

RESOLUTION 2017-65

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF THE REMAINDER OF RIDGEWAY DRIVE, ALL OF STANFORD DRIVE, AND A PORTION OF BEACON HILL 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 unannexed Ridgeway Drive, a portion of Beacon Hill Drive, and all of Stanford Drive are 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 2.72 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
	2.72
Total	2.72

Beginning at a point (POB) located in the western right-of-way line of Ridgeway Drive, said point being the southeast corner of Lot 1 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Ridgeway Drive in a southwesterly direction approximately 1583.04± feet to a point, said point being the located on the western property line of Lot 9 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Beacon Hill Drive;
Thence crossing Beacon Hill Drive approximately 50± feet in a westerly direction to a point, said point being located on the eastern property line of Lot 16 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the western right-of-way line of Beacon Hill Drive;
Thence following the right-of-way line of Beacon Hill Drive in a southern direction approximately 270.86± feet to a point, said point being the southeast property corner of Lot 17 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence crossing Beacon Hill Drive approximately 50± feet in a easterly direction to a point, said point being located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Beacon Hill Drive in a northerly direction approximately 165.92± feet to a point, said point being the located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point being located on the right-of-way line of Ridgeway Drive;
Thence following the right-of-way line of Ridgeway Drive in an easterly direction approximately 720.37± feet to a point, said point being located on the northwestern property line of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the right-of-way line of Stanford Drive;
Thence following the right-of-way line of Stanford Drive in a southeasterly direction approximately 229.25± feet to a point, said point being the northeast property corner of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Stanford Drive in a northeasterly direction approximately 50± feet to a point, said point the south property corner of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Stanford Drive in a northwesterly direction approximately 236.31± feet to a point, said point being the located on the western property line of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Ridgeway Drive;

Thence following the right-of-way line of Ridgeway Drive in a northeasterly direction approximately 832.27± feet to a point, said point being located on the western property line of Lot 127 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence crossing the right-of-way line of Ridgeway Drive in a western direction approximately 60± feet to the Point of Beginning (POB).

Containing 118,630.39 square feet, more or less.

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 2.72 acres of Ridgeway Drive, a portion of Beacon Hill Drive, and all of Stanford Drive Right-Of-Way.

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. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.

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 area to be annexed is Right-of-Way and will not require additional capacity or service connections.

- C. Wastewater
1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
 2. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.
- 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 annexed portions of Ridgeway Drive.
- 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.
- G. Street Lighting
1. No off-site street lighting is proposed at this time.
- H. Street Name Signs
1. No additional street name signs in the area have been deemed necessary.
- 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. The property to be annexed is Right-of-Way and does not require zoning.
- 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.
- 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.

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. 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 _____.

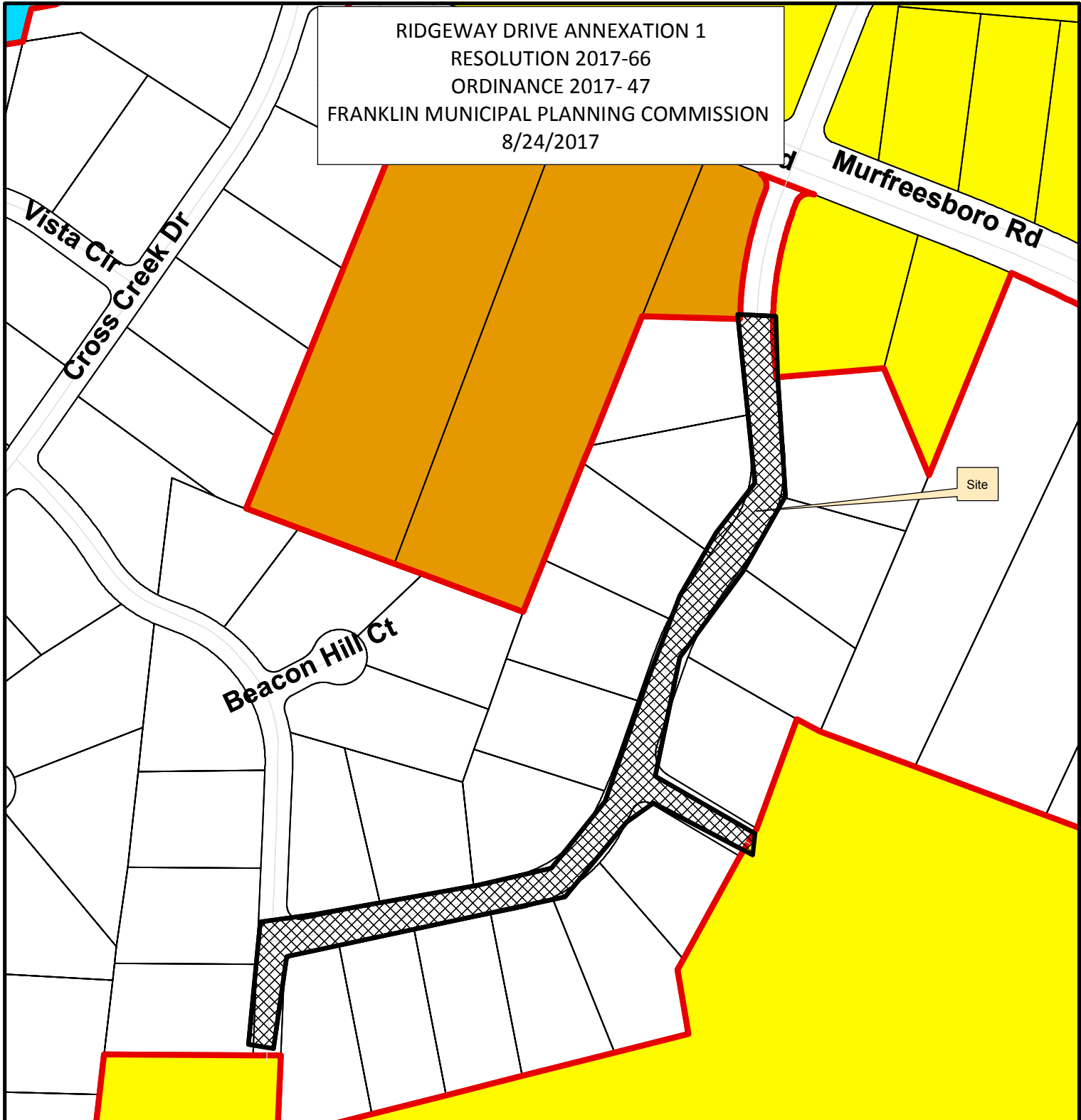
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

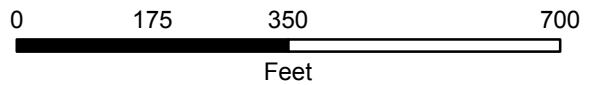
Approved as to form by:

Shauna R. Billingsley
City Attorney

RIDGEWAY DRIVE ANNEXATION 1
 RESOLUTION 2017-66
 ORDINANCE 2017- 47
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/24/2017



- | | |
|--|-------------------------------------|
| 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 | |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.