

RESOLUTION 2017-55

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF RIDGEWAY DRIVE RIGHT OF WAY, BY THE CITY OF FRANKLIN, TENNESSEE"

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, a portion of Ridgeway Drive, located South of Murfreesboro Road ("Property") adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and (BOMA) of the City of Franklin, Tennessee ("City"), to annex 0.37 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located South of Murfreesboro Road and East of Carothers Parkway as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
079M--- 00100/079M- 02800	0.37
Total	0.37

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);
Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);
Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);
Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.
Containing 16,241.72 square feet, more or less.

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 0.37 acres in right of way of Ridgeway Drive.

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended approval of the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *T.C.A.* § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

PLAN OF SERVICE

A. Water

1. The Property is located within the Watson Branch service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, over 2,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
3. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
4. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.

2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Murfreesboro Road and the unannexed portions of Ridgeway Drive.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin calls for a Single Family Residential design concept in this area. The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.

3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building permitting and inspection services, property maintenance, and zoning enforcement will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.
3. When contemplating construction projects, have your design professional review any requirements found in the City of Franklin Adopted Construction Codes. Some building types and occupancies require a higher level of site and infrastructure development which will not be reviewed and noted by City Staff until a building permit is applied for. Most construction projects will require the presence of a fire hydrant in accordance with the 2012 International Fire Code. Projects that require the installation of a fire sprinkler system will require a water supply sufficient to meet minimum code requirements or the project can not move forward.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. For any approved multi-family uses, the Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

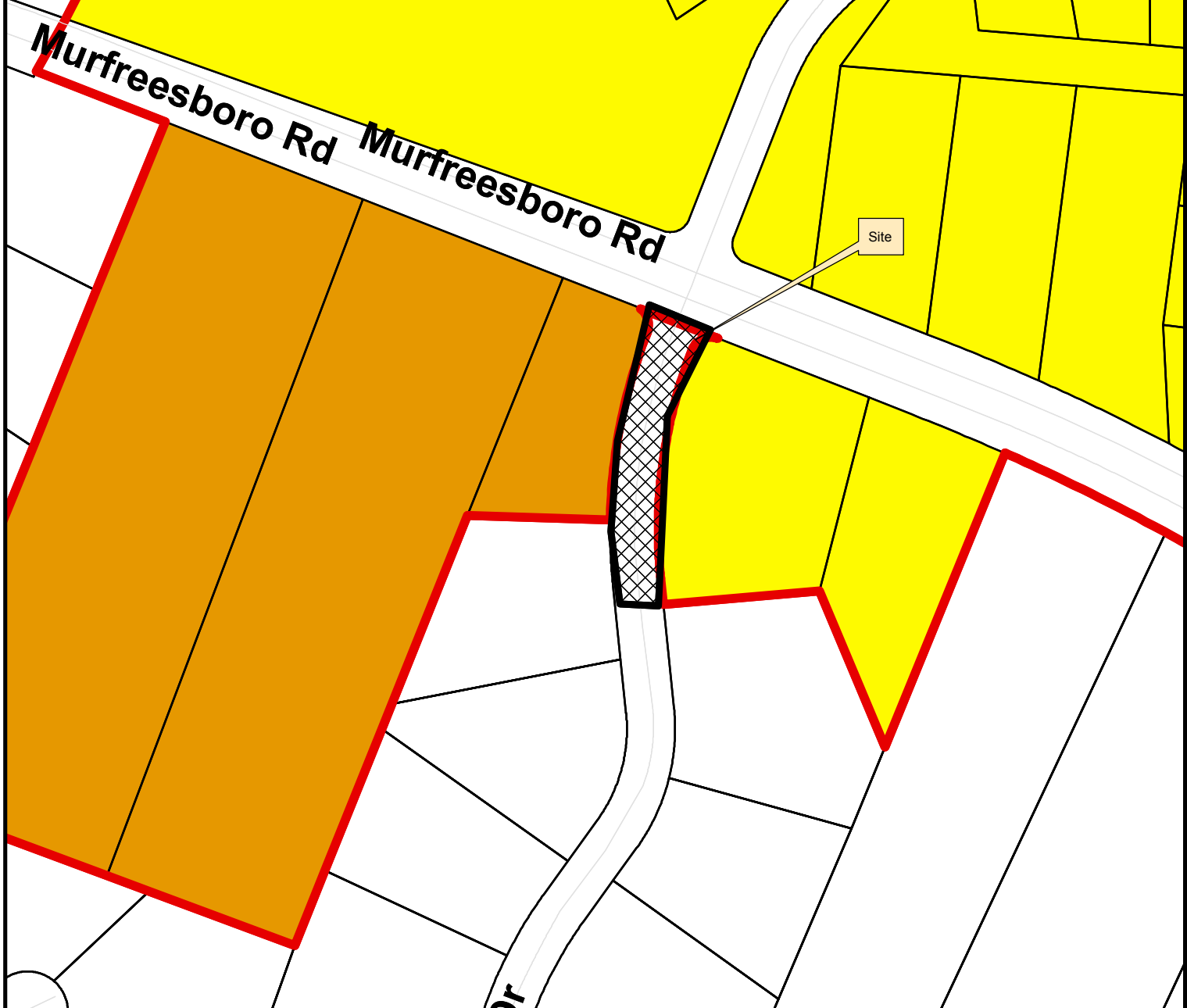
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

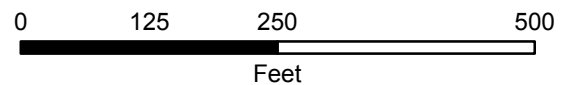
Approved as to form by:

Shauna R. Billingsley
City Attorney

RIDGEWAY DRIVE ANNEXATION (OCTOBER PARK)
 RESOLUTION 2017-56
 ORDINANCE 2017- 39
 PLAN OF SERVICE RESOLUTION 2017-55
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017



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| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



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