#### **RESOLUTION 2019-42**

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF SEVERAL PROPERTIES LOCATED EAST AND WEST OF LEWISBURG PIKE AND NORTH AND SOUTH OF THE INTERSECTION AT STREAM VALLEY BOULEVARD (SOUTHBROOKE PUD SUBDIVISION) 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, Florence McKeithan; Dwight Stacey; Hill Tennessee, LLC; and Marvin Pratt, ("Owners") of property located east and west of Lewisburg Pike and north and south of the intersection at Stream Valley Boulevard ("Property"), petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City") to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

**WHEREAS**, the Property is located east and west of Lewisburg Pike and north and south of the intersection at Stream Valley Boulevard as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-12.00	32.307 AC
117-13.00	40.181 AC
118-49.00	
117-19.01	74.953 AC
117-19.02	
117-14.00	171.050 AC
118-49.01	
118-50.01	
118-50.02	
133-01.00	
Total	318.491 AC

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; 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 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 1.** 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:

The Property is located east and west of Lewisburg Pike and north and south of Stream Valley Boulevard, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-12.00	32.307 AC
117-13.00	40.181 AC
118-49.00	
117-19.01	74.953 AC
117-19.02	
117-14.00	171.050 AC
118-49.01	
118-50.01	
118-50.02	
133-01.00	
Total	318.491 AC

### A. <u>Water</u>

- 1. The Property is located within the Hillsboro, Burwood, and Thompson Station Utility District service area.
- 2. Water availability shall be approved and provided through Hillsboro, Burwood, and Thompson Station 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 2,000 foot 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 partially within the Goose Creek Basin and an unnamed southwest basin as defined in the City of Franklin Sanitary Sewer Basin Study.
- 2. The proposed development of the Property is anticipated to construct residential units.
- 3. The Owner shall be required to extend the sanitary sewer mains approximately 14,500 feet to provide service to the Property.

- 4. The City of Franklin Sanitary Sewer System Basin Plans show this as 8" and 18" PVC pipe sanitary sewer mains.
- 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 responsible for the payment of fees per the policies and procedures outlined in the Franklin Municipal Code.

#### D. Stormwater

- 1. The Owner shall be responsible for 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. 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. Access to the Property shall be provided from Lewisburg Pike. A major collector roadway is designated to cross the property per the City of Franklin Major Thoroughfare Plan. The developer will work with the City of Franklin Staff on the design of this roadway.
- 4. 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.

### F. 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 control devices and markings.

### G. 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.

#### 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. Envision Franklin designates the Property as both Conservation Subdivision and Single Family Residential. The majority of the Property is designated as Conservation Subdivision, which supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character. The Single-Family design concept allows for a range of single-family dwellings and lot sizes, and should transition from the existing development patterns in adjacent neighborhoods. Portions of the property are also within the Conservation design concept, due to the existence of hilltops that warrant protection.
- 3. Upon annexation, the Property 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. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance, should the applicant request a Zoning District that requires such a submittal.

#### 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 Impact Fees.

#### 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.

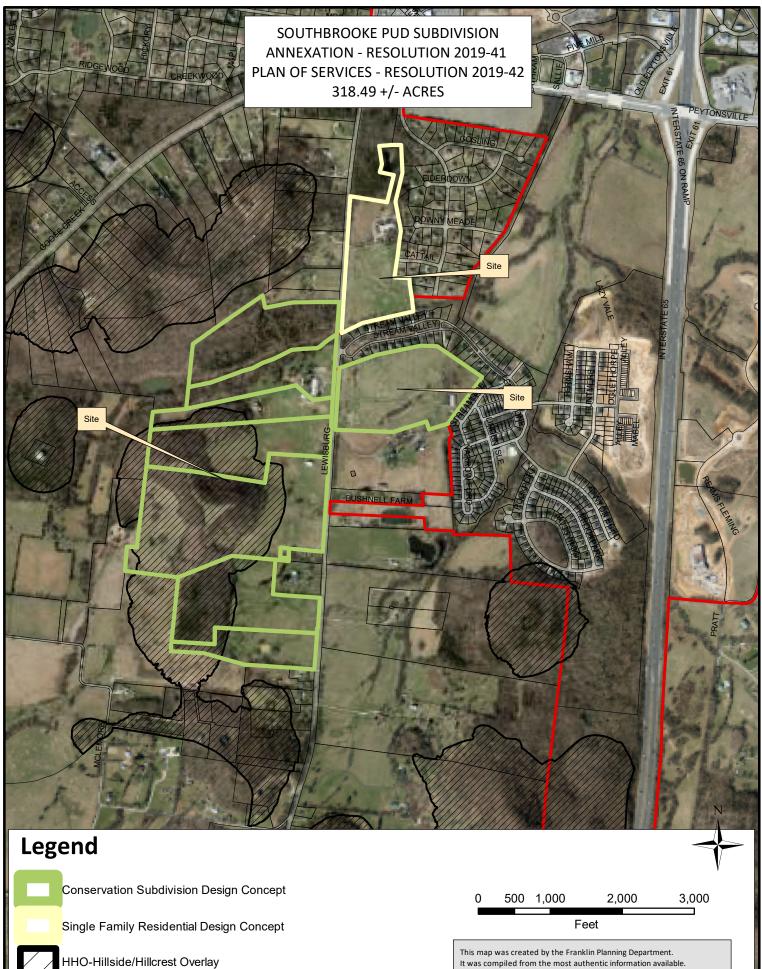
N. Garbage and Recycling Pickup and Environmental Services

ADODTED THIS

- 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. 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. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
- 3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

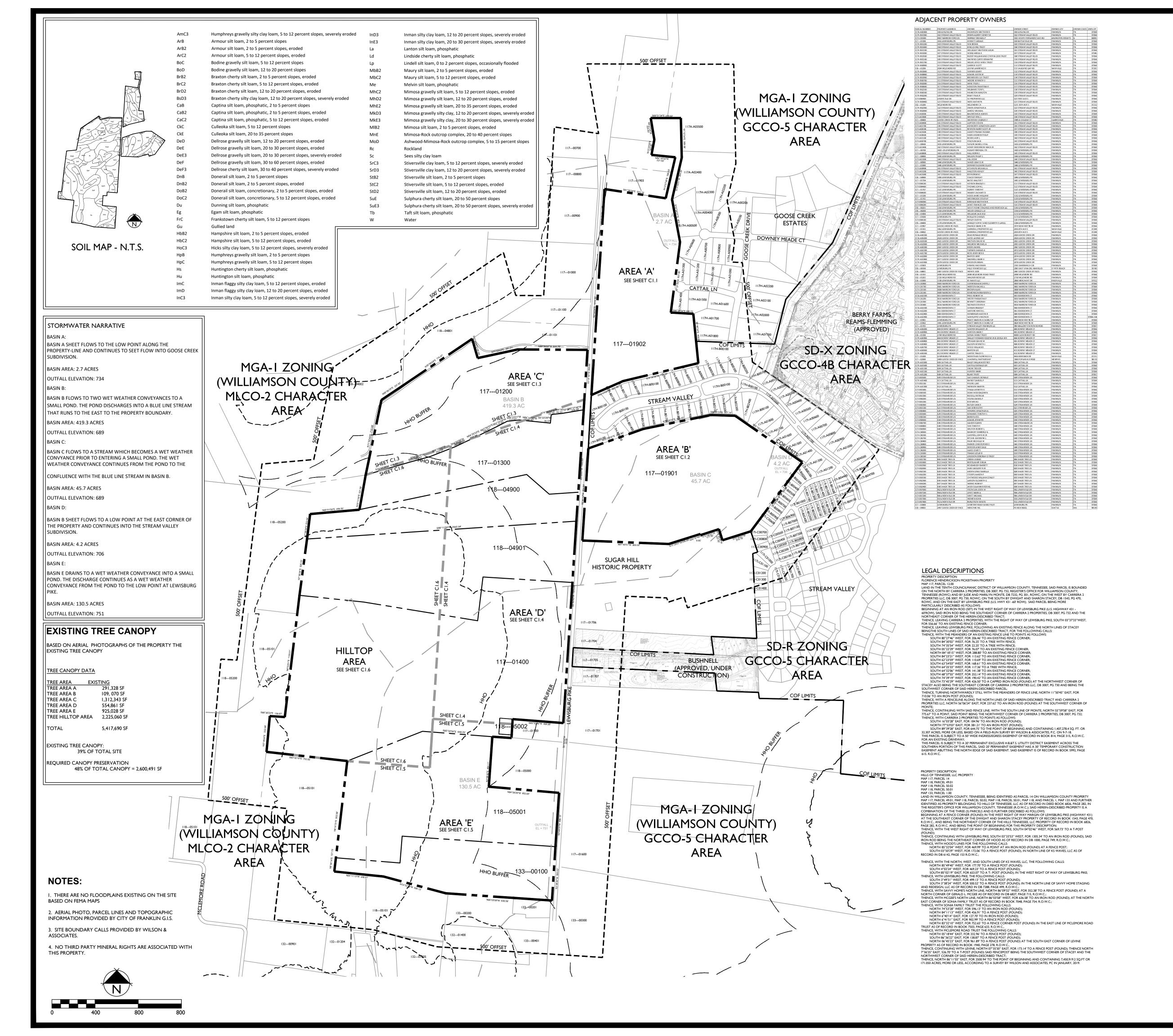
**SECTION II.** This Resolution shall take effect from and after its adoption.

ADOF 11.0 11113	
ERIC S. STUCKEY	DR. KEN MOORE
City Administrator	Mayor
Approved as to form by:	
Shauna R. Billingsley	
City Attorney	



Existing City Limits

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.



# SITE DATA CHART

PROJECT NAME: SOUTHBROOKE PUD SUBDIVISION PROJECT #: ADDRESS: LEWISBURG PIKE FRANKLIN COUNTY WILLIAMSON TENNESSEE

I0TH

EITHER

318.491 AC

13,873,470.1 SF

5,417,690 SF

GDC

SUITE 145

124.37 AC (39%)

324 LIBERTY PIKE

**EXISTING ZONING:** 

CIVIL DISTRICT:

PROPOSED ZONING: **EXISTING CHARACTER AREA:** OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: **ACREAGE OF SITE:** SQUARE FOOTAGE OF SITE

**EXISTING TREE CANOPY:** 

CONTACT:

APPLICANT:

ADDRESS:

(615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE

(WILLIAMSON COUNTY)

GCCO-5 & MLCO-2

HHO, HHO BUFFER

## PARCEL OWNERS

117---01200

FLORENCE E.H. MCKEITHAN 4416 BEEKMAN DRIVE NASHVILLE, TN 37215

117---01300 &118---04900 DWIGHT STACEY 1490 LEWISBURG PIKE FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100 THE HILLS TENNESSEE, LLC CHARLES L. COLLUM 2381 EAST VINA DEL MAR BLVD

ST. PETE BEACH, FL 33706

MARVIN PRATT LIMITED PARTNERSHIP MARY BUSH GENERAL PARTNER 3824 NEW HIGHWAY 96 WEST FRANKLIN, TN 37064

PROPERTY DESCRIPTION DWIGHT STACEY PROPERT MAP 117, PARCEL 13, MAP 118, PARCEL 49,

117---01901 & 117---01902

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP I 17 AND PARCEL 49 ON MAP I 18; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEYA SO FRECOR IN DEED BOOK 1543, PAGE 470, IN THE REGISTERS OFFICE OR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE DESIGNATION AT A WOOD FENCE POST (POUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 43) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKETHAN PROPERTY DESCRIPTION BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION. THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN DOOL (23) ARCE 323. BOOM CO.

BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE LLC FOOFERT OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86° I 1'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS: NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F)

NORTH B5"01"59" EAST, FOR 458.55" TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH I0" I 1'00" EAST, FOR 327.09" TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F ORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F)

OUTH 84° 18' 15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F):

NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 1.750.305.5 SQ.FT, OR 40.181 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019

LIMITED PARTNERSHIP

LIMITED PARTNERSHIP

MAP 117, PARCEL 19.01

LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN BOOK P46, PAGE 101, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON THE EAST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK P51, PAGE 33, R.O.W.C.; ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK P51, PAGE 33, R.O.W.C.; ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK S51, PAGE 338, AND ON THE WEST BY LEWISBURG PIKE (ILS HWY 31) R.O.W. VARIES'S SAID PARCEL BRING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PIKE (U.S. HWY 431 - R.O.W. VARIES); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID
IRON PIN BEING THE SOUTHWEST CORNER OF STREAM VALLEY, SECTION I AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT; THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY, SECTION I BEING THE NORTH LINES OF

AID HEREIN-DESCRIBED PARCEL FOR THE FOLLOWING CALLS: NORTH 70°29'37" EAST, FOR 542.80' TO AN IRON PIN; NORTH 78°20'37" EAST, FOR 635.43' TO AN IRON POST;

SOUTH 88°11'23" EAST, FOR 227.14' TO AN IRON POST AT THE CORNER OF STREAM VALLEY SECTION 2; THENCE, WITH STREAM VALLEY SECTION 2, SOUTH 55°16'32" EAST, FOR 755,04' TO A CAPPED IRON PIN (FOUND); THENCE, WITH STREAM VALLEY SECTION 3, SOUTH 36'38'37" WEST, FOR 798.58' TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF WALTER T. BATES AND MARY JO BATES;

THENCE, WITH BATES NORTH LINES FOR CALLS AS FOLLOWS:
SOUTH 72°35'41" WEST, FOR 274.79' TO A FENCE CORNER (FOUND);
NORTH 17°48'26" WEST, FOR 107.92' TO AN IRON POST; NORTH 20°37'49" WEST, FOR 9.95' TO AN IRON PC OUTH 72°29'07" WEST, FOR 306.68' TO AN IRON POS

NORTH 87°40'51" WEST, FOR 800.02' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE

THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 03°41'12" EAST, FOR 854.80 TO THE POINT OF BEGINNING AND CONTAINING 1,825,907.6 SQ. FT. OR 41.917 ACRES OR , MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C. IN AUGUST OF 2018.

PROPERTY DESCRIPTION

MARVIN H. PRATT FAMILY

LIMITED PARTNERSHIP

MAP 117 PARCEL 1902

LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON

THE NORTH BY THE HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG, AS OF RECORD IN BOOK 1202, PAGE 233, IN

THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), AND ON THE EAST BY GOOSE CREEK

FETATER'S ESTITION I AND 32 BOOK BY 32 BAGE BAND BROOK PS BAGE 120 RESPECTIVELY LAND BY STREAM WAILEY SECTION

AND RESPECTATION I AND 32 BOOK BY 32 BAGE BAND BROOK PS BAGE 120 RESPECTIVELY BAD BY STREAM WAILEY SECTIONS

THE PROPERTY OF THE PAGE WAS THE PAGE 120 RESPECTIVELY BAD BY STREAM WAILEY SECTIONS

THE PAGE WAS THE PAGE WAS THE PAGE WAS THE PAGE WAILEY SECTIONS

THE PAGE WAS THE PAGE WAS THE PAGE WAS THE PAGE WAILEY SECTIONS

THE PAGE WAS THE PAGE WAS THE PAGE WAS THE PAGE WAILEY SECTIONS

THE PAGE WAS THE PAGE WAS THE PAGE WAS THE PAGE WAILEY SECTIONS

THE PAGE WAS THE PAGE WAILEY SECTIONS

THE PAGE WAS THE STATES SECTION I AND 2, BOOK P23, PAGE AND BOOK P25, PAGE I20 RESPECTIVELY, AND BY STREAM VALLEY SECTION I (BOOK P46, PAGE 101) ON THE EAST AND SOUTH, AND BY LEWISBURG PIKE (U.S. HWY 431 -R.O.W. VARIES) ON THE WEST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW ARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG AND BEING A NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT HENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF HWANG, SOUTH 81°26'34" EAST, FOR 573.15' TO AN IRON POST AT THE SOUTHEAST CORNER OF HWANG; FHENCE, CONTINUING WITH HWANG FOR THE FOLLOWING CALLS: NORTH 13°07'26" EAST, FOR 390,00' TO AN IRON PIN

NORTH 84° 16'34" WEST, FOR 221,50' TO AN IRON POST

NORTH 84°16'34" WEST, FOR 221.50' TO AN IRON PIN:
NORTH 86'16'34" WEST, FOR 221.50' TO AN IRON PIN:
NORTH 10'33'26" EAST, FOR 143.00' TO AN IRON PIN:
NORTH 10'33'26" EAST, FOR 143.00' TO AN IRON PIN:
SOUTH 99'51'34" WEST, FOR 203.80' TO AN IRON PIN:
SOUTH 89'51'34" WEST, FOR 203.80' TO AN IRON PIN IN THE WEST LINE OF GOOSE CREEK ESTATES SECTION I, AS
OF RECORD IN BOOK 24, PAGE 10, R.O.W.C.;
THENCE, WITH SAID WEST LINE OF GOOSE CREEK ESTATES SECTION I FOR THE FOLLOWING CALLS:
SOUTH 91'12'34" EAST, FOR 369.09' TO AN IRON PIN:
SOUTH 13'09'21" WEST, FOR 369.09' TO AN IRON PIN:
SOUTH 13'09'21" WEST, FOR 369.09' TO AN IRON PIN:
SOUTH 10'34'37" EAST, FOR 403.59' TO A CAPPED IRON PIN (FOUND);
SOUTH 07'24'37" WEST, FOR 857.80' TO A CAPPED IRON PIN (FOUND);
SOUTH 86'39'34" EAST, FOR 403.59' TO A CAPPED IRON PIN;
SOUTH 86'39'34" EAST, FOR 208.72' TO AN IRON PIN;
SOUTH 86'434" EAST, FOR 208.72' TO AN IRON PIN;
SOUTH 56'434" EAST, FOR 459.06' TO A FENCE CORNER (FOUND) AT A CORNER OF STREAM VALLEY SUBDIVISION
SECTION I AS OF RECORD IN BOOK P46, PAGE 101, R.O.W.C.;
THENCE, WITH THE NORTH LINES OF STREAM VALLEY SECTION I FOR THE FOLLOWING:
SOUTH 76'34'36" WEST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE;
SOUTH 66'17'26" WEST, FOR 31.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, NORTH 03'38'26" EAST, FOR 31.00' TO THE POINT OF BEGINNING, AND CONTAINING I,439,059.4 SQ. FT OR
33.036 ACRES OR , ACCORDING TO A SURVEY BY WILSON & ASSOCIATES PERFORMED IN AUGUST OF 2018.

**GAMBLE DESIGN COLLABORATIV** DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SIO

UBDI

~

Revision Date

**OVERALL** EXISTING

**CONDITIONS** SHEET