



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #5  
CIC  
01-12-12

## MEMORANDUM

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January 4, 2012

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator  
Paul Holzen, P.E., Interim Director of Engineering  
David Parker, P.E., City Engineer/CIP Executive

SUBJECT: Consideration of Resolution 2012-06 A Resolution Rescinding Board of Mayor and Alderman Action to Unanimously Approve the Consideration of Request to Vacate the Alley Located South of 1404 Columbia Ave.

### **Purpose**

The purpose of this memorandum is for the Board of Mayor and Aldermen (BOMA) to consider approving Resolution 2012-06, A Resolution Rescinding Board of Mayor and Alderman Action to Unanimously Approve the Consideration of Request to Vacate the Alley Located South of 1404 Columbia Ave.

### **Background**

On 2/12/2008 The Board of Mayor and Alderman unanimously approved the Consideration to vacate the Alley located South of 1404 Columbia Ave. This request was never formalized with a resolution allowing staff and the property owner to officially vacate the alley. On 8/28/2008 the Franklin Municipal Planning Commission (FMPC) approved the final plat for 1404 Columbia Avenue showing the alley being vacated. This plat is now expired and on 11/17/2011 Mr. Richard Dooley resubmitted his plat and was unable to provide documentation showing the abandonment of the alley through formal resolution. Abandoning a section of this alley is not recommended by Engineering Staff. This is the only public right-of-way for 3 properties located adjacent to the alley. Abandoning sections of the right-of-way would make it very difficult to provide City services to these 3 properties. Approving Resolution 2012-06 will rescind the Board of Mayor and Alderman's direction to formally vacate the alley.

### **Financial Impact**

None.

### **Recommendation**

Staff recommends approval of Resolution 2012-06 A Resolution Rescinding Board of Mayor and Alderman Action to Unanimously Approve the Consideration of Request to Vacate the Alley Located South of 1404 Columbia Ave.



GIST

CAROLYN

ALLEY

Battle Ave

1404 Columbia Ave

FAIRGROUND

COLUMBIA

ACCESS

Fairground St

ACCESS

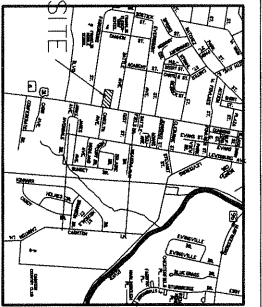
ACADEMY

BATTLE

CANNON

Cannon St

Fairground St



Site Map - Not to Scale

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
  2. THE SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A MARGIN OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
  3. BERRIENS SHOWN BASED ON PLAT NORTH AS OF RECORD IN PLAT BOOK 35, PAGE 123, R.O.W.C.
  4. PROPERTY ZONED PER 4.04\* (TRADITIONAL SINGLEFAMILY, CFCO-3). EXISTING LAND USE: VACANT.
  5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 4718702Z1F DATED SEPT. 23, 2006.
  6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPOINTMENTS AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN SHOULD BE DONE SO WITH THE CAUTIONS CONSIDERED. DENIED PERMISSION OF EXISTENCE, IN TENNESSEE, IT IS A REQUIREMENT FOR THE UNDERGROUND UTILITY DAMAGE (UUD) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBILITY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
  7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.
  8. ALL DISTANCES AND ELEVATIONS WERE DERIVED FROM RANDOM SPOTS USING EDM, EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  9. REFUSE AND SANITATION COLLECTION PROVIDED BY THE CITY OF FRANKLIN.
  10. THIS PORTION OF THE ALLEY ABANDONED BY THE BOARD OF MAYOR AND ALDERMAN ON FEBRUARY 12, 2008.
  11. WITHIN NEW DEVELOPMENTS AND FOR OF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (INCLUDING TRANSFORMERS), GAS, SEWER TELEPHONE AND WATERLINES SHALL BE PLACED UNDERGROUND.
  12. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DISCRETION OF THE CITY.
  13. THE RECORDING OF THIS PLAT VOTES, WORKS AND SURVEYSERS THIS PORTION OF THE PLAT
  14. NO EVIDENCE OF MINERAL RIGHTS WERE FOUND.
  15. ONE SHARED ACCESS DRIVE SERVING BOTH LOTS.
  16. LOTS 1 & 2 AS CRITICAL DRAINAGE LOTS.



ZONING TABLE  
 (6X 4.04) CFCO3 COO-2  
 MIN. LOT WIDTH=43.97'  
 FRONT YARD SETBACK=60'  
 SIDE YARD SETBACK=MIN. 5' / MIN. 12' BETWEEN BUILDINGS  
 REAR YARD SETBACK=50'

DEED REFERENCE:  
 BEING PROPERTY CONVEYED TO DOOLEY HOMES, LTD BY DEED OF RECORD IN BOOK 4112, PAGE 543, R.O.W.C.  
 REDEVELOPMENT MAP REFERENCE:  
 BEING PARCEL NO. 23107 OF GROUP "C" AS SHOWN ON WILMAMSON COUNTY PROPERTY MAP NO. 750.  
 PLAT REFERENCE:  
 BEING LOT 37 AS SHOWN ON PLAT BOOK 35, PAGE 123, R.O.W.C.

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Tennessee County, Tennessee, this day of \_\_\_\_\_, 2007, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary \_\_\_\_\_ Date \_\_\_\_\_

OWNER/SUBDIVISOR  
 RICHARD DOOLEY  
 DOOLEY HOMES LLC  
 PO BOX 880935  
 FRANKLIN, TN 37068  
 (615) 929-6827  
 RICHARD.DOOLEY@GMAIL.COM

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I (am) (we are) the owner(s) of the property shown hereon as of record in Book 4112, Page 543, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall be again subdivided, re-subdivided, or otherwise subdivided, or any part thereof, without the approval of the Municipal Planning Commission and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 32, Page 123, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: None

Owner \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:  
 (1) the water and sewer systems designated in 1404 Columbia Ave. Subdivision have been installed in accordance with City specifications, or  
 (2) a performance bond in the amount of \$\_\_\_\_\_ for the water system and \$\_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Surf., Water and Sewer \_\_\_\_\_ Date \_\_\_\_\_  
 Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:  
 (1) the streets and drainage designated in 1404 Columbia Ave. Subdivision have been installed in accordance with City specifications, or  
 (2) a performance bond in the amount of \$\_\_\_\_\_ for streets and \$\_\_\_\_\_ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Surf., Streets \_\_\_\_\_ Date \_\_\_\_\_  
 Franklin, Tennessee

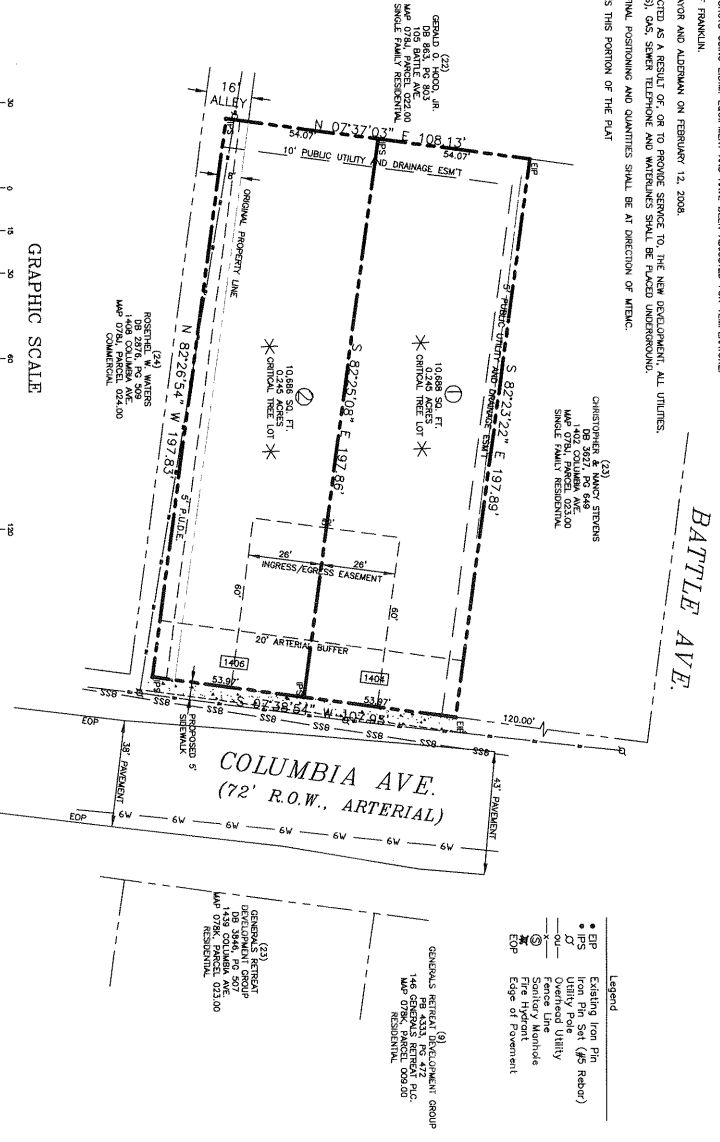
TOTAL AREA = 21,375 SQUARE FEET OR 0.490 ACRES

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES  
 Subdivision name and street names approved by the Williamson County Department of Emergency Communications  
 Williamson County Department of Emergency Communications \_\_\_\_\_ Date \_\_\_\_\_

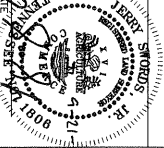
CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that the subdivision plat correctly represents the subdivision plat as shown hereon. This subdivision plat has been placed on the public record on the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

JERRY SMODGS, JR., RLS \_\_\_\_\_ DATE \_\_\_\_\_



- Legend
- Existing Iron Pin
  - IPS Iron Pin Set (45 Return)
  - Utility Pole
  - Utility Pole
  - Utility Pole
  - Fence Line
  - Sanitary Manhole
  - Fire Hydrant
  - Edge of Easement



**1404 COLUMBIA AVE. PUD SUBDIVISION, FINAL PLAT**  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.490E  
 ACRES NEW STREETS: N/A  
 CIVIL DISTRICT: 8th  
 SCALE: 1"=30'  
 DATE: 9/21/11

**LandDesign Surveying, Inc.**  
 131 Second Land South, Suite 100  
 Nashville, Tennessee 37210  
 PHONE (615) 591-7164 FAX (615) 591-9718

CITY OF FRANKLIN PROJ. # \_\_\_\_\_ LDISI PROJ. #: 4207100