

# **GRAYS CREEK RESERVE AREA ANNEXATION PLAN OF SERVICES**

**January 31, 2012**

## **GRAYS CREEK RESERVE ANNEXATION AREA PROPOSED PLAN OF SERVICES**

Grays Creek receives the majority of its services at a rural level through Shelby County Government and the Shelby County School Board; the area also already uses many services provided by the City of Memphis. This area is adjacent to the current City limits on the north and west. On the west boundary of this annexation area is the highly developed Countrywood area, which currently receives urban level services from the City. Once the area is annexed, services will be provided by the City of Memphis at an urban level, where necessary, similar to existing areas of the City. The provision and timing of such services is subject to funding availability, but the City reasonably expects that its investment in infrastructure to service recent annexations adjacent to the proposed annexation area will allow the City to provide services to the area shortly after the annexation becomes operative. The city and county may work out services agreements as needed for areas adjacent to the new city territory that are made difficult for the county to serve.

### *FIRE SERVICES*

#### **EXISTING SERVICES - SHELBY COUNTY**

Grays Creek is currently served by Shelby County Fire Department.

#### **PLANNED MEMPHIS SERVICES**

Upon annexation the City of Memphis will provide immediate service to this area from existing fire facilities. The City has planned and recently completed designs for a new fire station at Houston Levee Road and Dexter Road. This station when completed will also serve the area. Ambulance service will be provided for the area through existing facilities and supplemental personnel and equipment, which will offer services that will be equal to that currently provided to all City of Memphis residents. Hydrants and water supplies will be brought up to the City of Memphis standards.

### *POLICE SERVICES*

#### **EXISTING SERVICES - SHELBY COUNTY**

The study area is presently within Sheriff's Patrol.

#### **PLANNED MEMPHIS SERVICES**

Following annexation, patrolling, radio response to calls and other routine police services will be provided by the City of Memphis. As the area begins to develop and population increases, additional police personnel and patrol cars will be added, if needed, to maintain the present level of police service throughout the city, including the newly annexed area.

Supplemental personnel and equipment will be necessary for this service. The area will be served through the existing facilities.

The City of Memphis Police Department will provide many services that will result in a significant improvement over and above the services currently being provided by the County Sheriff's Department. These services are provided as a result of Memphis' position as a large metropolitan law enforcement agency. Due to low demand for these services in small communities and the relatively high cost of provision, these services are traditionally available only through large agencies.

A partial list of these services includes: the aviation squad (an emergency response team for the location and apprehension of criminals or lost/abducted individuals); the integrated criminal apprehension program; computerized communication system; the canine squad; Police Service Technicians and marked traffic units; hostage negotiation team; and the crisis intervention team. The City Police Department offers numerous crime prevention programs such as personal safety, child safety, robbery prevention and a comprehensive neighborhood watch program.

*PARKS AND RECREATION FACILITIES*  
EXISTING SERVICES - SHELBY COUNTY

At the present time there is one county park operated by the Shelby County Conservation Board within the Study Area, Floyd Bryan Park.

PLANNED MEMPHIS SERVICES

The City of Memphis will ensure that park and recreation facilities available to the annexed area meet the standards compatible with the rest of the city. Nearby parks in the county and city can also serve recreation needs for the annexed population. Further park land acquisition is not required at this time.

A recreation program adapted to the existing facilities and population will be extended to the annexed area within six (6) months of the effective date of the annexation. The Memphis Division of Park Services will offer an array of recreation activities and programs similar to that currently offered to City residents.

*SOLID WASTE MANAGEMENT SERVICES*

EXISTING SERVICES - SHELBY COUNTY

The County does not provide any type of garbage pickup in the Study Area. All current sanitation services are contracted by residents with private refuse firms. The City plans

for the residents to continue their present arrangements with private refuse firms and the City will not charge the residents for normal garbage pickup. Commercial uses will continue to be served by a private sanitation service. Other sanitation services provided by Memphis include regularly scheduled weed-cutting on public rights-of-way and vacant lots, clean-up of illegal dumping, and collection of roadside litter.

#### *SANITARY SEWER SERVICE*

The part of the area may be served by Memphis sewers. Development of sanitary sewer services for the area has been planned. The portion of the area not served by Memphis Sewer will continue their present treatment arrangements. When sewers to the areas not presently served by Memphis sewers is completed, developed portions of the annexed area will be completed in accordance with priorities set by the governing body through the Capital Improvement Program. Residences and commercial and industrial properties will then be connected to those servers in accordance with current policies.

#### *PUBLIC WORKS ACTIVITIES AND SERVICES*

Overlay of new surfaces on existing streets and paving the final 1 ½" on new subdivision streets, traffic signals, traffic signs, street markings and other traffic control devices will be provided as the need thereof is established by appropriate engineering studies and in accordance with appropriate traffic engineering standards.

Emergency maintenance, (repair of hazardous pot holes, measures necessary for traffic flow, etc.) will begin on the effective date of the annexation. Memphis will assume all responsibility for maintenance of the existing public streets and storm water drainage within the study area. 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. Drainage improvements in the previously developed portions of the annexation area will be made with priorities set by the governing body through the Capital Improvement Program and the current City policies regarding emergency repairs. Memphis will also erect traffic signs and signals as conditions warrant them.

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters and other such major improvements as the need thereof is determined by the governing body, will be accomplished through the Capital Improvement Program of the City and the provisions of the Subdivisions Regulations.

#### *WATER, ELECTRIC AND GAS SERVICES*

Memphis Light, Gas and Water provides gas, water and electricity to the entire study area. Once the annexation is effective, MLG&W will install and maintain streetlights on all streets within the study area as the area develops to a level determined to warrant such installation.

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

Water for domestic, commercial and industrial use will be provided at City rates from existing lines on the effective date of the annexation. Thereafter, water will be provided from new lines as extended in accordance with current policies of the City. The City will purchase any additional lines owned by the Shelby County Board of Public Utilities. Water for fire protection is generally available throughout the area to be annexed. The installation of new fire hydrants and additional water lines to meet the standards applicable in the City will be provided as warranted.

The Memphis Light, Gas and Water Division will provide gas service throughout the annexed area utilizing the distribution system existing on January 1, 2012 at the same rates applicable throughout the balance of the City, and thereafter from new lines in accordance with current policies of the City.

#### *LAND DEVELOPMENT SERVICES*

The Office of Planning and Development conducts the comprehensive planning and zoning administration for both Memphis and Shelby County. The Office of Planning and Development will continue to perform 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 the County governments, will continue to perform the same functions following annexation.

Planning, zoning and subdivision regulations for the unincorporated area of Shelby County as contained in the Joint Ordinance and Resolutions numbers 2524, 3064 and 3352 respectively, and as they may be amended, are also the planning, zoning and subdivision regulations for the City of Memphis. The services provided by the Office of Planning and Development, the Land Use Control Board and the Board of Adjustment will continue to be the same in the annexed area after January 1, 2012. The existing zoning of the annexed area will be maintained until the need for changes is determined by the governing body in accordance with the Zoning Ordinance.

At present, zoning changes, planned unit developments and sewer subdivisions proposed in the Study Area require approval from both the City of Memphis and Shelby County legislative bodies. Following annexation, approval from only the Memphis City Council will be required. The joint zoning regulations now in effect will continue within the annexed area.

Any inspection services now provided by the City (automobile, housing, weights and measures, sanitation, etc.) will begin in the annexed area on the effective date of the annexation.

All City of Memphis administrative, health, construction codes, and similar services and regulations will apply to the area on the effective date of the annexation.

### *EDUCATIONAL FACILITIES*

#### **PLANNED MEMPHIS SERVICES**

The City does not operate a school system. School Services in Shelby County will be provided by a unified Shelby County School System beginning with the 2013 school year. Until then the Memphis City Schools and the Shelby County Schools provide school services in separate systems under the control of a unified Board of Education.

MCS along with the Shelby County School System will determine how to serve students and coordinate the transfer and planning of appropriate facilities to meet the needs of the newly annexed area.

### *LIBRARIES*

The annexed area includes the East Shelby Branch Library. It is the duty of Memphis Public Library and Information Center to ensure the preservation and transmission of society's knowledge, history and culture, and to provide the people of Memphis with free and open access to information for education, recreation and reference.

### *HOUSING AND COMMUNITY DEVELOPMENT*

The City of Memphis Division of Housing and Community Development provides several programs that deal with neighborhood redevelopment initiatives which include but are not limited to affordable housing as well as public health and safety. These programs are available to citizens living within the Memphis city limits. The programs provided by HCD that offer housing assistance (HARP, Down Payment Assistance)

requires that citizens go through an application process to meet eligibility qualifications based on city residence, income levels (low to moderate), homeownership/occupancy, non delinquent tax status and first time homebuyer. Other residential housing services supported by HCD address compliance to the city's housing code ordinances which will include the assignment of a code inspector to the annexation area. In addition, HCD provides assistance to non profit organizations that offer services to special needs individuals (AIDS, physically challenged, seniors, etc.). These programs will be accessible to the community after the annexation is completed.

### *OTHER PUBLIC SERVICES*

#### Animal Control Services

In addition to the previously described urban services, the City of Memphis will provide animal control services to the annexed area. This will include enforcement of Memphis dog licensing and leash laws, complaint response, rabies vaccinations for dogs and cats and other animal control activities.