

**RESOLUTION 2017-50
ORDINANCE 2017-34**

TO BE ENTITLED: “A RESOLUTION AND ORDINANCE TO ANNEX BUSHNELL FARM, CONSISTING OF 9.75 ACRES, PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF LEWISBURG PIKE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).”

WHEREAS, Justin Bushnell and Walter Bates, (“Owners”) of properties located between 1495 Lewisburg Pike and 1521 Lewisburg Pike (“Properties”), petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex 9.75 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended approval of the proposed annexation and Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2017-13; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

NOW THEREFORE BE IT RESOLVED AND ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

| Map-Parcel | Acres |
|---------------|-------|
| p/o 001—01706 | 1.59 |
| 117—01705 | 8.16 |
| Total | 9.75 |

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, as a portion of Parcel 17.06, and is currently known as a portion of the lands owned by Walter T., etux., Mary Jo Bates of record in Book 551, Page 338, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°06'20"E for a distance of 351.98' to a t-post (old), called for in said east right of way, thence, leaving said right of way, S 87°10'54"E for a distance of 1281.42' to the **Point of Beginning**, said point being a post (old) at a fence intersection, post monuments the southeast corner of the Walter and Arthur Bates property Book 2633, Page 136 (R.O.W.C., TN.), the southwest property corner of herein described carve off, and having coordinates of N: 551069.91, E: 1718386.93; thence, along fence, and the east line of said Bates property, N 06°51'26"W for a distance of 170.08' to a post in fence; thence, along a severance line this survey, a proposed north property line of herein described carve off, S 86°50'54"E for a distance of 421.81' to an iron rebar (new) set in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'24"E for a distance of 166.07' to an iron rebar (new) in said west line, said rebar being a northeast corner of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.), and the southeast corner of herein described carve off; thence, leaving said west line of Stream Valley Section 5, along the north property line of said Bushnell property, and the south property line of herein described carve off, N 87°10'54"W for a distance of 409.25' to the **Point of Beginning**. Containing 69,131.81 Sq. Ft. or 1.587 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, Parcel 17.05, and is currently known as a portion of the lands owned by Justin, etux., Amanda Sparks Bushnell of record in Book 3692, Page 646, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°01'03"E for a distance of 175.35' to the **Point of Beginning**, said point being a t-post (old), having coordinates of N: 550957.05, E: 1717094.15, said t-post found in the east margin of Lewisburg Pike; thence, along said right of way, N 04°01'00"E for a distance of 176.76' to a t-post (old), said post being a southwest corner of Walter and Arthur Bates property as recorded in Book 2633, P.136 (R.O.W.C., TN.), and the northwest corner of herein described property; thence, leaving said east margin along the north property line of herein described property, S 87°10'54"E for a distance of 1690.67' to a point in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'25"E for a distance of 327.15' to a t-post (old), said post being a northerly corner of the Westbrook property recorded in Book 6318, P.201 (R.O.W.C., TN.);, and the southeast corner of herein described property; thence, with the north property line of said Westbrook, N 88°03'20"W for a distance of 384.60' to a t-post (old), said post being the southeast corner of a separate parcel of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.) and the southwesterly most corner of herein described property; thence, along the east property line of said Bushnell property, and a west property line of herein described property, N 06°35'22"W for a distance of 164.00' to a iron rod (new), said iron rod being the northeast corner of said Bushnell property; thence, along the north property line of the Bushnell property, and a southerly line of herein described property, N 87°29'21"W for a distance of 1314.62' to the **Point of Beginning**. Containing 355,364.50 Sq. Ft. or 8.158 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution and Ordinance.

SECTION III: That the annexed Property shall become part of Aldermanic Ward 3.

SECTION IV. BE IT FINALLY RESOLVED AND ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution and Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

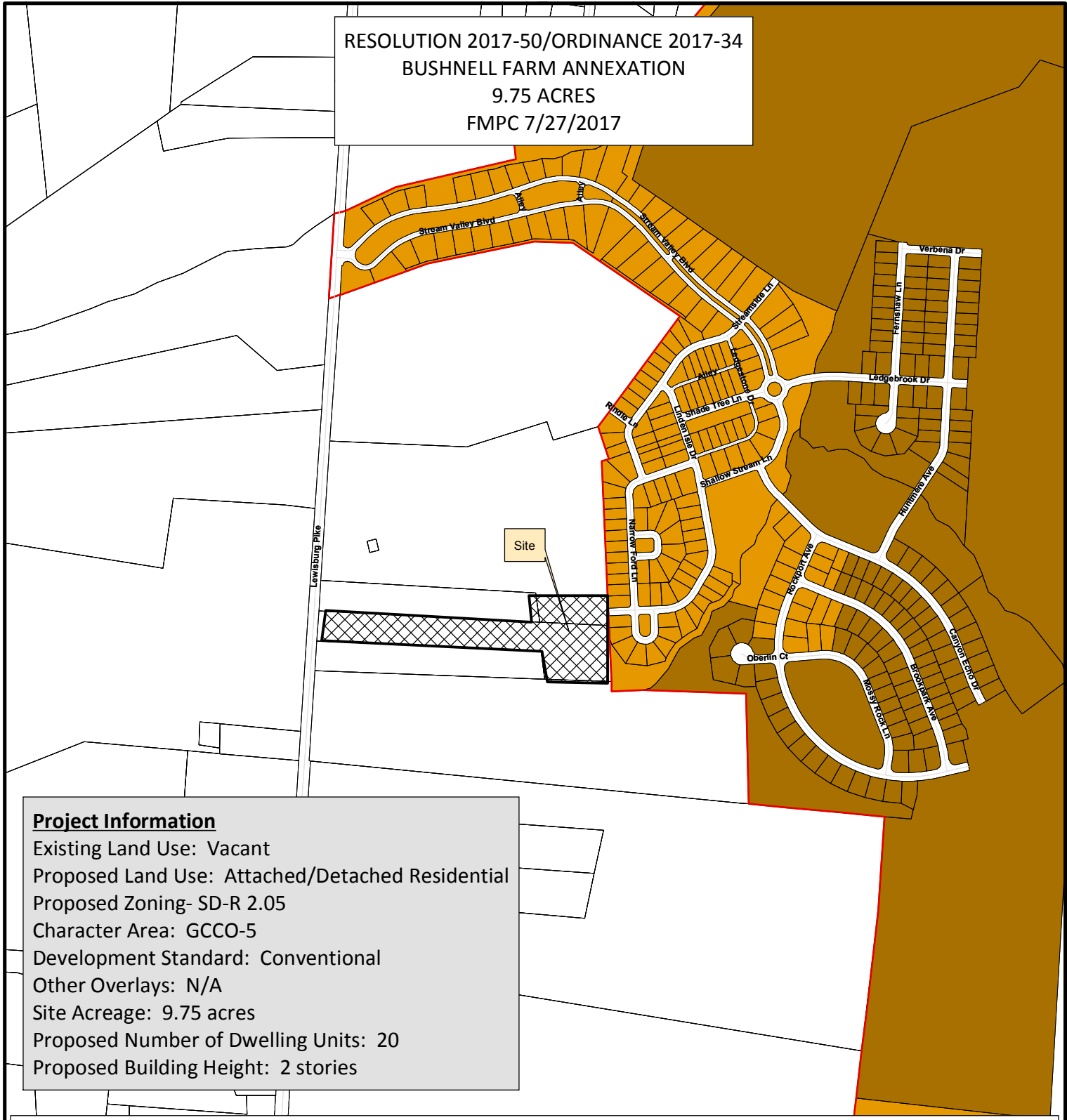
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

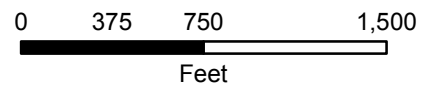
RESOLUTION 2017-50/ORDINANCE 2017-34
BUSHNELL FARM ANNEXATION
9.75 ACRES
FMPC 7/27/2017



Project Information

- Existing Land Use: Vacant
- Proposed Land Use: Attached/Detached Residential
- Proposed Zoning- SD-R 2.05
- Character Area: GCCO-5
- Development Standard: Conventional
- Other Overlays: N/A
- Site Acreage: 9.75 acres
- Proposed Number of Dwelling Units: 20
- Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Bushnell Farm | SD-R Specific Development-Residential |
| Corporate Boundaries | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |



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.