

**RESOLUTION 2015-62**

**TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS, SPECIFICALLY 1445, 1480, 1490 LEWISBURG 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; and;

**WHEREAS**, annexation has been requested by the property owner of the property addressed as 1445, 1480, AND 1490 Lewisburg Pike ("Property"), which is defined as the area located South of Goose Creek Bypass and across from Stream Valley Boulevard. The site is a portion of map 117 Parcel 19.01, Map 117 Parcel 19.02, Map 117 Parcel 13.00, Map 118 Parcel 49.00. A map is attached as Exhibit A. The area comprises a total of approximately 115.33 acres in four parcels with two owners ("Owners"). The Owners have requested annexation by the City of Franklin. This resolution shall bind the Owners and any subsequent owners. The area is currently used as three single family residences; 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:

**Water**

The Property is located within the HB&TS Water District. The Owners shall be responsible for the engineering, design and construction of a public water main. It shall be the responsibility of the Owners 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 Owners 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 Property if the Property is within 1,000 feet of an existing reclaimed water line. In the case of this Property, an extension from the Stream Valley PUD

Subdivision 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 Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The Property is anticipated to construct a as of yet undetermined amount of single family homes. A more thorough determination of needed improvements can be made once a development plan is submitted to the City of Franklin. The Owners will be responsible for the engineering, design and construction of any improvements deemed prudent by the City of Franklin staff.

### **Stormwater**

The Owners 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**

Connectivity to the Stream Valley Subdivision via Rindle Lane to Lewisburg Pike is essential and the timing critical for both emergency access and the efficient movement of motor vehicles. This proposed street, and any other street that connects the Stream Valley Subdivision to Lewisburg Pike as determined by the City, shall be designed, constructed, and opened for public use prior to any building permits being issued by the City for the construction of any new dwellings or buildings. The City, at their discretion, may issue building permits for model homes provided the street(s) designed to connect the Stream Valley Subdivision to Lewisburg Pike will be constructed and open for use by the general public prior to the model homes receiving a Temporary or Final Certificate of Use and Occupancy. The requirements for the second connection of Stream Valley with Lewisburg Pike are described in Amendment 1 of COF Contract Agreement 2012-0143, such amendment being finalized on February 11, 2014.

The Owners 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.

**ADOPTED THIS 13th day of October, 2015.**

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**ERIC S. STUCKEY**  
City Administrator

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**DR. KEN MOORE**  
Mayor

Approved as to form by:

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Shauna R. Billingsley, City Attorney