

RESOLUTION 2017-60

TO BE ENTITLED: “A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4107, 4111, AND 4115 CLOVERCROFT ROAD, 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, Philip and Katheryn Hutcheson, (“Owners”) of property located at 4107, 4111, and 4115 Clovercroft (“Property”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex 9.92 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located south of Clovercroft Road and north of Murfreesboro Road as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
00080-31.02	5.40
00080-31.03	2.36
00080-31.04	2.16
Total	9.92

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 9.92 acres in 3 parcels. The Property is used as detached residential.

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:

- A. Water
1. The Property is located within the Milcrofton Water District service area.
 2. Water availability shall be approved by the Milcrofton Water District and the Owners shall provide documentation of water availability prior to annexation of the Properties by the City.
 3. The Owners shall be required to provide adequate fire flow and pressure to the Properties as required by adopted City requirements.
- 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. The Properties are not located within 1,000 feet of an existing reclaimed water line and a major extension would be required to serve the Properties. Therefore, the Owners shall not be required to extend reclaimed water lines to the Properties.
- C. Wastewater
1. The Property lies within the Mayes Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
 2. The proposed development of the Property is anticipated to construct 15 dwelling units on the Properties.
 3. The Owner shall be required to extend a sewer main into the Amelia Park subdivision to provide service to the Properties.
 4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8' sanitary sewer main.
 5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
 6. 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.
 7. 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. A single access to the Properties shall be provided from Clovercroft Road. Additional street stubs in alternate directions may be required as part of a development plan to meet Zoning Ordinance requirements.
 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.

5. Right of way dedication shall be required along Clovercroft Road based on the current Comprehensive Transportation Network Plan.

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 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 states that this property should adhere to the Single Family Residential Design Concept.
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. If a base zoning district more intense than AG or ER is requested, the Owner shall also be required to submit a Zoning request and 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 and code inspection services 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.

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

ADOPTED THIS _____.

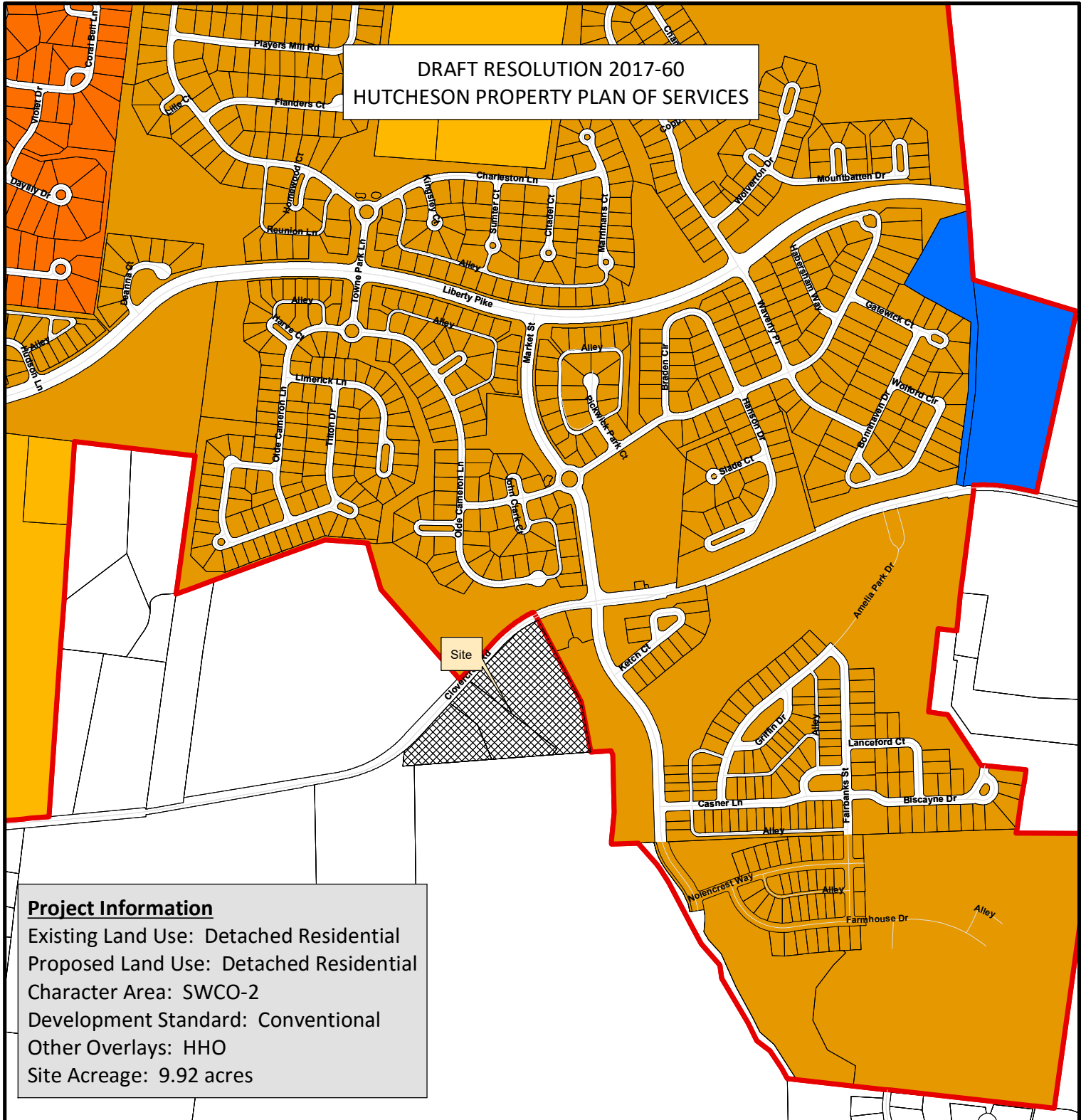
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

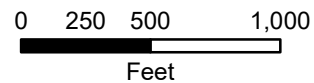
**DRAFT RESOLUTION 2017-60
HUTCHESON PROPERTY PLAN OF SERVICES**



Project Information

Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: SWCO-2
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 9.92 acres

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



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