

**RESOLUTION 2015-107  
ORDINANCE 2015-75**

**TO BE ENTITLED, “A RESOLUTION AND ORDINANCE TO ANNEX  
4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY  
ADJACENT TO THE EAST, CONSISTING OF 13.6 ACRES, PROPERTY  
LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF  
MCKAY’S MILL SUBDIVISION AND ADJOINING THE CITY LIMITS  
WITHIN THE NORTHEASTERN PART OF THE FRANKLIN URBAN  
GROWTH BOUNDARY (UGB).”**

**WHEREAS**, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, to annex 13.6 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* (TCA) Title 6, Chapter 51, as amended; and

**WHEREAS**, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2015-73 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 ALDERMAN 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
80-11.01	3.6
80-12.05	10.0
Total	13.6

**Tract 1 (80-11.01)**

Land in Williamson County, Tennessee, being known as 4150 Clovercroft Road., Franklin, TN 37064, Map 80, Parcel 11.01, bound in general on the North and West by Ingraham, on the South by Ingraham and Clovercroft Road and on the East by S.J. Wilson Estate and Higgins. BEGINNING at a point in the North margin of Clovercroft Road, said point being S.J. Wilson’s Est. Southwest corner; thence with the North margin of Clovercroft Rd., S 75 deg. 15’ W 25 feet to a point; thence with the West margin of a 25 foot road with the two following calls, N 7 deg. E plus or minus 500 feet and N 1 deg. E 394 feet to a point; thence with a fence line N 62 deg. 45’ W 416.5 feet to a fence post;

thence with a fence line N 28 deg. 30' E 352 feet to an iron pin; thence with a new line N 57 deg. 15' E 189.8 feet to an iron pin in Higgins West fence line; thence with said fence line S 9 deg. 25' E 402 feet to a dead tree; thence with S.J. Wilson's Est. West line with the two following calls S 1 deg. W 597 feet and S 7 deg. W 490 feet to the point of beginning, containing 3.6 acres, more or less, shall be responsible for and maintain adequate cattle guards and/or gates at both ends of said 25 ft. roadway and Ingraham, his heirs and assigns, retain an easement right of access to and use of said roadway. Both of these rights and responsibilities shall run with the land.

Being the same property conveyed to Everitt E. Lang, Jr. by General Warranty Deed, from Laverne G. Lang, of record in Book 3407, page 109, Dated October 19, 2004. Everitt E. Lang, Jr., conveyed his interest in said property by Quitclaim Deed, to Clovercroft Chapel, Inc., of record in Book 4875, page 86, Dated July 6, 2009, Register's Office for Williamson County, Tennessee. Being the same property conveyed to Everitt E. Lang, Jr., a ½ undivided interest and to Linda Lng, a ½ undivided interest, as tenants in common, by Quitclaim Deed from Clovercroft Chapel, Inc., of record in Book 5122, page 757, Register's Office for Williamson County, Tennessee.

Tract 2 (80-12.05)

Being a parcel of land located in the 14th Civil District of Williamson County, Tennessee. Said tract located on the North side of Clovercroft Road and 3116.1' West of its intersection with Wilson Pike and more particularly described as follows:

Commencing at an iron pin in the North R.O.W. of Clovercroft Road, said point being the Southwest corner of the tract herein described; thence with the West property line of tract 6, the following calls: N 01 deg. 44'02" W, 218.39' to a fence break; N 00 deg. 49'08" W, 244.57' to a fence break, N 05 deg. 54' 03" W, 251.64' to a fence break; N 07 deg. 14' 49" W, 131.62 to a fence break; N 05 deg. 51' 13" W, 243.22' to the Northwest corner of the tract herein described; thence, with North property line of tract 6, the following calls: S 84 deg. 54' 53" E, 65.95' to a fence break; S 84 deg. 27' 19" E, 114.05' to a fence break; S 84 deg. 02' 38" E, 250.00' to a fence break; S 83 deg. 36' 26" E, 34.05' the Northeast corner of the tract herein described, said point also being the Northwest corner of tract 5; thence, S 01 deg. 13' 37" E, with the West line of tract 5, 1005.45' to an iron pin in the Northern margin of Clovercroft Road, said point being the Southwest corner of tract 5 and the Southeast corner of the tract herein described; thence N 86 deg. 42' 34" W, with the Northern R.O.W. of Clovercroft Road, 106.20' to an iron pin; thence, with a curve to the left having a radius of 801.37, a chord of 302.46', a chord bearing of S 82 deg. 24' 46" W, and a length of 304.29', to the point of beginning, containing 10.00 acres more or less based on a survey conducted by Wilson and Associates, P.C., November of 1999.

Being the same property conveyed to Joe Charles Wilson and wife, Cheryl C. Wilson by deed from Virginia W. Hill, Virginia W. Hill, Trustee U/A/D Dated November.12, 1992 and U/A/D April 22, 1999, L. Pegine Hill, Madeleine Hill and Virginia Tameron Hedge of record in Book 1979, page 105, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

- a. Easement for right of way of Clovercroft Road.

- b. All matters appearing on the survey dated 11/24/1998, as revised 11/28/07, of Track Division of the Hill Property performed by Wilson and Associates, P.C., Joe Charles Wilson, Tennessee RLS No. 654.

This is (X) unimproved property known as 10 acres more or less, Clovercroft Road, Franklin, Tennessee 37064.

**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 1.

**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:**

**CITY OF FRANKLIN, TENNESSEE:**

By: \_\_\_\_\_  
**Eric Stuckey**  
City Administrator/Recorder  
Approved as to form by:

By: \_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

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