contiguous to the present corporate limits of the City of Chattanooga, Tennessee, along Highway 58, which are shown on the attached map for Area 6C and described as follows:

All roads and accepted right of ways which are shown on the attached map for Area 6C, including portions of streets named Bent Pine, Congress, Deerwood, Mahlon, Highway 58, Church, Tyner and Easter, and all properties described for Area 6C as follows and as shown on the attached map:

IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY,
TENNESSEE:

Beginning at a point in the current City of Chattanooga boundary which is the US Highway 58 right-of-way and the northwestern corner of property now or formerly owned by the City of Chattanooga c/o Electric Power Board (121 004); thence proceeding southward a distance of 392 feet, more or less, along the current City of Chattanooga boundary to southwestern corner of property now or formerly owned by Central High and Brown Middle Schools c/o HCDE (121-003); thence proceeding a distance of 4,102 feet, more or less, following the property line of Central High and Brown Middle Schools c/o HCDE (121-003) to the southeastern corner of property now or formerly owned by New Harrison Memorial Cemetery (121-002); thence proceeding northeasterly a distance of 357 feet, more or less, to the southeastern corner of property now or formerly owned by Steven Walls (121C-F-020); thence proceeding northward a distance of 105 feet, more or less, to the intersection of the southeastern corner of property now or formerly owned by Terry and Martha Wall (121C-F-021) and Bent Drive right-of-way; thence proceeding eastward a distance of 50 feet, more or less, across Bent Drive right-of-way to the southwestern corner of property now or formerly owned by Huberto Siniard (121C-F-001.02); thence proceeding eastward a distance of 308 feet, more or less, to the intersection of the southeastern corner of property now or formerly owned by Huberto Siniard (121C-F-001.02) and a point on the western line of property now or formerly owned by Huberto Siniard (121-005.02); thence proceeding a distance of 1,214 feet, more or less, following the property line of Huberto Siniard (121-005.02) to the intersection of a point on the

eastern line of property now or formerly owned by Huberto Siniard (121-005.02) and the Congress Lane right-of-way; thence proceeding eastward a distance of 50 feet, more or less, across the Congress Lane right-of-way to the southwestern corner of property now or formerly owned by TRC Watersports Center LLC (121C-A-010.01); thence proceeding eastward a distance of 390 feet, more or less, following the property line to the southwestern corner of property now or formerly owned by First Tennessee Bank National Association (121C-D-001.01); thence proceeding northeasterly a distance of 252 feet, more or less, to the southwestern corner of property now or formerly owned by Kenneth and Peggy Webb (121C-D-001.02); thence proceeding northeasterly a distance of 248 feet, more or less, to the southwestern corner of property now or formerly owned by Dollar General Corporation Incorporated (121C-D-001); thence proceeding northeasterly a distance of 154 feet, more or less, to the southwestern corner of property now or formerly owned by Kanji Holdings LLC (112N-C-001.03); thence proceeding northeasterly a distance of 439 feet, more or less, continuing across the intersection of the Deerwood Drive right-of-way to the eastern corner of property now or formerly owned by Terry and Martha Wall (112-012.04); thence proceeding a distance of 1,613 feet, more or less, following the property line of Terry and Martha Wall (112-012.04) to the intersection of the northeastern corner of property now or formerly owned by Terry and Martha Wall (112-012.04) and a point on the southern line of property now or formerly owned by Waymon and Mildred Farrar (112-012); thence proceeding northward a distance of 1,114 feet, more or less, to the intersection of the northeastern corner of property now or formerly owned by Waymon and Mildred Farrar (112-012) and a point on the southern line of property now or formerly owned by Bayside Baptist Church (112-013); thence proceeding a distance of 1,831 feet, more or less, following the property line of Bayside Baptist Church (112-013) to the intersection of the northwestern corner of property now or formerly owned by Bayside Baptist Church (112-013) and a point on the eastern line of property now or formerly owned by Bayside Baptist Church (112M-B-015.02); thence proceeding northeasterly a distance of 160 feet, more or less, to the southeastern corner of property now or formerly owned by Bayside Baptist Church (112M-B-015); thence proceeding northeasterly a distance of 145 feet, more or less, to the southeastern corner of property now or formerly owned by MAPCO Express Incorporated (112M-B-015.01); thence proceeding northward a distance of 251 feet, more or less, to the southeastern corner of property now or formerly owned by Evelyn Kuberg (112M-A-022); thence proceeding northward a distance of 208 feet, more or less, to the southeastern corner of property now or formerly owned by Rayford and Becky Carter (112M-A-023.01); thence proceeding northward a distance of 68 feet, more or less, to the southeastern corner of property now or formerly owned by C & W Rentals (112M-A-023.02); thence proceeding northward a distance of 93 feet, more or less, to the southeastern corner of property now or formerly owned by C & W Rentals (112M-A-023); thence proceeding northward a distance of 766 feet, more or less, to the intersection of the said northwestern corner of property now or formerly owned by C & W Rentals (112M-A-023) and a point on the eastern line of property now or formerly

owned by South Central Bell Telephone Company (112M-A-024); thence proceeding northward a distance of 184 feet, more or less, to the intersection of the northeastern corner of property now or formerly owned by South Central Bell Telephone Company (112M-A-024) and a point on the southern line of property now or formerly owned by Helen and Ann Hinson c/o Ralph Dill (112M-A-028); thence proceeding a distance of 640 feet, more or less, following the property line of Helen and Ann Hinson c/o Ralph Dill (112M-A-028) to the southeastern corner of property now or formerly owned by Brent and Natasha Davidson (112M-A-030.04); thence proceeding northward a distance of 67 feet, more or less, to the southeastern corner of property now or formerly owned by William Fryar (112M-A-030.05); thence proceeding northward a distance of 80 feet, more or less, to the southeastern corner of property now or formerly owned by Adam and Stephanie Rosenthal (112M-A-030); thence proceeding northward a distance of 148 feet, more or less, to the southeastern corner of property now or formerly owned by James Snowden (112M-A-030.01); thence proceeding northwesterly a distance of 110 feet, more or less, to the intersection of a point on the eastern line of property now or formerly owned by James Snowden (112M-A-030.01) and the southwestern corner of property now or formerly owned by William Fryar (112M-A-030.02); thence proceeding a distance 267 feet, more or less, following the property line of William Fryar (112M-A-030.02) to the southeastern corner of a part of parcel now or formerly owned by United States of America TVA (112-003); thence proceeding northward a distance of 333 feet, more or less, to the intersection of the northwestern corner of a part of parcel now or formerly owned by United States of America TVA (112-003) and the Highway 58 right-of-way; thence proceeding a distance of 446 feet, more or less, following the Highway 58 right-of-way, including the entire right-of-way of Highway 58, to the intersection of the Highway 58 right-of-way and the northeastern corner of property now or formerly owned by David Barrow (112-004.07); thence proceeding a distance of 543 feet, more or less, following the property line of David Barrow (112-004.07) to the northwestern corner of property now or formerly owned by David Barrow (112-004.08); thence proceeding a distance of 374 feet, more or less, following the property line of David Barrow (112-004.08) to the intersection of the Highway 58 right-of-way and the northeastern corner of property now or formerly owned by Bauling Schmitt LLC (112-004.01); thence proceeding eastward a distance of 379 feet, more or less, to the intersection of the southwestern corner of property now or formerly owned by Bauling Schmitt LLC (112-004.01) and the northwestern corner of property now or formerly owned by RI TN 2 LLC c/o Realty Income Corporation (112-005.01); thence proceeding a distance of 2,077 feet, more or less, following the property line of RI TN 2 LLC c/o Realty Income Corporation (112-005.01) to the northwestern corner of property now or formerly owned by Double James Properties LLC (112-006); thence proceeding southwesterly a distance of 564 feet, more or less, to the said northwestern corner of a part of parcel now or formerly owned by Title Guar c/o R. P. Scott (112-011); thence proceeding a distance of 1,351 feet, more or less, following the property line of Title Guar c/o R. P. Scott (112-011) to the intersection of the Highway 58 right-of-way at Harvest Run Drive and the northeastern corner of a part of parcel

now or formerly owned by Title Guar c/o R. P. Scott (112-011); thence proceeding 50 feet, more or less, following the right-of-way of Highway 58 to the northeast corner of property now or formerly owned by Title Guar c/o R.P. Scott on the south side of Harvest Run Drive; thence proceeding a distance of 1,178 feet, more or less, following the property line of Title Guar c/o R. P. Scott (112-011) to the northwestern corner of property now or formerly owned by GVH Highway 58 Associates (112N-A-001); thence proceeding southward a distance of 1,877 feet, more or less, following the property line to the northern line of the Highway 58 right-of-way and continuing to the intersection of the Holder Road right-of-way and the northeastern corner of property now or formerly owned by Martin and Cheryl McNabb (112N-A-003); thence proceeding a distance of 840 feet, more or less, following the property line of Martin and Cheryl McNabb (112N-A-003) to the intersection of the Staton Road right-of-way and continuing along the northern line of the Highway 58 right-of-way to the southeastern corner of property now or formerly owned by Ronnie Nichols (112O-J-013); thence proceeding a distance of 754 feet, more or less, following the property line of Ronnie Nichols (112O-J-013) to the northeastern corner of property now or formerly owned by Spector Enterprises Incorporated (112O-J-014); thence proceeding a distance of 564 feet, more or less, following the property line of Spector Enterprises Incorporated (112O-J-014) to the intersection of a point on the southern line of property now or formerly owned by Spector Enterprises Incorporated (112O-J-014) and the Highway 58 right-of-way; thence proceeding southwesterly a distance of 80 feet, more or less, along the northern line of the Highway 58 right-of-way to a point on the southern line of property now or formerly owned by Louise Spector (121B-C-007); thence proceeding a distance of 1,163 feet, more or less, following the property line of Louise Spector (121B-C-007) to the intersection of the northwestern corner of property now or formerly owned by Louise Spector (121B-C-007) and a point on the northern line of property now or formerly owned by Harrison Baptist Church (121B-C-008); thence proceeding northwesterly a distance of 145 feet, more or less, to the intersection of the northwestern corner of property now or formerly owned by Harrison Baptist Church (121B-C-008) and the Hillcrest Drive right-of-way; thence proceeding a distance of 1,881 feet, more or less, along the Hillcrest Drive right-of-way, including the entire right-of-way of Hillcrest Drive and continuing westward on the Church Road right-of-way and the Easter Drive right-of-way, including the entire right-of-ways of Church Road and Easter Drive, to the intersection of the Easter drive right-of-way and the northwestern corner of property now or formerly owned by Harrison Methodist Church (121B-A-007); thence proceeding southward a distance of 1,983 feet, more or less, following the property line of Harrison Methodist Church (121B-A-007) to the intersection of the current City of Chattanooga boundary, a point on the northern right-of-way of Highway 58, and the eastern corner of property now or formerly owned by Carroll and Shirley Martin (121B-A-008.01); thence proceeding northwesterly a distance of 208 feet, more or less, to the northeastern corner of property now or formerly owned by SunTrust Bank TR (121B-A-008.02); thence proceeding southwesterly a distance of 127 feet, more or less, to the intersection of the northwestern corner

of property now or formerly owned by SunTrust Bank TR (121B-A-008.02) and the Clark Road right-of-way; thence proceeding southwesterly a distance of 50 feet, more or less, across Clark Road right to the intersection of the northeastern corner of property now or formerly owned by Northwest Georgia Bank (121A-E-006) and the eastern corner of property now or formerly owned by Reba Wilson Revocable Living Trust (121A-E-005); thence proceeding a distance of 2,084 feet, more or less, following the property line of Reba Wilson Revocable Living Trust (121A-E-005) to the intersection of the southwestern corner of property now or formerly owned by Reba Wilson Revocable Living Trust (121A-E-005) and a point on the northern right-of-way of Highway 58; thence proceeding easterly a distance of 2,390 feet, more or less, following the northern boundary of the Highway 58 right-of-way which is the current boundary of the City of Chattanooga and crossing to a point on the southern boundary of Highway 58 and its intersection at the northwest corner of property now or formerly owned by City of Chattanooga c/o Electric Power Board (121 004), which is the point of beginning. Included in this annexation are all tax parcel numbers and road right-of-ways on the accompanying attached map for Annexation Zone 6 C. All of this property lies within the Urban Growth Boundary of the City of Chattanooga as provided in the Master Interlocal Agreement between all municipalities within Hamilton County effective May 23, 2001. References to parcel numbers in parenthesis above are based upon official Geographic Information System maps maintained by the Hamilton County GIS Department.

A. POLICE

Patrolling, radio directed response to calls for assistance, crime prevention services, traffic control and accident prevention services and other police protection and support using present personnel and equipment will be provided on the effective date of annexation. A study will be conducted within ninety (90) days of the effective date of annexation to consider the need for additional police personnel and equipment.

B. TRAFFIC ENGINEERING

Traffic Engineering and installation of signs and other traffic control devices to be installed as required throughout the annexation area, when the need is established by appropriate traffic studies. A study will be conducted within ninety (90) days of the effective date of annexation to consider the need for additional signs or other traffic control devices within the annexation area.

C. FIRE

1. Fire protection by present personnel and the equipment of the fire fighting force within the limitations of available water and distance from fire stations will be provided on the effective date of annexation.

2. Additional fire services such as those made available through the City of Chattanooga's fire prevention staff and arson investigation will be made available on the effective date of annexation.

3. Within six (6) months after annexation, the need for additional fire hydrants shall be determined. Within eighteen (18) months needed additional hydrants shall be installed in those areas where water mains of adequate size are available. Placement of hydrants will be on the basis of nationally-accepted standards defined by adopted codes for the City of Chattanooga. As additional water lines of adequate size are extended into the annexation area by Eastside Utility District, if not presently served, fire hydrants shall be installed as required by the above-mentioned standard when the population density or need for hydrant services is sufficient to cost effectively extend hydrant services to the annexed property as determined by the Fire Chief, subject to appropriation of required funds.

4. Fire coverage shall be provided by existing and planned stations and present and planned personnel.

D. REFUSE COLLECTION

Chattanooga currently provides its residents with certain refuse collection established under Chattanooga City Code § 18-101 et seq. The services currently provided by the City will be extended to the annexed area within ninety (90) days after the effective date of annexation.

E. ROAD AND STREET CONSTRUCTION AND REPAIR; SIGNS AND LIGHTING, AND STORMWATER AND DRAINAGE

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary to maintain normal traffic flow), removal of snow and/or sanding of streets during icing conditions will begin on the effective date of annexation.

2. Routine maintenance, on the same basis as in the present City of Chattanooga, will begin in the annexed area on the effective date of annexation.

3. Within six (6) months of the effective date of annexation, street name signs will be installed as needed in all substantially developed areas.

4. Street lights will be installed under the same standards as now prevail in the City of Chattanooga. A study will be conducted within six (6) months of the effective date of annexation to consider the need for any additional street lights within the annexed area.

5. Stormwater and drainage services for all streets within the annexed area will be studied within six (6) months of the effective date of annexation for the need of any additional stormwater and drainage services. Erosion and drainage services currently provided to all streets within the City of Chattanooga shall be provided to the annexed area immediately following the effective date of annexation.

F. PLANNING AND ZONING

The planning and zoning jurisdiction of the City will be extended to the annexed area of the effective date of annexation. Chattanooga-Hamilton County Regional Planning Agency and the Chattanooga-Hamilton County Regional Planning Commission will thereafter encompass the annexed area. Pending a review of the zoning by the Chattanooga-Hamilton County Regional Planning Commission and the City Council, the property shall be reclassified to

a temporary classification which shall be rezoned in accordance with the City's Zoning Ordinances.

G. RECREATION FACILITIES AND PROGRAMS

1. All of the recreational areas and programs provided for the present City residents will be made available immediately to all residents of the annexed area in the same manner as current citizens of the City of Chattanooga.

2. Recreation programs such as swimming, summer camps, baseball, flag football, basketball, tennis will be made available to all residents of the annexed area in the same manner as the current residents of the City of Chattanooga.

H. WATER SYSTEM

Water for all annexed properties will continue to be provided in the same manner as it is currently provided by the Eastside Utility District.

I. ELECTRICAL SERVICE

Electricity will continue to be provided to residents of the newly annexed area by the Electric Power Board of Chattanooga.

J. SEWER SYSTEM

The City of Chattanooga will provide sewer services to the annexed area within three (3) years of the effective date of annexation, as provided in Paragraph 6(C) of the Master Interlocal Agreement approved by the City of Chattanooga dated May 23, 2001, if the Hamilton County Water and Wastewater Treatment Authority, (hereinafter "WWTA"), cedes its service area to the City within thirty (30) days of the date of annexation. If sewer services for properties within the annexed area are not ceded to the City of Chattanooga or allowed to be provided by the City of Chattanooga because this area is retained by the WWTA, such services will be

provided to the residents and commercial properties+ of the newly annexed area by the WWTA to the extent that lines are available within the annexed area and density of development makes new sewer lines feasible and funds for construction of necessary sewer lines are available as determined by the WWTA Board.

K. INSPECTION/CODE ENFORCEMENT

The Public Works Department of the City now provides inspection and code enforcement services (building, electrical, plumbing, gas, and unsafe building services) to all areas of the City of Chattanooga. These same services will be provided to the newly annexed area when it becomes a part of the City of Chattanooga.

L. ANIMAL CONTROL

The McKamey Animal Care and Adoption Center currently provides the services of animal control by contract with the City and enforces the City's leash laws and other animal control ordinances. This service will be available in the new area when the annexation becomes effective.