



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Work Session

Tuesday, August 27, 2019

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [18-0604](#) Discussion on Irrigation Metering Structure (Continued from 6/26/18, 8/28/18, 4/9/19, and 8/27/19 Work Sessions)

Sponsors: Michelle Hatcher

Attachments: [20190813 PPT Irrigation Fees BOMA Worksession Presentation V1.pdf](#)
[20191205 PPT Irrigation Discussion BOMA Worksession Presentation V1.pdf](#)

Legislative History

6/26/18	Work Session	referred to the Work Session
8/28/18	Work Session	referred to the Work Session
11/13/18	Work Session	acknowledged
4/9/19	Work Session	acknowledged
8/13/19	Work Session	referred to the Work Session
2. [19-0251](#) Consideration of Contract Number 2019-0258 a Cooperation Agreement between the City of Franklin and the Franklin Housing Authority for Payment in Lieu of Taxes (PILOT) for projects renovated using Low Income Housing Tax Credits. (WS 08/27/19; BOMA 9/10/19; Return to 11/12/19 BOMA for inclusion of complete contract)

Sponsors: Tom Marsh and Kathleen Sauseda

Attachments: [2019-0258 Franklin Housing Authority Final PILOT- LIHTC Sites Developed aft](#)
[2019-0258 FHA PILOT- Law Approved - signed by FHA.pdf](#)
3. [19-0746](#) *Consideration of Resolution 2019-85, A Resolution to Award the Construction Contract (COF Contract No. 2019-0236) for the Municipal Services Complex Project and to Establish a Project Contingency.

Sponsors: Engineering and Paul Holzen

Attachments: [CERTIFIED BID TABS.pdf](#)
[Res 2019-85 Award contract to Civil Constructors LLC for Municipal Services C](#)

4. [19-0787](#) *Consideration of a Professional Services Agreement (COF Contract No. 2019-0254) with C&T Engineering and Inspection, LLC for Construction Engineering and Inspection Services for the Cool Springs Area Adaptive Signal Control Technology Project (TDOT PIN 116144.01) in the Amount Not-to-Exceed \$82,350.00
- Sponsors:** Engineering, Paul Holzen and Jonathan Marston
- Attachments:** [2019-0254 PSA_C and T Engineering_ASCT_with Scope_Law Approved.pdf](#)
5. [19-0845](#) Consideration of Resolution 2019-86, "A Resolution to Accept and Recommend Approval of Amendment No. 3 to the Comprehensive Transportation Network Plan (Major Thoroughfare Plan) to the Franklin Municipal Planning Commission (08/27/19 WS)
- Sponsors:** Engineering and Paul Holzen
- Attachments:** [Res 2019-86 Amend 3 to Major Thoroughfare Plan with Exhibit.Law Approved.;](#)
[CTNP - AMENDMENT 3.pdf](#)
[PROJECT SHEETS.pdf](#)
6. [19-0597](#) *PUBLIC HEARING: Consideration of Resolution 2019-72: "A Resolution Requesting A Referendum For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee." (06-11-19, 08-13-19 WS)
- Sponsors:** Planning and Sustainability Dept and Emily Hunter
- Attachments:** [RES 2019-72 REFERENDUM SE ANNEXATION with Exhibits.Law Approved](#)
[Annexation Request 19-05-23](#)
[Annexation Parcels](#)
[24 Signed Affidavits 5-24-19](#)
[Owner Affidavits 5-30-19](#)
[Owner Affidavit 061119](#)
[061119 Staff Report](#)
[Growth Priorities Special BOMA Work Session May 1 2018](#)
[citizen comment 01 planning for Parcel at end of Carothers on Long Lane](#)
- Legislative History**
- | | | |
|---------|--------------|--|
| 6/11/19 | Work Session | referred to the Work Session |
| 8/13/19 | Work Session | referred as a Public Hearing Item to the Board of Mayor & Aldermen |

7. [19-0790](#) PUBLIC HEARING: Consideration Of Initiating The Annexation Process And Draft Plan Of Services, Resolution 2019-81, For The Annexation Of The Ingraham And Stovall Properties 4099 And 4101 Clovercroft Road, And 4324 And 4326 Murfreesboro Road. (WS 8/27/19; BOMA 9/24/19 deferred to 11/12/19; BOMA 11/12/19 deferred to 2/11/20)

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [Resolution 2019-81 Initiate Annexation Ingraham and Stovall Properties_with at](#)
 [Resolution 2019-81 Exhibit A Map](#)
 [2019.11.11 Resolution 2019-81 Ingraham Stovall Annexation Deferral Request.](#)
 [2020.1.27 Resolution 2019-81 Ingraham Stovall Annexation Deferral Request](#)

Other Business

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.



IRRIGATION METERING FEE/RATE DISCUSSION

AUGUST 13, 2019

MICHELLE HATCHER, PE,
DIRECTOR WATER
MANAGEMENT

MARK HILTY, ACA
PUBLIC WORKS

DISCUSSION OUTLINE

- Existing utility rate structure and irrigation meter impact fee description
- Potential options and impacts
- Examples from other utility districts
- Discussion

UTILITY RATE STRUCTURE AND IRRIGATION METER IMPACT FEE

- Irrigation meter water rates (potable water)
 - Inclining rate structure to capture costs associated with large demands caused by irrigation and other uses
 - Impact fee, similar to domestic water meters, to pay for past and near-term future investments by the City
- Sewer revenues associated with irrigation
 - Declining rate structure - acknowledges that increased water consumption can be associated with irrigation and other uses that may not enter the wastewater stream
- Irrigation meter fee
 - Current Impact fee = \$3,150 (3/4" residential)
 - Actual cost of typical installation is approximately \$1,615 (3/4" residential irrigation)
 - Complete tap installation fee: \$756 however code allows for recovery of full cost
 - Current irrigation impact fee plus installation fee: $\$3,150 + \$756 = \$3,906$

POTENTIAL OPTIONS

- Continue existing practices
- Lower irrigation meter impact fees and evaluate effects on revenues
- Implement a winter pricing model
- Evaluate declining structure for sanitary sewer

EVALUATE IRRIGATION METER IMPACT FEES AND EFFECTS ON REVENUES

- Concept presented in April 2019
 - Lower impact fee to provide for a lower cost of purchase of irrigation meter
 - Recover lost impact fee revenues through the volumetric rates
 - Eliminate declining rate structure in sanitary sewer
 - Irrigation meter impact fee to at least recover cost of installation and materials
- Perform COS analysis to evaluate domestic and irrigation water rates and sanitary sewer rates
- Treats irrigation water as a luxury

EVALUATE IRRIGATION METER IMPACT FEES AND EFFECTS ON REVENUES

From a Utility Management Perspective

Pros	Cons
Continue to treat irrigation water as a luxury	Impact fee is no longer paid up front
Equitable application of fees and rates	May encourages the installation of irrigation systems
Continue to have a better understanding of irrigation water usage patterns	Potential increase in metering infrastructure

From a Customer's Perspective

Pros	Cons
Makes irrigation water more affordable	Cost of acquiring irrigation meter may be cost prohibitive based on irrigation patterns
Mitigates to some extent, impacts on lower income households	Still may have an upfront impact fee
Sewer fee not charged on irrigation meter	

WINTER PRICING MODEL

- Winter pricing model typically averages water usage during a defined winter period to calculate sanitary sewer charges during a defined summer period
- Considerations
 - Eliminate declining rate for sanitary sewer since outdoor usage will be accounted for in this methodology
 - Reevaluate inclining rate in water to encourage consumption within the sfue
 - Perform rate analysis for both water and sanitary sewer one year after implementation to evaluate adequacy of rates
 - Winter months consistent with winter months defined by the City's NPDES permits
 - Consider percentage allocation for increased indoor water usage to provide for variability of usage patterns

WINTER PRICING MODEL

From a Utility Management Perspective

Pros	Cons
Less meter infrastructure requirements	Inaccurate calculation of sewer flow (i.e. leaking toilet in summer)
Mitigates impacts on low income households	Encourages irrigation • Larger water infrastructure • Larger minimum bill
	Does not promote sustainability (i.e. luxury water)
	Encourages overall usage beyond the SFUE (350 gpd)
	Higher peak demands
	No payment of impacts related to irrigation
	No ability to cut off irrigation meter during periods of drought

From a Customer's Perspective

Pros	Cons
Makes irrigation water more affordable	Eliminates ability to measure outdoor water usage
Mitigates impacts on lower income households	

EXAMPLES FROM OTHER UTILITIES

Utilities with Irrigation Meter Options

Spring Hill, TN	\$730 meter fee
Mallory Valley Utility District	
Milcrofton Utility District	\$4,925
HB & TS	\$500

Utilities with No Provision

Columbia Power & Water	Mt. Pleasant, TN
Johnson City, TN	Knoxville Utilities Board
Chattanooga, TN	

Utilities with Winter Averaging Models

Mt. Juliet, TN	Jan – April average
Metro Water Services	Jan – March average + 30% maximum sewer charges billed
Murfreesboro, TN	Nov- March, capped at 120%
Brentwood, TN	Nov – Feb average
Whitehouse, TN	Nov – March, excluding highest & lowest month



DISCUSSION



IRRIGATION WATER:

SANITARY SEWER WINTER PRICING MODEL

DECEMBER 10,
2019

MICHELLE HATCHER, PE,
DIRECTOR WATER
MANAGEMENT

MARK HILTY, ACA
PUBLIC WORKS

DISCUSSION OUTLINE

- Existing utility rate structure
- Proposed rate structure
- Examples from other utility districts
- Next steps
- Discussion

EXISTING UTILITY RATE STRUCTURE

- Water rates (potable water)
 - Inclining rate structure to capture costs associated with large demands caused by irrigation and other uses
 - Impact fee to pay for past and near-term future investments by the City. Based on 350 gal/day per sfue
- Sewer revenues associated with irrigation
 - Declining rate structure - acknowledges that increased water consumption can be associated with irrigation and other uses that may not enter the wastewater stream

SANITARY SEWER WINTER PRICING MODEL

- Proposed changes to the sanitary sewer rate structure
 - Winter average based on months consistent with the City's NPDES permit – November 1 through April 30
 - Summer volume equal to the lesser of metered water or winter average plus 30%
 - Eliminate the declining rate structure
 - Perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

Existing San. Sewer Rates (effective 1/01/2020)

Availability charge (1,000 gallons)	\$18.87
Next 14,000 gallons	\$6.27
All additional gallons	\$5.48

Proposed San. Sewer Rates (winter pricing)

Availability charge (1,000 gallons)	\$18.87
All additional gallons	\$6.27

SANITARY SEWER WINTER PRICING MODEL

- Proposed changes to water rate structure
 - Modify inclining rate consistent with volume of water anticipated in the impact fee (350 gpd – 10,500 gpm for 30 day month)
 - Perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

Existing Water (effective 1/01/2020)

Availability charge (1,000 gallons)	\$13.36
Next 9,000 gallons	\$5.18
Next 15,000 gallons	\$6.11
All additional gallons	\$7.04

Proposed Water Rates (winter pricing)

Availability charge (1,000 gallons)	\$13.36
Next 9,000 gallons	\$5.18
All additional gallons	\$7.04

EXAMPLES FROM OTHER UTILITIES

Utilities with Winter Averaging Models	
Mt. Juliet, TN	Jan – April average
Metro Water Services	Jan – March average + 30% maximum sewer charges billed
Murfreesboro, TN	Nov- March, capped at 120%
Brentwood, TN	Nov – Feb average
Whitehouse, TN	Nov – March, excluding highest & lowest month

NEXT STEPS

- Work with Revenue Management, Finance and IT to develop billing methodology
- Develop draft ordinance language to be considered by BOMA
- Engage rate consultant to perform rate analysis to develop recommendations for 5 year horizon based on revenue impacts

DISCUSSION

COOPERATION AGREEMENT

**Governing Payments In Lieu of Taxes
for
Franklin Housing Authority Low Income Housing Tax Credit Sites
Completed after January 1, 2019**

COF Contract 2019-0258

THIS COOPERATION AGREEMENT (the “**Agreement**”) entered into as of this ____ day of _____, 2019, by and between the FRANKLIN HOUSING AUTHORITY, a public body corporate and politic, organized and existing under the laws of the State of Tennessee (the “**Local Authority**”) and the CITY OF FRANKLIN, TENNESSEE, on behalf of itself and on behalf of Williamson County, Tennessee (the “**Municipality**”) in connection with Payments in Lieu of Taxes for the Low Income Housing Tax Credit (LIHTC) Projects described below.

RECITALS

WHEREAS, the Local Authority and the Municipality previously entered into Cooperation Agreements governing payments in lieu of taxes and services provided in consideration thereof, for both public housing and LIHTC developments developed and operated by the Local Authority and its partners; and

WHEREAS, the Local Authority and the Municipality wish to retain those agreements for existing sites, including the Cooperation Agreement covering all Local-owned sites and those Cooperation Agreements covering Senior Residence at Reddick Street, Reddick Street Apartments, and Chickasaw Senior Community, and this Agreement does not alter the terms of those agreements; and

WHEREAS, this Agreement covers the Spring Street and Johnson Circle LIHTC Project site that is being redeveloped in accordance with LIHTC requirements, including the LIHTC Income and Rent Restrictions, both terms as defined below; and

WHEREAS, the Local Authority anticipates that additional sites will be developed or transitioned from public housing to LIHTC Projects, and the Municipality has agreed to incorporate such sites, as they are completed, into this Agreement.

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

1. Whenever used in this Agreement:
 - a. The term “**LIHTC Projects**” and singularly a “**LIHTC Project**” shall mean developments that sit on real property owned by the Local Authority and that include units (each a “**Unit**”) developed in accordance with the low income housing tax credit requirements of Section 42 of the Internal Revenue Code of 1986, as amended (the “**LIHTC Requirements**”), and which Units are rented to individuals with incomes of less than eighty percent (80%) of the area

median income for Williamson County, Tennessee, MSA (as published annually by the U.S. Department of Housing and Urban Development) with an average per LIHTC Project area median income of less than sixty percent (60%) (collectively, the “**LIHTC Income and Rent Restrictions**”), in accordance with the applicable Qualified Allocation Plan of the Tennessee Housing Development Agency (“**THDA**”), all such LIHTC Projects having been determined by the Local Authority to be in furtherance of its public purposes. The current list of LIHTC Projects covered by this Agreement is Exhibit A attached hereto. Such list of LIHTC Projects shall be amended as needed to incorporate additional LIHTC Projects developed in connection with the Local Authority.

- b. The term “**Taxing Body**” shall mean the State or any political subdivision or taxing unit thereof in which the LIHTC Project is situated and which would have authority to assess or levy real or personal property taxes or to certify such taxes to a taxing body or public officer to be levied for its use and benefit with respect to the LIHTC Project if it were not exempt from taxation.
 - c. The term “**Shelter Rent**” shall mean the total of all charges to all tenants of the LIHTC Project for dwelling rents and non-dwelling rents (excluding all other income of the LIHTC Project), less the cost to the Local Authority of all dwelling and non-dwelling utilities.
- 2. The Local Authority and its partners have secured low income housing tax credits or equivalent governmental financing from THDA covering a portion of the construction of the LIHTC Projects in order to develop or acquire and administer the LIHTC Project.
- 3.
 - a. Under the constitution and statutes of the State of Tennessee, each LIHTC Project is exempt from all real and personal property taxes levied or imposed by any Taxing Body. With respect to the LIHTC Project, so long as either (i) the LIHTC Project is leased or owned by the Local Authority and remains subject to the LIHTC Income and Rent Restrictions, or (ii) any contract remains in effect between the Local Authority or the State of Tennessee, or any agencies thereof (the “**Government**”) for loans or annual contributions, or both, in connection with the LIHTC Project, or (iii) any bonds issued in connection with the LIHTC Project or any monies due to the Government in connection with the LIHTC Project remain unpaid, whichever period is the longest, the Municipality agrees that it will not levy or impose any real or personal property taxes upon the LIHTC Project or upon the Local Authority with respect thereto. During such period, the Local Authority shall make annual payments (herein called Payments in Lieu of Taxes) in lieu of such taxes.
 - b. Each such Payment in Lieu of Taxes (“**PILOT**”) shall be made annually on or before the date such taxes are due (currently February 28), and shall be in an amount equal to the lesser of: (i) ten percent (10%) of the Shelter Rent actually collected but in no event to exceed ten percent (10%) of the Shelter

Rent charged by the Owner in respect to the LIHTC Project during such fiscal year; and (ii) fifty dollars (\$50.00) per Unit per year. A copy of the certified audit shall accompany the PILOT submittal, which shall be submitted no later than sixty (60) days after HUD accepts the audit.

- c. No payment for any year shall be made to the Municipality in excess of the amount of the real property taxes that would have been paid to the Municipality for such year if the LIHTC Project were not exempt from taxation.
 - d. Upon failure of the Local Authority to make any PILOT when due, the Municipality shall provide notice to the Local Authority. In the event that Owner fails to cure the nonpayment default within ten (10) days, the Municipality shall pursue its rights and remedies arising under the applicable ground lease.
- 4. During that period in which PILOT payments are made for each LIHTC Project, the Municipality, without cost or charge to the Local Authority or the tenants of the LIHTC Project (other than the PILOT) shall:
 - a. furnish or cause to be furnished to the Local Authority and the tenants of the LIHTC Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Municipality,
 - b. accept grants or easements necessary for the development of the LIHTC Project, and
 - c. cooperate with the Local Authority by such other lawful action or ways as the Municipality and the Local Authority may find necessary in connection with the development and administration of the LIHTC Project.
- 5. In respect to the LIHTC Project, the Municipality further agrees that within a reasonable time after receipt of a written request from the Local Authority:
 - a. Upon request of the Local Authority, and after all improvements conform to the Municipality's ordinances and requirements, the Municipality will accept the dedication of all interior streets, roads, alleys, and adjacent sidewalks within the area of the LIHTC Project, together with all storm and sanitary sewer mains in such dedicated areas, after the Owner, at its own expense, has completed the grading, improvement, paving, and installation in accordance with specifications acceptable to the Municipality;
 - b. The Municipality will accept necessary dedications of land for, and will grade, improve, pave, and provide sidewalks for, all streets bounding the LIHTC Project or as necessary to provide adequate access; and

- c. At the Local Authority's expense, the Municipality will provide, or cause to be provided, water mains, and storm and sanitary sewer mains, leading to the LIHTC Project and serving the bounding streets.
- 6. No Cooperation Agreement entered into between the Municipality and the Local Authority shall be construed to apply to the LIHTC Projects covered by this Agreement.
- 7. No member of the governing body of the Municipality or any other public official of the Municipality who exercises any responsibilities or functions with respect to the LIHTC Projects during his tenure or for one (1) year after shall have any interest, direct or indirect, in the LIHTC Projects or any property included or planned to be included in the LIHTC Projects, or any contracts in connection with the LIHTC Projects or property. If any such governing body member or such other public official of the Municipality involuntarily acquires or had acquired prior to the beginning of his tenure any such interest, he shall immediately disclose such interest to the Local Authority.

[Remainder of Page Left Blank]

IN WITNESS WHEREOF, the Municipality and the Local Authority have respectively signed this Agreement and caused their seals to be affixed and attested as of the day and year first above written.

**MUNICIPALITY:
CITY OF FRANKLIN, TENNESSEE**

By: _____
Dr. Ken Moore, Mayor

Attest:

By: _____
Eric S. Stuckey, City Administrator

**LOCAL AUTHORITY
FRANKLIN HOUSING AUTHORITY,
a Tennessee public body corporate and politic**

By: Derwin Jackson
Name: Derwin Jackson
Title: President/CEO

Approved as to Form:

Shauna R. Billingsley, City Attorney

Exhibit A
LIHTC Projects
As of 06-28-2019

<u>Owner</u>	<u>Address</u>	<u>Total Units</u>	<u>LIHTC Units</u>
1. Spring Johnson, L.P.,	200 Spring Street	64	64

COOPERATION AGREEMENT

Governing Payments In Lieu of Taxes for

Franklin Housing Authority Low Income Housing Tax Credit Sites Completed after January 1, 2019

COF Contract 2019-0258

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- c. At the Local Authority's expense, the Municipality will provide, or cause to be provided, water mains, and storm and sanitary sewer mains, leading to the LIHTC Project and serving the bounding streets.
- 6. No Cooperation Agreement entered into between the Municipality and the Local Authority shall be construed to apply to the LIHTC Projects covered by this Agreement.
- 7. No member of the governing body of the Municipality or any other public official of the Municipality who exercises any responsibilities or functions with respect to the LIHTC Projects during his tenure or for one (1) year after shall have any interest, direct or indirect, in the LIHTC Projects or any property included or planned to be included in the LIHTC Projects, or any contracts in connection with the LIHTC Projects or property. If any such governing body member or such other public official of the Municipality involuntarily acquires or had acquired prior to the beginning of his tenure any such interest, he shall immediately disclose such interest to the Local Authority.

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**MUNICIPALITY:
CITY OF FRANKLIN, TENNESSEE**

By: _____
Dr. Ken Moore, Mayor

Attest:

By: _____
Eric S. Stuckey, City Administrator

**LOCAL AUTHORITY
FRANKLIN HOUSING AUTHORITY,
a Tennessee public body corporate and politic**

By: Derwin Jackson
Name: Derwin Jackson
Title: President/CEO

Approved as to Form:

Shauna R. Billingsley, City Attorney

Exhibit A
LIHTC Projects
As of 06-28-2019

<u>Owner</u>	<u>Address</u>	<u>Total Units</u>	<u>LIHTC Units</u>
1. Spring Johnson, L.P.,	200 Spring Street	64	64

BID TABULATION 8/21/2019EXHIBIT A - BID FORM (COF 2019-0236) (Amendment 1)
CONTRACT NUMBER - COF 2019-0236
MUNICIPAL SERVICES COMPLEX IMPROVEMENTS

PROJECT QUANTITIES (COORDINATE WITH FOOTNOTES)					Civil Bid	
FOOTNOTES	ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	105-01	CONSTRUCTION STAKES LINES AND GRADES	L.S.	1	\$49,284.00	\$49,284.00
FOOTNOTE 1	202-01	REMOVAL OF STRUCTURES AND OBSTRUCTIONS IN ACCORDANCE WITH SECTION 202-01 OF THE STANDARD SPECIFICATIONS	L.S.	1	\$19,315.00	\$19,315.00
	202-01.13	REMOVAL OF PIPE (15" STORM)	L.F.	32	\$48.00	\$1,536.00
	202-03.02	REMOVAL OF RIGID PAVEMENT	S.Y.	762	\$26.00	\$19,812.00
	202-08.10	REMOVAL OF CURB (EXTRUDED)	L.F.	16	\$19.00	\$304.00
	202-08.15	REMOVAL OF CURB AND GUTTER	L.F.	1271	\$7.00	\$8,897.00
FOOTNOTE 2	203-01.77	EARTHWORK (INCLUDES ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED), BORROW EXCAVATION (UNCLASSIFIED), EMBANKMENT (UNCLASSIFIED), STRIPPING & STOCKPILE TOPSOIL AND PLACING AND SPREADING SOIL TOPSOIL)	L.S.	1	\$202,742.60	\$202,742.60
	203-05	UNDERCUTTING (UNIT PRICE BIDS INCLUDES SURGE STONE BACKFILL) (AS DIRECTED BY THE ENGINEER)	C.Y.	500	\$87.00	\$43,500.00
	209-03.20	TEMPORARY FILTER SOCK (18" TYPICAL)	L.F.	1051	\$11.00	\$11,561.00
	209-40.30	TEMPORARY CATCH BASIN PROTECTION (FLEXSTORM INLET FILTERS WITH OVERFLOW PROTECTION - SEE DETAIL)	EACH	13	\$166.00	\$2,158.00
	209-40.31	PERMANENT CATCH BASIN PROTECTION (ADS-FLEXSTORM PERFORATED STAINLESS STEEL FULL TRASH CAPTURE INSERTS - SEE DETAIL)	EACH	15	\$994.00	\$14,910.00
	209-40.31	INSTALLATION OF PERMANENT TRENCH DRAIN SCREEN OVER EXISTING PIPE (SEE DETAIL SHEET C300)	EACH	2	\$994.00	\$1,988.00
	209-99.91	CONCRETE WASHOUT (SEE DETAIL)	LS	1	\$5,475.00	\$5,475.00
FOOTNOTE 3	303-01	MINERAL AGGREGATE TYPE A BASE GRADING "D"	TON	2500	\$24.00	\$60,000.00
	307-01.08	ASPHALT CONCRETE MIX (PG64-22) (BPM-B-HM) GRADING B-M2 (TEMPORARY TRENCH REPAIR FOR UTILITIES)	TON	200	\$239.00	\$47,800.00
	403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC)	TON	2	\$1,029.00	\$2,058.00
FOOTNOTE 3	407-02.13	REMOVAL & DISPOSAL OF EXISTING ASPHALT PAVEMENT	S.Y.	8555	\$12.00	\$102,660.00
	407-20.05	SAW CUTTING ASPHALT PAVEMENT, (TO BE USED AS DIRECTED BY THE ENGINEER FOR CONNECTIONS AT EXISTING ROADWAYS. IF THE CONTRACTOR ELECTS TO SAW CUT FOR OTHER PURPOSES, PAYMENT SHALL BE DISALLOWED UNLESS PRE-APPROVED BY THE ENGINEER.)	L.F.	675	\$5.00	\$3,375.00
	411-02.10	ACS MIX (PG70-22) GRADING D	TON	245	\$123.00	\$30,135.00
	411-01.02	COLD PLANING BITUMINOUS PAVEMENT	S.Y.	3,076	\$4.90	\$15,072.40

PROJECT QUANTITIES (COORDINATE WITH FOOTNOTES)					Civil Bid	
FOOTNOTES	ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	501-01.03	PORTLAND CEMENT CONCRETE PAVEMENT 10" (5,000 PSI WITH FIBER REINFORCEMENT)	S.Y.	6,300	\$75.00	\$472,500.00
	501-01.13	PORTLAND CEMENT CONCRETE PAVEMENT 10" (5,000 PSI HIGH EARLY STRENGTH WITH FIBER REINFORCEMENT)	S.Y.	4,555	\$82.00	\$373,510.00
	607-02.02	15" CONCRETE PIPE CULVERT (CLASS III)	L.F.	237	\$181.00	\$42,897.00
	607-02.03	8" HDPE PIPE CULVERT (PER TDOT STANDARD DRAWING D-PB-2)	L.F.	60	\$67.00	\$4,020.00
	611-07.52	ENDWALL (SEE TDOT D-PE-15A)	EACH	1	\$2,149.00	\$2,149.00
	611-09.01	ADJUSTMENT OF EXISTING CATCHBASIN (REPLACE GRATE, ADJUST TO GRADE)	EACH	3	\$792.00	\$2,376.00
	611-09.03	CORE CATCH BASINS FOR NEW PIPE	EACH	1	\$718.00	\$718.00
	611-01.01	MANHOLES, 0'-4' DEPTH	EACH	1	\$4,034.00	\$4,034.00
	611-42.01	CATCH BASINS, TYPE 42, 0'-4' DEPTH	EACH	2	\$5,274.00	\$10,548.00
	611-01.10	OIL WATER SEPARATOR (PROCEPTOR SEE DETAIL)	EACH	2	\$38,374.00	\$76,748.00
	701-02	CONCRETE DRIVEWAY (6")	S.F.	450	\$14.00	\$6,300.00
	702-01.01	EXTRUDED MOUNTABLE CURB	L.F.	16	\$44.00	\$704.00
	702-03	CONCRETE COMBINED CURB & GUTTER	L.F.	325	\$40.00	\$13,000.00
	704-01.01	CONSTRUCTION ACCESS (INSTALLED ONLY IF DIRECTED BY THE ENGINEER)	L.S.	1	\$8,912.00	\$8,912.00
	707-06.03	REMOVAL AND RESET EXISTING FENCE (AS APPROVED BY THE ENGINEER)	L.F.	150	\$30.46	\$4,569.00
	712-07.03	TEMPORARY BARRICADES (TYPE III) (TO BE USED AS DIRECTED BY THE ENGINEER)	L.F.	50	\$25.16	\$1,258.00
	713-16.35	SIGNS (YIELD, R1-2, 30"x30"x30"(UNIT PRICE BID INCLUDES PERFORATED SQUARE TUBE POST (2" MIN) AND ALL NECESSARY ITEMS FOR A COMPLETE INSTALLATION))	EACH	1	\$1,281.00	\$1,281.00
	713-16.50	REMOVE, STORE AND RESET EXISTING PARKING BLOCKS	EACH	8	\$120.00	\$960.00
FOOTNOTE 4	714-25	ELECTRICAL CONNECTION / WIRING - (SITE LIGHTING)	L.F.	314	\$18.00	\$5,652.00
	716-05.01	PAINTED PAVEMENT MARKING (4" LINE)	L.F.	1,345	\$5.50	\$7,397.50
	716-05.05	PAINTED PAVEMENT MARKING (STOP LINE)	L.F.	68	\$11.00	\$748.00
	716-05.06	PAINTED PAVEMENT MARKING (TURN LANE ARROW)	EACH	8	\$55.00	\$440.00
	716-05.21	PAINTED PAVEMENT MARKING (4" DOTTED LINE)	L.F.	92	\$9.00	\$828.00
	717-01	MOBILIZATION	L.S.	1	\$23,981.00	\$23,981.00
FOOTNOTE 5	730-14.02	SAW SLOT	L.F.	50	\$11.00	\$550.00
FOOTNOTE 5	730-14.03	LOOP WIRE	L.F.	100	\$5.50	\$550.00
	740-10.04	GEOTEXTILE (TYPE IV) (STABILIZATION) (AS REQUIRED BY THE ENGINEER)	S.Y.	100	\$2.75	\$275.00

PROJECT QUANTITIES (COORDINATE WITH FOOTNOTES)					Civil Bid	
FOOTNOTES	ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	793-13.09	2IN SCHEDULE 40 PVC (INCLUDES ALL BENDS - BENDS SHALL BE GREATER THAN 6' RADIUS) (INCLUDES EXCAVATION AND BACKFILL)	L.F.	50	\$13.00	\$650.00
	801-02	SEEDING (WITH MULCH)	UNIT	20	\$33.00	\$660.00
	805-12.03	EROSION CONTROL BLANKET (TYPE III)	S.Y.	10	\$2.75	\$27.50
FOOTNOTE 6	S1	6" PVC CLASS 900 FORCEMAIN	L.F.	418	\$139.00	\$58,102.00
FOOTNOTE 7	S2	CUT AND CAP/PLUG EXISTING 4" FM	EACH	3	\$991.00	\$2,973.00
FOOTNOTE 15	S3	REMOVAL OF PUMP EQUIPMENT AND ABANDONMENT OF EXISTING PUMP STATION AND RESTORATION INSIDE BUILDING	L.S.	1	\$14,678.00	\$14,678.00
FOOTNOTE 16	S4	ABDONMENT OF EXISTING OIL GREASE INTERCEPTOR	L.S.	1	\$16,617.00	\$16,617.00
	S5	ADJUSTMENT OF EXISTING MH TO GRADE	EACH	1	\$1,025.00	\$1,025.00
	S6	DOG HOUSE MANHOLE	EACH	1	\$8,246.00	\$8,246.00
FOOTNOTE 8	W1	2" TYPE K COPPER WATER LINE	L.F.	297	\$82.00	\$24,354.00
FOOTNOTE 8	W2	8" DIP CL 52 WATER LINE	L.F.	77	\$174.00	\$13,398.00
FOOTNOTE 8	W3	10" DIP CL 52 WATER LINE	L.F.	1,407	\$137.00	\$192,759.00
FOOTNOTE 13	W6	2" WATER SERVICE METER ASSEMBLY (CITY TO PROVIDE WATER METER)	EACH	2	\$8,488.00	\$16,976.00
FOOTNOTE 13	W7	8" WATER SERVICE METER ASSEMBLY (CONTRACTOR TO PROVIDE WATER METER)	EACH	1	\$43,142.00	\$43,142.00
FOOTNOTE 13	W8	10" FIRE METER ASSEMBLY (CONTRACTOR TO PROVIDE WATER METER)	EACH	1	\$56,012.00	\$56,012.00
FOOTNOTE 14	W8	2" BACKFLOW PREVENTER ASSEMBLY	EACH	2	\$6,248.00	\$12,496.00
FOOTNOTE 14	W9	8" BACKFLOW PREVENTER ASSEMBLY	EACH	1	\$16,413.00	\$16,413.00
FOOTNOTE 14	W10	10" BACKFLOW PREVENTER ASSEMBLY	EACH	1	\$31,264.00	\$31,264.00
FOOTNOTE 17	W11	2IN SCHEDULE 40 PVC (INCLUDES ALL BENDS - BENDS SHALL BE GREATER THAN 6' RADIUS) (INCLUDES EXCAVATION AND BACKFILL) (BACKFLOW HEATER AND METER SUMP PUMP)	LF	528	\$13.00	\$6,864.00
FOOTNOTE 17	W12	ELECTRICAL WIRING - (BACKFLOW HEATER AND METER SUMP PUMP)	LF	815	\$5.00	\$4,075.00
FOOTNOTE 17	W13	ELECTRICAL SERVICE CONNECTION (BACKFLOW HEATER AND METER SUMP PUMP)	L.S.	1	\$3,866.00	\$3,866.00
FOOTNOTE 12	W15	5-1/4" FIRE HYDRANT ASSEMBLY	EACH	2	\$10,550.00	\$21,100.00
FOOTNOTE 9	W16	CONNECT TO EXISTING 10" WATER MAIN	EACH	1	\$4,786.00	\$4,786.00
FOOTNOTE 9	W17	CONNECT TO EXISTING 8" WATER MAIN	EACH	5	\$3,753.00	\$18,765.00
FOOTNOTE 9	W18	CONNECT TO EXISTING 2" WATER SERVICE	EACH	2	\$2,356.00	\$4,712.00
FOOTNOTE 10	W19	CUT AND CAP EXISTING 2" WATER MAIN	EACH	3	\$1,180.00	\$3,540.00
FOOTNOTE 10	W20	CUT AND CAP EXISTING 8" WATER MAIN	EACH	3	\$1,814.00	\$5,442.00

PROJECT QUANTITIES (COORDINATE WITH FOOTNOTES)						Civil Bid	
FOOTNOTES	ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	
FOOTNOTE 11	W21	10" GATE VALVE	EACH	6	\$2,768.00	\$16,608.00	
FOOTNOTE 18	U1	UTILITY RECORD DRAWINGS	LS	1	\$3,286.00	\$3,286.00	

BASE BID \$2,312,325.00

BID ALTERNATE A						Civil Bid	
FOOTNOTE 19	S7	PUMPS STATION MODIFICATIONS (BID ALTERNATE)	LS	1	\$34,022.00	\$34,022.00	

TOTAL BID PRICE (BASE BID + BID ALTERNATE - A)

\$2,346,347.00

(THE TOTAL BID PRICE SHALL BE USED TO DETERMINE THE LOWEST BIDDER)

TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE AND EXACT TABULATION OF BIDS RECEIVED.

Paul Holzen 8/21/19

Paul Holzen, Director of Engineering

PRATT LANE IMPROVEMENTS

REAMS FLEMING BLVD / PROJECT 95

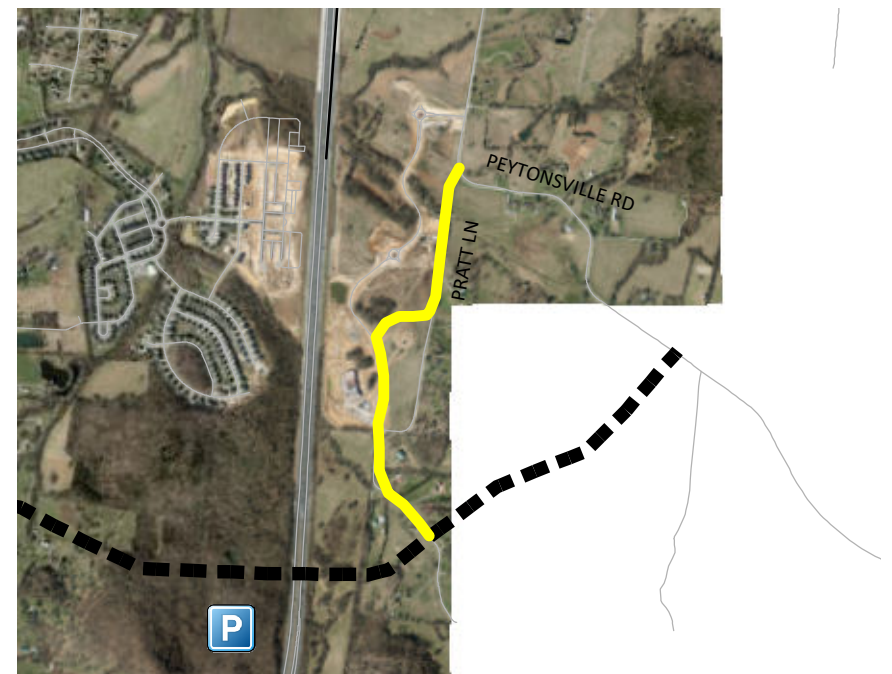
94

PROJECT OVERVIEW	
OVERALL COST:	\$5,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Development

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	1.50 miles
EXISTING LANES:	2
PROPOSED LANES:	2-3
PROPOSED RIGHT OF WAY:	N/A

PROJECT SPECIFICS	
LANE WIDTH:	12 feet
MEDIAN:	No
CURB & GUTTER:	Yes
PARKING:	No
PEDESTRIAN FACILITY:	Sidewalk
BICYCLE FACILITY:	Multi-Use Trail
TRANSIT FACILITY:	Yes

This project includes the extension of Reams Fleming Blvd to Project 95. Currently Pratt Lane is a long dead-end street with limited ability to provide redundant transportation network connections. This Project and Project 95 would provide that redundant access and regional connectivity. .



95 NEW ROADWAY

LEWISBURG PIKE TO PEYTONSVILLE RD

This project includes an I-65 overpass and the necessary connectivity between land east and west of I-65. As annexation happens in this area we should strongly evaluate the need for an additional interchange and the possibility of a future park and ride lot / transit hub to provide service for the area. This area should be further evaluated prior to development and entitlement of land. The project cost does not include the necessary improvements for the interchange or park and ride lot.



PROJECT OVERVIEW

OVERALL COST:	\$25,000,000
TIME FRAME:	Long
PROJECT DRIVER:	Developer/City/TDOT

PROJECT CHARACTER

FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	4.0 miles
EXISTING LANES:	0
PROPOSED LANES:	4
PROPOSED RIGHT OF WAY:	200 feet

PROJECT SPECIFICS

LANE WIDTH:	12 feet
MEDIAN:	Yes
CURB & GUTTER:	Yes
PARKING:	No
PEDESTRIAN FACILITY:	Sidewalk
BICYCLE FACILITY:	Multi-Use Trail
TRANSIT FACILITY:	Yes - Possible Park and Ride Lot

RESOLUTION 2019-72

A RESOLUTION REQUESTING A REFERENDUM FOR THE ANNEXATION OF SEVERAL PROPERTIES, LOCATED SOUTH OF LONG LANE, EAST OF INTERSTATE 65, AND OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A. § 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, property owners as listed on Exhibit A, petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 26 parcels, containing 474 +/- acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit B:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher

117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor
133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

WHEREAS, the referendum shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, a Plan of Services for the area petitioned to be annexed will be adopted prior to the annexation becoming effective, to provide for future development in accordance with City standards, and a copy of the draft Plan of Services is attached hereto as Exhibit C.

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

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-104 and 6-51-105, as amended, the City of Franklin requests that a referendum for annexation be held for the following properties:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC

117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor
133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

SECTION II. The City of Franklin requests the referendum be held on October 22, 2019, in conjunction with the Franklin Municipal Elections.

SECTION III. The question to be submitted to the qualified voters who reside in the area proposed to be annexed shall be “FOR ANNEXATION” and “AGAINST ANNEXATION.”

SECTION IV. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

Exhibit A

Property Information associated with Map

Letter	Map	Parcel	Acreage	Address	Owner
** A	117	32.01	58.00	4331 Long Lane	Chapter 2 Investments, LLC
B	106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
C	117	33.00	25.25	4444 Peytons ville Road	Chapter 2 Investments, LLC
D	133	16.00	116.54	Peytons ville Road	Pratt Lane Office Partners, LLC
E	117	33.01	5.17	4474 Peytons ville Road	Panzey Maxwell
F	117	42.10	0.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
G	117	42.09	9.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
H	117	42.03	1.00	4465 Peytons ville Road	Mary Kate Pratt
I	117	42.01	3.00	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
J	117	42.00	2.00	4475 Peytons ville Road	Todd Brakebill
K	117	42.14	11.06	4465 Peytons ville Road	Mary Kate Crutcher
L	117	42.12	18.03	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
M	117	34.00	99.20	Peytons ville Road	Thomas A. Jordan
N	117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
O	117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
P	117	42.15	2.27	Peytons ville Road	TRP Farms LLC
Q	117	42.13	5.03	Pratt Lane	TRP Farms LLC
R	133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
S	133	18.00	13.21	Pratt Lane	William David Crafton Executor
T	133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
U	133	18.15	12.73	Pratt Lane	Margaret Ann McCord
V	133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
W	133	18.17	5.10	Pratt Lane	Betty Jo Turnage
X	133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
Y	133	18.16	5.18	Pratt Lane	Betty Jo Turnage
Z	133	18.13	20.84	Pratt Lane	MDW LLC
AA	133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales

532.23 TOTAL ACRES

**Property A at 4331 Long Lane is not part of referendum

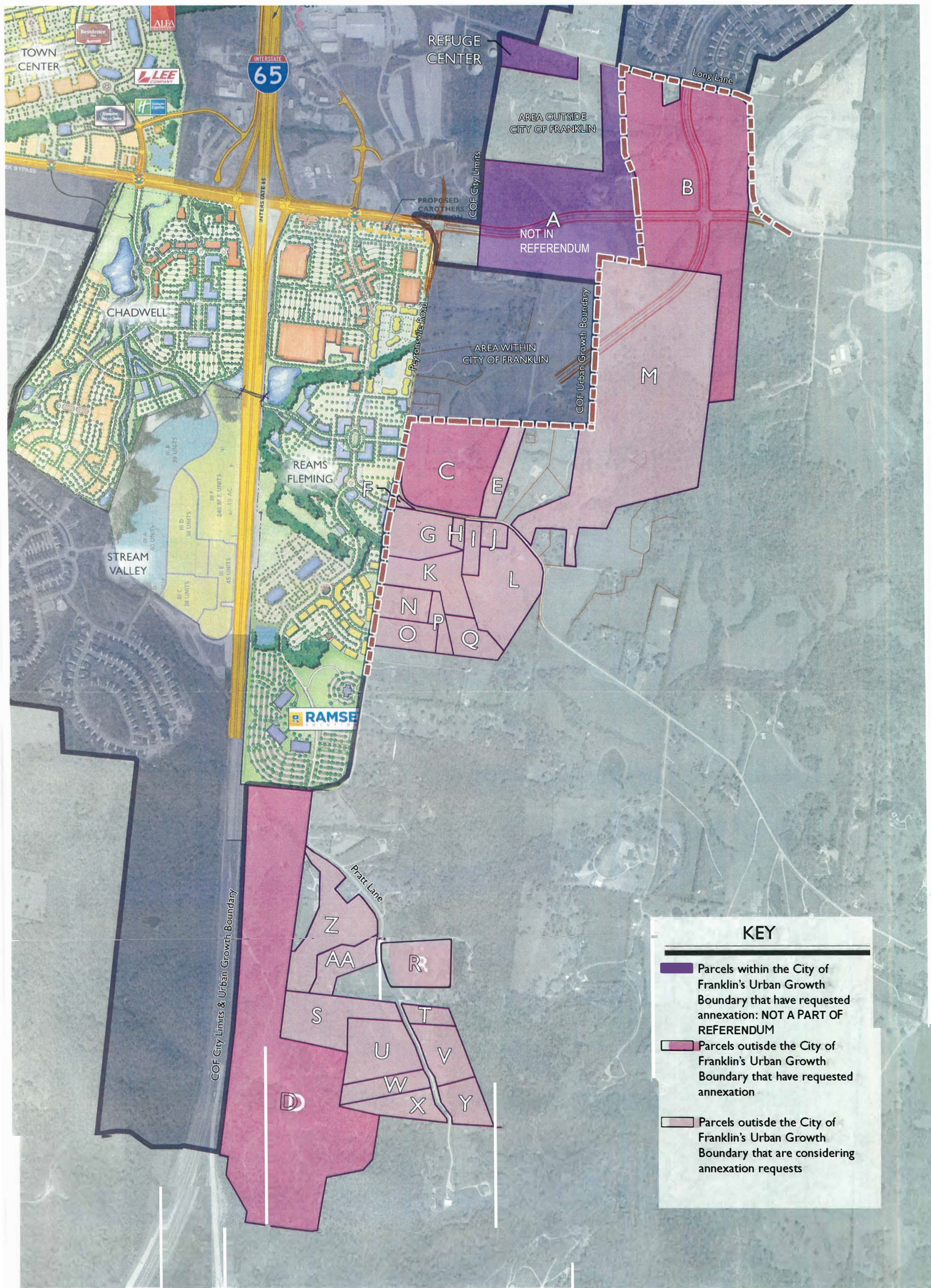


Exhibit B
PEYTONSVILLE ROAD PROPERTIES
 WILLIAMSON COUNTY, TENNESSEE
 May 22, 2019



Draft

RESOLUTION 2019-78

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF SEVERAL PROPERTIES, LOCATED SOUTH OF LONG LANE, EAST OF INTERSTATE 65, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

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 an annexation; and

WHEREAS, the property owners as listed below and on Exhibit B petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex twenty-six (26) parcels, containing 474 +/- acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor

133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

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

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

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-102 and 6-51-104 (d) (4), as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

The Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytons ville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytons ville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytons ville Road	Panze y Maxwell

117	42.10	0.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytons ville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytons ville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytons ville Road	Todd Brakebill
117	42.14	11.06	4465 Peytons ville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytons ville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytons ville Road	Thomas A. Jordan
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133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

A. Water

1. The Properties are located within the Milcrofton service area.
2. Water availability shall be approved and provided to any site prior to its development.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

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 these Properties, an extension of reclaimed water infrastructure will be required to serve any developing Property pending jurisdiction of this area for Reclaimed Water.

C. Wastewater

1. The Property lies within the Goose Creek and Mayes Creek Basins as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Properties is anticipated to construct only after the property is rezoned at a later date, to a City zoning district matching their proposed development plans.
3. The Owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the Property.
4. The sanitary sewer mains and interceptors shall be sized according to the expected demands of development in the sewer basins being served by said infrastructure, as determined by a sanitary sewer study deemed acceptable by the City of Franklin.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. 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.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design, and construction of the necessary stormwater infrastructure for the development of their Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As a Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

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 various existing roadways in the region. The access to each property shall adhere to the Franklin Transportation & Street Technical Standards. As the properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin: A Comprehensive Transportation Network Plan and a traffic impact analysis, if required.
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.

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.

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.

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.

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.

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. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. An Owner may pursue a Planned Unit Development (PUD) Development Plan, pursuant to the requirements of the Zoning Ordinance once an amendment to Envision Franklin has been adopted.

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 Dedication Ordinance.

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.

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.

N. Garbage and Recycling Pickup and Environmental Services

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. *** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES*** 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. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election.

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney



May 24, 2019

City of Franklin
Planning Department
Emily Hunter, Planning Director
Franklin, Tennessee

Dear Emily,

Multiple property owners own 27 parcels along Pratt Lane and Peytonsville Road near Berry Farms. They are requesting annexation of their properties into the City of Franklin. Attached is an exhibit showing the location of the properties. On the reference map we show all of the properties on Peytonsville Road and Pratt Lane that are requesting Annexation. Property A is within the City of Franklin limits and had requested Annexation on March 6, 2019. Properties B, C & D requested Annexation on January 22, 2019, but have been included herein.

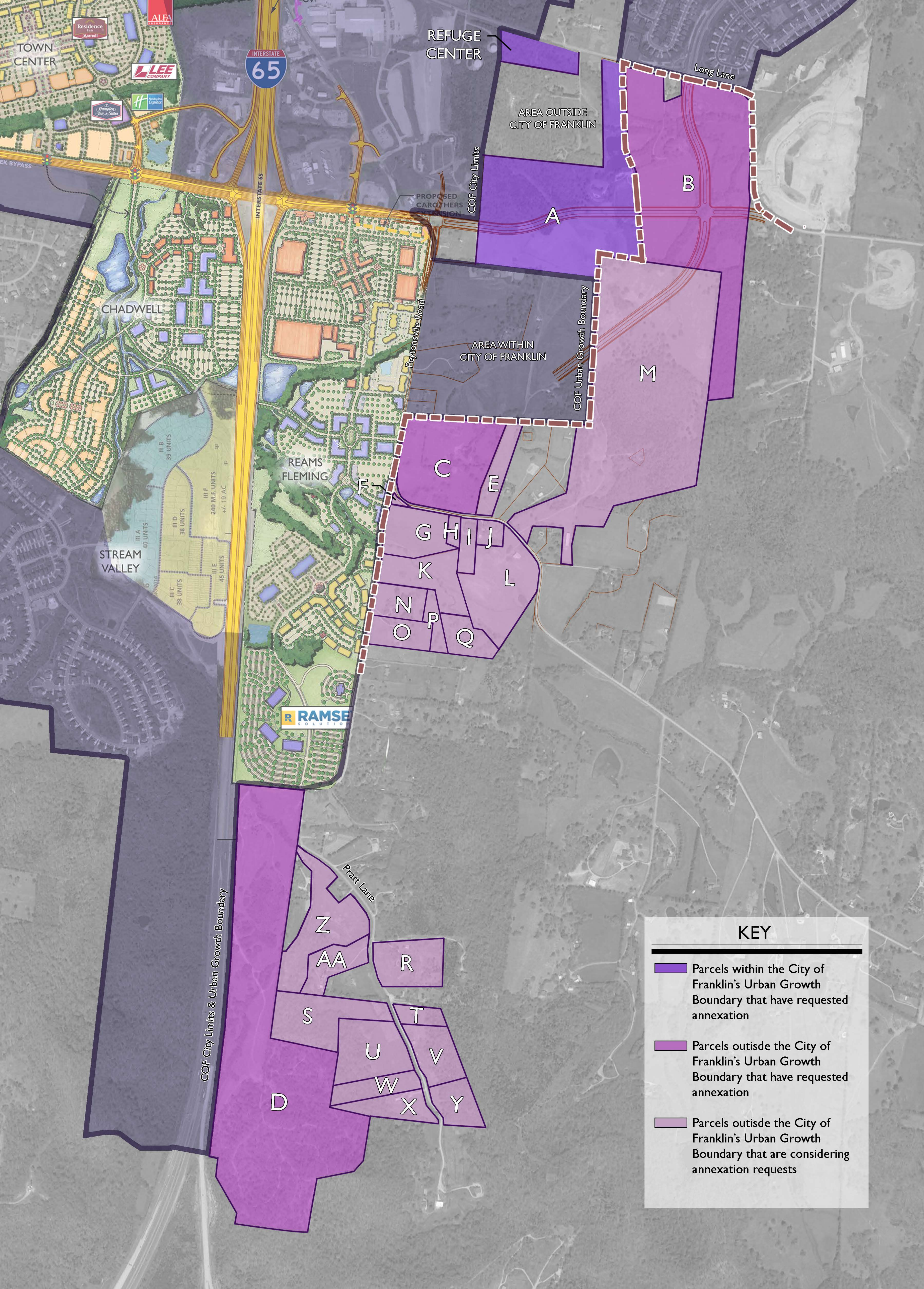
We have attained signed Owner Affidavits from all property owners except for the three of them – 133 01809, 133 01814, and 133 01802. These owners are highly interested in this project, and we will have these affidavits next week. A legal description of the properties will be provided with a boundary survey when the annexation request is filed.

The water service provider for this area is Milcrofton Utility District. The sewer service provider is the City of Franklin. A sewer availability request has been filed with the City of Franklin. At this time, we request to start the process for the Plan of Services, and look forward to working with you as we proceed. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble', is written over a light blue horizontal line.

Greg Gamble
Gamble Design Collaborative
615.975.5765
Greggamble209@gmail.com



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03201
(Property Parcel/Tax ID Number)

and located at:

4331 Long Lane, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Critchum VP
Signature

4424 PEYTONSVILLE RD.
Property Owner Mailing Address

FRANKLIN TN. 37064
City, State & Zip

Subscribed and sworn to before me this

22 day of January, 20 19

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Long Lane Office Partners, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

106 179.00 & 106 179.07

(Property Parcel/Tax ID Number)

and located at:

4341 Long Lane, Franklin, Williamson County, Tennessee 37064

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

JAMES A. WEBB, IV, SECRETARY,
LONG LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218

Property Owner Mailing Address

Nashville, Tennessee 37205

City, State & Zip

Subscribed and sworn to before me this

7 day of March, 2019.

Notary Public

My Commission Expires: 11/3/20



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03300
(Property Parcel/Tax ID Number)

and located at:

4444 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gramble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Cantelmo VP
Signature

4424 PEYTONVILLE RD
Property Owner Mailing Address

Franklin TN. 37064
City, State & Zip

Subscribed and sworn to before me this

27 day of January, 20 19

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Pratt Lane Office Partners, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 016.00

(Property Parcel/Tax ID Number)

and located at:

Pratt Lane, Franklin, Williamson County, Tennessee 37024

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

JAMES A. WEBB, IV, SECRETARY,

PRATT LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218

Property Owner Mailing Address

Nashville, Tennessee 37205

City, State & Zip

Subscribed and sworn to before me this

7 day of March, 2019.

Keri V. McInnis
Notary Public

My Commission Expires: 11/3/20



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Panzey Maxwell
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03301
(Property Parcel/Tax ID Number)

and located at:

4474 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Panzey Maxwell
Signature

4474 Peytonsville Rd.
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip



Subscribed and sworn to before me this

26 day of March, 20 19.

Carolyn Roark
Notary Public

My Commission Expires May 17, 2020

My Commission Expires: _____

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04210

(Property Parcel/Tax ID Number)

and located at:

4465 Peytonville Rd. Franklin, Tenn. 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
Signature

4465 Peytonville Rd.

Property Owner Mailing Address

Franklin, Tenn. 37064

City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Andrea Finley
Notary Public

My Commission Expires 04/11/2020

My Commission Expires: _____



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Pratt Crutcher, Marion Boyd Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04209
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Crutcher, Marion Boyd Crutcher
Signature

4465 Peytonsville Rd,
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Pratt
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04203
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Christina Taylor
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19

Andrea Finley
Notary Public



My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Helen Pratt Brakebill / William A. Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04201
(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

William A. Brakebill
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen Pratt Brakebill William A. Brakebill
Signature

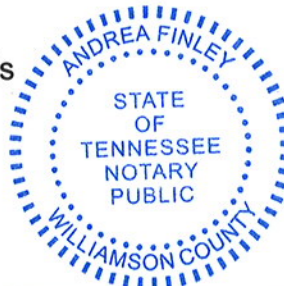
4471 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19.

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Todd Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04200
(Property Parcel/Tax ID Number)

and located at:

4475 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Andrea Finley
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Andrea Finley
Signature

4475 Peytonsville Rd
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Andrea Finley
Notary Public



My Commission Expires 04/11/2020

My Commission Expires: _____

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04214
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Susan E. Crutcher
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Crutcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Helen P. Brakebill / William A. Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04212

(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

William A. Brakebill
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen P. Brakebill

Signature

William A. Brakebill

4471 Peytonsville Rd.

Property Owner Mailing Address

Franklin, Tenn 37064

City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19

Andrea Finley
Notary Public



My Commission Expires: _____ My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Thomas A. Jordan
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03400
(Property Parcel/Tax ID Number)

and located at:

Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Ann Elizabeth Chunn
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

4500 Peytonsville Road
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

8th day of March, 2019.

[Signature]
Notary Public

My Commission Expires: 8.4.19



Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I ~~4422~~ TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04300
(Property Parcel/Tax ID Number)

and located at:

4422 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04 208
(Property Parcel/Tax ID Number)

and located at:

4424 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

1st day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

117 04215
(Property Parcel/Tax ID Number)

and located at:

Peytonsville Road
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gramble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 2019.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04213
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GIAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this

17th day of May, 20 19.

[Signature]
Notary Public

My Commission Expires: 6/22/20



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I VVK ~~WVK~~ Fishpond LLC Vamsi Polavarapu
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01803
(Property Parcel/Tax ID Number)

and located at:

4516 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

CRAMIDE DESIGN COLLABORATIVE
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Signature [Signature]

1016 Sunset Rd
Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip



Subscribed and sworn to before me this

22nd day of May, 2019, by Vamsi C. Polavarapu.
[Signature]
Notary Public

My Commission Expires: March/31/2020

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I WILLIAM DAVID CRAFTON EXECUTOR
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 0 1800

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I) (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William David Crafton, Executor
Signature

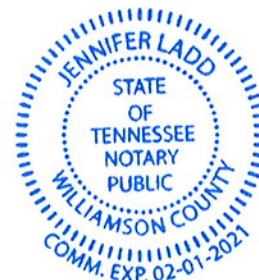
5316 Carter Creek Pike
Property Owner Mailing Address

Shomone Station, In 37179
City, State & Zip

Subscribed and sworn to before me this

23 day of May 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I MARGARET ANN MCCORD
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01815

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

CRAMBLE DESIGN COLLABORATIVE.

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Margaret Ann McCord
Signature

1186 Roy Seelers Road
Property Owner Mailing Address

Columbia, TN 38401
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I Betty Jo TURNAGE
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01817
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019.
Jennifer Spald
Notary Public
My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I William Chad Turnage
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01811

(Property Parcel/Tax ID Number)

and located at:

4549 PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William Chad Turnage
Signature

4549 Pratt Ln
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I Betty Jo Turnage
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01816
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019
Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I MDW LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01813

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.


Signature

1920 ADELICIA STREET #300
Property Owner Mailing Address

NASH, TN. 37212

City, State & Zip

Subscribed and sworn to before me this

21 day of May, 20 19


Notary Public

My Commission Expires: 1-19-22



Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

Dorothy Ann CRAFTON & Peggy Diane SMARTT
We/I _____
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01814

(Property Parcel/Tax ID Number)

and located at:

4540 PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ann Crafton Peggy Diane Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019.

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I GARY SMARTT
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

133 01809
(Property Parcel/Tax ID Number)

and located at:

4536 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

GARY SMARTT
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

Gary Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022



Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the
Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I A Dorothy Roth Wales
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01802

(Property Parcel/Tax ID Number)

and located at:

4517 Pratt Lane, Franklin, TN 37064

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ruth Wales
Signature

4517 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

11th day of June, 20 19.

Mary Catherine McAnulty
Notary Public MARY CATHERINE MCANULTY

My Commission Expires: 01-19-2020
WILLIAMSON COUNTY, TN



Wednesday, June 5, 2019

Dear Neighbors,

We are writing to you today because you signed an Owner Affidavit to be considered for Annexation into the City of Franklin. This request has been filed, and the City of Franklin has provided the following schedule.

June 11 Work Session—Discussion of annexation requests

August 13 Work Session—Discussion of resolution to approve holding a referendum (draft P.O.S. to be attached to the item in Granicus)

August 27 BOMA—Vote on resolution to approve holding a referendum (If I counted correctly, this would be 56 days before election date)

October 22—Referendum held

November 12 BOMA—BOMA ratifies results of referendum

December 12 FMPC—Recommendation Vote on P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)

January 14 Work Session—Discussion of P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)

January 14 BOMA*—Potential First Reading on Annexation Ordinance and Ordinance to Zone

February 11 BOMA*—Public Hearings on all three items, Second Reading on Annexation and Ordinance to Zone

February 25 BOMA*—Final Reading on Ordinances

March 26 FMPC—Recommended date for Public Hearing and Vote on Envision Franklin Amendment to add these properties into the plan and assign a design concept, which would guide future rezoning and development plans

If you have any questions regarding this schedule, please feel free to contact:

Greg Gamble at 615-975-5765 / greg.gamble@gdc-tn.com or

Pete Crutcher at 615-642-2852 / pete@claytonassociates.com.

Sincerely,



Greg Gamble

DATE: June 11, 2019

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Emily Hunter, Director of Planning and Sustainability

SUBJECT:

Discussion of Annexation Requests for Properties Located Outside the Urban Growth Boundary (UGB) Adjacent to the Southeast Portion of the City Limits near Pratt Lane and Peytonsville Road.

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning annexation requests submitted for 27 properties that are located outside of the Urban Growth Boundary (UGB), adjacent to the southeastern city limits near Pratt Lane and Peytonsville Road.

Background

In May 2018, a Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the properties' proximity to I-65 and major corridor extensions, such as Carothers Parkway. A copy of the presentation from last year is attached for reference.

The City has received annexation requests for 27 properties in the Goose Creek Basin, most of which are located outside the UGB. A map of properties is attached. The nearby property that is located within the UGB (Property A on the map) is also being discussed on the June 11, 2019 Work Session agenda as part of another item. For the other 26 properties, annexation cannot occur until a referendum has been held, where the property owners requesting annexation vote to have their property annexed by the City of Franklin. If the BOMA desires to move forward and hold a referendum, staff recommends aligning the referendum with the October 22nd election to conserve costs. The timeline below outlines the steps that would likely be needed to annex these properties.

June 11 Work Session—Discussion of annexation requests

August 13 Work Session—Discussion of resolution to approve holding a referendum (draft P.O.S. to be attached to the item in Granicus)

August 27 BOMA—Vote on resolution to approve holding a referendum

October 22—Referendum held (Same date as the City of Franklin municipal election)

November 12 BOMA—BOMA ratifies results of referendum

December 12 FMPC—Recommendation Vote on P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (Estate Residential is recommended zoning until Envision Franklin is amended)

January 14 Work Session—Discussion of P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone

January 14 BOMA—Potential First Reading on Annexation Ordinance and Ordinance to Zone

February 11 BOMA—Public Hearings on all three items, Second Reading on Annexation and Ordinance to Zone

February 25 BOMA—Final Reading on Ordinances

March 26 FMPC—Recommended date for Public Hearing and Vote on Envision Franklin Amendment to add these properties into the plan and assign a design concept, which would guide future rezonings and development plans

Recommendation

Staff recommends that BOMA direct staff to discuss annexation requests with the County and begin preparing a draft Plan of Services.

Special BOMA Work Session

May 1, 2018

Annexation and Growth Policy Discussion

Overview

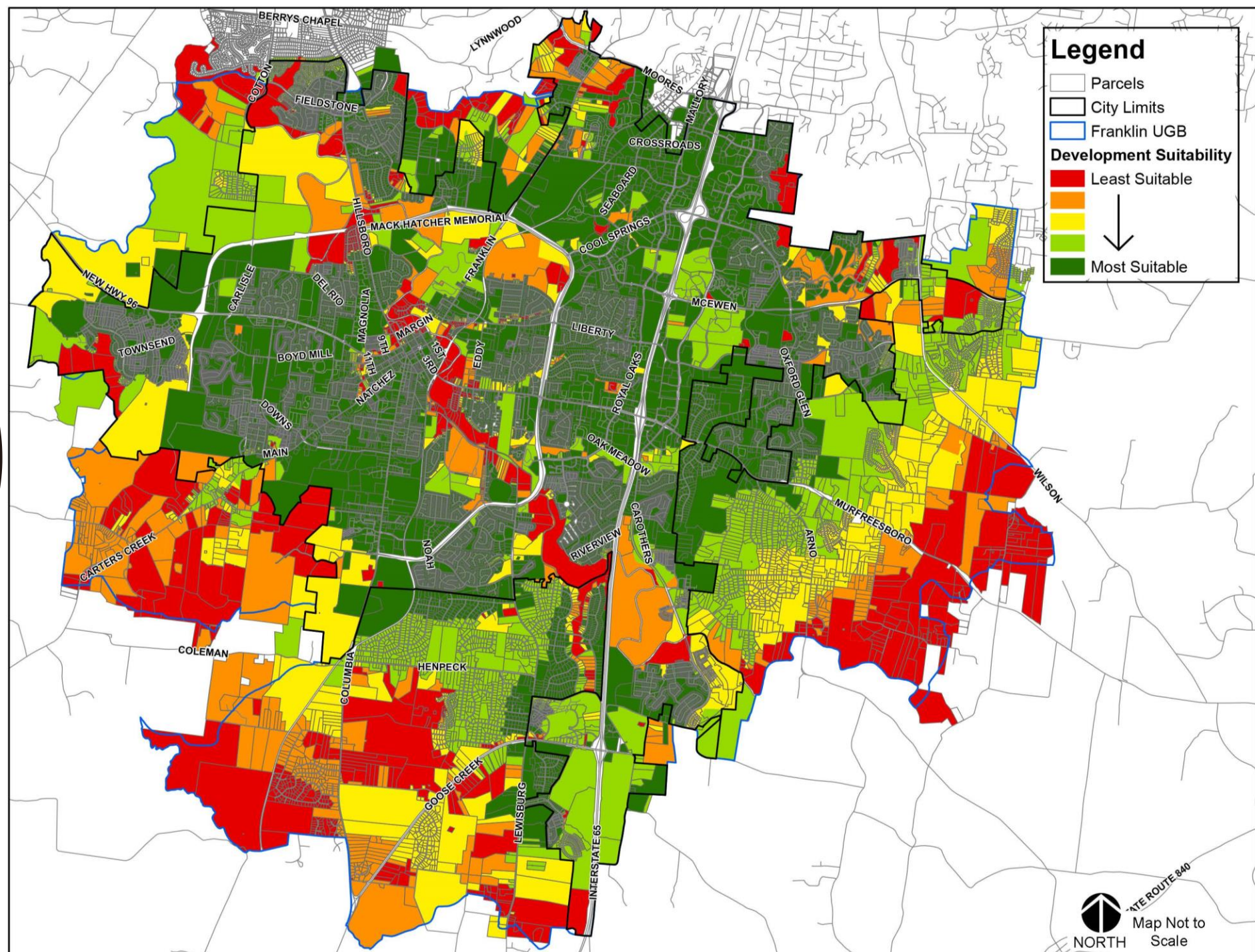
5-6:30 p.m.

- Staff Presentation: Introductory Info 15 minutes
- Big Picture Policy Discussion 30 minutes
 - Why should the City grow?
 - What are we trying to achieve?
 - What is important when we think about growth and annexation?
- Staff Presentation: Annexation Capabilities 15 minutes
- Annexation Policy Discussion 30 minutes
 - Should the City consider an annexation policy?
 - Should the City study investment decisions further?
 - What is likely to happen if the City does not annex?

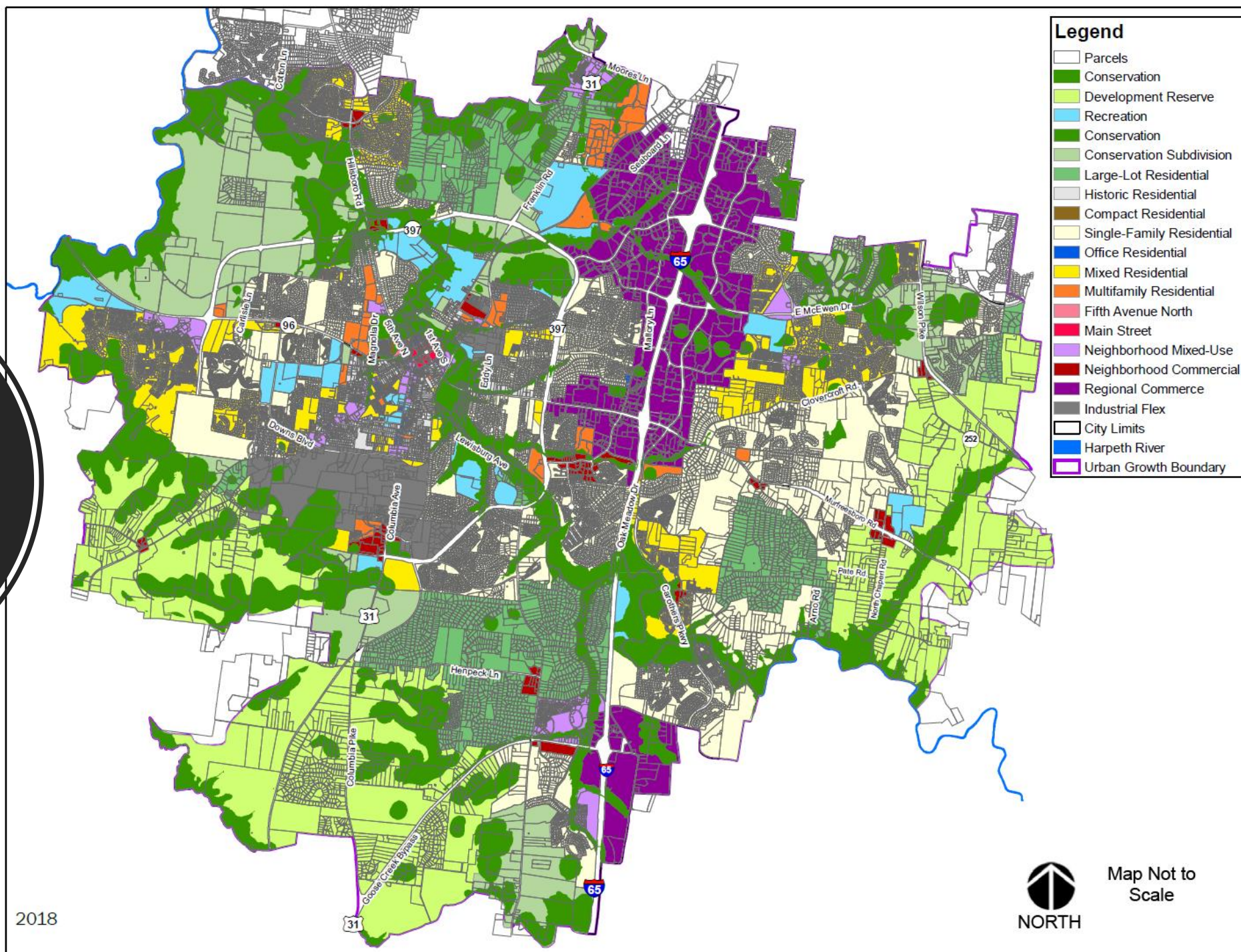
Envision Franklin: Managed Growth

- **Strategic growth** is encouraged in locations **supported by existing City infrastructure and services** or **where they are planned** to be provided in an efficient and orderly manner.
- The extension of **infrastructure and public services** should be used as a **tool** that **strategically directs where growth should take place**, not as a reactive response to development.
- Land-use policies, infrastructure improvements, and community facility investments should be coordinated to **maximize efficiency and public benefit** while **minimizing negative impacts** of growth.
- **Annexation** within the UGB should be approached in a comprehensive manner that **promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development.**

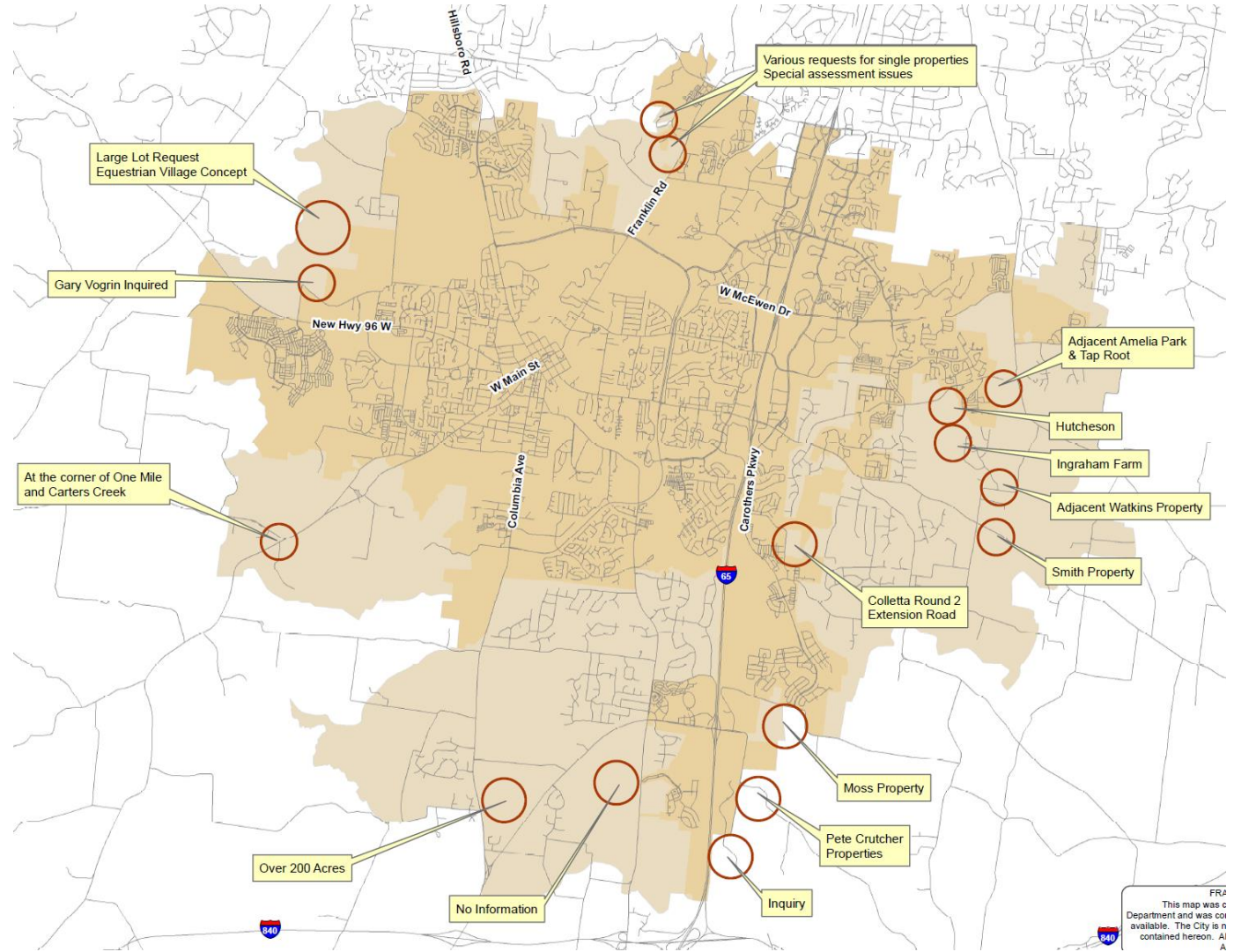
Suitability Analysis



Design Concepts



Annexation Inquiries



Annexation State Law

Property owner request
only, unless by referendum

Noncontiguous annexation
allowed

Referendum allowed
outside of UGB

Franklin Growth and Annexation

Franklin grew from
2 square miles in the 1960s to
41 square miles by 2010

Population has increased
21,000 per decade since 1990

The 2017 population estimate
was 77,400 (33,034 dwellings)

Future Projections

- Based on past growth, the population is projected to increase by 50,000 over the next 22 years
- This projection is based on past population growth rates by decade (annexation + development approval + construction and absorption of dwellings into the Franklin market + household size)

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Projection	85,000	22,513	36%
2030	Projection	106,000	21,000	24%
2040	Projection	128,600	22,600	21%

Future Buildout

Existing Housing
+
Approved Housing
=
92,000 Population

Projected to reach this
population by 2025

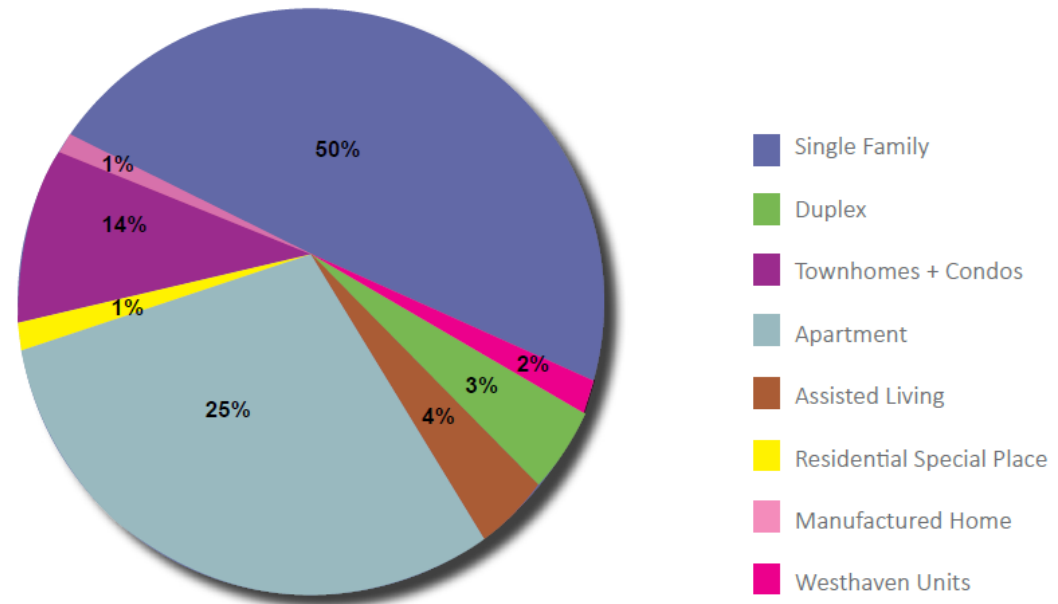
Past growth does not
necessarily indicate future
trends



41,913 DWELLING UNITS
Existing Housing + Approved Housing

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	20,900	50%
Manufactured Home	405	1%
Westhaven Units	839	2%
Duplex	1,221	3%
Townhomes + Condos	6,023	14%
Apartment	10,466	25%
Assisted Living	1,535	4%
Residential Special Place	524	1%
TOTAL	41,913	100%

Future Build-Out



Big Picture Questions

- What is important when we think about growth and annexation?
- Is maintaining the growth rate important?
- Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?
- Focus on commercial areas and return on investment?



Return on Investment Study—Raleigh NC

Strategic planning adds value

- It would take 600-single family homes on a **150-acre** subdivision to equal the tax value of the Wells Fargo Capital Center, which sits on **1.2 acres** of land.
- Wells Fargo Capital Center in downtown Raleigh has **90 times the tax value per acre** than the average suburban acre.



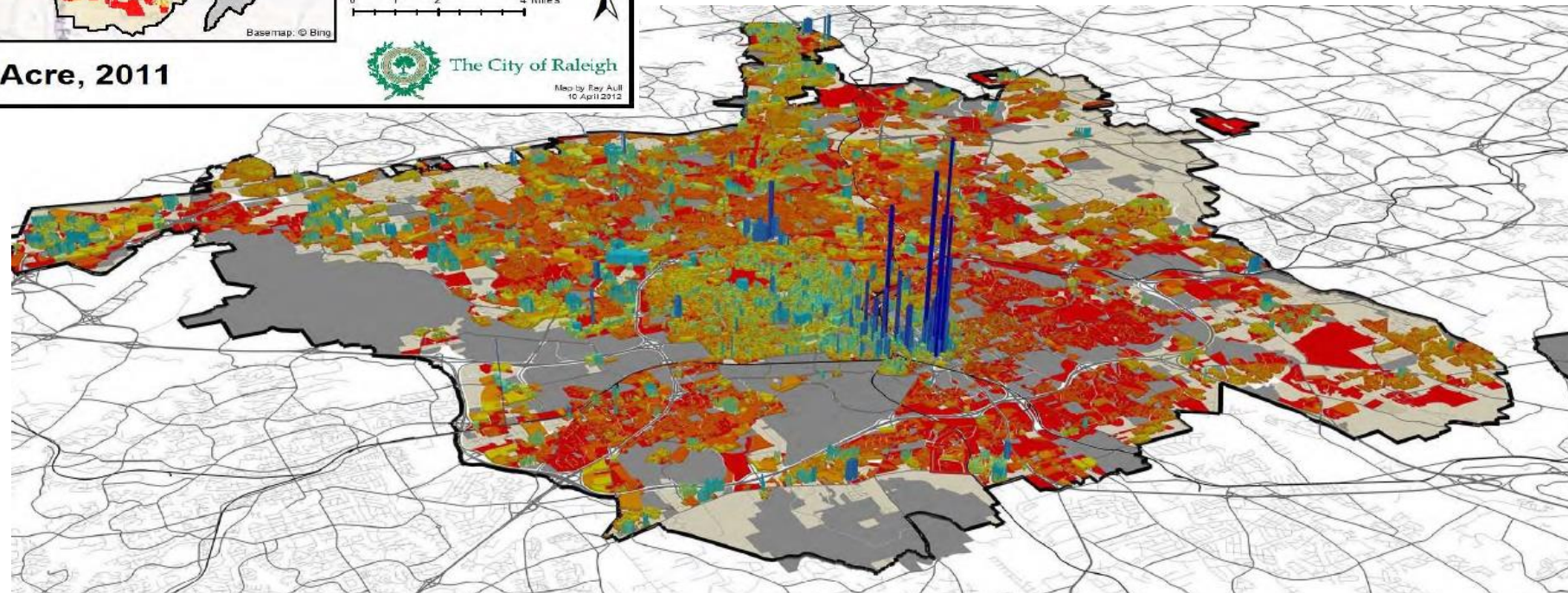
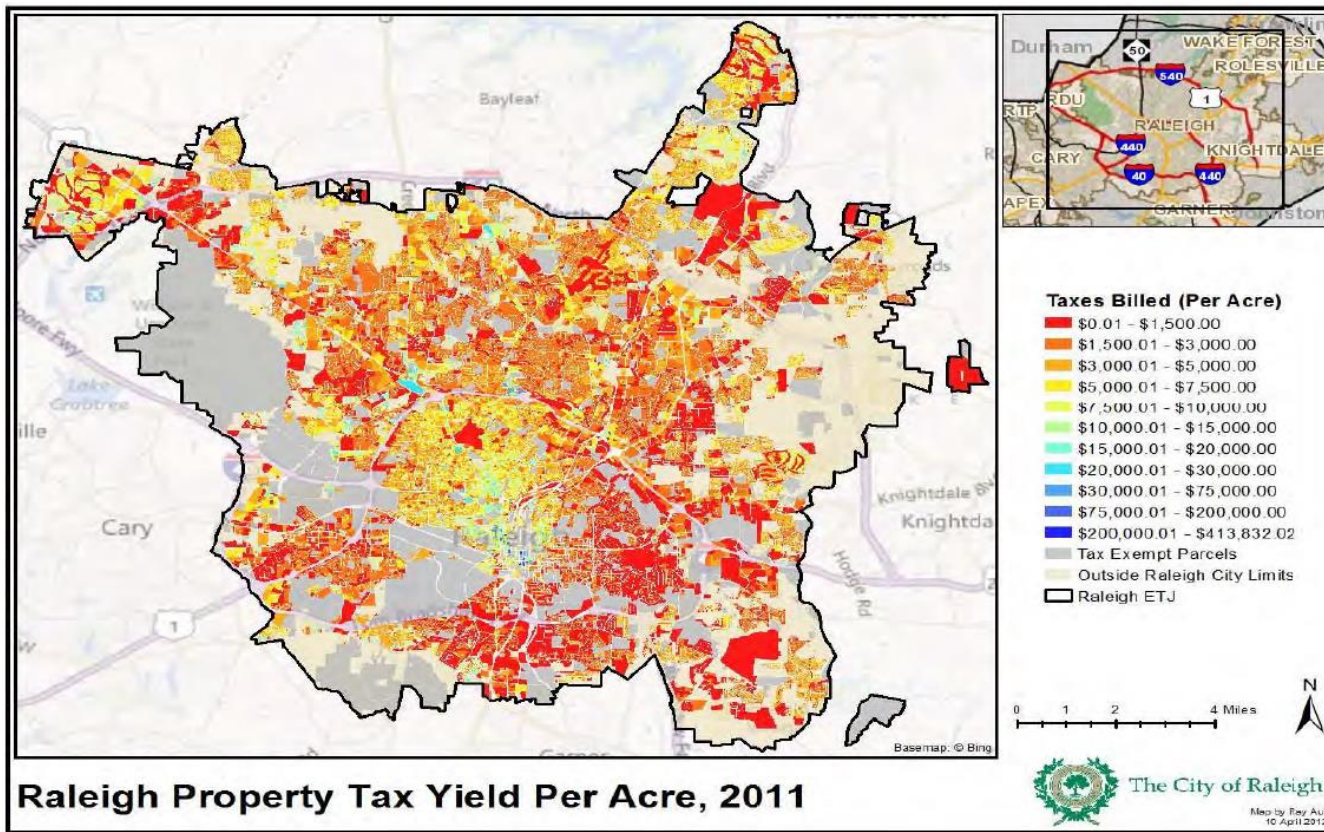
Return on Investment

- **Downtown high rise residential on 3-acre site** pays off its infrastructure in **3 years**. The return on infrastructure investment is **35%**.
- **Suburban multi-family complex on a 30-acre site** pays off its infrastructure in **42 years**. The return on infrastructure investment is **2%**.



Source: Kristopher Larson and Mitchell Silver, 2008

Return on Investment Study—Raleigh NC



Big Picture Policy Discussion

30 Minutes

Why should the City grow?

What are we trying to achieve as a City?

What is important when we think about growth and annexation?

-Is maintaining the growth rate important?

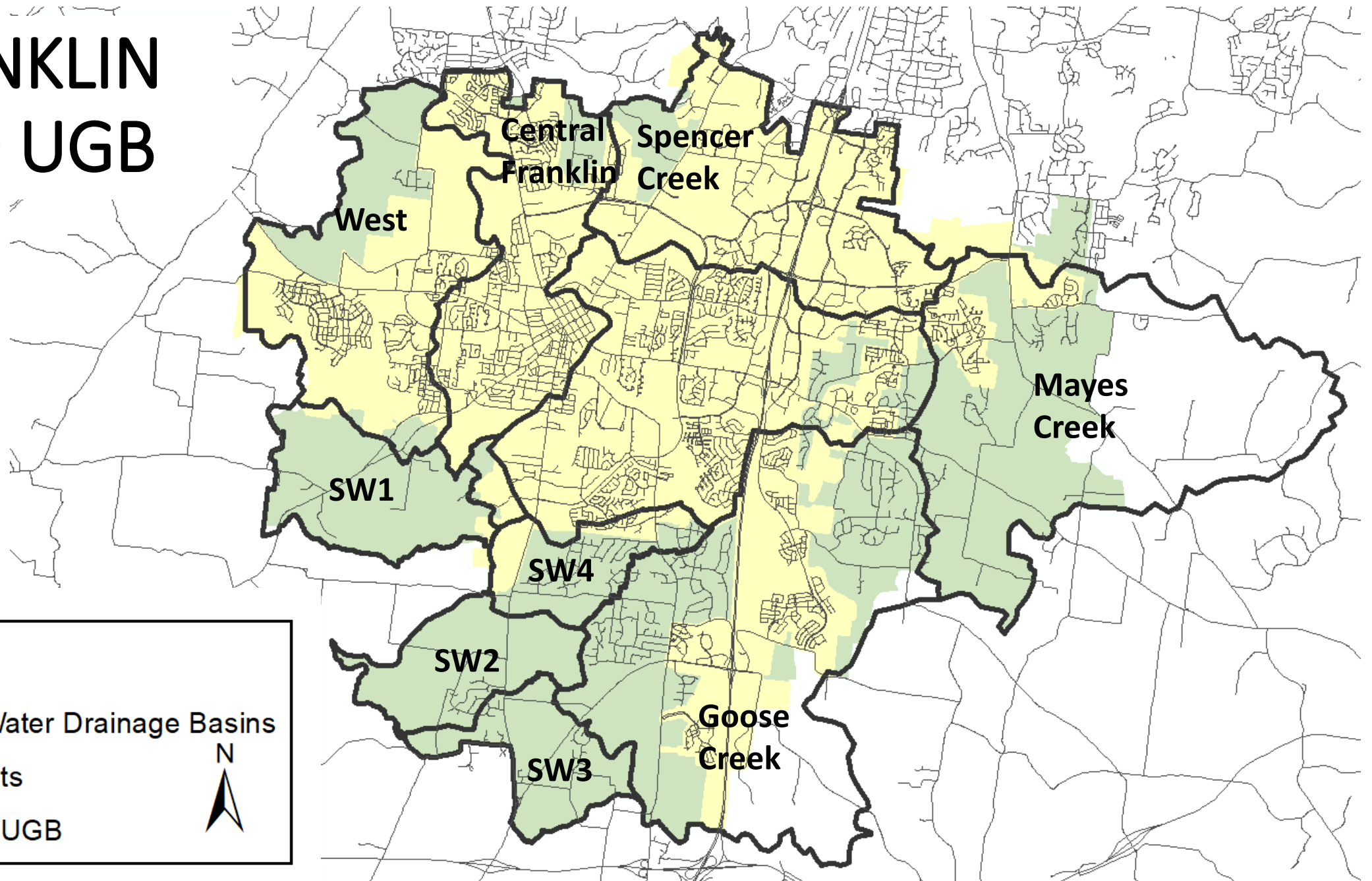
-Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?

Staff Analysis of Potential Annexation Areas



- Studied each drainage basin along edges of the UGB:
 - Developable acreage
 - Future land use
 - Ability to serve
 - Sewer (gravity vs. pump stations and force mains)
 - Road Infrastructure
 - Fire Service (stations/ response times)
 - Magnitude of investment needed
- Assigned a short-, mid-, or long- term capability classification
- Used best available data, but may need additional analysis

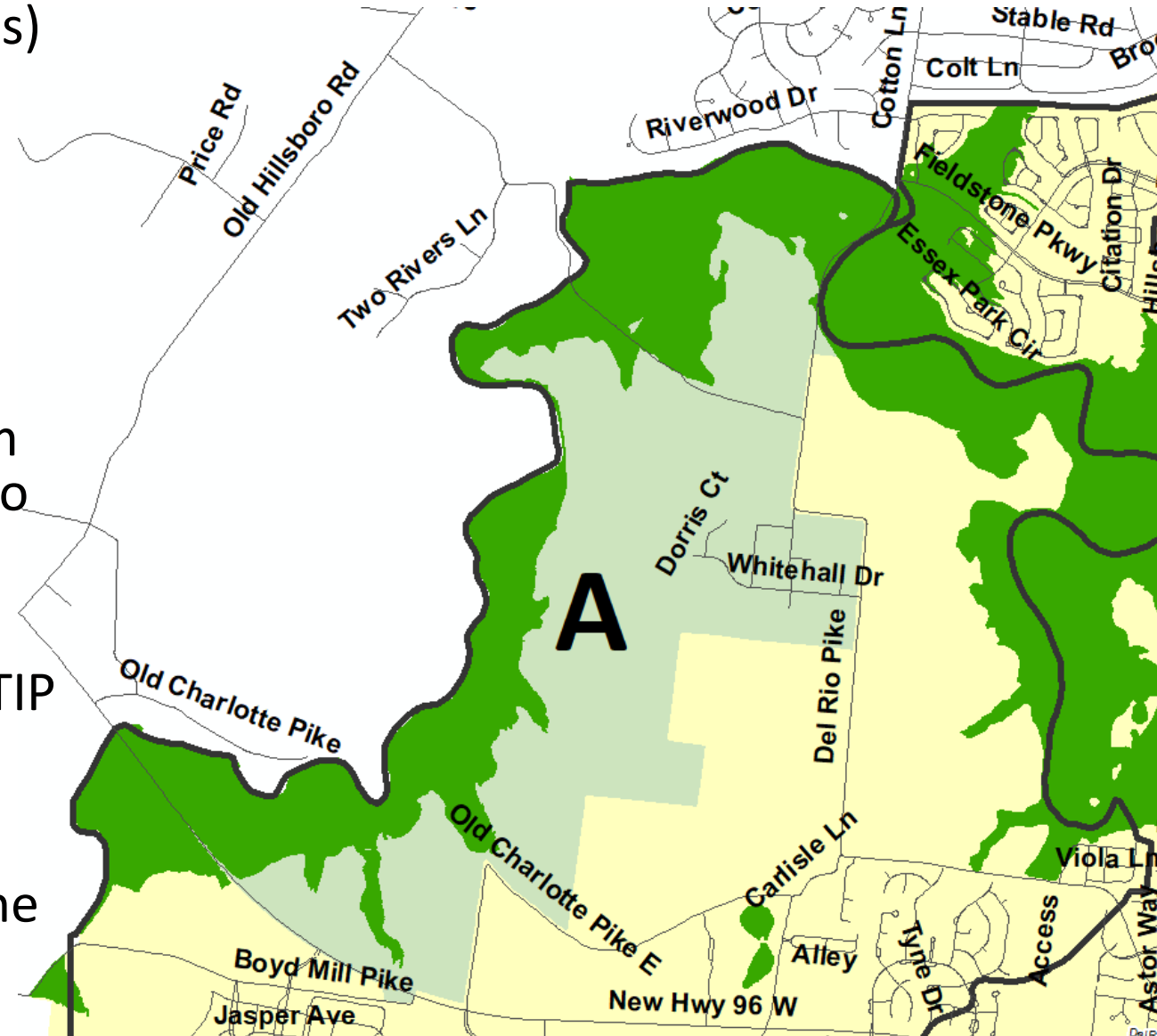
FRANKLIN AND UGB



Short-Term Capability

- Development Potential:
 - Significant developable area (1,600 acres) excluding floodplain
- Future Land Use:
 - Residential and open space
- Sewer Service:
 - Sewer infrastructure is nearby
 - Planned relocation of pump station from Old Charlotte Pike and new force main to the plant
- Road Infrastructure:
 - Mack Hatcher Pkwy scheduled in State TIP
 - Del Rio Pike improvement is long-term
- Emergency Services:
 - Fire Station #8 (Westhaven) can serve the area adequately

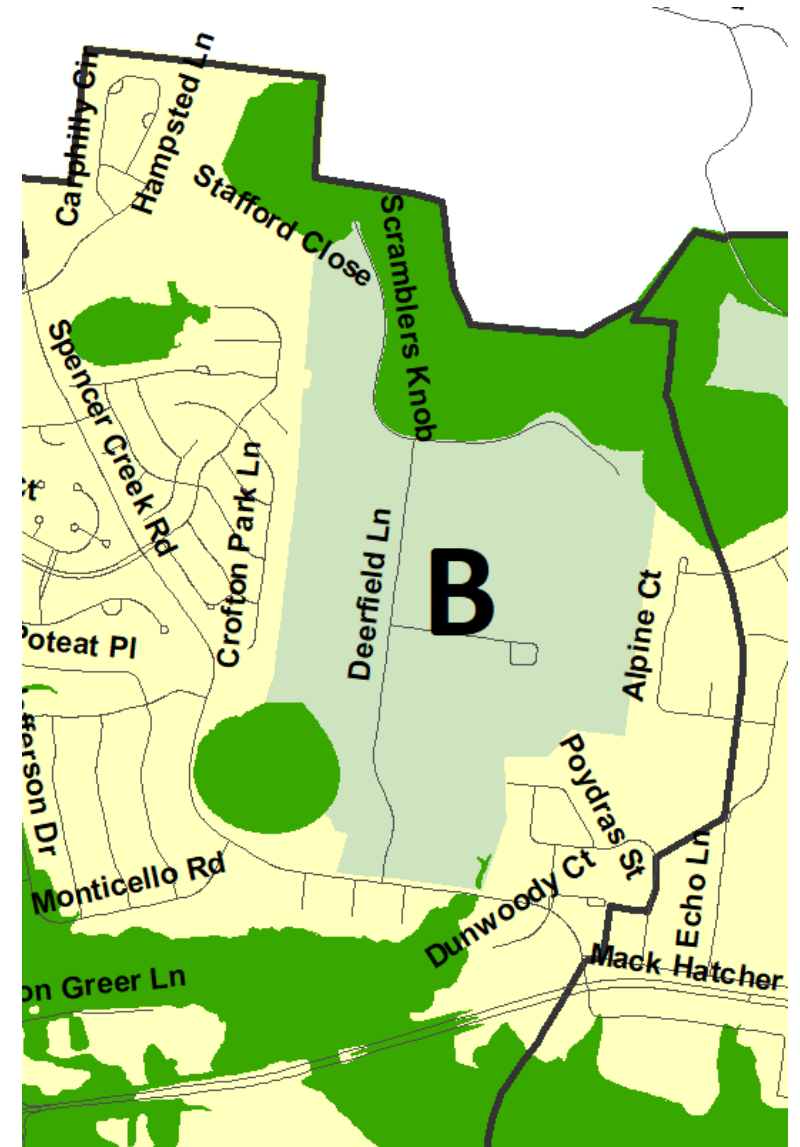
A. West Basin



Long-Term Capability

- Development Potential:
 - Limited developable area due to terrain (0 acres)
- Future Land Use:
 - Existing large-lot development pattern is expected to remain
- Sewer Service:
 - No improvements planned
- Road Infrastructure:
 - No improvements planned
- Emergency Response:
 - There would be extended response time and potentially water supply issues with existing Fire Station 3 and 4.
 - Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.

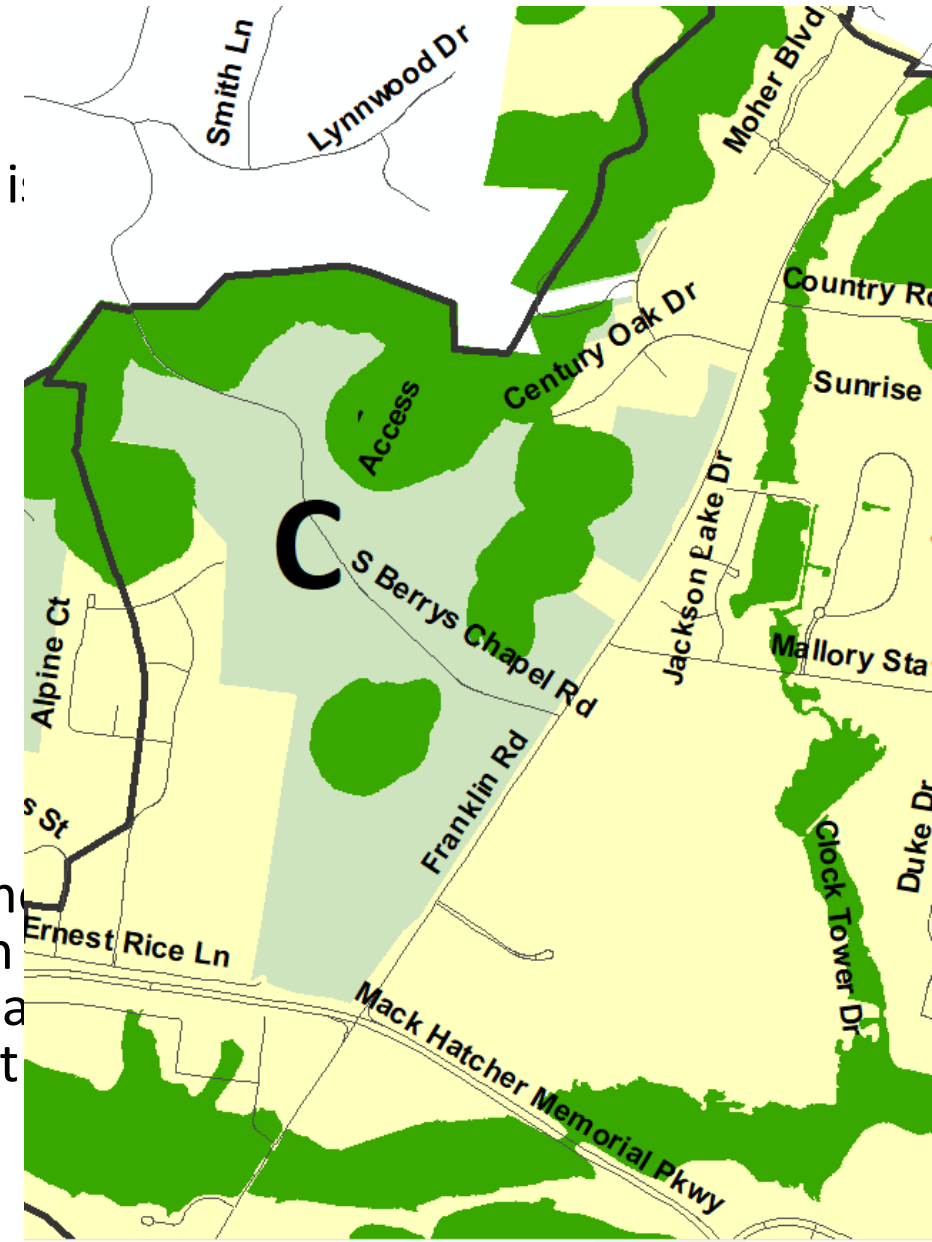
B. Central Franklin Basin



Long-Term Capability

- Development Potential:
 - Limited developable area due to terrain (580 acres)
- Future Land Use:
 - Berrys Chapel Road: Existing large-lot development pattern is expected to remain
 - Meadow Farm has higher development potential
- Sewer Service:
 - No improvements planned
 - Currently designing low pressure system for few lots along Franklin Rd within City
- Road Infrastructure:
 - Berry's Chapel intersection improvement near-term need
- Emergency Response:
 - Berrys Chapel Road: Existing Station 3 and 4 could service the area. However, there may be increased response times than the City's average. Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.

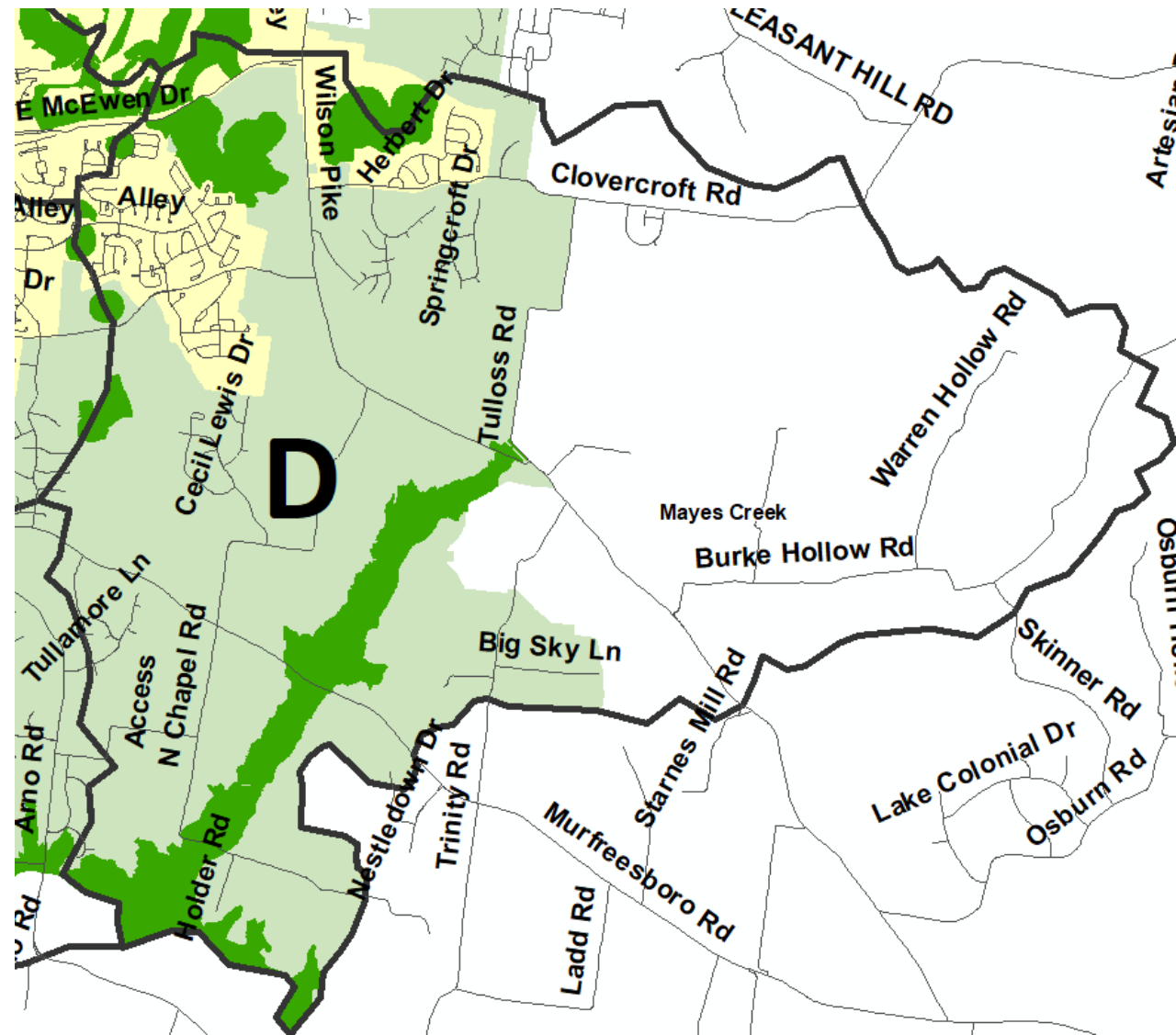
C. Spencer Creek Basin



Mid-Term Capability

- Development Potential: Significant amount
 - Within UGB (3,500 acres)
 - Outside of UGB (4,350 acres)
- Future Land Use:
 - Likely residential with commercial nodes
- Sewer Service:
 - Could be served with gravity sanitary sewer
 - Major sewer extension/investment needed
- Road Infrastructure:
 - Murfreesboro Rd in State TIP this fiscal year
 - McEwen Drive extension is near term
 - Wilson Pike is mid-term (up to State)
 - Arno Road improvement is long term
 - Liberty Pike extension is long term
- Emergency Services:
 - New station needed. Extended response times would necessitate a temporary station. Station 6, 2 and potentially 7 would serve in the interim. Water supply, large setbacks, hydrant availability. Supplement tanker support for water supply, not currently in fleet.

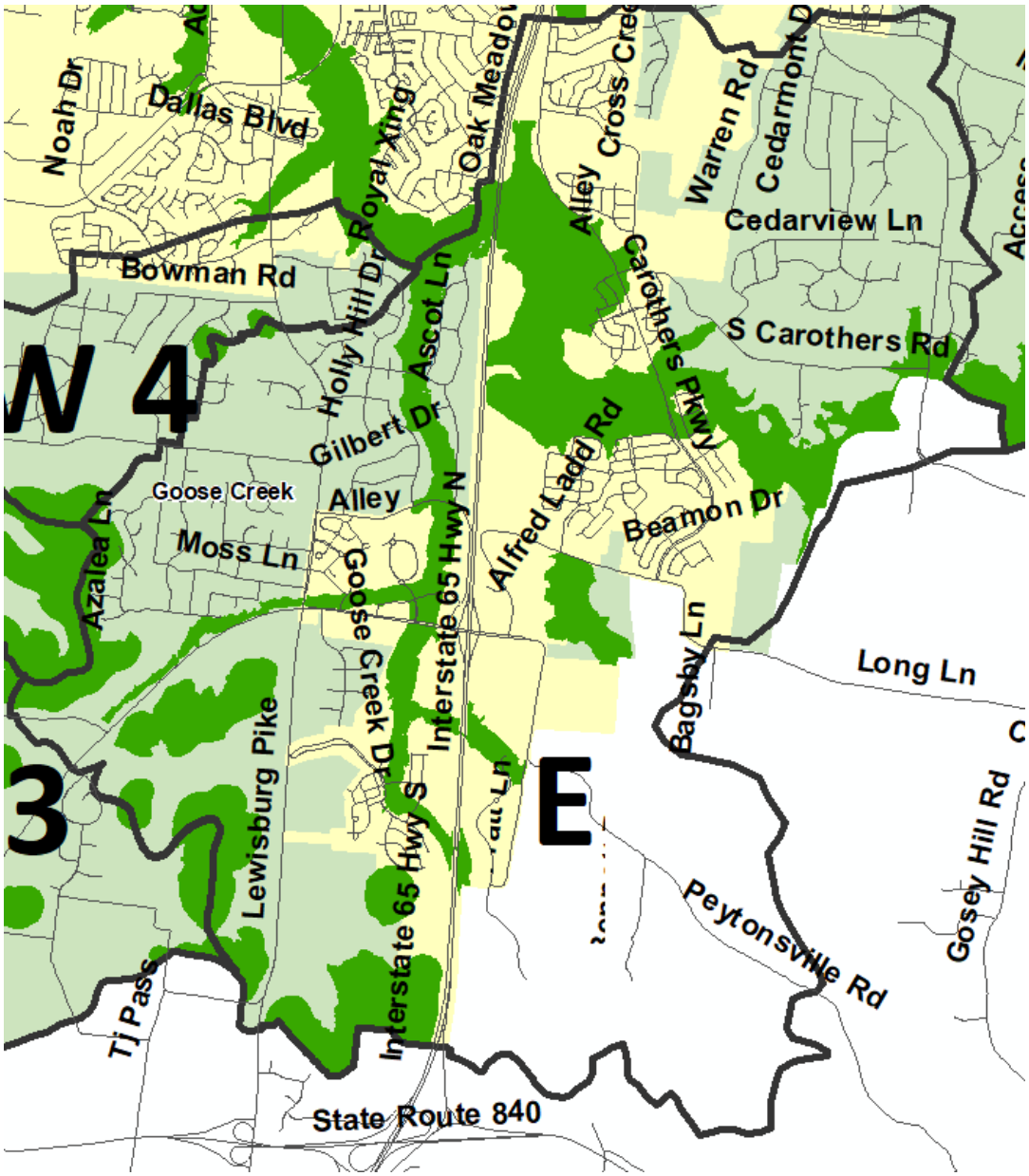
D. Mayes Creek



Short-Term Capability

- Development Potential:
 - Within UGB (1,800 acres)
 - Outside of the UGB (2,115 acres)
 - High interest for property owner annexation
 - Limitations in current annexation State law
- Future Land Use:
 - Some existing County subdivisions on north side
 - Residential and potentially more commercial
- Sewer Service:
 - Infrastructure is in the area to serve with gravity sewer
 - Sewer extension investment has already been made
- Road Infrastructure:
 - Proximity to I-65 and planned major arterial extensions
 - Pratt Lane improvements near term
 - Carothers extension near term
 - Long Lane overpass near term
 - Peytonsville extension near and mid term sections
 - Lewisburg Pike improvements long term (up to State)
- Emergency Response:
 - Existing fire stations 7 (Goose Creek) and 2 would be able to serve adequately

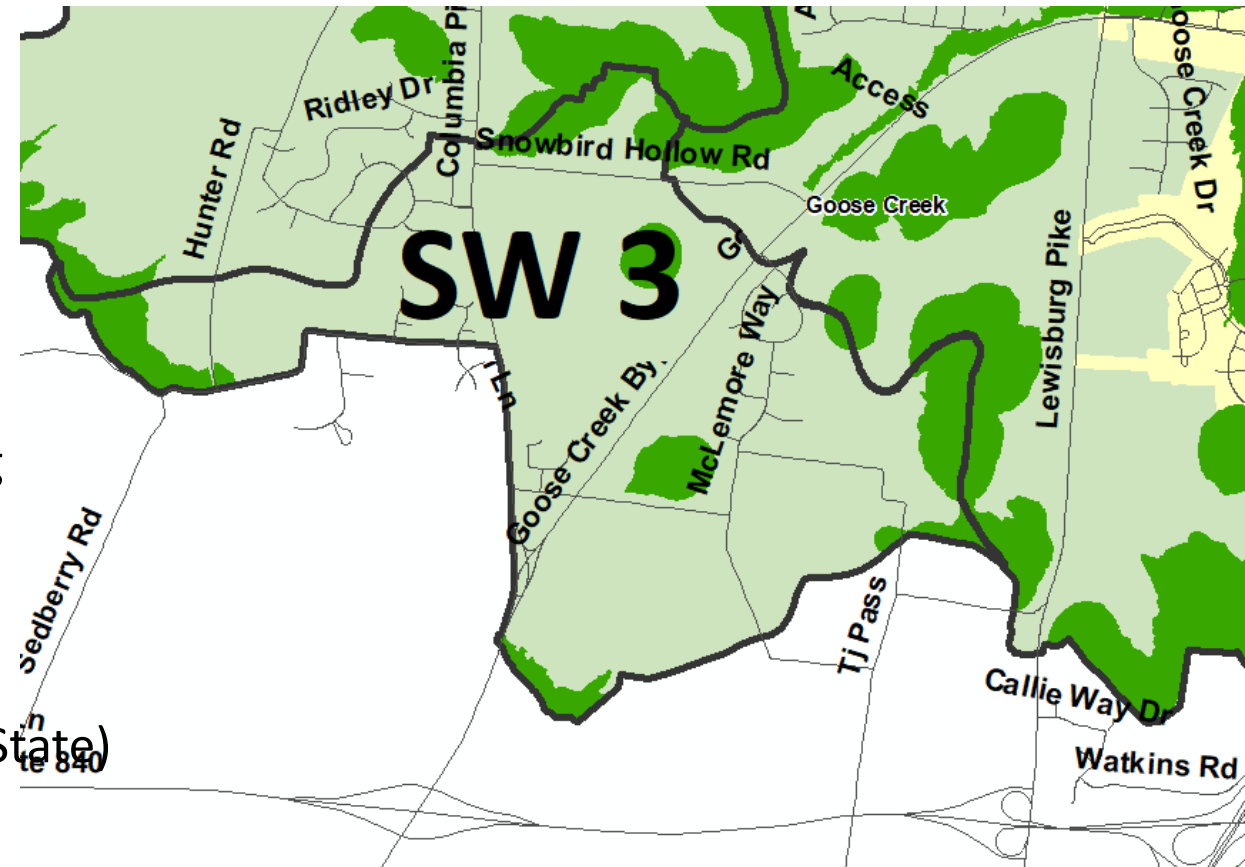
E. Goose Creek



Long-Term Capability

- Development Potential:
 - Limited developable area (1,050 acres) due to hillsides and hilltops
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension and investment needed (pump station, 3.7-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Goose Creek Bypass improvements long term (up to State)
 - Columbia Pike improvements long term (up to State)
 - Minor collector improvements/development driven long term
- Emergency Services:
 - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

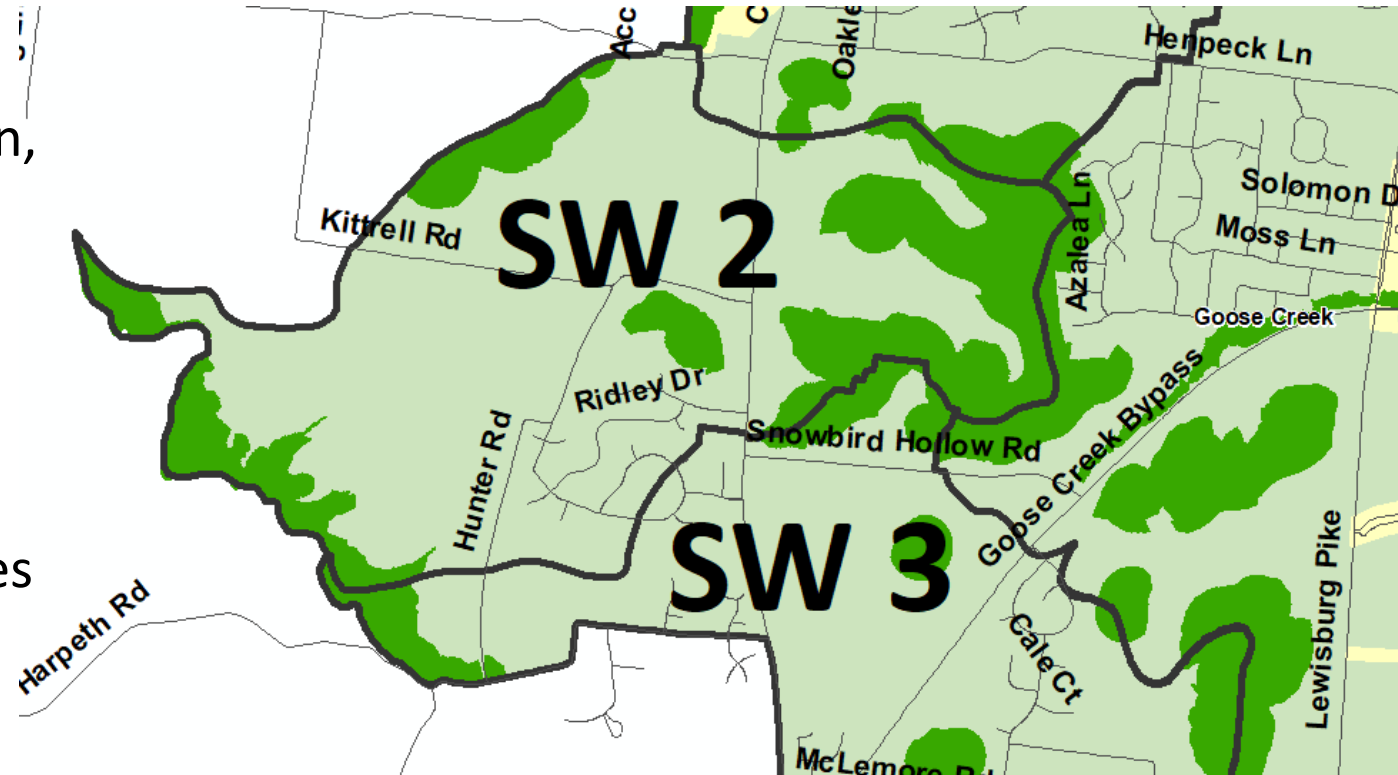
SW 3 Basin



Long-Term Capability

- Development Potential:
 - Developable area (1,500 acres)
 - Significant constraints (hillsides and hilltops)
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension and investment needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Columbia Pike is long term (up to State)
- Emergency Services:
 - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

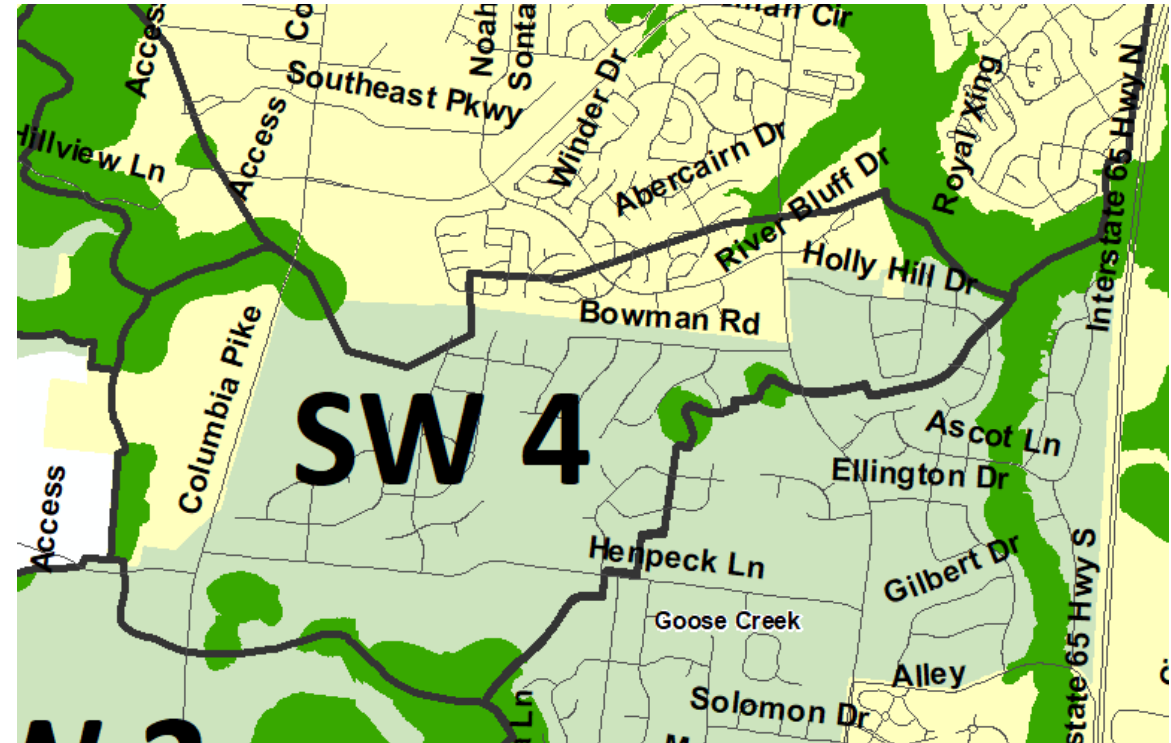
SW 2 Basin



Long-Term Capability

- Development Potential:
 - Limited developable area (230 acres)
 - Much of area developed with County subdivisions
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer is limited
 - Significant extension needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Columbia Pike is long term (up to State)
 - Henpeck Lane is long term
- Emergency Services:
 - There would be extended response time and potentially water supply issues.

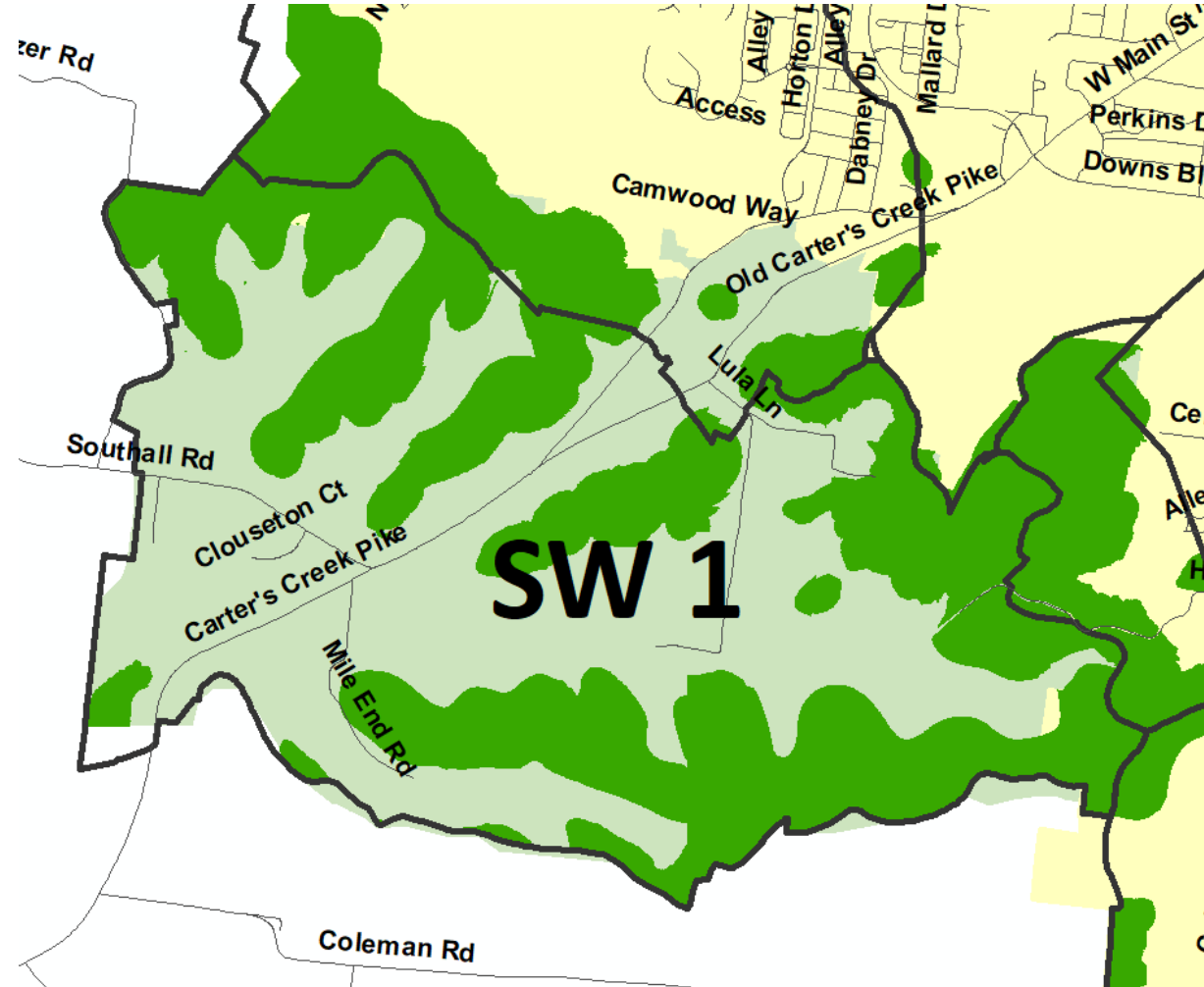
SW 4 Basin



Long-Term Capability

- Development Potential:
 - Limited developable area (1,280 acres) due to hillsides and hilltops
- Future Land Use:
 - Residential
- Sewer Service:
 - Gravity sanitary sewer not possible
 - Significant extension needed (pump station, 1-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
 - Minimal existing road network
 - Carters Creek Pike is long-term (up to State)
 - Horton Lane minor collector/developer driven
- Emergency Services:
 - Extended response times and hydrant and water supply issues with existing Fire Stations 8 and 1.
 - Would need a new Fire Station to serve over 400 dwellings.

SW 1 Basin

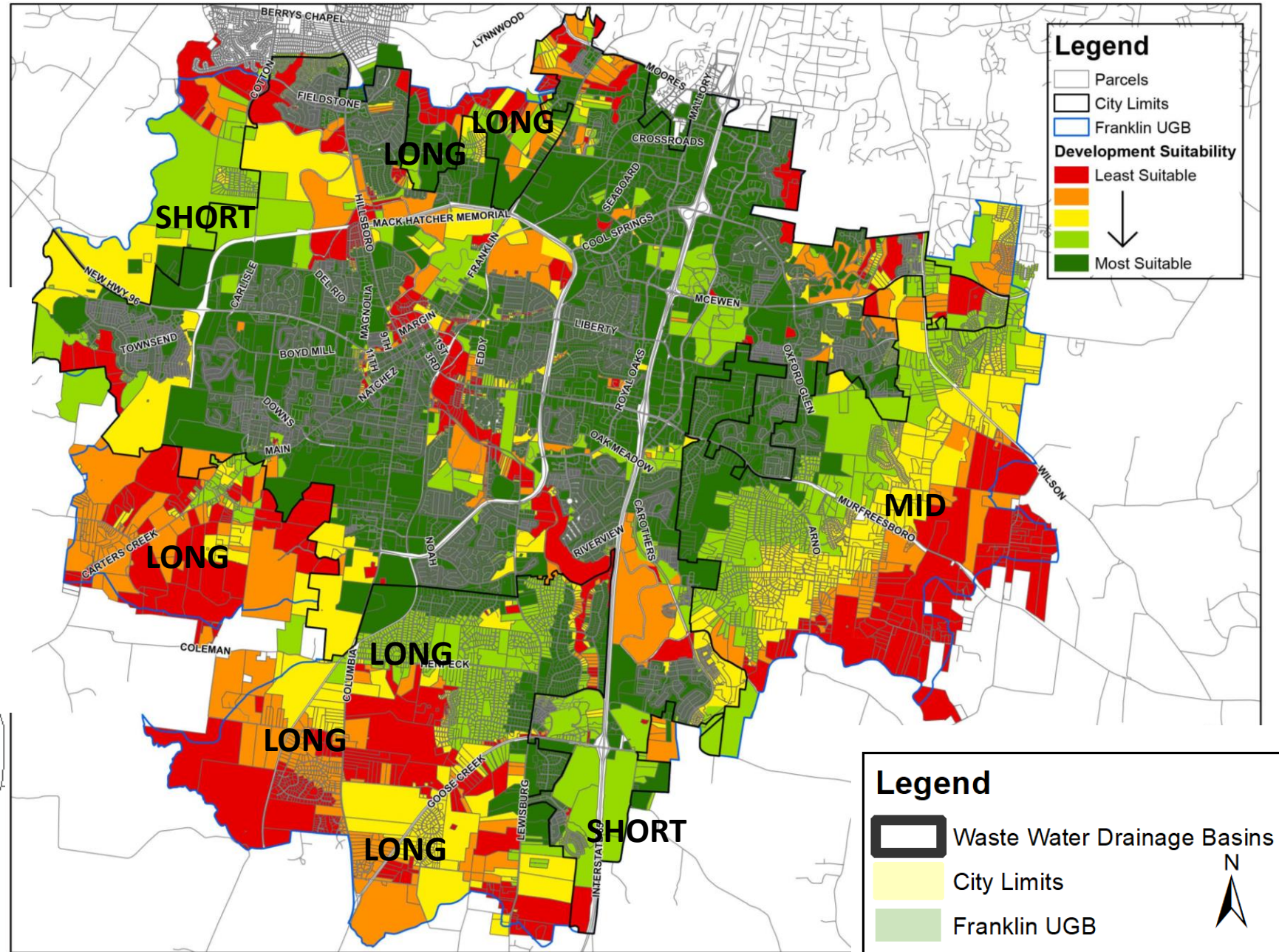


Basin	Developable Acreage in UGB	Sewer Capability	Road Infrastructure	Fire Service	Annexation Capability
Goose Creek	1,800 ac in UGB 2,115 ac beyond	Gravity sewer, nearby, Major extension + investment already made	Pratt Lane Carothers Pkwy Long Lane Overpass Peytonsville Rd Lewisburg Pk	Existing station would serve	Short
West	1,600 ac	Planned pump station	Mack Hatcher Del Rio	Existing station would serve	Short
Mayes Creek	3,500 ac in UGB 4,350 ac beyond	Gravity sewer Major extension/ investment needed	Murfreesboro Rd McEwen Drive Wilson Pike Arno Road Liberty Pike	New station needed	Mid
SW1	1,280 ac	No gravity sewer	Carters Creek Pk Horton Ln	New station needed	Long
SW2	1,500 ac	No gravity sewer	Columbia Pk	Response time/water supply issues	Long
SW3	1,050 ac	No gravity sewer	Goose Creek Bypass Columbia Pk	Response time/water supply issues	Long
SW4	230 ac	No gravity sewer	Columbia Pk Henpeck Lane	Response time/water supply issues	Long
Spencer Creek	580 ac	None planned	Berry’s Chapel intersection	Response time/water supply issues	Long
Central Franklin	0 ac	None planned	None planned	Response time/water supply issues	Long

Annexation Capabilities

Short-, Mid-, or Long-Term Capability Classification based on:

1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



Discussion on Annexation Capabilities

30 minutes

Thoughts on the annexation capabilities by basin?

Does the BOMA want to consider an annexation policy?

Should the City study investment decisions further?

What is likely to happen if the City does not annex?

From: [Mark Brandley](#)
To: [Emily Hunter](#)
Subject: Planning for Parcel at end of Carothers on Long Lane
Date: Friday, August 23, 2019 7:03:29 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Emily,

My family and I moved into Ladd Park recently and just found out about the plans for annexing the land south of our subdivision and we are not in support of this and the idea of developing this land into a development with transient people coming into my neighborhood for a hotel, increasing congestion and ruining the feel of the area I lived and purchased in. If we had wanted to live by a Cool Springs type area we would have moved there. I understand that revenue helps the city but I also think we need to consider the people's that choose to live in Franklin, especially Ladd Park, and why we have chosen to live here. Please stop this development plan. Please help us keep the peaceful setting we were all looking for when purchasing homes here. We love it here.

What else can we do to stop this?

Thank you for your services and time!

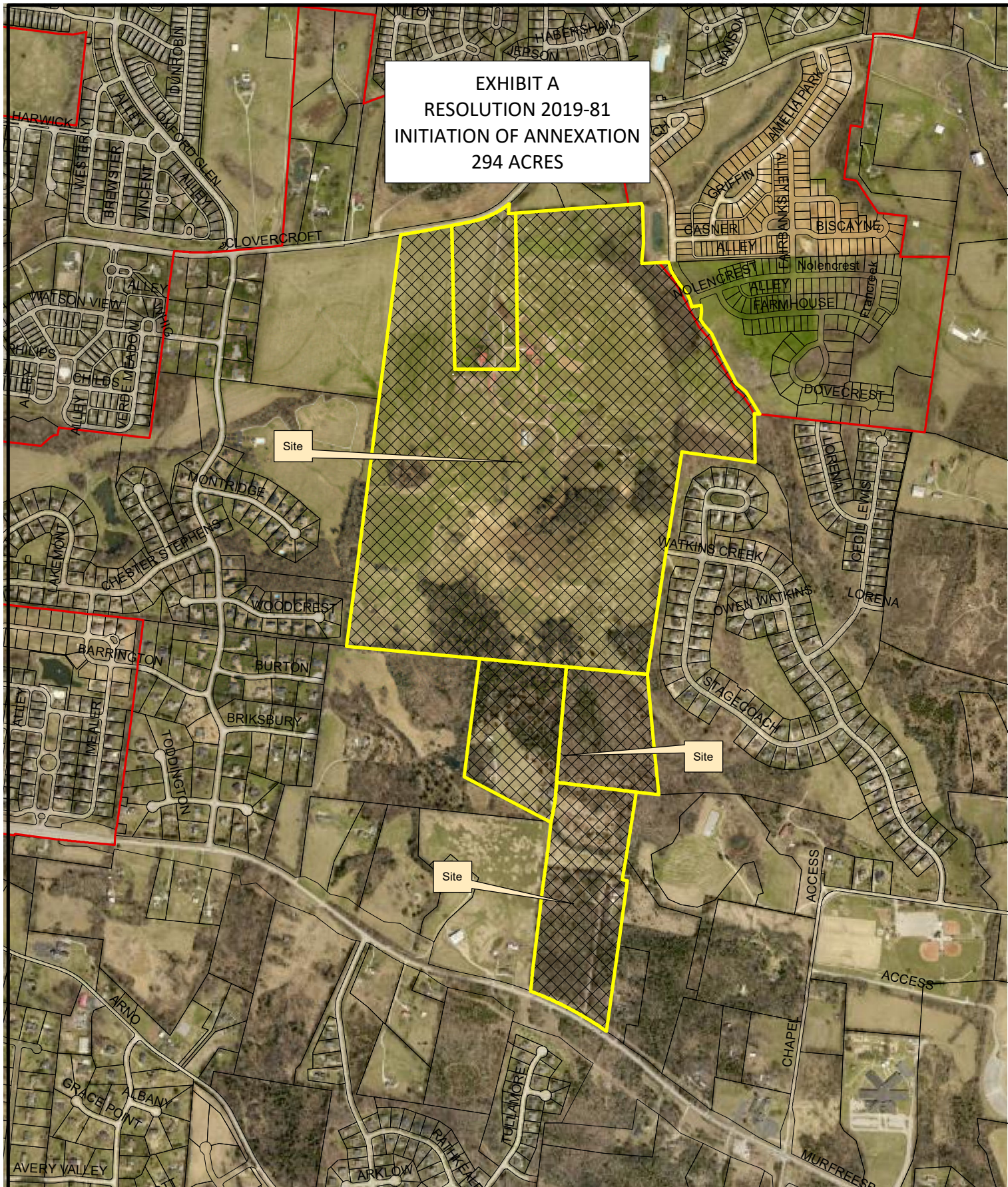
Regards,

Mark Brandley
702-279-5793

--

Mark Brandley
(702) 279-5793
mark.brandley@gmail.com

EXHIBIT A
RESOLUTION 2019-81
INITIATION OF ANNEXATION
294 ACRES



Legend

-  Properties Under Consideration
-  Existing City Limits

0 500 1,000 2,000 3,000
Feet



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November 11, 2019

The Franklin Board of Mayor and Alderman
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Dear Alderman:

On behalf of Meritage Homes and as Applicant we respectfully submit to you our request of the Board of Mayor and Alderman to defer the public hearing and associated action for Item Number 19-0790; Resolution 2019-81, the Consideration of Initiating the Annexation Process and Draft Plan of Services to the February 11, 2020 Board of Mayor and Alderman Meeting.

If you should have any questions regarding our request, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'JDH', with a large loop at the end.

John D. Haas, ASLA
Principal
EDGE
Planning, Landscape Architecture & Graphic Design

January 27, 2020

The Franklin Board of Mayor and Alderman
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Dear Alderman:

On behalf of Meritage Homes and as Applicant we respectfully submit to you our request of the Board of Mayor and Alderman to defer the public hearing and associated action for Item Number 19-0790; Resolution 2019-81, the Consideration of Initiating the Annexation Process and Draft Plan of Services approximately 90 days to the May 12, 2020 Board of Mayor and Alderman Meeting.

If you should have any questions regarding our request, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'JDH', with a large loop at the end.

John D. Haas, ASLA
Principal
EDGE
Planning, Landscape Architecture & Graphic Design