

RESOLUTION 2024-62

RESOLUTION INITIATING THE ANNEXATION PROCESS AND REVIEW OF DRAFT PLAN OF SERVICES, FOR THE POSSIBLE ANNEXATION OF 43.0 ACRES, LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF GOOSE CREEK BYPASS, AT 1462 LEWISBURG PIKE

WHEREAS, Carrera 2 Prop. LLC, Raymond Throckmorton, Rep., (Owner) of property located at 1462 Lewisburg Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property 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; 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 Goose Creek Bypass, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117 – 11.01	4.51
118 – 40.02	38.49
Total	43.0

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.

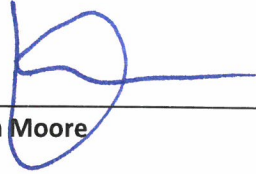
SECTION IV. BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage.

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:

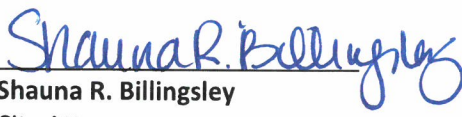
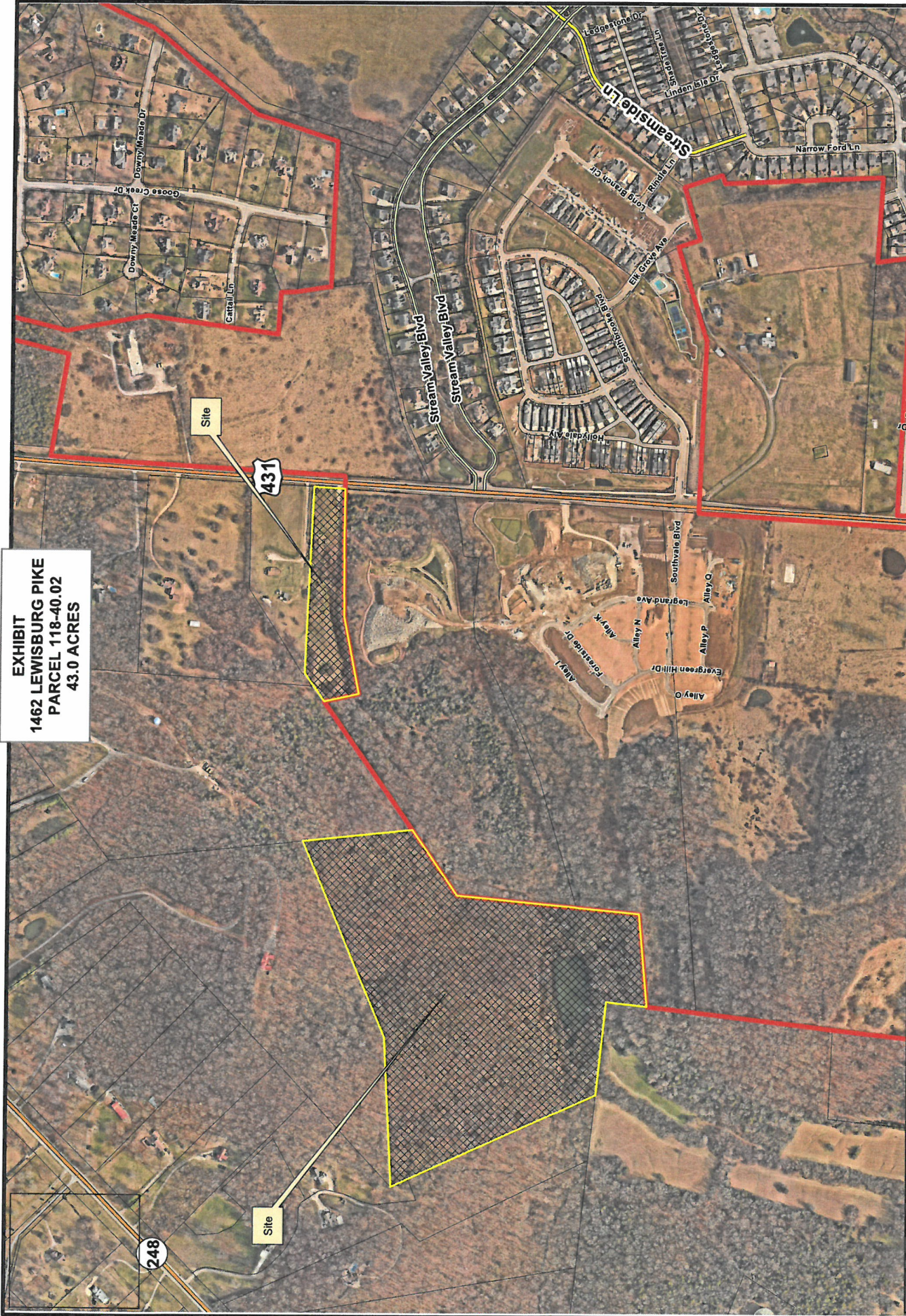

Shauna R. Billingsley
City Attorney

EXHIBIT
1462 LEWISBURG PIKE
PARCEL 118-40.02
43.0 ACRES



Legend

-  1462 Lewisburg Pike; Parcel 118-40.02
-  City 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 Goose Creek Bypass 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
117 – 11.01	4.51
118 – 40.02	38.49
Total	43.0

A. Water

1. The Property is located within the Hillsboro Thompsons Station Utility District 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 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 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.

ISSUES TO CONSIDER:

- Water Management is working on design and approvals for developments within the area to extend sanitary sewer to Lewisburg Pike. If the developments do not extend the sewer to Lewisburg Pike, the Owner will be required to extend the sanitary sewer system to the property line in accordance with County of Franklin standards.

DRAFT Plan of Services
Exhibit B

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. Any development of the property shall require access through another parcel to one of the previously planned median cuts on 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.*

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

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.

DRAFT Plan of Services
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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:

- Further development of this property will require a fire flow report from a fire sprinkler contractor. This area is known to have lower-than-average fire flow readings, and based on the fire flow report, these homes may require fire sprinklers.

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. There are two parcels requesting annexation, Envision Franklin places one parcel in the Single Family Residential Design Concept and one parcel in the Neighborhood Green Design Concept. For Single Family, Envision Franklin states that the defined character of these areas may vary by neighborhood, but new developments should transition from existing development patterns in adjacent neighborhoods and that new development should be designed around natural features to highlight forested areas and hillsides and hilltops. For Neighborhood Green, Envision Franklin states that new developments should identify natural features that are to be preserved through 60% of dedicated open space and that new developments should offer a variety of housing types.
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 in a mid to short term growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Because the two parcels requesting annexation are not adjoining one another, they must be developed through separate plans and subdivisions. Future development of the western parcel is dependent on future extension of utility lines and road network in the immediate area for access to Lewisburg Pike.*
- *Currently the following Overlay Districts have been identified for this property, and will affect future development: Scenic Corridor Overlay District (SCO), the Hillside Hillcrest Overlay District (HHO) and the 500ft HHO 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

DRAFT Plan of Services
Exhibit B

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



REVISIONS	BY

Hendrickson's Farm
LEWSBURG PIKE | FRANKLIN, TENNESSEE

Property Layout

DRAWN	CHECKED	APPROVED
DATE	DATE	DATE

C1
SHEET

