

CORDOVA-COUNTRYWOOD

ANNEXATION STUDY

Memphis and Shelby County Office of Planning and Development

December 11, 1979

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I. DESCRIPTION OF STUDY AREA

Dimensions of the Area

The Cordova-Countrywood Study Area encompasses approximately 18.2 square miles adjoining the City of Memphis to the east of Whitten Road and generally northeast of the Shelby County Penal Farm property.

This study area is divided into three district subareas. (Refer to Map 1.) Subarea A includes approximately 25 percent of the territory and an estimated 38 percent of the population within the proposed City of Cordova as defined in an incorporation petition submitted to the Shelby County Election Commission on May 22, 1979 pursuant to one of Tennessee's incorporation statutes (T.C.A. 6-1801 et seq). Subarea B includes nearly all of the territory within the proposed City of Countrywood, as defined by the petition submitted to the Shelby County Clerk on January 29, 1979, pursuant to another state incorporation statute (T.C.A. 6-101 et seq).

Either Subarea A or B could be annexed independently. If both A & B were annexed, an additional territory, Subarea C, would be nearly totally surrounded, and should be annexed as well, in order to avoid placing undue burdens upon the operation of Shelby County service delivery system.

Subarea A encompasses approximately 8.2 square miles; Subarea B has about 2.5 square miles; Subarea C includes 7.6 square

miles. A detailed legal description of the subarea boundaries is provided in Appendix B.

Existing Land Use

The Cordova-Countrywood Study Area consists primarily of land in non-urban uses. Large lot residential developments that are semi-rural in character line Bridgewater and Charles Bryan Roads and some segments of Berryhill Road. Cordova itself is a relatively old settlement containing very low density residential areas and a small commercial core on Macon Road near the Louisville and Nashville Railroad. Two industrial developments lie along the L & N, one west of Germantown Road, the other east of Cordova. (See Map 3.)

More intensive urban development has begun to occur in the area. Germantown Road is the axis for an area of relatively rapid development of low-density residential subdivisions (See Map 2). Countrywood (Subarea B) and Germantown Glen (Subarea A) have been developing for several years. Three additional subdivisions are just beginning --- Countrywood South (Subareas C & A), Hunter's Hollow (Subarea C) and Walnut Grove Woods (Subarea A). Significant residential development is also occurring in Hillshire, a subdivision adjacent to the Memphis corporate limits on Whitten Road, just north of Interstate 40.

Urban Development Potential

The total acreage available for urban development could not conceivably be developed within the five-year planning horizon utilized in this annexation study. Therefore growth projections are not constrained, except in Subarea B by the availability of suitably zoned land. Projections of population and housing growth were based on the following assumptions:

1. Any significant growth will be developed within the existing or proposed platted subdivisions, and not outside these areas (See Map 2).
2. This area has high future growth potential because of its location between Germantown and Raleigh-Bartlett (the two fastest growing areas in the county).
3. No appreciable increase in the number of apartments will occur because of the poor housing market. However, some increase in townhouses will occur during this period.

Table 1 indicates a possible population increase of about 9,500 during the five-year period covered by this study.

Table 2 indicates that this growth would be accommodated by an increase of about 3,100 housing units. These projections are the basis for the projections of the costs and revenues attributable to annexation as described in Chapter III.

TABLE 1

PROJECTED POPULATION GROWTH
CORDOVA-COUNTRYWOOD STUDY AREA

	<u>Total All Subareas</u>	<u>Subarea A</u>	<u>Subarea B</u>	<u>Subarea C</u>
1970	1117	254	251	612
1979	4824	805	2885	1134
1984	14,322	3554	4467	6301

Source: Office of Planning & Development 11/16/79

These growth projections are made in the light of recent development trends, knowledge of the potential demand for near housing in the Memphis area and current development plans. The present uncertain economic outlook and the continuation of extremely high interest rates are factors which could cut into the growth projected here.

TABLE 2

PROJECTED GROWTH OF HOUSING UNITS
CORDOVA-COUNTRYWOOD STUDY AREA

	<u>Total All Subareas</u>	<u>Subarea A</u>	<u>Subarea B</u>	<u>Subarea C</u>
<u>1970</u>				
Single-family	330	75	74	181
Two-family	-	-	-	-
Townhouses	-	-	-	-
Apartments	-	-	-	-
Total Units	330	<u>75</u>	<u>74</u>	<u>181</u>
<u>1979</u>				
Single-family	1,224	257	732	235
Two-family	-	-	-	-
Townhouses	113	-	113	-
Apartments	220	-	-	220
Total Units	1,557	<u>257</u>	<u>845</u>	<u>455</u>
<u>1984</u>				
Single-family	3,582	1109	1242	1231
Two-family	21	21	-	-
Townhouses	831	-	183	648
Apartments	220	-	-	220
Total Units	4,654	<u>1130</u>	<u>1425</u>	<u>2099</u>

Source: Office of Planning & Development 11/16/79

II. URBAN SERVICE NEEDS

Parks and Recreation

The Cordova-Countrywood Study Area contains one developed park and two undeveloped park sites, in Subarea A, all owned by the Shelby County Conservation Board. Whitten Park is a developed park in Subarea C on Whitten Road, south of I-40 and north of Raleigh LaGrange Road. It is approximately 10 acres in size, and contains a variety of childrens' playground equipment, a lighted baseball field, a basketball goal and a tennis court.

Bridgewater Park is an undeveloped 5 acre site on Bridgewater Road, south of Dexter Road, and north of Macon Road. The Countrywood park site is a 22 acre undeveloped site, located in the proposed Countrywood South subdivision immediately south of the existing Countrywood subdivision.

Following the guidance of the Parks, Recreation and Conservation Plan, the Memphis Park Commission staff recommends the following acquisition and development program within the study area. Site numbers refer to designations in the plan.

1. Acquire three neighborhood parks and develop with playgrounds.
 - a. Site #80 - 20 acres - vicinity of Germantown Glen Subdivision.
(Subarea A)

- b. Site #85 - 20 acres - vicinity of Countrywood Sub-division.
(Subarea B or C) - ultimately to contain 2 ball-fields in addition to playground.
 - c. Site #86 - 10 acres - vicinity of Hillshire Subdivision.
(Subarea B)
2. Develop a complex of five ballfields at Bridgewater Park (Subarea C) to serve the needs of a large section of the city going beyond the scope of the study area.
 3. Develop a playground, community center and swimming pool at Countrywood Park located in the as yet undeveloped Countrywood South subdivision (Subarea C).
 4. Acquire a 20 acre neighborhood park site (#79) south of the present Cordova settlement for future development.

The financial analysis in Chapter III includes items 1 and 2 above within the capital costs for the first five years following annexation.

Libraries

The Memphis and Shelby County Public Library and Information Center operates a branch facility in Cordova (Subarea A). The library system is funded on an areawide basis. Annexation would not create any additional service requirements.

Schools

The Cordova-Countrywood Study area contains no public schools. A total of 628 children from this area attend Shelby County public schools. Following annexation, the City of Memphis school system would need to construct two additions of ten classrooms each at Shady Grove Elementary (5360 Shady Grove Road) and Richland Elementary (5440 Rich Road). Should only Subarea A or Subarea B be annexed, just one of the two potential additions would be needed.

Fire Stations

Fire protection in the Cordova-Countrywood Study Area is presently provided by the Shelby County Fire Department. One station is located at 2870 Rock Creek Parkway, near Highway 64, in Subarea B. This facility serves as the County Fire Department headquarters.

Extension of the City's high standards of fire protection to the entire study area would initially require two fire stations, and ultimately four. The first two would be located as follows, according to the recommendations of the Fire Services Division:

1. Vicinity of Dexter and Germantown Road - Subarea A -
2. 2870 Rock Creek Parkway (purchase of Shelby County fire station) - Subarea B -

As soon as possible, two pumpers, two ladder trucks, one brush truck and one ambulance would be placed in service to ensure high standards of fire protection and emergency medical services in the annexed area.* Existing reserve equipment would be utilized until new equipment is available. Most of these additional units would be housed within the annexed area, as soon as the fire stations were ready to accommodate them.

The third and fourth stations are proposed by the Division of Fire Services for future development as the growth of urban land uses necessitates it --- probably at least six years after annexation.

Annexation of the study area or any of its subareas would necessitate the creation of a new operating unit within the Division of Fire Services, including at least one of the existing stations that is now within the City of Memphis. An additional district chief, with associated personnel would be located at one of the stations in the subarea.

Police Services

Annexation of the study area or any of its subareas would create the immediate need for one additional police ward

*Annexation of Subarea A only would require one pumper and one ladder truck. Subarea B only would require one pumper, one ladder truck and one ambulance.

within the City of Memphis police organization. Ongoing development in the area is expected to require a second police ward within five years from the date of annexation. However, the additional ward would not be required if only Subarea B were annexed.

The Memphis police communications system would not provide adequate signal strength throughout the study area. One UHF repeater site would be required to ensure reliable two-way communications throughout the service area. Three other sites will be needed to boost signals from units in the field where "dead spots" are encountered. Wherever possible these installations would be located at fire stations and would share buildings and towers with the fire department communications facilities.

Utilities

Street Improvements

The Memphis Division of Public Works projects a total capital cost of \$25,000,000 for street improvements in the study area, including right-of-way acquisition, pavement, curbs, gutters and sidewalks. About half of this amount would be needed during the first five years after annexation for improvements to Germantown Road (Subareas A and C), Macon Road (A and C), Dexter Road (A) and Raleigh-LaGrange (A and C). No substantial road improvements are projected for Subarea B during the first five years.

Following annexation, the City would assume responsibility for maintaining all dedicated public roads within the affected area. The only exceptions would be the two state-maintained roads --- Interstate 40 and Highway 64 --- in Subarea B. The City would also erect signs and traffic signals as needed with the annexation.

Street Lighting

Street lights would be installed and serviced by the Memphis Light, Gas and Water Division. The City of Memphis is billed by the Light, Gas and Water Division for energy costs and for the amortization of the light fixtures. These costs appear as operating costs in the line item for "Traffic Control" in the financial analysis in Chapter III of this report.

Drainage

Ultimately, about \$20,000,000 of major drainage improvements would be needed in the study area, during the next 20 years, according to the Division of Public Works. Just \$4,900,000 of this construction would be required during the first five years after annexation.

Refuse Collection

The Division of Sanitation would provide collection services throughout the Cordova-Countrywood Study Area if it were annexed. A dumpster site, presently located within the study area, may have to be relocated.

Sewerage

Sewer service exists in the more concentrated clusters of urban development within the study area. Countrywood, Hillshire and Germantown Glen subdivisions currently have sewer service, as does the area between Bridgewater Road and Whitten Road. The sizable remaining area, including Cordova, and most of Subareas A and C does not presently have sewer service.

The financial analysis in the following section of this report does not include the cost of providing sewer service. Sewer line extensions are financed by a special sewer fund which does not receive tax revenues. User fees are the primary source of funds to extend sewer interceptor and collector lines. Annexation would have little direct effect on sewer fund revenues.

The City of Memphis owns and maintains the interceptor and collector lines within the study area. Wastewater from the study area is treated at the city's North Treatment Plant.

Water

The Countrywood-Cordova Study Area is well served by water lines owned by the Shelby County Board of Public Utilities. Some additional mains and hydrants would be required to meet city fire protection standards. The water system in this area is operated and maintained by the Memphis Light, Gas and Water Division. If all or any part of the study area were

annexed, the Light, Gas and Water Division would acquire the water lines from the Board of Public Utilities. This cost has been estimated at \$1,544,000 for the entire study area (\$708,000 for Subarea A alone, \$594,000 for Subarea B), including consideration of refunds due developers for the first five years after annexation. Financing of this purchase would probably come from bonds to be retired through MLGW operating revenues. The financial analysis which follows omits these acquisition costs since they would not require use of any tax revenues.

Electrical and Gas Service

Electrical and gas service in the study area is provided by the Memphis Light, Gas and Water Division. Annexation would have no effect upon this service.

Planning and Zoning

The Office of Planning and Development now conducts the comprehensive planning and zoning administration for both Memphis and Shelby County as a whole, and would handle 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 County governments, would continue to perform the same functions for the annexed areas.

The Shelby County Office of Intergovernmental Coordination is currently managing a federal community development grant providing funds for improvements in the Bridgewater Road area, which is in Subarea C. A multi-year housing rehabilitation program is underway there, utilizing community development grant funds, and an application is being prepared to continue funding this program in Fiscal Year 1981. It is uncertain what the status of the program would be following annexation since community development programs within the city are funded separately according to an entitlement formula.

Presently, zoning changes, planned unit developments and sewer subdivisions proposed in the Cordova-Countrywood study area require approval from both the City of Memphis and the Shelby County legislative bodies. Following annexation, approval by the Memphis City Council would be sufficient. The zoning provisions in effect at the time of annexation would continue in effect until changed by the City Council, even though there are a few minor variations in those provisions, for example, with respect to sign regulations, and allowable densities in multi-family zones.

III. FINANCIAL ANALYSIS

Annexation of the Cordova-Countrywood Study area would result in additional revenues for the City of Memphis from the following predictable sources:

- 1) property tax revenues, based on assessed valuation,
- 2) state-shared taxes, based on population as determined by a census of the annexed area,
- 3) city service fee, auto tax and telephone franchise tax based on the number of housing units, autos, and
- 4) state aid and distribution of county funds for education based on the number of public school students.

The City would also receive sales tax revenue from this area, but this is not part of the analysis because it is difficult to estimate the amount.

Revenues are estimated in Table 3 for a five-year period beginning with the effective date of annexation. Growth of the revenue base was projected according to population and housing growth as shown in Tables 1 and 2. All tax rates and distribution formulas were assumed to continue unchanged during the period. The revenue estimates are of course subject to many uncertainties, such as the effect of the comprehensive property reappraisal upon the future assessed valuations, and the impact of the economy upon state-shared taxes and upon the rate of growth in the area.

TABLE 3

FIVE-YEAR REVENUE ANALYSIS
CORDOVA-COUNTRYWOOD STUDY AREA

THE FIRST FIVE YEARS FOLLOWING ANNEXATION EFFECTIVE DATE

	<u>Subarea A</u>	<u>Subarea B</u>	<u>Total Area Subareas A, B, & C</u>
GENERAL FUND REVENUES			
Property Tax	633,493	1,649,048	3,292,188
Auto Tax	137,718	204,878	562,785
State-Shared Tax	189,184	556,467	1,031,459
Telephone Franchise	83,145	127,413	357,568
City Service Fee	<u>233,550</u>	<u>357,900</u>	<u>938,400</u>
TOTAL	1,277,090	2,895,706	6,182,400
SCHOOL REVENUES			
City Property Tax	550,085	1,431,930	2,858,734
ADA Funds	842,715	918,660	2,290,245
Share of County Appropriation to Schools	<u>709,170</u>	<u>773,080</u>	<u>1,927,310</u>
TOTAL	2,101,970	3,123,670	7,076,289
DEBT SERVICE REVENUES			
--Total	173,256	451,004	900,847

Projected costs during the same period are outlined in Table 4 (capital costs) and Table 5 (operating costs). Only those costs are included that would represent major additional commitments for service from the City of Memphis due to annexation. Excluded are costs related to services that are now provided by the City beyond its corporate limits and reimbursed through user charges. These include light, gas, water and sewer services.

To insure comparability, all costs are shown in terms of current 1979-80 prices. In evaluating the financial commitment involved in this annexation, the prospects for future cost increases must be considered in terms of the likelihood of increasing revenues through increasing user fees and higher tax rates, and increases in revenues distributed by the State of Tennessee.

Comparison of revenues and expenditures indicate that the provision of city services to the Cordova-Countrywood Study Area would incur costs that were substantially greater than revenues during the five-year period covered by this study. This information is summarized in Table 6. Future growth of the revenue base in this area is necessary in order to reduce the gap between revenues and costs generated by this area. The development of retail establishments to serve the growing population will stimulate sales tax revenues, which were not a part of this analysis. The mid-decade census in 1985 will

TABLE 4

FIVE-YEAR CAPITAL IMPROVEMENT COST ANALYSIS

CORDOVA-COUNTRYWOOD STUDY AREA

THE FIRST FIVE YEARS FOLLOWING ANNEXATION EFFECTIVE DATE

	<u>Subarea A</u>	<u>Subarea B</u>	<u>Total Area Subareas A, B, & C</u>
CITY CAPITAL IMPROVEMENTS			
Fire Services	1,007,875	856,295	1,914,170
Police Services	211,722	211,722	287,886
Public Works			
Drainage	2,500,000	1,000,000	4,900,000
Traffic Control	60,000	90,000	240,000
Road Improvements	2,895,000	-	12,615,000
Sanitation	-	-	-
Park Commission	<u>325,000</u>	<u>577,500</u>	<u>1,302,500</u>
Total - City CIP	6,999,597	2,735,517	21,259,556
BOARD OF EDUCATION CAPITAL IMPROVEMENTS			
Total	400,000	400,000	800,000
DEBT SERVICE REQUIREMENTS			
Board of Education CIP	59,121	94,689	153,810
Balance of CIP	2,008,646	999,632	6,761,224

Note: Costs are shown in terms of FY 1980 price levels.

TABLE 5

FIVE-YEAR OPERATING COST ANALYSIS

CORDOVA-COUNTRYWOOD STUDY AREA

THE FIRST FIVE YEARS FOLLOWING ANNEXATION EFFECTIVE DATE

	<u>Subarea A</u>	<u>Subarea B</u>	<u>Total Area Subareas A, B, & C</u>
GENERAL FUND EXPENDITURES			
Fire Services	4,679,776	3,985,554	10,106,540
Police Services	1,607,687	1,001,269	1,607,687
Public Works			
Traffic Control	384,977	325,668	988,970
Road Maintenance	388,635	388,635	663,575
Drainage Maintenance	229,850	242,600	285,580
Drainage Design	375,000	150,000	735,000
Sanitation	508,252	662,446	1,424,506
Park Commission	<u>36,200</u>	<u>373,000</u>	<u>496,700</u>
TOTAL	8,210,377	7,129,172	16,308,558
BOARD OF EDUCATION			
--TOTAL	3,377,768	3,682,170	9,179,753

Note: Costs are shown in terms of FY 1980 price levels.

permit the City to receive benefit for the area's population growth in the subsequent distribution of state-shared taxes.

The potential growth of regional shopping facilities in the area of I-40, Highway 64 and Germantown Road, adjacent to Subarea B could also contribute to future revenues. Ample land zoned for commercial development invites regional shopping development here. Development of a regional shopping center could readily generate \$500,000 per year in additional sales tax revenue to local government.

TABLE 6

FIVE-YEAR IMPACT ON FUND BALANCES

CORDOVA-COUNTRYWOOD STUDY AREA

THE FIRST FIVE YEARS FOLLOWING ANNEXATION EFFECTIVE DATE

	<u>Subarea A</u>	<u>Subarea B</u>	<u>Total Area Subarea A, B, & C</u>
GENERAL FUND			
General Fund Revenues	1,277,090	2,895,706	6,182,400
General Fund Expenditures	<u>8,210,377</u>	<u>7,129,172</u>	<u>16,308,558</u>
Net Surplus (Deficit)	(6,933,287)	(4,233,466)	(10,126,158)
CITY CAPITAL IMPROVEMENT PROGRAM			
Debt Service Revenues	173,256	451,004	900,847
Debt Service Expenditures	<u>2,008,646</u>	<u>999,632</u>	<u>6,761,224</u>
Net Surplus (Deficit)	(1,835,390)	(548,628)	(5,860,377)
BOARD OF EDUCATION OPERATIONS			
Board of Education Revenues	2,101,970	3,123,670	7,076,289
Board of Education Operating Expenditures	<u>3,377,768</u>	<u>3,682,170</u>	<u>9,179,753</u>
Net Surplus (Deficit)	(1,275,798)	(558,500)	(2,103,464)

LEGAL DESCRIPTION

CORDOVA-COUNTRYWOOD SUBDIVISION
SUBAREA "B"

Beginning at a point in the existing Memphis City Limits, said point being the intersection of the easterly right-of-way line of Whitten (WMC) Road with the southerly right-of-way line of Interstate Highway No. 40; thence northeasterly with the southeasterly right-of-way line of Interstate Highway No. 40 to a point on the southwest corner of the Chevron Oil Company 6.14 acre tract; thence eastwardly along the southerly property line of the Chevron Oil Company 6.14 acre tract and a eastward projection of said southerly property line to a point on the easterly right-of-way line of Germantown Road; thence southwardly along the easterly right-of-way line of Germantown Road to a point on the most southerly north property line of Countrywood Subdivision, Section "A"; thence eastwardly along the most southerly north property line of Countrywood Subdivision, Section "A" to a point on the westerly property line of said subdivision; thence southwardly along the westerly property line of Countrywood Subdivision, Section "A" to a point on the southerly property line of said subdivision; thence eastwardly along the southerly property lines of Countrywood Subdivision, Section "A", Section "E" and First Addition to a point on the southeast corner of Countrywood Subdivision, First Addition; thence northwardly along the easterly property lines of Countrywood Subdivision, First Addition and Section "C" to a point on the southerly property

line of Countrywood Subdivision, Section "D"; thence eastwardly along the southerly property line of said Countrywood Subdivision, Section "D" to a point on the easterly property line of said subdivision; thence northwardly along the easterly property lines of Countrywood Subdivision, Section "D", Country Colonial Fairway Subdivision, Section "G" and Countrywood Shopping Center and a northward projection of said line to a point on the northerly right-of-way line of U.S. Highway No. 64; thence westwardly along the northerly right-of-way line of U.S. Highway No. 64 to a point of intersection with the northwesterly right-of-way line of Interstate Highway No. 40; thence southwesterly along the northwesterly right-of-way line of Interstate Highway No. 40 to a point on the westerly right-of-way line of New Appling Road; thence northwardly along the westerly right-of-way line of New Appling Road to a point on the northerly property line of the Woodbriar, Inc. 77.967 acre tract, thence westwardly along the northerly property line of the said Woodbriar, Inc. 77.967 acre tract and the Hillshire Subdivision, Section "E" to a point on the easterly property line of the Hillshire Subdivision, Section "F"; thence northwardly along the easterly property lines of said Hillshire Subdivision, Section "F" and Section "G" to a point on the northerly property line of said Hillshire Subdivision, Section "G"; thence westwardly along the northerly property lines of Hillshire Subdivision, Section "G", Section "B" and Section "B-1" and the Woodbriar, Inc. 12.302 acre tract to a

point on the easterly right-of-way line of Whitten (WMC) Road, said point also being in the existing Memphis City Limits; thence southwardly with the easterly right-of-way line of Whitten (WMC) Road and the existing Memphis City Limits to a point on the southeasterly right-of-way line of Interstate Highway No. 40, said point being the point of beginning.

APPENDIX A

PLAN OF SERVICES

Cordova-Countrywood Area

Police

- (1) Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on July 1, 1980.
- (2) By approximately July 1, 1981, police services will be at the same level as those throughout the City.
- (3) Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need therefor is established by appropriate study and traffic standards.

Fire

- (1) Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided July 1, 1980.
- (2) By January 1, 1982, two city fire stations will be established to serve the annexed area. As development within the area proceeds, additional station(s) will be constructed so that the substantially developed areas will receive the same levels of service provided elsewhere within the City.

Water

- (1) Water for domestic, commercial and industrial use will be provided at the City rates, from existing lines on the effective date of annexation, and thereafter from new lines as extended in accordance with current policies of the City. The City will purchase these lines owned by the Shelby County Board of Utilities.
- (2) Water for fire protection will be available January 1, 1982, the time established to be required to install additional water lines and fire hydrants as necessary.

therefor is determined by the governing body, will be accomplished under the Capital Improvement Program of the City.

Street Lighting

In all areas of the annexed area that are substantially developed with commercial and residential uses on the effective date of annexation, street lights will be installed by approximately January 1, 1983. In all other such areas that are developed subsequent to July 1, 1980, street lights will be installed in accordance with policies currently in effect throughout the city.

Schools

There being no county schools in the annexed area, students served by county schools will become a part of the city school system as arranged through negotiations with the County. Change would take place at the beginning of the 1980-1981 school year. Thereafter the same program of education will be offered in the annexed area as in other schools of the city system.

Recreation

- (1) A recreation program adapted to the existing facilities will be extended to the annexed area on July 1, 1980.
- (2) Additional recreational facilities (at the same standards existing in the City), as the need therefor is determined by the governing body, will be provided in the annexed area under the Capital Improvement Program of the City.

Inspection Services

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on July 1, 1980.

Planning and Zoning

On July 1, 1980, the annexed area will continue to be served by the city-county planning office and Land Use Control Board. Zoning provisions in effect on December 26, 1979 will remain in effect until the need for changes is determined by the governing body.

Sewers

- (1) The necessary interceptor and trunk sewers to serve areas that are substantially developed at the time of annexation should be completed by approximately January 1, 1983. Additional intercepting and trunk sewers will be constructed as warranted by the progress of land development.
- (2) Construction of new collecting sewers in the previously developed portion(s) of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvements Program. Residences and commercial and industrial properties will then be connected to those sewers in accordance with current policies of the city.
- (3) Drainage improvements will be made both as to emergency work and the long-range drainage improvement program of the City.

Sewage Treatment

Wastewater from the sewers of the annexed area will be treated by city treatment plant(s) in accordance with state and federal regulations by July 1, 1980.

Refuse Collection & Disposal

- (1) The same regular refuse collection service now provided within the city will be extended to the annexed area on July 1, 1980.
- (2) City facilities for the disposal of solid waste will be available for the receipt of solid waste from the annexed area on the same basis as the present city on July 1, 1980.

Streets

- (1) Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on July 1, 1980.
- (2) 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.
- (3) Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need

Electrical Service

The Memphis Light, Gas and Water Division will provide electrical service throughout the annexed area utilizing the distribution system existing on July 1, 1980 at the rates applicable throughout the balance of the city, and thereafter from new lines in accordance with current policies of the city.

Gas Service

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on July 1, 1980 at the rates applicable throughout the balance of the city, and thereafter from new lines in accordance with current policies of the city.

Miscellaneous

All administrative, health, construction codes, and similar services and regulations will apply to the area on July 1, 1980.