

RESOLUTION NO. 2024-13

A RESOLUTION REQUESTING THE DUNLAP MUNICIPAL PLANNING COMMISSION TO STUDY AND ISSUE A WRITTEN REPORT ON THE PROPOSED PLAN OF SERVICES ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, PURSUANT TO T.C.A. § 6-51-102, RELATIVE TO ONE PARCEL OF REAL PROPERTY WHICH IS CONTIGUOUS TO THE SOUTHERN CORPORATE LIMITS OF THE CITY OF DUNLAP, TENNESSEE AND HAS BEEN FORMALLY REQUESTED IN WRITING FOR ANNEXATION BY THE PROPERTY OWNER

Sequatchie County Tax Map 063 Parcel 009.12
Owner: Norman & Yonna Hatfield
1.6 Acres

BE IT RESOLVED BY THE BOARD OF MAYOR AND CITY COMMISSIONERS OF THE CITY OF DUNLAP, TENNESSEE, that the Dunlap Municipal Planning Commission be and is hereby requested to study and issue a written report on the proposed Plan of Services attached hereto and made a part hereof by reference, pursuant to T.C.A. § 6-51-102, to the Board of Mayor and City Commissioners of the City of Dunlap, Tennessee relative to one parcel of real property and sections of one public roadway, which are not in the approved Urban Growth Boundary but are contiguous to the present corporate limits of the City of Dunlap, Tennessee as shown on the attached map. Annexation of this property will be by referendum since the parcel is not inside the city's Urban Growth Boundary. The real property to be annexed is identified as Sequatchie County Tax Map 063 Parcel 009.12, owned by Norman & Yonna Hatfield.

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT the Dunlap Board of Mayor and City Commissioners do hereby request the Dunlap Planning Commission to review the attached plan of services and report their findings in accordance with Tennessee Code Annotated §6-51-102; the public welfare requiring it.


MAYOR

12-19-2024
DATE



Norman D. and Yonna R. Hatfield
990 John Burch Road East
PO Box 127
Dunlap, TN. 37327

July 17, 2024

Clint Huth, Mayor
Board of Mayor and Commissioners
City of Dunlap, Tennessee
PO Box 546
Dunlap, TN. 37327

Dear Clint,

We moved into a new residence in February 2024 located at 990 John Burch Road East. The residence is just outside the corporate limits of the City of Dunlap, the border stopping at the north side of John Burch Road. The property to be annexed as follows:

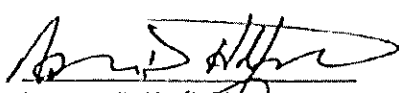
Norman David & Yonna R. Hatfield
Address per assessor – Hudlow Loop Road
Address per E911 – 990 John Burch Road East
Parcel Number 063-009.12
Deeded Acreage – 1.6 acres

We want to request that our property, 990 John Burch Road East, be annexed into the corporate limits of the City of Dunlap. We ask that the City of Dunlap Board of Mayor and Commissioners would approve our request at the next regular meeting and begin the process needed to make the annexation possible.

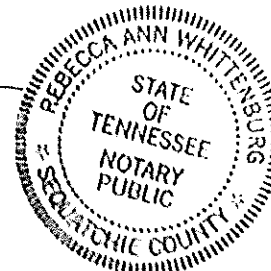
We have attached a copy of the property plats from the Tennessee Property Assessors website as reference.

Thank you in advance and looking forward to a response from the City of Dunlap.

Sincerely,


Norman D. Hatfield


Yonna R. Hatfield



Cc: Chad Reese, District Planner for City of Dunlap, Tennessee
Jeff Harmon, Chairman, City of Dunlap Planning Commission

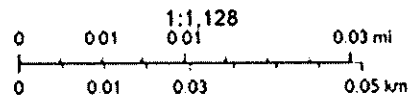
Commission
expires 4-23-25

Sequatchie County - Parcel: 063 009.12



Date: December 18, 2024

County: SEQUATCHIE
Owner: HATFIELD NORMAN DAVID & WIFE YONNA R.
Address: HUDLOW LOOP RD
Parcel ID: 063 009.12
Deeded Acreage: 1.6
Calculated Acreage: 1.6
Voxel Imagery Date: 2023



Esri Community Map Contributors, Tennessee GIS GIS, © OpenStreetMap, Microsoft, Esri, Garmin, Garmin, GeoEye, GeoEye, Inc, METI, NASA, Landsat, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

The property laws are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

MAP/PARCEL #: 063-009.12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One (\$1.00) dollar, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, A. C. ROY TERRY, widower of CAROLYN TERRY, deceased as of March 19, 2018, hereby declaring that I was married continuously to the said Carolyn Terry from the date of acquisition of the hereinafter described property until her death and now vested with the entire fee simple interest by the right of survivorship, have bargained and sold and by these presents do hereby transfer and convey unto NORMAN DAVID HATFIELD and wife, YONNA R. HATFIELD, their heirs and assigns, a certain tract or parcel of land situated in the Fourth Civil District of Sequatchie County, Tennessee, bounded and described as follows, to wit:

*Instrument Prepared By:
Austin, Davis, & Mitchell
P.O. Box 666
Dunlap, TN 37827*

COMMENCING at the point of BEGINNING; said point being an iron pin in the southwest right of way of John Burch Road and being a chord bearing and distance of South 48° 17' 27" East 339.39 feet from Donald E. Sims northeast corner, an iron pin on John Burch Road, thence with the southwest right of way of John Burch Road and approximately 25 feet from the center of said road the following courses: South 47° 02' 40" East, a distance of 18.13 feet, thence South 51° 23' 21" West, a distance of 47.69 feet to a point where the southwest right of way of John Burch Road intersects the west right of way of Hadlow Road, thence with the east right of way of Hadlow Road and approximately 25 feet from the center of said road the following courses: South 05° 01' 11" West, a distance of 78.34 feet, thence South 08° 17' 00" East, a distance of 83.43 feet, thence South 14° 18' 35" East, a distance of 33.02 feet, thence South 14° 18' 35" East, a distance of 158.58 feet to an iron pin at the intersection of Hadlow Road and north right of way of a 50 ft. wide access and utility easement, thence with the north right of way of the access and utility easement the following courses: North 85° 22' 55" West, a distance of 12.91 feet, thence North 71° 53' 35" West, a distance of 93.55 feet, thence North 67° 44' 56" West, a distance of 119.53 feet, thence North 67° 44' 56" West, a distance of 92.73 feet, thence North 63° 52' 10" West, a distance of 75.88 feet to an iron pin, thence with a severance line of the Wagner property, North 47° 07' 38" East, a distance of 359.29 feet to the point of BEGINNING, containing 1.60 acres, more or less, as shown by a survey plat dated 12/28/01, by TA Surveys, LLC.

ALSO CONVEYED HEREIN is the right of ingress and egress over the above mentioned 50 ft. wide access and utility easement

SUBJECT to the Restrictions for Oak Meadows Subdivision as set forth in Misc. Book 60, page 385, RO SCT.

SUBJECT to any and all existing easements

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon

LAST DEED and PRIOR REFERENCE: Book 251, page 671, Register's Office, Sequatchie County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said NORMAN DAVID HATFIELD and wife, YONNA R. HATFIELD, their heirs and assigns, forever. And I do covenant with the said grantees that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered

And I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 10th day of August, 2018

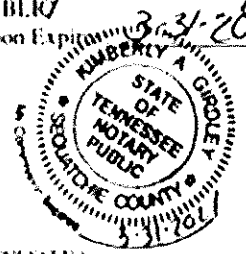
A. C. Roy Terry
A. C. ROY TERRY

STATE OF TENNESSEE :
COUNTY OF SEQUATCHIE :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. C. ROY TERRY, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Dunlap, Tennessee, this 10th day of August, 2018.

Kimberly A. Groley
NOTARY PUBLIC
My Commission Expires 3-31-2021



SEND TAX NOTICES TO:
NORMAN DAVID HATFIELD ET UX

Norman David Hatfield
PO Box 127
Dunlap TN 37327

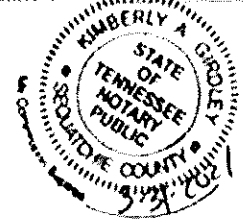
STATE OF TENNESSEE)
COUNTY OF SEQUATCHIE)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$17,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Norman David Hatfield
Affiant

Sworn to and subscribed before me, this the 10th day of August, 2018

Kimberly A. Groley
Registered Notary Public
Commission Expires 3-31-2021



BK/PO: 372/180-181
18001812

LEGAL WARRANTY DEED	
PROPERTY ADDRESS	DATE
17000 00	
MORTGAGE TAX	0.00
TRANSFER TAX	22.50
RECORDING FEE	15.00
APPLICANT FEE	0.00
SP FEE	1.00
REGISTRATION FEE	1.00
TOTAL AMOUNT	49.50

STATE OF TENNESSEE, SEQUATCHIE COUNTY
KENDRA BOYD
NOTARY PUBLIC

...
This deed was prepared from information furnished by the parties hereto. No title examination has been made and the law firm of Austin, Davis & Mitchell, shall not be liable for the status of title to the property nor the accuracy of such information and/or property description.

RESOLUTION - Draft For a Later Date

**A RESOLUTION TO ADOPT A PLAN OF SERVICES FOR THE ANNEXATION
OF SEQUATCHIE COUNTY TAX MAP 063 PARCEL 009.12 ON JOHN BURCH
ROAD AND PORTIONS OF THE RIGHT-OF-WAY
BY THE CITY OF DUNLAP, TENNESSEE.**

WHEREAS, the City of Dunlap has been petitioned by the property owner to annex said property contiguous to the corporate limits of the City of Dunlap; and

WHEREAS, Tennessee Code Annotated (TCA) § 6-51-102 as amended requires that a “Plan of Service” be adopted by the governing body of a municipality prior to passage of a resolution annexing an area or a referendum to annex; and

WHEREAS, in accordance with TCA § 6-51-102 (b)(4) the Dunlap Municipal Planning Commission has issued a written report and recommended approval of the Plan of Services to the Dunlap Board of Mayor and City Commissioners; and

WHEREAS, a public hearing has been held by the Dunlap Board of Mayor and City Commissioners with at least twenty-one (21) days’ notice being given of the time and location of the public hearing and the locations of at least three (3) copies of the Plan of Services in accordance with TCA § 6-51-102 (b)(4); and

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and City Commissioners of the City of Dunlap, Tennessee that there is hereby adopted a “Plan of Services” for the proposed annexation Sequatchie County Tax Map 063 Parcel 009.12 including portions of John Burch Road:

Section 1: There is hereby adopted a “Plan of Service” for the proposed annexation contained in Dunlap Annexation Resolution # _____ :

A. Police Protection

1. Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided on the effective date of annexation.

B. Fire Protection

1. Fire protection will be provided immediately upon the effective date of annexation by the present personnel and equipment of the Dunlap Volunteer Fire Department and continued protection by the Southend Volunteer Fire Department.
2. Fire hydrants will be made available when water lines are upgraded or extended per the policies and requirements of the Dunlap Water Department, the Dunlap

Board of Mayor and City Commissioners, and the Dunlap Municipal Planning Commission. This does not propose a fire hydrant to be installed as a result of this plan of services but does ensure that future water line upgrades will include adequate fire protection per the policies of the City of Dunlap. If the water line is upgraded at a developer or private entity's expense, the fire hydrant will be installed at the expense of the developer or private entity to ensure adequate protect of their future or proposed development.

C. Water Service

1. Water lines, which are currently provided to the property by the Dunlap Water Department, will continue to be provided subject to the extension policies and practices of Dunlap Utilities.

D. Electrical Service

1. Electrical service is currently provided to the annexed area by Sequachee Valley Electric Co-op.

E. Sanitary Sewer Service

1. Presently, sewer service is not available to the property being considered for annexation as there are now sewer lines nearby. The City of Dunlap does not propose the extension of sewer lines as a result of the annexation, and will allow septic systems on the property until such time as sewer service is in the nearby vicinity. Sewer line extensions, grinder pumps, force mains, manholes, boring under roadways, and any required federal, state, or local permits shall be at the expense and responsibility of the developer if sewer service is extended in the future to facilitate development. Any additional sewer line extensions or sewer line taps will be subject to the policies and procedures of the City of Dunlap and the Dunlap Wastewater Department. Sewer systems shall be adequately sized and include any required grinder pumps, force main lines, manholes, etc. in coordination with the City of Dunlap and the City's engineer to ensure it will handle all current and future development being proposed. The City of Dunlap will assume ownership and maintenance of any new sewer line(s) located within public rights-of-way and utility easements, including the cost of depreciation on the sewer line after it has been inspected and found to meet the needs of the development without any undue burdens or expenses on the part of the City of Dunlap to maintain the new lines. Performance bonds may be required by the City of Dunlap for any work that is not complete at such time as any approvals are given to site plans and/or subdivision plats dividing the land further.

F. Solid Waste Collection and Disposal

1. Residential and commercial solid waste collection will be made available on the effective date of annexation. Residential trash collection is required at a cost of \$ _____ per month, and commercial trash collection is optional at a cost of \$ _____ per month. Property owners are responsible for the cost of the service depending on their classification.

G. Street Construction and Repair (Public Streets Only)

1. The City of Dunlap will assume responsibility for the maintenance of county roads that are annexed into the corporate limits. The annexation ordinance specifies the exact portions of roads being annexed. This annexation only takes in a small portion of one local road to the extent it borders the annexed property.

H. Recreational Facilities and Programs

1. Residents of the annexed area will have the same access to all existing recreational facilities, parks, etc. upon the effective date of annexation as current residents of the City of Dunlap. The same standards and policies now used by the City will be followed in the expansion of the recreational program and facilities.

I. Street Lighting

1. The City of Dunlap does not plan to extend street lighting at this time. Any future plans to provide street lighting will be based on the policies of Sequachee Valley Electric Co-op and with the approval of the Dunlap Board of Mayor and City Commissioners.

J. Planning Services

1. The planning jurisdiction of the City of Dunlap will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area.
2. Enforcement of the subdivision regulations, zoning ordinance, and the Municipal Flood Damage Prevention Ordinance shall be extended to the annexed area on the effective date of the annexation. Annexation will extend these protections to area residents, and the property will be zoned appropriately based on current and expected future land uses. Proposed zoning is R-1 Low Density Residential.

K. Inspections and Code Enforcement

1. Any inspection services now conducted by the City of Dunlap (building, plumbing, electrical, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. Residents and property owners will be governed by the Dunlap Municipal Code and associated codes.

L. School System

- 1. The City of Dunlap does not maintain a school system separate from Sequatchie County; therefore, any children living in the annexed area, now or in the future, will maintain the right to attend Sequatchie County Schools.

M. Other Miscellaneous Services

- 1. Other services such as general governmental administration, etc., will be in effect immediately upon the effective date of annexation.

Section 2: Prior to final adoption of this resolution, the Dunlap Municipal Planning Commission shall have rendered a recommendation on this "Plan of Service" in accordance with Tennessee Code Annotated § 6-51-102 (b)(4).

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT the Dunlap Board of Mayor and City Commissioners officially adopts the proposed "Plan of Services" in conjunction with Annexation Resolution # _____ effective on _____, 2025, following approval of the public referendum at which time the City of Dunlap will begin implementing the Plan of Services as stated herein.

Date of Public Hearing

Passed On: _____

Do Not Sign

Mayor of Dunlap

ATTEST: **Do Not Sign**

City Recorder

APPROVED AS TO FORM: **Do Not Sign**

City Attorney