



# MEMORANDUM

July 25, 2014

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 2014-16, an ordinance to annex a portion of the Ingraham property, consisting of 61.01 acres, located on the property at 4101 Clovercroft Road.

### Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an annexation request for a portion of the Ingraham property, consisting of 61.01 acres, located on the property at 4101 Clovercroft Road.

### Background

The owners of the Ingraham property are requesting the annexation of 61.01 acres, located south of Amelia Park and east of Market Street, into the City of Franklin. This area is requested for annexation into the City to allow the development of 139 single family units on the property. The actual zoning of the property will be considered later in the approvals for this subdivision.

On March 25, 2014, the Board of Mayor and Aldermen (BOMA) conducted a Public Hearing on the annexation and Plan of Service. The BOMA voted to move this project forward to the Franklin Municipal Planning Commission (FMPC) for consideration of the annexation, Plan of Service, Zoning, and Development Plan.

Since that time, staff has met with Greg Gamble, of Gamble Design Collaborative, to discuss provisions of the Plan of Service and the density of the proposed development (Tap Root Hill PUD Subdivision).

The entire project including annexation, Plan of Service, Zoning to SD-2.28, and the Development Plan has been considered by the FMPC for a recommendation onto the BOMA. This ordinance for annexation was recommended for approval unanimously (7-0) by the Planning Commission at the July 24, 2014 FMPC meeting.

### Financial Impact

This project will increase tax revenue.

### Options

Not applicable to this item.

### Recommendation

Approval of the proposed ordinance is recommended.

**ORDINANCE 2014-16**

**TO BE ENTITLED, "AN ORDINANCE TO ANNEX A PORTION OF THE INGRAHAM PROPERTY, CONSISTING OF 61.01 ACRES, LOCATED ON THE PROPERTY AT 4101 CLOVERCROFT ROAD."**

WHEREAS, the City of Franklin, Tennessee, has determined that it would be in the best interests of the City to annex 61.01 acres located south of Clovercroft Road, on a portion of the property at 4101 Clovercroft Road, Franklin City Limits border the site to the north only, and;

WHEREAS, this annexation will result in a residential development the site, and;

WHEREAS, there is a Plan of Services, an agreement regarding services and responsible parties to be considered with this annexation request, 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 property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

Beginning at an iron rod set on the southerly line of the property conveyed to Pulte Home Corporation of record in Book 6028, Page 944 at the Register's Office for Williamson County, Tennessee also being proposed Amelia Park subdivision, to be recorded.

Thence with the southerly line of proposed Amelia Park Subdivision for the following two calls.

1. North 87 deg 37 min 38 sec East, 408.35 feet to an existing iron rod,
2. North 88 deg 02 min 09 sec East, 1557.57 feet to an existing iron rod at a corner common with the property conveyed to the Life Estate of Joan Herbert in Book 3162, Page 516;

Thence along a common line with said Joan Herbert for the following two calls.

1. South 00 degrees 39 minutes 49 sec West, 22.50 feet to an iron rod set,
2. South 89 deg 54 min 40 sec East, 410.40 feet to an existing iron rod on the westerly line of the property conveyed to Herbert Family #1, L.P. of record in Book 1777, Page 605;

Thence with the westerly line of the property conveyed to the above mentioned Herbert Family #1, L.P., South 07 deg 50 min 55 sec West, 147.88 feet to an iron rod set at a corner common with the property conveyed to Leah Anita Van Driest of record in Book 2190, page 229;

Thence with the westerly line of said Leah Anita Ban Driest, South 07 deg 22 min 00 sec West, 387.53 feet to an existing iron rod at a corner common with the property conveyed to Leah Anita Van Driest of record in Book 5589, Page 350;

Thence with the westerly line of Leah Anita Ban Driest of record in Book 5589, Page 350, South 07 deg 24 min 17 sec West, 970.68 feet to an existing iron rod on the northerly line of the property conveyed to John Walker Osborne and Lorene Osborne of record in Book 464, Page 749;

Thence with the northerly line of said John Walker and Lorene Osborne, North 83 deg, 04 min 26 sec West, 106.63 feet to an existing iron rod at a corner common with the Final Plat, Section Five, Watkins Creek Subdivision of record in Plat Book 56, Page 54;

Thence with the northerly line of Watkins Creek Subdivision for the following two calls:

1. North 82 deg 36 min 46 sec West, 445.98 feet to an existing iron rod,
2. North 83 deg 43 min 31 sec West, 867.97 feet to an iron rod set,

Thence with a severance line through the property conveyed to Ingraham Partners, L.P. of record in Book 1477, Page 267 for the following thirteen calls.

1. North 32 deg 11 min 47 sec West, 218.55 feet to an iron rod set,
2. North 49 deg 56 min 12 sec West, 102.08 feet to an iron rod set,
3. North 26 deg 53 min 29 sec West, 88.73 feet to an iron rod set,
4. North 28 deg 13 min 26 sec West, 186.51 feet to an iron rod set,
5. North 24 deg 22 min 29 sec West, 106.75 feet to an iron rod set,
6. North 24 deg 22 min 29 sec West, 92.19 feet to an iron rod set,
7. North 41 deg 46 min 47 sec West, 103.13 feet to an iron rod set,
8. North 30 deg 51 min 44 sec West, 48.17 feet to an iron rod set,
9. With a curve to the left having a radius of 365.50 feet, a curve length of 122.98 feet and a chord bearing and distance of North 00 deg 41 min 32 sec East, 122.40 feet to an iron rod set,
10. South 81 deg 00 min 14 sec West, 78.00 feet to an iron rod set,
11. With a curve to the left having a radius of 387.50 feet, a curve length of 139.37 feet and a chord bearing and distance of North 22 deg 49 min 16 sec West, 138.01 feet to an iron rod set,
12. North 36 deg 42 min 33 sec West, 123.52 feet to an iron rod set,
13. With a curve to the right having a radius of 378.50 feet, a curve length of 166.94 feet and a chord bearing and distance of North 24 deg 04 min 25 sec West, 165.59 feet to the point of beginning; containing 2,657,689 square feet or 61.01 acres more or less.

Thence the following lands shall be annexed:

Map-Parcel	Acres
Part of 080--04401	61.01
Total	61.01

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 from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

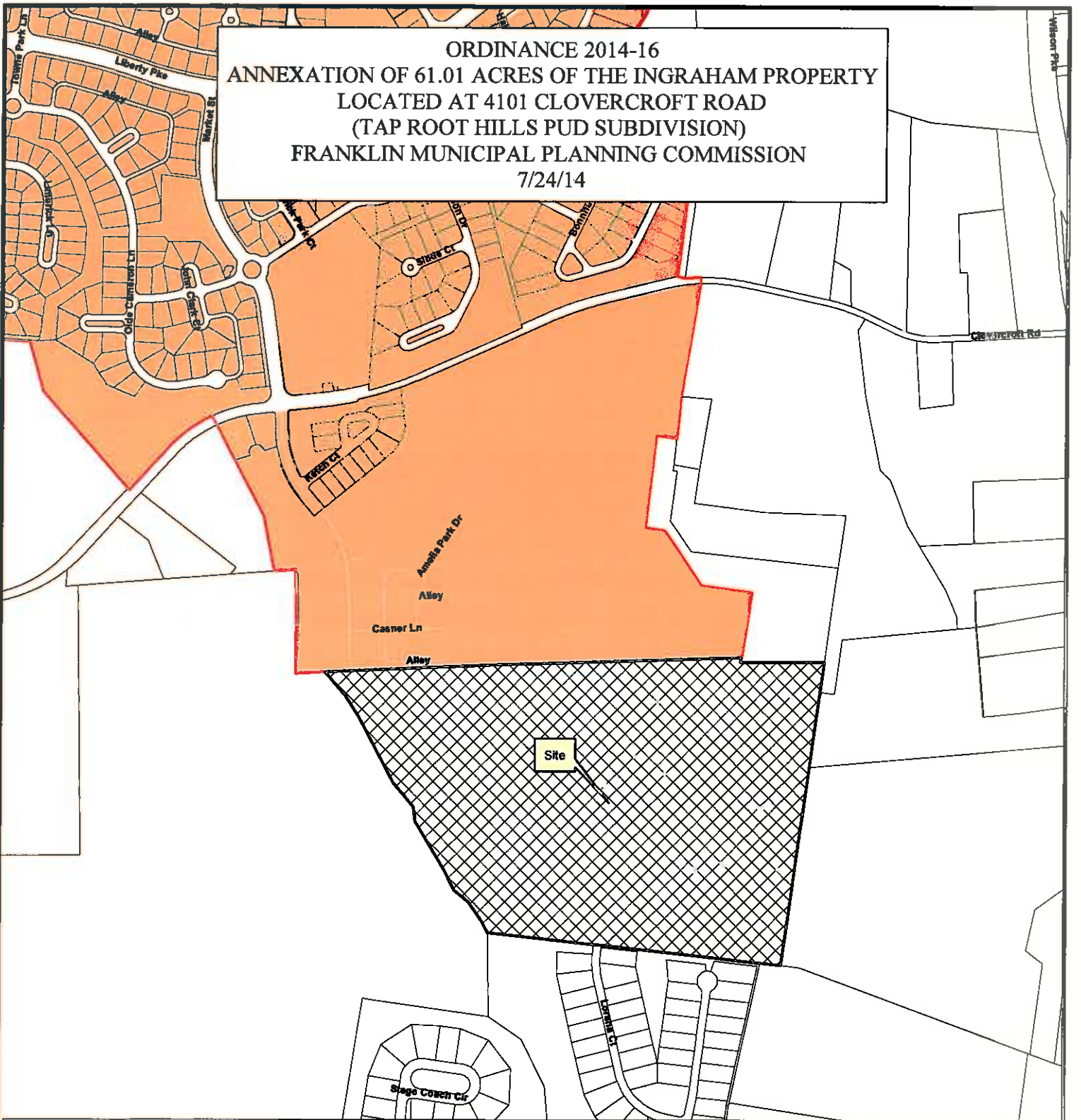
CITY OF FRANKLIN, TENNESSEE

BY: \_\_\_\_\_  
ERIC S. STUCKEY  
CITY ADMINISTRATOR/RECORDER

BY: \_\_\_\_\_  
DR. KEN MOORE  
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 7/24/14  
PASSED FIRST READING: \_\_\_\_\_  
PUBLIC HEARING HELD: \_\_\_\_\_  
PASSED SECOND READING: \_\_\_\_\_  
PASSED THIRD AND FINAL READING: \_\_\_\_\_

**ORDINANCE 2014-16**  
**ANNEXATION OF 61.01 ACRES OF THE INGRAHAM PROPERTY**  
**LOCATED AT 4101 CLOVERCROFT ROAD**  
**(TAP ROOT HILLS PUD SUBDIVISION)**  
**FRANKLIN MUNICIPAL PLANNING COMMISSION**  
**7/24/14**



**Legend**

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| Tap Root Hills PUD                 | GO General Office District          |
| <b>Zoning</b>                      | CC Central Commercial District      |
| AG Agricultural District           | NC Neighborhood Commercial District |
| ER Estate Residential              | GC General Commercial District      |
| R-1 Residential District           | MN Neighborhood Mixed-Use District  |
| R-2 Residential District           | ML Local Mixed-Use District         |
| R-3 Residential District           | MX Regional Mixed-Use District      |
| Historic Core Residential District | LI Light Industrial District        |
| RX Residential Variety             | HI Heavy Industrial District        |
| OR Office Residential District     | CI Civic and Institutional District |

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