

**RESOLUTION 2024-05**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF SOUTH BERRYS CHAPEL ROAD, AT 2247 SOUTH BERRYS CHAPEL ROAD, BY THE CITY OF FRANKLIN, TENNESSEE**

**WHEREAS**, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

**WHEREAS**, David Blackburn, DRB Preservation Trust, (“Owner”) of property located at 2247 South Berrys Chapel Road (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex the Property contiguous the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

**WHEREAS**, the Property is located at 2247 South Berrys Chapel Road, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

| Map-Parcel | Acres |
|------------|-------|
| 52-84.11   | 5.66  |
| 52-81.00   | 30.29 |
| Total      | 35.95 |

**WHEREAS**, this resolution shall bind the Owners and subsequent Owners of the Property; and

**WHEREAS**, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

**WHEREAS**, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

**WHEREAS**, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

**WHEREAS**, this resolution shall not bind the City to later annex the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

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

A. Water

1. The Property is located within the Mallory Valley Utility District service area.

2. Water availability shall be approved and provided through the Mallory Valley Utility District prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a 2,000 foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Spencer Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer infrastructure approximately 3,300 feet to provide service to the Property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from South Berrys Chapel Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.

2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this property in the Large-Lot Residential Design Concept, which recommends that new development should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at [https://library.municode.com/tn/franklin/codes/code\\_of\\_ordinances](https://library.municode.com/tn/franklin/codes/code_of_ordinances)
3. The Parks Master Plan is due to be updated to include amendments that have been added over the past few years. As the plan is updated, the Parks Department will look at the outer boundaries of the UGB for potential areas to build new City parks. Neighborhood parks and trails will be a part of future planning, as well.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

**SECTION II.** This Resolution shall take effect from and after its adoption.

IT IS SO RESOLVED AND DONE on this 28<sup>th</sup> day of May, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: ASkarp

Angie Skarp  
City Recorder

BY: [Signature]  
DR. KEN MOORE  
Mayor

Approved as to form by:

Shauna R. Billingsley  
Shauna R. Billingsley  
City Attorney

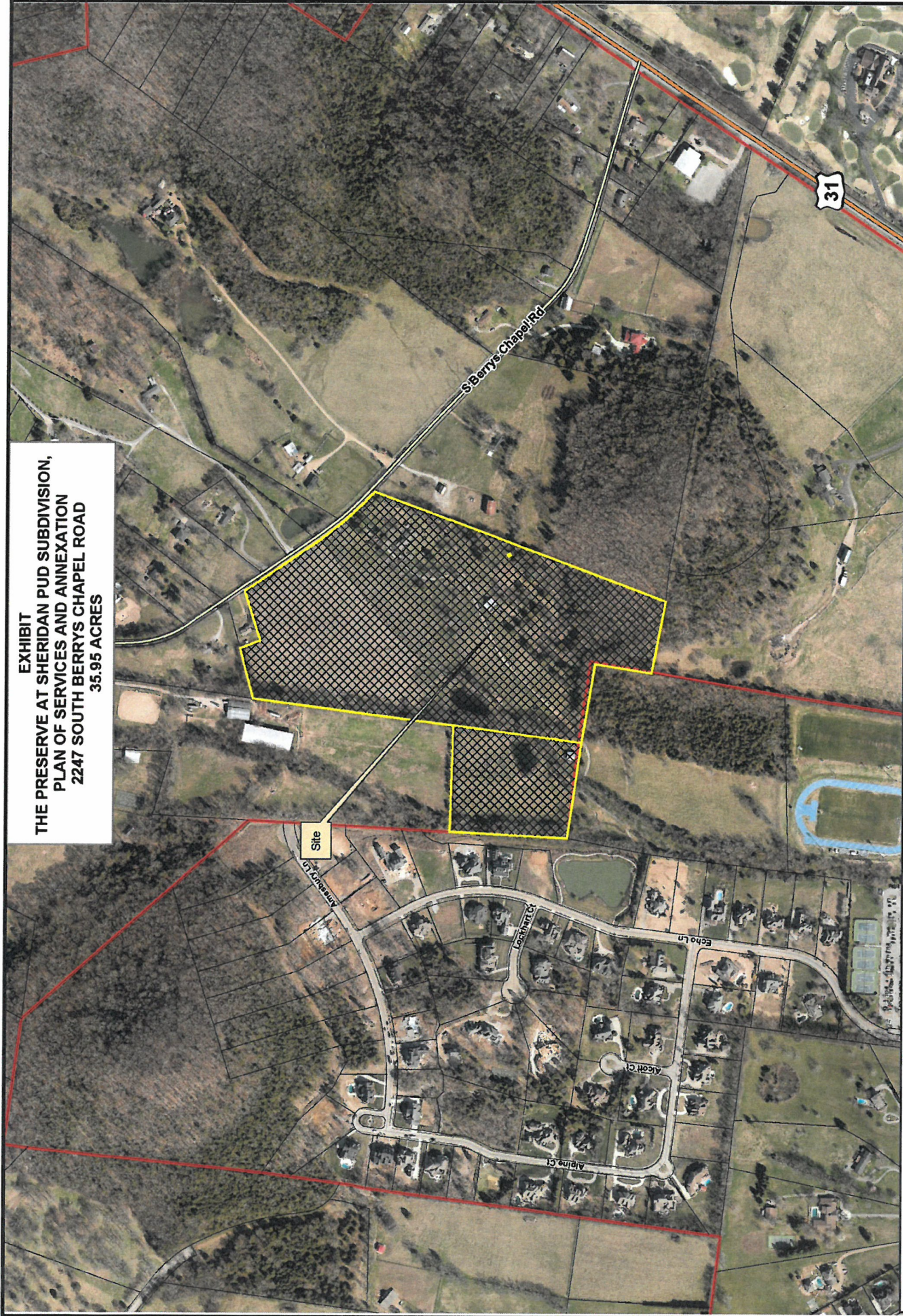
PLANNING COMMISSION RECOMMENDED:

2/22/24, 7-0

PUBLIC HEARING HELD:

5/28/24

**EXHIBIT**  
**THE PRESERVE AT SHERIDAN PUD SUBDIVISION,**  
**PLAN OF SERVICES AND ANNEXATION**  
**2247 SOUTH BERRYS CHAPEL ROAD**  
**35.95 ACRES**



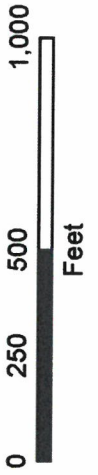
**Legend**



2247 S Berrys Chapel Rd



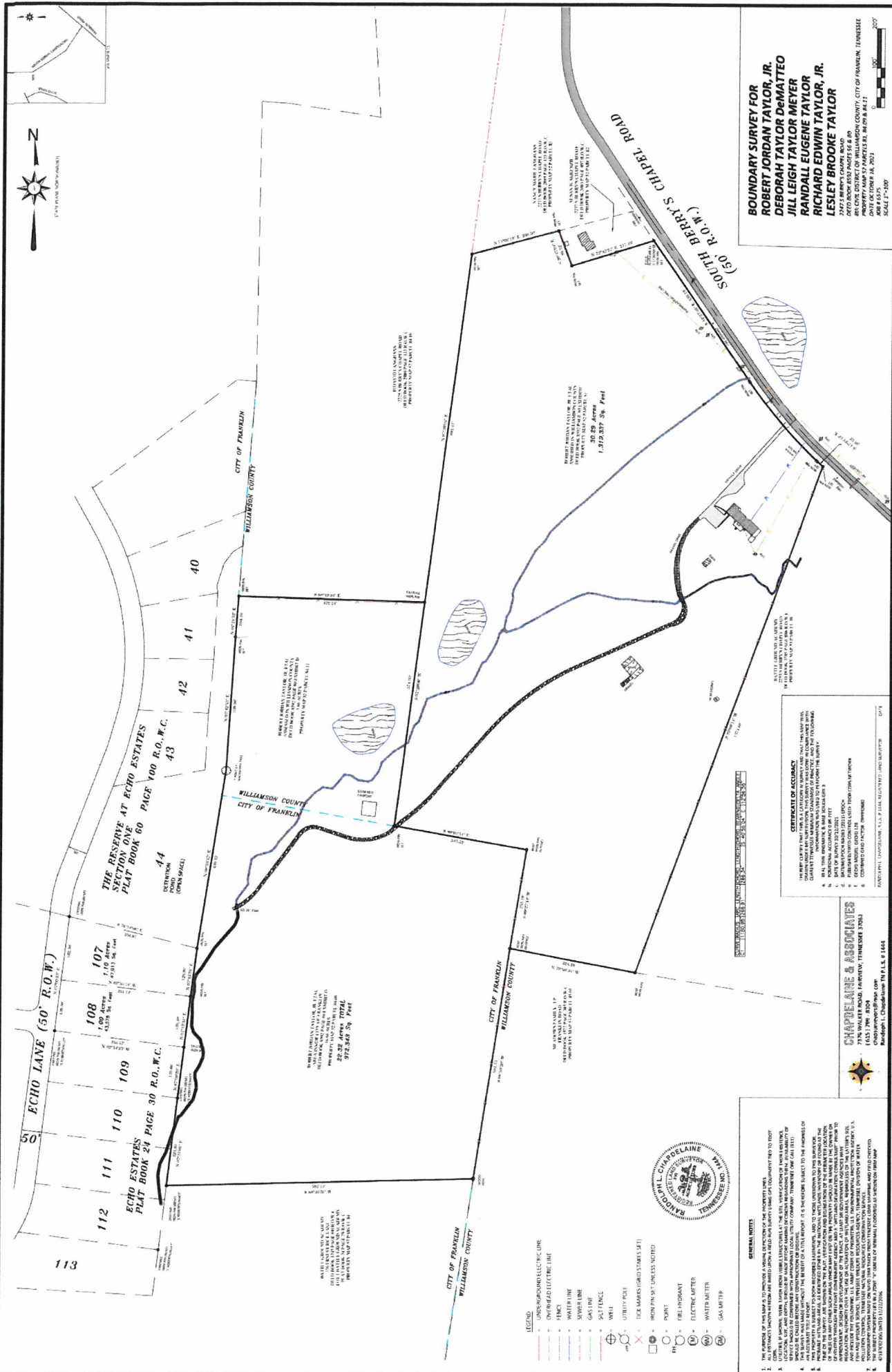
Limits



This map was created by the Franklin Planning Department.  
It was compiled from the most authentic information available.  
The City is not responsible for any errors or omissions contained hereon.  
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1" = 40' PLANNING DEPARTMENT



THE RESERVE AT ECHO ESTATES  
SECTION ONE  
PLAT BOOK 60 PAGE 100 R.O.W.C.  
44  
RESERVATION  
POINT  
(OPEN SPACE)

ECHO LANE (50' R.O.W.)  
108  
1.00 Acres  
0.000156 1444  
107  
1.10 Acres  
0.000156 1444  
109  
1.10 Acres  
0.000156 1444  
ECHO ESTATES  
PLAT BOOK 24 PAGE 30 R.O.W.C.  
110  
111  
112  
113

SOUTH PERRY'S CHAPEL ROAD  
(50' R.O.W.)

**BOUNDARY SURVEY FOR**  
**ROBERT JORDAN TAYLOR, JR.**  
**DEBORAH TAYLOR DeMATTEO**  
**JILL LEIGH TAYLOR MEYER**  
**RANDALL EUGENE TAYLOR**  
**RICHARD EDWIN TAYLOR, JR.**  
**LESLEY BROOKE TAYLOR**

2027 CERRITOS CHAPEL ROAD  
FRANKLIN, TENNESSEE 37067  
PROPERTY TAX MAP 27 PARCELS, 8M 09 B 41.1  
APR 9 6:57 PM  
SCALE 1" = 40'

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THE ABOVE INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:  
1. FIELD SURVEY AND MEASUREMENTS  
2. PUBLIC RECORDS  
3. AERIAL PHOTOGRAPHS  
4. GPS DATA  
5. OTHER SOURCES AS NOTED  
I AM A LICENSED SURVEYOR AND I HAVE REVIEWED THE ABOVE INFORMATION AND I AM SURE THAT IT IS TRUE AND CORRECT.  
CHAPPELINE & ASSOCIATES  
7145 WALKER ROAD, SUITE 100, FRANKLIN, TENNESSEE 37064  
(615) 796-1808  
chappelleandassociates.com



**GENERAL NOTES**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
3. CURVES ARE SHOWN WITH RADII FROM THE CENTERLINE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
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10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

- LEGEND
- UNBURNED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- FENCE
- WATER LINE
- SEWER LINE
- GAS LINE
- SALT FENCE
- WELL
- UTILITY POLE
- TICK MARKS (ORDINANCES)
- IRON PIN SET UNLESS NOTED
- POINT
- FIRE HYDRANT
- ELECTRIC METER
- WATER METER
- GAS METER

# THE PRESERVE AT SHERIDAN PUD SUBDIVISION, ANNEXATION PLAN

FOR

## DRB PRESERVATION TRUST

### CONTACTS

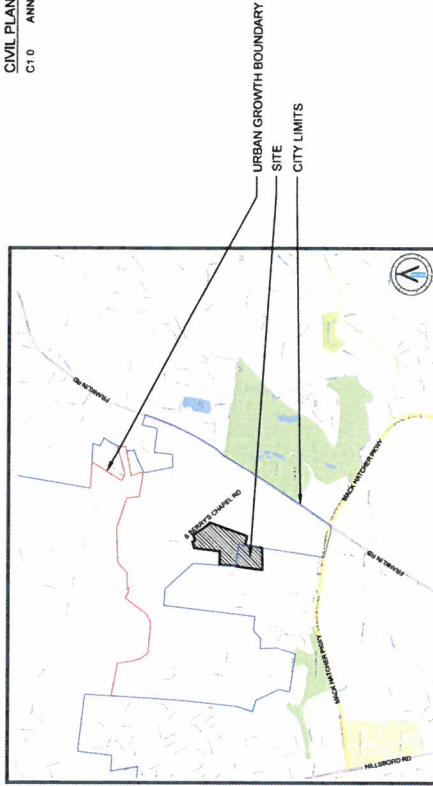
**OWNER/DEVELOPER**  
 DAVID BLACKBURN  
 DRB PRESERVATION TRUST  
 381 MALLORY LANE, SUITE 207  
 FRANKLIN, TN 37067  
 (615) 202-5040  
 david@blackburnin.com

### LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA  
 RAGANSMITH  
 315 WOODLAND STREET  
 NASHVILLE, TN 37208  
 (615) 244-8591  
 tgardner@ragansmith.com

### INDEX OF SHEETS

| SHEET | DESCRIPTION     |
|-------|-----------------|
| CVR   | COVER SHEET     |
| C10   | ANNEXATION PLAN |



LOCATION MAP  
SCALE 1"=100'

2247 S Berry's Chapel Road  
 Franklin, TN 37069  
 Map 52 | Parcels 61, 84.09, & 84.11  
 City of Franklin Project No. 8384

CITY OF FRANKLIN,  
 WILLIAMSON COUNTY,  
 TENNESSEE



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 ragansmith.com



# THE PRESERVE AT SHERIDAN PUD SUBDIVISION, ANNEXATION PLAN, FOR DRB PRESERVATION TRUST

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

|             |                 |
|-------------|-----------------|
| Scale       | 1"=100'         |
| Date        | JANUARY 8, 2023 |
| Approved by | TPO             |
| Revisions   |                 |

1 REVISION: RE-CITY COMMENTS

Drawing Title  
**COVER**

Drawing No.

**CVR**

Project No.

22-0131



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Nashville, Tennessee Chattanooga  
ragansmith.com



# THE PRESERVE AT SHERIDAN FOR ANNEXATION PLAN, PUD SUBDIVISION, DRB PRESERVATION TRUST

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

**SURVEY INFORMATION**  
Boundary survey information taken from a survey prepared by Christopher & Associates dated October 14, 2021.

**FLOOD INFORMATION**  
Be United Maps section and graphic showing only the property shown on the flood zone, as of December 22, 2015, which makes up a part of the National Flood Insurance Administration Flood Insurance Rate Map (FIRM) for Williamson County, Tennessee. The flood zone information is provided for the community to which the subject property is located.

**MINERAL RIGHTS INFORMATION**  
At the present time, property title reference does not reflect any mineral rights in the subject property.

**COMPLIANCE WITH ENVISION FRANKLIN**  
Envision Franklin - Phase 4 (Urban Concept Map), identifies the design covered by this site as a Large Lot Residential. The design concept reflects the established character of existing neighborhoods and other projects in transition between City and County jurisdictions.

**INTEGRITY AND URBAN DESIGN**  
The natural features on this site include streams, wetlands, farm ponds, wooded areas and tree rows. The site is located in a rural area and is surrounded by agricultural land. The design concept reflects the established character of existing neighborhoods and other projects in transition between City and County jurisdictions.

**Zone 1 & Zone 2**  
Zone 1 & Zone 2 actions are shown along all stream and wetland corridors to provide for the protection of the natural resources of the site. Existing trees within the wetlands and tree rows along the stream corridors are to be preserved. The design concept reflects the established character of existing neighborhoods and other projects in transition between City and County jurisdictions.

**FIRE STATION & PUBLIC SCHOOLS PROXIMITY**

|                               |           |
|-------------------------------|-----------|
| Franklin Fire Station #4      | 4.2 miles |
| Harris Bond Elementary School | 4.3 miles |
| Freedom Middle School         | 5.5 miles |
| Franklin High School          | 3.3 miles |

**WATER & SEWER DATA CHART**

|                   |                            |
|-------------------|----------------------------|
| Water Flow in GPD | 18,000 GPD (5.600 Downeak) |
| Number of Units   | 16 UPU                     |

**UTILITY PROVIDERS**

|             |                                     |
|-------------|-------------------------------------|
| Street      | City Water Management Dept          |
| Water       | Metropolitan Water Utility District |
| Gas         | Metropolitan Gas Company            |
| Electric    | Metropolitan Electric Company       |
| Phone/Cable | AT&T (615) 396-7818                 |
| Internet    | Metropolitan Electric Company       |

**ANTICIPATED UTILITY DEPTHS**

|             |                                     |
|-------------|-------------------------------------|
| Water       | 4 Min. - 12' Max. (Urban Interiors) |
| Gas         | 30" - 42" per AEMC Requirements     |
| Electric    | 30" - 42" per AEMC Requirements     |
| Phone/Cable | TBD                                 |

**UTILITY NARRATIVE**  
The development is intended to be served by public water. Currently, utilities that will be installed in the site are: Water, Gas, Electric, Phone/Cable, and Internet. The design concept reflects the established character of existing neighborhoods and other projects in transition between City and County jurisdictions.

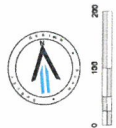
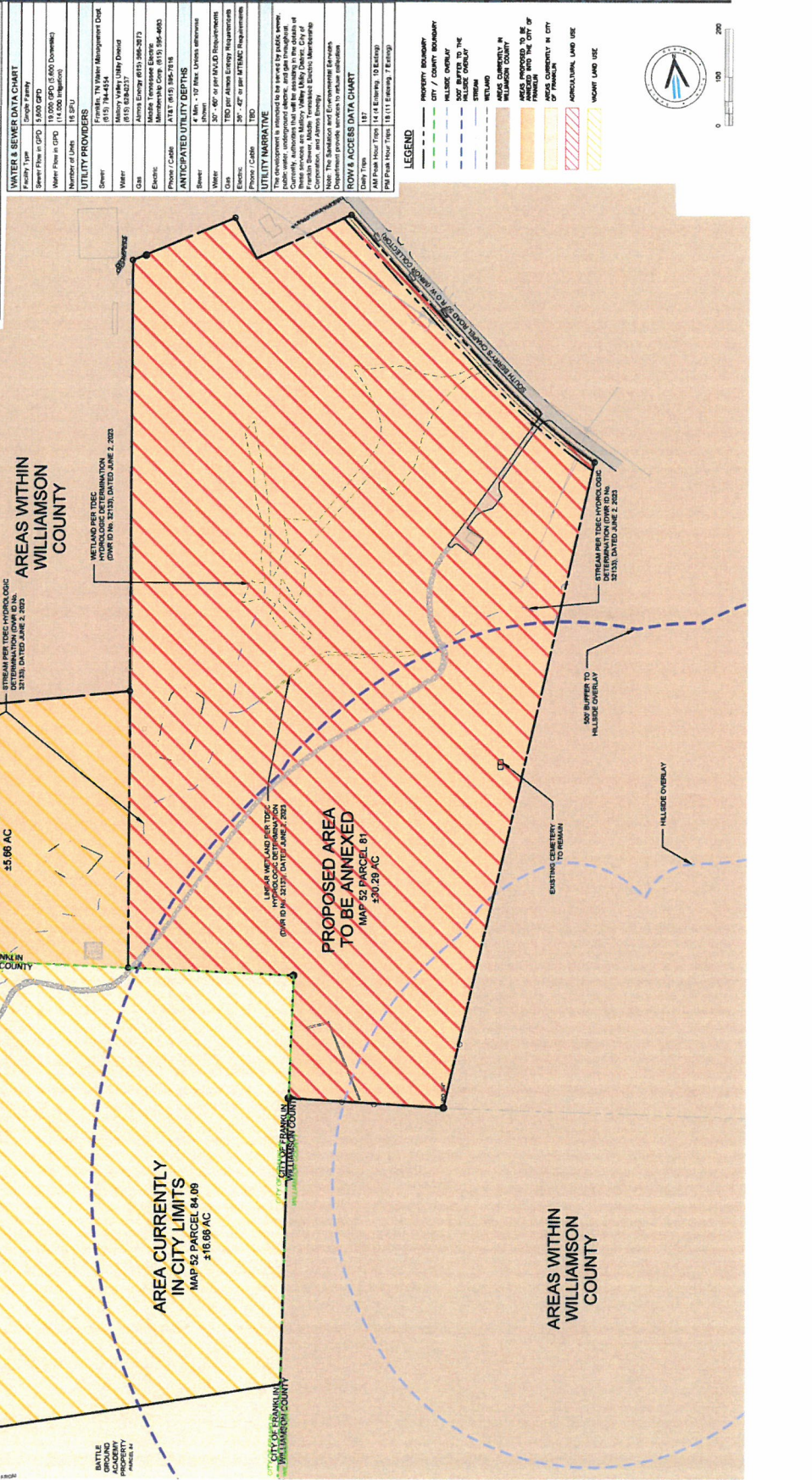
**ROW & ACCESS DATA CHART**

|                   |                             |
|-------------------|-----------------------------|
| Right of Way      | 167'                        |
| AM Peak Hour Trns | 14.4 (Entering, 10 Exiting) |
| PM Peak Hour Trns | 18.1 (Entering, 7 Exiting)  |

**SITE DATA**

**SITE INFORMATION**

Project Name: The Preserve at Sheridan  
City of Franklin Project No.: 2024  
Subdivision: TBD  
Lot: N/A  
CMT District: Engle  
Address: 2827 E Berry's Chapel Road, Franklin, TN 37068  
Map Section: 0527 (E) 04.09 (M) 11  
Total Area: 52.91 AC / 2,277,877 ± S.F.  
Parcel 84.11: 52.91 AC / 2,277,877 ± S.F.  
Parcel 84.09: 5.08 AC  
Parcel 84.13: 16.66 AC  
Total Area / City: 52.91 AC / 2,277,877 ± S.F.  
Total Area / County: 52.91 AC / 2,277,877 ± S.F.  
ZONING INFORMATION  
Proposed Zoning: R-1, Single-Family (County)  
Design Concept: Planned Development (PD D.30)  
County Zoning: Large Lot Residential  
Franklin Street Classification: Low Volume Local Street



Drawing No: **C1.0**  
Project No: 22-0131

DATE: JANUARY 8, 2023  
SCALE: 1" = 100'

ANNEXATION PLAN