

RESOLUTION NO. 2026-005

A RESOLUTION OF THE TOWN OF CHAPEL HILL, TENNESSEE TO ANNEX CERTAIN TERRITORY ADJOINING THE TOWN AND WITHIN THE URBAN GROWTH BOUNDARY SAID TERRITORY BEING THE RIGHT OF WAY OF DEPOT STREET AND OLD HIGHWAY 99 GENERALLY LOCATED WEST OF CSX RAILROAD AND TO APPROVE THE PLAN OF SERVICES FOR SAID ANNEXATION

WHEREAS, Marshall County, the owner of the certain property adjoining the Town and located within the Town's Urban Growth Boundary, has requested that the Board of Mayor and Aldermen annex this territory into the Town; and

WHEREAS, the Town's Planning Commission has reviewed and reported on the Plan of Services for the territory to be annexed and the Town has published notice and held a public hearing on this annexation resolution and the Plan of Services as required by law; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Chapel Hill have determined that the prosperity of the municipality and territory to be annexed will be materially retarded and the safety and welfare of the inhabitants and property endangered, if the existing boundaries are not extended to incorporate said property into the Town limits; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the residents of the Town to annex the territory described herein into the corporate limits of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Chapel Hill as follows:

Section 1. The territory adjoining the current Town corporate limits and generally being 693 linear feet of a 50' right-of-way known as both Depot Street and Old Highway 99 located on the west side of CSX Railroad and as shown and described in detail on Collective Exhibit A, shall be annexed into the Town and the Plan of Services attached hereto as Exhibit B is approved for such annexed territory.

Section 2. If any section, clause, provision, or portion of this Resolution is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Resolution which is not itself invalid or unconstitutional.

This resolution shall take effect immediately upon passage, the public welfare requiring it.

RESOLVED AND ADOPTED this ____ day of _____ 2026.

Ben Piper, Mayor

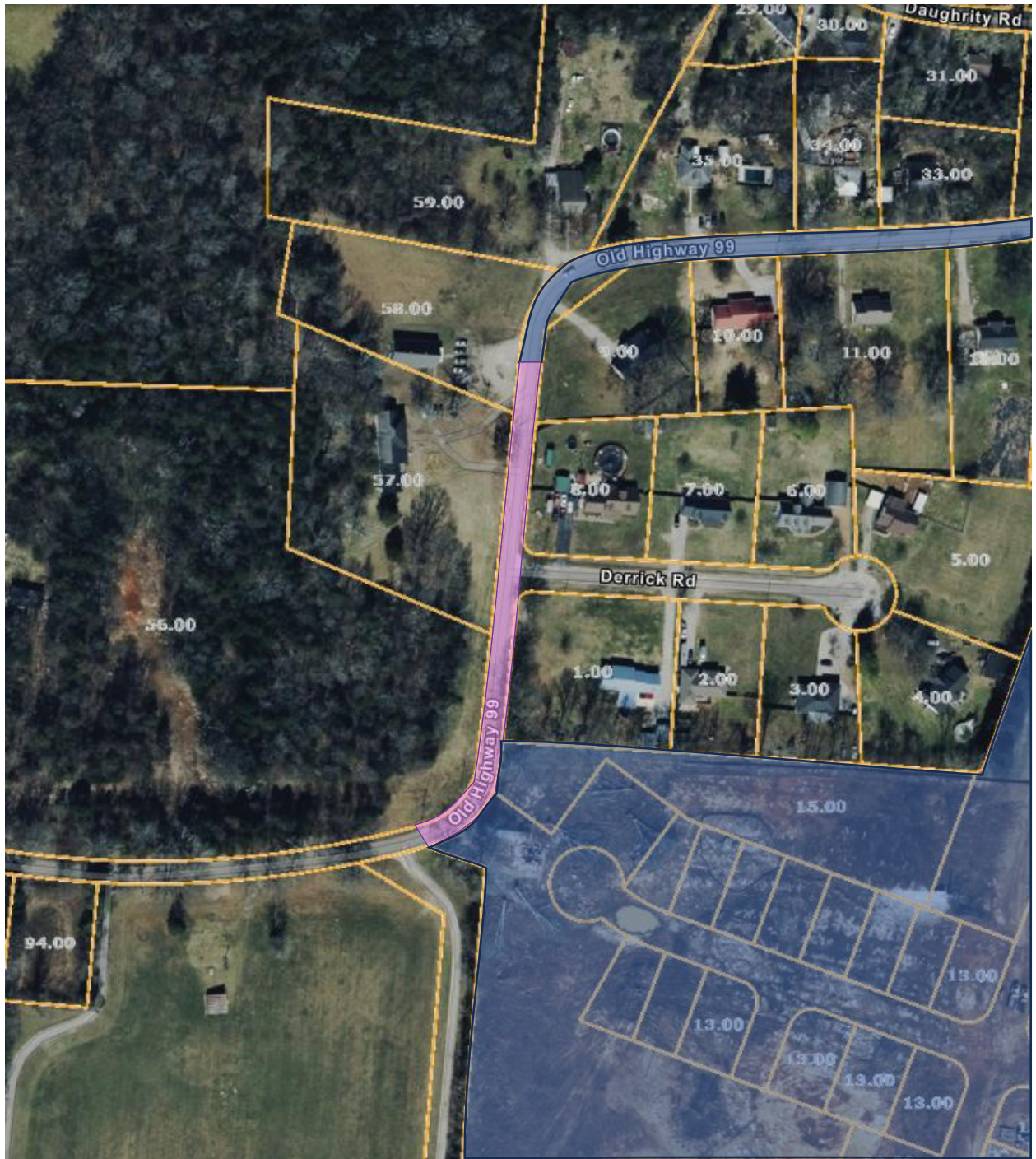
ATTEST:

Amy Davis, Town Recorder


APPROVED AS TO LEGALITY AND FORM:


Todd Moore, Town Attorney

Exhibit "A"

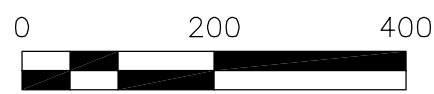
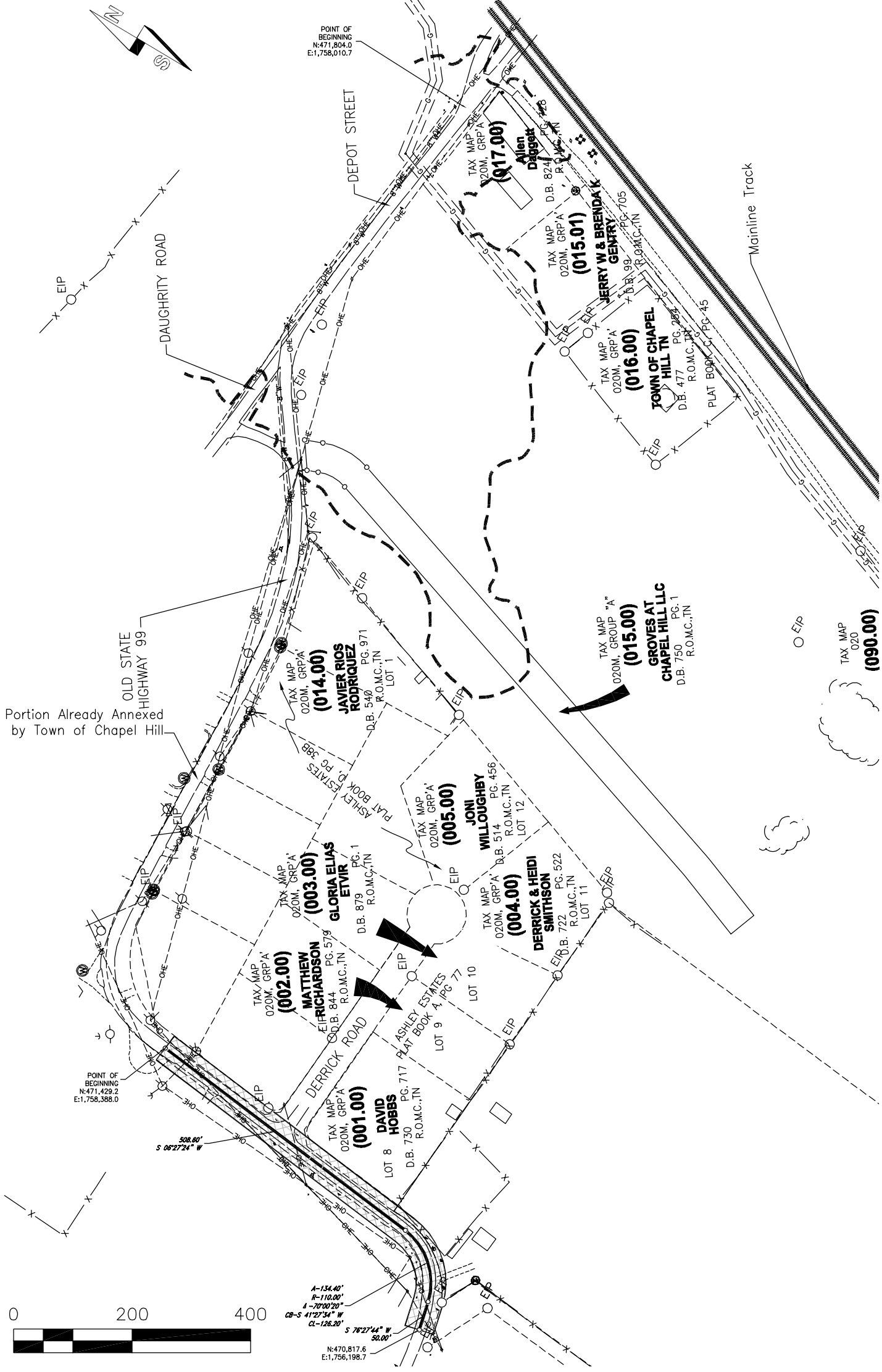


map not to scale

 = Current Town Limits

 = Proposed Annexation Area

FILE: J:\WES_Engineers_Surveyors_2018\18591 - Depot Street Chapel Hill - Raines\Draw\Survey\18591-Depot_Boundary_Survey.dwg



$A-134.40'$
 $R-110.00'$
 $L-70'00''20''$
 $CB-S 41'27'34'' W$
 $CL-126.20'$
 $S 76'27'44'' W$
 $50.00'$
 N:470,817.6
 E:1,766,198.7

18591

OLD STATE HIGHWAY 99
MARSHALL COUNTY, TN

DEPOT STREET AT RAILROAD TO GROVES OF CHAPEL HILL
 RIGHT OF WAY ANNEXATIONS - 693 LINEAR FEET

Drawn: W.E.S.
Checked:
Approved:
Date: 7-21-25



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WES ENGINEERS & SURVEYORS
 CIVIL ENGINEERS & LAND SURVEYORS
 2486 NASHVILLE HIGHWAY
 COLUMBIA, TN 38401
 PHONE: (931) 388-2329
 www.wesengineers.com



Depot Street/Old Highway 99 Road Annexation - Chapel Hill, TN

Being a portion of roadway, west of Chapel Hill, TN, being a portion of Depot Street and Old Highway 99, said right of way being approximately 50' in width and 693 linear feet and described below.

Beginning at a point in the center of Depot Street, said point lying SOUTH 77°31'57" WEST a distance of 1,826.1' west of the intersection of Old Highway 99 and the under-pass of the railroad tracks, said point have a Tennessee State Plane Coordinate of N: 471,429.2, E:1,758,388.0, NAD83.

Thence with center of Old Highway 99, SOUTH 06°27'24" WEST a distance of 508.60';
Thence with the same and with a curve turning to the right with an arc length of 134.40', with a radius of 110.00', with a chord bearing of SOUTH 41°27'34" WEST, with a chord length of 126.20';
Thence with the same, SOUTH 76°27'44" WEST a distance of 50.00';

Note: The above property description is based on information gathered during the course of an actual field survey conducted by WES, Engineers and Surveyors, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. Job No. 18591. All deeds referenced above (Deed Book, Page) are of record in the Register's Office of Marshall County, Tennessee. The above property description was prepared under my direction on this the 24ST day of April 2026.

WES Engineers & Surveyors

Allen B. O'Leary, RLS 1987
Principal



Exhibit "B"
Plan of Services
Annexation of Right-of-Way Only

Town of Chapel Hill, Tennessee

Proposed Annexation Area: Approximately 693 linear feet of right-of-way along Depot Street/Old Highway 99, from the existing Town corporate limits on the west side of CSX Railroad right of way to the southwest point of parcel #025, 013.00, as more particularly to be described in the Annexation Resolution and as shown on the attached map.

Date: _____

Pursuant to Tennessee Code Annotated §§ 6-51-102 and 6-51-104, the Town of Chapel Hill adopts this Plan of Services (POS) for the territory proposed for annexation. The territory consists solely of public right-of-way (ROW) currently controlled and maintained by Marshall County, Tennessee and contains no residential, commercial, or other private development. No persons reside within the territory, and no private structures or taxable improvements exist therein. Because the annexed area is limited to public ROW with no inhabitants, private property owners (other than the governmental owner consenting or not opposing), or developed uses, many municipal services typically required in a Plan of Services are not applicable. Services currently provided by state or county agencies (e.g., utility maintenance) will continue as appropriate, and the Town will coordinate with Marshall County as needed. The following identifies the services listed in T.C.A. § 6-51-102(b)(1), the level of service to be provided within the annexed ROW, and the projected timing:

Service	Level and Timing of Service
Police Protection	Town police patrols will include the annexed ROW upon the effective date of annexation. No additional staffing or equipment is required.
Fire Protection	Town fire protection and emergency response will extend to the annexed ROW upon the effective date of annexation. Existing response times and resources are sufficient.
Emergency Medical Services	If provided by the Town, services will extend immediately upon annexation. If contracted, coverage will include the ROW immediately.
Water Service	Not applicable (no habitable structures or users in ROW). Existing facilities, if any, will be maintained as needed in coordination with utility providers.
Sanitary Sewer Service	Not applicable (no users or connections in ROW).
Solid Waste Collection	Not applicable (no residents or generators in ROW).

Road and Street Construction and Repair	The Town will assume responsibility for road maintenance, street name signs, traffic signals (if any), and regulatory signage upon. No major construction is anticipated.
Street Lighting	Existing street lighting (if any) within the ROW will be maintained by the Town or the responsible utility/provider beginning immediately upon annexation. Any new or upgraded lighting required for safety will be installed as funding and priorities allow, typically within 12–24 months if needed.
Recreational Facilities and Programs	Not applicable (no residents). General Town recreational programs are available citywide but have no direct application to uninhabited ROW.
Zoning Services	The planning and zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed area.
Code Enforcement	Town building and property maintenance codes will apply to any future improvements in the ROW. Enforcement begins immediately upon annexation.
Schools	Not applicable (no residents or students).
Other Services (e.g., Stormwater, Traffic Control)	Stormwater facilities within the ROW will be maintained consistent with Town standards as needed.

This Plan of Services establishes that comparable municipal services will be provided to the annexed territory on substantially the same basis and timeline as provided throughout the Town. Because the territory contains no residents or private development, the extension of services imposes no material additional cost on the Town other maintenance of the ROW as described herein.

Reviewed and recommend for approval by the Planning Commission of the Town of Chapel Hill, Tennessee on this ____ day of _____, 2026.

Secretary, Planning Commission

Adopted by resolution of the Board of Mayor and Aldermen of the Town of Chapel Hill, Tennessee, on this __ day of _____, 2026.

RESOLUTION NO. 2026-006

A RESOLUTION OF THE TOWN OF CHAPEL HILL, TENNESSEE TO ANNEX CERTAIN TERRITORY ADJOINING THE TOWN AND WITHIN THE URBAN GROWTH BOUNDARY SAID TERRITORY BEING GENERALLY KNOWN AS 4530 NASHVILLE HIGHWAY (COUNTY TAX MAP 026, PARCEL 109.00) AND TO APPROVE THE PLAN OF SERVICES FOR SAID ANNEXATION

WHEREAS, the owners of the certain property adjoining the Town and located within the Town's Urban Growth Boundary, has requested that the Board of Mayor and Aldermen annex this territory into the Town; and

WHEREAS, the Town's Planning Commission has reviewed and reported on the Plan of Services for the territory to be annexed and the Town has published notice and held a public hearing on this annexation resolution and the Plan of Services as required by law; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Chapel Hill have determined that the prosperity of the municipality and territory to be annexed will be materially retarded and the safety and welfare of the inhabitants and property endangered, if the existing boundaries are not extended to incorporate said property into the Town limits; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the residents of the Town to annex the territory described herein into the corporate limits of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Chapel Hill as follows:

Section 1. The territory adjoining the current Town corporate limits and generally as 4530 Nashville Highway (County Tax Map 026, Parcel 109.00) and as shown and described in detail on Exhibit A, shall be annexed into the Town and the Plan of Services attached hereto as Exhibit B is approved for such annexed territory.

Section 2. If any section, clause, provision, or portion of this Resolution is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Resolution which is not itself invalid or unconstitutional.

This resolution shall take effect immediately upon passage, the public welfare requiring it.

RESOLVED AND ADOPTED this _____ day of _____ 2026.

Ben Piper, Mayor

ATTEST:

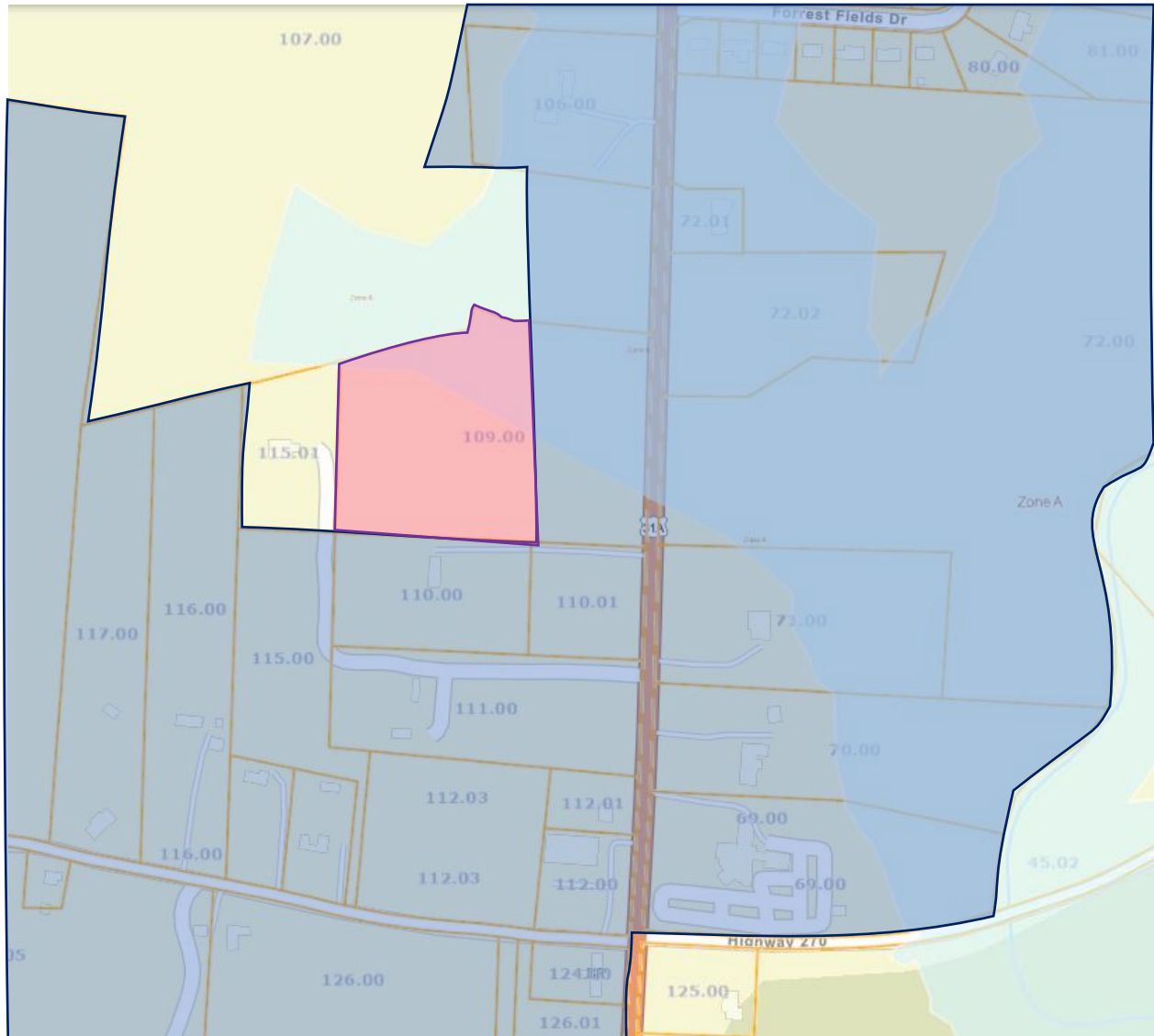
Amy Davis, Town Recorder


APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

Resolution 2026-006

Exhibit "A"



 = Current Town Limits


 = Proposed Annexation Area

Exhibit "B"
Plan of Services
Annexation of Right-of-Way Only

Town of Chapel Hill, Tennessee

Proposed Annexation Area: Property adjoining the Town and within the Urban Growth Boundary located at 4530 Nashville Highway described as parcel #026, 109.00, as more particularly to be described in the Annexation Resolution and as shown on the attached map.

Date: _____

Pursuant to Tennessee Code Annotated §§ 6-51-102 and 6-51-104, the Town of Chapel Hill adopts this Plan of Services (POS) for the territory proposed for annexation. The following identifies the services listed in T.C.A. § 6-51-102(b)(1), the level of service to be provided within the annexed ROW, and the projected timing:

Service	Level and Timing of Service
Police Protection	Town police patrols will include the annexed property upon the effective date of annexation. Existing response times and resources are sufficient.
Fire Protection	Town fire protection and emergency response will extend to the annexed property upon the effective date of annexation. Existing response times and resources are sufficient.
Water Service	Water service is currently available to the area to be annexed; however, water may not be available for all types and sizes of development. Any extensions or improvements to the water lines necessary to service new development within the territory to be annexed shall be the responsibility of the developer/property owners. Additional water availability study may be necessary.
Sanitary Sewer Service	Sewer service is available to the property. Property owner and developer are responsible for all costs of connections and upgrades necessary to provide sewer to the property.
Solid Waste Collection	Regular refuse collection service, as now provided in Town for residential units, will be provided to the territory to be annexed.
Road and Street Construction and Repair	The proposed annexation does not include any additional streets or right-of-way.

Street Lighting Electrical service will continue to be provided by Duck River Electric Membership Corporation. Streetlights to be provided as the need is determined by the Town under current policies of the Town.

Recreational Facilities and Programs General Town recreational programs are available citywide.

Zoning Services The planning and zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed area.

Code Enforcement Town building and property maintenance codes will apply to any future improvements to the annexed area. Enforcement begins immediately upon annexation.

Other Services (e.g., Stormwater, Traffic Control) Stormwater facilities within the ROW will be maintained consistent with Town standards as needed.

This Plan of Services establishes that comparable municipal services will be provided to the annexed territory on substantially the same basis and timeline as provided throughout the Town.

Reviewed and recommend for approval by the Planning Commission of the Town of Chapel Hill, Tennessee on this ____ day of _____, 2026.

Secretary, Planning Commission

Adopted by resolution of the Board of Mayor and Aldermen of the Town of Chapel Hill, Tennessee, on this __ day of _____, 2026.