



January 13, 2017

Ms. Emily Hunter
Franklin Department of Planning and Sustainability
109 3rd Avenue South
Franklin, TN 37064

RE: City of Franklin Annexation Request - Bushnell Property

Dear Ms. Hunter:

On behalf of our client, Stream Valley Franklin, LLC. we are pleased to submit the attached annexation request to begin the Plan of Services process for the Bushnell Property. We are requesting the annexation of the properties located at Map 117 Parcels 01705 and 01706. The property consists of 9.74 acres located within the City's Urban Growth Boundary.

The site will follow conservation subdivision development standard guidelines consistent with the proposed Envision Franklin Land Use Plan and will consist of a 4 unit big house with 2 accessory dwelling units and 14 single family lots, resulting in a total of 20 residential units. This results in a proposed gross density of 2.05 dwelling units per acre and will be part of a Planned Unit Development.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "JDH", with a large loop at the end.

John D. Haas RLA,ASLA
Principal
EDGE
Planning, Landscape Architecture and Graphic Design

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I JUSTIN BUSHNELL AND AMANDA SPARKS-BUSHNELL
(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 117 PARCEL 17.05 ROWC

(Property Parcel/Tax ID Number)

and located at:

1521 LEWISBURG PIKE, FRANKLIN, TN

(Street Address)

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

TYLER RING

(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.

Amanda Sparks-Bushnell Justin Bushnell
Signature

3616 Lime Valley Bridge Rd
Property Owner Mailing Address

Thompsons Station, TN 37119
City, State & Zip

Subscribed and sworn to before me this

22 day of January 2017.

[Signature]
Notary Public

My Commission Expires: 6/14/2020



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I WALTER T. BATES
(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 117 PARCEL 17.06 ROWC
(Property Parcel/Tax ID Number)

and located at:

1495 LEWISBURG PIKE, FRANKLIN, TN
(Street Address)

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

TYLER RING
(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.

Walter T. Bates
Signature

1495 Lewisburg Pk.
Property Owner Mailing Address

Franklin, Tn. 37064
City, State & Zip

Subscribed and sworn to before me this

17th day of January, 2017

Mary Poole
Notary Public

My Commission Expires: 5.27.19



ANNEXATION REQUEST APPLICATION

FRANKLIN, TENNESSEE

LOT ADDRESS: **LEWISBURG PIKE**

PROPOSED ZONING:
SD-R

PROPOSED LAND USE:
RESIDENTAIL

LOT ACREAGE:
+/- 9.74 AC

CHARACTER AREA:
GOOSE CREEK - 5

PHYSICAL DESCRIPTION OF SITE:
PASTORAL WITH EXISTING FARM POND

LAND USE PLAN LANGUAGE FOR CHARACTER AREA:

Conservation Subdivision: This design concept supports primarily single-family residential development with secondary uses of Big Houses, Duplexes, Farmstead Compound, Institutional and Recreational which clusters lots and infrastructure to allow for a minimum of 50% of the property to be set aside as permanently protected open space in its natural state.

REQUEST LETTER:

Check if included

OWNER AFFIDAVIT:

Check if included


DRAWINGS/ ILLUSTRATIONS:

Check if included

OTHER INFORMATION:

PARCEL 1: 117-01705 ENTIRE PARCEL

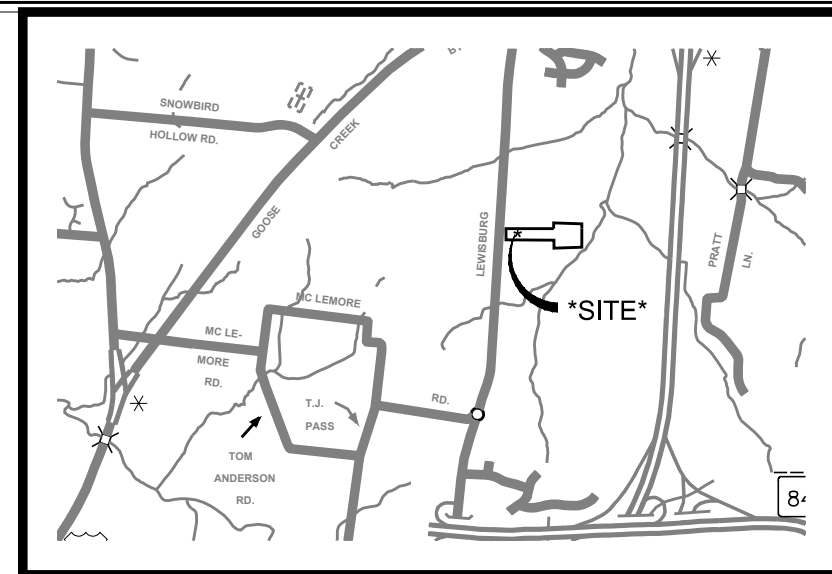
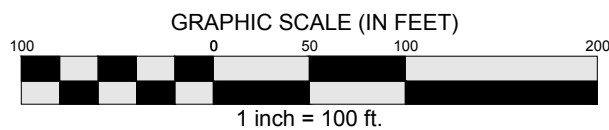
PARCEL 2: 117-01706 PORTION OF PARCEL

APPLICANT NAME, ADDRESS, PHONE	AGENT NAME, ADDRESS, PHONE
John Haas EDGE Planning, Landscape Architecture & Urban Design 210 12th Avenue South, Suite 202 Nashville TN. 37064 615.250.8154	Stream Valley Franklin LLC P.O. Box 314 Franklin, TN 37064 615.305.1033
Signature: 	Date: 2.8.17

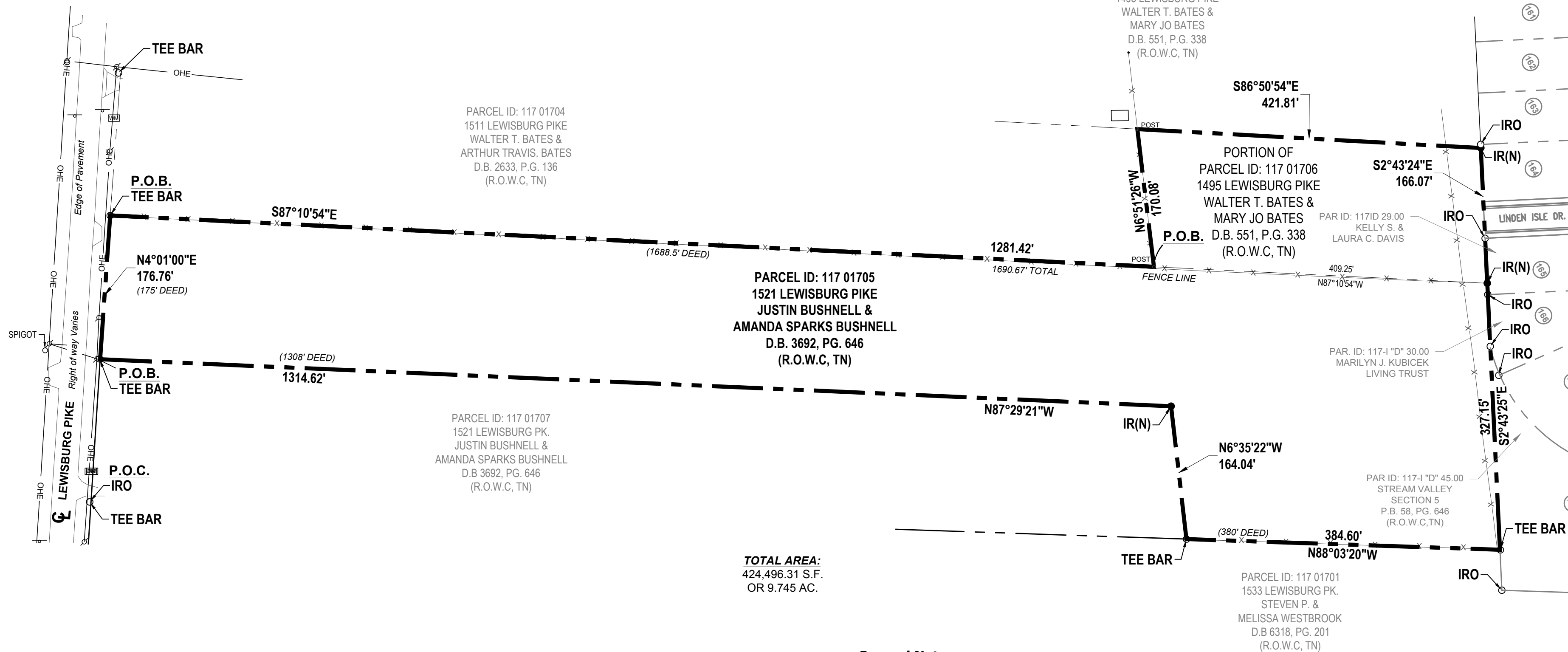


NOTE: BEARINGS ARE RELATIVE TO
TN. S.P.C.S. - NAD 83

DATE OF OBSERVATION 10/14/2016



VICINITY MAP
(NOT TO SCALE)



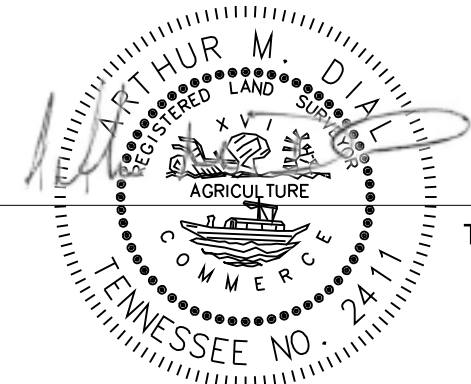
TOTAL AREA:
424,496.31 S.F.
OR 9.745 AC.

LEGEND

- GUY POLE
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- (IRO) IRON ROD OLD
- (IRN) IRON ROD NEW
- POLE SIGN
- TREE
- GUY WIRE
- WATER METER
- PROPERTY LINE
- FENCE LINE
- OVER HEAD

CERTIFICATE OF ACCURACY

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the State of Tennessee.



TN. R.L.S. #2411

Date 1/31/17

General Notes

- Date field survey completed: 10/14/16
- Tract(s) surveyed contains 9.745 acres total.
- Deed reference: Justin & Amanda Bushnell Book 3692, Page 642, Walter T., and Mary Jo Bates Book 551, Page 338 Registers Office of Williamson County, Tennessee (R.O.W.C., Tn.)
- Surveyor has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.
- Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
- This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.
- Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- No observable permanent structures were found during the course of this survey, as shown on survey map.
- At time of survey, property is zoned MGA-1 (Municipal Growth Area District 1), as per Williamson County Planning & zoning code information: Setback information as follows per current base zoning Table 10.07-2 as per Williamson County Planning & zoning code: Front = 100' Side = 20' Rear = 60' *For additional information as to the specifics of Zone MGA-1, and before relying solely on this survey, contact the Williamson County Planning & zoning at (615) 790-5725.
- This property does have access to a Public Right of Way as shown hereon.



Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

Boundary Survey of:

Map: 117, Parcels
17.03, 17.05, & A Portion of 17.06
FRANKLIN, TENNESSEE

Issue Date: NOV. 21, 2016

ELI Project No: 16-11-1111

Drafted By: JWK

Checked By: AMD

Rev. 1 - 1/30/17 Added Parcel to drawing and created description.

Sheet No. 1 OF 1

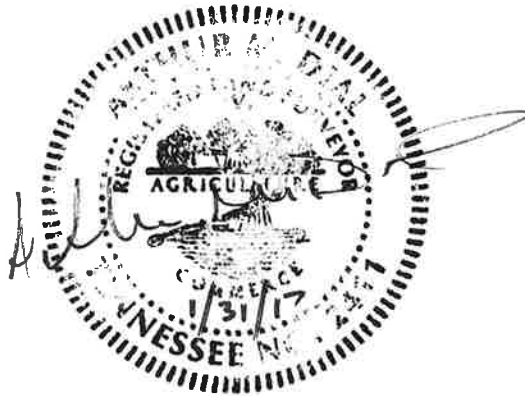
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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Portion of Walter T. Bates Carve off Description

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, as a portion of Parcel 17.06, and is currently known as a portion of the lands owned by Walter T., etux., Mary Jo Bates of record in Book 551, Page 338, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°06'20"E for a distance of 351.98' to a t-post (old), called for in said east right of way, thence, leaving said right of way, S 87°10'54"E for a distance of 1281.42' to the **Point of Beginning**, said point being a post (old) at a fence intersection, post monuments the southeast corner of the Walter and Arthur Bates property Book 2633, Page 136 (R.O.W.C., TN.), the southwest property corner of herein described carve off, and having coordinates of N: 551069.91, E: 1718386.93; thence, along fence, and the east line of said Bates property, N 06°51'26"W for a distance of 170.08' to a post in fence; thence, along a severance line this survey, a proposed north property line of herein described carve off, S 86°50'54"E for a distance of 421.81' to an iron rebar (new) set in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'24"E for a distance of 166.07' to an iron rebar (new) in said west line, said rebar being a northeast corner of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.), and the southeast corner of herein described carve off; thence, leaving said west line of Stream Valley Section 5, along the north property line of said Bushnell property, and the south property line of herein described carve off, N 87°10'54"W for a distance of 409.25' to the **Point of Beginning**. Containing 69,131.81 Sq. Ft. or 1.587 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016



Bushnell Property Description

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, Parcel 17.05, and is currently known as a portion of the lands owned by Justin, etux., Amanda Sparks Bushnell of record in Book 3692, Page 646, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°01'03"E for a distance of 175.35' to the **Point of Beginning**, said point being a t-post (old), having coordinates of N: 550957.05, E: 1717094.15, said t-post found in the east margin of Lewisburg Pike; thence, along said right of way, N 04°01'00"E for a distance of 176.76' to a t-post (old), said post being a southwest corner of Walter and Arthur Bates property as recorded in Book 2633, P.136 (R.O.W.C., TN.), and the northwest corner of herein described property; thence, leaving said east margin along the north property line of herein described property, S 87°10'54"E for a distance of 1690.67' to a point in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'25"E for a distance of 327.15' to a t-post (old), said post being a northerly corner of the Westbrook property recorded in Book 6318, P.201 (R.O.W.C., TN.); and the southeast corner of herein described property; thence, with the north property line of said Westbrook, N 88°03'20"W for a distance of 384.60' to a t-post (old), said post being the southeast corner of a separate parcel of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.) and the southwesterly most corner of herein described property; thence, along the east property line of said Bushnell property, and a west property line of herein described property, N 06°35'22"W for a distance of 164.00' to a iron rod (new), said iron rod being the northeast corner of said Bushnell property; thence, along the north property line of the Bushnell property, and a southerly line of herein described property, N 87°29'21"W for a distance of 1314.62' to the **Point of Beginning**. Containing 355,364.50 Sq. Ft. or 8.158 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

