

RESOLUTION 2024-33

CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES, FOR THE ANNEXATION OF 310.99 ACRES, LOCATED WEST OF HILLVIEW LANE, AT 1247 HILLVIEW LANE

WHEREAS, John B. Harlin, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property not adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, it is believed it is in the best interest of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards;

WHEREAS, this resolution shall not bind the City to later annex the Property; and

WHEREAS, *Tennessee Code Annotated* § 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.

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

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Alderman is located west of Hillview Lane at 1247 Hillview Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
091-99.00	310.99
Total	310.99

SECTION II: That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Alderman on how the Property would be served by City resources but is not binding on final annexation.

SECTION III: That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

SECTION IV. BE IT 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.

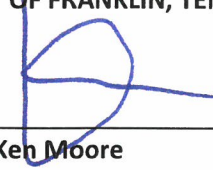
IT IS SO RESOLVED AND DONE on this 13th day of August, 2024.

[Signature blocks to follow.]

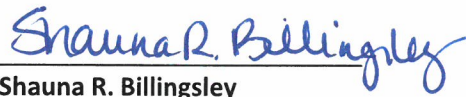
ATTEST:

By: 
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: 
Dr. Ken Moore
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney



**HARLIN PROPERTY
ANNEXATION INITIATION**
April 11, 2024

BOYLE



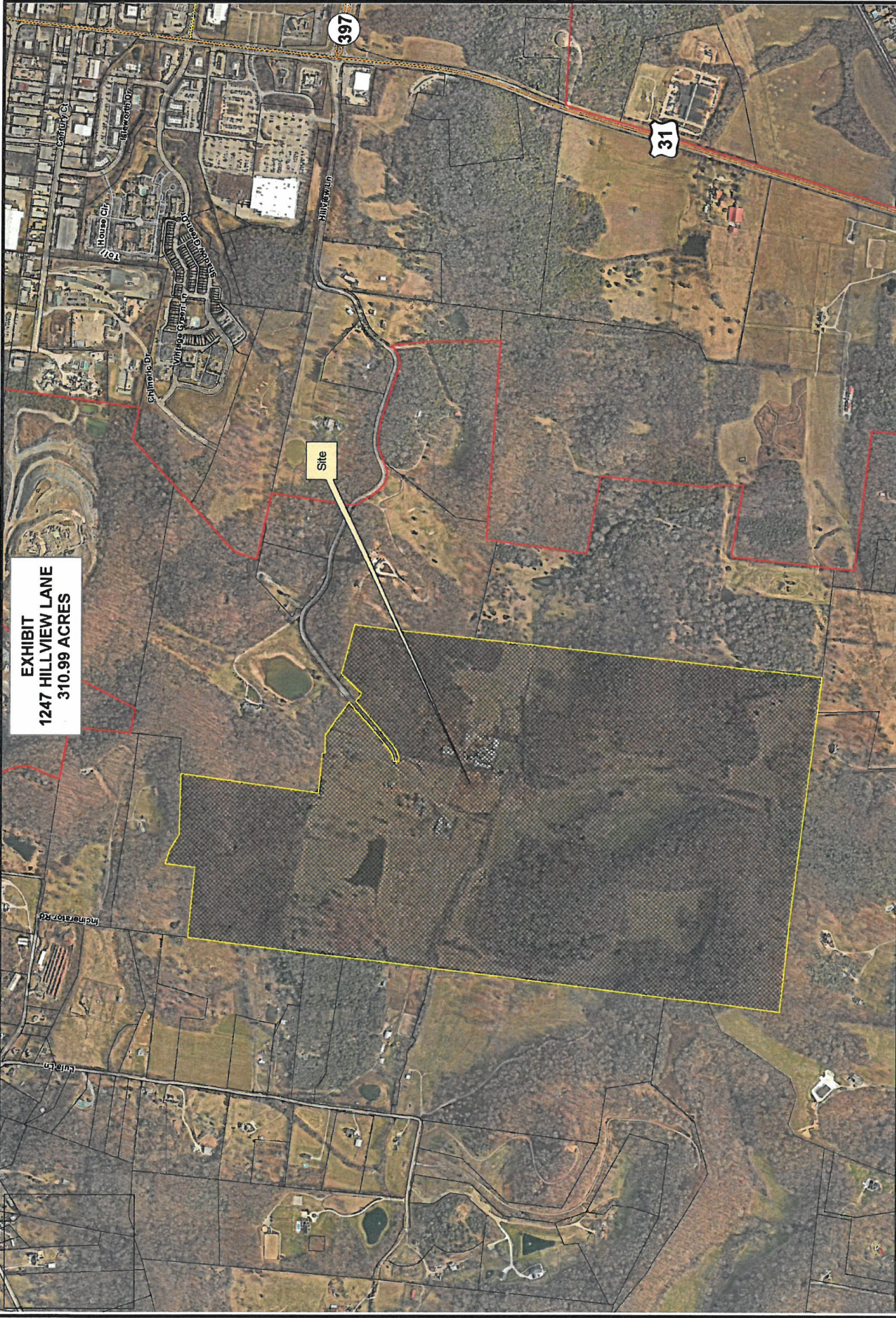


EXHIBIT
1247 HILLVIEW LANE
310.99 ACRES

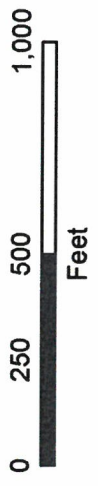
Site



Legend

 City Limits

 1247 Hillview Lane



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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DRAFT Plan of Services
Exhibit B

The Property is located west of Hillview Lane at 1247 Hillview Lane, noncontiguous to the City limits, partially within the existing Urban Growth Boundary and fully within the proposed urban growth boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
091-99.00	310.99
Total	310.99

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER:

- N/A

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 greater than 1,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER:

- N/A

C. Wastewater

1. The Property lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to construct a regional pump station and associated force main to existing City of Franklin gravity wastewater infrastructure to serve the property.
3. The pump station shall be a temporary pump station near the top of the sanitary sewer basin, with the pump station and force main designed in such a way as to allow the pump station to be relocated further down the basin as further development in the basin occurs until it reaches its permanent location.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. 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.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

ISSUES TO CONSIDER:

- *An extensive sanitary sewer basin study update will be required in order to ensure the pump station and force main are sized appropriately and to determine the location of the future force main.*

DRAFT Plan of Services
Exhibit B

- *The owner/developer may propose subdivision of adjacent county property (located outside the Franklin UGB) in order to provide additional street connections into the subject property being requested for annexation, and, if this occurs, the owner/developer may request city sewer availability for this adjacent county property.*

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.

ISSUES TO CONSIDER:

- N/A

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 determined when a formal Rezoning and Development Plan are submitted to City Staff. Additional detail is needed to determine improvements and phasing of roadways.
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.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It is within proximity of Coleman Road, Mack Hatcher and Columbia Pike.*
- *Prior to or concurrently with annexation of this property, any and all roads that access the property (where located within the Franklin UGB) shall be annexed by the City of Franklin.*
- *No additional density is recommended on this property until additional roadways (where located within the UGB) are annexed by the City and are extended to meet the City of Franklin Zoning Ordinance Connectivity requirements. Some potential street connections may be required to remain in the county due to being located outside the Franklin UGB, and these street connections may require approval by the Williamson County Planning Commission or Highway Commission.*

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.

ISSUES TO CONSIDER:

- N/A

DRAFT Plan of Services
Exhibit B

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.

ISSUES TO CONSIDER:

- N/A

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.

ISSUES TO CONSIDER:

- N/A

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.

ISSUES TO CONSIDER:

- N/A

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. The majority of this property is located within the Development Reserve Design Concept, which are areas outside of the current City limits that lack water lines, sewer availability and adequate road networks for new development.
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.

ISSUES TO CONSIDER:

- *This property is located in the SW1 Basin as defined by the City of Franklin Sewer Basin Study and was identified as a low priority growth area based in a land use suitability study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Should the property be annexed, it would continue some odd city boundaries that would leave this property surrounded by county land.*
- *A portion of the property is located outside of the Urban Growth Boundary. While the property lies within the SW1 Basin, which was identified as a long-term growth capability in the 2018 Annexation Study, there is currently a plan underway to revise the Franklin UGB as part of a possible Williamson County Growth Plan Update. The updated plan shows the entirety of this property within the Franklin UGB. Staff recommends that the property be annexed once the Growth Plan is fully adopted, as the property could then be annexed by resolution.*

DRAFT Plan of Services
Exhibit B

Additionally, once the Interlocal Agreement has been signed by Williamson County and all municipalities in the County, the City would not be able to annex the portion outside the UGB until the Growth Plan has been approved fully, including approval from the LGPAC (Local Government Planning Advisory Committee).

- *Prior to considering zoning the property anything other than Agricultural or Estate Residential, an Envision Franklin Plan Amendment would need to be approved.*
- *Currently the following Overlay Districts have been identified for this property and will affect future development: Hillside Hillcrest Overlay (HHO) and the Hillside Buffer.*

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
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

ISSUES TO CONSIDER:

- N/A

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.

ISSUES TO CONSIDER:

- N/A

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.

ISSUES TO CONSIDER:

- N/A

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.

ISSUES TO CONSIDER:

- N/A