


MEMORANDUM

November 6, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Resolution 2012-55, a resolution to approve a Plan of Services for the Annexation of the Clovercroft Road Right-of-Way along the Breezeway Subdivision frontage

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve a Plan of Services for the Annexation of the Clovercroft Road Right-of-Way along the Breezeway Subdivision frontage.

Background

In 2007, the Planning Commission approved a final plat for Section 4 of the Breezeway Subdivision (Exhibit B of this report). There is a note on the plat that the second connection of Bayhill Circle will be made upon annexation of Clovercroft Road. Since the Bayhill Circle Right-of-Way has been dedicated according to the configuration on the approved final plat, the Street Department has requested that the Clovercroft Road ROW along the frontage of the Breezeway Subdivision be annexed into the corporate limits of the City. The annexation of the ROW will facilitate the final connection onto Clovercroft Road.

Resolution 2012-55 provides a Plan of Services for the property pursuant to state law. The FMPC must report the Plan of Services to the BOMA within 90 days. Once the FMPC reports on the Plan of Services, a Public Hearing will be held at the BOMA as well as consideration of Resolution 2012-55. This ordinance was favorably recommended to the BOMA by the Planning Commission with a 7-0 vote at the October 25, 2012, FMPC Meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Resolution 2012-55 is recommended.

RESOLUTION 2012-55

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF THE BREEZEWAY SUBDIVISION FRONTAGE OF CLOVERCROFT ROAD RIGHT-OF-WAY BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, *Tennessee Code Annotated* (TCA) Section 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and

WHEREAS, the area proposed for annexation to the City is within the City's Urban Growth Boundary, as required by law, and is described as follows:

Clovercroft Road Right-of-Way

Approximately 5.28 acres, being the Clovercroft Right-of-Way along the Breezeway Subdivision; area as depicted in Exhibit "A" of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN, TENNESSEE, HEREINAFTER TO BE REFERRED TO AS THE CITY, AS FOLLOWS:

Section 1. Pursuant to the provisions of T.C.A. Section 6-51-102, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

- A. Police
Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
- B. Fire Services
 1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
 2. The annexation area will be within the Fire Station No. 6 response area.
- C. Water
 1. The area lies within the Milcrofton Utility District service area.
 2. The private utility district will provide water at current district rates, from existing private lines, on the effective date of annexation, and thereafter from new lines as deemed necessary under their district policies and procedures.
- D. Wastewater
 1. The area lies within the City of Franklin sanitary sewer service area.
 2. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.

- E. Refuse Collection
The same regular refuse collection service now provided within the city will be available to the annexed area within 30 days of annexation.
- F. Streets
Approximately 3,620 linear feet of Clovercroft Road Right-of-Way is included with this annexation.
- G. Building and Neighborhood Services
Building and codes inspection services now conducted by the City will begin in the annexed area on the effective date of annexation.
- H. Planning and Zoning
City planning jurisdiction and zoning regulation will extend to the annexed area on the effective date of annexation and will thereafter encompass the entirety of the annexed area.
- I. Recreation
The prevailing standards and policies in the existing city will be applied in expanding the recreational and program facilities in the enlarged city.
- J. Stormwater
 1. New development within the annexation area shall comply with City regulations, including submission and adherence to a Stormwater Management Plan. Development shall provide detention of stormwater runoff such that post-development runoff will not exceed pre-development runoff. Development will be required to minimize the impact to stormwater quality by applying structural and/or nonstructural management practices selected to address site-specific conditions both during and post-development.
 2. Once a property has been annexed, it will be billed a Stormwater Utility Fee as set forth in FMC Title 16 Chapter 8.
- K. Miscellaneous
Further information may be found on the City of Franklin website at www.franklintn.gov/planning.

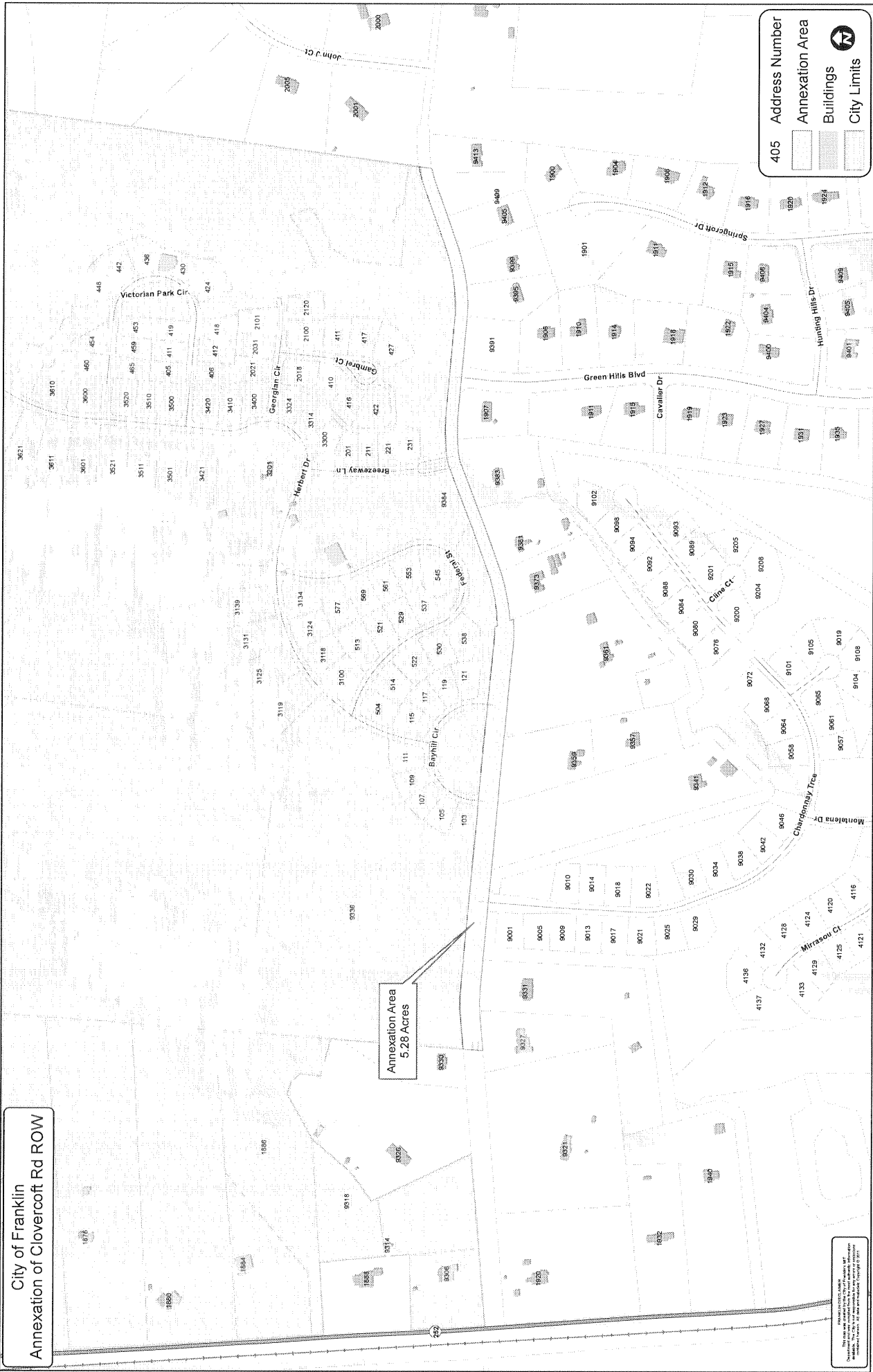
Section 2. The resolution shall become effective from and after its adoption.

ADOPTED THIS _____ DAY OF _____, 2012.

DR. KEN MOORE, MAYOR

ERIC S. STUCKEY, CITY ADMINISTRATOR

City of Franklin
Annexation of Clovercoft Rd ROW



Annexation Area
5.28 Acres

405 Address Number

Annexation Area

Buildings

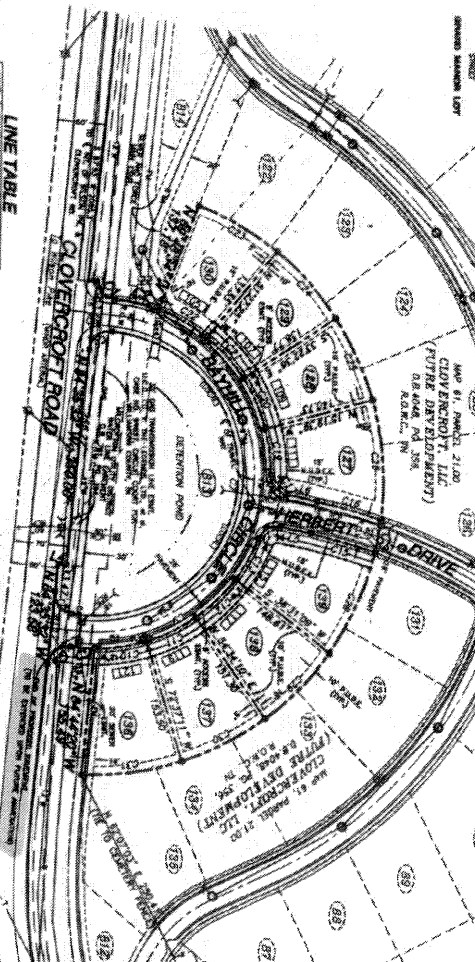
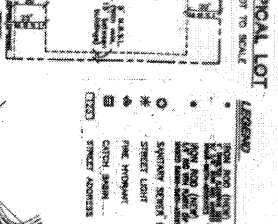
City Limits

This map was prepared by the City of Franklin, Tennessee, and is for informational purposes only. It is not intended to be used for any other purpose. The City of Franklin is not responsible for any errors or omissions on this map. The City of Franklin is not responsible for any damages or losses resulting from the use of this map.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A RESIDENTIAL LOTS AND 1 OPEN SPACE LOT.
2. BOUNDARY SURVEY WORK WAS BASED ON TENNESSEE COMPENSATED SYSTEM OF 1981.
3. EXISTING STREETS: 1/2" FOR RESERVATION / 2" FOR SIDEWALK / 4" FOR PAVEMENT / 6" FOR CURB / 12" FOR GUTTER / 18" FOR DRAINAGE / 24" FOR FINISH GRADE.
4. EXISTING UTILITIES: 12" WATER MAIN / 18" SANITARY SEWER MAIN / 24" GAS MAIN / 36" ELECTRIC MAIN / 48" TELEPHONE MAIN / 60" FIBER OPTIC MAIN / 72" CEMENT CONCRETE PIPE / 84" CAST IRON PIPE / 96" PRECAST CONCRETE PIPE / 108" CONCRETE PIPE / 120" CAST IRON PIPE / 132" PRECAST CONCRETE PIPE / 144" CONCRETE PIPE / 156" CAST IRON PIPE / 168" PRECAST CONCRETE PIPE / 180" CONCRETE PIPE / 192" CAST IRON PIPE / 204" PRECAST CONCRETE PIPE / 216" CONCRETE PIPE / 228" CAST IRON PIPE / 240" PRECAST CONCRETE PIPE / 252" CONCRETE PIPE / 264" CAST IRON PIPE / 276" PRECAST CONCRETE PIPE / 288" CONCRETE PIPE / 300" CAST IRON PIPE.
5. SUBJECT PROPERTY IS A PORTION OF PARCEL 2101 OF SHOW ON WILKINSON COUNTY TAX MAP 03.
6. OWNERS: BREEZEWAY, CLONEDWELL, LLC / 515 WOODLAND STREET / NASHVILLE, TENNESSEE 37203 / TEL. NO. (615) 244-8341.
7. ENGINEER: BEEBE, SMITH & ASSOCIATES / 515 WOODLAND STREET / NASHVILLE, TENNESSEE 37203 / TEL. NO. (615) 244-8341.
8. DESIGNER: BEEBE, SMITH & ASSOCIATES / 515 WOODLAND STREET / NASHVILLE, TENNESSEE 37203 / TEL. NO. (615) 244-8341.
9. SURVEYOR: BEEBE, SMITH & ASSOCIATES / 515 WOODLAND STREET / NASHVILLE, TENNESSEE 37203 / TEL. NO. (615) 244-8341.
10. THE CITY OF NASHVILLE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE CITY OF NASHVILLE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN.
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TYPICAL LOT



LINE TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING
1
2
3
4
5
6
7
8
9
10

CURVE TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING
1
2
3
4
5
6
7
8
9
10

LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1
2
3
4
5
6
7
8
9
10

OPEN SPACE LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1
2
3
4
5
6
7
8
9
10

PROPERTY TITLE REFERENCE

PL 88/142

RECORDED INSTRUMENT

07038401

RECORDED INSTRUMENT

07038401

RECORDED INSTRUMENT

07038401

RECORDED INSTRUMENT

07038401

LOT LINE EASEMENT NOTE

UNLESS OTHERWISE SHOWN ON THE PLAN, A 10' (10') WIDE EASEMENT IS GRANTED TO THE ADJACENT PROPERTY FOR THE PURPOSE OF ACCESS TO THE COMMON LOT LINE BEING THE CONTRIBUTION OF THE EASEMENT OR CONVEYING AND OPENING STREETS WHICH TO COLLECTION PLANNING.

SITE AREA - 201,752 SQUARE FEET OR 4.63 ACRES ±

REVISIONS

DATE: 11/07/07

BY: [Signature]

CERTIFICATE OF APPROVAL, OR SUBDIVISION NAME AND STREET NAMES

DATE: 11-1-07

CERTIFICATE OF APPROVAL, OR WATER SYSTEM

DATE: 11-1-07

CERTIFICATE OF APPROVAL, OR SEWER SYSTEM

DATE: 11-1-07

CERTIFICATE OF APPROVAL, OR STREETS AND DRAINAGE

DATE: 11-1-07

CERTIFICATE OF APPROVAL, OR FOR RECORDS

DATE: 11-1-07

FINAL SUBDIVISION PLAN

FRANKLIN, WILKINSON COUNTY, TENNESSEE

TOTAL ACRES: 4.63 ±

TOTAL LOTS: 9

ACRES NEW STREETS: 0.83

FEET NEW STREETS: 8374

DISTRICT: 14th

CLOSURE ERROR: 1:15,000

SCALE: 1" = 100'

DATE: 02/07/07

BREEZEWAY SECTION FOUR

JOB NO. 2004-037 WA 7592

SHEET 1 OF 1

DATE: 1/31

REVISIONS

DATE: 11/07/07

BY: [Signature]

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