

August 31, 2018

Ms. Emily Hunter
Franklin Department of Planning and Sustainability
109 3rd Avenue South
Franklin, TN 37067

Dear Ms. Hunter

On behalf of our client, we are pleased to submit the attached annexation request application packet for the Ingraham Property. As we discussed in our meeting with Staff it is our intention with this application to begin the process by presenting our schematic plan to the Joint Conceptual Workshop prior to beginning the plan of services process. Our hope is to gain further input and guidance into the proposed residential lot sizes from the Planning Commissioners and Alderman to compliment our initial feedback from Staff.

This request serves for the properties located at Map 80 Parcels 32.00 and 44.01 consisting of approximately +/- 259.89 total acres with +/- 31.45 acres to be removed by deed prior to moving forward with the initiation of the plan of services and will not be part of the annexation (see included exhibit). This site will follow the single-family residential design concept guidelines as outlined in Envision Franklin Land-use Plan and will consist of +/- 408 single family residential lots.

If you should have any questions regarding our request, please do not hesitate to contact me.

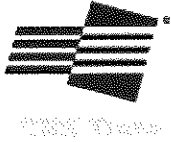
Sincerely,



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

<h2 style="margin: 0;">ANNEXATION REQUEST APPLICATION</h2> <h3 style="margin: 0;">FRANKLIN, TENNESSEE</h3>					
LOT ADDRESS: 4099 Clovercroft Rd. Franklin TN 37067-5851					
PROPOSED ZONING: SD-R		PROPOSED LAND USE: Residential		LOT ACREAGE: 15.45Acres	
CHARACTER AREA: Seward Hall			PHYSICAL DESCRIPTION OF SITE: Agricultural land with residential structure		
LAND USE PLAN LANGUAGE FOR CHARACTER AREA: Residential uses shall be predominant and area shall retain a suburban and rural character. The preservation and use of natural features are critical in order to retain its current character.					
REQUEST LETTER:	Check <input checked="" type="checkbox"/> if included	OWNER AFFIDAVIT:	Check if <input checked="" type="checkbox"/> included	DRAWINGS/ ILLUSTRATIONS:	Check if included
OTHER INFORMATION: Drawings and illustrations will be submitted for presentation to the Joint Conceptual Workshop.					

APPLICANT NAME, ADDRESS, PHONE	AGENT NAME, ADDRESS, PHONE
INGRAHAM Living TRUST	FRANK C. INGRAHAM, TRUSTEE
4099 CLOVER CROFT RD	
FRANKLIN TN	
615-594-7795	
Signature: <i>Frank C. Ingraham Trustee</i>	Date:



Monday, August 27, 2018

LOCATION

Property Address 4099 Clovercroft Rd
Franklin, TN 37067-5851

Subdivision

County Williamson County, TN

PROPERTY SUMMARY

Property Type Agricultural
Land Use Agricultural
Improvement Type Single Family
Square Feet 4588

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 080 032.00
Special Int 000
Alternate Parcel ID
Land Map 080
District/Ward 000
2010 Census Trct/Blk 510.01/3
Assessor Roll Year 2017

**CURRENT OWNER**

Name Ingraham Frank C Tr Ingraham Frances R Tr
Mailing Address 4099 Clovercroft Rd
Franklin, TN 37067-5851

SALES HISTORY THROUGH 08/09/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
1/3/2000		Ingraham Frank C Tr			2	1987/603
9/30/1989		Ingraham Frank C			3	817/455
3/8/1961		Ingraham Frank C & Etux Frances				118/244

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017		
Appraised Land	\$104,100	Assessed Land	\$26,025	Williamson	2.15
Appraised Improvements	\$587,300	Assessed Improvements	\$146,825		
Total Tax Appraisal	\$691,400	Total Assessment	\$172,850		
Appraised Land Market	\$492,200	Exempt Amount			
Total Appraised Market	\$1,079,500	Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2017		\$3,716.28	\$0	\$3,716.28
2016		\$3,716.28	\$0	\$3,716.28

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I FRANK C. INGRAHAM, TRUSTEE
(Please print Name/Names in Full) INGRAHAM LIVING TRUST
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

080 032,00

(Property Parcel/Tax ID Number)

and located at:

4099 CLOVERCROFT RD.

(Street Address)

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

FRANK C. INGRAHAM, TRUSTEE

(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.

Frank C. Ingraham, Trustee

Signature

870 OAK MEADOW DR.

Property Owner Mailing Address

FRANKLIN, TN 37064

City, State & Zip

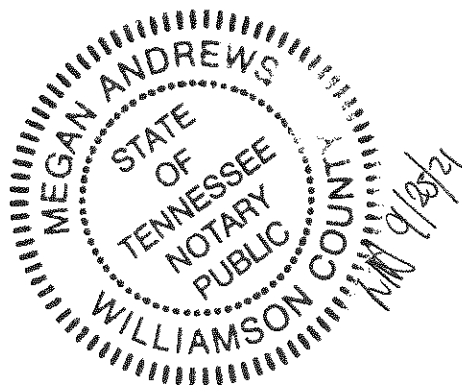
Subscribed and sworn to before me this

30 day of August, 20 18

Megan Andrews

Notary Public

My Commission Expires: 9/25/21



<h2 style="margin: 0;">ANNEXATION REQUEST APPLICATION</h2> <h3 style="margin: 0;">FRANKLIN, TENNESSEE</h3>					
LOT ADDRESS: 4101 Clovercroft Rd. Franklin, TN 37067-5826					
PROPOSED ZONING: SD-R		PROPOSED LAND USE: Residential		LOT ACREAGE: +/- 244.44 Total +/- 30.99 To be separated prior to Plan of Services	
CHARACTER AREA: Seward Hall				PHYSICAL DESCRIPTION OF SITE: Agricultural land with Agricultural Buildings	
LAND USE PLAN LANGUAGE FOR CHARACTER AREA: Residential uses shall be predominant and area shall retain a suburban and rural character The preservation and use of natural features are critical in order to retain its current character.					
REQUEST LETTER:	<input type="checkbox"/> <small>Check if included</small>	OWNER AFFIDAVIT:	<input checked="" type="checkbox"/> <small>Check if included</small>	DRAWINGS/ ILLUSTRATIONS:	<input type="checkbox"/> <small>Check if included</small>
OTHER INFORMATION: <div style="height: 40px;"></div>					

APPLICANT NAME, ADDRESS, PHONE	AGENT NAME, ADDRESS, PHONE
Ingraham Partners, LP	Frank C. Ingraham G.D.
4101 CLOVER CROFT RD.	
FRANKLIN, TN,	
615-594-7795	
Signature: <i>Frank C. Ingraham</i>	
Date:	



Monday, August 27, 2018

LOCATION

Property Address 4101 Clovercroft Rd
Franklin, TN 37067-5826

Subdivision

County Williamson County, TN

PROPERTY SUMMARY

Property Type Agricultural
Land Use Agricultural
Improvement Type Single Family
Square Feet 760

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 080 044.01
Special Int 000
Alternate Parcel ID
Land Map 080
District/Ward 000
2010 Census Trct/Blk 510.01/3
Assessor Roll Year 2017



CURRENT OWNER

Name Ingraham Partners Lp
Mailing Address 4099 Clovercroft Rd
Franklin, TN 37067-5851

SALES HISTORY THROUGH 08/09/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
9/5/2013		Ingraham Partners Lp				
12/23/1996		Ingraham Partners Lp				1477/267
9/30/1989		Ingraham Frank C			3	817/455
1/1/1977	\$112,000	Ingraham Frank C & Etux Frances R		Non-Qualfd Warranty Deed Sale		299/770

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017		
Appraised Land	\$361,700	Assessed Land	\$90,425	Williamson	2.15
Appraised Improvements	\$80,400	Assessed Improvements	\$20,100		
Total Tax Appraisal	\$442,100	Total Assessment	\$110,525		
Appraised Land Market	\$7,041,300	Exempt Amount			
Total Appraised Market	\$7,121,700	Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
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OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I INGRAHAM PARTNERS LP
(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:

080 044.01
(Property Parcel/Tax ID Number)

and located at:

4101 CLOVERCROFT Rd.
(Street Address)

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

FRANK C. INGRAHAM G.P.
(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.

Frank C. Ingraham G.P.
Signature

870 OAK MEADOW DR # 3228
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

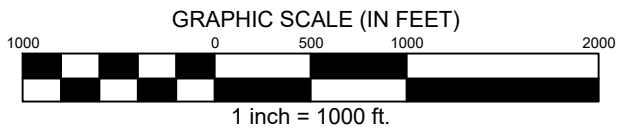
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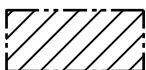
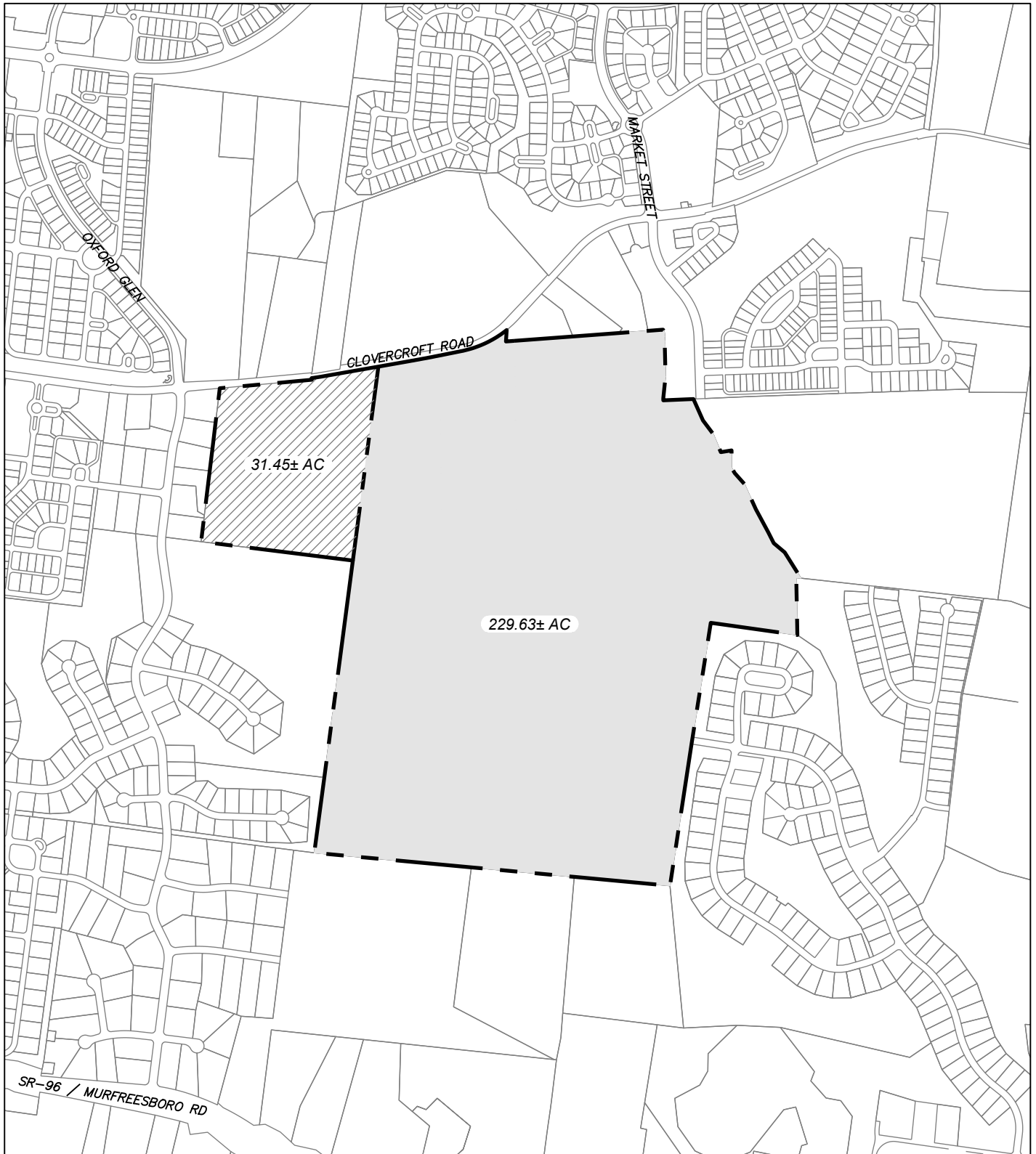
Megan Andrews
Notary Public

My Commission Expires: 9/25/21

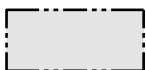




VICINITY MAP
NOT TO SCALE



PARCEL TO BE SEPARATED PRIOR TO ANNEXATION



PROJECT SITE FOR ANNEXATION

MERITAGE HOMES - INGRAHAM PROPERTY

PROJECT # 18-11-1107

DATE: AUGUST 31, 2018

CLIENT: MERITAGE HOMES

PARCELS 080 32.00 & 44.01

PREPARED BY:



ENERGY LAND & INFRASTRUCTURE, PLLC
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OFFICE 615-383-6300 • WWW.ELI-LLC.COM • LICENSE # P-1289
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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