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**A RESOLUTION ADOPTING THE WRITTEN REPORT  
OF THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING  
AGENCY STAFF REGARDING THE REASONABLENESS OF THE  
SCOPE OF SERVICES TO BE PROVIDED AND THE TIMING OF SUCH  
SERVICES, AS REQUIRED BY T.C.A. § 6-51-102(b) FOR  
TAX PARCEL NOS. 120E-A-001 & 120E-A-005**

**WHEREAS**, the City of Chattanooga has provided a proposed Plan of Services to the Chattanooga-Hamilton County Regional Planning Commission which establishes the services to be delivered and the projected timing of services in accordance with T.C.A. § 6-51-102(b)(2); and

**WHEREAS**, the proposed Plan of Services includes, but is not limited to: police protection, fire protection, water service, electrical service, sanitary sewer service, solid waste collection, road and street construction and repair, recreational facilities and programs, street lighting, and zoning services; and

**WHEREAS**, it appears that the proposed Plans of Services provided for Tax Parcel Nos. 120E-A-001 & 120E-A-005 includes a reasonable implementation schedule for the delivery of comparable services in the territory to be annexed with respect to the services delivered to all citizens of the municipality and properly excludes services that are being provided by other public agencies or private companies in the territories to be annexed as provided by T.C.A. § 6-51-120(b)(2); and

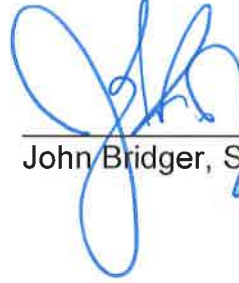
**WHEREAS**, the City of Chattanooga has submitted its proposed Plan of Services for areas provided to the Chattanooga-Hamilton County Regional Planning Commission for study and a written report in accordance with T.C.A. § 6-51-102(b)(4); and

**WHEREAS**, the staff of the Planning Commission has made a written report including recommendations with respect to the scope of services to be provided and the timing of such services and regarding for Tax Parcel Nos. 120E-A-001 & 120E-A-005, which does not materially affect the scope of services to be provided and the timing of such services but which should be considered by the City of Chattanooga City Council prior to the adoption of any annexation ordinances or Plans of Services.

**NOW, THEREFORE, BE IT RESOLVED** that the Chattanooga-Hamilton County Regional Planning Commission does hereby determine that the proposed Plan of Services for Tax Parcel Nos. 120E-A-001 & 120E-A-005 includes a reasonable implementation schedule and includes all services required by statute and that the services are reasonable with the scope of services to be provided and the timing of the services; and

**BE IT FURTHER RESOLVED** that the attached written report of the staff of the Chattanooga-Hamilton County Regional Planning Agency dated April 30, 2015, is adopted and approved by the Chattanooga-Hamilton County Regional Planning Commission and forwarded on to the Chattanooga City Council.

Respectfully submitted,



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John Bridger, Secretary

Date of Adoption: May 11, 2015

JB:sh  
CornerstoneAnnex

PROPOSED PLAN OF SERVICES  
IN ACCORDANCE WITH  
TENNESSEE CODE ANNOTATED § 6-51-122(a)(1)(B)

The City Council of the City of Chattanooga, Tennessee hereby proposes the following Plan for Provision of Services for certain property located on Highway 58 and North Hickory Valley Road, lying contiguous to the present corporate limits of the City of Chattanooga, Tennessee, owned by Cornerstone Auto Brokers, LLC; Barbara Moss Beville, Ray E. Moss, III and James Woodruff, which are shown on the attached map and described as follows:

**Tax Map No. 120E-A-001**

SITUATED in the City of Chattanooga, Hamilton County, Tennessee, being known as a parcel of land conveyed to Ray E. Moss, III by deed recorded in instrument 2008120200048 in the Hamilton County Register of Deeds Office and is further bounded and described as follows:

BEGINNING at the Southwesterly corner of land conveyed to SunTrust Bank, TR Frances C. Cannon Irrevocable Family Trust Parcel 5, recorded by deed in Instrument 2008120300052 in the Hamilton County Register of Deeds Office also being a Northwesterly corner of land conveyed to SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust Parcel 6, in instrument 200812030052 in the Hamilton County Register of Deeds Office also being Northeasterly corner of land conveyed to SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust Parcel 8, in instrument 20081203000052 in the Hamilton County Register of Deeds Office.

THENCE along a Northerly line of said Parcel 8 North  $64^{\circ}37'11''$  West a distance of 408.71 feet to an iron rebar found at a Northwesterly corner of said parcel 8; thence North  $22^{\circ}17'05''$  East a distance of 185.68 Feet; thence North  $56^{\circ}09'45''$  East a distance of 791.42 feet to a point in a Westerly line of land conveyed to SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust, Parcel 3, Recorded by Deed in Instrument 2008120300052 in the Hamilton County Register of Deeds Office; thence along Westerly lines of lands conveyed to said parcel 3, Alvin F. Cannon by deed recorded in instrument 2004102900146 in the Hamilton County Register of Deeds Office, SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust, Parcel 4, by deed in instrument 2008120300052 in the Hamilton County Register of Deeds Office and said parcel 5 South  $24^{\circ}28'23''$  West a distance of 865.44 feet to the principal place of beginning containing 217,790 SQ. FT. or 5.00 acres (more or less) of land.

**Tax Map No. 120E-A-005**

**CORNERSTONE AUTO BROKERS, LLC TRACT 2**

SITUATED in the City of Chattanooga, Hamilton County, Tennessee, being known as a parcel of land conveyed to Cornerstone Auto Brokers, LLC, Tract 2, by deed recorded in instrument 20005060300333 in the Hamilton County Register of Deeds Office and is further bounded and described as follows:

BEGINNING at an iron rebar at a Northeasterly corner of land so conveyed to Cornerstone Auto Brokers, LLC. Tract 1 said Iron rebar lying in a Westerly right-of-way of Hickory Valley Road (width varies).

THENCE along a Northerly line of said Tract 1, North 68°27'10" West a distance of 266.63 feet to an iron rebar found at a Southeasterly line of land conveyed to SunTrust Bank, TR, Frances C. Cannon Irrevocable Family Trust 4 by a deed recorded in instrument 2008120300052 in the Hamilton County Register of Deeds Office; thence along an Easterly line of land so conveyed to SunTrust Bank, TR Frances C. Cannon Irrevocable Trust Parcel 4 North 21°28'20" East a distance of 75.08 feet to an iron rebar found at a Southeasterly corner thereof; thence along a Southerly line of land so conveyed to SunTrust Bank, TR Frances C. Cannon Irrevocable Trust Parcel 4 South 68°27'09" East a distance of 246.93 feet to an iron rebar found in said Westerly right-of-way; thence along said Westerly right-of-way South 06°46'36" West a distance of 77.64 feet to the place of beginning containing 19,279.26 SQ.FT. or 0.44 acres (more or less) of land.

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.

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.

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's fire prevention bureau and its arson investigation unit will be made available on the effective date of annexation.

3. Within six (6) months after annexation, the location of fire hydrants shall be determined and 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 the National Fire Underwriters' Association. As additional water lines are extended into the annexation area, 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 in the discretion of the Mayor and the City Council.

4. Within six (6) months after annexation, a study will be completed to determine the need for the establishment of a fire substation in or near the annexed area to assure the continued compliance with standards established by the National Fire Underwriters appropriate to the existing fire insurance rating.

D. REFUSE COLLECTION

The same regular refuse collection now provided by the City will be extended to the annexed area on the effective date of annexation.

E. ROAD AND STREET CONSTRUCTION AND REPAIR; SIGNS AND LIGHTING

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, will begin in the annexed area following the effective date of annexation.

3. Within six (6) months 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.

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. City planning will thereafter encompass the annexed area. Pending a review of the zoning by the Chattanooga-Hamilton County Regional Planning Agency and the City, the property shall be reclassified to a temporary classification pursuant to Article X, Section 100 of the City's Zoning Ordinance consistent with zoning classifications of this property in Hamilton County.

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 the residents of the annexed area.

2. Summer recreation programs such as softball tournaments and Little League will be made available to all residents.

H. WATER SYSTEM

Water for domestic, commercial and industrial uses will continue to be provided to residents of the newly annexed area by the Eastside Utility District.

I. ELECTRICAL SERVICE

Electricity for domestic, commercial and industrial uses 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 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

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

L. ANIMAL CONTROL

The Chattanooga Animal Services provides the services of animal control 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.

**PETITION**

We, BARBARA MOSS BEVILLE, JAMES WOODRUFF and RAY E. MOSS, III, the owners of a tract of property in Hamilton County, Tennessee, more fully described as follows:

**Tax Map No. 120E-A-001**

SITUATED in the City of Chattanooga, Hamilton County, Tennessee, being known as a parcel of land conveyed to Ray E. Moss, III by deed recorded in instrument 2008120200048 in the Hamilton County Register of Deeds Office and is further bounded and described as follows:

BEGINNING at the Southwesterly corner of land conveyed to SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust Parcel 5, recorded by deed in Instrument 2008120300052 in the Hamilton County Register of Deeds Office also being a Northwesterly corner of land conveyed to SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust Parcel 6, in instrument 2008120300052 in the Hamilton County Register of Deeds Office also being Northeasterly corner of land conveyed to SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust Parcel 8, in instrument 20081203000052 in the Hamilton County Register of Deeds Office.

THENCE along a Northerly line of said Parcel 8 North 64°37'11" West a distance of 408.71 feet to an iron rebar found at a Northwesterly corner of said parcel 8; thence North 22°17'05" East a distance of 185.68 Feet; thence North 56°09'45" East a distance of 791.42 feet to a point in a Westerly line of land conveyed to SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust, Parcel 3, Recorded by Deed in Instrument 2008120300052 in the Hamilton County Register of Deeds Office; thence along Westerly lines of lands conveyed to said parcel 3, Alvin F. Cannon by deed recorded in instrument 2004102900146 in the Hamilton County Register of Deeds Office, SunTrust Bank, TR. Frances C. Cannon Irrevocable Family Trust, Parcel 4, by deed in instrument 2008120300052 in the Hamilton County Register of Deeds Office and said parcel 5 South 24°28'23" West a distance of 865.44 feet to the principal place of beginning containing 217,790 SQ. FT. or 5.00 acres (more or less) of land.



Which tract is contiguous to the City of Chattanooga, do hereby petition said City to be annexed thereto by Ordinance, pursuant to the provisions of Tennessee Code Annotated § 6-51-122(a)(1)(B).

This the 12 day of February, 2015.

  
RAY E. MOSS, III

  
BARBARA MOSS BEVILLE

 For JAMES WOODRUFF  
JAMES WOODRUFF

61299209.1

**PETITION**

CORNERSTONE AUTO BROKERS, the owner of a tract of property in  
Hamilton County, Tennessee, more fully described as follows:

**Tax Map No. 120E-A-005**

**CORNERSTONE AUTO BROKERS, LLC TRACT 2**

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THENCE along a Northerly line of said Tract 1, North 68°27'10" West a distance of 266.63 feet to an iron rebar found at a Southeasterly line of land conveyed to SunTrust Bank, TR, Frances C. Cannon Irrevocable Family Trust 4 by a deed recorded in instrument 2008120300052 in the Hamilton County Register of Deeds Office; thence along an Easterly line of land so conveyed to SunTrust Bank, TR Frances C. Cannon Irrevocable Trust Parcel 4 North 21°28'20" East a distance of 75.08 feet to an iron rebar found at a Southeasterly corner thereof; thence along a Southerly line of land so conveyed to SunTrust Bank, TR Frances C. Cannon Irrevocable Trust Parcel 4 South 68°27'09" East a distance of 246.93 feet to an iron rebar found in said Westerly right-of-way; thence along said Westerly right-of-way South 06°46'36" West a distance of 77.64 feet to the place of beginning containing 19,279.26 SQ.FT. or 0.44 acres (more or less) of land.

Which tract is contiguous to the City of Chattanooga, do hereby petition said City to be annexed thereto by Ordinance, pursuant to the provisions of Tennessee Code Annotated § 6-51-122(a)(1)(B).

This the 9<sup>th</sup> day of Feb., ~~2014~~ 2015

CORNERSTONE AUTO BROKERS

By: William F. Ingram  
WILLIAM F. INGRAM  
OWNER/Managing Member

To: Chattanooga Hamilton County Regional Planning Commission  
From: Chattanooga-Hamilton County Regional Planning Agency  
Date: April 30, 2015  
Re: Report on Plan of Service for City of Chattanooga Proposed Cornerstone Brokers LLC Annexation Area (Near Hickory Valley Road and Highway 58 intersection)

**Scope:**

The Chattanooga-Hamilton County Regional Planning Agency has reviewed the proposed annexation for Tax Map Parcel Nos. 120E-A-001 and 120E-A-005 which is being considered for annexation pursuant to authority granted by the State of Tennessee in T.C.A. Secs. 6-51-101 and following. The Regional Planning Agency acts as staff to the Chattanooga-Hamilton County Regional Planning Commission.

It should be noted that the scope of this Report is delimited by and prepared in accordance with the strictures of T.C.A. Sec. 6-51-102(b). Specifically, it is not the province of the Planning Commission to pass on or even to comment on whether the Plan of Annexation is lawful or appropriate. That determination is left to the City of Chattanooga City Council. Rather, the Planning Commission reports only on the reasonableness of the proposed Plan of Service for the areas considered for annexation.

The Regional Planning Agency has reviewed and considered the Urban Growth Plan, the Proposed Plans of Service and attached maps, and their professional knowledge or inspection of the subject areas in making this Report.

**Recommendation:**

The proposed annexation area is not contained within the City of Chattanooga's Urban Growth Boundary/Master Interlocal Agreement as agreed to in May 2001. However, this area is contiguous to the current City of Chattanooga boundary.

The Regional Planning Agency finds that the proposed Plan of Service is reasonable and meets the letter and spirit of the governing statutory standard set forth in T.C.A. Sec. 6-51-102(b).

The Plan of Services includes a reasonable implementation schedule for the delivery of comparable services in the annexation area with respect to the services provided to all residents of the City of Chattanooga. The implementation schedule addresses both the timing of the delivery of services and the immediate action items. Services will be delivered upon adoption or within a reasonable period of time (6 months to 3 years, depending on the service) following annexation. It appears that the City will be able to provide the same level of service to the annexation area as it does to the rest of the City and that, in doing so, it will not diminish the level of service to the rest of the City.

Additional fire protection, police protection, storm water management, refuse collection, street maintenance and clearing, traffic signs and control devices, zoning, inspection and code enforcement, animal control, and recreational facilities and programs access will be

to the benefit of the area proposed for annexation. Water and electric services are being provided by other entities as detailed and will not be affected by implementation of the proposed Plan of Service.

Sewer service provision is as detailed in the Urban Growth Plan Master Interlocal Agreement and outline in Section J of the Plan of Services. If the Hamilton County Water and Wastewater Treatment Authority (WWTA) cedes its service area within thirty (30) days of annexation, the City of Chattanooga will provide sewer service to the annexed area within three (3) years of the effective date of annexation. If the sewer service for properties is not ceded by WWTA, sewer service provision shall be the responsibility of WWTA.

 PURCHASE TRACTS

SELLER RETAINED PROPERTY

120EA-001  
BARBARA BEVILLE  
±5.00 AC

120EA-010  
SUNTRUST BANK TRUSTEE  
±2.33 AC

120EA-11.01  
WILLIAM, DONALD &  
BEVERLY VOILES  
±0.92 AC

120EA-009  
SUNTRUST BANK TRUSTEE  
±0.43 AC

120EA-008  
ALVIN CANNON/SUNTRUST  
±0.21 AC

120EA-002  
SUNTRUST BANK TRUSTEE  
±0.46 AC

120EA-005  
ALVIN CANNON/SUNTRUST  
±2.21 AC

120EA-004  
SUNTRUST BANK TRUSTEE  
±3.86 AC

120EA-005  
CORNERSTONE  
±0.44 AC

120EA-006  
CORNERSTONE  
±0.87 AC

120EA-6.01  
SUNTRUST BANK TRUSTEE  
±1.65 AC

120EA-007  
SUNTRUST BANK TRUSTEE  
±1.42 AC

NWC HIGHWAY 58 & HICKORY VALLEY ROAD  
CHATTAHOOGA, TENNESSEE

EXHIBIT A



NOT TO SCALE

