ORDINANCE NO. _____

AN ORDINANCE PROVIDING A PLAN OF SERVICES FOR CERTAIN PROPERTIES PROPOSED FOR ANNEXATION INTO THE CITY OF LENOIR CITY BY ORDINANCE NO._____, PURSUANT TO §6-51-102 OF TENNESSEE CODE ANNOTATED, SAID PROPERTY BEING APPROXIMATELY 3.23 COMBINED ACRES LOCATED AT 103 ROBINSON DRIVE AND HIGHLAND PARK DRIVE, FURTHERMORE IDENTIFIED AS LOUDON COUNTY CONTROL TAX MAP 015M, GROUP A, PARCELS 004.00 AND 004.01 BEING LOCATED WITHIN THE LENOIR CITY URBAN GROWTH BOUNDARY.

WHEREAS, Tennessee Code Annotated §6-51-102(b) requires that "before any territory may be annexed under this section by a municipality, the governing body shall adopt a plan of services establishing at least the services to be delivered and the projected timing of the services"; and

WHEREAS, The Lenoir City Regional Planning Commission has reviewed said proposed plan of services in accordance with Tennessee Code Annotated §6-51-102(b) (4) at their June 3, 2025, meeting: and

WHEREAS, The plan of services shall include a reasonable implementation schedule for the delivery of comparable services in the territory to be annexed compared to those provided to all citizens of the municipality; and

WHEREAS, A public hearing is scheduled for Monday, July 14, 2025, at 5:50 P.M. in Lenoir City Hall and notice thereof was published in the Daily Edition on June 23, 2025, of which is a paper of general circulation within the county and was published at least twenty-one (21) days prior to the public hearing date.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lenoir City, Tennessee that:

Section 1. The Plan of Services for territory proposed for annexation by Ordinance No. _____, containing two (2) parcels consisting of approximately 3.23 acres located at 103 Robins Dive and Highland Park Drive, as shown on the attached map, is established as follows:

1. Police Protection: The City of Lenoir City shall provide routine patrols and respond to emergency calls immediately upon the effective date of the parcel's annexation.

2. Fire Protection: The City of Lenoir City presently maintains a Class 2 fire rating and shall provide fire protection services immediately upon the effective date of the parcel's annexation. Developers are required by Lenoir City's Development Regulations to install fire hydrants at a 500' minimum spacing in all new developments.

3. Water Services: Water users will pay fees and charges as established by the Lenoir City Utilities Board (LCUB) for connection to the water system. Developers are required to extend the main water line, at their cost and upon approval by LCUB, with a minimum line size of 8" and provide a loop feed system through any new development. Where road bores are required, the developer shall be responsible for all cost. Water service may not be currently provided to the property proposed for annexation.

4. Electrical Services: Electric power services shall be provided by LCUB with the developer being responsible for the installation of new electric infrastructure in accordance with LCUB specifications and requirements. Electric service is currently provided to the property proposed for annexation.

5. Sanitary Sewer Services: Sanitary Sewer services shall be provided by LCUB with the developer being responsible for the installation of new sanitary sewer infrastructure in accordance with LCUB specifications and requirements. Sanitary sewer service may not be currently run to the property proposed for annexation.

6. Solid Waste Services: Solid waste collection for residential customers shall be available immediately upon the effective date of the parcel's annexation. Residential solid waste collection is provided once weekly by the City of Lenoir City for a monthly fee of the current rate and is collected by LCUB's monthly utilities' billing cycle. The city does not provide commercial solid waste services.

7. Street Repairs: No public streets are proposed for annexation at this time.

8. Recreational Facilities and Programs: Access to Lenoir City's recreational facilities shall be available to newly annexed residents immediately upon the effective date of the parcel's annexation.

9. Street Lighting: With no streets proposed for annexation at this time, there are no plans for street lighting to be provided.

10. Zoning and Planning Services: The City shall extend its zoning jurisdiction immediately upon the effective date of the parcel's annexation. The zoning classification for the parcel 004.00 proposed for annexation shall be C-3 Highway Commercial District, and for the parcel 004.01 proposed for annexation shall be R-2 Medium Density Residential District, of which is an extension of the current city limits and adjacent zoning classification. Building Codes: The City shall extend the enforcement of the 2021 ICC Series (or any subsequent building code adopted) and Municipal Codes immediately upon the effective date of the parcel's annexation.

Section 2. This plan of services shall be reviewed, and a report of progress published, if necessary, in accordance with Tennessee Code Annotated §6-51-108(b); with notice of publication being in a newspaper of general circulation. Said plan of services may be amended in accordance with Tennessee Code Annotated §6-51-108 subsections (c) and (d).

Section 3. This ordinance to provide a plan of services shall take effect immediately upon the date of the ordinance for annexation.

_____
City Recorder

_____
Mayor

First Reading: June 9, 2025

_____
City Attorney

Second Reading: July 14, 2025