

RESOLUTION 2016-45

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 459, 463 AND 467 FRANKLIN ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 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, Barry Cowan and Phyllis Osborn ("Owners") of the properties located at 459, 463 and 467 Franklin Road ("Properties") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 5.4 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located west of Franklin Road and north of Mack Hatcher as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
053---02300	1.3
053---02100	2.1
053---02200	2.0
Total	5.4

The Properties adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 5.4 acres in 3 parcels The Properties are used as single family residential for all properties.

WHEREAS, 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 *T.C.A.* § 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 ALDERMEN 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

The subject Properties are located in Mallory Valley's Water District. Water availability shall be approved and provided through Mallory Valley. The Owners shall be required to provide adequate fire flow and pressure to the proposed development.

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 these Properties, a 3500 feet extension would be required to serve the Properties. For this reason, reclaimed water will not be required to be extended to the subject Properties.

C. Wastewater

The Properties lie within the Spencer Creek Sanitary Sewer Basin as defined in the City of Franklin Sanitary Sewer Basin Study documents. The proposed Properties is anticipated to construct two (2) single family residential homes. This Property shall be served by an existing Manhole located on the eastern side of Franklin Road, directly across from the 467 Franklin Road Property, and be required to bore ± 140 feet under Franklin Road to extend sanitary sewer to the property. A manhole shall be set at the 467 Franklin Road Property line, outside the future right-of-way of Franklin Road, and an 8-inch sewer main extended to the south outside of the right-of-way to provide service to the 459 Franklin Road Property. The Owners shall ensure that existing septic fields are not impacted by the sanitary sewer construction. If the existing septic fields are impacted or damaged during construction of the sewer, the Owners shall be responsible for all work and fees necessary to tie the impacted properties on to City sewer. In addition, the Owners shall be required to dedicate an exclusive sewer easement outside of the future right-of-way of Franklin Road and extending from the constructed sanitary sewer to the adjacent properties. The Owners shall be responsible for the engineering, design, easement acquisition and construction of the necessary sanitary sewer infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code.

D. Stormwater

The Owners shall be responsible for the engineering, design and construction of the necessary Stormwater infrastructure for the development of this Properties and shall comply with all requirements as outlined in the Franklin Municipal Code. As the Properties develop, the City of Franklin will charge prevailing stormwater user fees per policies and procedures as outline in the Franklin Municipal Code.

E. Streets

Access to the Properties shall be provided on Franklin Road via the existing drive cuts. No additional access to Franklin Road shall be allowed by the City of Franklin. Franklin Road is classified as a Major Arterial in the City of Franklin Major Thoroughfare Plan. The Owners shall be required to dedicate the necessary future right-of-way for Franklin Road to allow the City to make future improvements as this area of the City continues to develop. The Owners shall be required to dedicate 62 feet of right-of-way from the existing centerline of Franklin Road as part of the final plat.

- 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 Owners per City policy.
- H. 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.
- I. 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.
- J. 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 properties are located in the Berry's Chapel Character Area – 7 (BCCO-7). Established land uses include homesteads, farmsteads and large estate single family residential uses. Future development will be limited and may include clustered residential and institutional uses that maintain substantial areas of open space and preserve rural view sheds. Franklin Road in this area is considered to be the last rural gateway into Central Franklin. This area is unique and has tremendous scenic value to the community. As such, it will remain a prominent and important gateway and corridor into Central Franklin.
3. Upon annexation, the Properties will be zoned by the Board of Mayor and Aldermen, 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.
- K. 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.
- L. 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.

M. 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.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor


Approved as to form by:

Shauna R. Billingsley
City Attorney


DRAFT PLAN OF SERVICES
459, 463 & 467 FRANKLIN ROAD ANNEXATION
5.4 ACRES




Legend

 459 463 & 467 Franklin Road

Properties Under Consideration

 Properties Under Consideration

 Existing City Limits

0 250 500 1,000 1,500 2,000
Feet



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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