

ORDINANCE 2012-55

TO BE ENTITLED, "AN ORDINANCE TO ANNEX THE CLOVERCROFT ROAD RIGHT-OF-WAY ALONG THE BREEZEWAY SUBDIVISION FRONTAGE, CONSISTING OF ± 5.28 ACRES."

WHEREAS, the City of Franklin, Tennessee, approved the Final Subdivision Plat for Breezeway Section 4 in 2007; and

WHEREAS, the Right-of-Way for Bayhill Circle has been dedicated for two points of connection onto Clovercroft Road; and

WHEREAS, the second connection from Bayhill Circle to Clovercroft Road cannot be made until the City annexes the Clovercroft Road that fronts along the Breezeway Subdivision; therefore:

PREMISES CONSIDERED

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described Right-of-Way shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

Commencing at the north Right-of-Way line of Clovercroft Road, which is also a point at the farthest western corner of the south line of Parcel 61-9.03; thence east along the platted Right-of-Way until the furthest point east on parcel 60P-A-49.00; thence south within the Right-of-Way to a point on the north line of Parcel 60P-A-1.00; thence west along the platted Right-of-Way to a point on the north line of Parcel 80-18.04; then north within the Right-of-Way to the beginning point of this description on the south line of Parcel 66-9.03, all Right-of-Way and parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, which is also the point of beginning.

Thence the following lands shall be annexed:

Map-Parcel	Acres
New Highway 96 West ROW	5.28
Total	5.28

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the attached Exhibit A – Location Map shall serve the purpose of delimiting the geographical boundaries, as described by this Ordinance.

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the annexed property shall become part of Aldermanic Ward One.

SECTION IV: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect 30 days upon passage.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED: 10/25/12

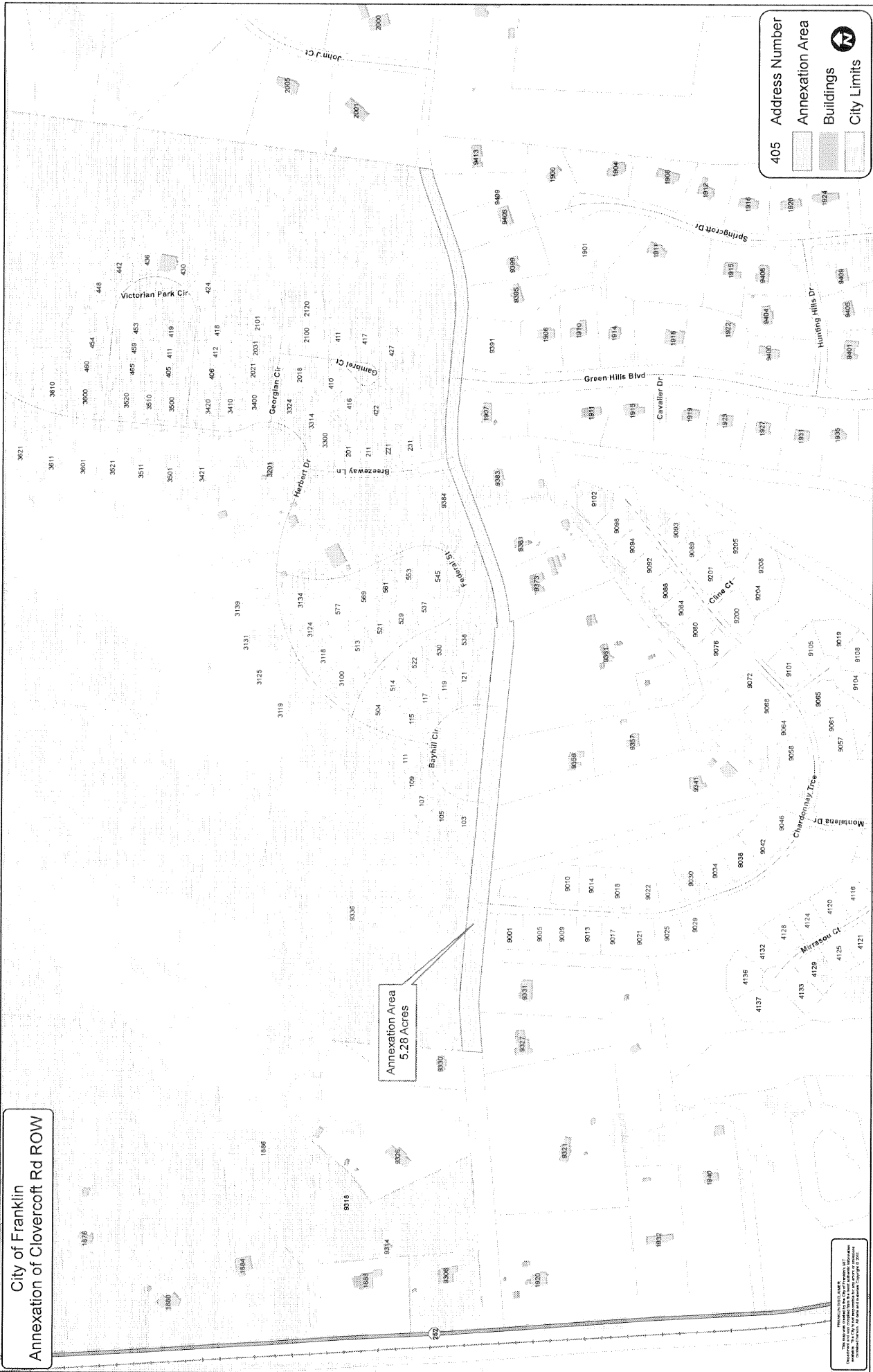
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD AND FINAL READING: _____

City of Franklin
Annexation of Clovercoft Rd ROW



This map was prepared by the City of Franklin, MA. 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.



November 6, 2012

TO: Board of Mayor and Aldermen

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

SUBJECT: Ordinance 2012-55, an ordinance to annex ±5.28 acres 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 an ordinance to annex ±5.28 acres 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.

Annexation ordinances are reviewed by the FMPC for a recommendation and then are considered by the BOMA, where a Public Hearing and Three Readings are held. Pursuant to Ordinance 2012-55, the Ordinance would become effective 30 days upon passage to allow for an appeal period as required by state law.

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 Ordinance 2012-55 is recommended.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE 8 RESERVING LOTS AND 1 OPEN SPACE LOT.
2. BOUNDARY SURVEY HEREON ARE BASED ON TENNESSEE COMMONWEALTH SYSTEM OF 1/4 AC.
3. EXISTING ZONING: **LC - LOW RESIDENTIAL (1/2 AC) SUBDIVISION**
4. **MAJOR RECORDING SURVEY LOTS:**
 100' WIDE FRONT YARD SETBACK
 30' SIDE YARD SETBACK
 10' REAR YARD SETBACK (75' MIN. BETWEEN ADJACENT)
5. SUBJECT PROPERTY IS A PORTION OF PARCEL 2100 AS SHOWN ON WILKINSON COUNTY TAX MAP #1.
6. **OWNER/SUBDIVIDER: CLEARVIEW L.L.C.**
 614 N. GREEN ST. INDEPENDENCE, MO 64601
 ADDRESS: 614 N. GREEN ST. INDEPENDENCE, MO 64601
 TEL. NO.: (816) 298-4945
7. **OWNER/SUBDIVIDER: DREW PARRISH HOMES, INC.**
 1500 WESTLAK STREET
 BREWSTER, TENNESSEE 37027
 TEL. NO.: (615) 371-9790
8. **OWNER/SUBDIVIDER: RYAN SMITH - ARCHITECTS**
 515 WOODLAND STREET
 NASHVILLE, TENNESSEE 37206
 TEL. NO.: (615) 224-8281
9. BY SPLITTING SAID LOT AND CREATING PLANNING UNIT, OR CREATING PLANNING UNIT, THE CITY OF FRANKLIN, TENNESSEE, IS AUTHORIZED TO REZONE SAID PROPERTY FROM LC-1 TO RESIDENTIAL MEDIUM DENSITY (RM-2) ZONING DISTRICT. THE CITY OF FRANKLIN, TENNESSEE, IS AUTHORIZED TO REZONE SAID PROPERTY FROM LC-1 TO RESIDENTIAL MEDIUM DENSITY (RM-2) ZONING DISTRICT. THE CITY OF FRANKLIN, TENNESSEE, IS AUTHORIZED TO REZONE SAID PROPERTY FROM LC-1 TO RESIDENTIAL MEDIUM DENSITY (RM-2) ZONING DISTRICT.
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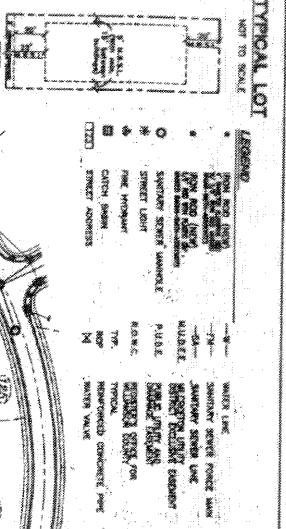
PROPERTY TITLE REFERENCE

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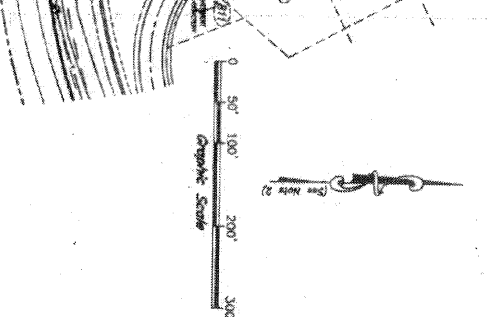
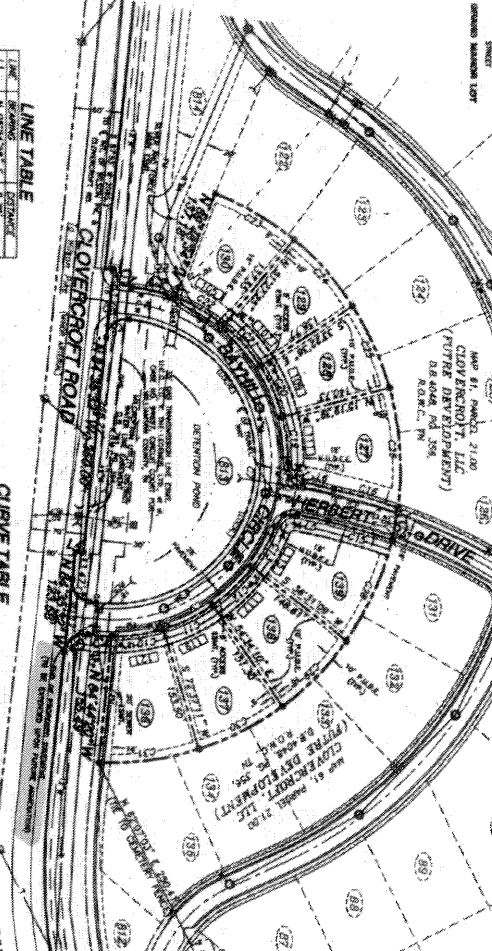
F-518

TYPICAL LOT



SPECIAL UTILITY NOTE

THE PROPERTY IS NOT POTENTIALLY LOCATED IN THE UNDERGROUND UTILITIES SERVICE MAP AND UNDERGROUND UTILITIES SERVICE MAP HAVE BEEN PROVIDED FOR YOUR INFORMATION. THE UNDERGROUND UTILITIES SERVICE MAP IS A RECORDING MAP AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON. THE CITY OF FRANKLIN, TENNESSEE, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION THEREON. THE CITY OF FRANKLIN, TENNESSEE, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION THEREON. THE CITY OF FRANKLIN, TENNESSEE, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION THEREON.



LINE TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING
1	0+00	0+10	10.00	N 89° 58' 00" E
2	0+10	0+20	10.00	N 89° 58' 00" E
3	0+20	0+30	10.00	N 89° 58' 00" E
4	0+30	0+40	10.00	N 89° 58' 00" E
5	0+40	0+50	10.00	N 89° 58' 00" E
6	0+50	0+60	10.00	N 89° 58' 00" E
7	0+60	0+70	10.00	N 89° 58' 00" E
8	0+70	0+80	10.00	N 89° 58' 00" E
9	0+80	0+90	10.00	N 89° 58' 00" E
10	0+90	1+00	10.00	N 89° 58' 00" E

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ARC BEARING	PIECE POINT	START POINT	END POINT
0+00	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+00	0+00	0+10
0+10	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+10	0+10	0+20
0+20	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+20	0+20	0+30
0+30	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+30	0+30	0+40
0+40	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+40	0+40	0+50
0+50	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+50	0+50	0+60
0+60	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+60	0+60	0+70
0+70	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+70	0+70	0+80
0+80	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+80	0+80	0+90
0+90	N 89° 58' 00" E	10.00	10.00	N 89° 58' 00" E	0+90	0+90	1+00

LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
81	1,100.00	0.025
82	1,100.00	0.025
83	1,100.00	0.025
84	1,100.00	0.025
85	1,100.00	0.025
86	1,100.00	0.025
87	1,100.00	0.025
88	1,100.00	0.025
89	1,100.00	0.025
90	1,100.00	0.025
91	1,100.00	0.025
92	1,100.00	0.025
93	1,100.00	0.025
94	1,100.00	0.025
95	1,100.00	0.025
96	1,100.00	0.025
97	1,100.00	0.025
98	1,100.00	0.025
99	1,100.00	0.025
100	1,100.00	0.025
OPEN SPACE	752.00	0.017

LOT LINE EASEMENT NOTE

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BREEZEWAY SECTION FOUR

REVISION 3/20/07 PER CITY COMMENTS
 JOB NO. 2004-087 W.O. 7392
 SHEET 1 OF 1
 C.O.F. # 1331

FINAL SUBDIVISION PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 TOTAL ACRES: 4.633 TOTAL LOTS: 9
 JONES NEW STREETS: 0.83 FEET NEW STREETS: 837.6
 ONE DISTRICT: 1.4M CLOSURE ERROR: 1:15,000
 SCALE: 1" = 100' DATE: 02/07/07

CERTIFICATE OF APPROVAL, OR SUBDIVISION NAME AND STREET NAMES
 I, the undersigned, being duly sworn, certify that the above described subdivision complies with all the provisions of the laws of the State of Tennessee relating to the subdivision of land, and that the same is ready for recording.

 DATE: 2-22-07

CERTIFICATE OF APPROVAL, OR WATER SYSTEM
 I, the undersigned, being duly sworn, certify that the above described subdivision complies with all the provisions of the laws of the State of Tennessee relating to the subdivision of land, and that the same is ready for recording.

 DATE: 2-22-07

CERTIFICATE OF APPROVAL, OR SEWER SYSTEM
 I, the undersigned, being duly sworn, certify that the above described subdivision complies with all the provisions of the laws of the State of Tennessee relating to the subdivision of land, and that the same is ready for recording.

 DATE: 2-22-07

CERTIFICATE OF APPROVAL, OR FIRM REQUIREMENTS
 I, the undersigned, being duly sworn, certify that the above described subdivision complies with all the provisions of the laws of the State of Tennessee relating to the subdivision of land, and that the same is ready for recording.

 DATE: 2-22-07

CERTIFICATE OF APPROVAL, OR FINANCIAL STATEMENT
 I, the undersigned, being duly sworn, certify that the above described subdivision complies with all the provisions of the laws of the State of Tennessee relating to the subdivision of land, and that the same is ready for recording.

 DATE: 2-22-07

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