

## RESOLUTION 2015-73

**TO BE ENTITLED: “A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST, BY THE CITY OF FRANKLIN, TENNESSEE.”**

**WHEREAS**, *Tennessee Code Annotated* (TCA) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

**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 of the City of Franklin, Tennessee (“City”), to annex the following property adjoining the city limits and within the Franklin Urban Growth Boundary:

**4150 CLOVERCROFT ROAD AND PROPERTY IMMEDIATELY  
ADJACENT TO THE EAST**

Property is located on the north side of Clovercroft Road and east of McKay’s Mill Subdivision as described herein and as depicted on the Map attached hereto as Exhibit A (“Property”).

Map-Parcel	Acres
80-11.01	3.6
80-12.05	10.0
Total	13.6

The Property adjoins the city limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 13.6 acres in 2 parcels. The property is owned by Anthony Crudele, of Mann Family Limited Partnership (“Owners”). The Property located at 4150 Clovercroft Road is used as a church and the Property to the east is vacant. This resolution shall bind the Owners and subsequent Owners of the Property; and

**WHEREAS**, the Franklin Municipal Planning Commission has reviewed and recommended approval of the Plan of Services for the annexation area; and

**WHEREAS**, a public hearing was held following public notice as required by *Tennessee Code Annotated* (TCA) § 6-51-102, as amended; and

**WHEREAS**, it is believed it is in the best interest of the City to adopt a plan of services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

**WHEREAS**, this resolution shall not bind the City to later annex the Property.

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

**SECTION I.** Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

- A. Water
1. The Property is located within the Milcrofton Utility District service area.
  2. Water availability shall be approved and provided through the Milcrofton Utility District prior to annexation.
  3. The Owner shall be required to provide adequate fire flow and pressure to the Property.
- B. Reclaimed Water
1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
  2. 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
1. The Property lies within the Mayes Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
  2. The proposed development of the Property is anticipated to construct a maximum 400 seat capacity chapel on the eastern property and the existing church be used for classroom space and for use by the Franklin Classical School during the week for about 150 students.
  3. The Owner shall be required to extend the sanitary sewer from the McKay's Mill Subdivision to provide service to the property.
  4. The Owner will be required to evaluate the capacity of the Amelia Park Pump Station and provide upgrades as determined by the City of Franklin.
  5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
  6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this property.
  7. The Owner shall be required for the payment of the fees per policies and procedures as outlined in Franklin Municipal Code.
- D. Stormwater
1. 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 the requirements as outlined in the Franklin Municipal Code.
  2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.
- E. Garbage and Recycling Pickup and Environmental
1. The Owner shall be responsible for refuse collection services as required by the City of Franklin Municipal Code.
  2. The Owner does not have to use the City as a provider, however they shall submit a plan for service and install the required dumpster enclosure if a dumpster will be used for holding refuse between scheduled service days.
- F. Streets
1. Emergency maintenance of streets will begin on the effective date of annexation.
  2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing city policies.

3. Primary Access to the property shall be provided on Clovercroft Road and the applicant shall be required to provide a long term connection to adjacent properties as required by City regulations.
4. It should be noted that the Clovercroft Rd fronting the property is currently within Williamson County. The roadway frontage will need to be annexed by the City of Franklin as part of this annexation.
5. Unless waived by the Franklin Engineering Department, 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. The roadways constructed as part of this development shall comply with City Street Standards.

G. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

H. Street Lighting

1. No off-site street lighting is proposed at this time.
2. 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.

I. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

J. Fire Protection

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

K. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Franklin Land Use Plan recommends that the subject property at 4150 Clovercroft Road be included into the Seward Hall 2 Character Area and the property to the east be included in the Seward Hall 4 Character Area.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Alderman, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance.

- L. Parks and Recreation
1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
  2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.
- M. Police Protection
1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
  2. Police services will be provided with existing personnel and equipment.
- N. Building and Code Inspection Services
1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
  2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

**SECTION II.** This Resolution shall take effect from and after its adoption.

**ADOPTED THIS \_\_\_\_\_.**

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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