

RESOLUTION 2024-51

RESOLUTION INITIATING THE ANNEXATION PROCESS AND REVIEW OF DRAFT PLAN OF SERVICES, FOR THE POSSIBLE ANNEXATION OF 10.6 ACRES, LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF HENPECK PANE, AT 1288 LEWISBURG PIKE

WHEREAS, Charlie Weir, The Gateway Church- Nashville, Inc., (“Owner”) of property located at 1288 Lewisburg Pike (“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 (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

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 Lewisburg Pike and south of Henpeck Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-29.01	10.6
Total	10.6


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.

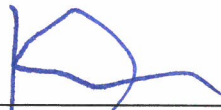
SECTION IV. BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

IT IS SO RESOLVED AND DONE on this 10th day of September, 2024.

ATTEST:

By: 
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: 
Dr. Ken Moore
Mayor

Approved as to form by:

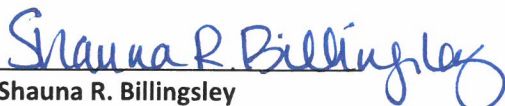

Shauna R. Billingsley
City Attorney



EXHIBIT
GATEWAY CHURCH, ANNEXATION INITIATION
1288 LEWISBURG PIKE
10.6 ACRES

Site



Legend

 Gateway Church

 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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DRAFT Plan of Services
Exhibit B

The Property is located west of Lewisburg Pike and south of Henpeck Lane, noncontiguous 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
106-29.01	10.6
Total	10.6

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through HB&TS 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 Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer main 1,500 linear feet to provide service to the Property.
3. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer interceptor.
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:

- *The extension of sanitary sewer to serve this property would have to cross a neighboring property that has requested neither sanitary sewer nor annexation into the City. As the neighboring property will have access to sanitary sewer, it is recommended by staff that both properties be annexed at the same time or at a minimum, that an annexation agreement be provided by the neighboring property.*

DRAFT Plan of Services
Exhibit B

- *The property owner would be required to obtain and record, at their expense, an easement across the neighboring property in order to serve this property with sanitary sewer.*

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 provided from Lewisburg Pike.
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 includes Lewisburg Pike.*
- *Any additional density proposed on the property may require the realignment of the driveway on Lewisburg Pike*

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

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

DRAFT Plan of Services
Exhibit B

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. Envision Franklin places this parcel in the Neighborhood Commercial Design Concept, which contains a mix of active uses at key intersections that serve surrounding residential concentrations.
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 was identified as a high priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*

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:

DRAFT Plan of Services
Exhibit B

- 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

GATEWAY CHURCH PHASE 2



12-10-18

PROJECT
16-0819

SHEET
C-10

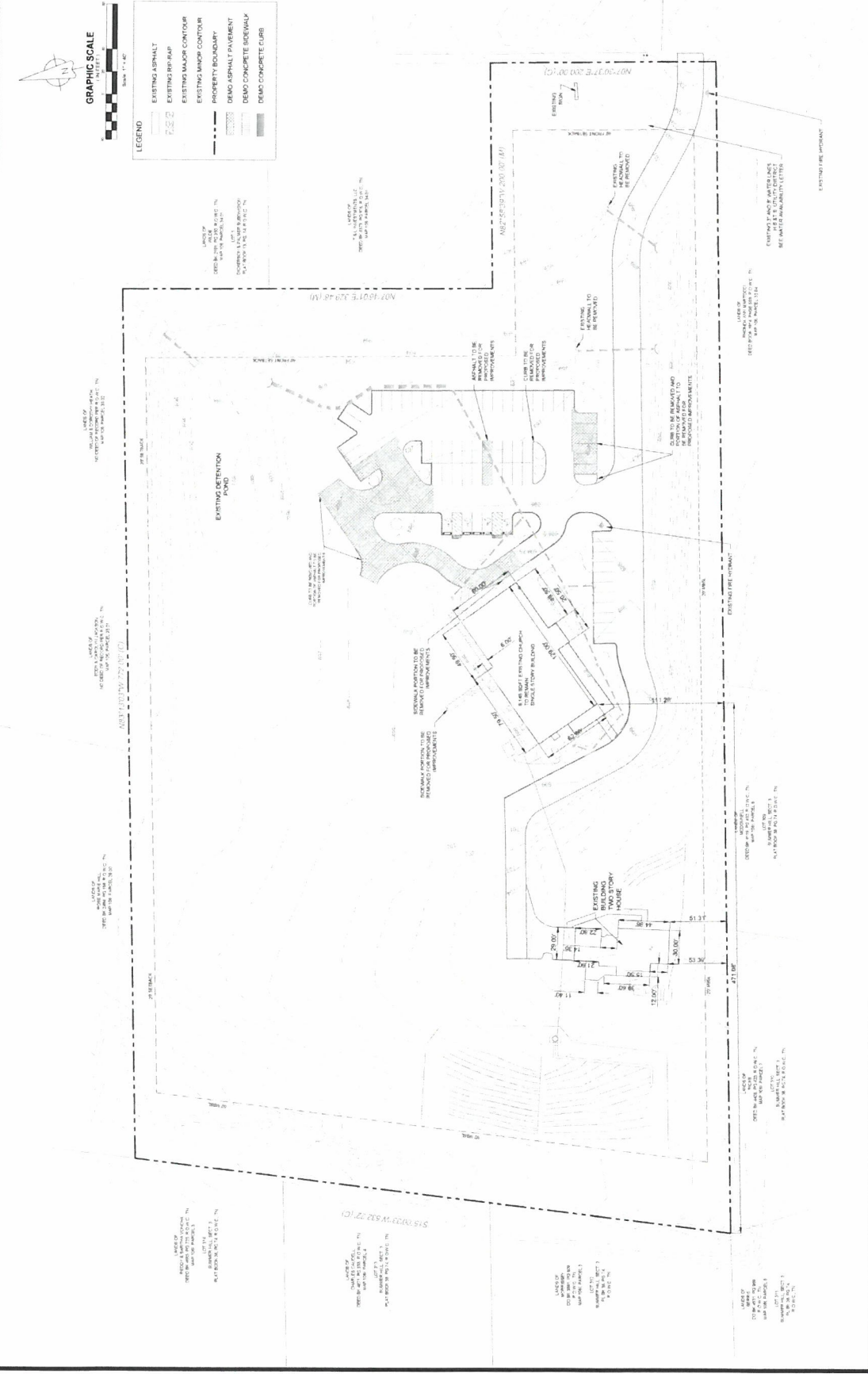
NO.	DATE	REVISIONS
1	01-24-2018	REVISED PER OWNER COMMENTS
2	03-17-18	REVISED PER OWNER COMMENTS
3	03-17-18	REVISED PER CITY OWNER COMMENTS
4	03-17-18	REVISED PER RATE FIRE MARSHAL COMMENTS
5	04-10-18	REVISED PER COUNTY COMMENTS

EXISTING CONDITIONS AND DEMO PLAN
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE



LEGEND

- EXISTING ASPHALT
- EXISTING R/P R/P
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY BOUNDARY
- DEMO ASPHALT PAVEMENT
- DEMO CONCRETE SIDEWALK
- DEMO CONCRETE CURB



OWNER: GATEWAY CHURCH CHARLIE WIER
FRANKLIN, TN 37064
615-538-8040

DATE: 12-10-18
PROJECT: 16-0819
SHEET: C-10

RESOURCE PROTECTION STANDARDS
THE ENGINEER HAS BEEN REQUIRED FOR THE FIRST SET OF PERMITS TO BE OBTAINED FOR THE PROJECT TO PROVIDE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN ON THE SITE. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS IDENTIFIED THE FOLLOWING UTILITIES AND STRUCTURES TO REMAIN ON THE SITE:

T-SQUARE ENGINEERING
701 WEST MAIN ST. • FRANKLIN, TN • 615-679-8212 • WWW.T2-ENG.COM