



# City of Franklin

Mailing Address:  
109 3<sup>rd</sup> Ave S  
Franklin, TN 37064  
(615) 791-3217

## Meeting Agenda

### BOMA & FMPC Joint Conceptual Workshop

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Thursday, May 22, 2025

5:30 PM

Williamson County  
Auditorium

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#### MEETING LOCATION

Williamson County Auditorium  
1320 West Main Street

*Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at [www.franklintn.gov/planning](http://www.franklintn.gov/planning). For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.*

*The typical process for discussing an item in this workshop setting is as follows:*

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

#### **CALL TO ORDER**

#### **NEW BUSINESS**

1. (5:30 - 6:00 PM) Discussion Of A Fiscal Impact Analysis Tool As Part Of The Annexation Review Process.
2. (6:00 - 6:30 PM) Discussion Of A City-Sponsored Envision Franklin Plan Amendment (UGB Update).

#### **OTHER BUSINESS**

#### **ADJOURN**



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**File #: 21-0545**

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**DATE:** May 5, 2025  
**TO:** Board of Mayor and Aldermen  
**FROM:** Eric Stuckey, City Administrator

**SUBJECT:**

(5:30 - 6:00 PM) Discussion Of A Fiscal Impact Analysis Tool As Part Of The Annexation Review Process.  
BOMA WS: 3/25/25

**PURPOSE:**

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) and Franklin Municipal Planning Commission (FMPC) with a follow-up to the annexation fiscal analysis tool that was discussed at the March 25th BOMA Work Session.

**BACKGROUND/STAFF COMMENTS:**

Staff has started to evaluate the potential of a fiscal analysis that could be utilized as a tool when reviewing annexation requests and Plans of Services. The fiscal impact analysis would consider the one-time fees and reoccurring revenue that developments would generate, as well as, the anticipated costs to the City. Staff presented the concept at the March 4, 2025 Development Services Advisory Commission meeting, as well as the March 25, 2025 BOMA Work Session and is providing BOMA and FMPC with an update on the work that has been completed since.

**FINANCIAL IMPACT:**

There is no financial impact at this time.

**RECOMMENDATION:**

Staff recommends this item be acknowledged.

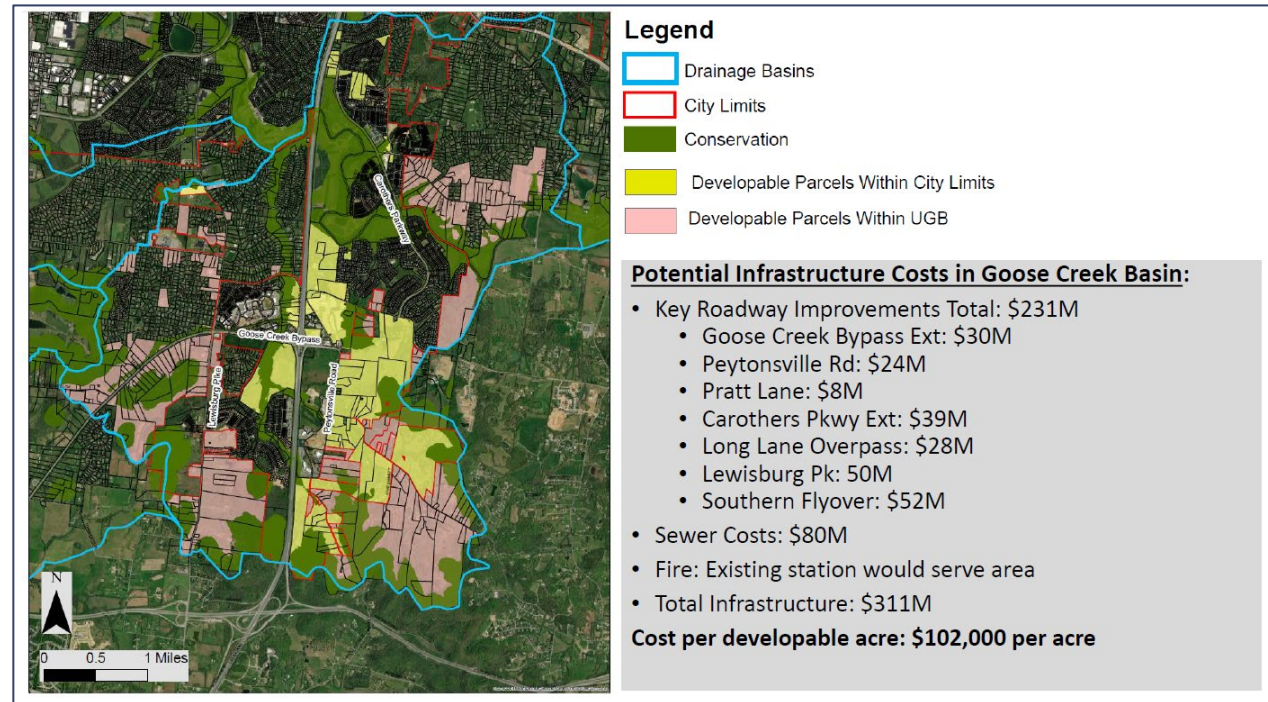
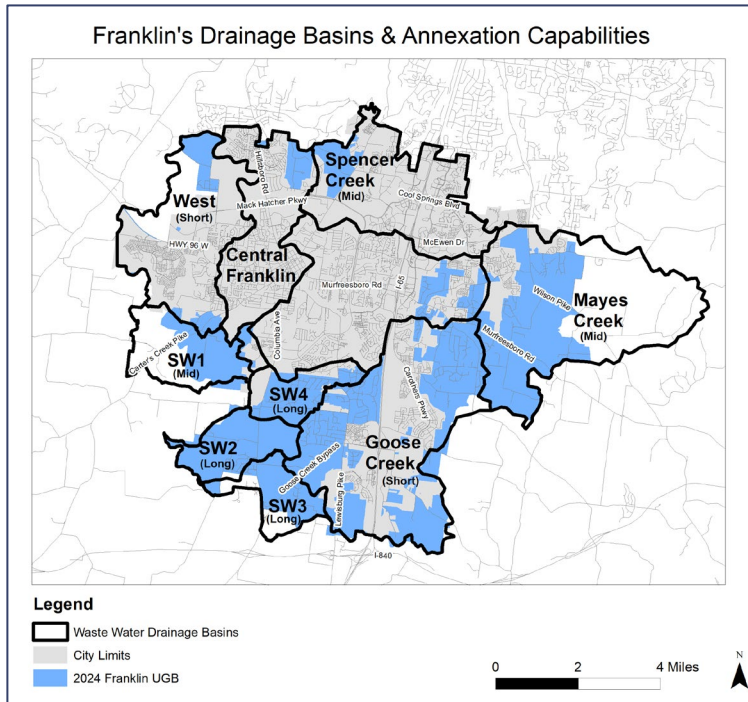
# Annexation Fiscal Impact Analysis Tool

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MAY 2025

# Background

- Continued requests for annexation (some non-contiguous).
- Due to rising infrastructure and service costs, studying the fiscal impacts of annexations could be a useful tool to assist decision-makers.



# Revenue from Annexing Properties

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## One-Time

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- Water Impact Fee
- Tap Installation Fee
- Fire line Tap Fee
- Sewer Impact Fee
- Sewer Installation Tap Fee
- Effluent Disposal Assessment (EDA) Fee
- Road Impact Fees
- Parkland Impact Fee

## Recurring

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- Residential Property Tax
- Multifamily Commercial Property Tax
- Commercial Property Tax
- Water Service Charges
- Sewer Service Charges
- Solid Waste Service Charges
- Stormwater Charges
- Sales Tax

# Costs Incurred from Annexing Properties

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## One-Time


- Infrastructure Upsizing Costs
- New City Facilities
- New Equipment

## Recurring

- Road Maintenance
- Sewer Maintenance
- Water Maintenance (when in the City's water district)
- Police Protection
- Fire Protection
- Parkland Dedication Maintenance
- Solid Waste Service
- Staffing Needs

# Annexation & Plan of Services Process

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- DRAFT Plan of Services & Annexation Initiation
    - BOMA Work Session
    - BOMA Reading
  - Envision Franklin Amendment (if applicable)
  - Plan of Services, Annexation, and Rezoning
    - Planning Commission (FMPC)
    - BOMA Work Session
    - BOMA Reading 1
    - BOMA Reading 2
    - BOMA Reading 3
- Fiscal Study
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# Development Services Advisory Commission (DSAC) Feedback- March 4, 2025

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- Interested in fiscal analysis occurring earlier in the process
  - Additional desire for analysis worksheet available online so it could be used throughout design/review process
- Concern about how a fiscal analysis could impact annexation and development decisions and what weight it may carry in decision-making
- Adds additional uncertainty to process for applicants
- Understand the need to grow in a responsible manner, but have hesitation and concerns regarding the use of this proposed tool

# ROI Workbook

- Incorporating sales tax categories to gather an average, conservative total of sales tax generation.
- Working with other City departments to determine average maintenance costs for different infrastructure aspects and municipal services.
- Staff has begun running examples of approved developments through the workbook to further fine-tune the workbook and develop a ‘baseline’ to put calculations into context.

Project Name:			
Date:			
Contribution	Non-Monetary Total	Monetary Total	Description
Expected SF housing units			Single Family Unit total for proposed
Expected TH/ Duplex housing units			Townhome and Duplex unit total for proposed
Expected for sale MF housing units			Multifamily for-sale unit total for proposed
Expected for rent MF housing units			Multifamily for-rent unit total for proposed
Expected population of development	0		Expected population of development based upon avg. household size
Total number of MF structures in development			Expected number of multifamily structures
Average SF Unit Assessed Value			Average assessed value for SF
Average TH Unit Assessed Value			Average assessed value for TH
Average for sale MF Unit Assessed Value			Average assessed value for MF for sale
Average Multifamily structure Assessed Value			Average assessed value for entire MF structure
Property Tax Revenue from Development		\$ -	Property tax total collected for entire development
Commercial Property Tax Revenue from Multifamily Development		\$ -	Total tax collected for MF commercial development
Estimated Impact Fee Revenue (Special Revenue Funds)		\$ -	Acquired from Tap and Impact Fee Contributions
Estimated Impact Fee Revenue (Proprietary Funds)		\$ -	
Parkland Impact Fee Revenue		\$ -	Parkland Impact Fee Revenue
Water service			Estimated Water charge annually multiplied by population
Sewer service			Estimated Sewer charge annually multiplied by population
Solid waste service			Estimated Solid Waste charge annually multiplied by population
Stormwater charges			Estimated Stormwater charge annually multiplied by population
<b>maintenance costs</b>			
	Sewer		Expected annual maintenance cost for sewer
	Water		Expected annual maintenance cost for water
	Police		Expected annual cost for new police services
	Fire		Expected annual cost for new fire services
	Parks		Expected annual cost for maintenance of any new parks
	Streets		Expected annual cost for roadway maintenance
<b>Road upizing</b>			
			Cost incurred by City for road upizing
Annual Gross Revenues for General Fund/Special Revenue Funds		\$ -	
Annual Gross Revenue for Proprietary Fund		\$ -	
One-Time Fee Revenue		\$ -	
Annual Gross Expenditures for General Fund/Special Revenue Funds		\$ -	
Annual Gross Proprietary Fund Expenditures		\$ -	
One-Time Costs Incurred by City		\$ -	
Net Annual General Fund/ Special Revenue Fund from Development		\$ -	
Net Annual Proprietary Fund Revenue from Development		\$ -	
Net One-Time Revenue from Development		\$ -	

# Next Steps

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- May 22: FMPC & BOMA Joint Conceptual Workshop
- June 3: DSAC Update
- June 24: BOMA Work Session Update (with completed examples)

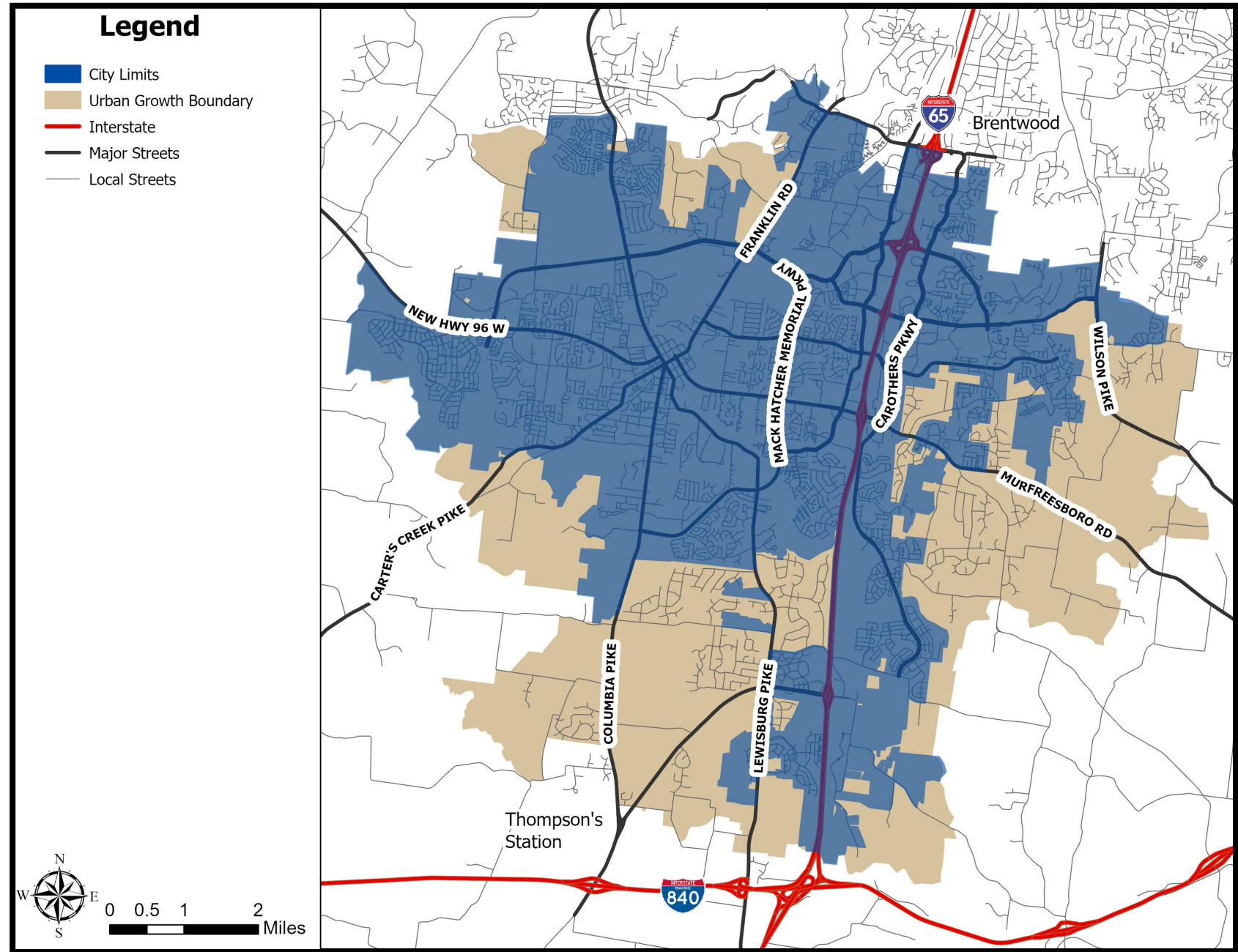
# Envision Franklin

City-Sponsored Amendment for Adopted UGB

May 22, 2025 Joint Conceptual Workshop

# City/UGB Map

- UGB Adopted on November 13, 2024.
- 2,534 acres removed from the UGB (West Harpeth, Carters Creek Pike/Southall Road, and south along US 31).
- 2,173 acres added to the UGB (mostly in the Goose Creek area)



# Proposed Changes to Envision Franklin

- Providing Design Concepts for newly added parcels into Franklin's UGB.
- Extending Design Concepts for parcels that were previously only partially within the UGB.
- Recommendations are consistent with the 2023 Public Draft Release, except for five parcels previously recommended for Single Family Residential now being recommended for Mixed Residential Design Concept due to the Connect Franklin amendment to future Carothers Parkway.
- New Special Considerations for landscaped setbacks along the future Carothers Parkway Extension and along Peytonsville Road.
- Appendix A, B, and C and Introductory maps updated to show adopted UGB.

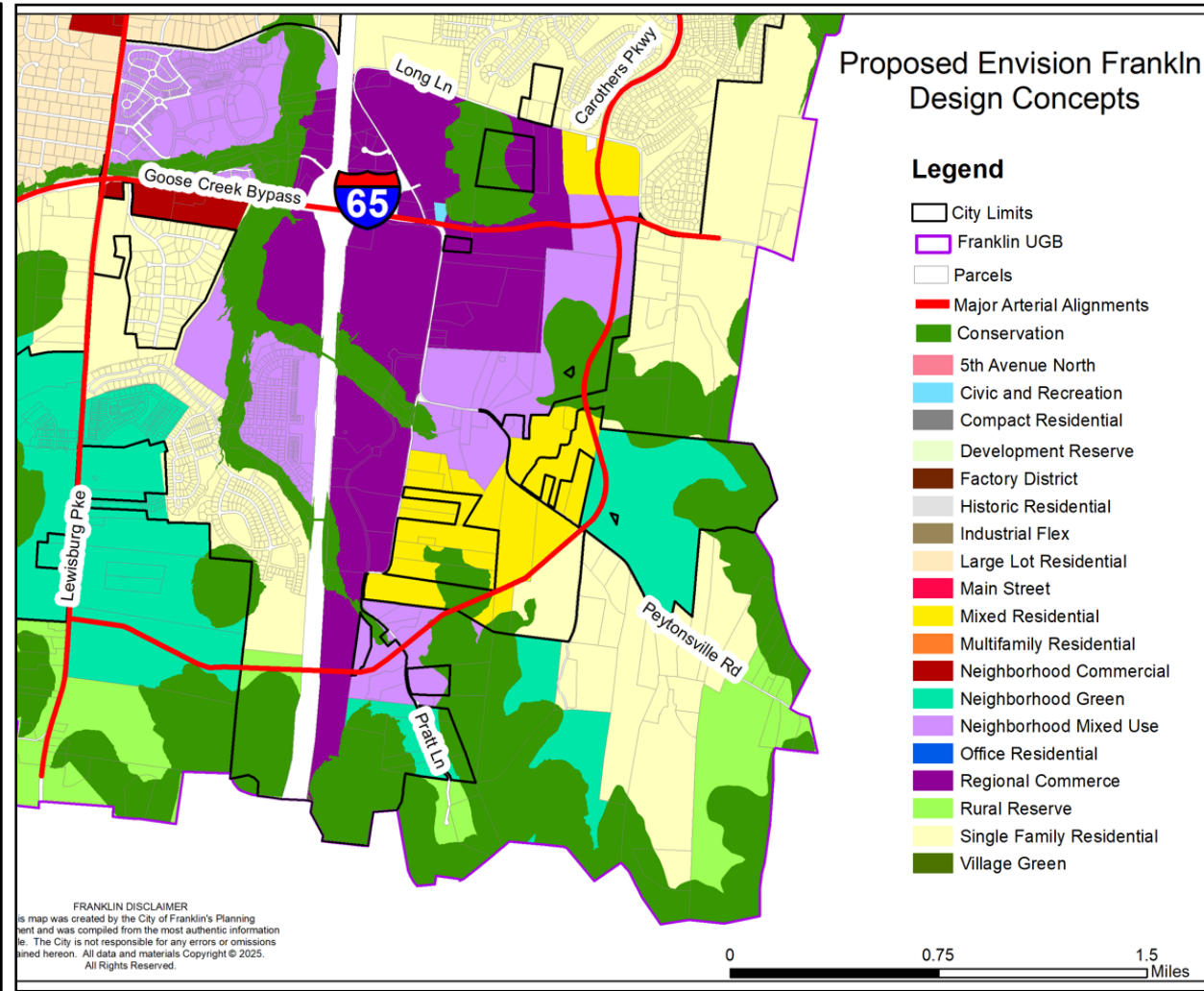
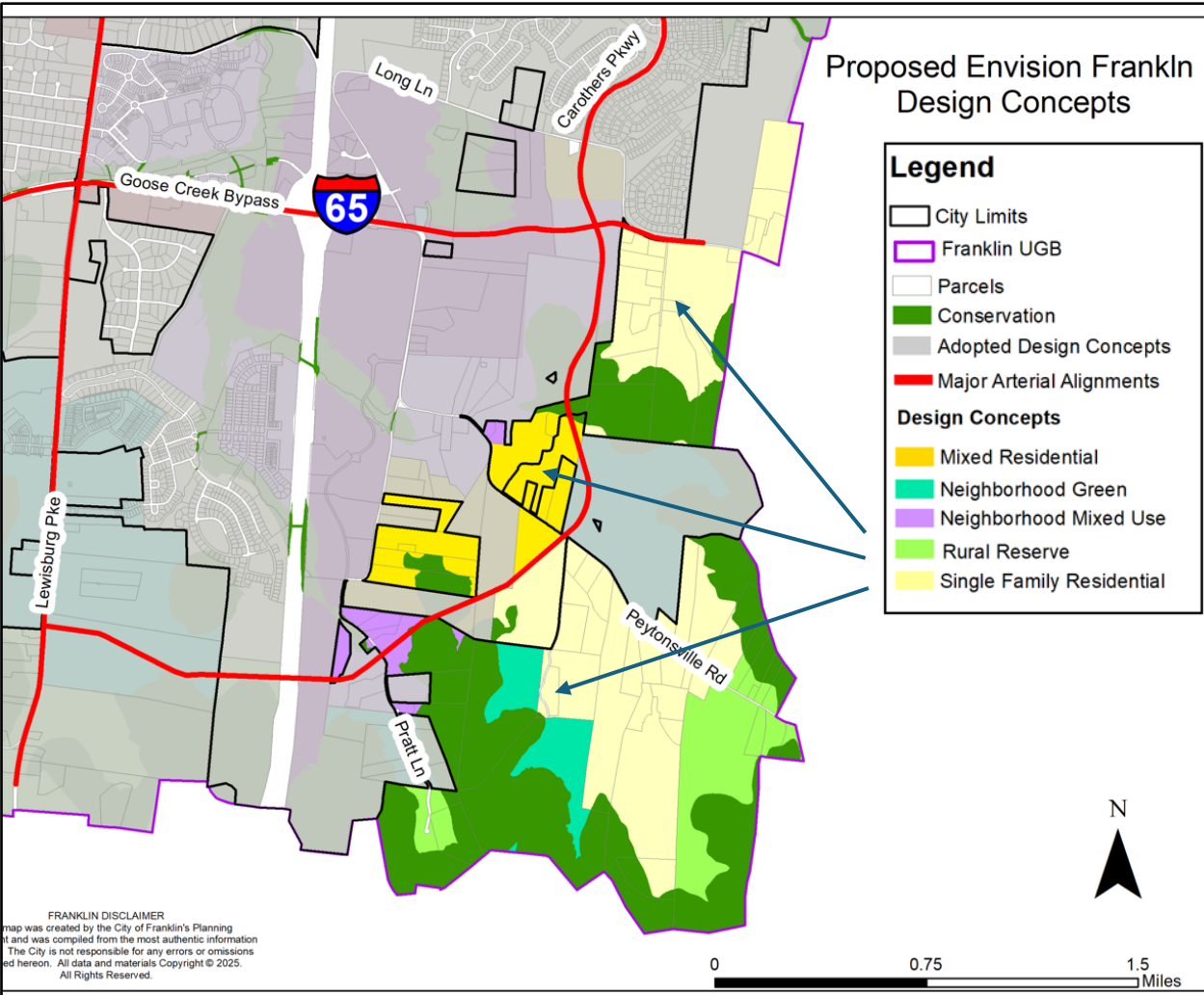
\*Statement added to Natural Beauty to support the Bee City USA initiative, too.

# Citizen Engagement

- Numerous community meetings from 2021-2023 with the Goose Creek Study and the Envision Franklin Updates
- Created a project webpage at [www.franklin.tn.gov/envisionfranklinupdate](http://www.franklin.tn.gov/envisionfranklinupdate)
- Staff sent mailers to impacted property owners as well as those within 500' in early April.
- Held Open Office hours on 4/28/25 from 8:00 to 5:00 PM

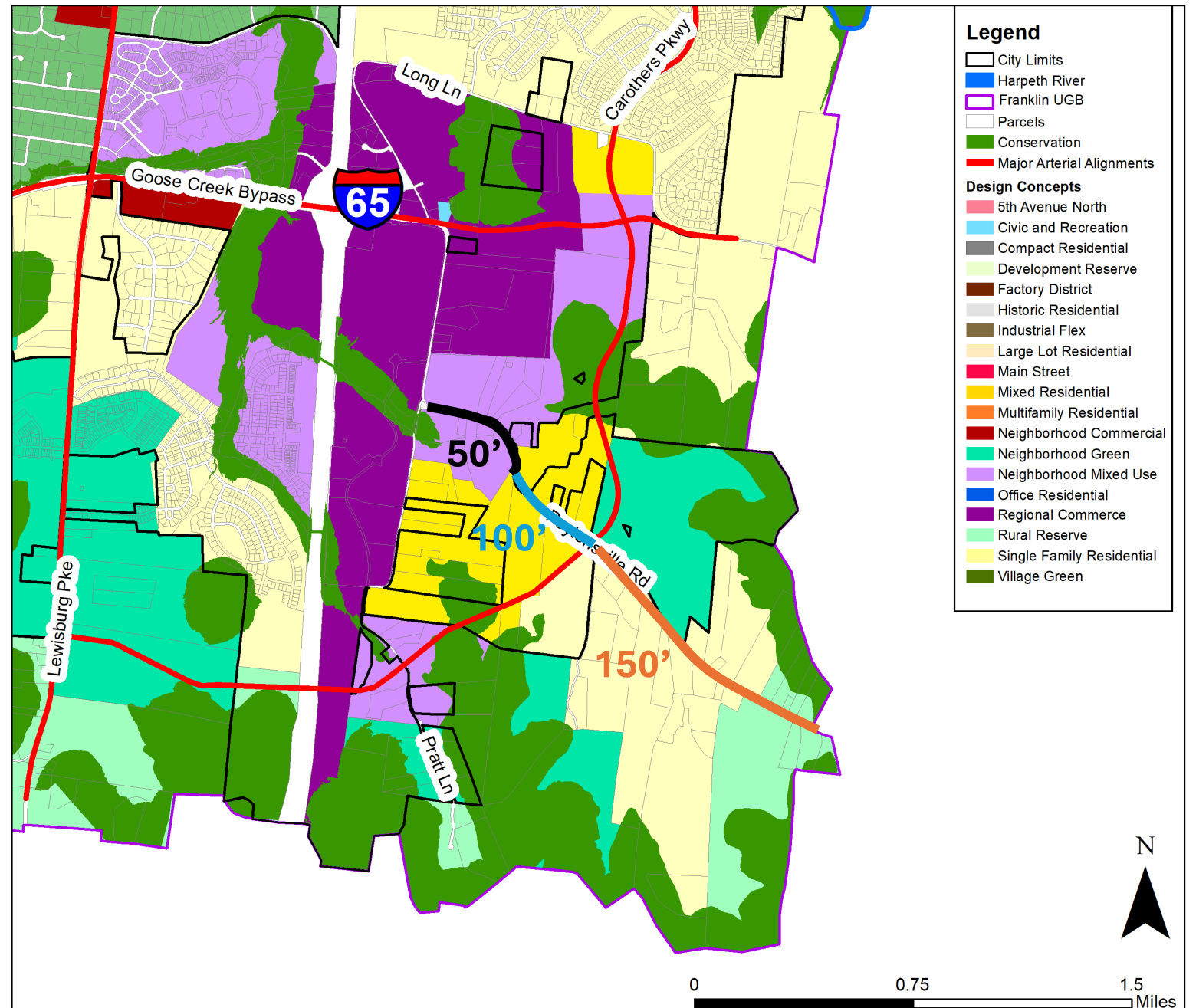
# Proposed Design Concepts (in color)

# Overall Map with Proposed Design Concepts



# Proposed Special Considerations for Peytonsville Road

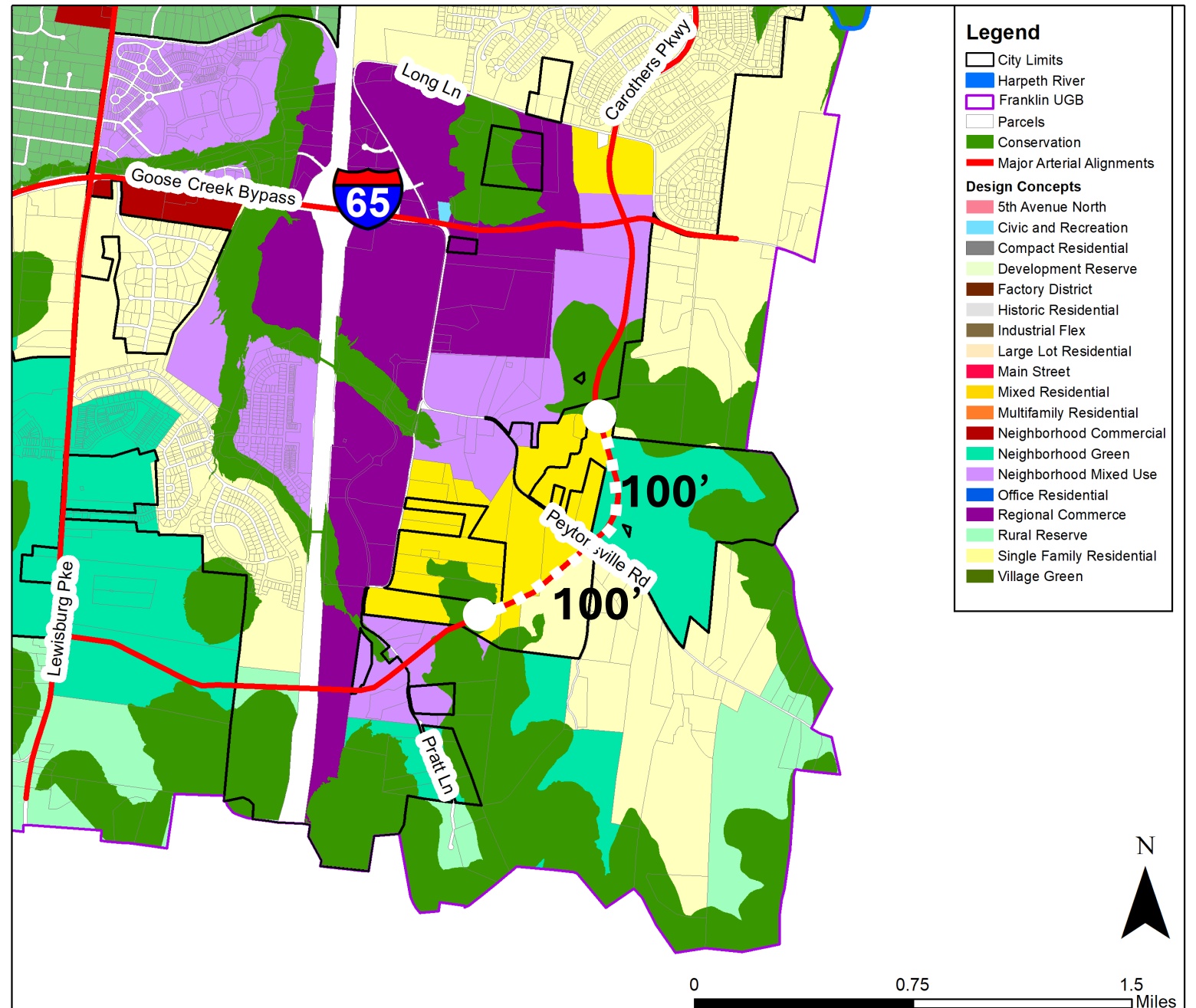
The purpose is to achieve an urban to rural transition along Peytonsville Road going from 50' minimum setback near Berry Farms Reams-Fleming to 150' at the edge of the UGB.



# Proposed Special Considerations for Future Carothers Parkway Extension

Minimum setback of 100' should be provided along the future Carothers Parkway Extension, between the conservation areas, in order to provide enhanced landscaping through residential areas.

This setback is comparable to Southbrooke, Southvale, Stream Valley, and Berry Farms along Lewisburg Pike.



# Next Steps

- The FMPC will hold a public hearing and vote on June 26, 2025
- Questions/Comments?