

RESOLUTION 2024-06

A RESOLUTION TO ANNEX TWO PROPERTIES, CONSISTING OF 35.95 ACRES, LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF SOUTH BERRYS CHAPEL ROAD, AT 2247 SOUTH BERRYS CHAPEL ROAD AND ADJOINING THE CITY LIMITS WITHIN THE NORTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

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 Property contiguous the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

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

WHEREAS, a public hearing was held following public notice as required by T.C.A Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2024-05; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

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

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.


SECTION III: That the annexed Property shall become part of Aldermanic Ward 2.

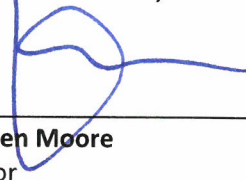
SECTION IV. BE IT FINALLY RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this 11th day of JUNE, 2024.

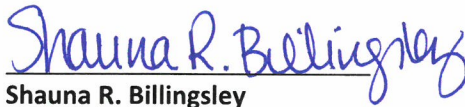
ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: 
Angie Skarp
City Recorder


By: _____
Dr. Ken Moore
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

2/22/24, 7-0

PASSED FIRST READING:

4/9/24, 8-0

PUBLIC HEARING HELD:

5/28/24

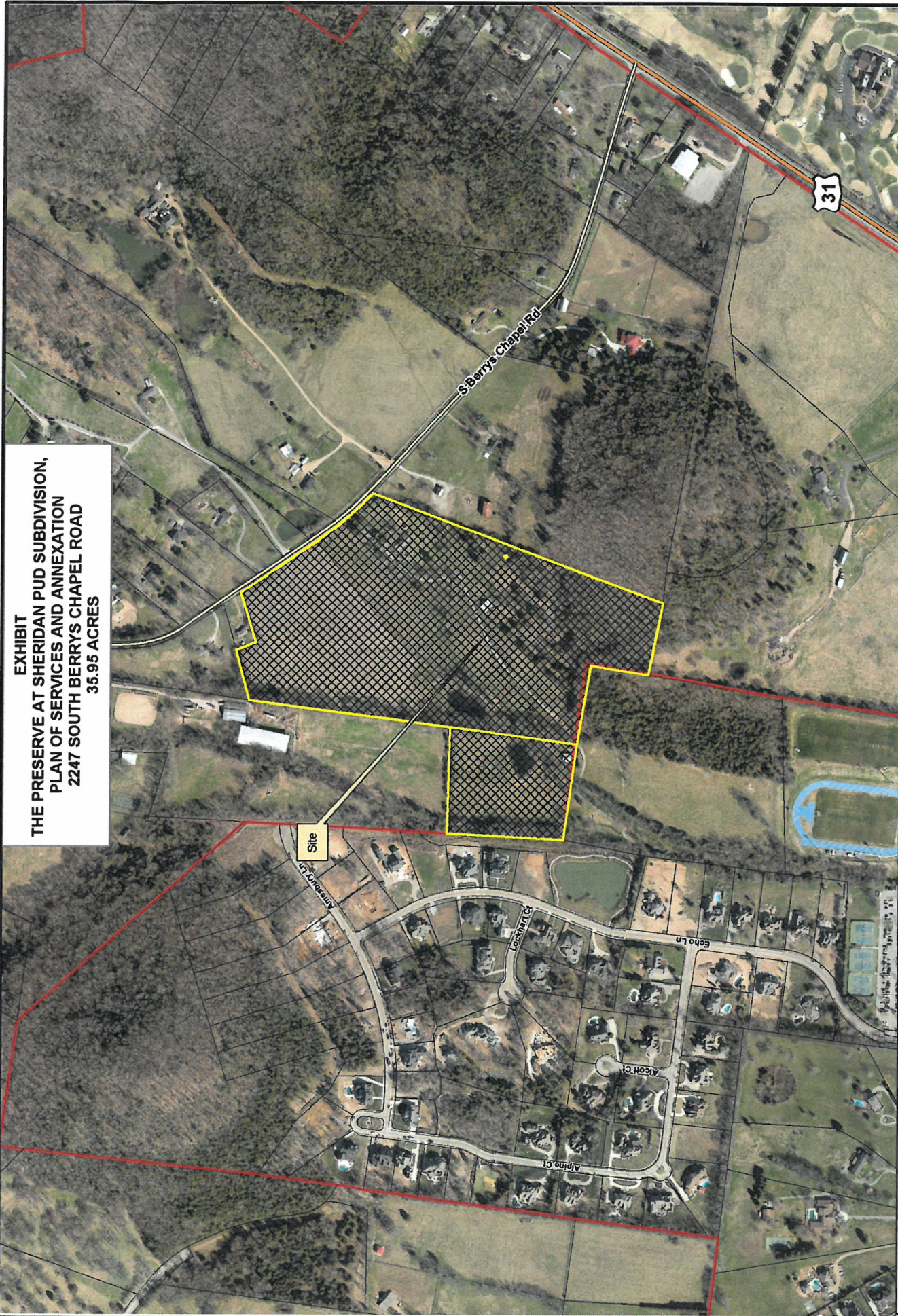
PASSED SECOND READING:

5/28/24, 7-0



PASSED THIRD READING:

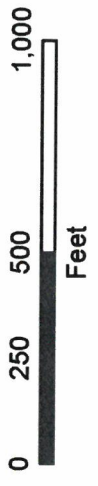
6/11/24, 8-0

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

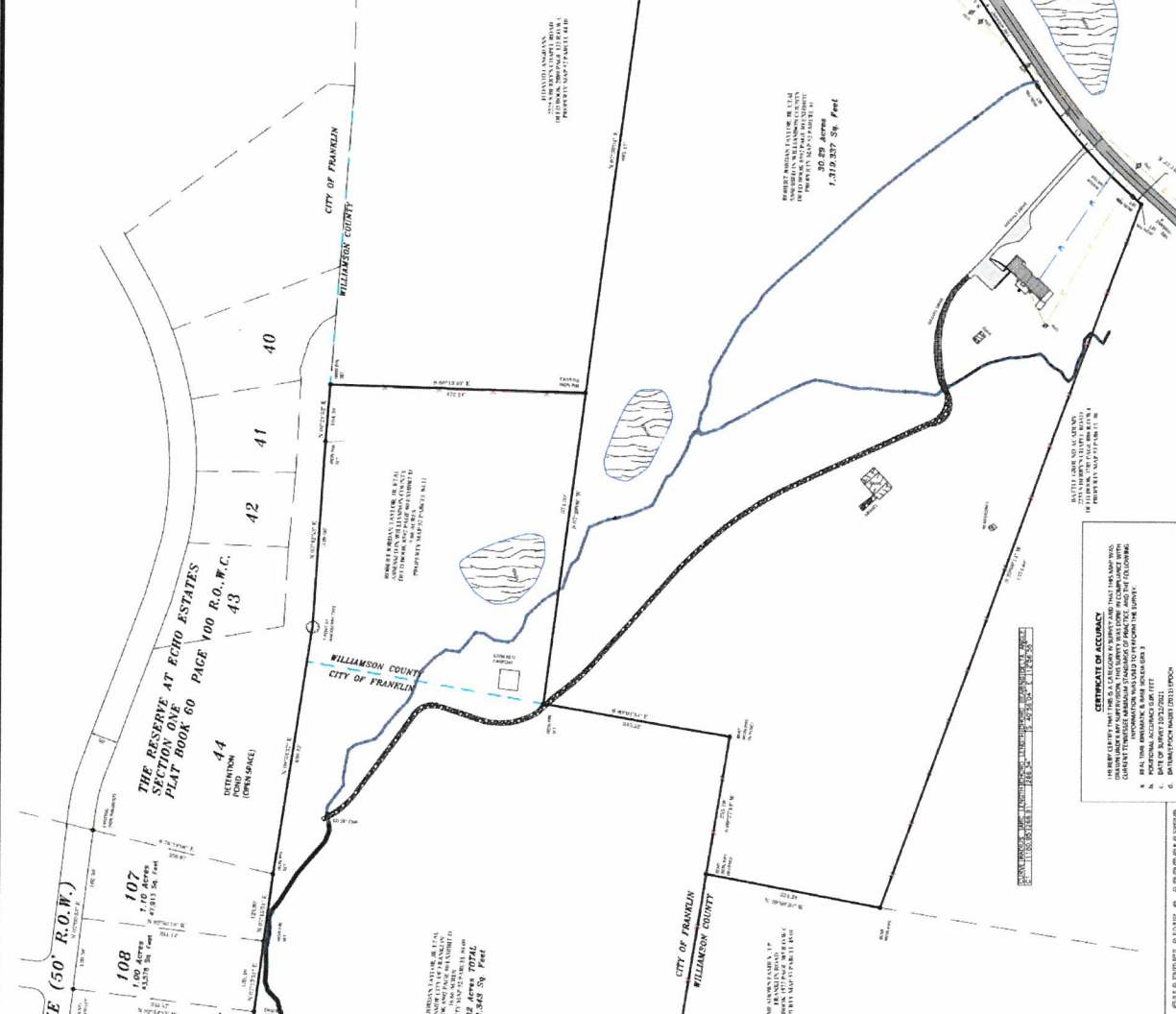
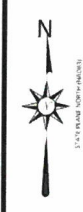


Legend

-  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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THE RESERVE AT ECHO ESTATES SECTION ONE PLAT BOOK 60 PAGE 100 R.O., W.C.

ECHO ESTATES PLAT BOOK 24 PAGE 30 R.O., W.C.

ECHO LANE (50' R.O.W.)

107
7.10 Acres
47,451 Sq. Feet

108
43.79 Acres
1,891,320 Sq. Feet

109
22.32 Acres
972,563 Sq. Feet

110
30.29 Acres
1,319,337 Sq. Feet

111

112

113

- LEGEND**
- UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - FENCE
 - WATER LINE
 - SEWER LINE
 - GAS LINE
 - SALT FENCE
 - WELL
 - UTILITY POLE
 - TELEMARKERS (GROUND MARKS SET)
 - IRON PIN SET (PINS NOTED)
 - POINT
 - FIRE HYDRANT
 - ELECTRIC METER
 - WATER METER
 - GAS METER



GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW A CORRECT LOCATION OF ALL UTILITIES TO BE LOCATED.
- ALL UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY DATA AND EQUIPMENT TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF.
- UTILITIES SHOWN HEREON WERE OBTAINED FROM THE UTILITY COMPANIES AND FROM THE RECORDS OF THE CITY OF FRANKLIN, TENNESSEE.
- THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORDS OF THE UTILITY COMPANIES AND THE CITY OF FRANKLIN, TENNESSEE.
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CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF PRACTICE AND THE ETHICS OF THE SURVEYING PROFESSION AS SET FORTH IN THE TENSURE STATUTES.

CHAPPELLINE & ASSOCIATES
715 W. MAIN STREET, FRANKLIN, TENNESSEE 37068
(615) 796-7828
chappelline@chappelline.com
www.chappelline.com

BOUNDARY SURVEY FOR
ROBERT JORDAN TAYLOR, JR.
DEBORAH TAYLOR DeMATTEO
JILL LEIGH TAYLOR MEYER
RANDALL EUGENE TAYLOR
RESLEY EDWIN TAYLOR, JR.
LISLEY BROOKE TAYLOR

PROPERTY MAP 27 PARTS 281, 282, 283 & 287
 CITY OF FRANKLIN, TENNESSEE
 PLAT BOOK 60 PAGE 100
 JOB # 6527

SCALE 1" = 100'

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

CONTACTS

OWNER/DEVELOPER

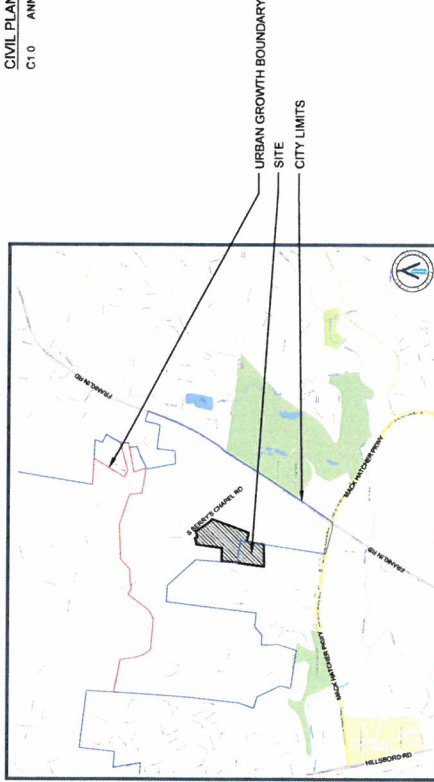
DAVID BLACKBURN
DRB PRESERVATION TRUST
381 MALLORY LANE, SUITE 207
FRANKLIN, TN 37067
(615) 202-5040
david@blackburnin.com

LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8991
tgardner@ragansmith.com

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
C1.0	ANNEXATION PLAN



LOCATION MAP
SCALE 1"=100'

2247 S Berry's Chapel Road
Franklin, TN 37069

Map 52 | Parcels: 81, 84.09, & 84.11

City of Franklin Project No. 8384

CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE



RaganSmith

Nashville • Murfreesboro • Chattanooga
ragansmith.com



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

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

1 80070284 - PRE-CITY COMMENTS

Drawing Title
COVER

Drawing No.

CVR

Project No.

22-0131





THE PRESERVE AT SHERIDAN PUD SUBDIVISION, ANNEXATION PLAN

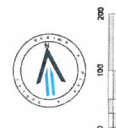
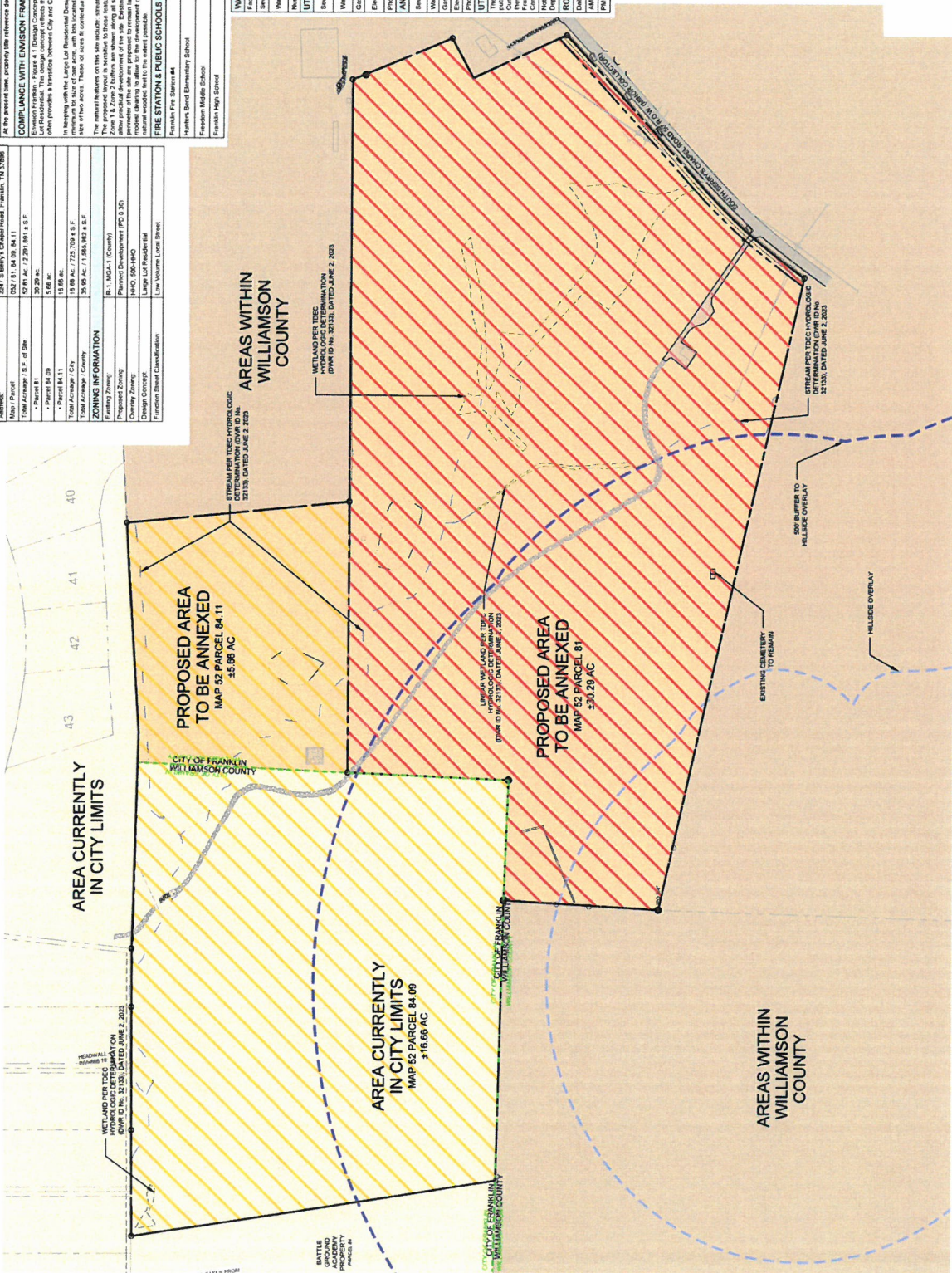
SURVEY INFORMATION	
Boundary survey information taken from a survey prepared by Christopher & Associates dated October 14, 2021.	
FLOOD INFORMATION	
Boundary survey location and adjacent properties, this property does not lie within any flood zones as shown on the Flood Insurance Rate Map (FIRM) for Williamson County, Tennessee, dated December 22, 2016, which makes a part of the National Flood Insurance Administration's Flood Insurance Rate Map (FIRM) for Williamson County, Tennessee, which is the current flood insurance rate map for the community in which said premises is located.	
MINERAL RIGHTS INFORMATION	
At the present time, property title reference does not reflect any mineral rights in the subject property.	
COMPLIANCE WITH ENVISSION FRANKLIN	
EnviSSion Franklin - Figure 4 (Change Connect Map) identifies the design covered by this use as Large Use Residential. This design concept utilizes the established character of existing neighborhoods and is designed to be consistent with the City of Franklin's Comprehensive Zoning Ordinance. All structures on this site must be located on the 500' distance Overlay Buffer, having a minimum lot size of one acre, with lots located on the 500' distance Overlay Buffer having a minimum lot size of two acres. These lot sizes are consistent with surrounding neighborhoods.	
The relevant features on this site include: driveways, setbacks, item points, proposed access and drive ways, and other site-specific features. The design concept utilizes the established character of existing neighborhoods and is designed to be consistent with the City of Franklin's Comprehensive Zoning Ordinance. All structures on this site must be located on the 500' distance Overlay Buffer, having a minimum lot size of one acre, with lots located on the 500' distance Overlay Buffer having a minimum lot size of two acres. These lot sizes are consistent with surrounding neighborhoods.	
FIRE STATION & PUBLIC SCHOOLS PROXIMITY	
Franklin Fire Station #4	4.7 miles
Heathrow Blvd Elementary School	4.3 miles
Franklin Middle School	5.5 miles
Franklin High School	3.3 miles

SITE INFORMATION	
Project Name	The Preserve at Sheridan
City of Franklin Project No.	88M
Subdivisions	TRD
LIC	N/A
OHM District	Edgett
Address	2247 E. Berry's Charter Road / Franklin, TN 37068
Parcel #	02747, 04100, 04111
Parcel Area (S.F.)	2,271,071 S.F. ± 0.1
Parcel #1	52.29 AC
Parcel #2	5.86 AC
Parcel #3	16.88 AC
Total Acreage / City	16.88 AC / 722,709 S.F.
Total Acreage / County	16.88 AC / 1,568,982 S.F.
ZONING INFORMATION	
County Zoning	R-1, MGA-1 (County)
Planned Development (POD)	POD 000-040
Property Zoning	Large Lot Residential
Neighborhood	Low Young Local Street

WATER & SEWER DATA CHART	
Water Meter	1/2" (1/2" x 1/2")
Water Meter CIPD	1/2" (1/2" x 1/2")
Water Meter in CIPD	1/2" (1/2" x 1/2")
Number of Units	16 SFU
UTILITY PROVIDERS	
Water	Franklin Water Utility Management District (FWU) (615) 744-4554
Sewer	Franklin Sewer Utility Management District (FSU) (615) 694-9277
Electric	Franklin Electric Utility (615) 568-3273
Gas	Franklin Gas Utility (615) 568-3273
Phone / Cable	AT&T (615) 582-7118
ANTICIPATED UTILITY DEPTHS	
Water	4' Min. - 10' Max. (Utility Requirements)
Gas	30" - 42" (per AT&C Requirements)
Electric	30" - 42" (per AT&C Requirements)
Phone / Cable	TPO
UTILITY MARRIAGE	
The arrangement is intended to be served by public sewer. The arrangement is intended to be served by public sewer. The arrangement is intended to be served by public sewer. The arrangement is intended to be served by public sewer.	
ROW & ACCESS DATA CHART	
Daily Trip	187
AM Peak Hour Trip	14 (4 Entering, 10 Exiting)
PM Peak Hour Trip	18 (11 Entering, 7 Exiting)

LEGEND

- Property Boundary
- City of Franklin Boundary
- City of Franklin Boundary
- 500' BUFFER TO THE HILLSIDE OVERLAY
- WETLAND
- AREAS CURRENTLY IN WILLIAMSON COUNTY
- AREAS PROPOSED TO BE ANNEXED TO THE CITY OF FRANKLIN
- AREAS CURRENTLY IN CITY OF FRANKLIN
- AGRICULTURAL LAND USE
- WAGT LAND USE



THIS PLAN AND ANY INSTRUMENTS HEREAFTER MADE HEREON SHALL BE VOID WITHOUT THE SIGNATURE OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.