

RESOLUTION 2015-23

A RESOLUTION, AS AMENDED, ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 1845 CARTERS CREEK PIKE BY THE CITY OF FRANKLIN, TENNESSEE.

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.

1845 CARTERS CREEK PIKE

The proposed annexation area of 75.69 acres located west of Carters Creek Pike and southwest of Downs Boulevard and adjoining the City limits within the southwestern part of the Franklin Urban Growth Boundary (UGB). A map is attached as Exhibit A. The area comprises a total of 75.69 acres in one parcel with one owner, Janet Wagner (“Owner”). The Applicant John and Camille Schaeffer are in process of purchasing the property from the Owner. The Applicant has requested annexation by the City of Franklin. The area currently is vacant (“Property”).

WHEREAS, the Property is contiguous to the City of Franklin City limits.

WHEREAS, it is believed in the best interest of the City of Franklin to annex such area to provide for future development in accordance with City standards.

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:

Water

The property is located within the City of Franklin Utility District. The property owner shall be responsible for the engineering, design and construction of a public water main from the intersection of Bradford Drive and West Main Street along Carters Creek Pike across the frontage of their property (approximately 1,900 LF). It shall be the responsibility of the property owner to ensure that adequate water for both domestic use and fire protection is provided to the site. The City does not allow water mains within state right-of-way. The property owner shall be required to acquire the necessary offsite easements to provide service to the property.

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 line. In the case of this property, a several-mile extension would be required to serve the property. For this reason, reclaimed water will not be required to be extended to the property.

Wastewater

The majority of the property lies within the West Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The proposed property is anticipated to construct a horse barn, a track building, an indoor riding ring, and three caretaker apartments creating very little impact on the sanitary sewer collection system. The property owner will be responsible for the engineering, design and construction of a public main from the Carters Creek pump station across the frontage of the property (approximately 1,200LF). In addition, the property owner shall be required to acquire and dedicate exclusive easements outside of the existing and future right-of-ways of Carters Creek Pike.

The Carters Creek pump station has limited capacity. If the use and intensity change on the property, then the property owner may be required to extend public infrastructure from the Westhaven Development, as shown in the sanitary sewer basin master plans (approximately 9,000 LF).

Stormwater

The property 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 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 outlined in the Franklin Municipal Code.

Streets

Access to the property shall be provided on Carters Creek Pike. Carters Creek Pike is classified as a Minor Arterial in the City of Franklin Major Thoroughfare Plan. The property owner shall be required to dedicate the necessary future right-of-way for Carters Creek Pike to allow the City to make future improvements as this area of the City continues to develop. The property owner shall be required to dedicate 67.5 feet of right-of-way from the existing centerline of Carters Creek Pike as part of the final plat.

The future extension of Mack Hatcher Parkway goes through the western portion of this property. The property owner shall be required to reserve 225 feet of right-of-way following the proposed centerline of the Mack Hatcher Parkway Extension project. This shall be completed as part of the final plat.

The property owner shall be required to complete a traffic impact study as part of the development of this property. Additional requirements will be determined as part of the site plan review and approval process.

Traffic Control

Traffic signals, traffic signs, street markings, and other traffic-control devices will be installed as the need is established by appropriate study and traffic standards. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

Street Lighting

No off-site street lighting is proposed. Street lighting within new developments shall be funded and installed by the property owner per City policy.

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.

Planning and Zoning

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

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.

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 personal and equipment.

Building and Code Inspection Services

Any Building and Code inspection services 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.

Garbage and Recycling Pickup and Environmental

The Sanitation Department will begin pick-up, per their regulations, on the effective day of annexation.

City of Franklin Land Use Plan

SOUTHALL CHARACTER AREA

The Southall Character Area straddles Carters Creek Pike and Columbia Avenue to the southwest and south of downtown Franklin. To the north, the area is bound by the West Harpeth and Central Franklin Character Areas, to the east by the Carnton and Goose Creek Character Areas and to the south and west by the UGB. There are approximately 4,230 acres in the area, and large residential lots and vacant land account for a majority of that acreage. There are almost 400 acres dedicated to industrial uses, which is more than half of the region's total (although much of this is the rock quarry), and there is also some commercial and office space. There is no Attached Residential in this area. Rolling Meadows Subdivision, in the adjacent West Harpeth Character Area, is an example of a desirable affordable neighborhood. Affordable housing is an important element that should be provided for in the area. The lack of sewer infrastructure limits residential development in the southern portion of the area, unless advanced on-site technology is permitted. Other areas of inadequate infrastructure include the

need for additional collector roads necessary to access undeveloped pockets of land. The Southall Character Area has rich natural resources including rolling terrain with significant areas constrained by steep slopes (twenty percent or greater), hilltops and significant mature tree cover that provides habitat for wildlife. These features should be preserved to the greatest extent possible to maintain the environmental quality and scenic views within the area. The Lula Lane incinerator is no longer operating and provides an opportunity for redevelopment. Whenever possible, opportunities to create parks and to preserve open space should be pursued. Connectivity of these elements as part of a regional network is important.

SPECIAL AREA 4

1. This area shall have vehicular and pedestrian connections to Westhaven and Willow Springs PUD Subdivisions.

VISION

The Southall Character Area will remain semi-rural with strong preservation of natural features, particularly of hillsides and hilltops. Development will respect and enhance the character of the area while creating neighborhoods and preserving natural features, such as steep slopes, hilltops and floodplains.

SECTION 2. This Resolution shall be effective 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