

RESOLUTION 2015-63

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS, SPECIFICALLY 1456 and 1462 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 1456 and 1462 Lewisburg Pike ("Property"), which is defined as the area located South of Goose Creek bypass and west of Stream Valley Lane. The site is a portion of Map 117 Parcel 11.01; Map 117 Parcel 12, Map 117 Parcel 11, Map 118 Parcel 40.02 as depicted in attached Exhibit A, . The area comprises a total of approximately 80.53 acres in four parcels with four owners ("Owners"). The Owners have requested annexation by the City of Franklin. The area is currently used as single family residences and 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:

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 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, 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 proposed 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 Owner will be responsible for the engineering, design and construction of any improvements deemed prudent by the City of Franklin staff.

Stormwater

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 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

Emergency maintenance of streets will begin on the effective date of annexation. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing city policies. Regular cleaning of streets will begin on the effective date of annexation on the same basis as in the existing city. Street lighting may be installed as needed after the effective date of annexation, as agreed upon by the existing Owners and using the prevailing standards in the City. 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.

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.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney