



August 23, 2016

City of Franklin, TN  
Department of Planning Sustainability  
109 Third Avenue South  
Franklin, TN 37064

To Whom It May Concern,

Franklin Christian Church has purchased a parcel of land in the urban growth boundary of Williamson County, located at 4038 Clovercroft Rd and being a portion of Williamson County Tax map #79, parcel 55 (the "Property"). The "Property" is 25.2 acres in size and was subdivided by deed from the Sonia Family Trust, Deed Book 6217, page 12, R.O.W.C., TN.

We are requesting a hearing by the Board of Mayor and Aldermen to consider the annexation of the "Property" and an amendment to the land use plan in order to construct a church building and related worship facilities on the "Property".

Sincerely,  
Franklin Christian Church

A handwritten signature in blue ink that reads 'Jack W. Holloway'.

Jack W. Holloway  
Executive Director of Administration



July 27, 2016

City of Franklin, TN  
Eric Stuckey, Administrator  
City Hall  
109 3<sup>rd</sup> Ave. South  
Franklin, TN 37064

COPY

Dear Mr. Stuckey,

Franklin Christian Church has purchased a parcel of land in the urban growth boundary of Williamson County, located at 4038 Clovercroft Rd and being a portion of Williamson County Tax map #79, parcel 55 (the "Property"). The "Property" is 25.2 acres in size and was subdivided by deed from the Sonia Family Trust, Deed Book 6217, page 12, R.O.W.C., TN. It is our intent to construct a church building and related worship facilities on the Property in the very near future.

Our original plan was to utilize part of the acreage for a septic field and we had begun studies to determine the eventual design and cost. In doing so, we became aware that the City's sewage system was available on the Clovercroft Rd. side of the Property. After realizing that City sewage was in the immediate vicinity to the Property, we met with the City of Franklin Sewage and Water Department along with some of the City of Franklin planning commission officials to ascertain next steps. We also spoke to Beverly Burger, who is the Alderperson for our ward for advice on how to proceed, as we do not touch any of the City of Franklin boundaries and exist on an island in the urban growth boundary.

Discussions with all of these officials led us to write this letter to request annexation, which is spelled out in the City sewage connection request form, page 2, so that we can obtain a connection to the City sewage system. Although annexation is not our immediate desire, city sewage would be the most environmentally friendly path for our church, Franklin and Williamson County now and in the future.

Please advise us of next steps or any additional information necessary to make a decision on our request.

Thank you in advance for considering our needs and we look forward to hearing from you and the City.

Sincerely,

Franklin Christian Church

A handwritten signature in black ink that reads 'Jack W. Holloway'.

Jack W. Holloway  
Executive Director of Administration

cc: Paul Holzen, PE., Engineering – [paul.holzen@franklinton.gov](mailto:paul.holzen@franklinton.gov), Brad Baumgartner, Planner, - [brad.baumgartner@franklinton.gov](mailto:brad.baumgartner@franklinton.gov), Alderman Beverly Burger – [bev@aldermanburger.com](mailto:bev@aldermanburger.com), Douglas Hale – Hale and Hale, PLC

# OWNER AFFIDAVIT

## City of Franklin, Tennessee

We/I FRANKLIN CHRISTIAN CHURCH  
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

MAP NUMBER 79, PARCEL 55  
(Property Parcel/Tax ID Number)

and located at:

4038 CLOVERCROFT RD  
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

JACK WALKER HOLLOWAY  
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Jack W. Holloway  
Signature

1650 MURFREESBORO RD, SUITE 215  
Property Owner Mailing Address

FRANKLIN, TN 37067  
City, State & Zip

Subscribed and sworn to before me this

23<sup>rd</sup> day of August, 20 16.

Kelly K. Coyle  
Notary Public

My Commission Expires: 9-19-18



# ANNEXATION REQUEST APPLICATION

FRANKLIN, TENNESSEE

LOT ADDRESS:

4038 CLOVERCROFT RD, MAP NUMBER 79, PARCEL 55

PROPOSED ZONING:

RELIGIOUS/  
INSTITUTIONAL

PROPOSED LAND USE:

CHURCH BUILDING

LOT ACREAGE:

25.2

CHARACTER AREA:

RESIDENTIAL

PHYSICAL DESCRIPTION OF SITE:

FARM/GREENBELT - LOCATED  
IN URBAN GROWTH BOUNDARY

LAND USE PLAN LANGUAGE FOR CHARACTER AREA:

CONSTRUCTION OF CHURCH BUILDING FOR WORSHIP / CHRISTIAN EDUCATION

REQUEST  
LETTER:

Check if included ☒

OWNER  
AFFIDAVIT:

Check if included ☒

DRAWINGS/  
ILLUSTRATIONS:

Check if  
included ☒

OTHER INFORMATION:

APPLICANT NAME, ADDRESS, PHONE	AGENT NAME, ADDRESS, PHONE
FRANKLIN CHRISTIAN CHURCH	JACK W. HOLLOWAY
4040 MURFREESBORO RD	1650 MURFREESBORO RD, SUITE 215
FRANKLIN, TN 37067	FRANKLIN, TN 37067
615-790-6605	615-790-6605
Signature: Jack W. Holloway	Date: 8/23/16

**EXHIBIT "A"**  
**DESCRIPTION OF THE LAND**

THE LAND REFERRED TO HEREIN IS SITUATED IN WILLIAMSON COUNTY, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

A TRACT OF LAND LOCATED IN WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY LOCATED NORTH OF CLOVERCROFT ROAD (50' ROW) AND WEST OF JOHN WILLIAMS ROAD (20' PRIVATE ROAD), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN MARGIN OF CLOVERCROFT ROAD, SAID POINT BEING 575.21' EASTERLY ON THE NORTHERN MARGIN FROM THE SOUTHEAST CORNER OF THE SONIA FAMILY TRUST TRACT AS EVIDENCED IN DEED BOOK 6217, PAGE 12, R.O.W.C., TN, THENCE

1) WITH THE MARGIN OF CLOVERCROFT ROAD, N 76°29'04" E A DISTANCE OF 541.72 FEET TO A POINT IN THE WESTERLY MARGIN OF JOHN WILLIAMS ROAD, THENCE

2) LEAVING THE MARGIN OF CLOVERCROFT ROAD AND WITH THE MARGIN OF JOHN WILLIAMS ROAD, N 08°43'29"E A DISTANCE OF 1107.32 FEET TO A POINT, THE SOUTHEAST CORNER OF THE WILLIAM COLLINS, ETUX TRACT, AS EVIDENCED IN DEED BOOK 2839, PAGE 396, R.O.W.C., TN, THENCE

3) LEAVING THE MARGIN OF SAID JOHN WILLIAMS ROAD AND THE SOUTHERLY LINE OF SAID COLLINS TRACT, N 84°49'10" W A DISTANCE OF 911.98 FEET TO A POINT, THE SOUTHEAST CORNER TO THE W. J. BOYD TRACT AS EVIDENCED IN DEED BOOK 10, PAGE 451, R.O.W.C., TN, THENCE

4) WITH THE SOUTHERLY LINE OF BOYD, N 84°50'37" W A DISTANCE OF 294.85 FEET TO A POINT, THENCE

5) CONTINUING WITH THE EASTERLY LINE OF SAID BOYD TRACT, S 08°05'14" W A DISTANCE OF 686.35 FEET TO A POINT, THENCE

6) LEAVING THE EASTERN LINE OF BOYD AND SEVERING THE LANDS OF THE SONIA FAMILY TRUST, AS EVIDENCED IN DEED BOOK 6217, PAGE 15, R.O.W.C., TN, S 84°52'05" E A DISTANCE OF 631.84 FEET TO A POINT, THENCE

7) CONTINUING, S 02°27'35" W A DISTANCE OF 594.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,098,265.5 SQUARE FEET OR 25.2 ACRES MORE OR LESS ACCORDING TO A SURVEY BY JOSEPH E. AHLER, TN RLS #1434, DATED DECEMBER 23, 2015 also known as Tract II on the survey.

Being a portion of the same property conveyed to John C. Sonia and Gail F. Sonia as Co-Trustees of the Sonia Family Trust uad June 25th, 2014 by Quitclaim Deed from John C. Sonia and wife, Gail F. Sonia, dated June 25, 2014, of record in Book 6217, page 14, Register's Office for Williamson County, Tennessee AND FURTHER being a portion of the same property conveyed to John C. Sonia and wife, Gail F. Sonia by Special Warranty Deed from Elizabeth B. Dyer, unmarried, and Margaret W. Dyer, unmarried, of record in Book 1481, page 460, Register's Office for Williamson County, Tennessee.

APN: 079 05500 00009079

PROPERTY ADDRESS: 4038 CLOVERCROFT RD., FRANKLIN, TENNESSEE 37067

[Legal description continued on next page.]



Map Layers

Operational Layers

Williamson

Zones

986 Zoning Designations

Voting Locations

Parcels

Parcel Numbers

Parcel Acreage

Subdivision Name

Lot Numbers

Ground Cover Annotation

Control Map

Notes

Miscellaneous

Easements

Easements

Contours

Lines

Control Points, Kaseia

400 Map Area

UT: Map Index

Flood Zone Panel

Spot Elevations

3M Contours

Flood Zone Elevation 5.016

Flood Zone Elevation 5.45

TVA Lines

Building Footprints

Properties of Interest