

RESOLUTION 2014-47

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS BY THE CITY OF FRANKLIN, TENNESSEE, SPECIFICALLY THE ADAMS PROPERTY.

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

WHEREAS, annexation has been requested by the property owner of the Adams Property ("Property"), which is defined as the area located immediately south of Murfreesboro Road and west of Ridgeway Drive. The site is a portion of map 079 Parcel 66.07, 60.01 and 4.00. A map is attached as Exhibit A. The area comprises a total of approximately 11 acres in one parcel with one owner. The Owner has requested annexation by the City of Franklin. The area is currently vacant; and

WHEREAS, it is now believed in the best interest of the City of Franklin to adopt a plan of services for the requested annexation of such area to provide for future development in accordance with City standards. This resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

- A. Water
The Property is located in Milcrofton Utility District's water district. Water availability shall be approved and provided through Milcrofton. The Owner shall be required to provide adequate fire flow and pressure to the proposed development.

- B. Reclaimed Water
According to the City of Franklin's Municipal Code, reclaimed water systems need to be extended to a development if the development is within 1,000 feet of an existing reclaimed water main. In the case of this Property, several miles of extension to the City's Reclaimed Water System would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

- C. Wastewater
The Property lies within the Watson Branch Sanitary Sewer Drainage Basin as defined in the City of Franklin Sanitary Sewer Basin Study documents. A development of twenty-two (22) single family residential homes is proposed for this Property. The Property shall be served by an extension of the City's gravity sanitary sewer system from the existing manhole located on the Property. In addition, the Owner shall be required to extend the gravity sanitary sewer system to the adjacent properties that

will naturally drain through the Property. The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary sanitary sewer infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code.

D. Stormwater

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

E. Streets

The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary roadway (Streets) infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code. The Owner shall be required to connect to Ridgeway Drive. No additional access to Murfreesboro Road (State Route 96) shall be allowed by the City of Franklin. The Owner shall prepare a traffic impact study to evaluate the intersection of Ridgeway Drive and Murfreesboro Road to determine if additional turn lanes are necessary for both Ridgeway Drive and Murfreesboro Road. Should additional turn lanes become necessary due to the proposed development of this Property, the Owner shall be responsible for all the costs for such turn lanes, including any necessary additional rights-of-way. The costs for such required turn lane improvements, including the cost of any necessary additional rights-of-way, shall not be eligible for Offsets of the City Road Impact Fees. Finally the Owner shall be required to construct five foot (5') wide sidewalks along the frontage of the Property to include both Ridgeway Drive and Murfreesboro Road, as well as providing five foot (5') sidewalks on along both sides of the Streets through any development on the Property.

F. Traffic Control

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

G. Planning and Zoning

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

H. Street Lighting

No off-site street lighting is proposed at this time. Street lighting within new developments shall be funded and installed by the developer 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.

I. Street Name Signs

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

J. Fire Protection

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

K. Police Protection

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

L. Building and Code Inspection Services

Any Building and Code inspection services now provided by the City will begin in the annexed area on the effective date of annexation. New development after the effective date of annexation shall comply with City building codes. New development shall pay all applicable fees and permits for inspection services.

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney