

RESOLUTION 2022 - 31

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, ANNEXING, AND ADOPTING A PLAN OF SERVICES FOR 208.8 ACRES, LOCATED SOUTH OF EAST SHELBY DRIVE, EAST OF SYCAMORE ROAD, AND WEST OF QUINN ROAD, AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF COLLIERVILLE.

WHEREAS, the property owner has provided a written request for annexation; and,

WHEREAS, the annexation of such territory may be deemed necessary for the welfare of the Town as a whole; and,

WHEREAS, the area proposed for annexation to the Town is within the Town's Urban Growth Boundary, as required by law, and is described in Attachment "B" of this Resolution; and,

WHEREAS, Tennessee Code Annotated (TCA), Section 6-51-102, requires that a Plan of Services be adopted by the municipal governing body prior the effective date of the annexation; and,

WHEREAS, on September 1, 2022, the Collierville Planning Commission recommended the adoption of the Plan of Services, described in Attachment "C" of this Resolution, and annexation of the captioned property by the Town of Collierville; and,

WHEREAS, a Public Hearing before the Board of Mayor and Aldermen for the Town of Collierville was held on October 24, 2022, pursuant to a notice thereof published in a newspaper of general circulation within the community on September 29, 2022.

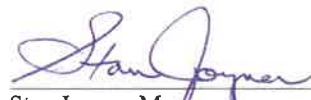
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, TENNESSEE, THAT:

Section 1 The attached Attachment A, location maps, shall serve the purpose of delimiting the geographical boundaries as described by this resolution;

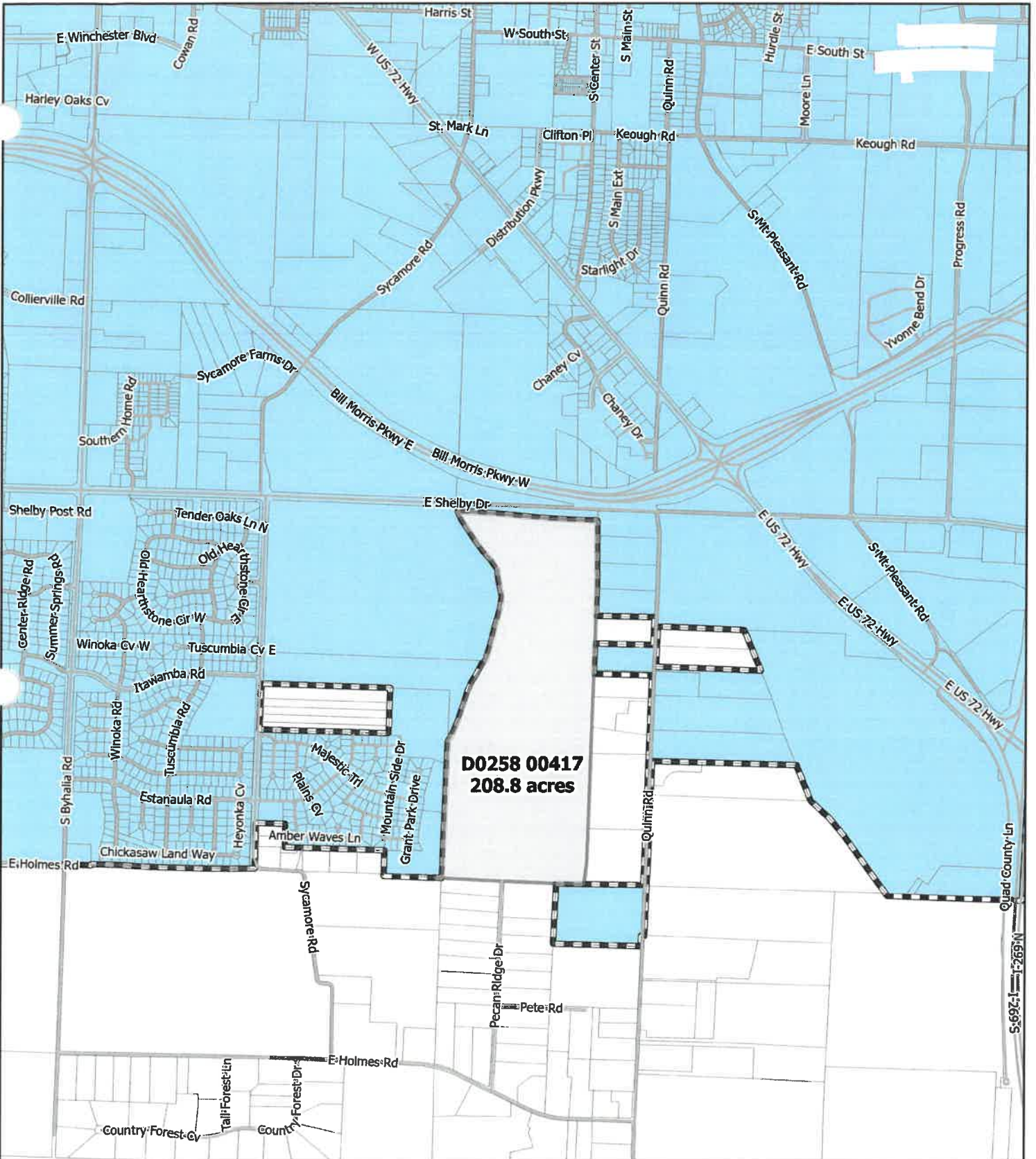
Section 2. In accordance with Tennessee Code Annotated (TCA) Sections 6-51-104 and 6-51-111, there is hereby annexed to the Town of Collierville, Tennessee, and incorporated within the corporate boundaries thereof, the territory described in Attachment B, effective on November 1, 2022; and,

Section 3 The attached Attachment C shall serve as the Plan of Services for this area as required by Tennessee Code Annotated (TCA) Section 6-51-102.

Adopted this 24th day of October, 2022.

  
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Stan Joyner, Mayor

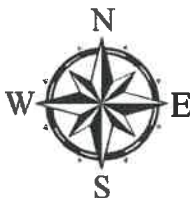
  
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Lynn Carmack, Town Clerk



# Attachment A Cartwright Nursery

**Effective Date of Annexation: November 1, 2022**

Prepared by The Town of Collierville Division of Planning, GIS.  
Please note that the information in this document has not been field verified.  
The Town of Collierville hereby releases itself from all responsibilities concerning the accuracy of this map. If you have questions, please contact the Town of Collierville, Division of Planning at (901) 457-2360



- Streets
- Annexation Area
- Parcels
- Town Boundary



**Attachment B**  
**Cartwright Nursery**  
**Property Description**

*Beginning at a point in the corporate limits line of the Town of Collierville, which is also the northwest corner of Parcel D0258 00417, then east 1,965.9 feet along the corporate limits line of the Town of Collierville, which is along the northernmost property line of Parcel D0258 00417, to the northeast corner of Parcel D0258 00417, which is also a point in the westernmost property line of Parcel C0258 00071. Thence south 5,092.9 feet along the easternmost line of Parcel D0258 00417 to the southwest corner of Parcel D0258 00281C, which is also the southeast corner of Parcel D0258 00417 and a point in the north line of Parcel D0258 00170. Thence west 1,992.3 feet along the southernmost line of Parcel D0258 00417 to the southwest corner of Parcel D0258 00417, which is also a point in the northernmost property line of D0258 A00012. Thence north 5,480.8 feet along the westernmost property line of Parcel D0258 00417 to the northeast corner of Parcel D0258 00417, which is also a point in the corporate limits line of the Town of Collierville and the point of beginning, containing 208.8 +/- acres (including 0.00 acres of right-of-way).*

**Attachment C**  
**PLAN OF SERVICES**

**A PLAN OF SERVICES FOR 208.8 ACRES KNOWN AS THE CARTWRIGHT NURSERY, LOCATED IN COLLIERVILLE'S RESERVE AREA SOUTH OF EAST SHELBY DRIVE, EAST OF SYCAMORE ROAD, AND WEST OF QUINN ROAD.**

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, TENNESSEE:**

Section 1. Pursuant to the provisions of TCA, Section 6-51-102, there is hereby adopted for the proposed annexation area depicted in Attachment A to Resolution 2022-31, the following Plan of Services:

- A) Police Protection  
Patrolling, radio response to calls, and other routine police services using present personnel and equipment, will be provided on the effective date of annexation.
- B) Fire Protection  
Fire protection by the present personnel and equipment of the fire fighting force will be provided on the effective date of annexation.
- C) Water Service  
Water service will be provided. Water lines shall be required to be installed by the developer in conjunction with development of the subject property.
- D) Electrical Service  
Electricity will continue to be provided to residents of the newly annexed area by Memphis Light Gas & Water (MLGW).
- E) Sanitary Sewer Service  
Sewage treatment will be provided. Sewer lines shall be required to be installed by the developer in conjunction with development of the subject property. The Board of Mayor and Aldermen has developed sewer reimbursement agreements for this area that will affect the development of this property. The sewer basin study for this area will affect the maximum number of dwellings that can be constructed.
- F) Solid Waste Collection  
If the subject property develops residentially, any future residents of the subject area will have the same regular refuse collection services provided within the Town.
- G) Road and Street Construction and Repair
  - 1. Emergency maintenance of streets (such as repair of hazardous potholes and measures necessary for traffic flow) will begin on the effective date of annexation.
  - 2. Routine maintenance, on the same basis as in the present Town of Collierville, will begin in the annexed area on the effective date of annexation.
  - 3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, and other such major improvements, as the need is determined by the governing body, will be accomplished under the established policies of the Town.

4. All new local roads shall be constructed pursuant to the Subdivision Regulations.

H) Municipal Recreational Facilities and Programs

If the subject property develops residentially, any future residents of the subject area may use all existing municipal recreational and park facilities on the effective date of annexation. The same standards and policies now used in the present Town will be followed in expanding municipal recreational programs and facilities in the enlarged corporate limits of the Town.

I) Street Lighting

Street lighting will be installed by the developer in conjunction with development of the area in accordance with Memphis Light Gas & Water and Town policies.

J) Planning, Zoning, and Engineering Services

1. The planning and zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation. All construction will conform to the Zoning Ordinance, Subdivision Regulations, and other applicable ordinances, regulations and standards of the Town of Collierville.
2. Traffic signals, traffic signs and other traffic control devices in the annexed area will be installed and/or maintained as the need for such devices is established by appropriate study, engineering review, and traffic standards.

K) Building Inspection and Codes Compliance Services

Any inspection services now provided by the Town (building, electrical, plumbing, gas, housing, sanitation, mechanical, and other applicable construction code provisions) will begin in the annexation area upon the effective date of annexation. The Town will enforce property maintenance standards and public nuisance regulations.

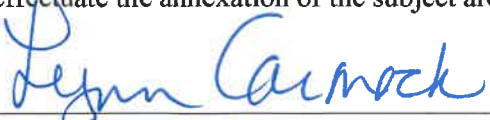
L) Schools


The annexation area is located in the Collierville Municipal School District (hereafter "Collierville Schools") and the residents will be allowed to attend Collierville Schools. Collierville Schools determines the applicable school zone boundaries.

M) Miscellaneous

Regulatory signs will be installed where safety hazards have been identified to exist by the Town. All street name signs and regulatory signs required by new development will be installed by the developer as property develops.

Section 2. This Resolution shall be effective upon the completion of all steps necessary to effectuate the annexation of the subject area.

  
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Lynn Carmack, Town Clerk

  
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Stan Joyner, Mayor