

RESOLUTION 2014-101

TO BE ENTITLED “A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS BY THE CITY OF FRANKLIN, TENNESSEE, SPECIFICALLY THE ADAMS PROPERTY.”

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.

WHEREAS, the proposed annexation area is located south of Murfreesboro Road (96) and east of Ridgeway Drive. The site is identified as map 89 Parcel 55 in Williamson County (“Property”). The area is comprised of approximately 165 acres in one parcel owned by the Adams family (“Owner”). This resolution shall bind the Owners and subsequent owner of the Property. The Property is currently vacant.

WHEREAS, it is believed in the best interest of the City of Franklin to annex such area to provide 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:

- A. Water
The Property is located within the Milcrofton Utility District. Water availability shall be approved and provided through Milcrofton prior to annexation. The Owner shall be required to provide adequate fire flow and pressure to the Property.
- B. 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.
- C. Wastewater
The Property lies within the Watson Branch Basin and Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The proposed development of the Property is anticipated to construct 290 single family residential homes. The Owner shall be required to extend the Simmons Ridge Sanitary Sewer Interceptor to provide service to the southern portion of their property. City of Franklin sanitary sewer system basin plans show this as a 12” and 8” sanitary sewer Interceptor. The property owner shall be required to submit engineering calculations to determine final sizing requirements. The Owner shall be required to extend the sanitary sewer from the Watson Branch Interceptor to provide sanitary sewer service to the northern portion of their property. Engineering calculation shall be required to determine final sizing requirements.

The Owner shall be responsible for the following:

- 1) Engineering design, construction, easements, rights-of-way and all cost associated with the on-site sanitary sewer infrastructure required to serve the development of this property.
- 2) Payment of all fees per policies and procedures as outlined in Franklin Municipal Code.

D. 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.

E. Streets

Access to the property shall be provided on Ridgeway Drive. The Owner of the property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. It should be noted that no direct access shall be allowed to SR96. All roadways constructed as part of this development shall comply with City of Franklin Street Standards. This includes any roadway improvements located within the Williamson County. Ridgeway Drive is a county road located in Williamson County. The City does not own or control this main access to the site.

F. 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. No needs have been identified for the area at this time. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

G. Street Lighting

No off-site street lighting is proposed at this time. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. 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.

I. Fire Protection

Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on an after the effective date of annexation. No additional manpower or equipment will be necessary to serve the annexation area at this time.

Given an unknown time frame regarding water supply for fire protection and additional unknowns regarding acceptable levels of volume and pressure, the

Owner shall provide residential fire sprinkler systems in all homes until water can be provided at the necessary fire flow. The Fire Department will expect a minimum of two accesses to the property.

J. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning will therefore encompass the area and anticipates the subject area be annexed as a district compatible with the surrounding area in terms of density. The Zoning Ordinance requires connectivity in four directions from the property, which will need to be added as part of the development plan.

K. Parks and Recreation

According to the existing parkland dedication ordinance, the property, as proposed, would pay fees, dedicate land or submit a modification of Standards (MOS) with the Development Plan. For 1-65 acres and 290 single family residences, the amount to be dedicated is:

- a) 1,200 square feet for the first 35 dwelling units
- b) 600 square feet for each additional principal unit
- c) Accessory dwellings shall be exempt from these requirements
- d) Development proposed in phases shall be considered as a single development for the purpose of applying land dedication standards. Development shall not be phased to avoid the requirements of this subsection.

The breakdown for this project would be as follows if the density proposed was approved:

$$\begin{array}{rcl} 1,200 \text{ square feet} \times 35 \text{ DU} & = & 42,000 \text{ square feet} \\ 600 \text{ square feet} \times 255 \text{ DU} & = & \underline{153,000 \text{ square feet}} \\ & & 195,000 \text{ square feet} \\ 195,000 \text{ square feet divided by } 43,560 \text{ square feet} & = & 4.47 \text{ acres} \end{array}$$

The value of the land for payment in lieu of dedication will be decided by an appraisal and warranty deed.

L. 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 personnel and equipment.

M. Building and Code Inspection Services

Any Building and Code inspection services provided by the City now or in the future will begin in the annexed area on the effective date of annexation. New development after annexation will comply with the City's Building codes, pay all applicable fees and obtain all required permits for inspection services.

SECTION 3: This Resolution shall be effective from and after its adoption.

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