

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
Clovercroft Road 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

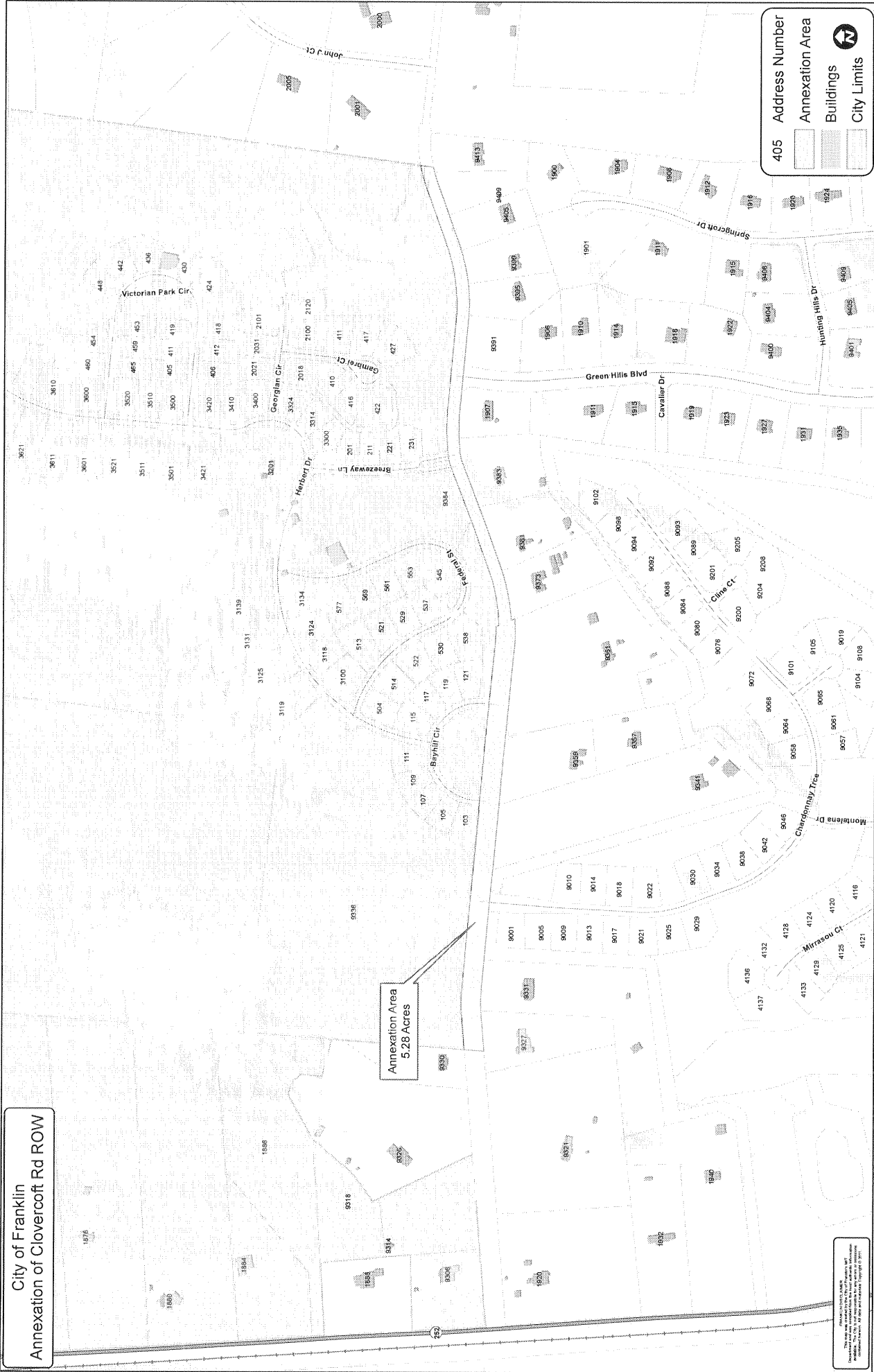
PASSED FIRST READING: 11/13/12

PUBLIC HEARING HELD: 12/11/12

PASSED SECOND READING: 12/11/12

PASSED THIRD AND FINAL READING: _____

City of Franklin
Annexation of Clovercoft Rd ROW



This map is intended for informational purposes only. It is not a legal document. The City of Franklin is not responsible for any errors or omissions on this map. For more information, please contact the City of Franklin at 603-888-1234.



November 6, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *ES*
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 PART OF THE PLAT IS TO CREATE A RESIDENTIAL LOT AND 1 DRIVE SPACE LOT.
2. EXISTING STRIP, WETLAND ARE BOUND BY TENNESSEE COMPACT SYSTEM OF WMA.
3. EXISTING ZONING: **R-18 LOW RESIDENTIAL (1/2000) SUBURBAN**
4. MAJOR ROADWAY: STRIP LANE
5. ROAD NAME: STRIP LANE (75' WIDE BETWEEN BUILDINGS)
6. SUBJECT PROPERTY IS A PART OF PARCEL A10 OF SHOW ON WILMAMSON COUNTY TAX MAP #10.
7. OWNERS: **CLARE DEVELOPMENT, LLC**
ADDRESS: 810 WOODLAND AVE., SUITE 100
MEMPHIS, TENNESSEE 37104
TEL. NO. (615) 988-4943
8. OWNER'S/SUBMITTER'S CONTACT PERSON: **MATT PRINCE**
ADDRESS: 300 W. WOODLAND STREET
MEMPHIS, TENNESSEE 37027
TEL. NO. (615) 371-8720
9. OWNER'S/SUBMITTER'S CONTACT PERSON: **RAJAM S. SETHI - ARCHITECTS**
ADDRESS: 315 WOODLAND STREET
MEMPHIS, TENNESSEE 37024
TEL. NO. (615) 244-8931
10. THE PART OF THE PLAT IS TO CREATE A RESIDENTIAL LOT AND 1 DRIVE SPACE LOT.
11. THE PLAT IS TO BE FILED WITH THE CLERK OF THE COURTS, COUNTY OF WILMAMSON, TENNESSEE.
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PROPERTY TITLE REFERENCE
P48/42

CERTIFICATE OF APPROVAL OF SUBMISSION NAME AND STREET NAMES
 DATE: **6-11-07**

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 DATE: **6-1-07**

LINE TABLE

LINE NO.	START POINT	END POINT	LENGTH
1	0+00	0+27.00	27.00
2	0+27.00	0+54.00	27.00
3	0+54.00	0+81.00	27.00
4	0+81.00	1+08.00	27.00
5	1+08.00	1+35.00	27.00
6	1+35.00	1+62.00	27.00
7	1+62.00	1+89.00	27.00
8	1+89.00	2+16.00	27.00

RECORDING INFORMATION
 07038401
 06/14/2007-12:28:18 PM
 PLAT BOOK: 548
 PAGE: 42

CURVE TABLE

STATION	CURVE DATA	CHORD BEARING	CHORD LENGTH	ARC LENGTH	AREA
0+00	121.19°	S 67.24° E	27.00	27.00	369.32
0+27	121.19°	S 67.24° E	27.00	27.00	369.32
0+54	121.19°	S 67.24° E	27.00	27.00	369.32
0+81	121.19°	S 67.24° E	27.00	27.00	369.32
1+08	121.19°	S 67.24° E	27.00	27.00	369.32
1+35	121.19°	S 67.24° E	27.00	27.00	369.32
1+62	121.19°	S 67.24° E	27.00	27.00	369.32
1+89	121.19°	S 67.24° E	27.00	27.00	369.32
2+16	121.19°	S 67.24° E	27.00	27.00	369.32

LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	1,200.00	0.0275
2	1,200.00	0.0275
3	1,200.00	0.0275
4	1,200.00	0.0275
5	1,200.00	0.0275
6	1,200.00	0.0275
7	1,200.00	0.0275
8	1,200.00	0.0275
9	1,200.00	0.0275

LOT LINE EASEMENT NOTE
 UNLESS OTHERWISE SHOWN ON THE PLAT, A 10' (10') WIDE PERMANENT EASEMENT SHALL BE SHOWN TO CROSS THE CENTERLINE OF THE DRIVEWAY OR DRIVEWAY AND DRIVEWAY FLANKERS OF OVERLAPPING AND OVERLAPPING STRIP WETLAND TO COLLECTOR DRAINAGE CANAL.

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: **4.832**

TOTAL LOTS: **9**

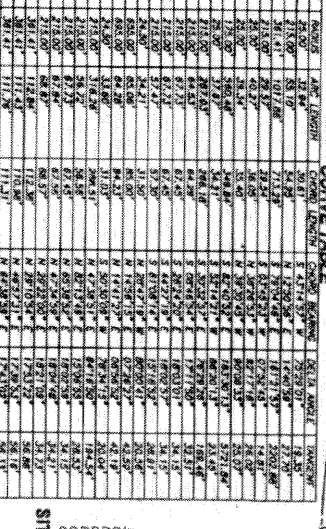
ACRES NEW STREETS: **0.831**

FEET NEW STREETS: **8372**

CLOSURE ERROR: **1:15,000**

SCALE: **1" = 100'**

DATE: **02/07/07**



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CERTIFICATE OF APPROVAL OF SEWER SYSTEM
 DATE: **6-1-07**

CERTIFICATE OF APPROVAL OF STREETS AND DRIVEWAYS
 DATE: **6-1-07**

CERTIFICATE OF APPROVAL FOR RECORDING
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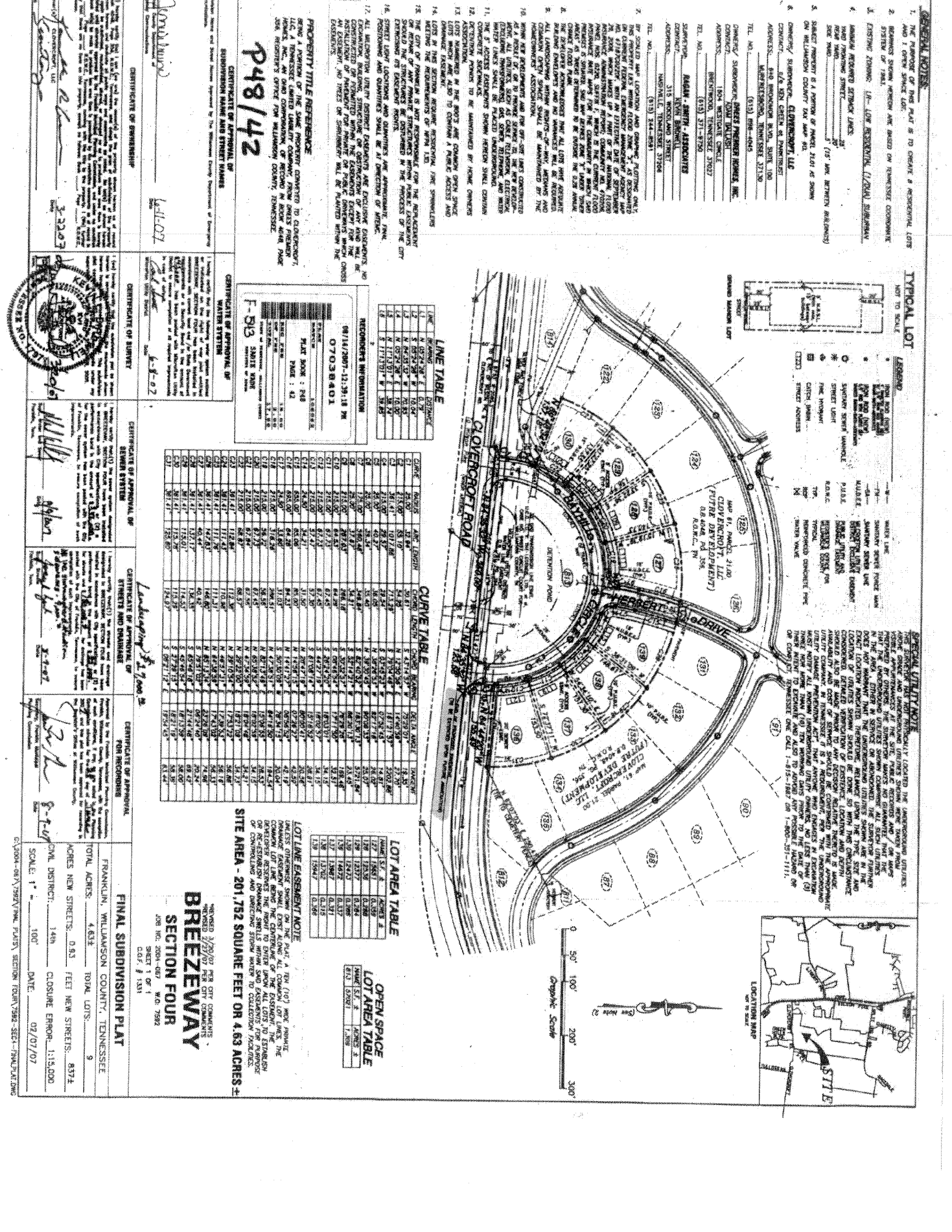
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