

RESOLUTION 2007-12, A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS (MONTICELLO SUBDIVISION HILLSBORO) BY THE CITY OF FRANKLIN, TENNESSEE.

**STAFF REPORT
MAY 24, 2007**

PLANNING DEPARTMENT COMMENTS

Overview

This item was deferred from the February FMPC to the May meeting. See the attached resolution.

FMPC MINUTES FROM FEBRUARY 22, 2007, ITEM 31

Mr. Jay Johnson, City Administrator, stated that the next three items were linked. The staff was recommending annexation because the property was vacant. If the Planning Commission chose to defer items 31, 32 and 33 for 90 days, that was fine with him.

Mr. Barnhill moved to defer items 31, 32, and 33 for 90 days, and the motion was seconded, and it passed unanimously.

CONTACTS

	Applicant	Planning Department Contact
Contact:	Jay Johnson	Kelly Dannenfelser
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RESOLUTION 2007-12

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (TCA), Section 6-51-102, as amended, requires that a Plan of Service be adopted by the governing body of a city prior to the passage of an annexation Ordinance; and

WHEREAS, the City of Franklin, Tennessee, may exceed these minimum conditions:

MONTICELLO SUBDIVISION AREA Hillsboro Road

Approximately 27.60 Acres located near Spencer Creek Road on Hillsboro Road; 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 TCA, Section 6-51-102, there is hereby adopted, for the area bounded as described above, the following Plan of Service:

A. Water

The area lies within the City of Franklin service area, and water extensions would be in accordance with City policy and procedures.

B. Wastewater

For the one (1) septic field residence on the property, sanitary sewer service is adjacent to the proposed annexation area at this time. The area lies within the Lynwood Branch drainage basin. Any extensions of sanitary sewer service by developers would be in accordance with City policy and procedures. It is proposed a Special Assessment District be created for sanitary sewer extensions.

C. Streets

Any streets constructed after annexation would be in accordance with City standards. New development shall provide traffic studies per City policy. The City would assume routine maintenance of streets upon annexation.

Approximately 850 feet of street Right of Way is included in this annexation area.

D. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area.

E. Street Lighting

Street lighting within the subdivision along existing overhead power lines will be required as part of this annexation, and shall be installed within twelve (12) months of annexation.

F. Recreation

Residents of the annexed area may use all City parks on and after the effective date of annexation.

G. Street Name Signs

Street signs, if needed and where warranted will be installed within one year as part of this annexation. Any further development shall install street signs in accordance with City standards.

H. Fire Protection

Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. The Franklin Fire Department has a Class 3 ISO rating. The proposed annexation area is adjacent to the Fire Station No. 4 response area. No additional resources will be needed to service this area.

I. Police Protection

Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation. Police services will be provided with existing personnel. No additional resources would be required to service this area. The Franklin Police Department is an accredited agency through CELEA.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

The same regular residential refuse collection services and rates provided the residential locations within the City will be extended to the annexed area effective September 1, 2007.

A one time container fee of \$75.00 per residence will be assessed prior to the start of service.

L. Building and Code Inspection Services

Any Building and Code inspection services now provided by the City will begin in the annexed area on the effective date of annexation.

M. Stormwater Management

All new development shall comply with City regulations, and shall provide design and construction according to City standards. Developments in the annexation area shall provide a comprehensive Stormwater Management Plan as part of the initial plans submission for the project. Development shall provide detention of stormwater runoff such that post-development runoff will not exceed pre-development runoff and treatment by use of approved best management practices (BMP) such that there is minimum degradation to the quality of the runoff as it leaves the development site both during and post-development.

N. Schools

The existing residences are currently served by the Williamson County School System. New development shall coordinate with the Williamson County School system.

O. Wireless Communications

No additional Access Points will be required.

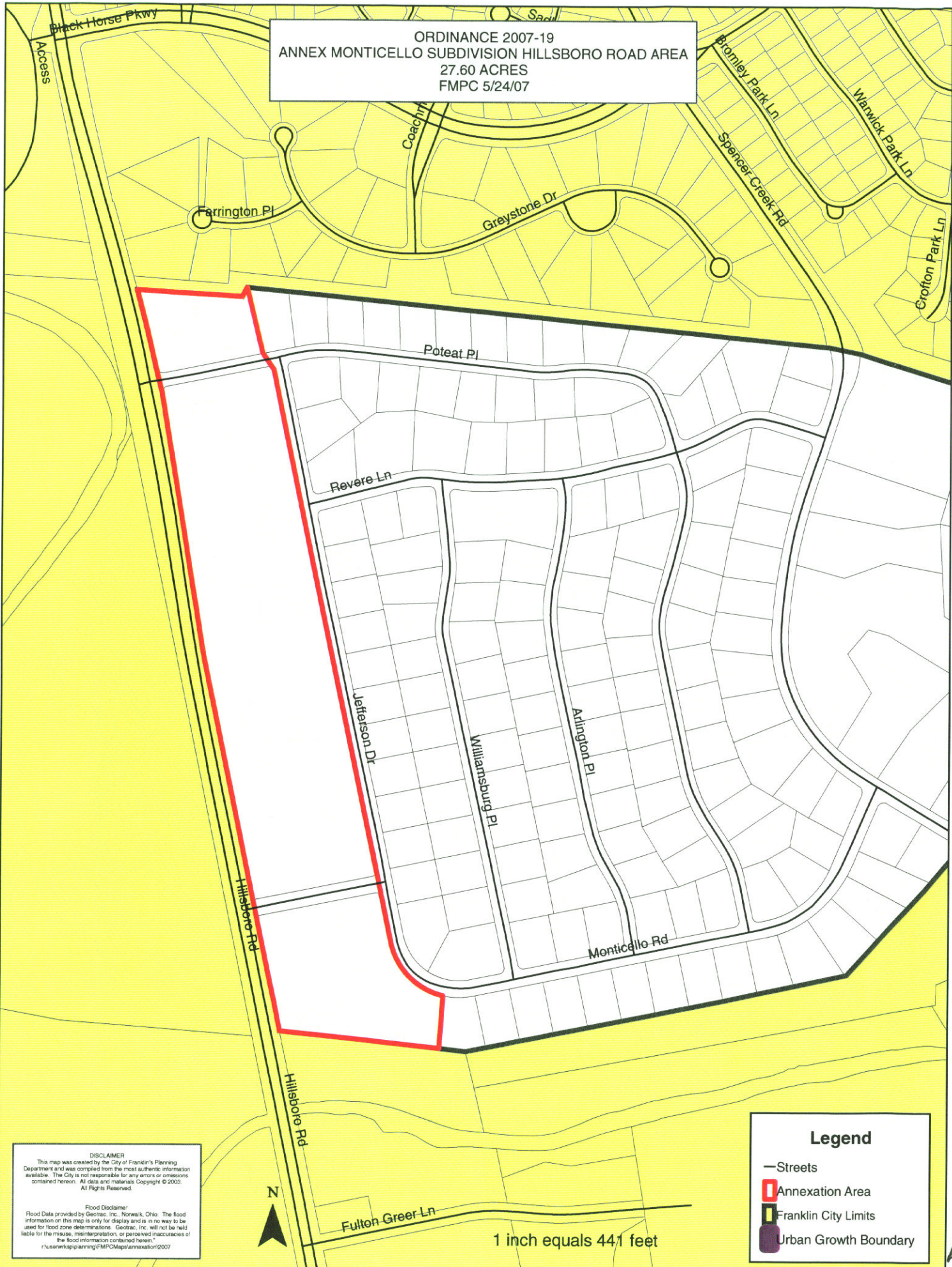
SECTION 2. This Resolution shall be effective July 1, 2007.

ADOPTED THIS _____ DAY OF _____, 2007.

THOMAS R. MILLER, MAYOR

JAMES R. JOHNSON, CITY ADMINISTRATOR

ORDINANCE 2007-19
 ANNEX MONTICELLO SUBDIVISION HILLSBORO ROAD AREA
 27.60 ACRES
 FMPC 5/24/07



DISCLAIMER
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Legend

- Streets
- Annexation Area
- Franklin City Limits
- Urban Growth Boundary

1 inch equals 441 feet