RESOLUTION 2019-41

A RESOLUTION TO ANNEX SEVERAL PROPERTIES LOCATED EAST AND WEST OF LEWISBURG PIKE AND NORTH AND SOUTH OF THE INTERSECTION AT STREAM VALLEY BOULEVARD, CONSISTING OF 318.49 ACRES WITHIN THE PROPOSED SOUTHBROOKE PUD SUBDIVISION, AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB).

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 Plan of Services and annexation request 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 Tennessee Code Annotated Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2019-42; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety, and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION 1. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

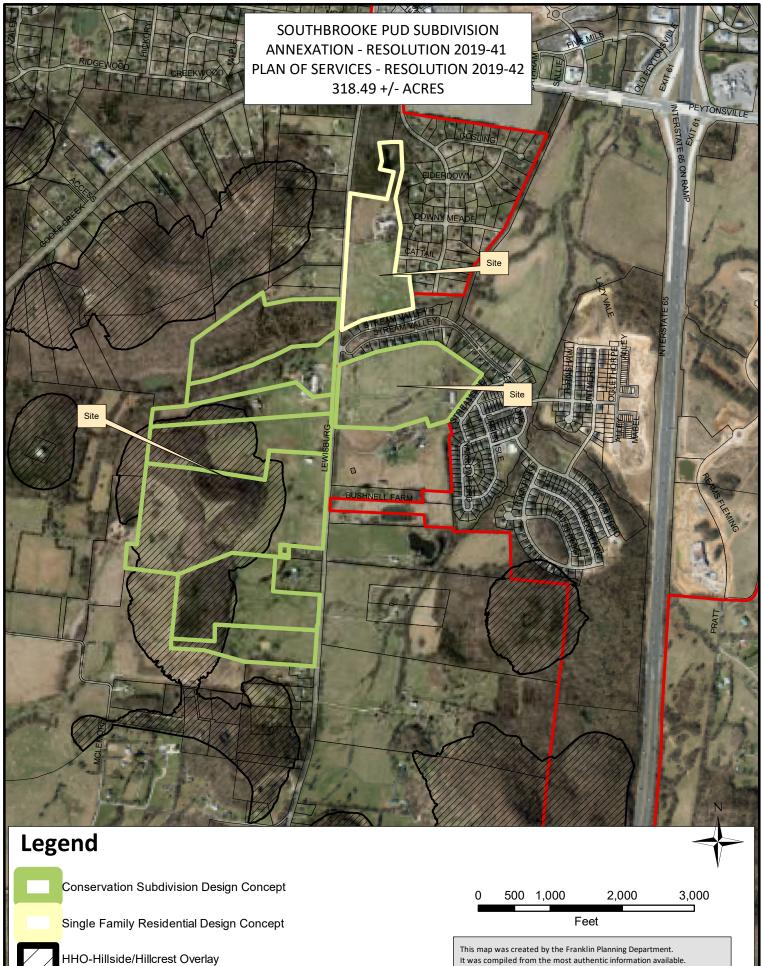
Map-Parcel	Acres
117-12.00	32.307 AC
117-13.00	40.181 AC
118-49.00	
117-19.01	74.953 AC
117-19.02	
117-14.00	171.050 AC
118-49.01	
118-50.01	
118-50.02	
133-01.00	
Total	318.491 AC

SECTION II. That the attached Location Map and Legal Description shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III. That the annexed Property shall become part of Aldermanic Ward 3.

<u>SECTION IV.</u> BE IT FINALLY RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:	CITY OF FRANKLIN, TENNESSEE:
Ву:	Ву:
Eric Stuckey	Dr. Ken Moore
City Administrator/Recorder	Mayor
Approved as to form by:	
 Shauna R. Billingsley	
City Attorney	
PLANNING COMMISSION RECOMMENDED:	
PASSED FIRST READING:	
PUBLIC HEARING HELD:	
PASSED SECOND READING:	
PASSED THIRD READING:	



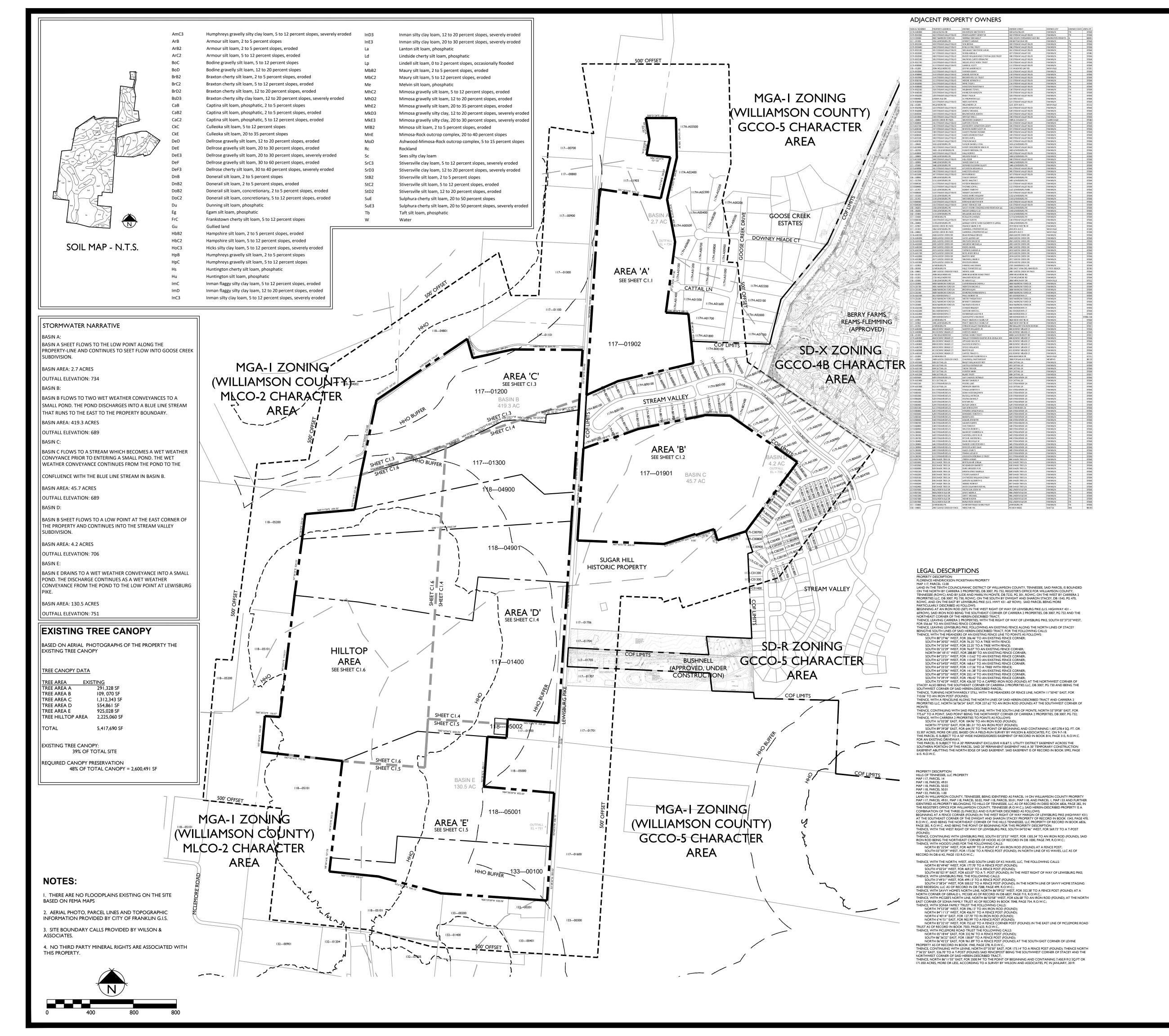
Iside/Hillcrest Overlay

It was compiled from the most authentic information available.

The City is not responsible for any errors or omissions contained hereon.

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Existing City Limits



SITE DATA CHART

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

EXISTING ZONING:

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

EXISTING TREE CANOPY:

APPLICANT: ADDRESS:

CIVIL DISTRICT:

GDC 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com

GREG GAMBLE

(WILLIAMSON COUNTY)

GCCO-5 & MLCO-2

HHO, HHO BUFFER

I0TH

EITHER

318.491 AC

13,873,470.1 SF

5,417,690 SF

124.37 AC (39%)

CONTACT:

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

117---01901 & 117---01902

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,

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 FRECORD 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. BOOK 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

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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

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Revision Date

OVERALL EXISTING **CONDITIONS** SHEET