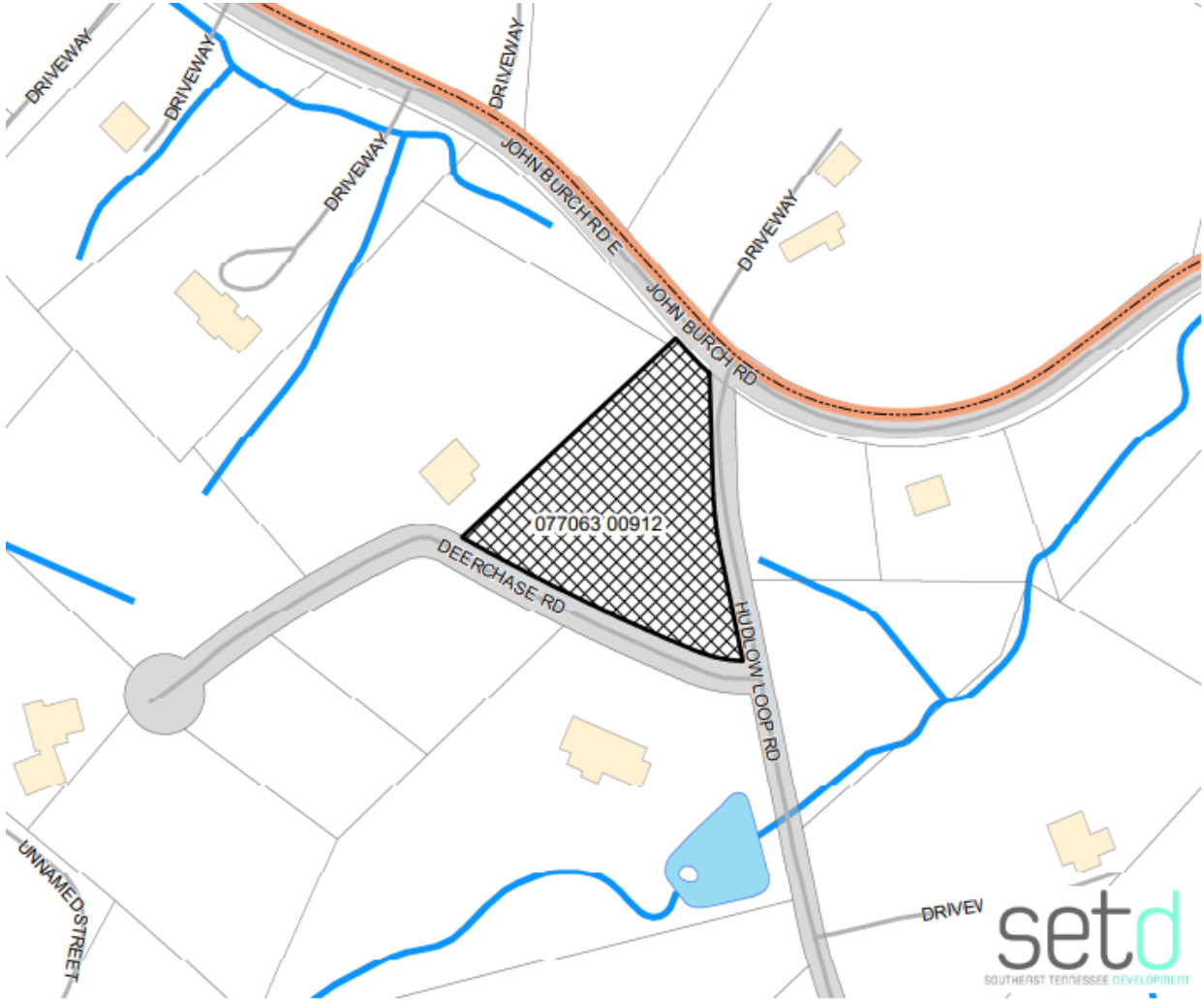


City of Dunlap

Annexation Report

990 John Burch Road East
Sequatchie County Tax Map 063 Parcel 009.12
Norman & Yonna Hatfield



Prepared by the Dunlap Municipal Planning Commission
with Assistance from the Southeast Tennessee Development District

January 27, 2025

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

**Report on the Plan of Services for the Annexation of Property
Located Along the Southern Boundary of the Current Corporate Limits of the
City of Dunlap
Sequatchie County Tax Map 063 Parcel 009.12 (1.6 Acres)
Intersection of John Burch Road & Hudlow Loop Road**

TO: Dunlap Board of Mayor & City Commissioners

FROM: Dunlap Municipal Planning Commission

DATE: January 27, 2025

This memorandum fulfills the requirements of Tennessee Code Annotated § 6-51-102 (b)(4) stating that the Planning Commission must review the plan of services for any proposed annexation and provide a written report to the municipal legislative body. This report is not intended to ascertain all expenses or revenues associated with a particular annexation, and it does not preclude unforeseen circumstances from altering the assumptions or opinions concluded herein. This report is merely an overview of the proposed annexation from a planning perspective. Its purpose is to address the plan of services proposed by the legislative body to determine if the services can be provided in a feasible and practical manner. This report is also designed to provide the legislative body with a comprehensive overview of the area being considered for annexation, and it will address the most prominent impacts that will affect both the municipality and the residents and/or businesses being annexed.

Area Description

In a letter dated July 17, 2024, the Hatfield's requested their property at 990 John Burch Road East be annexed into the corporate limits of the City of Dunlap, TN. Upon further investigation it was discovered this property was just outside the approved Urban Growth Boundary (UGB) Area for the City of Dunlap. The UGB is an area where the City was expected to grow in a 20-year period and it established areas outside the city limits where the municipality was approved to annex property. The current growth plan was approved by City and County leaders in January 2000, and it is attached to the appendix of this document. This prompted planning staff to seek a legal opinion from the U.T. Institute for Public Service Municipal Technical Advisory Service (MTAS) on options for annexing the property at the owner's request despite it not being within the approved growth boundary. It was determined the property could be annexed under Tennessee Code Annotated 6-51-104, which requires the City to pass a resolution requesting a referendum of the affected property owners in order for the property to be annexed. While this section of law says a referendum is not necessary when a request for annexation has been given in writing by the property owner(s), it is referring to properties already inside the approved Urban Growth Boundary. Since this property is not within that area, and it would require a lengthy amendment process to the expand the City's growth boundary, a referendum was determined to be the best option.

The proposed annexation includes one parcel, owned by Norman & Yonna Hatfield of Dunlap, TN. The property is approximately 1.6 acres containing a single-family residential structure consisting of approximately 3,065 square feet of living space. The home was built in 2023, and is a single-story structure.

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

The property lies just outside the current corporate limits of the City of Dunlap, whose southern boundary is the north side of John Burch Road. The property is also just outside the approved Urban Growth Boundary, which is an approved area for annexation by the City when petitioned by the property owner.

Data and information were obtained through the Computer Assisted Appraisal System (CASS) using Geographic Information System (GIS) analysis as well as plats and deeds recorded with the Sequatchie County Register of Deeds.

Property Tax Projections

Property records show Parcel 009.12 was reappraised in 2023. The land and building valuation listed by the Tennessee Comptroller of the Treasury Office is listed below.

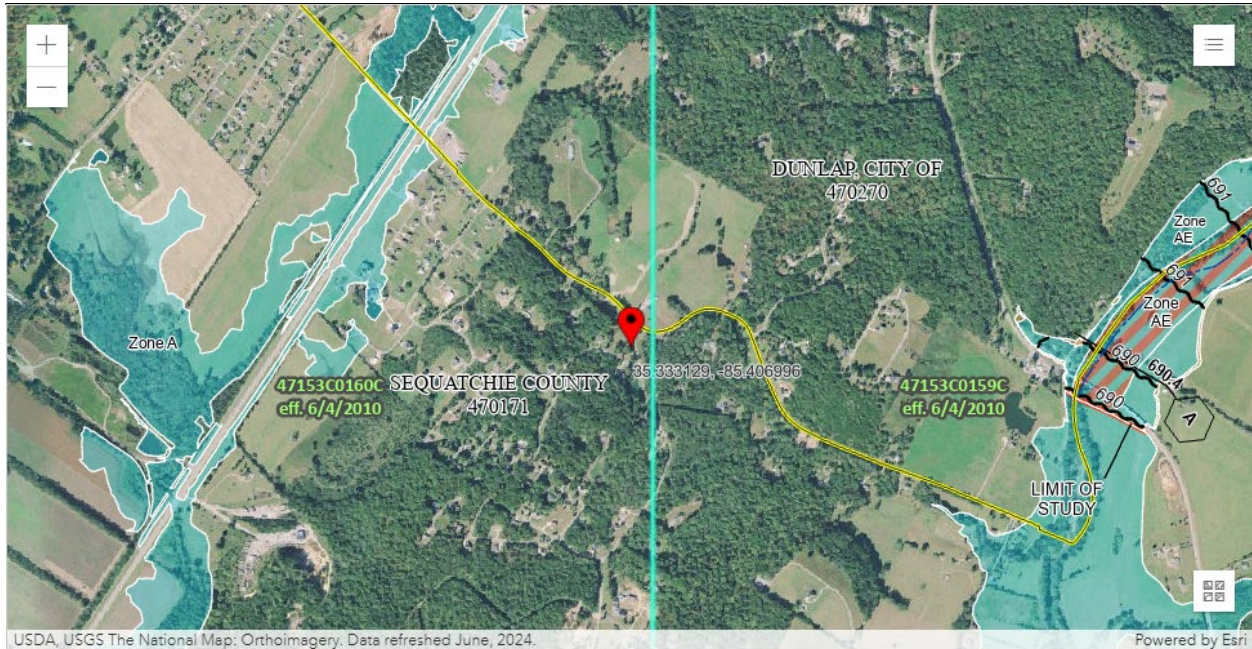
| Value Information | |
|--------------------------------|-----------|
| Land Market Value: | \$60,000 |
| Improvement Value: | \$566,400 |
| Total Market Appraisal: | \$626,400 |
| Assessment Percentage: | 25% |
| Assessment: | \$156,600 |

Dunlap's current property tax rate of \$0.578 per \$100 of assessed value would yield an estimated \$905.15 in property tax revenue annually if no additional improvements are made.

Land Use Analysis

According to National Flood Insurance Rate Map 47153C0160C, dated June 4, 2010, Parcel 009.12 is located in a Zone X, which is outside of any known special flood hazard areas.

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**



Sales Tax Projections

The property is currently being used for a private residence; therefore, no sales tax is anticipated to be generated. The property will be zoned as residential after being annexed into the corporate limits of Dunlap.

State-Shared Taxes

According to the Municipal Technical Advisory Service (MTAS), state shared taxes for FY2024/2025 are estimated to be \$177.82 per capita with a possible amount being \$178.48 per capita in FY2025/2026. There are two residents living at this location, so the City of Dunlap would receive between \$355.64 and \$356.96 annually.

Annexation Process & Timeline

SETD is preparing the annexation resolution, plan of services, report from the planning commission, and the rezoning ordinance. The City will need to publish the notices in the newspaper, contact the election commission to schedule a referendum for annexation, and send letters with a draft plan of services and map to Sequatchie County Executive Keith Cartwright, and Superintendent of Schools, Sarai Pierce (also recommend sending to Brian Ruehling at the 911 office) at least 30 days prior to a scheduled public hearing on the plan of services and annexation resolution. The City must also send a letter to the Hatfield's no less than 21-days prior to a scheduled public hearing on the annexation resolution and plan of services.

Note: This is based on seamless flow of events without any delays. Basically, there are 3 actions that are required from the City of Dunlap: Annexation Resolution (1 reading); Plan of Service Adoption (1 reading); and Rezoning (2 readings). The referendum will need to be scheduled to go on the ballot for the May 3, 2025, election, but it will only be made available to the Hatfield's to vote for the annexation.

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

Projected Timeline for 2021:

12.19.24 Dunlap Board of Mayor and City Commissioners pass resolution with an attached plan of services formally requesting the planning commission to study the plan of services for this annexation (resolution prepared by SETD).

1.27.25 Dunlap Planning Commission reviews and issues report on plan of services (draft prepared by SETD). The PC will also recommend proposed zoning for these parcels (ord. prepared by SETD). At least 30 days prior to public hearing on plan of services (PH held week of 2.24.25), City will send a copy of the map and plan of services to the Sequatchie County Executive, Sequatchie County 911 Office, and the Sequatchie County Superintendent of Schools notifying them of the pending annexation. The City shall also mail a letter to the Hatfield's notifying them of the upcoming public hearing on the plan of services, zoning, and annexation resolution to be heard prior to March 4, 2025. The notification of the public hearing must be published in the newspaper, mailed (first class) to the Hatfield's, and mailed (first class) to each adjoining property owner at least 21-days prior to the hearing. *As used in this subsection (b), "adjoining property owner" means a person who owns real property that shares a common boundary with the territory proposed for annexation or that any part of the property lies within two hundred feet (200') of the territory proposed for annexation.* Recommended to send to letter and public notice to the newspaper week of 1/27, and it needs to appear in the next available newspaper.

No later than twenty-one (21) calendar days prior to the scheduled date of the first hearing on such proposed annexation, the municipality shall post signage that informs viewers of the proposed annexation, the date, time, and location of the public hearing on the proposed annexation, and a website address for additional information.

The signs used pursuant to subdivision (b)(3)(A) must be a minimum of three feet (3') wide by two feet (2') tall, be affixed to a sturdy base with the top of the sign no less than five feet (5') from the ground, and be posted within the territory proposed for annexation and along any thoroughfare bordering the territory. The signs must remain until the territory is annexed or the annexation is abandoned.

2.17.25 Dunlap Planning Commission to hold a public hearing on the proposed plan of services at a special called meeting.

2.24.25 Dunlap Board of Mayor and City Commissioners should schedule a special called city meeting to hold a public hearing on the plan of services, zoning, and annexation resolution for a date between February 24th and February 27th. At this meeting the City will hold a public hearing on the annexation, and pass the resolution authorizing a referendum to be placed on the May 3rd ballot, adopt the plan of services, and have the first reading on the proposed zoning. City should send passed resolution authorizing annexation and adopting the plan of services to the Sequatchie County Election Commission by Friday, February 28th. Last day to have annexation on ballot for May 3rd election is March 3rd.

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

3.3.25 Annexation to appear on election ballot. A special ballot is said to be prepared for the Hatfield's who are the only ones with standing to vote on the annexation. Following this election the City shall record a copy of the annexation resolution, plan of services, results/letter from county election commission, and map of the annexed area with the Sequatchie County Register of Deeds. The City must also send a copy to the Tennessee Comptroller of the Treasury. The annexation is final at this point.

6.2.25 Annexation becomes effective 30 days following the election if approved by majority of all qualified voters in the affected territory.

June City Hold second reading on proposed zoning of the Hatfield property.
Meeting

July City Hold third and final reading on proposed zoning of the Hatfield property.
Meeting

Report on the Plan of Services

Based on consultation with the Dunlap Board of Mayor and City Commissioners and City staff, a plan of services has been prepared for the proposed annexation of said property by the City of Dunlap. The plan of services list all services that will be provided to the annexed area as well as the proposed timing of when each of the services will be offered and/or extended. These services include: police, fire, water, electrical, sanitary sewer, solid waste collection, street construction and repair, recreational facilities and programs, street lighting, planning services, inspections and code enforcement, schools, and access to other city services.

Based on the review of the plan of services and the properties being considered for annexation, the Dunlap Municipal Planning Commission finds the following (noted in italics):

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.

The annexation will only add 2 people, so no additional expenses are anticipated in order to provide police services to this property. The Dunlap Police Department already provides services and responds to calls for all properties on the opposite (north) side of John Burch Road.

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

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

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 by a developer or private entity, the fire hydrant will be installed at the expense of the developer or private entity to ensure adequate protection of their future or proposed development.

The Southend Volunteer Fire Department is 2.5 miles (4 minutes) from this property and the Dunlap Fire Department is 3.4 miles (7 minutes) away; according to Google Maps. The property would have already been covered by the Southend VFD with backup from the City of Dunlap. Fire projection is expected to continue from both fire departments, but Dunlap will be the primary department responding.

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.

Water service is already provided to the property by the City of Dunlap, and service will continue without any immediate expenses anticipated on the part of the City.

D. Electrical Service

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

Electrical service is already provided to the property by Sequachee Valley Electric, and no additional costs on the part of the City are anticipated as a result of annexation.

E. Sanitary Sewer Service

1. Presently, sewer service is not available to the property being considered for annexation as there are no 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 private 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 additional 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.

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

Sewer service is not available to this property, and the City does not have any sewer service available in the area. There are no plans to extend sewer at this time. The home, which was built in 2023, is on a private septic system. Therefore, no expenses on the part of the City are anticipated at this time.

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.

This annexation will only take in a small sliver of John Burch Road only to the extent that it borders this property so that the property will be connected to the current corporate limits of the City of Dunlap. No immediate costs are anticipated with this annexation.

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.

No additional costs are anticipated to extend recreation opportunities to residents being annexed.

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.

No additional costs are anticipated as a result of annexation.

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.

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

The current planning staff will be sufficient in providing the necessary planning services without any additional expenditures as a result of annexation. Sequatchie County does not enforce zoning regulations or subdivision regulations in the proposed area, so the extension of land use regulations to this area will maintain and protect property values by grouping like uses and ensuring harmonious development. The proposed zoning for this property should be R-1 Low Density Residential District.

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.

While the city requires a building permit, there is no enforcement of international building codes. The county does not have building codes either, so nothing changes other than the requirement of a building permit, which the City uses to track where development is occurring. No additional costs on the part of the City are anticipated as a result of annexation.

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.

Annexation will not impact the ability of children who may reside at this address from attending county schools since the City does not maintain a separate school system.

M. Other Miscellaneous Services

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

No immediate expenses are anticipated as a result of annexation.

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

Estimated Expenses and Revenues (These are Estimates & Subject to Change**)**

| Projected Revenue for the Annexation of Sequatchie County Tax Map 063 Parcel 009.12 | | |
|--|----------------|------------------------------------|
| | Monthly | Annually |
| Property Tax | n/a | \$905.15 |
| Local Option Sales Tax | n/a | n/a |
| State Shared Taxes (51 Pop.) | n/a | \$355.64 - \$356.96 |
| Sewer, Water, Trash | \$0 | \$0 |
| Total | \$ 0 | \$1,260.79 - \$1,262.11 |

| Projected Expenditures for the Annexation of Sequatchie County Tax Map 063 Parcel 009.12 | |
|---|--|
| Water Service | \$0 |
| Sewer Service | \$0 |
| Police | \$0 |
| Fire | \$0 |
| Solid Waste Collection | \$0 |
| Street Lighting | \$0 |
| School System | \$n/a |
| Recreational Services | \$0 |
| Street Maintenance | \$unknown |
| Total Expenditures | \$No Immediate Expenditures Anticipated |

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

**Dunlap Municipal Planning Commission
Report on the Plan of Services for the Annexation of
Property Located Along the Southern Boundary of the Current Corporate Limits -
Sequatchie County Tax Map 063 Parcel 009.12 (1.6 Acres)
Intersection of John Burch Road & Hudlow Loop Road
990 John Burch Road East**

Conclusion

The Dunlap Municipal Planning Commission has reviewed the plan of service for the proposed annexation of Sequatchie County Tax Map 063 Parcel 009.12 on the south side of John Burch Road at the intersection with Hudlow Loop Road. The Planning Commission concurs with the plan of services that have been proposed for this area.

The Planning Commission is proposing R-1 Low Density zoning for this property. R-1 zoning will protect the area for residential development, which is consistent with surrounding land uses and the properties nearby already inside the city limits. The proposed zoning will also benefit surrounding property owners by protecting the value of their property in keeping land uses on this parcel consistent with those around it.

The Dunlap Municipal Planning Commission concurs with the plan of services that has been proposed, and supports the Board of Mayor and City Commissioners in annexing this area for the betterment of City and its citizens. It should also be noted this annexation is taking place at the property owners' request.

This report is not intended to ascertain all expenses or revenues associated with a particular annexation, and it does not preclude unforeseen circumstances from altering the assumptions or opinions concluded herein. This report is merely an overview of the proposed annexation from a planning perspective. Its purpose is to address the plan of services proposed by the legislative body to determine if the services can be provided in a feasible and practical manner. This report is also designed to provide the legislative body with a comprehensive overview of the area being considered for annexation, and it addresses the most prominent impacts that will affect both the municipality and the residents being annexed.

This report fulfills the requirements of Tennessee Code Annotated § 6-51-102 (b)(4). The Planning Commission hereby recommends this report to the Dunlap Board of Mayor and City Commissioners on this day, the 27th of January, 2025.

Jeff Harmon
Dunlap Planning Commission Chairman

Date

Attachments

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

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.

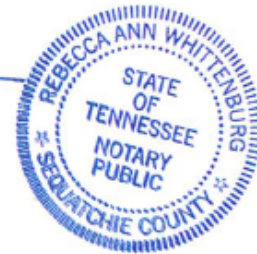
We have attached a copy of the property plats from the Tennessee Property Assessors website as reference.

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

Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)

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 37527*

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 Hudlow Road; thence with the east right of way of Hudlow 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 Hudlow 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, ROSCT.

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.

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

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.

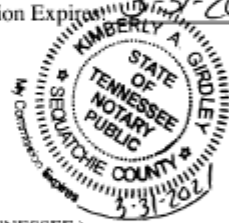
A.C. Roy Terry
A. C. ROY TERRY

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 Gridley
NOTARY PUBLIC
My Commission Expires 3-31-2021



SEND TAX NOTICES TO:
NORMAN DAVID HATFIELD ET UX

Norman David Hatfield
Address
PO Box 127
City, State, Zip
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 Gridley
Register / Notary Public
Commission Expires 3-31-2021



**BK/PG: 372/180-181
18001812**

| | |
|---|-----------------------|
| 2 PGS:AL-WARRANTY DEED | |
| TERRY BATCH# 54000 | 08/10/2018 - 11:14 AM |
| VALUE | 17000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 62.90 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DPFEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 75.90 |
| STATE OF TENNESSEE, SEQUATCHIE COUNTY KENDRA BOYD REGISTER OF DEEDS | |

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.

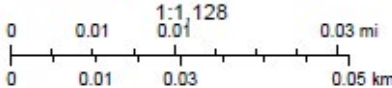
**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

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
Vexcel Imagery Date: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

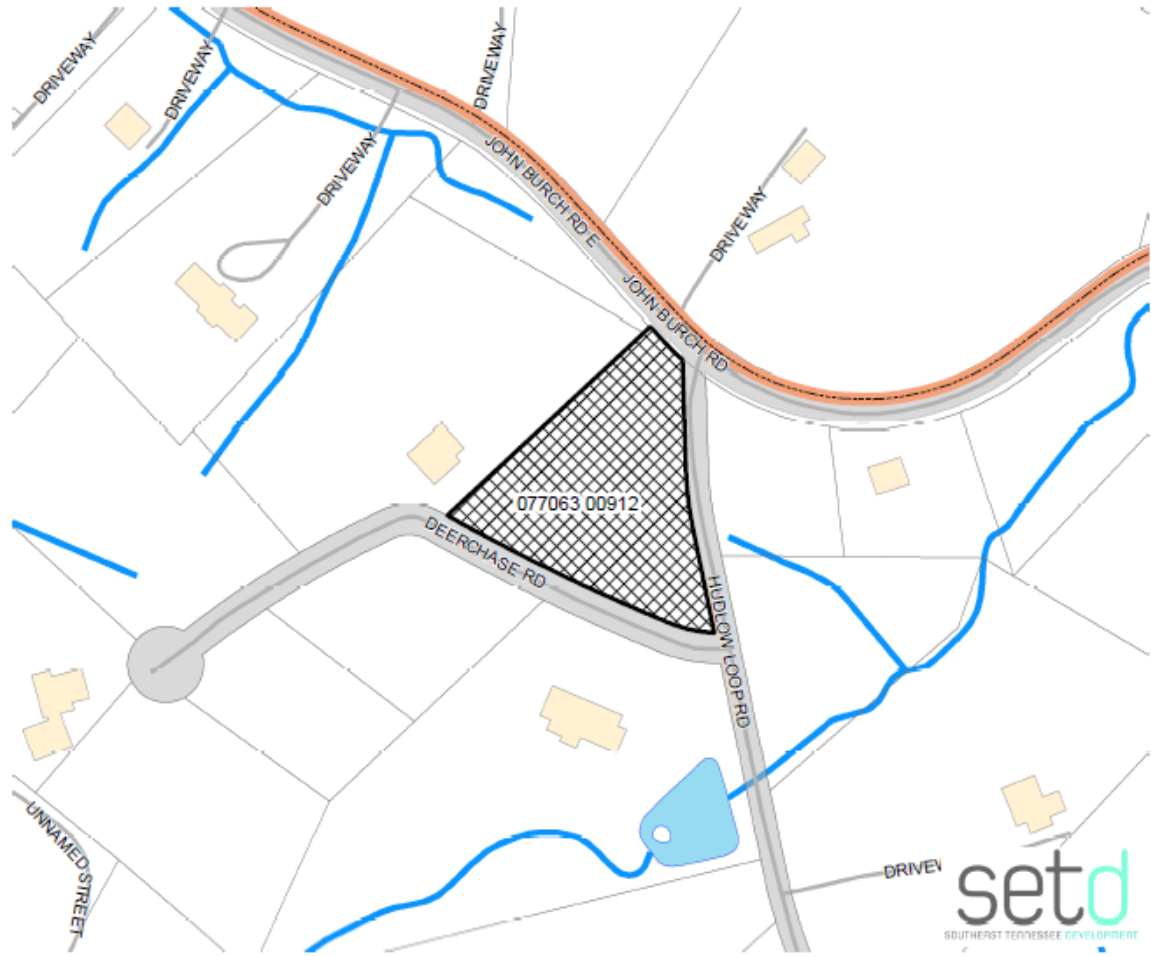
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)



DUNLAP, TENNESSEE

John Burch Road/Hatfield Property
Proposed Annexation

Resolution No _____



Legend

-  Subject Area
-  Dunlap Corporate Limits

Map Prepared By:
Community Development
Southeast Tennessee Development District
Chattanooga, TN
Geographic Information Systems

This map is for planning purposes only.
This is not an engineering map.

Source: SETD & 2025 TNBMP data.



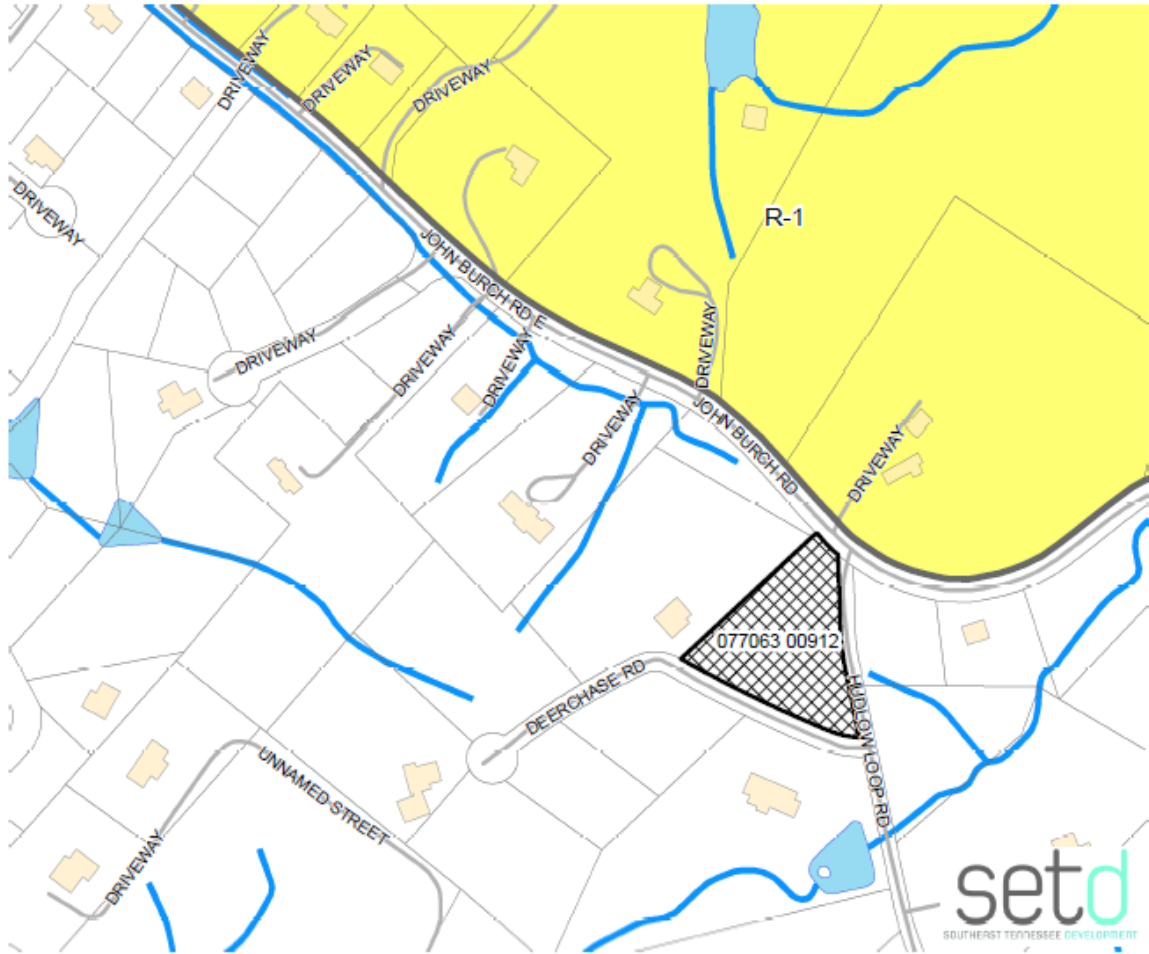
1/21/2025

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**









DUNLAP, TENNESSEE

John Burch Road/Hatfield Property
Proposed Zoning to R-1

Ordinance No _____



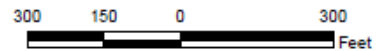
Legend

-  Subject Area
-  C-1 General Business District
-  C-2 Central Business District
-  I-1 Light Industrial District
-  I-2 Heavy Industrial District
-  R-1 Low Density Residential District
-  R-2 Medium Density Residential District
-  R-3 High Density Residential District

Map Prepared By:
Community Development
Southeast Tennessee Development District
Chattanooga, TN
Geographic Information Systems

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Source: SETD & 2025 TNBMP data.



1/21/2025

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

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



6-51-102. Plan of services.

(a) [Deleted by 2014 amendment, effective May 16, 2015.]

(b)

(1) Before any territory may be annexed under this part, the governing body of the municipality shall adopt a plan of services establishing at least the services to be delivered and the projected timing of the services. Upon adoption of the plan of services, the municipality shall cause a copy of the plan of services to be forwarded to the county mayor in whose county the territory being annexed is located. The plan of services shall be reasonable with respect to the scope of services to be provided and the timing of the services.

(2) The plan of services shall include, but not be limited to: police protection, fire protection, water service, electrical service, sanitary sewer service, solid waste collection, road and street construction and repair, recreational facilities and programs, street lighting, and zoning services. If the municipality maintains a separate school system, the plan shall also include schools and provisions specifically addressing the impact, if any, of annexation on school attendance zones. If the municipality does not maintain a separate school system, then the municipality shall provide written notice of the annexation to all affected school systems as soon as practicable, but in no event less than thirty (30) days prior to the public hearing requirement set forth in subdivision (b)(4). The plan of services may exclude services that are being provided by another public agency or private company in the territory to be annexed other than those services provided by the county.

(3) The plan of services shall include a reasonable implementation schedule for the delivery of comparable services in the territory to be annexed with respect to the services delivered to all citizens of the municipality.

(4) Before the adoption of the plan of services, a municipality shall:

(A) Submit the plan of services to the local planning commission, if there is one, for study and to compile a written report, to be rendered within ninety (90) days after such submission, unless by resolution of the governing body a longer period is allowed. The local planning commission shall hold a public hearing on the plan of services at least seven (7) days prior to the public hearing pursuant to subdivision (b)(4)(B); and

(B) Hold a public hearing, with the notice of the time, place, and purpose of the public hearing to be published in a newspaper of general circulation in the municipality not less than twenty-one (21) days before the hearing. The notice must include the locations of a minimum of three (3) copies of the plan of services, which the municipality shall provide for public inspection during all business hours from the date of notice until the public hearing.

(5) A municipality may not annex any other territory if the municipality is in default on any prior plan of services.

(6) If a municipality operates a school system, and if the municipality annexes territory during the school year, any student may continue to attend such student's present school until the beginning of the next succeeding school year unless the respective boards of education have provided otherwise by agreement.

(c) [Deleted by 2014 amendment, effective May 16, 2015.]

(d) [Deleted by 2014 amendment, effective May 16, 2015.]

(e) After receiving the notice from the municipality, as provided in subdivision (b)(1), the county mayor shall notify the appropriate departments within the county regarding the information received from the municipality.

6-51-104. Resolution for annexation by referendum — Notice.

(a)

(1) A municipality, when petitioned by interested persons, or upon its own initiative, by resolution, may propose extension of its corporate limits by the annexation of territory adjoining to its existing boundaries; provided, however, no such resolution shall propose annexation of any property being used primarily for agricultural purposes. Notwithstanding this part or any other law to the contrary,

**Report on the Plan of Services for the Annexation of Sequatchie County
Tax Map 063 Parcel 009.12 Owned by Norman & Yonna Hatfield (at Owner's Request)**

property being used primarily for agricultural purposes shall be annexed only with the written consent of the property owner or owners.

(2) A referendum is not required to effectuate annexation of territory if:

(A) All of the property owners within the territory proposed for annexation consent in writing; or

(B)

(i) [Repealed effective January 1, 2023.]

(ii) Subdivision (a)(2)(B) is repealed January 1, 2023.

(b)

(1) The municipality shall send a copy of the resolution describing the territory proposed for annexation to the last known address listed in the office of the property assessor for each property owner within the territory proposed for annexation, each adjoining property owner, the county mayor, and the county commissioners whose district includes the territory.

(2)

(A) No later than twenty-one (21) calendar days prior to the scheduled date of the first hearing on such proposed annexation, the resolution, which must include a plan of services for the area proposed for annexation, must be:

(i) Sent by first class mail pursuant to subdivision (b)(1);

(ii) Posted in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the municipality proposing such annexation; and

(iii) Published in a newspaper of general circulation, if there is one, in such territory and municipality.

(B) A person with personal knowledge of the mailing of the resolutions pursuant to subdivision (b)(2)(A)(i) may submit a notarized affidavit to the presiding officer of the municipality attesting that such resolutions were mailed in accordance with this subsection (b). Failure of a property owner to receive a notice that was mailed pursuant to subdivision (b)(2)(A)(i) is not a reason to invalidate the annexation.

(3)

(A) No later than twenty-one (21) calendar days prior to the scheduled date of the first hearing on such proposed annexation, the municipality shall post signage that informs viewers of the proposed annexation, the date, time, and location of the public hearing on the proposed annexation, and a website address for additional information.

(B) The signs used pursuant to subdivision (b)(3)(A) must be a minimum of three feet (3') wide by two feet (2') tall, be affixed to a sturdy base with the top of the sign no less than five feet (5') from the ground, and be posted within the territory proposed for annexation and along any thoroughfare bordering the territory. The signs must remain until the territory is annexed or the annexation is abandoned.

(4) As used in this subsection (b), "adjoining property owner" means a person who owns real property that shares a common boundary with the territory proposed for annexation or that any part of the property lies within two hundred feet (200') of the territory proposed for annexation.

(c) A resolution proposing annexation by written consent of the property owner or owners shall become effective only upon adoption of such resolution by the municipality.

(d)

(1) A municipality may by resolution propose annexation of territory that does not adjoin the boundary of the main part of the municipality, without extending the corporate limits of that territory, if the territory proposed for annexation is entirely contained within the municipality's urban growth boundary and is either:

(A) To be used for industrial or commercial purpose or future residential development; or

(B) Owned by one (1) or more governmental entities.

(2) A resolution under this subsection (d) shall be ratified only with the written consent of the property owner or owners.

(3) For purposes of this subsection (d), the boundary of the main part of the municipality is defined as the corporate limits of the territory containing its town seat or city hall. Territory that does not adjoin that boundary before a proposal to annex it is introduced cannot be annexed except as provided in this subsection (d).

(4) The resolution shall include the plan of services adopted under § 6-51-102. The plan shall be prepared by the municipality in cooperation with the county in which the territory is located. The municipality and county shall enter into an interlocal agreement pursuant to § 5-1-113 to provide emergency services for any interceding properties and to maintain roads and bridges comprising the primary route to the area thus annexed as the municipality and county deem necessary.

(5) [Deleted by 2017 amendment.]

6-51-105. Referendum on annexation.

- (a) At least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in or own property in the territory proposed for annexation; provided, that not more than two (2) persons are entitled to vote based upon ownership of an individual tract of property, regardless of the number of owners of such property.
- (b) The legislative body of the municipality affected may also at its option submit the questions involved to a referendum of the people residing within the municipality.
- (c) In the election or elections to be held, the questions submitted to the qualified voters shall be "For Annexation" and "Against Annexation."
- (d) The county election commission shall promptly certify the results of the election or elections to the municipality. Upon receiving the certification from the county election commission, the municipality shall forward a copy of the certification to the county mayor in whose county the territory being annexed is located.
- (e) If a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections.
- (f) [Deleted by 2015 amendment.]

6-51-106. Abandonment of proceedings.

Any annexation proceeding initiated under § 6-51-104 may be abandoned and discontinued at any time by resolution of the governing body of the municipality.