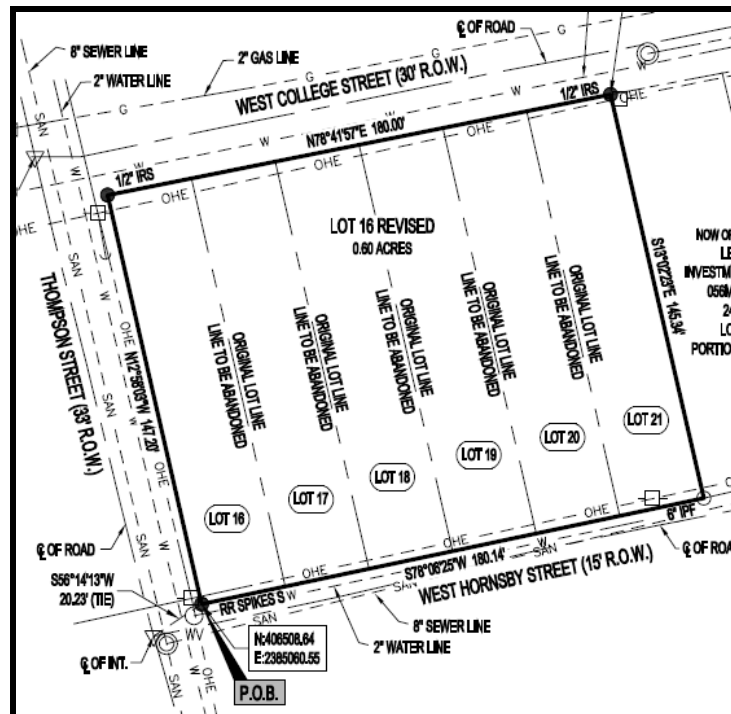


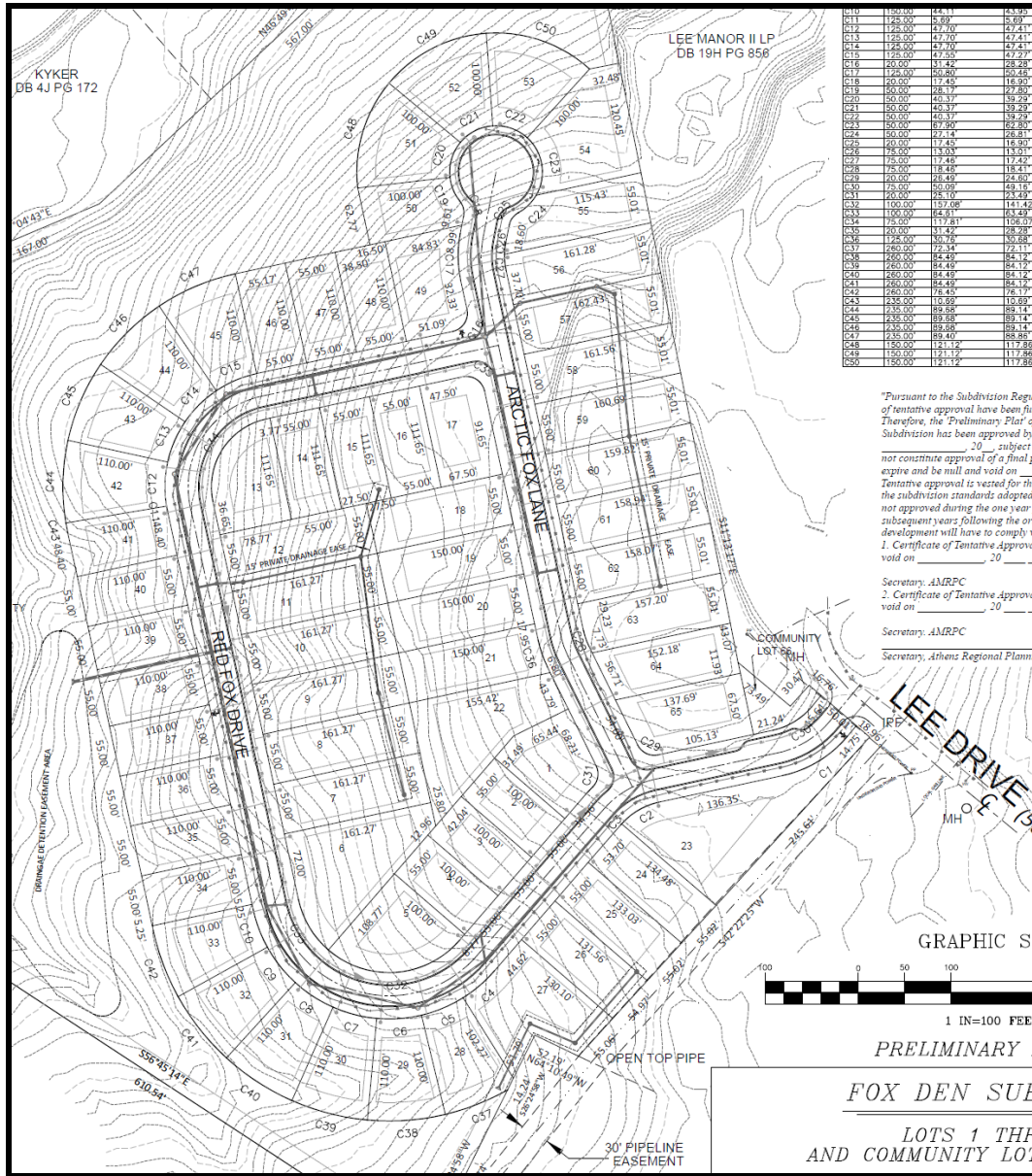
The plat has been reviewed by all departments, and the owners have submitted all required bonds and agreements required under the subdivision regulations and all other applicable development regulations. **Staff recommends approval of the plat subject to all signature certification blocks being completed and the plat being presented at the meeting.**

2. **Public Comments and Final Plat approval for Chester Leroy & Regina Brown** on property shown as Tax Map 056M Group A Parcels 033.00 and 034.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located on the corner of West College Street and Thompson Street and contains 0.8 acres and combines six (6) lots into one (1) lot.



The plat has been reviewed by all departments and meets the requirements of the subdivision regulations. **Staff recommends approval of the plat subject to all signature certification blocks being completed and the plat being presented at the meeting.**

3. **Public Comments and Preliminary Plat approval for Fox Den Subdivision on** property shown as Tax Map 047k Group A Parcel 022.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located off Lee Drive and contains 22.2 acres and sixty-five (65) lots.



The preliminary plat has been reviewed by all department and meets the current subdivision regulations and the Board of Zoning Appeals approve PUD standards. **Staff recommends approval of the preliminary plat as presented.**

4. **PUBLIC HEARING and Recommendation for the Plan of Services** for the annexation of the remaining 2.35-acre portion of Parcel 47k Group A Parcel 022.00 located off Lee Drive.



CITY OF ATHENS

Plan of Services

**Remaining Portion of Parcel 47k Group A Parcel 022.00,
Lee Drive Annexation Area**

July 2025

Below is the “Plan of Service” for the proposed annexation of the Mikel Heath and Staci Lynn Frazier requested Annexation Area containing approximately 3.24 acres. This is the remaining portion of the parcel identified as McMinn County Tax Map 047K Group A Parcel 022.00 to be recommended to City Council for adoption, and will further be referenced as the “Lee Drive Annexation”

A. Police

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.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need as established by appropriate study and traffic standards.

B. Fire

1. Fire protection by the present personnel and equipment of the City of Athens, within the limitations of available water, will be provided to the area on the effective date of annexation.
2. Fire hydrants for the proposed subdivision/PUD development that will encompass the entire 22.13-acre Parcel 047K A 022.00 are required to be installed by the developer prior to the approval of the final plat by the Athens Municipal Regional Planning Commission. Any future additional fire hydrants will be made available per the policies and requirements of the City of Athens and the Athens Municipal Regional Planning Commission as development occurs.

C. Water Service

1. Water service for domestic use and fire protection is currently available to the Lee Drive annexation area by the Athens Utilities Board. Proposed Site Plan(s) or Subdivision of the annexation area will require expansion of the existing water system to serve to any Site Plan(s) or subdivided tracts. Expansion of the existing water system is subject to the policies and associated fees of the Athens Utilities Board. Expansions, Modifications, and Improvements to the existing system must be approved by the Athens Utilities Board and the Tennessee Department of Environment and Conservation prior to construction. With the final installation accepted by the Athens Utilities Board prior to the approval of a Site Plan(s) or Final Subdivision Plat by the Athens Municipal Regional Planning

Commission.

D. Electrical Service

1. Electrical power service is currently available to the Lee Drive annexation area by the Athens Utilities Board. Expansion of the existing power system is subject to the policies and associated fees of the Athens Utilities Board.

E. Sanitary Sewer Service

1. Wastewater collection service is currently available to the Lee Drive annexation area by the Athens Utilities Board. Proposed Site Plan(s) or Subdivision of the annexation area will require expansion and modification of the existing wastewater collection system to serve to any Site Plan(s) or subdivided tracts. Expansion of the existing wastewater collection system is subject to the policies and associated fees of the Athens Utilities Board. Expansions, Modifications, and Improvements to the existing system must be approved by the Athens Utilities Board and the Tennessee Department of Environment and Conservation prior to construction. With the final installation accepted by the Athens Utilities Board prior to the approval of a Site Plan(s) or Final Subdivision Plat by the Athens Municipal Regional Planning Commission.

F. Natural Gas Service

1. Natural service is currently available to the Lee Drive annexation area by the Athens Utilities Board. Expansion of the existing gas system is subject to the policies and associated fees of the Athens Utilities Board.

G. Street Lighting

1. Street lighting will be installed once lots are developed in accordance with the established policies of the City of Athens.

H. Solid Waste Collection and Disposal

1. The same regular solid waste collection and disposal service provided within the City of Athens will be extended to the annexed area on the effective date of annexation and subject to the policies of the City of Athens.

I. Street Construction and Repair

1. All of the streets for the Lee Drive Subdivision that encompasses the entire Lee Drive Annexation Area are required to be built or bonded by the developer prior to the approval of the final plat by the Athens Municipal Regional Planning Commission.

2. Emergency maintenance of streets (repair of hazardous chuckholes, measures necessary for traffic flow, etc.) will begin once the future roadways are constructed and accepted into the city street system.
3. Routine maintenance on the same basis as in the City of Athens, will begin once the future roadways are constructed and accepted into the city street system.
4. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under the established policies of the city, once the future roadways are constructed and accepted into the city street system.
5. Street signs will be installed where necessary once the future roadways are constructed and accepted into the city street system.

J. Planning Services

1. The planning and zoning jurisdiction of the City of Athens will be extended to the annexed area on the effective date of annexation. An ordinance has been prepared zoning the property as an R-3 High Density Residential District that will become effective once all State statute requirements of the annexation and rezoning processes have been completed and finalized.
2. Enforcement of the subdivision regulations, street design criteria, and flood damage prevention ordinance shall be extended to the annexed area after the effective date of the annexation.
3. Any inspection services now provided by the city (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexation area on the effective date of annexation.
4. The City's participation in the National Flood Insurance Program will be extended to the annexed area on the effective date of annexation.

K. Recreation

1. Residents of the annexed area will have the same access to all existing recreational facilities, parks, etc. upon the effective date of annexation. The same standards and policies now used in the present city will be followed in the expansion of the recreational program and facilities in the enlarged city.

L. School System

1. Children in the annexed area will be zoned to attend Athens City Schools when the new school year begins in 2026.

M. Other Miscellaneous Services

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

Being located in McMinn County, Tennessee and being a portion of the property of the Haren and Frazier owners, known as tax parcel 47N-A-001, 47K-A-022 and recorded in Deed book 14R Page 213 in the Register's office of McMinn County, Tennessee (R.O.M.C.) and being more particularly described as follows:

Beginning at the south west corner of the Lee Manor II LP tract and the northwest corner of the Lee Drive right-of-way being an Open Top Pipe (found); thence S 42°14'05" W a distance of 30.47' to an Iron Base BSE (found); thence N 49°57'09"W a distance of 73.49' to an Angle Iron (found); thence N 11°13'17" W a distance of 852.15' to a point said point being the POINT OF BEGINNING thence N 11°13'17" W a distance of 46.68' to a Pinch Top Pipe (found); thence N 89°40'17" W a distance of 100' to a point; thence S 46°49'43" W a distance of 567.00' to a point; thence S 67°04'43" W a distance of 167.00' to a point; thence S 11°04'51" W a distance of 237.45' to a capped Iron Pin (Found) TN2493; thence S 30°38'15" W a distance of 62.68' to a point; thence N 47°23' 25"E a distance of 1,024.47' to a point, said point being the POINT OF BEGINNING.

Area to be annexed – All containing 2.35 acres more or less as depicted on the attached Exhibit A.

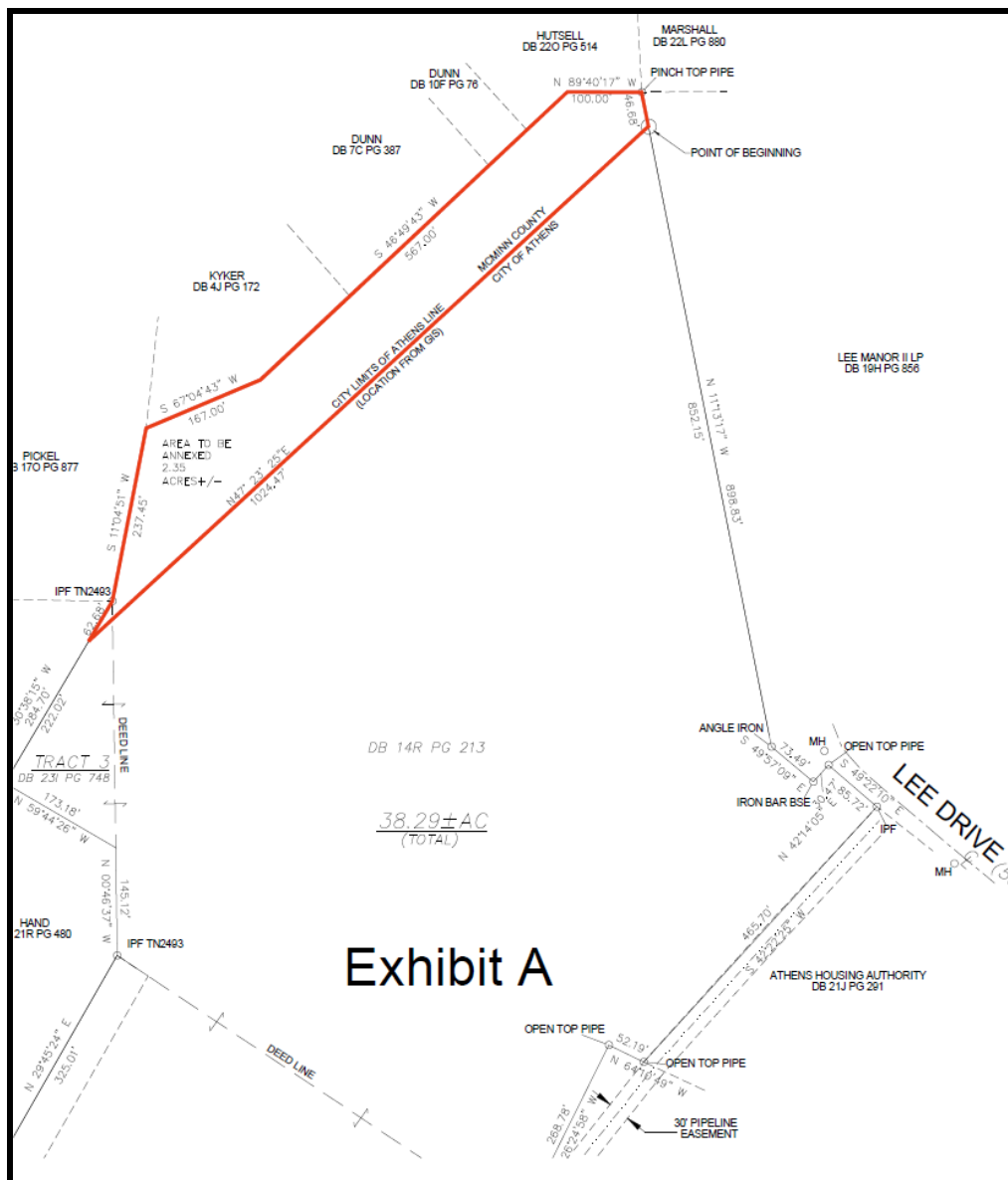


Exhibit A

Safff recommends approval of the Lee Drive Plan of Services and the annexation request for thee 2.35 acres to City Council.