



Meeting Agenda

Work Session

Tuesday, November 24, 2020

5:00 PM

Board Room

The Board of Mayor and Aldermen Work Session Meeting will limit physical access in the meeting room due to current limitations on public gatherings. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Call in to the conference meeting 1-312-626-6799, Meeting ID: 954 8593 8926, Passcode: 471756. Callers will be unmuted and given an opportunity to comment during the meeting at specific times. • Limited viewing will be available in the lobby of City Hall to watch the live video and make public comment. • The public may email comments and questions prior to 4:30 p.m. on the day of the meeting to recorder@franklinton.gov to be read aloud. • Live comments and those submitted by email will be limited to 2 minutes. • City YouTube: <https://www.youtube.com/user/CityOfFranklin> • City Facebook Live: <https://www.facebook.com/CityOfFranklin> • City website: <https://www.franklinton.gov/franklin-tv>

CALL TO ORDER

MEETING PROCEDURE CHANGES

1. Consideration Of Resolution 2020-236, A Resolution Declaring That The Board Of Mayor And Aldermen Members Shall Meet On November 24, 2020 For Work Session And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Shauna Billingsley

CITIZEN COMMENTS

WORKSESSION DISCUSSION ITEMS

2. Presentation Of The Cool Springs Transportation Study Policy Recommendations.

Sponsors: Paul Holzen, Jonathan Marston, Jimmy Wiseman

3. Presentation and Discussion Between The City Of Franklin And Splendor Ridge Subdivision For The Construction Of A Public Trail Connection.

Sponsors: Vernon Gerth, Lisa Clayton, Jimmy Wiseman

4. Consideration Of Resolution 2020-207, A Resolution Initiating The Annexation Process And Draft Plan Of Services For The Annexation Of 4268 Columbia Pike.

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

5. Consideration Of COF Contract No. 2020-0045 License Agreement Between Chestnut Bend Homeowner's Association, Friends Of Franklin Parks, Williamson County And City Of Franklin.
Sponsors: Lisa Clayton, Shauna Billingsley
6. Consideration Of Ordinance 2020-22, An Ordinance To Amend Title 1, Chapter 1 Of Franklin Municipal Code Regarding The Board Of Mayor And Aldermen Adjusting Minute Review, Meeting Dates And Location.
Sponsors: Lanaii Benne, Angie Johnson
7. *Consideration Of Resolution 2020-172, A Resolution Providing Next Steps Related To The Road Network And/Or Future Land Uses In The West Harpeth Area, Defined As The Area Generally West Of The New Section Of Mack Hatcher Parkway, Between Hillsboro Road And Highway 96 West.
WS 9/8/20
BOMA 9/22/20, Deferred to 10/27/20, 7-0
WS 10/13/20; 10/27/20; 11/20/20
BOMA 10/27/20, Deferred to 11/10/20 7-1
BOMA 11/10/20, Deferred to 11/24/20 7-0
Sponsors: Vernon Gerth, Paul Holzen, Emily Wright
8. Discussion Regarding A Prospective Second Amendment To COF Contract No. 2011-0030, With The City Of Brentwood, TN Concerning Adjustment Of Boundaries Of Franklin And Brentwood South Of Split Log Road And North Of The Proposed McEwen Drive Extension.
Sponsors: Paul Holzen, Shauna Billingsley
9. Presentation On The Update To Municipal Code, Title 18, Chapter 2, Sewers, and Updates To The Industrial User Local Limits and Plant Protection Criteria Evaluation, and Enforcement Response Plan.
Sponsors: Michelle Hatcher

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



File #: 20-01369

DATE: November 4, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of Resolution 2020-236, A Resolution Declaring That The Board Of Mayor And Aldermen Members Shall Meet On November 24, 2020 For Work Session And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning conducting the Board of Mayor and Aldermen by electronic means to limit physical contact for the health and safety of all citizens.

BACKGROUND/STAFF COMMENTS:

Due to the COVID-19 Outbreak citizens need to limit potential exposure to the virus by limiting contact with others. To support this effort the City of Franklin boards and commissions will meet electronically rather than gathering a quorum physically in the same location to conduct their essential business.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Resolution 2020-236.

RESOLUTION 2020-236

A RESOLUTION DECLARING THAT THE BOARD OF MAYOR AND ALDERMEN SHALL MEET ON NOVEMBER 24, 2020, FOR WORK SESSION AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, on March 20, 2020, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, Executive Order No. 60, and Executive Order No. 65 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Orders No. 2020-03, No. 2020-05, No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the November 24, 2020, work session by electronic means.

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

The work session scheduled for November 24, 2020, at 5 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Board of Mayor and Aldermen to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at

<https://www.franklintn.gov/Home/Components/Calendar/Event/10240/1092>

IT IS SO RESOLVED AND DONE on this 24th day of November, 2020.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to Form by:
Shauna R. Billingsley, City Attorney



File #: 20-01328

DATE: October 26, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
Jimmy Wiseman, Asst. Director of Engineering

SUBJECT:

Presentation Of The Cool Springs Transportation Study Policy Recommendations.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Cool Springs Transportation Study policy change recommendations. This is the third status presentation of the project.

BACKGROUND/STAFF COMMENTS:

On November 26, 2019, the BOMA approved a Professional Services Agreement (COF Contract No. 2019-0321) to KCI Technologies Inc for the Cool Springs Transportation Study. This comprehensive study reviews the Cool Springs area's existing traffic conditions, along with approved and ongoing development and its expected affects on the transportation infrastructure in this area. The study is on its final task which includes policy and infrastructure recommendations for future development and redevelopment within this area of Franklin.

FINANCIAL IMPACT:

None at this time.

RECOMMENDATION:

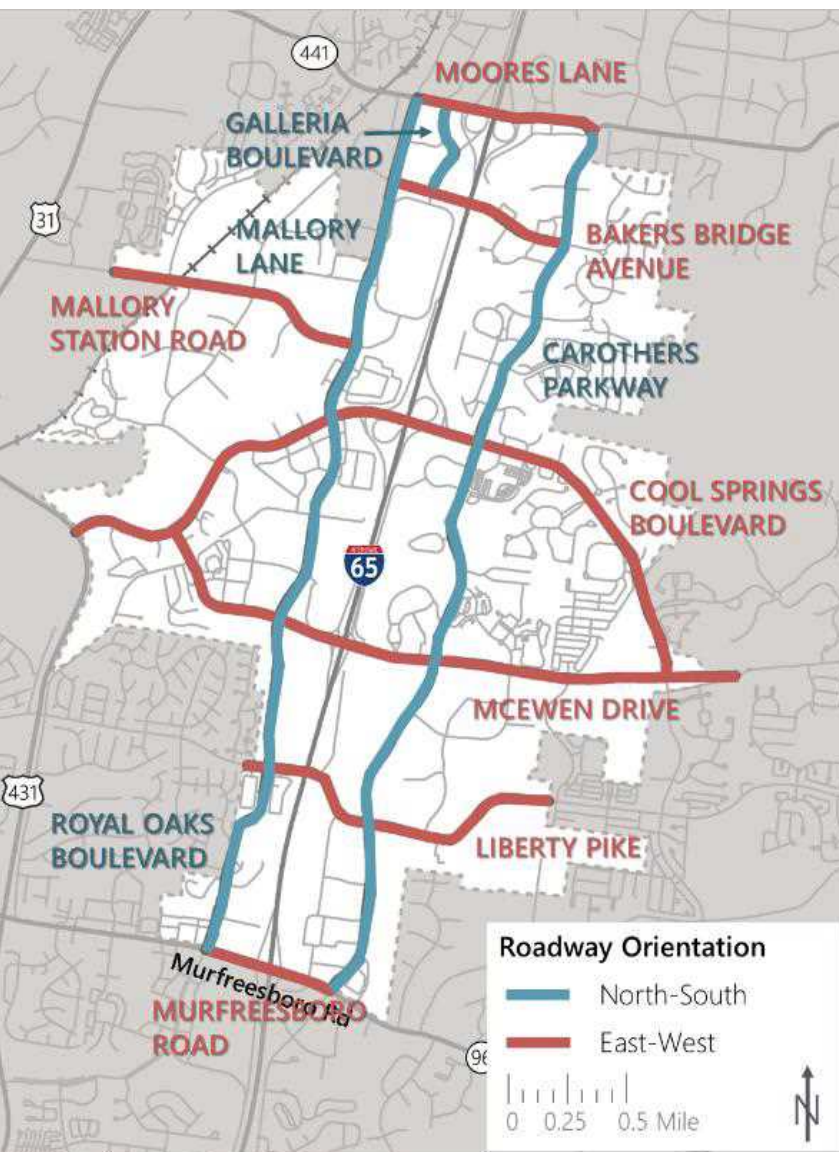
Staff recommends the the Board of Mayor and Aldermen acknowledge the recommendations.

CITY OF FRANKLIN

COOL SPRINGS

Transportation Network Study





Your Study

Study Scope Summary:

- ✓ Task 1: Inventory and analyze existing conditions
- ✓ Task 2: Evaluate potential impacts to the transportation system from approved and future development scenarios
- ✓ Task 3: Recommend infrastructure and operational improvements as well as policy strategies for achieving desired transportation outcomes

Proposed Recommendation Areas



Development
Approval
Practices



Trip
Reduction
Strategies



More
Multimodal
Options



Development Approval Practices

Current Practice

Development impacts are assessed based on intersection Level of Service (LOS) and must be mitigated when LOS D is not maintained.

Current Issue

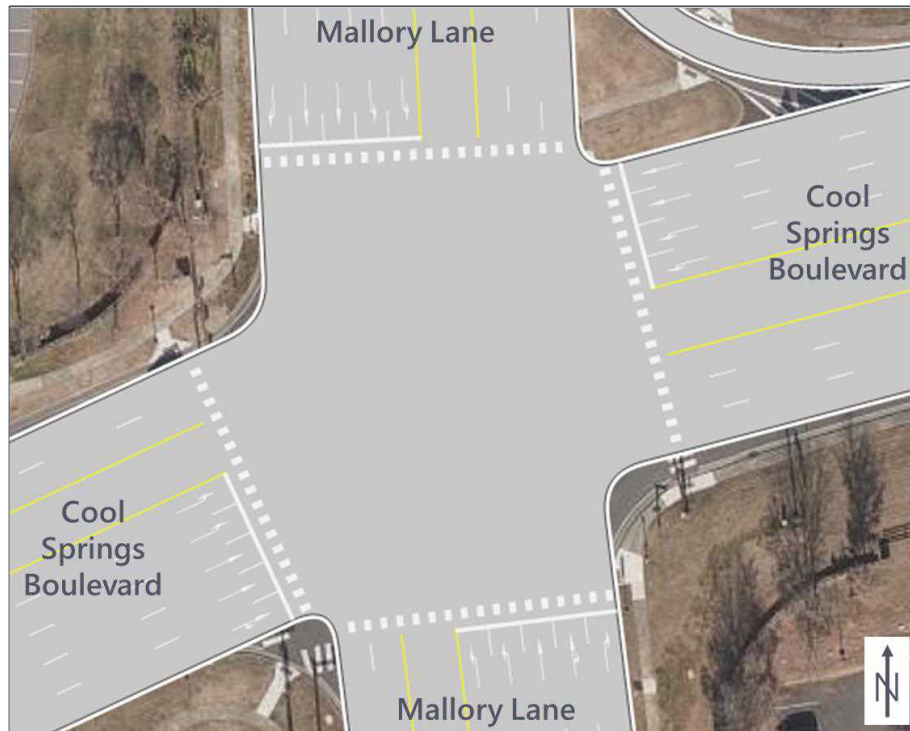
LOS D is already unachievable in many areas with existing and approved development.





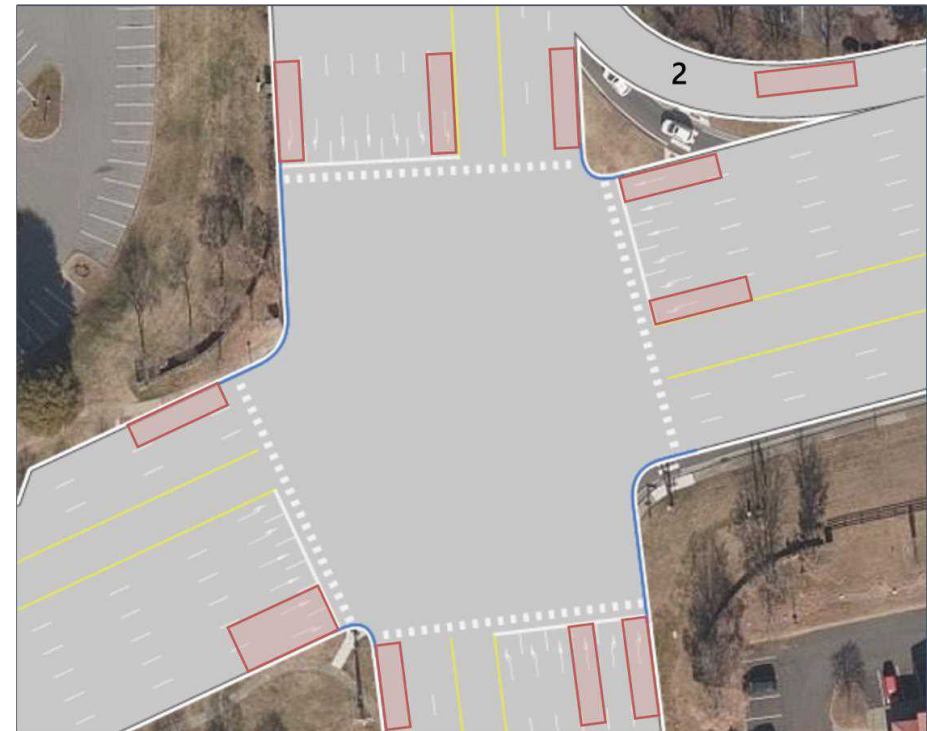
Development Approval Practices

Before Improvement



AM	MID	PM
D (44.7)	F (84.3)	F (110.2)

After Improvement



AM	MID	PM
D (39.0)	D (48.8)	D (51.2)

Major Widening to LOS D Not Feasible



Development Approval Practices

Proposed Recommendations

- Retain a LOS target, mitigating development impacts as much as possible realizing that LOS D will not always be achievable.
- Use alternative metrics such as Vehicle Miles Traveled (VMT) to assess systemwide impacts and explore broader mitigation options.



Development Approval Practices

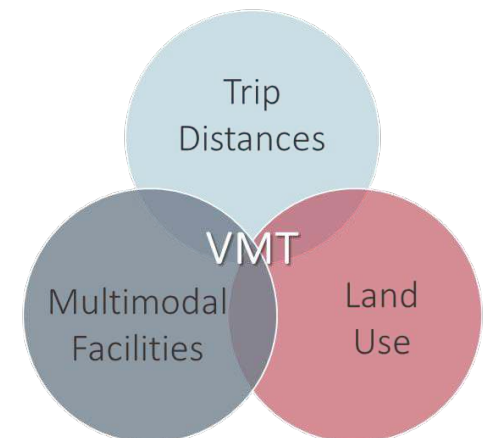
Example Problem

- New and sizeable mixed-use development coming to Cool Springs
- More vehicles on the roads, but the nearby intersections are already failing with LOS F
- How do we assess and mitigate impacts?



Example Solution

- Calculate expected VMT of development to better understand the causes of congestion
- Require alternative mitigation measures to address impacts as much as possible





Trip Reduction Strategies

Current Practice

The City's zoning encourages mixed-use development in strategic areas and allows for shared parking arrangements where appropriate.

Current Issue

Maintaining the City's quality of life will become increasingly difficult without reducing the number of vehicles on the roadways.





Trip Reduction Strategies

Proposed Recommendations

- Create a toolbox of Travel Demand Management (TDM) strategies that:
 - Includes both programs and infrastructure investments,
 - Is tailored to Franklin's workforce, development patterns, and existing infrastructure, and
 - Is discussed with incoming applicants as the City works through the site development and approval process.



Trip Reduction Strategies

Travel Demand Program Examples

- Educational and Marketing Campaigns
- Carpool/Vanpool Programs
- Alternative Mode Incentives for Employees
- Shared Vehicle Fleets
- Telecommute/Remote Work Alternatives



Infrastructure Examples

- Off-Site Parking with Transit Circulator
- Bike Parking, Lockers, Showers, Repair Stations
- Priced Parking Strategies





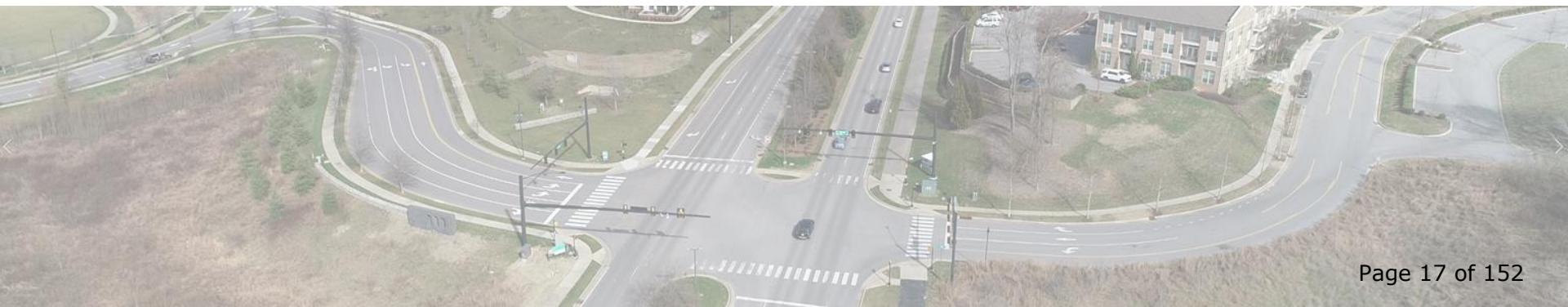
More Multimodal Options

Current Practice

- Current infrastructure and policy accommodates vehicles, transit users, bicyclists, and pedestrians.
- Impact fees are allocated primarily to roadway infrastructure improvements, not multimodal.

Current Issue

- Policies currently limit possibilities for other micromobility options.
- Impact fee ordinance does not explicitly allow for multimodal investments as a mitigation measure for development impacts.





More Multimodal Options

Proposed Recommendations

- Pilot programs should be used to temporarily test innovative technologies (e.g., e-bikes, scooters, etc.) and assess their long-term potential for reducing trips.
- Standard cross sections should be evaluated to ensure that they safely and efficiently accommodate various forms of travel.
- Multimodal study should be initiated to ensure that incoming developments are helping to provide multimodal infrastructure and options desired by the City.

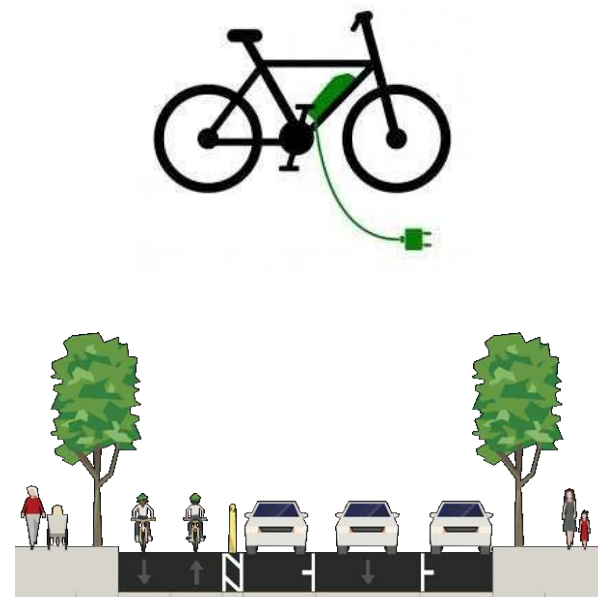




More Multimodal Options

Example Implementation

- City pilots an e-bike program
 - Monitors usage and long-term potential for reducing trips
 - Assess need for infrastructure accommodations such as bike parking or off-road bike facilities
 - Explore opportunities to create a formal program and funding



Implementation Timeline

Short-Term Recommendations



Revise LOS D Requirements



Revise Standard Cross Sections

Mid-Term Recommendations



Develop TDM Toolbox



Begin Utilization of VMT



Conduct Micromobility Pilot

Long-Term Recommendations



Explore Multimodal Funding Options

Thank you



File #: 20-01302

DATE: October 22, 2020

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Lisa Clayton, Director of Parks
Jimmy Wiseman, Asst. Director of Engineering

SUBJECT:

Presentation and Discussion Between The City Of Franklin And Splendor Ridge Subdivision For The Construction Of A Public Trail Connection.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen regarding a proposal for a future trail connection from the Splendor Ridge Subdivision.

BACKGROUND/STAFF COMMENTS:

In 2017, the Splendor Ridge Subdivision was approved through the Franklin Municipal Planning Commission. At the time, the development fell under the Parkland Dedication ordinance which allowed for developments for residential units to either donate land or fees in-lieu of for total amount due The Splendor Ridge Development and the Private Land Owner which (Dr. and Mrs. Bethurum), opted to donate a fifty-two foot (52') easement along the property line near the Harpeth River. During the 2015 Parks Master Plan, BOMA directed staff to remove the connection from Bicentennial Park through the Landscaster Subdivision to the Park at Harlinsdale Farm which followed the abandoned interurban rail system from long ago. The Parks Master plan still left the bridge connection from Bicentennial Park but for future connection to a public trail system along the Bethurum's property line to Franklin Road. This is in keeping with no connection through the Landscaster Subdivision.

In October 2020, Gamble Designs and the builder, Ford Classic Homes, submitted a plan to build a portion of Splendor Ridge Subdivision and proposed to the City to construct a five foot (5') sidewalk through the Bethurum's property parallel to the fifty-two (52') all-access trail easement the City was granted in 2017. The City staff (Parks, Engineering, Planning and Stormwater) suggested the builder (Mr. Ford) consider building a twelve foot wide (12') multi-use trail system as originally envisioned within the easement in place of the five-foot sidewalk.

FINANCIAL IMPACT:

An opinion of cost associated with this item will be determined by City staff and the private development at a later date.

RECOMMENDATION:

Staff is requesting direction on how to proceed with this request. Should this be the direction given by the Board of Mayor and Alderman, an agreement would be drafted for discussion at the December 8th Work Session.

November 11, 2020

City of Franklin Parks Department
Lisa Clayton

Regarding: Splendor Ridge Letter of Intent for a portion of Greenway Trail

Dear Lisa,

**Letter of Intent for Greenway Trail Construction Agreement
along the Harpeth River for
The City of Franklin and Ford Custom Classic Homes**

Ford Custom Classic Homes and the City of Franklin intend to enter into a formal agreement for the construction of a greenway trail along the Harpeth River within open space lot 102 of the Splendor Ridge Subdivision.

Splendor Ridge has filed a site plan for a five-foot sidewalk to provide a pedestrian path from the Splendor Ridge Subdivision to Franklin Road as shown in Exhibit A. This path is intended to parallel the Harpeth River Stream Buffer. The sidewalk design and location is under review.

The City of Franklin understands from conversations with Ford Custom Classic Homes that they have submitted a purchase agreement for Splendor Ridge Lots 2 to 19 to the current owners of Splendor Ridge, and that this purchase agreement is subject to an approved Site Plan for a five foot pedestrian connection from Splendor Ridge to Franklin Road. Final Construction Agreement will be contingent on the closing of Splendor Ridge Lots.

Ford Classic Homes is agreeable to postponing the construction of the five-foot pedestrian sidewalk to allow for design, permitting, and construction of a permanent greenway trail within the 52' greenway trail easement along the Harpeth River.

Ford Classic Homes is agreeable to postponing the construction of the five-foot pedestrian sidewalk for a period of 90 days to process the Greenway Trail Construction Agreement between The City of Franklin and Ford Classic Homes. The City must secure the permit for constructing the trail within six months upon the signing of the agreement, must start construction within sixty days of securing the permit, and must construct the trail within ninety days of the start of construction.

Ford Classic Homes may begin construction of the five-foot pedestrian trail at no objection of the City of Franklin if the Greenway Trail is not feasible, cannot be permitted, or if the trail cannot be funded for construction within the time period stated above.

Ford Classic Homes is agreeable to construct, at no expense to the City of Franklin, the sidewalk connections from the 12 foot Greenway Trail to Splendor Ridge and from the 12 foot Greenway Trail to Franklin Road per the attached exhibit.

Ford Classic Homes is agreeable to providing the City of Franklin a cost estimate of the five foot pedestrian trail within lot 102, and contributing the same dollar amount to the City of Franklin for the Greenway Trail.

The City of Franklin is agreeable to managing the design and permitting of the Greenway Trail through TDEC and all relevant agencies.

The City of Franklin is agreeable to paying all additional funds necessary to design, permit, and construct the Greenway Trail per the final design.

Final design shall be agreed upon by all parties.

The City of Franklin is agreeable to construct the Greenway Trail once permitted.

The City of Franklin is agreeable to the maintenance of the Greenway Trail once constructed.

The City of Franklin and Ford Classic Homes agree with Note 18 on the Splendor Ridge Final Plat, Book P73 Page 119A.

18. A 12-foot wide multi-use path shall be field located within the all-access easement to minimize disturbance to native vegetation and topography. No clearing of existing native vegetation in the riparian zones shall be allowed, except as permitted through the variance process during trail construction. Efforts shall be made to locate the path within the easement closer to the Harpeth River, creating a buffer from existing horse pasture. As needed, the city shall request relief from City and State stream buffer requirements concurrently with making final determination. In addition, at the time of the trail construction, the City will provide a visual screen through the usage of landscape buffers or fencing separating the trail from the horse pasture and providing privacy to the property owners. At the time of trail construction the easement shall be reduced to only that which is needed for installation, fencing, landscaped buffers and maintenance. The excess easement outside of the limits of that which is needed for the trail shall be abandoned.

The City of Franklin and Ford Classic Homes acknowledge that construction easements shall be coordinated with Jeff and Amy Bethurum prior to the construction.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Gamble", with a stylized, cursive script.

Greg Gamble

HARPETH MEADOWS SUBDIVISION
PLAT BOOK 3 PAGE 16

DRAWING LEGEND

These standard point and line symbols will be found in the drawing

OPEN TOP PIPE CORNER FOUND	ELECTRIC HORSE FENCE
IRON PIN CORNER FOUND	WOOD FENCE
IRON PIN SET 1/2" REBAR CAPPED	CHAIN LINK FENCE
SURVEY CONTROL POINT	GUARDRAIL
ROADWAY SIGN	NATURAL GAS LINE
GUY POLE	CONTOUR LINE - 10' INDEX
SANITARY SEWER MANHOLE	CONTOUR LINE - 2' INTERMEDIATE
ELECTRIC UTILITY POLE	PARCEL LINE
ELECTRIC PANEL/BOX	SANITARY SEWER (SIZE UNKNOWN)
UTILITY/LIGHT POLE	SANITARY SEWER (SIZE VARIES)
TELEPHONE PULL BOX / EQUIPMENT	OVERHEAD ELECTRIC LINE(S)
TELEPHONE MANHOLE	OVERHEAD ELEC. & TELE. LINE(S)
TELEPHONE PEDESTAL	OVERHEAD TRAFFIC SIGNAL LINE(S)
GUY WIRE ANCHOR	UNDERGROUND FIBER OPTIC LINE(S)
WATER VALVE	WATER LINE (SIZE VARIES)
WATER METER	
MAILBOX	
TREE	

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following aggregate caliper inches of canopy trees are required for each detached residential lot. A total of 42 trees are required for this development.

LOT SIZE	ACI CANOPY TREES REQUIRED:
5,001 - 10,000 SF	TWO, THREE-INCH (3") CALIPER TREES
10,001 - 12,500 SF	THREE, THREE-INCH (3") CALIPER TREES
12,501 - 20,000 SF	FOUR, THREE-INCH (3") CALIPER TREES

DETACHED RESIDENTIAL LOT TREE CHART:
The following 3 inch caliper canopy trees are required for each lot:

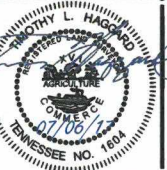
LOT #	LOT SIZE	ACI	# 3" CALIPER TREES
1	8,715 SF	6	2
2	7,636 SF	6	2
3	7,499 SF	6	2
4	7,500 SF	6	2
5	7,500 SF	6	2
6	7,500 SF	6	2
7	7,500 SF	6	2
8	9,929 SF	6	2
9	7,500 SF	6	2
10	7,500 SF	6	2
11	7,500 SF	6	2
12	9,273 SF	6	2
13	7,505 SF	6	2
14	7,510 SF	6	2
15	7,515 SF	6	2
16	7,462 SF	6	2
17	9,842 SF	6	2
18	15,644 SF	12	4
19	15,782 SF	12	4

NOTES:

- The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
- This property is located in the 9th Civil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
- Topographic information was derived from a field run radial survey using a 3" Robotic Total Station and/or dual frequency real-time kinematic (RTK) global positioning system (GPS) base & rover for vertical and horizontal positioning.
- Coordinate values are Tennessee State Plane, NAD 83, US Survey Feet and are tied to the Tennessee Geodetic Reference Network.
- Elevations shown hereon are based on NAVD 88 vertical datum and were adjusted to First Order Class II NGS Survey Control.
- All subsurface improvements within the limits of the survey are not necessarily shown hereon. Improvements may exist which are not visible for location.
- Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
- Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G revised December 22, 2016.
- The floodway limits shown hereon were traced from the FEMA FIRM referenced in Note 8 above. The 100-year floodplain line as shown hereon is based on elevations shown on the FEMA FIRM as plotted by interpolation on the topographic surface derived from this survey.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his designee.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- All new residential dwellings shall be provided with a residential fire sprinkler system installed in accordance with NFPA 1313/D.
- With the residential fire sprinkler system requirement in Note #13 above, a 1-inch domestic water service is required for each residential lot in order to provide adequate flow and pressure.
- The existing 8" clay sanitary sewer line along the western property line shall be replaced from the proposed point of connection southward to the next downstream manhole at which point a short 10" DIP connects the collection line to the existing 54" main line. All work shall comply with current Franklin Water Management specifications and details.
- A 12-foot wide multi-use path shall be field located within the all-access easement to minimize disturbance to native vegetation and topography. No clearing of existing Native Vegetation in the Riparian Zones shall be allowed, except as permitted through the variance process during trail construction. Efforts shall be made to locate the path within the easement closer to the Harpeth River, creating a buffer from existing horse pasture. As needed, the City shall request relief from City and State stream buffer requirements concurrent with making final determination. In addition, at the time of trail construction, the City will provide a visual screen through the usage of landscape buffers or fencing separating the trail from the horse pasture and providing privacy to the property owners. At the time of trail construction the easement shall be reduced to only that which is needed for installation, fencing, landscaped buffers and maintenance. The excess easement outside the limits of that which is needed for the trail shall be abandoned.

City of Franklin Project No. 6403

CIVIL
INFRASTRUCTURE
ASSOCIATES



SPLENDOR RIDGE
ALVA JEFFERSON BETHURUM PROPERTY
MAP 63N GROUP B PARCEL 57
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS

DATE	DESCRIPTION
06.01.17	REVIEW COMMENTS
07.06.17	REVIEW COMMENTS

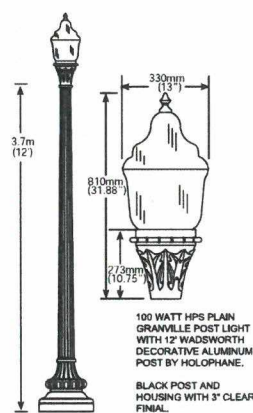
ORIGINAL
ISSUE DATE: APRIL 10, 2017

PRELIMINARY
PLAT

PP1.2

SHEET NO. 2 OF 2

MATCHLINE - REFER TO SHEET PP1.1 FOR CONTINUATION



STREET LIGHT DETAIL
NOT TO SCALE

REFER TO PP1.1 FOR SITE
DATA TABLE & STATEMENT OF
IMPACTS



DRAWING SCALE: 1 INCH = 50 FEET

HORIZONTAL DATUM: TENNESSEE STATE
PLANE, NAD83,
VERTICAL DATUM: NAVD88

APPROXIMATE CENTERLINE
OF RIVER FROM IMAGERY

ADDITIONAL ZONE I
STREAM BUFFER (80')

ADDITIONAL ZONE I
STREAM BUFFER (110')

ADDITIONAL AREA OF ZONE I
BUFFER PROPOSED TO BE
DESIGNATED BETWEEN EXISTING
ZONE I BUFFER & EXISTING
SEWER EASEMENT. THIS AREA HAS
EXISTING CANOPY COVER.
(4837 S.F.)



0' 50' 100' 150'
DRAWING SCALE: 1 INCH = 50 FEET

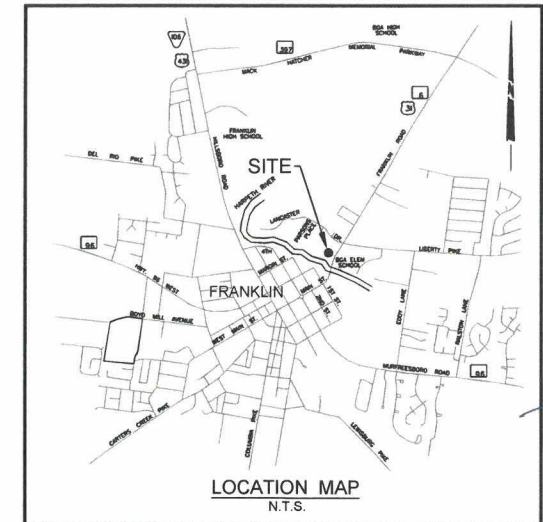
HORIZONTAL DATUM: TENNESSEE STATE
PLANE, NAD83
VERTICAL DATUM: NAVD88

CERTIFICATION

I, Timothy L. Haggard, have, to the best of my ability, designed this subdivision in accordance with the ordinances and regulations governing the subdivision of land within the City of Franklin, and with the Franklin Land Use Plan, with which I am familiar.

Timothy L. Haggard, PE/RLS

08/28/17
Date



CIVIL
INFRASTRUCTURE
ASSOCIATES



600 NORTH HANCOCK STREET
MURFREESBORO, TENNESSEE 37130
PHONE: 615-663-7676 FAX: 615-415-1629
WWW.CIA-ENGINEERS.COM



SITE DATA

PROJECT NAME:
SUBDIVISION:
LOT NUMBER:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

SPLENDOR RIDGE PRELIMINARY PLAT
6403
N/A
N/A
151 FRANKLIN ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
9TH CIVIL DISTRICT

EXISTING ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
ACREAGE OF NEW NEIGHBORHOOD:
TOTAL ACREAGE OF SITE:
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET:
SIDE YARD:
REAR YARD:

R-1
CFCD-3
FFO, HPO
TRADITIONAL
27.5 AC
27.5 AC
10'-30'
5'
5'

OWNER:
ADDRESS:

ALVA JEFFERSON BETHURUM
151 FRANKLIN ROAD
FRANKLIN, TN 37064

APPLICANT:
ADDRESS:
PHONE NO.:
FAX NO.:
EMAIL ADDRESS:
CONTACT NAME:

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PKWY, STE. 200,
FRANKLIN, TN, 37064
(615) 975-5765
(615) 790-1350
greg.gamble@gdc-tn.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE:
BUILDING HEIGHT:
LANDSCAPE SURFACE RATIO:
MINIMUM LANDSCAPE SURFACE RATIO:
MINIMUM PARKING REQUIREMENT:
MAXIMUM PARKING LIMIT:
PARKING PROVIDED:
RESIDENTIAL DENSITY:
TREE CANOPY:
PARKLAND:

N/A
N/A
0.5
N/A
N/A
N/A
0.69 UNITS/AC
0.31 992 SF (114.5 AC)
19 D.U. X 1,200 SF = 22,800 SF
DEDICATION OF EASEMENT FOR FUTURE
GREENWAY TRAIL

OPEN SPACE:

REQUIRED FORMAL:
REQUIRED INFORMAL:
TOTAL

1.38 AC (5% OF TOTAL SITE)
N/A
1.38 AC

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. THE EXISTING WATER MAIN ALONG PARSONS PLACE WILL BE REPLACED TO SERVE THIS DEVELOPMENT. AN ADDITIONAL CONNECTION IS PROPOSED THROUGH THE DEVELOPMENT TO FRANKLIN ROAD.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. NEW SEWER MAIN WILL CONNECT TO EXISTING SEWER MAIN WHICH CROSSES THE PROPERTY.

RECLAIMED WATER
N/A

STREET NETWORK
ACCESS TO THE DEVELOPMENT IS BY EXTENSION OF PARSONS PLACE WHICH CURRENTLY DEAD-ENDS AT THE NORTH PROPERTY LINE OF THIS PARCEL. APPROXIMATELY 1020 FEET OF NEW PUBLIC ROADWAY IS PROPOSED WITH THIS DEVELOPMENT.

DRAINAGE FACILITIES
ADJOINS HARPETH RIVER. BUFFERING TO BE EMPLOYED TO MINIMIZE ADVERSE IMPACTS TO RIPARIAN ZONES AND WATER QUALITY

POLICE/FIRE
NEAREST POLICE DEPARTMENT - 1.1 MILES (900 COLUMBIA AVENUE)
NEAREST FIRE DEPARTMENT - 0.7 MILES (109 3RD AVENUE SOUTH)

REFUSE COLLECTION
BY CITY OF FRANKLIN - CURBSIDE RECEPTACLES

RESTRICTIVE COVENANTS
THERE WILL BE A HOA AND RESTRICTIVE COVENANTS.

SPLENDOR RIDGE
ALVA JEFFERSON BETHURUM PROPERTY
MAP 63N GROUP B PARCEL 57
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DRAWN BY: TLH CHECKED BY: TS

CIA PROJECT No. 2016-23

REVISIONS

DATE	DESCRIPTION
06.01.17	REVIEW COMMENTS
07.06.17	REVIEW COMMENTS
07.31.17	CONDITIONS OF APPROVAL
08.28.17	CONDITIONS OF APPROVAL

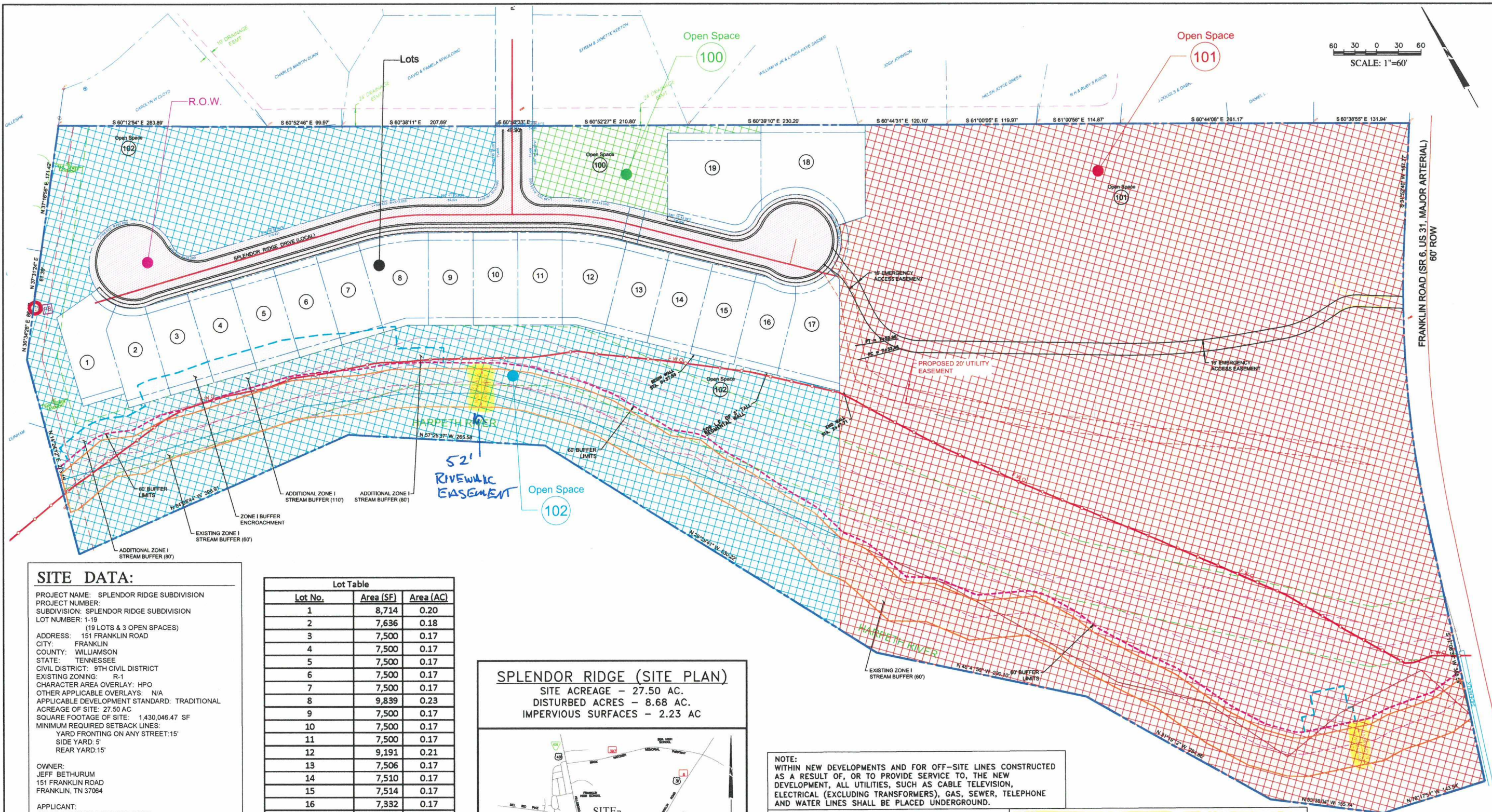
ORIGINAL
ISSUE DATE: APRIL 10, 2017

PRELIMINARY
PLAT

PP1.1

SHEET NO. 1 OF 2

City of Franklin Project No. 6403



SITE DATA:

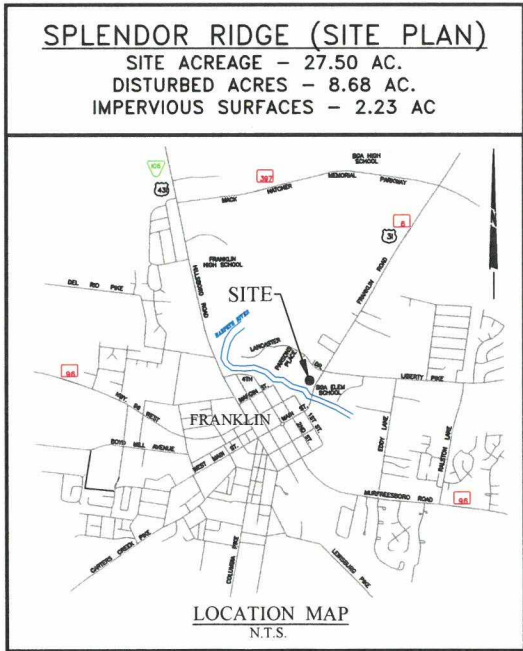
PROJECT NAME: SPLENDOR RIDGE SUBDIVISION
PROJECT NUMBER:
SUBDIVISION: SPLENDOR RIDGE SUBDIVISION
LOT NUMBER: 1-19
(19 LOTS & 3 OPEN SPACES)
ADDRESS: 151 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
EXISTING ZONING: R-1
CHARACTER AREA OVERLAY: HPO
OTHER APPLICABLE OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 27.50 AC
SQUARE FOOTAGE OF SITE: 1,430,046.47 SF
MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 15'
SIDE YARD: 5'
REAR YARD: 15'

OWNER:
JEFF BETHURUM
151 FRANKLIN ROAD
FRANKLIN, TN 37064

APPLICANT:
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambledesign@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
LANDSCAPE SURFACE RATIO:
MINIMUM LANDSCAPE SURFACE RATIO:
MINIMUM PARKING REQUIREMENT: 2 PER UNIT
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: N/A
RESIDENTIAL DENSITY:
RESIDENTIAL DENSITY:
TREE CANOPY:
PARKLAND (IF APPLICABLE): SEE NOTE THIS SHEET.
OPEN SPACE: 22.14 AC TOTAL
FORMAL: AC
INFORMAL: AC

Lot Table		
Lot No.	Area (SF)	Area (AC)
1	8,714	0.20
2	7,636	0.18
3	7,500	0.17
4	7,500	0.17
5	7,500	0.17
6	7,500	0.17
7	7,500	0.17
8	9,839	0.23
9	7,500	0.17
10	7,500	0.17
11	7,500	0.17
12	9,191	0.21
13	7,506	0.17
14	7,510	0.17
15	7,514	0.17
16	7,332	0.17
17	9,910	0.23
18	15,616	0.36
19	15,494	0.36
Total Lot Area	166,262	3.82
ROW 1	67,054	1.54
Total ROW Area	67,054	1.54
Open Space 100	20,377	0.47
Open Space 101	651,750	14.96
Open Space 102	292,322	6.71
Total Open Space	964,449	22.14
TOTAL PROJECT AREA		27.50



NOTE:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

MINERAL RIGHTS STATEMENT:
THERE ARE NO MINERAL RIGHTS ON THE TITLE.
CURRENT OWNER CONTROLS ALL RIGHTS.

Home Addresses	
LOT NO.	Home Faces
1-19	SPLENDOR RIDGE DRIVE

NOTE:
ALL HOMES SHALL HAVE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED.



NOTE:
PARKLAND DEDICATION SHALL BE MET BY MEANS OF DEDICATION OF RIVERWALK EASEMENT.
19 Lots X 1200 sf = 22,800 sf REQD.
RIVERWALK EASEMENT SHALL BE AN "ALL ACCESS PUBLIC ESMT."

REVISIONS :

Splendor Ridge		SEI JOB # 16.008
SITE PLAN - SECTION 1 - WILLIAMSON COUNTY, TENNESSEE		SECTION 1
Overall Site Plan		SHEET NO.
SCALE : 1"=60'		C2.0
DRAWN BY: W.P.W.	DATE : 03.12.18	APPROVED BY: R.D.S.

002 site plan 3-12-18

LOT TABLE		
LOT #	SQ FT	ACRES
1	8714	0.200
2	7636	0.175
3	7498	0.172
4	7499	0.172
5	7499	0.172
6	7500	0.172
7	7500	0.172
8	9838	0.226
9	7500	0.172
10	7500	0.172
11	7499	0.172
12	9191	0.211
13	7504	0.172
14	7506	0.172
15	7510	0.172
16	7330	0.168
17	9913	0.228
18	15621	0.359
19	15487	0.356
20	285882	6.563
TOTAL	451934	10.375

OPEN SPACE TABLE			
#	ID	SQ FT	ACRES
100	20422	SF	0.469
101	216856	SF	4.978
102	441315	SF	10.131
TOTAL	678593	SF	15.578

R.O.W. TABLE			
#	ID	SQ FT	ACRES
ROW	67052	SF	1.539

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.

SURVEYOR: HARRAH & ASSOCIATES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harrahgroup.com

PROPERTY INFORMATION
MAP 063N PARCEL 05700
BETHURUM ALVA JEFFERSON
DB 278, PG 275, R.O.W.C., TN.

PROPERTY INFORMATION
MAP 063N PARCEL 05701
SPLENDOR RIDGE, LLC
ALVA JEFFERSON BETHURUM
ANY SMITH BETHURUM
TERREL PLACE
615 419.2453
DB 7504, PG 989.

GENERAL NOTES (CONT)

17. A 12-FOOT WIDE MULTI-USE PATH SHALL BE FIELD LOCATED WITHIN THE ALL-ACCESS EASEMENT TO MINIMIZE DISTURBANCE TO NATIVE VEGETATION AND TOPOGRAPHY. NO CLEARING OF EXISTING NATIVE VEGETATION IN THE RIPARIAN ZONES SHALL BE ALLOWED, EXCEPT AS PERMITTED THROUGH THE VARIANCE PROCESS DURING TRAIL CONSTRUCTION. EFFORTS SHALL BE MADE TO LOCATE THE PATH WITHIN THE EASEMENT CLOSER TO THE HARPETH RIVER, CREATING A BUFFER FROM EXISTING HORSE PASTURE. AS NEEDED, THE CITY SHALL REQUEST RELIEF FROM CITY AND STATE STREAM BUFFER REQUIREMENTS CONCURRENT WITH MAKING FINAL DETERMINATION. IN ADDITION, AT THE TIME OF TRAIL CONSTRUCTION, THE CITY WILL PROVIDE A VISUAL SCREEN THROUGH THE USAGE OF LANDSCAPE BUFFERS OR FENCING SEPARATING THE TRAIL FROM THE HORSE PASTURE AND PROVIDING PRIVACY TO THE PROPERTY OWNERS. AT THE TIME OF TRAIL CONSTRUCTION THE EASEMENT SHALL BE REDUCED TO ONLY THAT WHICH IS NEEDED FOR INSTALLATION, FENCING, LANDSCAPED BUFFERS AND MAINTENANCE. THE EXCESS EASEMENT OUTSIDE THE LIMITS OF THAT WHICH IS NEEDED FOR THE TRAIL SHALL BE ABANDONED.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE EXISTING PROPERTIES, TO CREATE 20 BUILDABLE LOTS AND TO CREATE 3 OPEN SPACE LOTS. ROW DEDICATION, MODIFY EXISTING EASEMENTS AND CREATE NEW EASEMENTS TO ACCOMMODATE SITE DEVELOPMENT IMPROVEMENTS THAT HAVE BEEN APPROVED BY THE CITY OF FRANKLIN AND AS SHOWN HERE-ON.

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM

3. ZONING FOR THIS PROPERTY IS (R1- RESIDENTIAL DEVELOPMENT) CHARACTER AREA: CFCC-3 DEVELOPMENT STANDARDS: TRADITIONAL CHARACTER OVERLAY: HISTORIC PRESERVATION OVERLAY (HPO) MINIMUM REQUIRED SETBACKS:
YARD FRONTING ANY STREET: 15'
SIDE YARD: 5'
REAR YARD 15'

4. SUBJECT PROPERTY IS PARCEL NO B-05700 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 063N.

5. OWNER / SUBDIVIDER:
BETHURUM ALVA JEFFERSON
151 FRANKLIN ROAD
FRANKLIN, TN 37064
DB 278, PG 275, R.O.W.C., TN.,
TELEPHONE NO.:

GENERAL NOTES (CONT)

6. THIS PROPERTY LIES IN "ZONE X " AND ZONE "AE " AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 47187C02116 DATED 12/22/2016.

7. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

8. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.

9. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

10. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

11. PER WILLIAMSON COUNTY ACCESSORS OFFICE, THERE IS NO MINERAL RIGHTS TAX CARD SHOWING, THEREFORE THE MINERAL RIGHTS STILL REMAIN WITH THE FEE SIMPLE OWNER.

12. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.

13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

14. ALL NEW RESIDENTIAL DWELLINGS SHALL BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13/13.D.

15. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE. *

16. LOTS 1, 2, 3, 15, 16, 17, 18, & 19 HAVE BEEN MODIFIED BY FEMA'S LETTER OF MAP REVISION (LOMR) BY LOMR CASE # _____ ALONG WITH APPROVAL BY THE BOARD OF ZONING APPEALS (CASE # _____)

17. Parkland Dedication.
The 52' Easement shown along the river is designated for Parkland use as a future greenway. .

VICINITY MAP NOT TO SCALE

LEGEND:
SEIRO SET IRON ROD & CAP
FDCM FOUND CONCRETE MONUMENT
FDIR FOUND IRON ROD
WP POWER POLE
LP LIGHT POLE
CB CATCH BASIN
MH MANHOLE
FH FIRE HYDRANT
WV WATER VALVE
WM WATER METER
GM GAS METER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.O.W.C. REGISTER'S OFFICE OF WILLIAMSON CO.
P.U.D.A.E. PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT
FENCE LINE
OVERHEAD UTILITY LINES
GAS LINES
FIBER OPTICS
WATER
STORM SEWER
SANITARY SEWER
TELECOM
MEASURED
RECORD INFORMATION
CALCULATED
LEGAL DESCRIPTION
GREEN INFRASTRUCTURE EASEMENT
STREET LIGHT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N77°05'35"W	60.00'
L2	N51°36'57"E	35.97'
L3	N84°29'10"E	66.50'
L4	S77°06'01"E	219.43'
L5	N60°41'24"W	65.32'
L6	N29°30'00"E	71.41'
L7	N29°30'00"E	71.41'
L8	N46°33'44"W	52.92'
L9	S46°33'44"E	85.08'
L10	N77°06'01"W	60.00'
L11	N77°06'01"W	60.00'
L12	N77°06'01"W	60.00'
L13	N77°06'01"W	60.00'
L14	N77°06'01"W	60.00'
L15	S77°06'01"E	3.53'
L16	N60°41'24"W	60.00'
L17	N60°41'24"W	60.00'
L18	N60°41'24"W	47.02'
L19	S46°33'44"E	7.19'
L20	S46°33'44"E	60.00'
L21	S46°33'44"E	60.00'
L22	S46°33'44"E	60.00'
L23	N46°33'44"W	12.14'
L24	N29°18'36"E	19.31'
L25	N15°35'27"W	17.41'
L26	N29°18'36"E	151.16'
L27	N78°24'54"W	38.49'
L28	S50°46'59"E	59.53'
L29	S49°30'27"E	116.74'
L30	N40°29'33"E	20.00'
L31	S49°30'27"E	69.07'
L32	N53°00'59"W	229.05'
L33	N56°58'38"W	121.41'
L34	N53°31'29"W	183.38'

CURVE TABLE

LINE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT
C2	34.42°	60.00'	32°52'13"	S21°56'57"E	33.95'	17.70'
C3	40.52°	60.00'	38°41'43"	S57°43'55"E	39.76'	21.07'
C4	59.46°	60.00'	94°58'43"	N43°02'46"E	88.46'	65.45'
C5	59.46°	60.00'	94°58'43"	S41°58'31"W	88.46'	65.45'
C6	35.58°	25.00'	81°32'37"	N36°19'43"W	32.65'	21.56'
C7	106.63°	373.00'	16°24'37"	N68°53'42"W	106.47'	53.78'
C8	39.19°	25.00'	89°48'36"	N74°24'18"E	35.30'	24.92'
C9	39.35°	25.00'	90°11'24"	S15°35'42"E	35.41'	25.08'
C10	106.77°	433.00'	14°07'40"	S53°37'34"E	106.50'	63.66'
C11	40.54°	30.00'	77°25'57"	N85°16'43"W	37.53'	24.05'
C12	40.54°	30.00'	77°25'57"	S85°16'43"E	37.53'	24.05'
C13	16.41°	62.00'	15°09'47"	N63°35'12"E	16.36'	8.25'
C14	129.58°	62.00'	119°45'06"	N50°07'56"W	107.25'	106.85'
C15	114.72°	62.00'	105°00'41"	N66°44'33"E	99.04'	82.29'
C16	54.26°	62.00'	50°08'44"	N85°19'29"W	52.55'	29.01'
C17	34.29°	62.00'	31°41'15"	S44°21'50"E	33.85'	17.60'
C18	9.44°	30.00'	18°01'51"	N37°32'49"W	9.40'	4.76'
C19	93.23°	325.50'	16°24'37"	S68°53'42"E	92.91'	46.94'
C20	82.08°	385.50'	12°11'55"	N52°39'42"W	81.92'	41.19'
C21	388.08°	1532.38'	14°30'37"	N24°37'42"E	387.04'	195.08'
C22	200.72°	1532.38'	7°30'18"	S21°07'32"W	200.58'	100.50'
C23	187.36°	1532.38'	7°00'19"	S28°22'51"W	187.24'	93.80'

RECORDERS INFORMATION:

SCALE: 1"=150'

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 278 PAGE 275, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 278 PAGE 275, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C.

OWNER: _____ DATE: _____

ALVA JEFFERSON BETHURUM

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 7504 PAGE 989, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7504 PAGE 989, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C.

OWNER: SPLENDORRIDGE DEVELOPMENT LLC DATE: _____

AUTHORIZED MEMBER _____

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 1st DAY OF August, 2019.

ROGER H. HARRAH TN. REG. NO. 2039 DATE _____

CERTIFICATE OF APPROVAL OF SUBDIVISION

NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE _____

CITY OF FRANKLIN DATE _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "NATURES LANDING SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY OF FRANKLIN DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED ON THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., WATER AND SEWER FRANKLIN, TENNESSEE DATE _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND \$ _____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS FRANKLIN, TENNESSEE DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

FINAL PLAT OF SPLENDOR RIDGE SUBDIVISION

MAP 63N, PARCELS 57.00 & 57.01
CITY OF FRANKLIN PROJECT NO. 7021
JOB NO: T391-001

REVISIONS:

NO.	DATE	DESCRIPTION
-----	------	-------------

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 27.499 TOTAL LOTS: 20

ACRES NEW STREETS: 1.539 FEET NEW STREETS: 1033

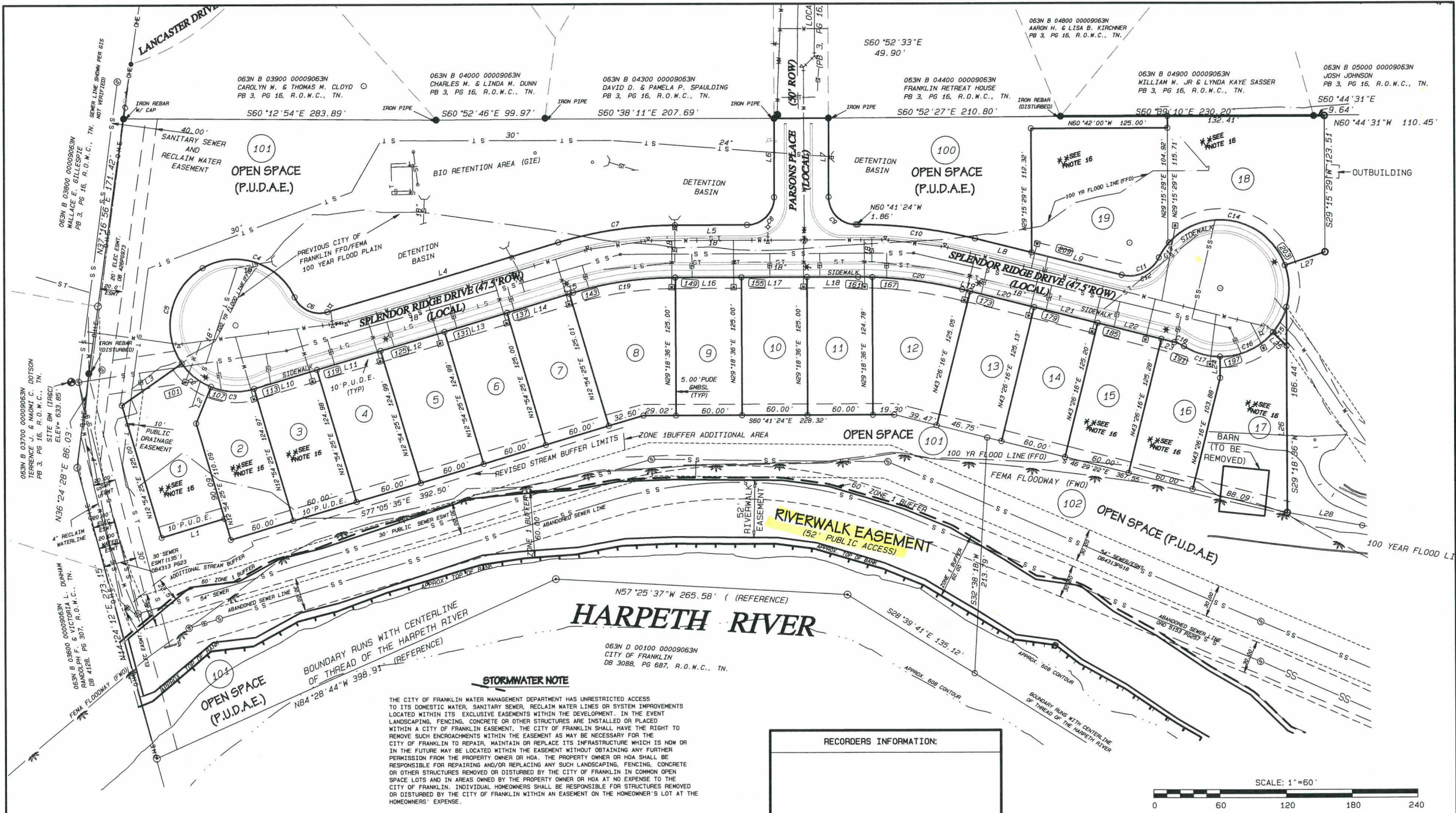
CIVIL DISTRICT: 9TH CLOSURE ERROR: >1:10,000

SCALE: 1" = 150' DATE: JUNE 8TH, 2019

SHEET 1 OF 3

Final Plat Sub 002 8-1-19

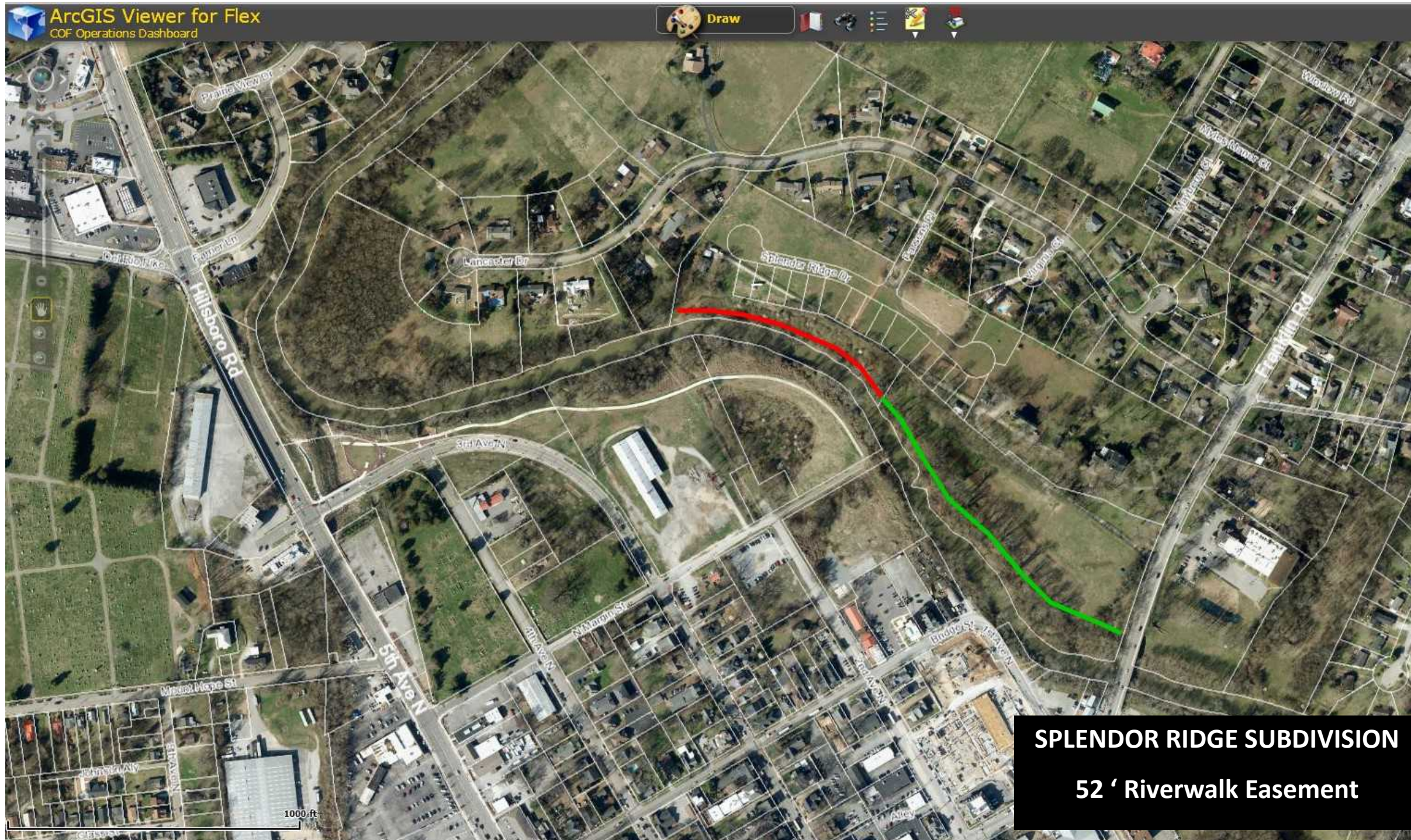
Page 30 of 152



CERTIFICATE OF OWNERSHIP I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 278 PAGE 275, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 278, PAGE 275, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C. OWNER: _____ DATE: _____ ALVA JEFFERSON BETHURUM		CERTIFICATE OF OWNERSHIP I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 7504 PAGE 989, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ PAGE _____ R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C. OWNER: SPLENDORRIDGE DEVELOPMENT LLC AUTHORIZED MEMBER: _____ DATE: _____		CERTIFICATE OF SURVEY I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 3rd DAY OF July, 2019. ROGER HARRAH LS 2039		FINAL PLAT OF SPLENDOR RIDGE SUBDIVISION MAP 63N, PARCELS 57.00 & 57.01 CITY OF FRANKLIN PROJECT NO. 7021 JOB NO: T391-001 REVISIONS:					
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS. WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE: _____ CITY OF FRANKLIN DATE: _____		CERTIFICATE OF APPROVAL OF WATER SYSTEM I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "NATURES LANDING SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$_____ DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. CITY OF FRANKLIN DATE: _____		CERTIFICATE OF APPROVAL OF SEWER SYSTEM I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED ON THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. SUPT., WATER AND SEWER FRANKLIN, TENNESSEE DATE: _____		CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN THE FINAL PLAT ENTITLED "SPLENDOR RIDGE SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. SUPT., STREETS FRANKLIN, TENNESSEE DATE: _____		CERTIFICATE OF APPROVAL FOR RECORDING APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY. SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE: _____		FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE TOTAL ACRES: 27.499 TOTAL LOTS: 20 ACRES NEW STREETS: 1.539 FEET NEW STREETS: 1033 CIVIL DISTRICT: 9TH CLOSURE ERROR: >1:10,000 SCALE: 1" = 60' DATE: JUNE 8TH, 2019 SHEET 2 OF 3	

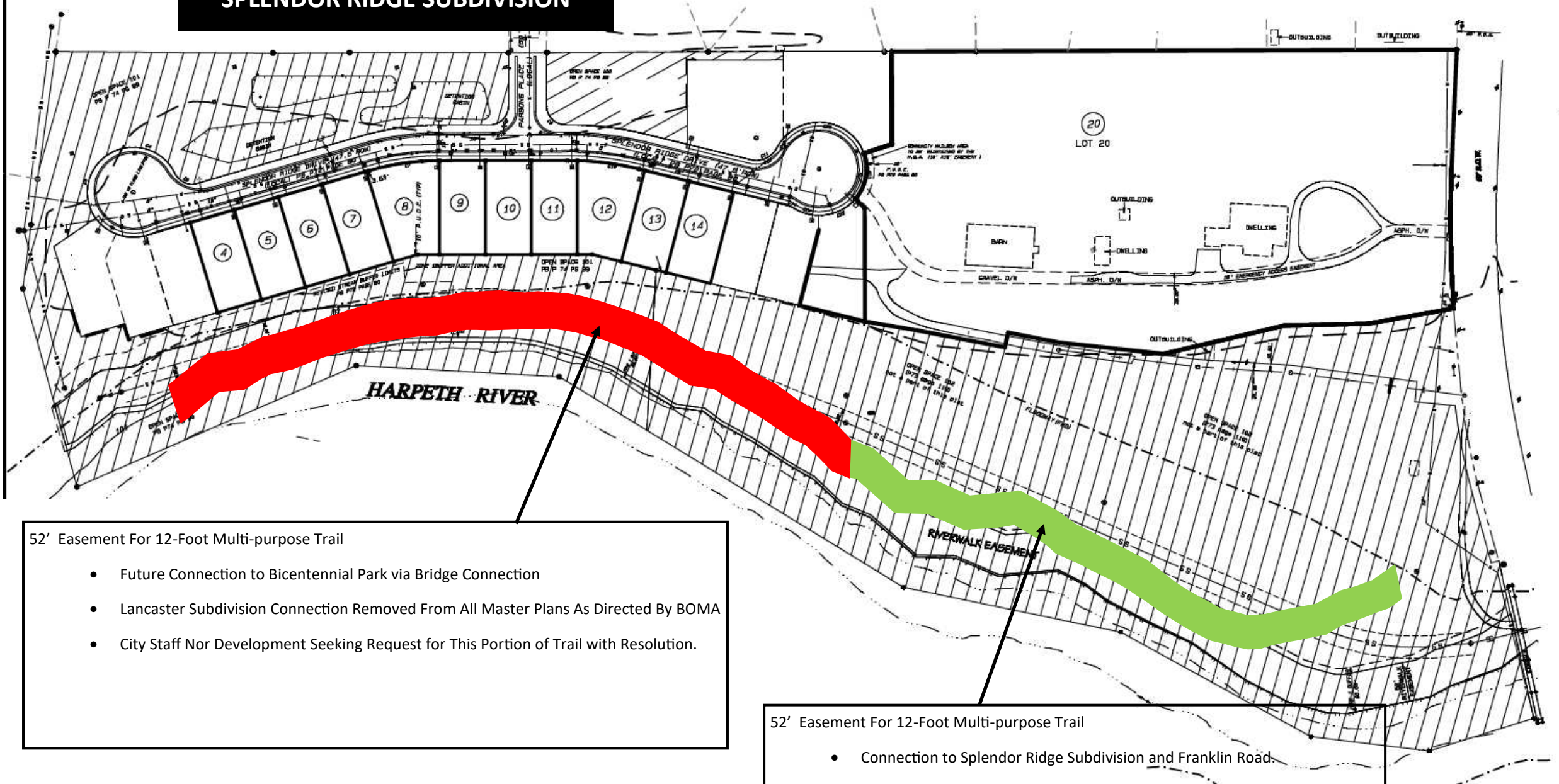
TRAIL
EASEMENT
(FINAL)
EXHIBIT





SPLENDOR RIDGE SUBDIVISION

OR THE HOA.



52' Easement For 12-Foot Multi-purpose Trail

- Future Connection to Bicentennial Park via Bridge Connection
- Lancaster Subdivision Connection Removed From All Master Plans As Directed By BOMA
- City Staff Nor Development Seeking Request for This Portion of Trail with Resolution.

52' Easement For 12-Foot Multi-purpose Trail

- Connection to Splendor Ridge Subdivision and Franklin Road.
- (Green) Connection—City Staff Requesting BOMA Direction - Resolution



File #: 20-01217

DATE: October 29, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2020-207, A Resolution Initiating The Annexation Process And Draft Plan Of Services For The Annexation Of 4268 Columbia Pike.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2020-207, Initiating the Annexation Process and Draft Plan of Services for 4268 Columbia Pike and establishing a Public Hearing for December 8, 2020.

Project Information

Applicant: Greg Gamble, Gamble Design
Owner: NWC Investments VI, LLC

BACKGROUND/STAFF COMMENTS:

The property being considered is between Columbia Pike and Goose Creek Bypass. It is not contiguous to the City limits but is within the City's Urban Growth Boundary (UGB). The property is approximately 1.2 miles from the city limits. There is an attached memo that addresses criteria that staff considers for non-contiguous annexation requests.

The subject properties at 4268 Columbia Pike are within the Development Reserve Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. The Development Reserve Residential Design Concept in Envision Franklin states, "Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes." It further states, "Until adequate infrastructure is available, the land-use recommendation is single-family on lots of two acres or more."

The following Overlay Zoning Districts have been identified for this property, and will affect future development: Scenic Corridor Overlay (SCO), Columbia Avenue Overlay (CAO), Hillside Hillcrest Overlay (HHO), and 500ft HHO Buffer. The location of these overlays and buffer results in limited developable area within the subject properties.

This property is divided by a high point causing the sanitary sewer to flow into two separate directions. The sanitary sewer has not been determined as how to adequately serve the property; a sanitary sewer study must be completed by a Franklin Water Management approved engineering firm. The study would determine interceptor sizing and service to the property. When the 2018 growth study was completed, it was noted that significant sewer extension and investment would likely be needed to serve this basin (pump station, 3.7-mile force main, plus upgrades to existing lines).

Additionally, should the property develop with a higher residential density than what is recommended in Envision Franklin, an additional fire station and additional manpower and resources for garbage and recycling resources would very likely be needed to adequately serve the area, as you can see in the draft Plan of Services.

If the Board of Mayor and Aldermen chooses to approve the initiation of this annexation request, staff anticipates an Envision Franklin Plan Amendment would be requested by the applicant to a higher density design concept. This request will likely perpetuate a land use study for a larger area of properties that would be impacted by the extension of water and sewer infrastructure required with this annexation and development. However, since this area was deemed as a long-term growth capability in the growth study of 2018, staff supports keeping this area in the Development Reserve Design Concept in an effort to manage growth and steer new development to areas that promote contiguity and orderly growth, support existing infrastructure or planned infrastructure that can be provided in a cost-effective and purposeful manner, and furthers the efficient delivery of all City services.

Staff recommends disapproval of the initiation to annex the subject property at 4268 Columbia Pike at this time.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

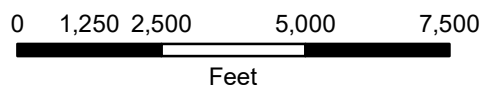
Staff recommends that the Board of Mayor and Aldermen reject Resolution 2020-207. Staff recommends disapproval of the initiation to annex the subject property at 4268 Columbia Pike at this time.

MAP
RES 2020-207
4268 COLUMBIA PIKE
ANNEXATION INITIATION
301.83 ACRES



Legend

-  Property Being Considered
-  Existing City Limits
-  parcelsgpdata



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

DRAFT Plan of Services
Exhibit B

The Property is located East of Columbia Pike and South of Snowbird Hollow Road, noncontiguous to the City limits and approximately 1.2 miles from existing City boundaries, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
118-11.00	232.79
118-10.01	69.04
Total	301.83

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through HB&TS prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER:

To be determined, as established upon property owner contact with HB&TS.

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. Or when the development is more than 5 acres or ten building units.
2. In the case of this Property, an extension greater than 1,500' would be required to serve the Property. For this reason, reclaimed water may be required to be extended to the Property under the discretion of the City of Franklin, Water Management Director.

ISSUES TO CONSIDER:

Reclaim water master plan includes the reclaim water extension across the property to connect with Columbia Avenue for future extension into the Franklin service area.

C. Wastewater

1. The Property lies within the SW3 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct all necessary sanitary sewer interceptors and sanitary network to adequately serve the property.
3. The Owner shall be required to extend an unknown footage of interceptors to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an unknown sanitary sewer interceptor. For that reason, a sanitary sewer study shall be conducted to adequately size this infrastructure for this property and future development as it relates to surrounding properties.
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.

ISSUES TO CONSIDER:

DRAFT Plan of Services Exhibit B

This property is divided by a high point causing the sanitary sewer to flow into two separate directions. The sanitary sewer has not been determined as how to adequately serve the property; a sanitary sewer study must be completed by a Franklin Water Management approved engineering firm. The study will determine interceptor sizing and service to the property. Until this study is complete, staff cannot provide more detail for a Plan of Services. Additionally, this sanitary sewer study would rely on Envision Franklin recommendations for development within the basin. Currently, Envision Franklin designates this area as Development Reserve, and a plan amendment would be necessary for development of the property, as well as nearby properties. See Section J. Planning and Zoning for more information on this.

D. Stormwater

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

ISSUES TO CONSIDER:

No issues to consider regarding stormwater.

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. Due to the property being noncontiguous and a sizable distance from existing City boundaries, an Interlocal Agreement with Williamson County for the interceding streets shall be drafted and agreed upon prior to the Plan of Services and Annexation beginning the formal annexation approval process.
4. Access to the Property shall be provided from Snowbird Hollow Road. Connections to Goose Creek Bypass and Columbia Pike shall be analyzed once a development plan for the property has been submitted. Street improvements shall also be determined at the development plan stage according to a Traffic Impact Analysis.
5. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- This property includes future roadways listed on the Major Thoroughfare Plan. It includes Snowbird Hollow Road, Goose Creek Bypass and Columbia Pike.
- Development of this property would likely include improvements to the roadway network in this area, potentially including right of way dedication and turn lanes, although at traffic study has not been completed at this time.
- Due to the location of the property and its sizable distance from existing City limits, state law requires that an agreement between the City and County be established regarding the maintenance of roads and bridges along the route that would be located between the property to be annexed and the current City limits.

DRAFT Plan of Services
Exhibit B

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

ISSUES TO CONSIDER:

No issues to consider regarding traffic control.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

ISSUES TO CONSIDER:

No issues to consider regarding street lighting.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

ISSUES TO CONSIDER:

No issues to consider regarding street name signs.

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. The annexation area will primarily be served by Stations 5 & 7 in the near future, but a new fire station would be needed to maintain service levels throughout this drainage basin as development occurs.

ISSUES TO CONSIDER:

- As noted with the 2018 Growth Capabilities Study conducted by the Planning Department, within this drainage basin, there may be extended response times and potentially water supply issues with existing Fire stations 5 and 7.
- If Envision Franklin is amended in response to this request to change the area of the drainage basin from Development Reserve to a more dense Design Concept that promotes development at this time, a new fire station would be needed to maintain current City service levels.
- Due to the location of the property and its sizable distance from existing City limits, state law requires that an agreement between the City and County be established, if one does not already exist, regarding the provision of emergency services for properties located between the property to be annexed and the current City limits.

J. Planning and Zoning

1. Envision Franklin places these parcels into the Development Reserve Design Concept. Envision Franklin states, "Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes." It further states, "Until adequate infrastructure is

DRAFT Plan of Services Exhibit B

available, the land-use recommendation is single-family on lots of two acres or more.” If the applicant is unable to comply with the Envision Franklin Design Concept of Development Reserve, a Plan Amendment will be required prior to filing the formal annexation and zoning applications.

2. The zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

ISSUES TO CONSIDER:

- This property was identified in a low priority growth area based on a growth study completed by the Planning Department in May of 2018 and presented to the Board of Mayor and Aldermen and Planning Commission.
- The following Overlay Zoning Districts have been identified for this property, and will affect future development: Scenic Corridor Overlay (SCO), Columbia Avenue Overlay (CAO), Hillside Hillcrest Overlay (HHO), and 500ft HHO Buffer. The location of these overlays and buffer results in limited developable area within the subject properties.
- If the Board of Mayor and Aldermen chooses to approve the initiation of this annexation request, staff anticipates an Envision Franklin Plan Amendment would be requested by the applicant to a higher density design concept. This request will likely perpetuate a land use study for a larger area of properties that would be impacted by the extension of water and sewer infrastructure required with this annexation and development. However, since this area was deemed as a long-term growth capability in the growth study of 2018, staff supports keeping this area in the Development Reserve Design Concept in an effort to manage growth and steer new development to areas that promote contiguity and orderly growth, support existing infrastructure or planned infrastructure that can be provided in a cost-effective and purposeful manner, and furthers the efficient delivery of all City services.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

ISSUES TO CONSIDER:

No issues to consider regarding parks and recreation.

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.

DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER:

No issues to consider regarding police protection.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

ISSUES TO CONSIDER:

No issues to consider regarding building and code inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area in its existing condition at this time. However, if the property is developed and subdivided, due to the distance traveled during transit and the increase in volume, additional manpower and resources will be needed to sustain the City's current service level.

ISSUES TO CONSIDER:

If a subdivision is developed on the property, which is anticipated if an Envision Franklin amendment is approved, additional manpower and resources will be needed to sustain the current service level our citizens are accustomed to receiving, due to the greater distance traveled during transit and the expected increase in volume for this area.



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

Date: November 11, 2020

To: Franklin Board of Mayor and Aldermen (BOMA)

From: Joseph Bryan, Principal Planner
Emily (Hunter) Wright, Director of Planning & Sustainability

Re: **Noncontiguous Annexation Guidelines for Staff Recommendations**

With changes to state law (T.C.A.) in 2015, municipalities' ability to annex property within the Urban Growth Boundary became limited to:

- Annexation by property owner request
- Annexation by referendum (a requirement if outside of the UGB)

Also, during this time, the state adopted legislation to permit noncontiguous annexation. This came about because municipalities were no longer able to annex property where property owners did not agree to be annexed; however, property owners farther outside the City limits would continue to be interested in annexation. While noncontiguous annexation is not ideal or always efficient, it is one of the only ways that cities can continue to expand their boundaries under the existing parameters of the law. So, why should noncontiguous annexation be considered in some circumstances?

City staff use the **following guidelines** to evaluate noncontiguous annexation requests (responses relate to current annexation requests along Columbia Pike):

1. **Where does the property rate in the 2018 Growth Priority Study, which analyzed developable acreage, future land uses/return on investment, infrastructure, and emergency response?** These particular annexations on Columbia Pike are located in the SW3 Basin, which was rated as a Long-Term Capability and a low priority growth area in the Study. The growth study has been attached in Civic Clerk for additional detail.
2. **What is the magnitude of public and private investment needed to serve the property with infrastructure and City services?** This property is divided by a high point causing the sanitary sewer to flow into two separate directions. The sanitary sewer has not been determined as how to adequately serve the property; a sanitary sewer study must be completed by a Franklin Water Management approved engineering firm. The study will determine interceptor sizing and service to the property. When the 2018 growth study was completed, it was noted that significant sewer extension and investment would likely be needed (pump station, 3.7-mile force main, plus upgrades to existing lines).



Once sewer is extended to this area of the UGB, additional annexation and development requests are likely, which will perpetuate potential upgrades to the road network, road maintenance, water infrastructure (HB&TS), a new fire station to serve this area of the UGB, and additional manpower for essential services such as trash and recycling pickup.

3. **Where are the existing City limits in proximity to the property to be annexed?** The properties being considered for annexation are located approximately 1.2 miles south of the nearest city boundary.

RESOLUTION 2020-207

CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES FOR THE ANNEXATION OF 4268 COLUMBIA PIKE.

WHEREAS, NWC Investments VI, LLC, (“Owner”) of property located at 4268 Columbia Pike (“Property”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex the Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, it is believed it is in the best interests of the City to further investigate the area petitioned to be annexed in order to consider the area for future development in accordance with City standards; and

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

WHEREAS, Tennessee Code Annotated § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution.

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

SECTION I. That the Property to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen is located East of Columbia Pike and South of Snowbird Hollow Road, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
118-11.00	232.79
118-10.01	69.04
Total	301.83

SECTION II: That the attached Draft Plan of Services hereto as Exhibit B shall provide guidance to the Board of Mayor and Aldermen on how the Property would be served by City resources but is not binding on final annexation.

SECTION III: That the Draft Plan of Services shall be studied by City staff and amended as needed during the study before final presentation to the Franklin Municipal Planning Commission and BOMA.

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

[Signature page to follow]

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

EXHIBIT A
RES 2020-207
4268 COLUMBIA PIKE
ANNEXATION INITIATION
301.83 ACRES



Legend

-  Property Being Considered
-  Existing City Limits
-  parcelsgpdata

0 500 1,000 2,000 3,000 4,000
Feet



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

DRAFT Plan of Services
Exhibit B

The Property is located East of Columbia Pike and South of Snowbird Hollow Road, noncontiguous to the City limits and approximately 1.2 miles from existing City boundaries, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
118-11.00	232.79
118-10.01	69.04
Total	301.83

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through HB&TS prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER:

To be determined, as established upon property owner contact with HB&TS.

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. Or when the development is more than 5 acres or ten building units.
2. In the case of this Property, an extension greater than 1,500' would be required to serve the Property. For this reason, reclaimed water may be required to be extended to the Property under the discretion of the City of Franklin, Water Management Director.

ISSUES TO CONSIDER:

Reclaim water master plan includes the reclaim water extension across the property to connect with Columbia Avenue for future extension into the Franklin service area.

C. Wastewater

1. The Property lies within the SW3 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct all necessary sanitary sewer interceptors and sanitary network to adequately serve the property.
3. The Owner shall be required to extend an unknown footage of interceptors to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an unknown sanitary sewer interceptor. For that reason, a sanitary sewer study shall be conducted to adequately size this infrastructure for this property and future development as it relates to surrounding properties.
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.

DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER:

This property is divided by a high point causing the sanitary sewer to flow into two separate directions. The sanitary sewer has not been determined as how to adequately serve the property; a sanitary sewer study must be completed by a Franklin Water Management approved engineering firm. The study will determine interceptor sizing and service to the property. Until this study is complete, staff cannot provide more detail for a Plan of Services. Additionally, this sanitary sewer study would rely on Envision Franklin recommendations for development within the basin. Currently, Envision Franklin designates this area as Development Reserve, and a plan amendment would be necessary for development of the property, as well as nearby properties. See Section J. Planning and Zoning for more information on this.

D. Stormwater

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

ISSUES TO CONSIDER:

No issues to consider regarding stormwater.

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. Due to the property being noncontiguous and a sizable distance from existing City boundaries, an Interlocal Agreement with Williamson County for the interceding streets shall be drafted and agreed upon prior to the Plan of Services and Annexation beginning the formal annexation approval process.
4. Access to the Property shall be provided from Snowbird Hollow Road. Connections to Goose Creek Bypass and Columbia Pike shall be analyzed once a development plan for the property has been submitted. Street improvements shall also be determined at the development plan stage according to a Traffic Impact Analysis.
5. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- This property includes future roadways listed on the Major Thoroughfare Plan. It includes Snowbird Hollow Road, Goose Creek Bypass and Columbia Pike.
- Development of this property would likely include improvements to the roadway network in this area, potentially including right of way dedication and turn lanes, although a traffic study has not been completed at this time.
- Due to the location of the property and its sizable distance from existing City limits, state law requires that an agreement between the City and County be established regarding the maintenance of roads and bridges along the route that would be located between the property to be annexed and the current City limits.

DRAFT Plan of Services
Exhibit B

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

ISSUES TO CONSIDER:

No issues to consider regarding traffic control.

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 streetlights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

ISSUES TO CONSIDER:

No issues to consider regarding street lighting.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

ISSUES TO CONSIDER:

No issues to consider regarding street name signs.

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. The annexation area will primarily be served by Stations 5 & 7 in the near future, but a new fire station would be needed to maintain service levels throughout this drainage basin as development occurs.

ISSUES TO CONSIDER:

- As noted with the 2018 Growth Capabilities Study conducted by the Planning Department, within this drainage basin, there may be extended response times and potentially water supply issues with existing Fire stations 5 and 7.
- If Envision Franklin is amended in response to this request to change the area of the drainage basin from Development Reserve to a more dense Design Concept that promotes development at this time, a new fire station would be needed to maintain current City service levels.
- Due to the location of the property and its sizable distance from existing City limits, state law requires that an agreement between the City and County be established, if one does not already exist, regarding the provision of emergency services for properties located between the property to be annexed and the current City limits.

J. Planning and Zoning

1. Envision Franklin places these parcels into the Development Reserve Design Concept. Envision Franklin states, "Public sewer access is unavailable in these areas. Rural road widths are not

DRAFT Plan of Services
Exhibit B

- capable of handling high traffic volumes.” It further states, “Until adequate infrastructure is available, the land-use recommendation is single-family on lots of two acres or more.” If the applicant is unable to comply with the Envision Franklin Design Concept of Development Reserve, a Plan Amendment will be required prior to filing the formal annexation and zoning applications.
2. The zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
 3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

ISSUES TO CONSIDER:

- This property was identified in a low priority growth area based on a growth study completed by the Planning Department in May of 2018 and presented to the Board of Mayor and Aldermen and Planning Commission.
- The following Overlay Zoning Districts have been identified for this property, and will affect future development: Scenic Corridor Overlay (SCO), Columbia Avenue Overlay (CAO), Hillside Hillcrest Overlay (HHO), and 500ft HHO Buffer. The location of these overlays and buffer results in limited developable area within the subject properties.
- If the Board of Mayor and Aldermen chooses to approve the initiation of this annexation request, staff anticipates an Envision Franklin Plan Amendment would be requested by the applicant to a higher density design concept. This request will likely perpetuate a land use study for a larger area of properties that would be impacted by the extension of water and sewer infrastructure required with this annexation and development. However, since this area was deemed as a long-term growth capability in the growth study of 2018, staff supports keeping this area in the Development Reserve Design Concept in an effort to manage growth and steer new development to areas that promote contiguity and orderly growth, support existing infrastructure or planned infrastructure that can be provided in a cost-effective and purposeful manner, and furthers the efficient delivery of all City services.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

ISSUES TO CONSIDER:

No issues to consider regarding parks and recreation.

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.

DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER:

No issues to consider regarding police protection.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

ISSUES TO CONSIDER:

No issues to consider regarding building and code 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. No additional manpower or equipment will be necessary to serve the annexation area in its existing condition at this time. However, if the property is developed and subdivided, due to the distance traveled during transit and the increase in volume, additional manpower and resources will be needed to sustain the City's current service level.

ISSUES TO CONSIDER:

If a subdivision is developed on the property, which is anticipated if an Envision Franklin amendment is approved, additional manpower and resources will be needed to sustain the current service level our citizens are accustomed to receiving, due to the greater distance traveled during transit and the expected increase in volume for this area.

EXHIBIT A
RES 2020-207
4268 COLUMBIA PIKE
ANNEXATION INITIATION
301.83 ACRES



Legend

-  Property Being Considered
-  Existing City Limits
-  parcelsgpdata

0 500 1,000 2,000 3,000 4,000
Feet



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

Special BOMA Work Session

May 1, 2018

Annexation and Growth Policy Discussion

Overview

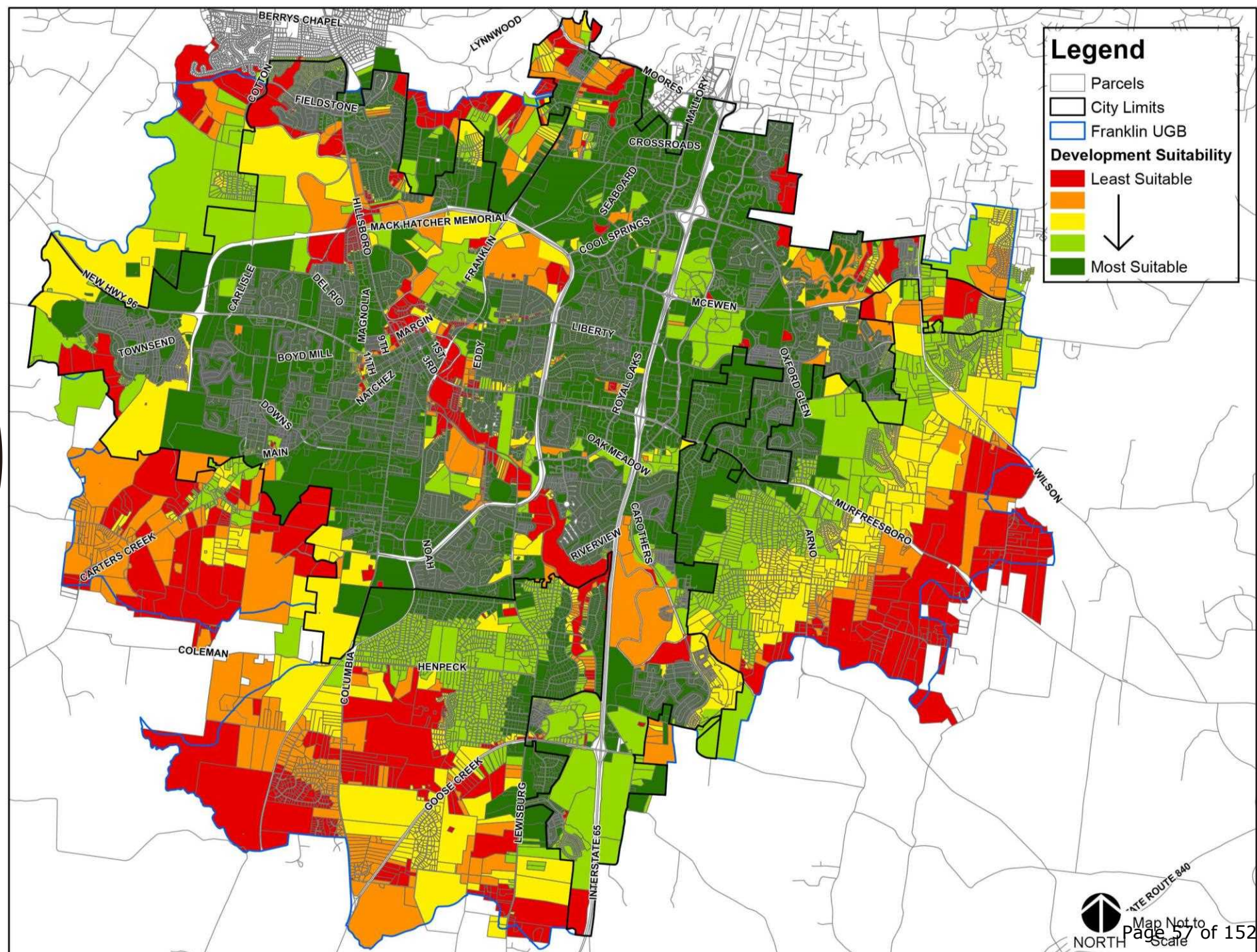
5-6:30 p.m.

- 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

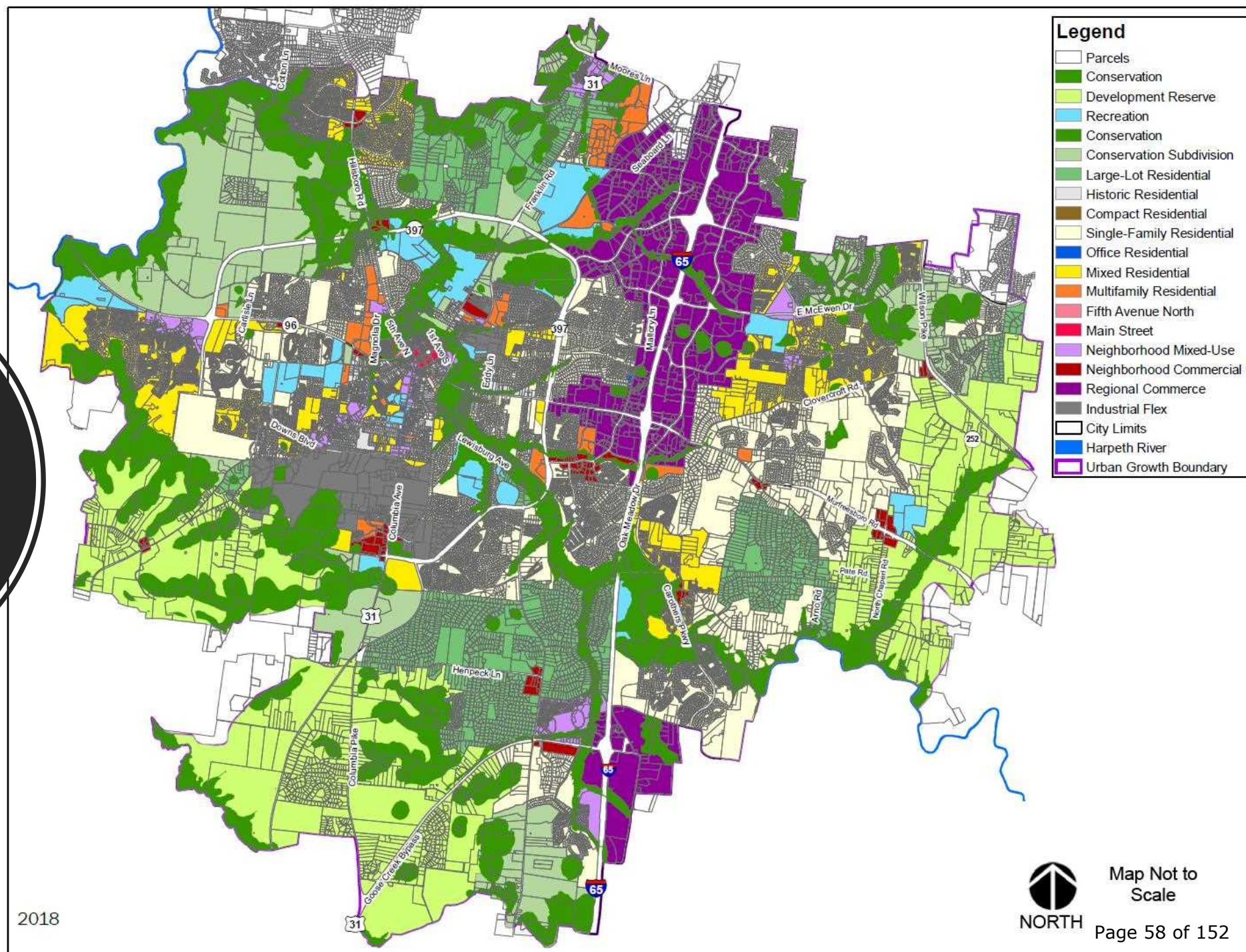
- **Strategic growth** is encouraged in locations **supported by existing City infrastructure and services** or **where they are planned** to be provided in an efficient and orderly manner.
- The extension of **infrastructure and public services** should be used as a **tool** that **strategically directs 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

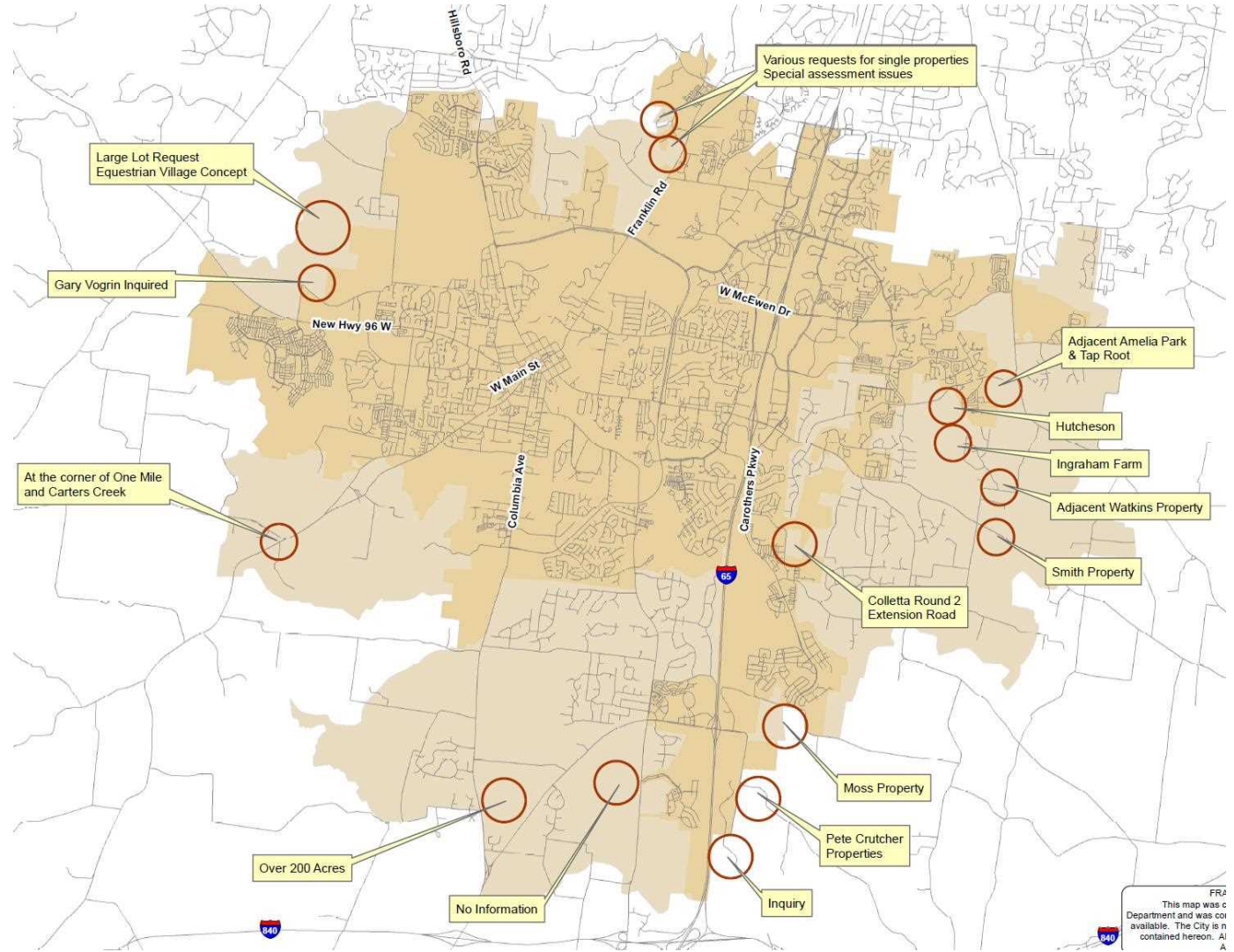


NORTH

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

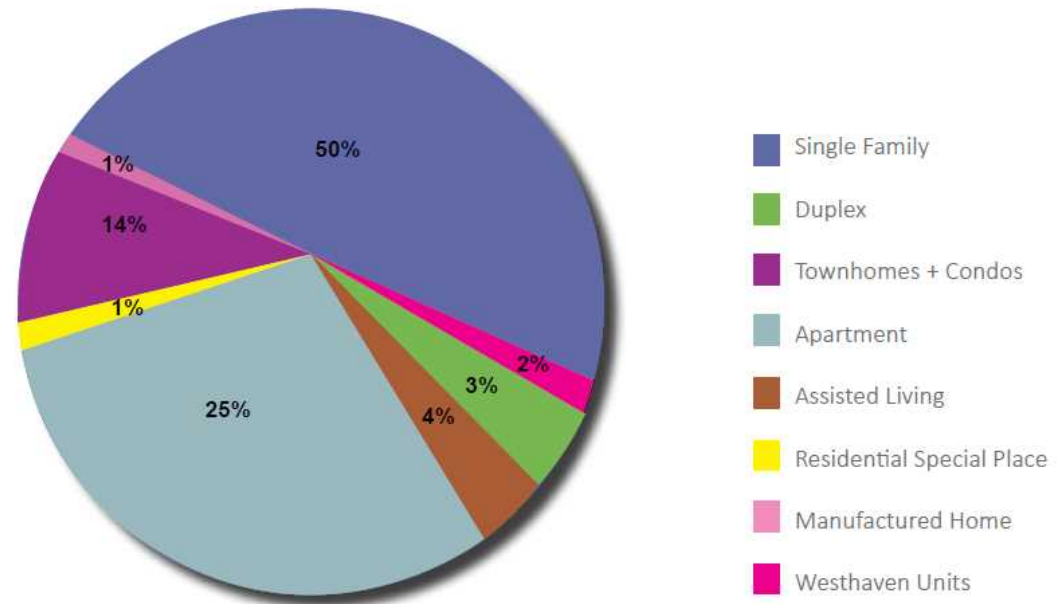
Past growth does not
necessarily indicate future
trends



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.



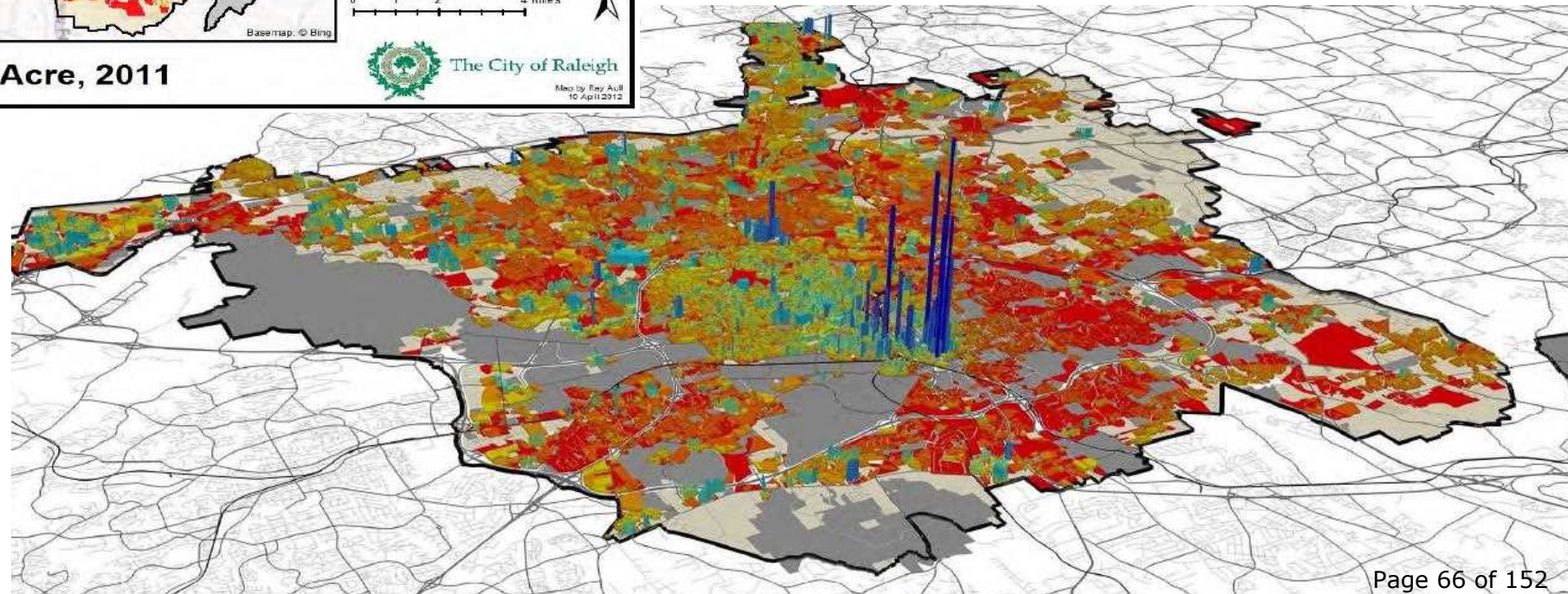
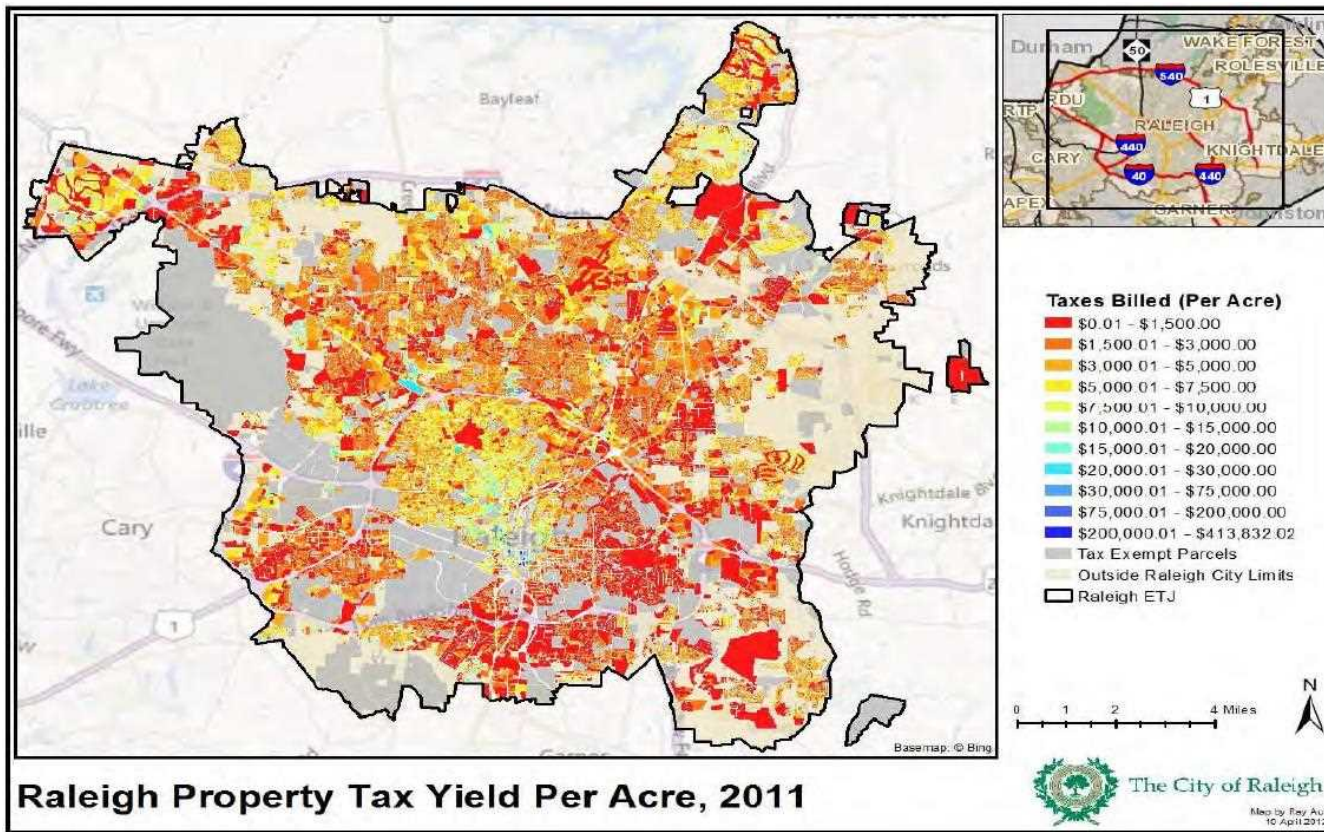
Return on Investment

- **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?

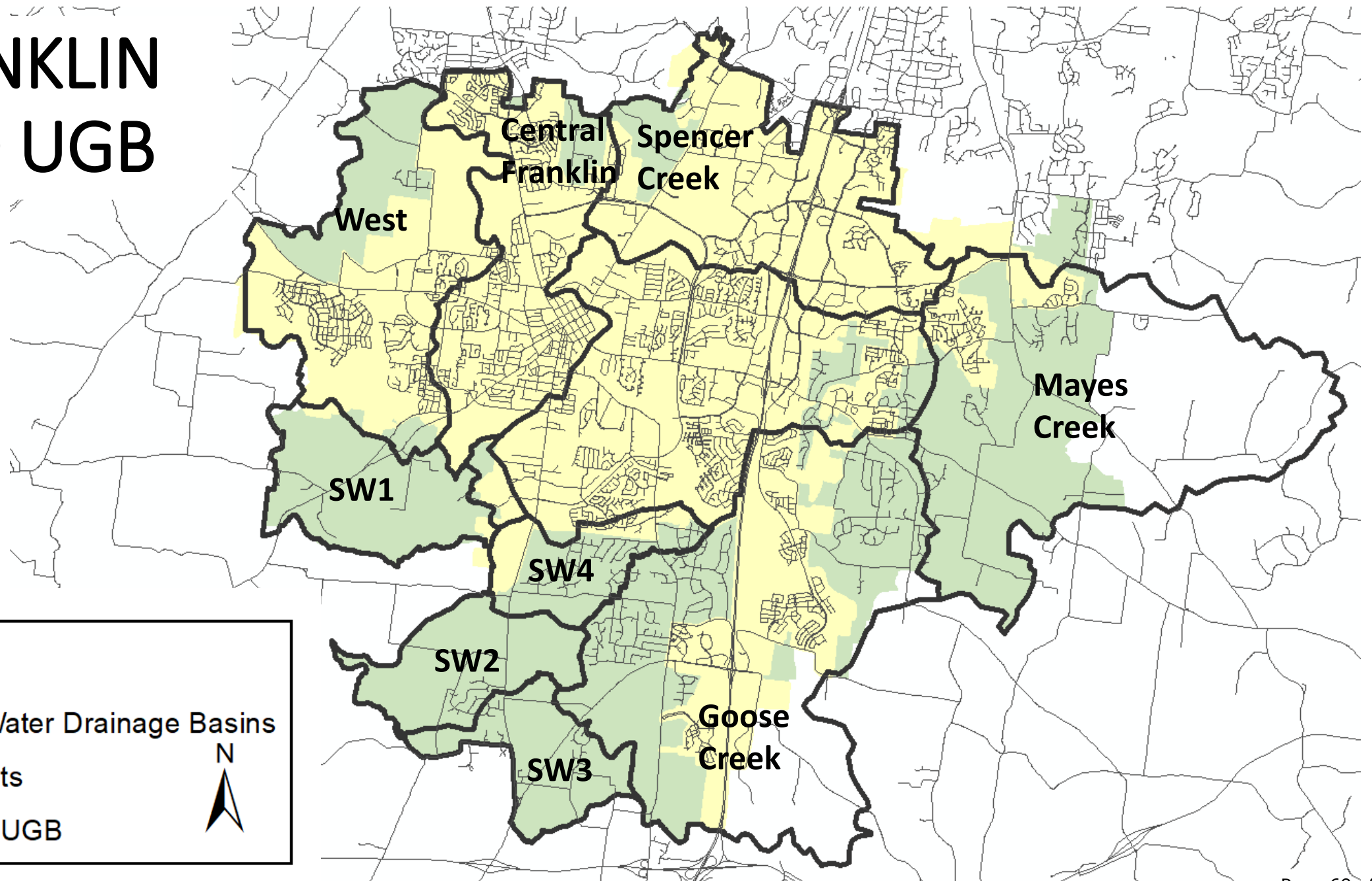
-Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?

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

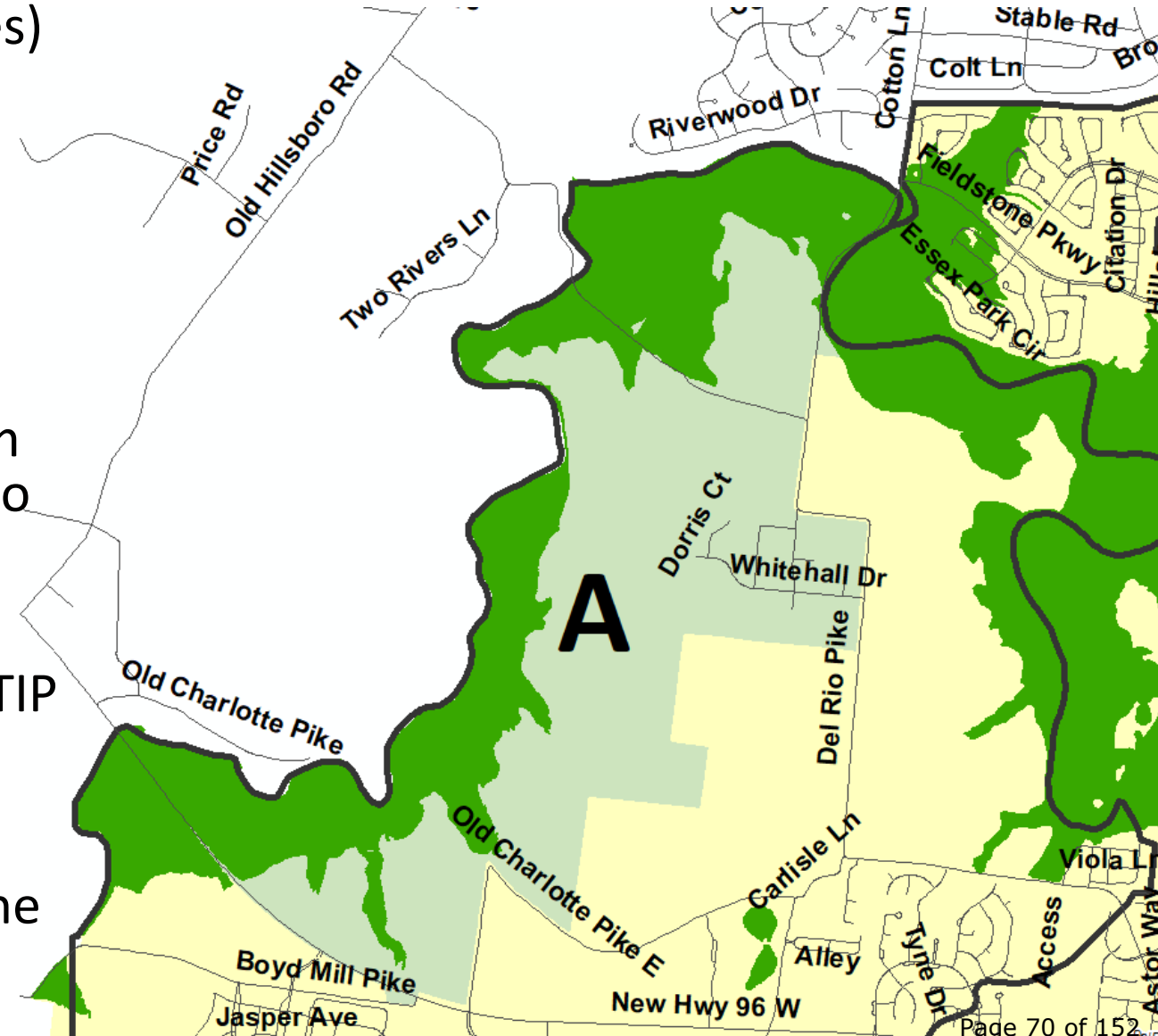
FRANKLIN AND UGB



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

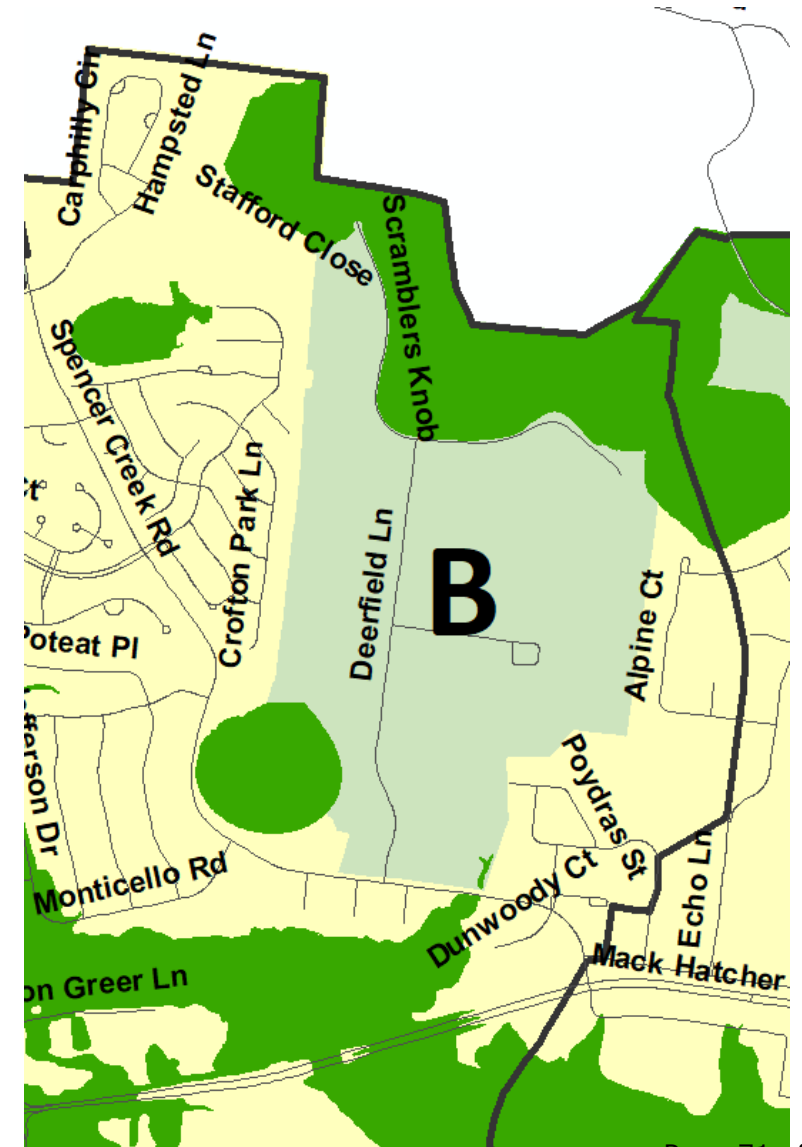
A. West Basin



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.

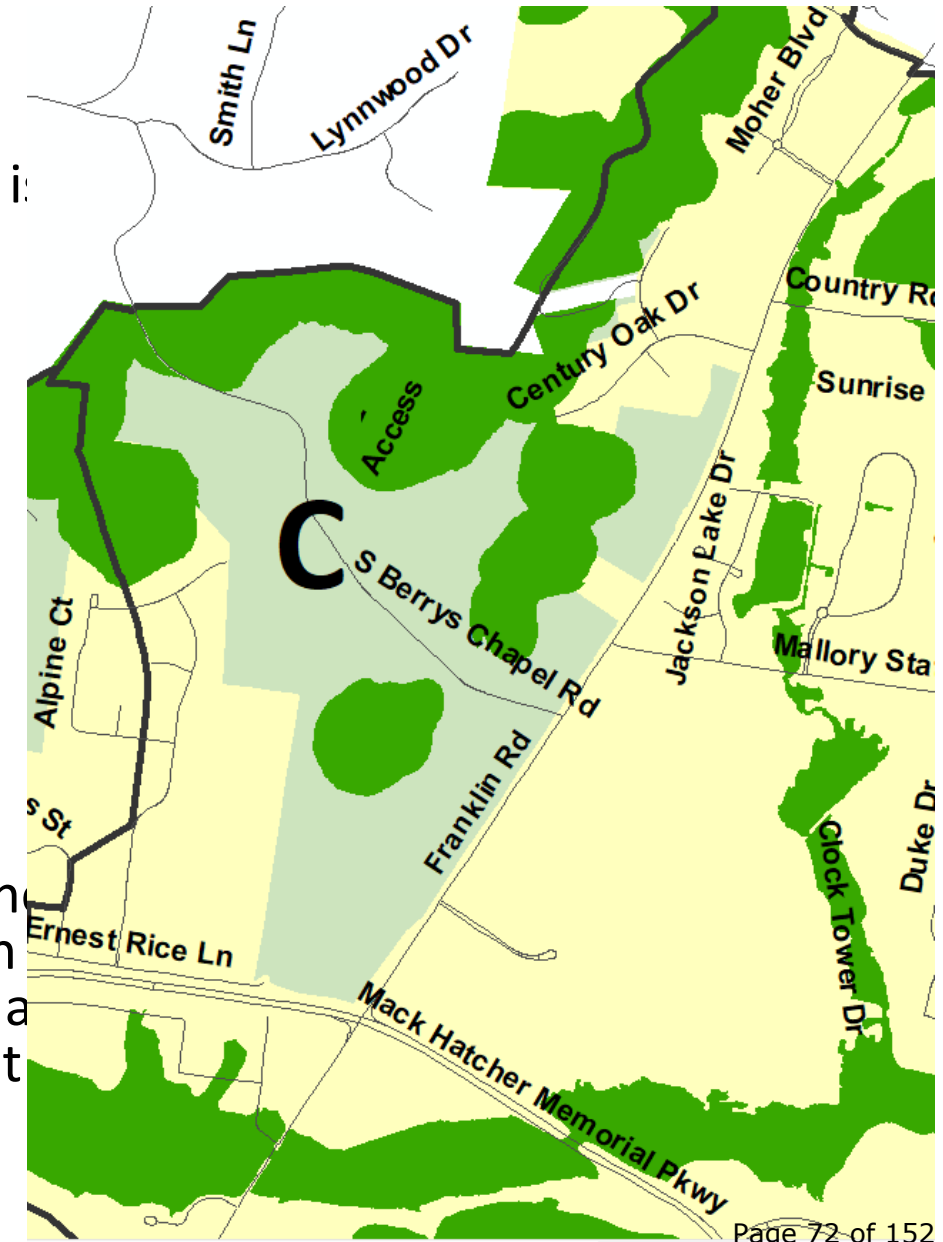
B. Central Franklin Basin



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.

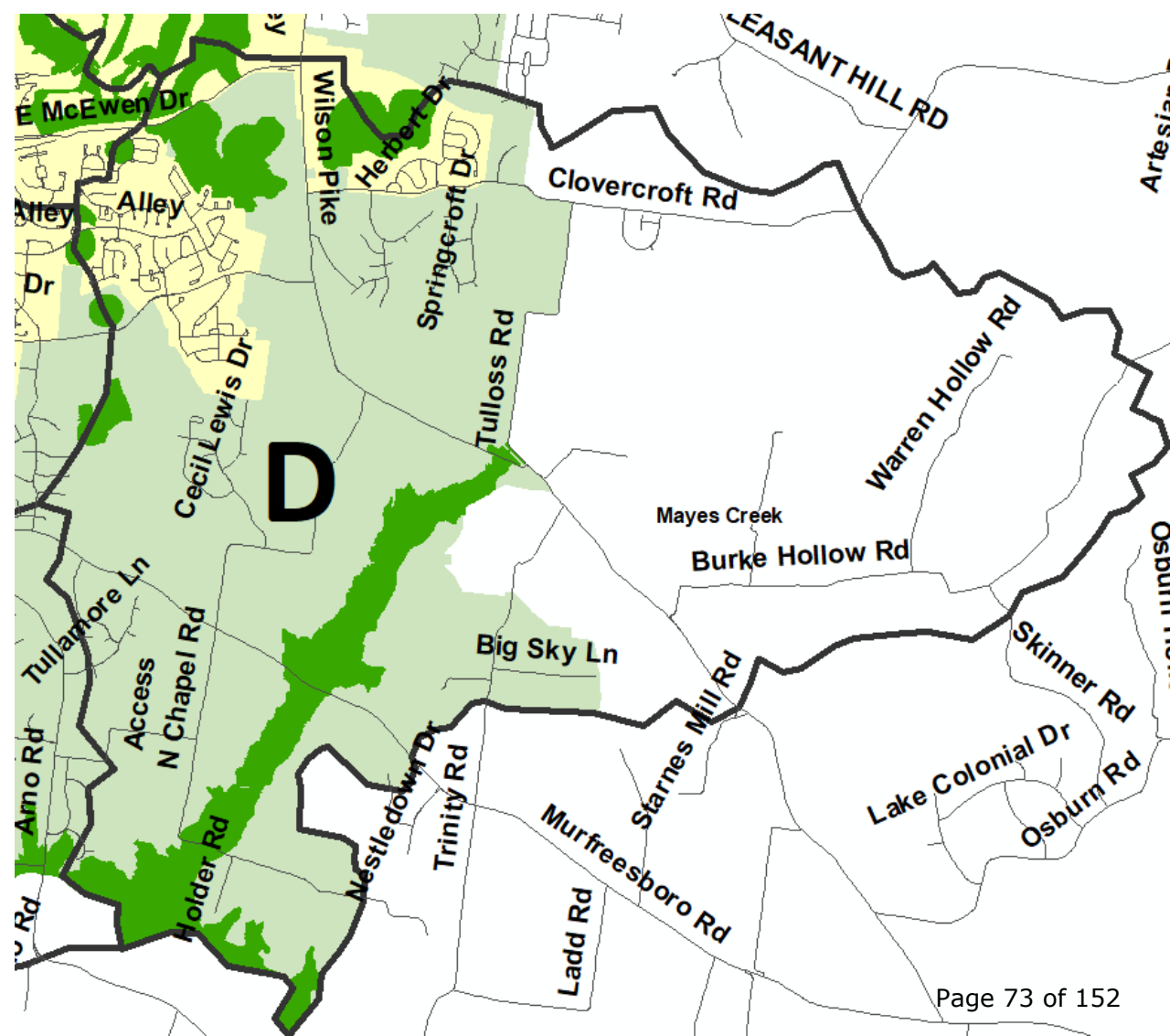
C. Spencer Creek Basin



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.

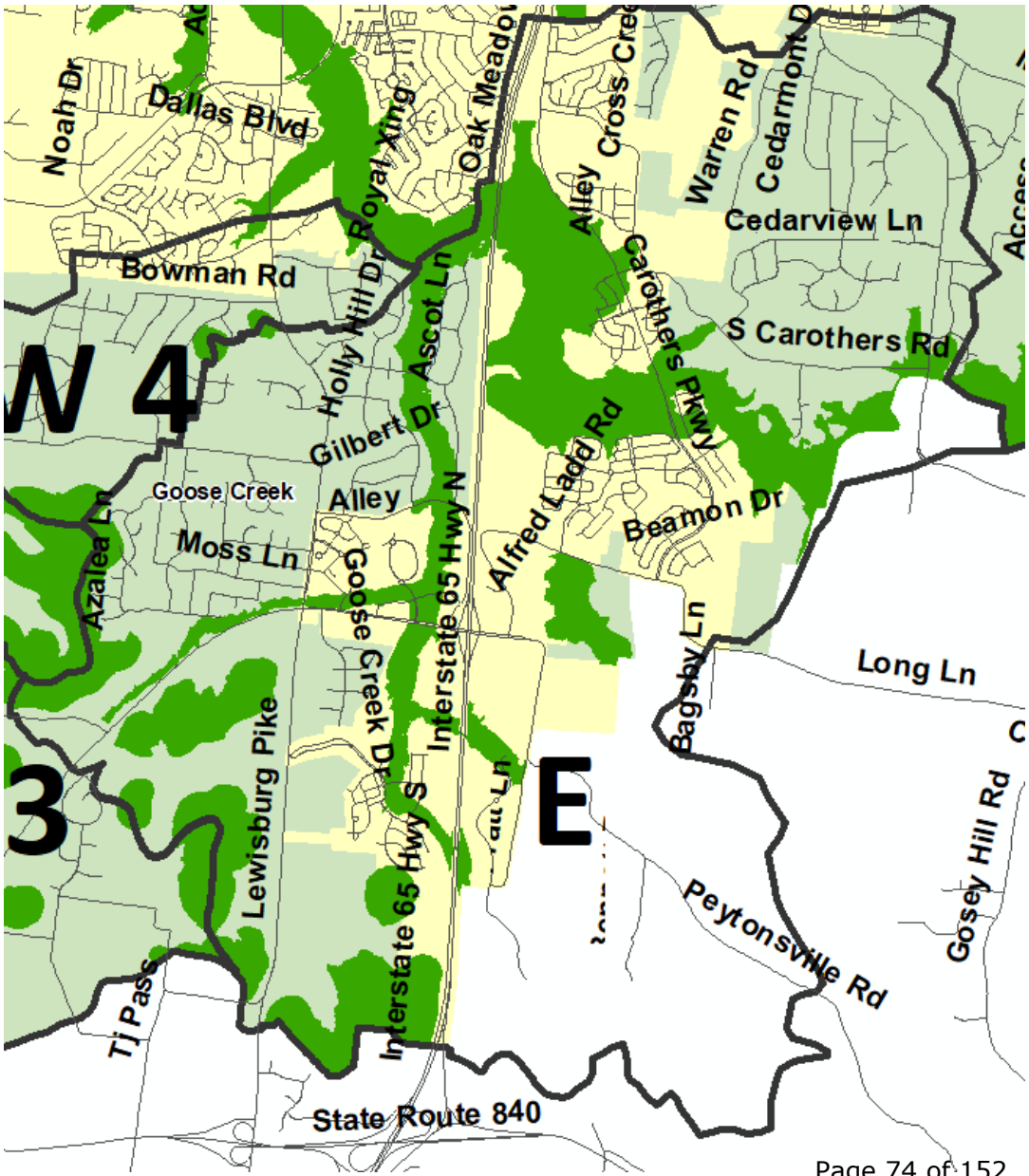
D. Mayes Creek



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

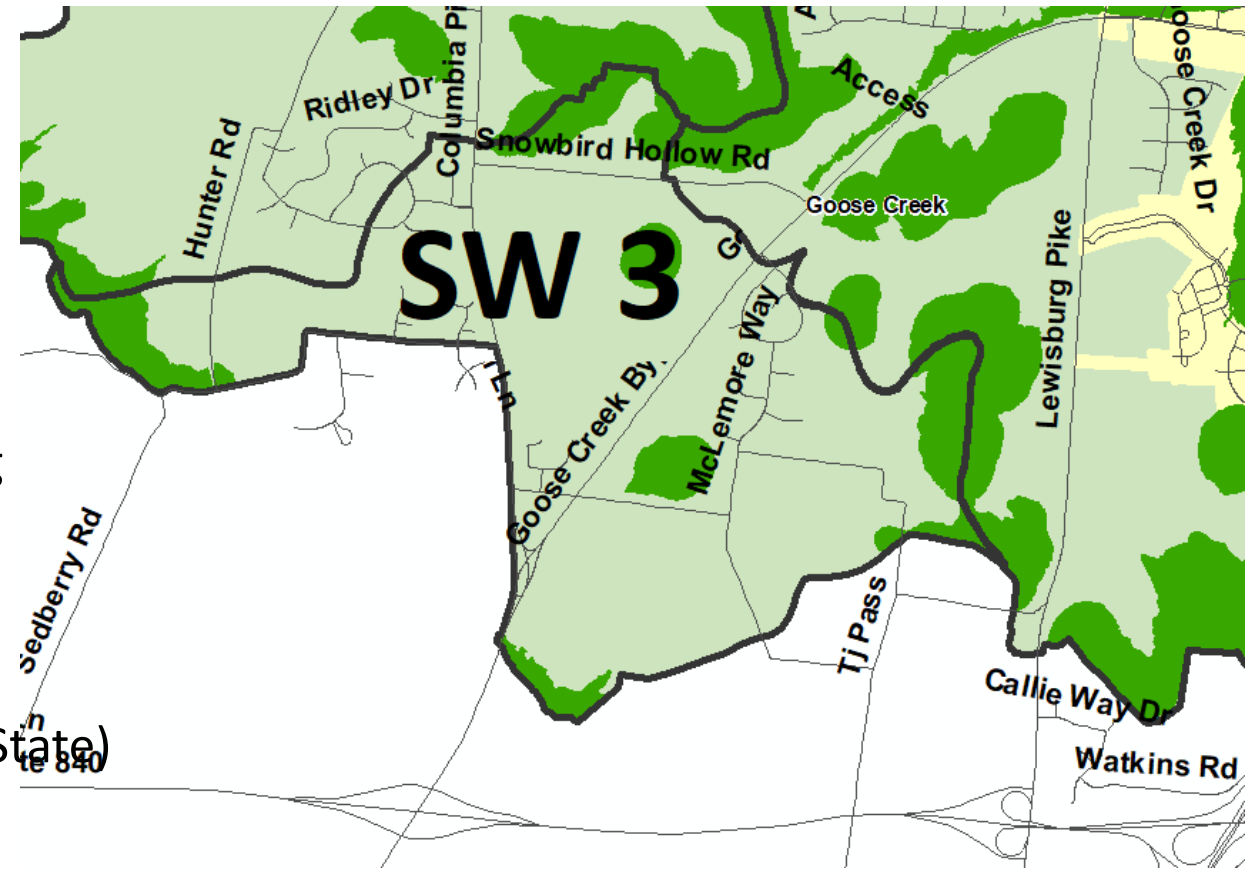
E. Goose Creek



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.

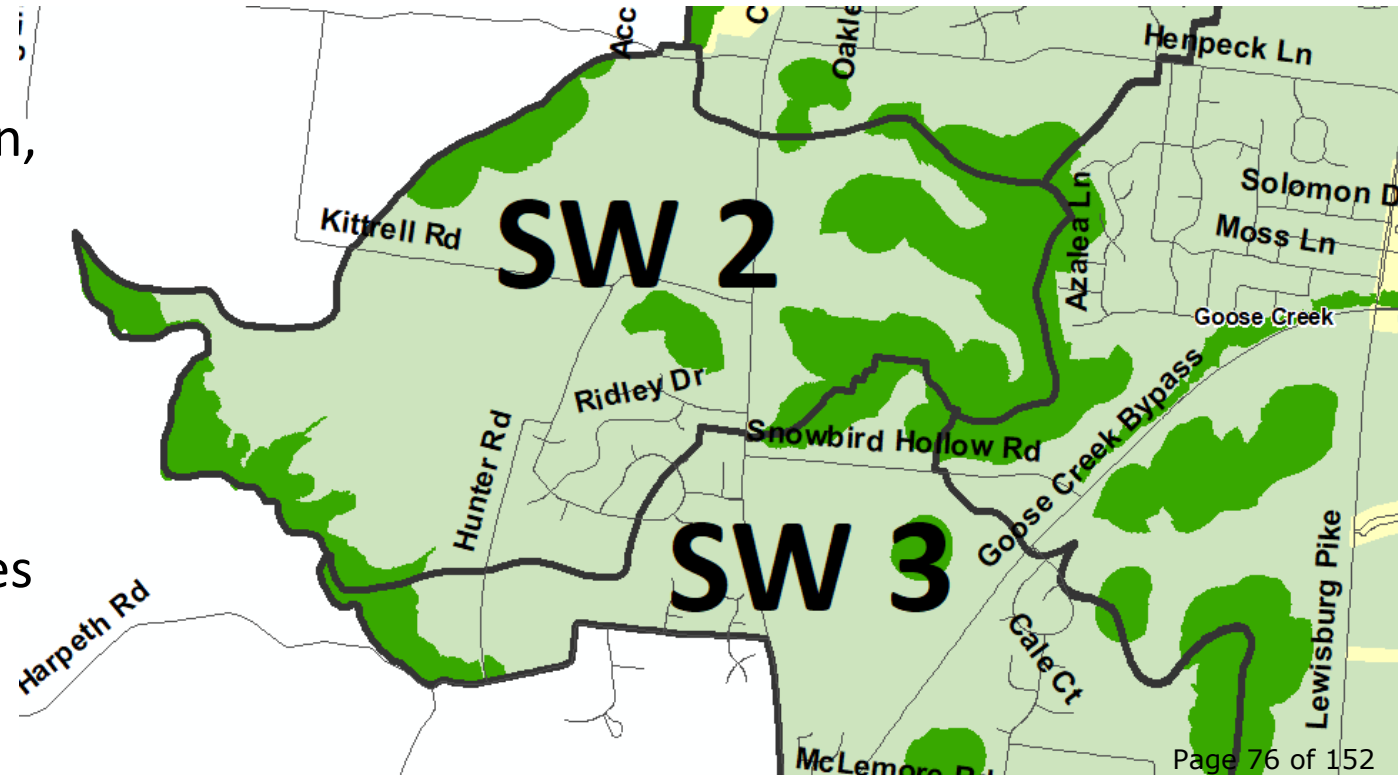
SW 3 Basin



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.

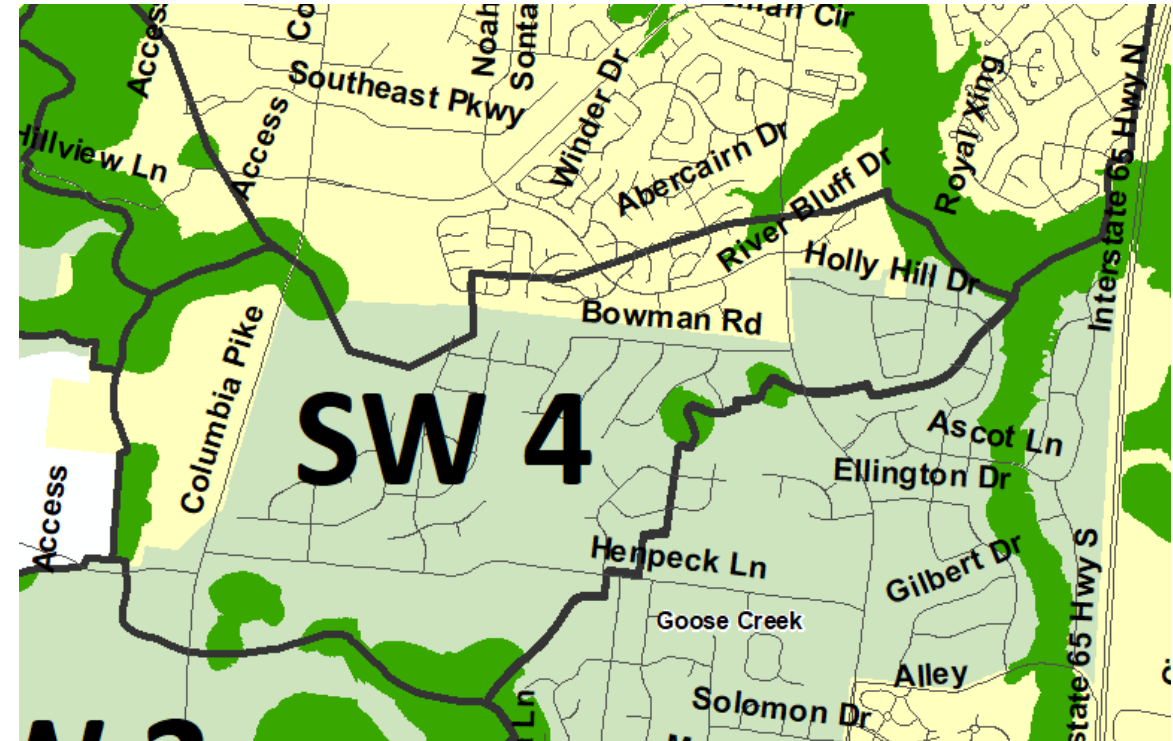
SW 2 Basin



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.

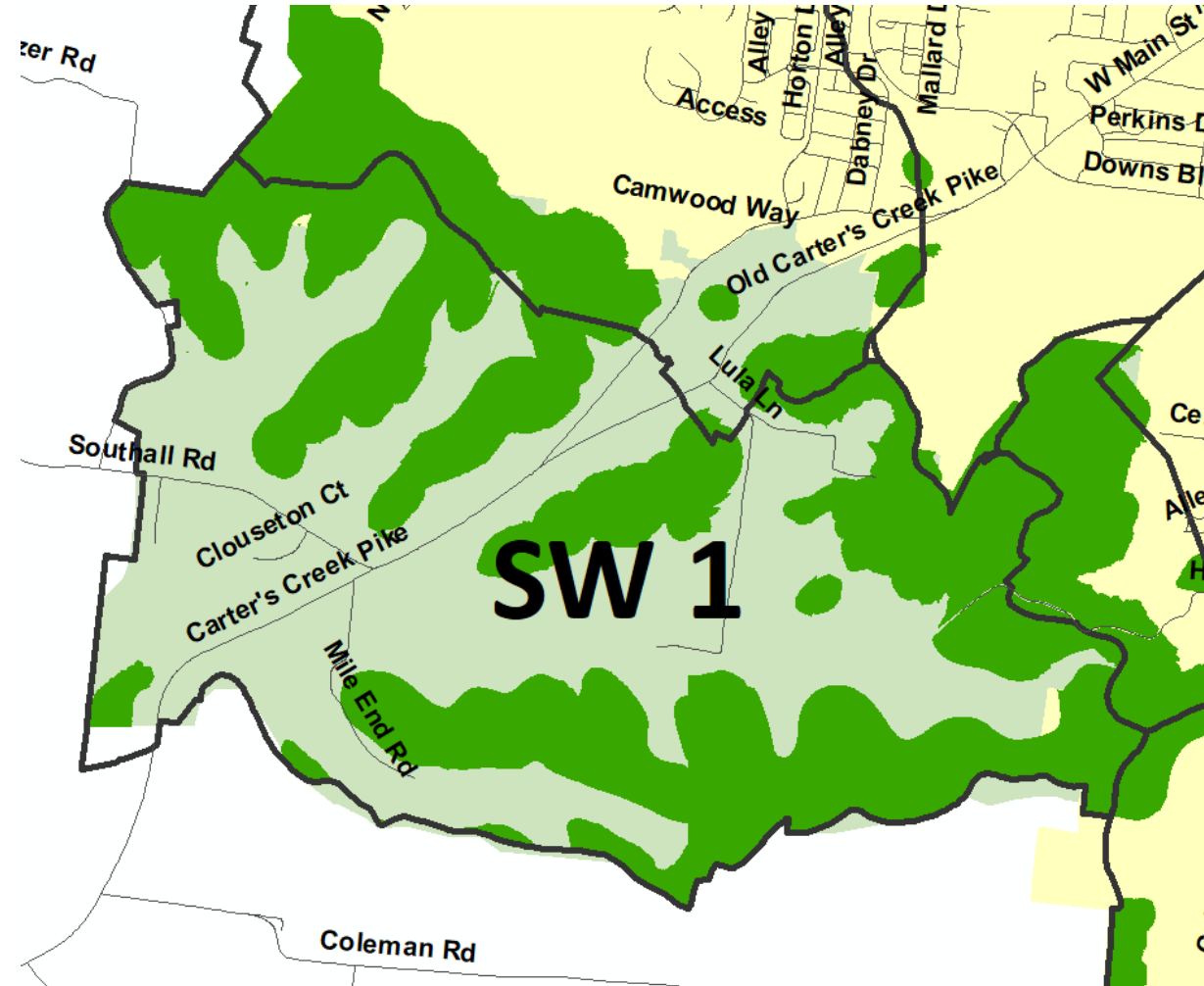
SW 4 Basin



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

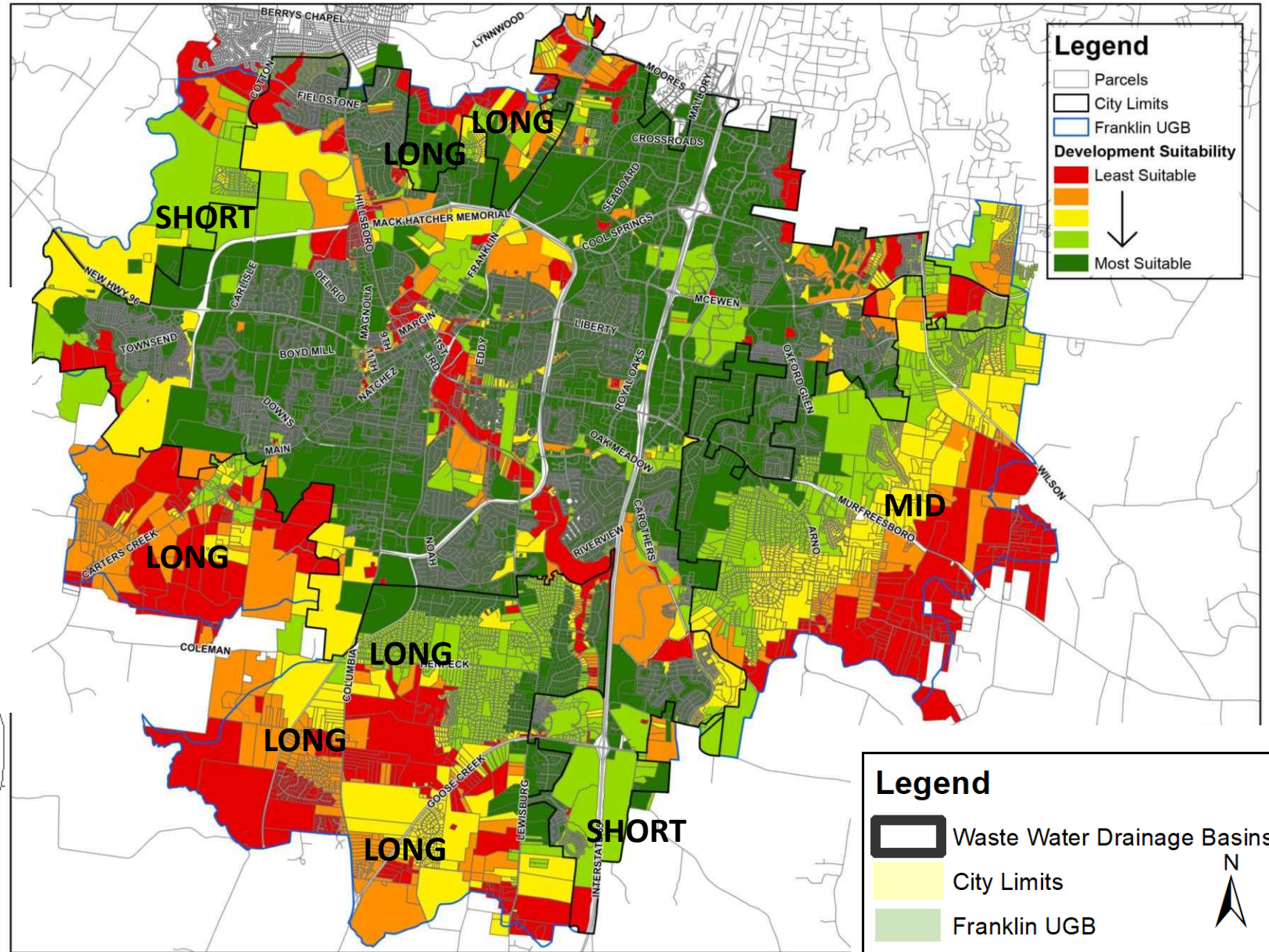


Basin	Developable Acreage in UGB	Sewer Capability	Road Infrastructure	Fire Service	Annexation Capability
Goose Creek	1,800 ac in UGB 2,115 ac beyond	Gravity sewer, nearby, Major extension + investment already made	Pratt Lane Carothers Pkwy Long Lane Overpass Peytonsville Rd Lewisburg Pk	Existing station 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 Page 79 of 152

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?



File #: 20-01163

DATE: October 21, 2020
TO: Board of Mayor and Aldermen
FROM: Lisa Clayton, Director of Parks
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of COF Contract No. 2020-0045 License Agreement Between Chestnut Bend Homeowner's Association, Friends Of Franklin Parks, Williamson County And City Of Franklin.

PURPOSE:

Consideration Of COF Contract No. 2020-0045, A License Agreement For The Chestnut Bend Trail System And Allowing Public Access With Future Construction Of The Harlinsdale Pedestrian Bridge.

BACKGROUND/STAFF COMMENTS:

The proposed license agreement is amongst four specific parties: Chestnut Bend Homeowner's Association, a Tennessee not-for-profit corporation, Friends of Franklin Parks, A Tennessee not-for-profit corporation, Williamson County Government and the City of Franklin. Chestnut Bend is the owner of the existing trail system that runs through the Chestnut Bend Subdivision and they are choosing as an HOA to enter into a license agreement with Williamson County Parks and Recreation to maintain the existing trail and in return, the trail will remain open to the general public. Friends of Franklin Parks and the City of Franklin are engaged in a partnership to develop walking trails throughout the City of Franklin and currently developing plans in cooperation with other state governmental entities to construct a pedestrian bridge at the Park at Harlinsdale Farm across the Harpeth River which would connect the Chestnut Bend Subdivision's trail system to the Park. The new pedestrian bridge will provide many benefits to the residents of Williamson County and the City of Franklin, and in particular pedestrian access for the residents of Chestnut Bend Subdivision, all of whom could enjoy the recreational, educational, health and environmental benefits inherent within Harlinsdale Park.

A condition to the construction of the Harlinsdale Bridge is that the public must have access from the trails to the bridge and all parties to this agreement desire to confirm that the public has the right to access through an addition of trail to be constructed at the expense of Friends of Franklin Parks and certain improvements to the City of Franklin's Water Treatment Plant property. The City of Franklin through the design of the bridge will design and construction a connection to the new section of trail Friends of Franklin Parks will construct from the Chestnut Bend Subdivision's existing trail. Therefore, Chestnut Bend and Williamson County hereby grant a license to the City and to the general public to access the Harlinsdale Bridge from the trails and does not allow members of the general public to leave the boundaries of the trails and enter Chestnut Bend Subdivision. The sole purpose of this

license and access agreement are to allow members of the general public to walk, run, jog, bike and otherwise use the trails to access the Harlinsdale Bridge and/or other trails that connect to the trails from adjoining properties, and allow Friends of Franklin Parks and its agents to construct the improvements and perform any other obligations hereunder. Trail access is permitted for the general public for as long as the Harlinsdale pedestrian bridge exists.

FINANCIAL IMPACT:

There are currently no financial expenses assigned to the license agreement. The Harlinsdale Pedestrian Bridge project is approved and funded through the City's Capital Investment Plan. The project funding includes a \$2 million grant from the State of TN with a match made by the City of Franklin. Friends of Franklin Parks will be funding the construction of trail from the existing Chestnut Bend Trail system and will be granted access to construct onto the City of Franklin Water Management Site. The City will then connect to the new extension during the construction phase of the bridge project.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2020-0045.



















This Instrument Was Prepared By:

S. Madison Roberts, IV
Stites & Harbison, PLLC
604 West Main Street
Franklin, Tennessee 37064

**LICENSE AGREEMENT
COF CONTRACT NO. 2020-0045**

ENTERED INTO this ____ day of _____, 20____ by and among CHESTNUT BEND HOMEOWNER'S ASSOCIATION, a Tennessee not-for-profit corporation ("Chestnut Bend"), FRIENDS OF FRANKLIN PARKS, a Tennessee not-for-profit corporation ("FOFP"), WILLIAMSON COUNTY, TENNESSEE, a Tennessee governmental entity ("Williamson County"), and CITY OF FRANKLIN, TENNESSEE, a Tennessee municipal governmental entity (the "City").

RECITALS:

1. Chestnut Bend is the owner of a trail system that runs through the Chestnut Bend subdivision, all as depicted on that certain plat of record in Book ____, page ____, Register's Office for Williamson County, Tennessee (the "Trails").

2. Chestnut Bend has entered into a License Agreement with Williamson County pursuant to which, among other things, Williamson County by and through its Parks and Recreation Department maintains the Trails and both Chestnut Bend and Williamson County allow public access to the Trails.

3. FOFP and the City are engaged in a partnership to develop walking trails throughout the City of Franklin that enhance both the City's park systems and recreational opportunities within the City of Franklin.

4. FOFP and the City have developed plans in cooperation with other state governmental entities to construct a pedestrian bridge (the "Harlinsdale Bridge") across the Harpeth River, which bridge would connect the Chestnut Bend Subdivision to Harlinsdale Park (located across the Harpeth River running adjacent to the Chestnut Bend Subdivision).

5. The Harlinsdale Bridge provides many benefits to the residents of Williamson County and the City of Franklin, and in particular, the Harlinsdale Bridge would provide easy access for the residents of the Chestnut Bend Subdivision as well as all other users into Harlinsdale Park, all of whom could enjoy the recreational, educational, health, and environmental benefits inherent within Harlinsdale Park.

6. A condition to the construction of the Harlinsdale Bridge is that the public must have access from the Trails to the Harlinsdale Bridge.

7. The parties to this Agreement desire to confirm that the public has the right to access Harlinsdale Bridge from the Trails

8. In addition to the Harlinsdale Bridge, the parties to this Agreement have agreed that FOFP will construct certain improvements on the Trails, including the items set forth in Sections 3, 4, and 5 hereof, and depicted in Schedules 3, 4, and 5 hereof (collectively, the "Improvements").

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the parties hereto agree as follows:

1. License and Access. Chestnut Bend and Williamson County hereby grant a license to the City and to the general public to access the Harlinsdale Bridge from the Trails. This license and access agreement does not allow members of the general public to leave the boundaries of the Trails and enter Chestnut Bend Subdivision. The sole purposes of this license and access agreement are to allow members of the general public to walk, run, jog, and otherwise use the Trails to access the Harlinsdale Bridge and/or other trails that connect to the Trails from adjoining properties, and to allow FOFP and its agents to construct the Improvements and perform any other obligations hereunder.

2. Maintenance. Williamson County shall continue to maintain the Trails pursuant to its existing License Agreement with Chestnut Bend, provided, that if Williamson County ceases for any reason to maintain the Trails in a safe and sound condition, then the City, at its sole discretion and without obligation, may take appropriate actions to insure that the Trails are maintained in a safe and sound condition. Chestnut Bend shall be responsible for any maintenance of the Trails not performed by Williamson County or the City.

3. Monument Construction and Beautification Work. FOFP shall undertake, at its expense and subject to City requirements, to cause improvements to be made at three trailhead locations identified on Schedule 3 hereto, which locations are generally at Walden Drive, Pond View Court, and the Community Gateway entrance. Included within those trailhead improvements will be a stone monument and the black horse fence as shown on Schedule 3. Additionally, FOFP, at its expense and subject to City regulations, will install Franklin Trails signage commemorating Chestnut Bend as a Franklin Trails neighborhood within the City of Franklin.

4. Build Out of Additional Trail. FOFP, at its expense and subject to City regulations, shall build out approximately forty (40) feet of 12-inch asphalt trail with a recommended 12 foot wide connecting the Trails to City property, all as depicted on schedule 4. Of the forty feet, approximately 22.5 feet of the additional trail build out shall be located on common area owned by Chestnut Bend, with the remaining portion being located on property owned by the City. The additional trail buildout shall accommodate trail access to the Harlinsdale Bridge.

5. Overlook. FOFP, at its expense and subject to City regulations, shall construct a river overlook, all as depicted on Schedule 5.

6. Costs, Design, Etc. FOFP shall bear the cost of construction, design, and permitting incurred with the Improvements. None of Chestnut Bend, Williamson County, nor the City shall be responsible for such costs and expenses.

7. Gifting of Improvements. After completion, FOFP will gift to Chestnut Bend all Improvements located on property owned by Chestnut Bend, and will gift to the City all Improvements located on property owned by the City. There is no conveyance of any real property to FOFP, but FOFP and its agents shall have access as necessary to the Trail Area to construct the Improvements and perform any other obligations hereunder.

8. Miscellaneous Provisions. The work to be performed shall be conducted as soon as is possible after the date in this Agreement except for those improvements which are solely dependent on certain acts of the City of Franklin and Williamson County. In these instances, the related work shall be

WILLIAMSON COUNTY, TENNESSEE

By: _____

Title: County Mayor

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be County Mayor (or other officer authorized to execute the instrument) of WILLIAMSON COUNTY, TENNESSEE, the within named bargainer, a _____, and that he as such County Mayor executed the foregoing instrument for the purposes therein contained, by signing the name of the County by himself as County Mayor.

Witness my hand and official seal, at Office in Franklin, this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____

FRIENDS OF FRANKLIN PARKS

By: _____

Title: President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of FRIENDS OF FRANKLIN PARKS, the within named bargainor, a _____, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by himself as President.

Witness my hand and official seal, at Office in Franklin, this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____

Attest:

CITY OF FRANKLIN, TENNESSEE

ERIC S. STUCKEY,
City Administrator

BY: _____
Ken Moore, Mayor

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said County and State, personally appeared KEN MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mayor (or other officer authorized to execute the instrument) of City of Franklin, Tennessee, the within named bargainor, a _____, and that he as such Mayor executed the foregoing instrument for the purposes therein contained, by signing the name of the City of Franklin, Tennessee by himself as Mayor.

Witness my hand and official seal, at Office in Franklin, this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____



File #: 20-0969

DATE: November 4, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lanaii Benne, Asst. City Recorder
Angie Johnson, Deputy Assistant City Recorder

SUBJECT:

Consideration Of Ordinance 2020-22, An Ordinance To Amend Title 1, Chapter 1 Of Franklin Municipal Code Regarding The Board Of Mayor And Aldermen Adjusting Minute Review, Meeting Dates And Location.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Ordinance 2020-22, An Ordinance To Amend Title 1, Chapter 1 Of Franklin Municipal Code Regarding The Board Of Mayor And Aldermen.

BACKGROUND/STAFF COMMENTS:

The purpose of Ordinance 2020-22 is to update the procedures and processes around the Board of Mayor and Aldermen meetings to reflect the current needs and available technology. The changes are very minor, but will allow for much more flexibility.

The Board of Mayor and Aldermen typically meet the second and forth Tuesdays of each month at City Hall, except for the months of July and December. By updating the code to reflect two regular meetings a month rather than one regular meeting and one special meeting, staff will have more flexibility in how agendas are produced and published. This flexibility will not only allow for a reduction in publication costs, it will also simplify the agenda process. The change in regular meeting days will not prevent the Board from canceling meetings, as necessary. The Board will also be allowed to meet at an alternate location other than City Hall, if the need arises.

As available technology continues to change and expand over time, it is necessary to allow for more flexibility regarding how minutes are recorded and delivered for Board review. Changes in current practices are not expected to occur immediately.

FINANCIAL IMPACT:

Publication costs may be reduced.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Ordinance 2020-22.

ORDINANCE NO. 2020-22

**AN ORDINANCE TO AMEND TITLE 1, CHAPTER 1 OF FRANKLIN MUNICIPAL CODE
REGARDING THE BOARD OF MAYOR AND ALDERMEN**

WHEREAS, the City of Franklin Charter Article V, Section 2 allows for meeting times to be set by Ordinance; and

WHEREAS, the standard meetings times of the Board of Mayor and Aldermen are the second and fourth Tuesdays of the month; and

WHEREAS, it is necessary to provide the Board of Mayor and Aldermen the flexibility to meet in an alternate location when city hall is not available due to foreseen and unforeseen circumstances; and

WHEREAS, it is necessary to provide proper and flexible recording of the Board of Mayor and Aldermen meetings and actions as the Recorder's Office staff changes over time based on the needs of the city; and

WHEREAS, advances in technology provides efficient and immediate communication and distribution of meeting minutes to the Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Aldermen believe it is in the best interest of the City of Franklin to amend Sections 1-101 and 1-105 of Title 1 of Franklin Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee:

SECTION I. That Title 1, Chapter 1, Section 1-101 of Franklin Municipal Code be amended as follows:

Sec. 1-101. - Time and place of regular meetings.

The board of mayor and aldermen shall hold regular monthly meetings at 7:00 p.m. on the second and fourth Tuesdays of each month at the city hall or designated location.

SECTION II. That Title 1, Chapter 1, Section 1- 105 of Franklin Municipal Code be amended as follows:

Sec. 1-105. - Minutes.

- (1) At all meetings of the board of mayor and aldermen, minutes shall be taken.
- (2) Within ten days after each regular or special meeting of the Board of Mayor and Aldermen of the City of Franklin, Tennessee, the City Recorder's Office shall cause to be delivered to each member of the board, the minutes taken or transcribed of the regular or special meeting. At each regular meeting of the board of mayor and aldermen, the mayor shall give each member of the board an opportunity to make changes, corrections, or revisions to the minutes of the last regular meeting of the board and to the minutes of any special meeting of the board held subsequent to the last regular meeting. Upon ascertaining whether any member of the board desires to make changes, corrections, or revisions, the

mayor shall entertain motions to approve each set of minutes either as presented or as presented and changed, corrected, or revised.

(3) Subsequent to action by the board of mayor and aldermen, the minutes, as approved, shall be entered in the minute journal located in the office of the city recorder.

SECTION IV. BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that this Ordinance shall repeal any ordinance or parts of any ordinance in conflict herewith, and shall take effect immediately after its passage on second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY:

ERIC S. STUCKEY
CITY ADMINISTRATOR

BY:

DR. KEN MOORE
MAYOR

PASSED FIRST READING

PASSED SECOND READING

Approved as to Form:

Sauna R. Billingsley, City Attorney

ORDINANCE NO. 2020-22

**AN ORDINANCE TO AMEND TITLE 1, CHAPTER 1 OF FRANKLIN MUNICIPAL CODE
REGARDING THE BOARD OF MAYOR AND ALDERMEN**

WHEREAS, the City of Franklin Charter Article V, Section 2 allows for meeting times to be set by Ordinance; and

WHEREAS, the standard meetings times of the Board of Mayor and Aldermen are the second and fourth Tuesdays of the month; and

WHEREAS, it is necessary to provide the Board of Mayor and Aldermen the flexibility to meet in an alternate location when city hall is not available due to foreseen and unforeseen circumstances; and

WHEREAS, it is necessary to provide proper and flexible recording of the Board of Mayor and Aldermen meetings and actions as the Recorder's Office staff changes over time based on the needs of the city; and

WHEREAS, advances in technology provides efficient and immediate communication and distribution of meeting minutes to the Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Aldermen believe it is in the best interest of the City of Franklin to amend Sections 1-101 and 1-105 of Title 1 of Franklin Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee:

SECTION I. That Title 1, Chapter 1, Section 1-101 of Franklin Municipal Code be amended as follows:

Sec. 1-101. - Time and place of regular meetings.

The board of mayor and aldermen shall hold regular monthly meetings at 7:00 p.m. on the second ~~and fourth~~ Tuesdays of each month at the city hall ~~or designated location~~.

SECTION II. That Title 1, Chapter 1, Section 1- 105 of Franklin Municipal Code be amended as follows:

Sec. 1-105. - Minutes.

- (1) At all meetings of the board of mayor and aldermen, minutes shall be taken ~~by a recording secretary~~.
- (2) Within ten days after each regular or special meeting of the Board of Mayor and Aldermen of the City of Franklin, Tennessee, the ~~recording-secretary~~ City Recorder's Office shall cause to be ~~mailed or hand~~ delivered to each member of the board, the minutes taken or transcribed of the regular or special meeting. At each regular meeting of the board of mayor and aldermen, the mayor shall give each member of the board an opportunity to make changes, corrections, or revisions to the minutes of the last regular meeting of the board and to the minutes of any special meeting of the board held

subsequent to the last regular meeting. Upon ascertaining whether any member of the board desires to make changes, corrections, or revisions, the mayor shall entertain motions to approve each set of minutes either as ~~mailed-out presented~~ or as ~~mailed-out presented~~ and changed, corrected, or revised.

(3) Subsequent to action by the board of mayor and aldermen, ~~the recording secretary shall enter~~ the minutes, as approved, ~~shall be entered~~ in the minute journal located in the office of the city recorder.

SECTION IV. BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that this Ordinance shall repeal any ordinance or parts of any ordinance in conflict herewith, and shall take effect immediately after its passage on second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY:

ERIC S. STUCKEY
CITY ADMINISTRATOR

BY:

DR. KEN MOORE
MAYOR

PASSED FIRST READING

PASSED SECOND READING

Approved as to Form:

Shauna R. Billingsley, City Attorney



City of Franklin

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

File #: 20-01143

DATE: November 11, 2020

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Paul Holzen, Director of Engineering
Emily Wright, Planning Director

SUBJECT:

*Consideration Of Resolution 2020-172, A Resolution Providing Next Steps Related To The Road Network And/Or Future Land Uses In The West Harpeth Area, Defined As The Area Generally West Of The New Section Of Mack Hatcher Parkway, Between Hillsboro Road And Highway 96 West.

WS 9/8/20

BOMA 9/22/20, Deferred to 10/27/20, 7-0

WS 10/13/20; 10/27/20; 11/20/20

BOMA 10/27/20, Deferred to 11/10/20 7-1

BOMA 11/10/20, Deferred to 11/24/20 7-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) regarding recent citizen and property owner inquiries related to the future extension of public infrastructure and land uses within the northwestern quadrant of the City of Franklin and within the City's Urban Growth Boundary, North of Highway 96 West, West of Hillsboro Road, and generally west of the new section of Mack Hatcher Parkway.

BACKGROUND/STAFF COMMENTS:

Update for 11/24/20 BOMA Work Session and Meeting

On 11/16/20 City staff met with many of the West Basin property owners and representatives. The property owners expressed their desires for type of development and intensities for each individual property. Many of the property owners with properties outside the City limits stated desires for lower overall density than what is currently allowed by the land use policy. Property owners within the City expressed different, unique visions. Nearly all property owners would like the major road network to be updated to eliminate planned thoroughfares and would like the City to reexamine the necessary sewer infrastructure and reroute the sewer based on development needs.

In order to evaluate and accomplish these desires, staff recommends an updated Option B on Resolution 2020-172, which would direct staff to study the planned transportation and sewer infrastructure for properties in the West Drainage Basin, which would foremost include an

analysis of reducing or eliminating planned infrastructure, as requested. Simultaneously, staff would evaluate and prepare Envision Franklin amendments that would link the potential changes in planned infrastructure to land uses and policies for development intensity that could then be supported, continuing the tie between land use and planned infrastructure as a best practice that has typically been accomplished with Franklin's planning efforts. This land use/intensity evaluation would not be as comprehensive in subject matter or public outreach as a full Small Area planning effort and would be limited to a guiding policy for overall density and major land uses.

The estimated timeline to complete this revised Option B is approximately 6 months total, broken down as follows: (1) Property owners within the West drainage basin would submit an exhibit of their desired land uses/development intensities, if known, by no later than January 15, 2021; (2) Staff will model and evaluate sewer and major transportation infrastructure based on the submittal in Step (1) and make recommended changes to the Sewer Basin Plan, Connect Franklin (the Comprehensive Transportation Network Plan), and Envision Franklin (the Land Use Plan), by April 15, 2021; (3) Proposed updates to the plans listed in Step 2 will be presented at a neighborhood meeting in April/early May, as required with Envision Franklin amendments, and they will be presented at a Joint Conceptual Workshop for discussion by the BOMA and FMPC in April/May; (4) Consideration of the Connect Franklin and Envision Franklin amendments will occur at the June Planning Commission meeting, as permitted by the FMPC bylaws. Property owners that want to pursue annexation into the City of Franklin could initiate this process while the work associated with Option B is being completed. The Board would likely not make a final determination regarding annexation until land use and infrastructure plans are updated.

Previous background information

Recently, there have been a number of conversations with property owners and representatives of parcels located in the West Sanitary Sewer Basin regarding potential future development and infrastructure. This led to a discussion with the City of Franklin Board of Mayor and Aldermen during their August 11, 2020 Work Session regarding a variety of ideas and expectations regarding the future alignment of a section of Old Charlotte Pike and the type and intensity of future development in this area of the City and County. Currently, the City of Franklin's Land Use Plan, Envision Franklin, designates this area as the Conservation Subdivision Design Concept, and the City's Comprehensive Transportation Network Plan (Connect Franklin) includes a general alignment for Old Charlotte Pike. In order for the City to effectively plan for the extension of public infrastructure and provide property owners and interested citizens meaningful guidance regarding the City's vision for this area, staff has drafted the enclosed Resolution 2020-172 that affords the Board of Mayor and Aldermen the opportunity to provide guidance to citizens and staff on the Board's vision for this area. This Resolution was placed on the Board of Mayor and Aldermen meeting agenda scheduled for Tuesday, September 22, 2020 for consideration and deferred to the October 27, 2020 meeting. Discussion of the item also occurred at the October 13, 2020 BOMA work session and is planned for further discussion at the October 27, 2020 BOMA work session before being considered at the voting meeting on the 27th.

Based on guidance from BOMA at various points of discussion, Resolution 2020-172 has been revised by staff multiple times. Please see the attached Resolution for the updated options resulting from the October 13, 2020 work session discussion. The three options currently in the Resolution are summarized as:

A) Recommend that only the City's Comprehensive Transportation Network Plan (Connect Franklin) be amended by the Franklin Municipal Planning Commission to show a new alignment for the Old Charlotte Pike extension (Project 93), a minor collector, as Shown in Exhibit A.

B) Request that only infrastructure plans, inclusive of sewer plans and the transportation network within the City's Comprehensive Transportation Network Plan (Connect Franklin), be revisited and updated, with public engagement, for properties located within the West Drainage Basin.

C) Request that a Small Area Plan be completed for properties within the West Harpeth Area (the area generally west of the new section of Mack Hatcher Parkway, between Hillsboro Road and Highway 96 West) that is currently designated as Conservation and Conservation Subdivision Design Concepts in Envision Franklin, inclusive of public engagement on future land use, local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure, with details to guide future development in the area.

Small Area Plans are considered by state law as a part of the overall land use plan and therefore will be approved by the Planning Commission. However, during the approval process, BOMA and Planning Commission will consider the Small Area Plan in a joint work shop. The Small Area Plan will be applied to future rezoning, zoning, and development plan requests, all of which will be finally decided by BOMA.

For any of the three options, the Resolution includes language that would restrict new annexation, rezoning, and development plan submittals for properties in the applicable area of study until the selected option/next step is completed and approved by the applicable City review body.

FINANCIAL IMPACT:

Until the Board of Mayor and Aldermen provides direction, determining the short and long term financial impact is difficult. However, in the event the Board of Mayor and Aldermen decides to pursue Option B or Option C, staff would proceed with identifying the scope of work and determining whether additional outside services should be engaged to assist with this project or if staff has the resources to undertake and complete this project in a timely manner.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2020-172, with Option B selected.

RESOLUTION NO. 2020-172

A RESOLUTION PROVIDING NEXT STEPS RELATED TO THE ROAD NETWORK AND/OR FUTURE LAND USES IN THE WEST HARPETH AREA, DEFINED AS THE AREA GENERALLY WEST OF THE NEW SECTION OF MACK HATCHER PARKWAY, BETWEEN HILLSBORO ROAD AND HIGHWAY 96 WEST.

WHEREAS, certain property owners within the West Sanitary Sewer Basin generally located in the City of Franklin's Urban Growth Boundary adjacent to the City of Franklin's western corporate limits north of Highway 96 West have requested consideration to be annexed; and

WHEREAS, during a variety of discussions with owners, family members, and representatives of these parcels, which included discussions with the City of Franklin Board of Mayor and Aldermen during their August 11, 2020, October 13, 2020, and November 10, 2020 Worksessions, and a meeting with City staff and a majority of property owners on November 16, 2020, a variety of ideas and expectations were shared regarding the future horizontal alignment of a section of Old Charlotte Pike and the type and intensity of future development in this area of the City and County; and

WHEREAS, two of the ideas and expectations shared during the August 11, 2020, Worksession included: 1) removing Old Charlotte Pike as a minor collector from the City of Franklin's Comprehensive Transportation Network Plan (Connect Franklin) and 2) approving the horizontal alignment of Old Charlotte Pike as illustrated on Exhibit A, have evolved during subsequent meetings; and

WHEREAS, while the City of Franklin's Land Use Plan, Envision Franklin, currently designates this area as the Conservation and Conservation Subdivision Design Concepts, and the City's Comprehensive Transportation Network Plan (Connect Franklin) includes a general alignment for Old Charlotte Pike, in order for City staff to effectively plan for the extension of public infrastructure and provide property owners and interested citizens meaningful guidance of the City's vision for this area, staff is seeking additional guidance from the Board of Mayor and Aldermen; and

WHEREAS, there has been public feedback related to land use, lot size, rural character, road network, and floodplain conditions and proposed floodplain modifications related to various potential development plans in the West Harpeth area; and

WHEREAS, based largely on the ideas and expectations expressed during the August 11, 2020, October 13, 2020, and November 10, 2020 BOMA work sessions, City staff requests the Board of Mayor and Aldermen provide additional guidance regarding the extension of public infrastructure and future development in this area by selecting one of the following options:

- A. Recommend that only the City's Comprehensive Transportation Network Plan (Connect Franklin) be amended by the Franklin Municipal Planning Commission to show a new alignment for the Old Charlotte Pike extension (Project 93), a minor collector, as Shown in Exhibit A. Annexation, rezoning, and development plan applications that are not currently in review for and eligible for consideration at the December 10th Planning Commission meeting shall not be accepted for properties within the applicable area of change until the amendment to the Comprehensive Transportation Network Plan (Connect Franklin) has been approved by the Franklin Municipal Planning Commission.
- B. Request that infrastructure plans, inclusive of sewer plans and the transportation network within the City's Comprehensive Transportation Network Plan (Connect Franklin), be revisited and updated, with property owner engagement, for properties located within the West Drainage

Basin. If the conclusion of the infrastructure updates reduces or eliminates the planned sewer lines and major transportation routes, Envision Franklin amendments shall correspond to link the infrastructure changes to the land uses and intensities that can be supported. Annexation, rezoning, and development plan applications that are not currently in review for and eligible for consideration at the December 10th Planning Commission meeting shall not be accepted for properties within the West Drainage Basin until updates to these guiding infrastructure and land use master planning documents have been completed and approved by the applicable City review body.

- C. Request that the Franklin Municipal Planning Commission complete a Small Area Plan for the entire West Harpeth area (the area generally west of the new section of Mack Hatcher Parkway, between Hillsboro Road and Highway 96 West) that is currently designated as the Conservation and Conservation Subdivision Design Concepts in Envision Franklin, inclusive of public engagement on future land use, local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure, with details to guide future development in the area. Annexation, rezoning, and development plan applications that are not currently in review for and eligible for consideration at the December 10th Planning Commission meeting shall not be accepted for properties within the study area until the Small Area Plan is completed and until associated amendments to Envision Franklin and the Comprehensive Transportation Network Plan (Connect Franklin) have been approved by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the Board of Mayor and Aldermen selects **Option B** and authorizes City staff to proceed accordingly.

BE IT IS SO RESOLVED AND DONE on this _____ day of _____, 2020

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____

Eric S. Stuckey
City Administrator/Recorder

BY: _____

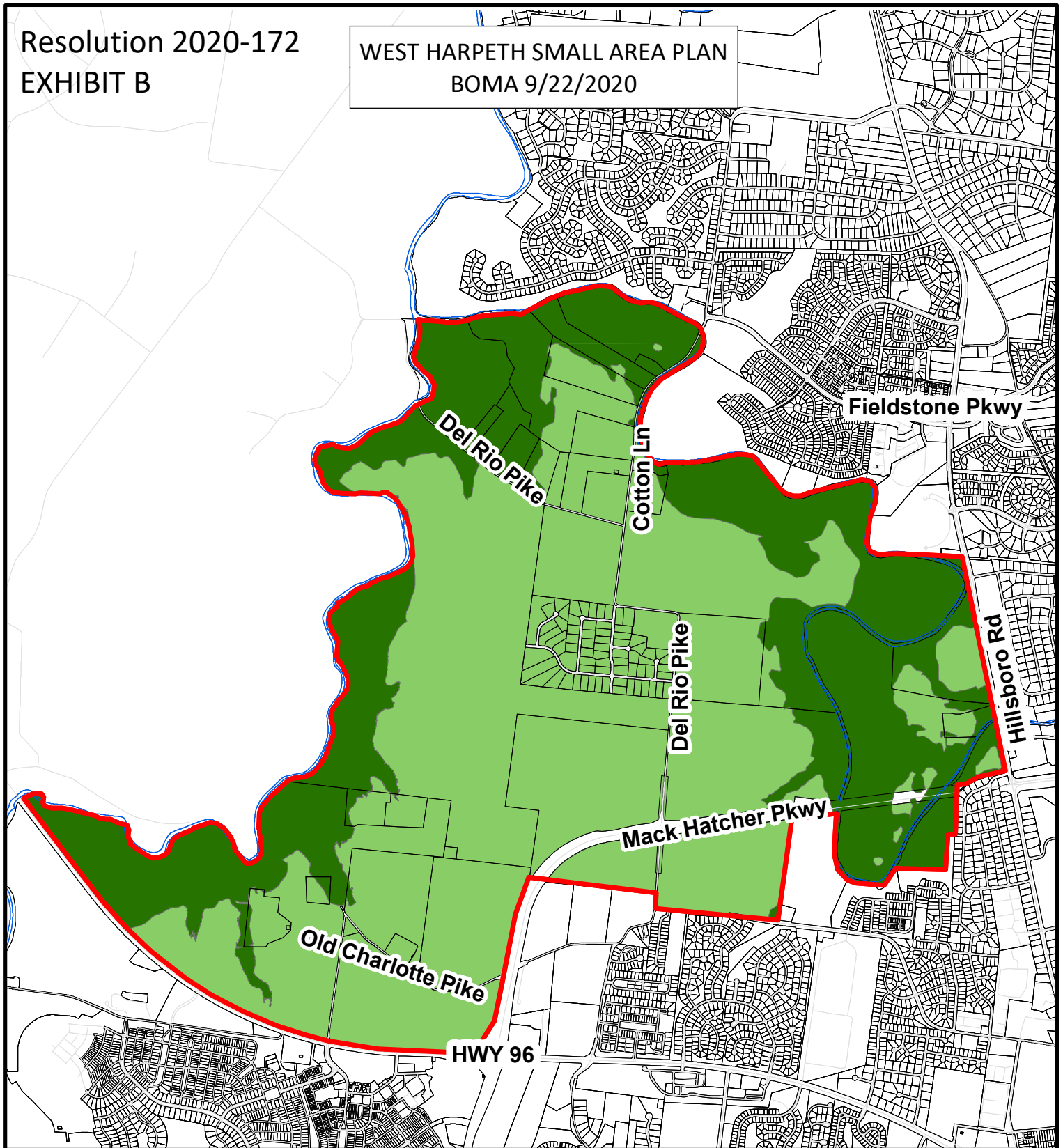
Dr. Ken Moore
Mayor

APPROVED AS TO FORM BY:

Sauna R. Billingsley, City Attorney



gamble design collaborative



Legend

- Project Boundary
- Harpeth River
- City Limits
- Conservation
- Conservation Subdivision
- Parcels



0 1 Miles

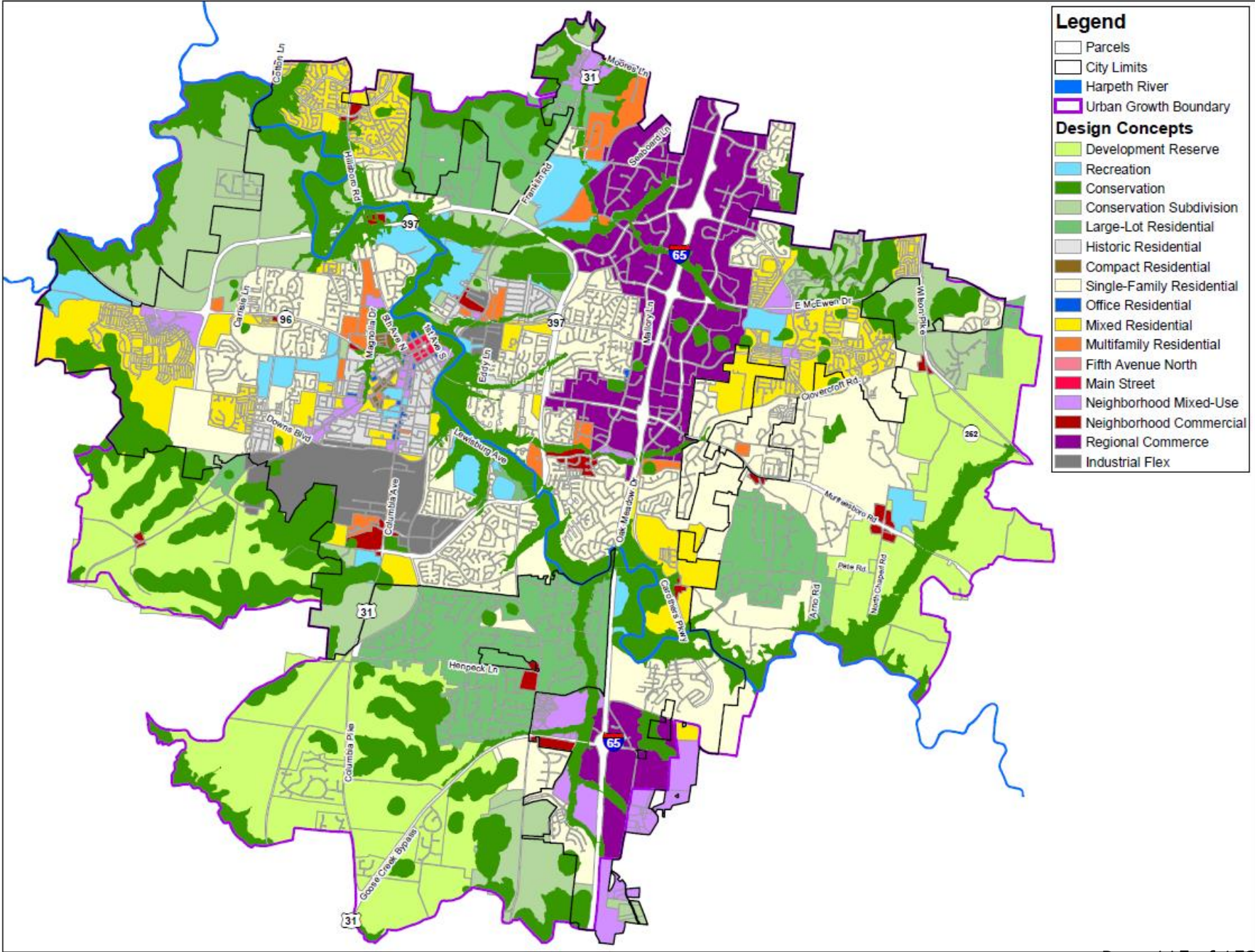
A scale bar with markings for 0 and 1 mile.

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

Envision Franklin Guiding Principle: 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.

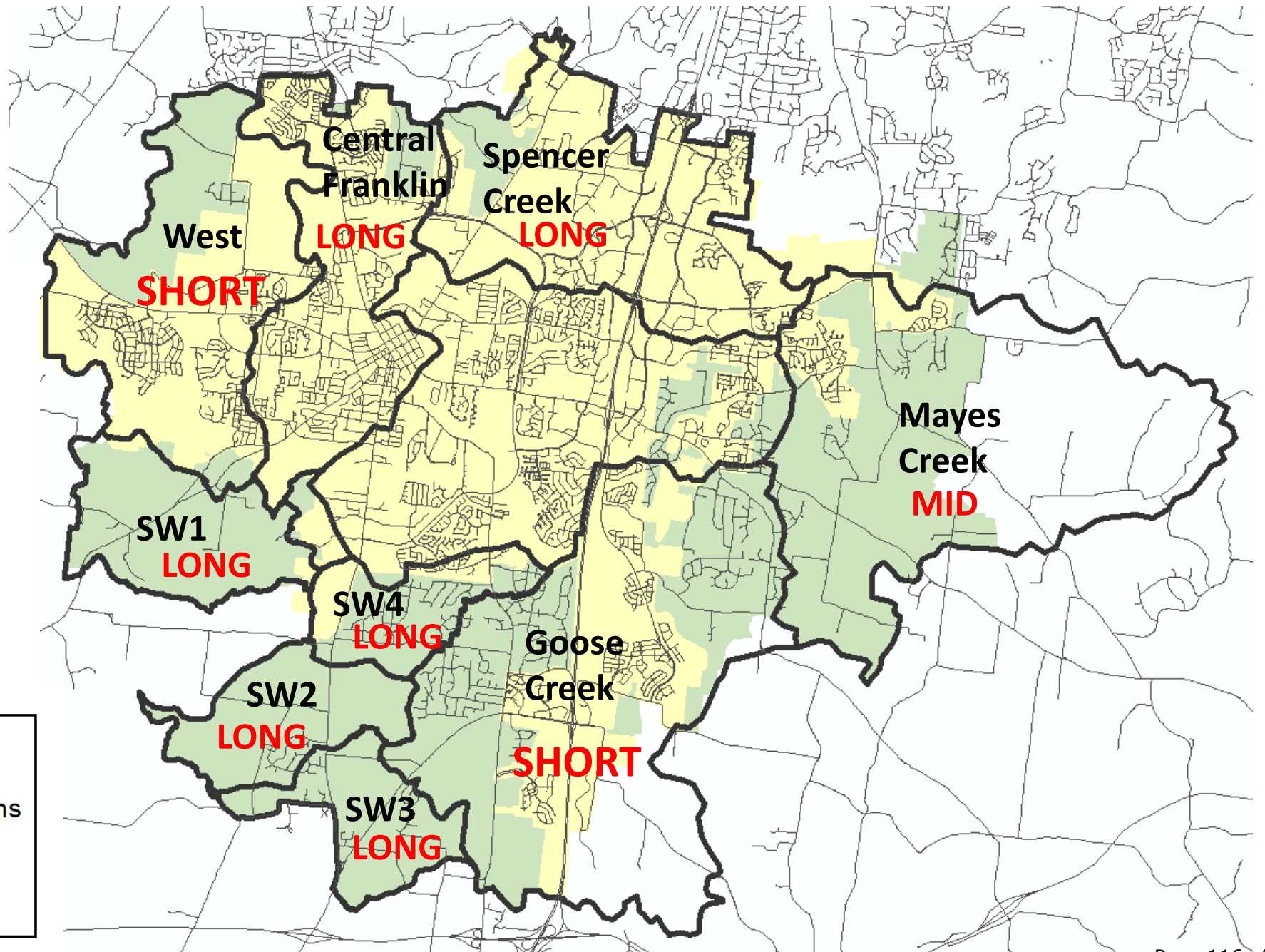
Design Concepts



Annexation Growth Capabilities

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

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



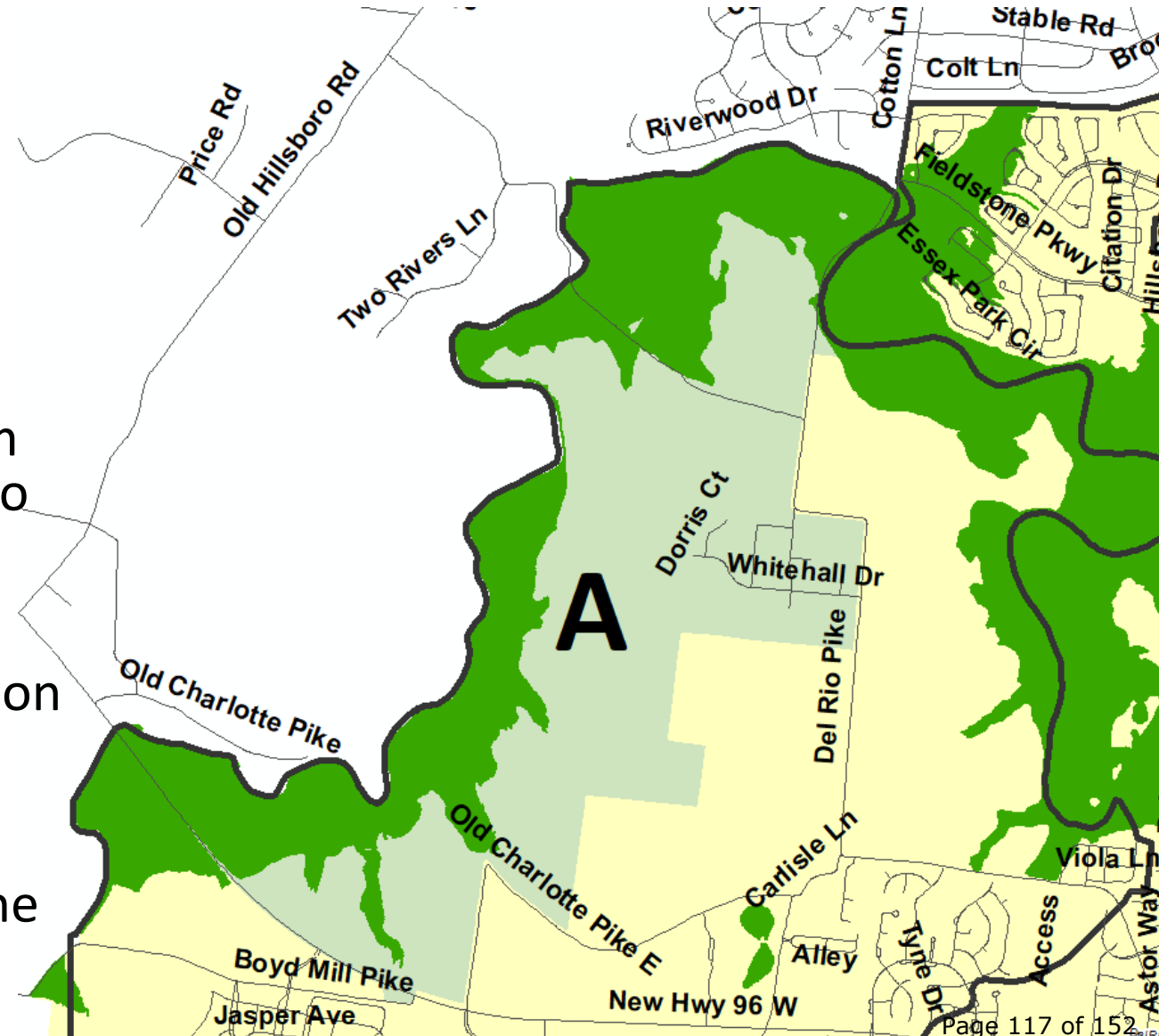
Legend

- Waste Water Drainage Basins
- City Limits
- Franklin UGB

Short-Term Capability

- Development Potential:
 - Significant developable area outside of floodplain
- Future Land Use:
 - Primarily 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 Parkway under construction
 - Del Rio Pike improvement is long-term
- Emergency Services:
 - Fire Station #8 (Westhaven) can serve the area adequately

A. West Basin

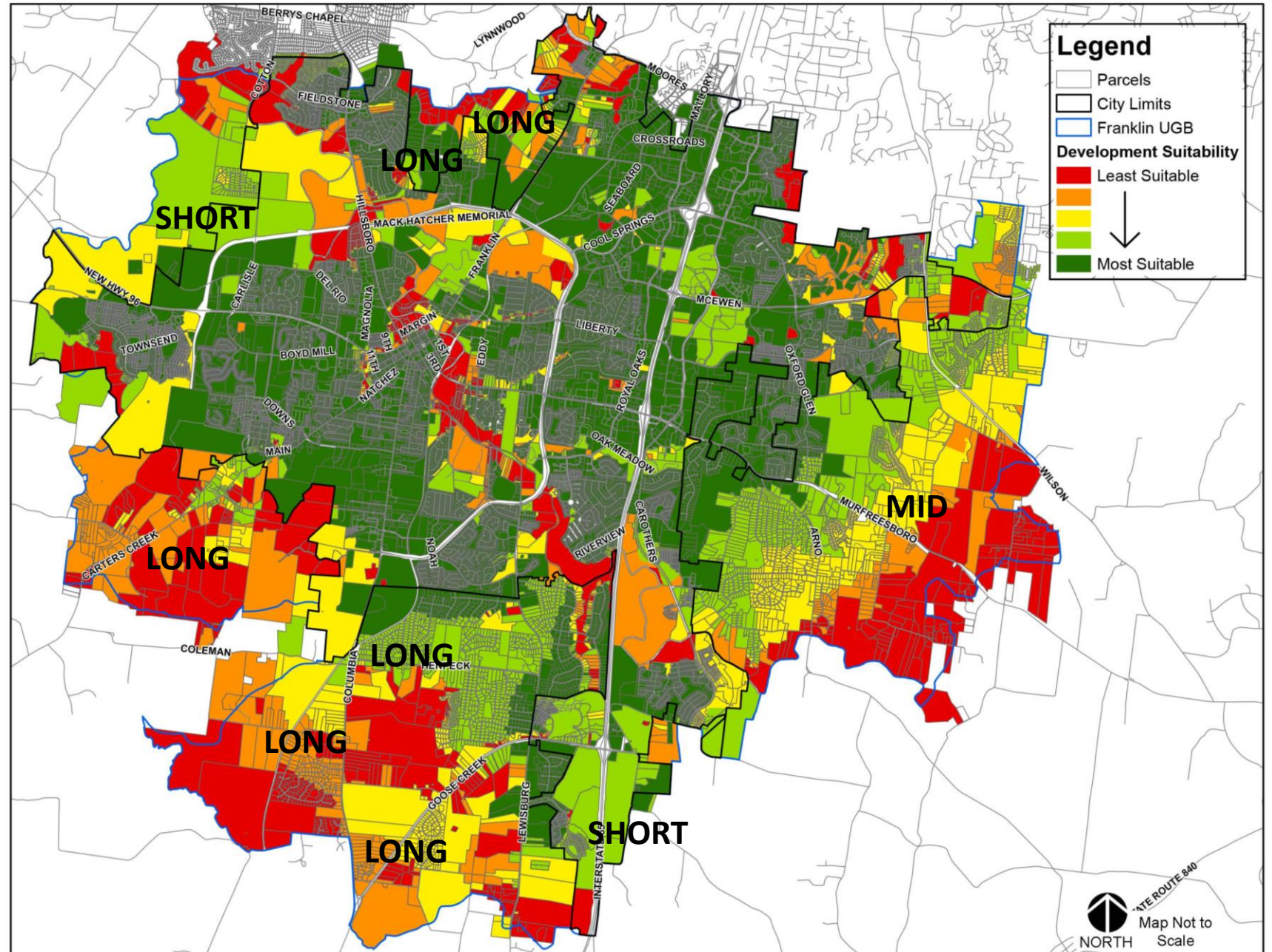


Annexation Capabilities

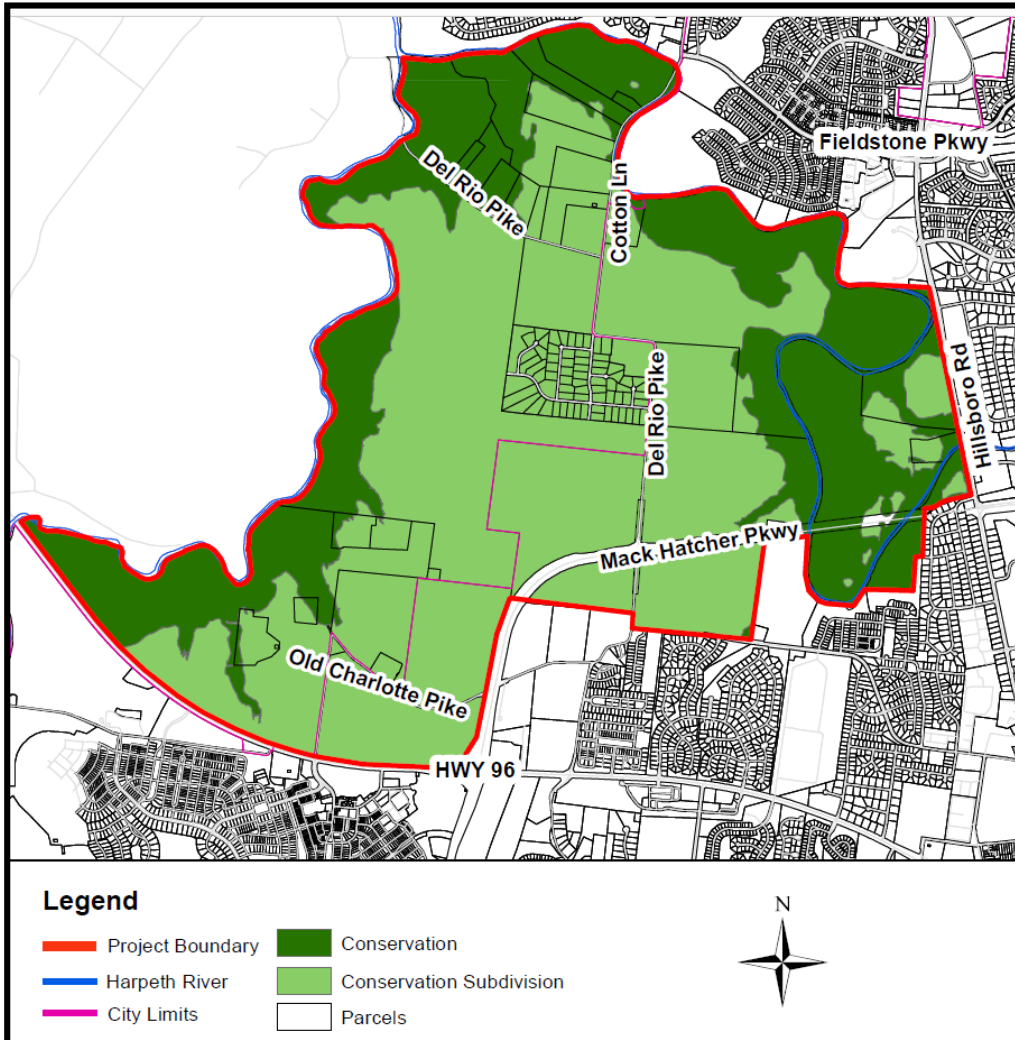
Short-, Mid-, or Long-Term Capability

Classification based on:

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



Conservation Subdivision Design Concept



Primarily Single Family Uses

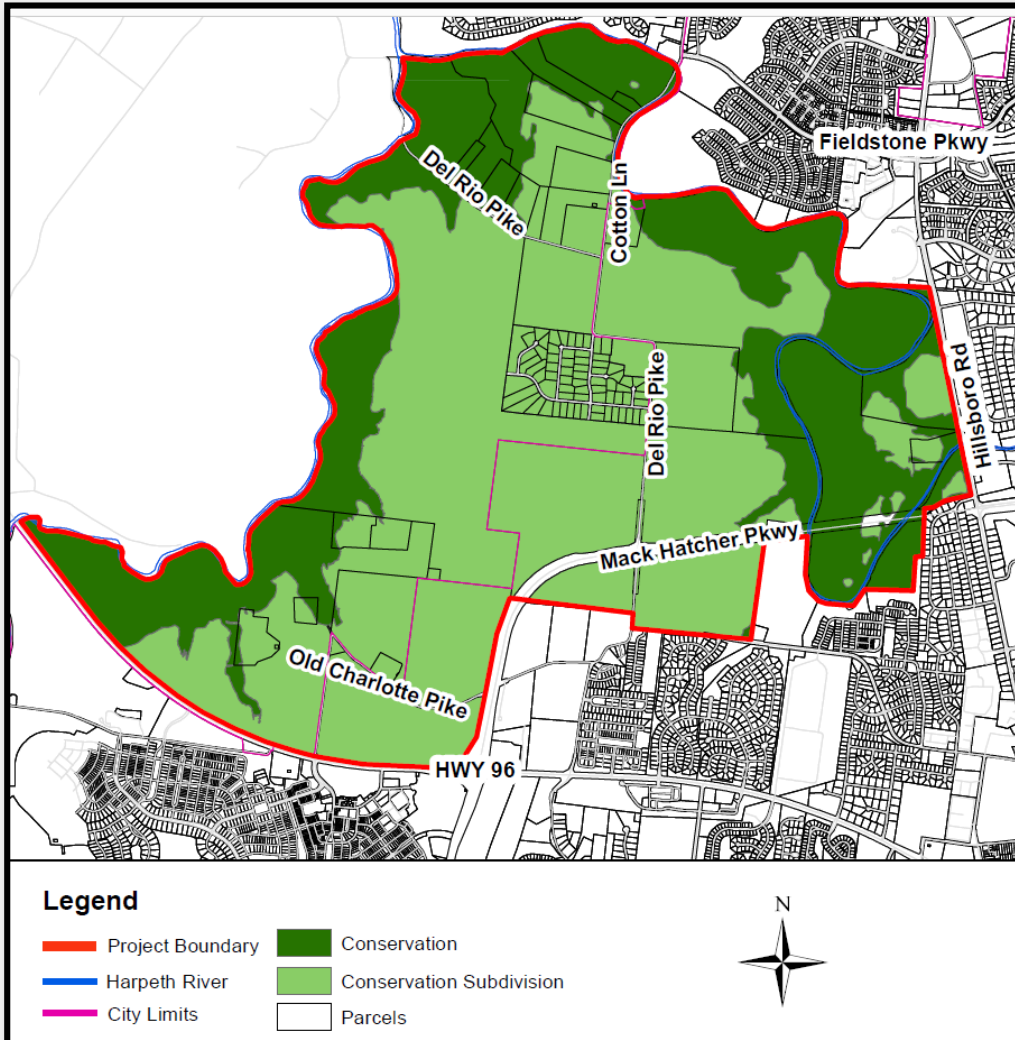
Secondary Uses include Duplexes, *Townhouses**, Big Houses, Farmstead Compound, Institutional, and Recreational

Minimum 50% Preserved Open Space

Includes natural features, scenic vistas, pastures, woodlands, amenities, and multi-use trail connections

Special Consideration for the NW Quadrant to allow townhouses and also local commercial uses at the future intersection of Del Rio Pike and Mack Hatcher Parkway. New development shall enhance and improve the street network.

Conservation Design Concept



Primary Use is Recreation

Contemplates as little development and disturbances as possible to protect environmental features

The Conservation Design Concept in the West Harpeth Area includes floodplains and floodways.

A coordinated pedestrian system should be provided that will connect the entire Conservation Design Concept throughout the City and to adjacent uses/properties, and streets.

West Harpeth Other Considerations

Scenic Corridor Overlay

150' setback off Mack Hatcher Parkway, Del Rio Pike, and Old Charlotte Pike

Parkland Dedication Implications

Contiguous Open Space & Multi-Use Trails

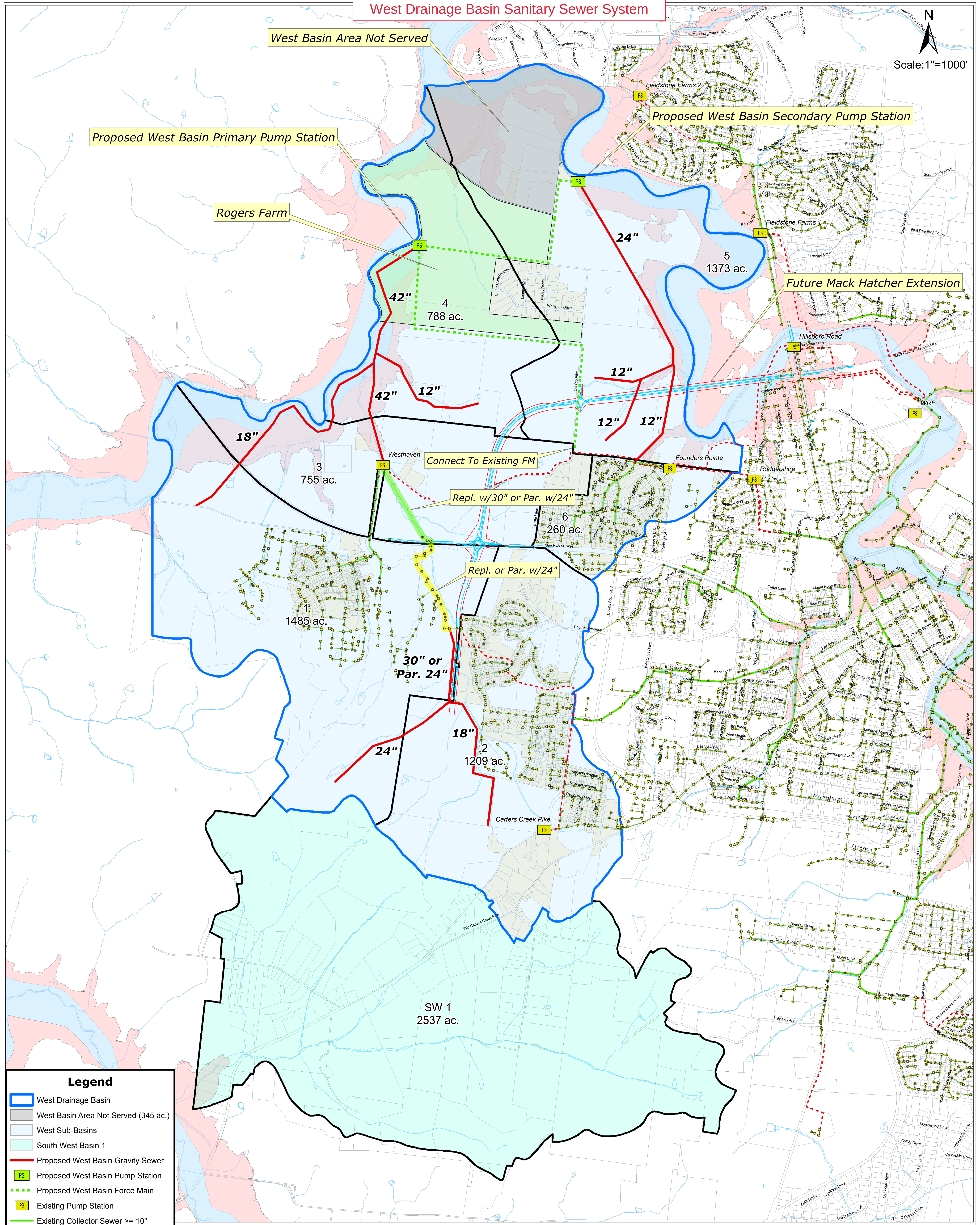
Zoning Requests will likely be to the Planned District (PD)





BOMA Approved Exhibit
Resolution 2013-19
West Drainage Basin Sanitary Sewer System

N
Scale: 1"=1000'



City of Franklin, TN
West Drainage Basin
Exhibit B-1



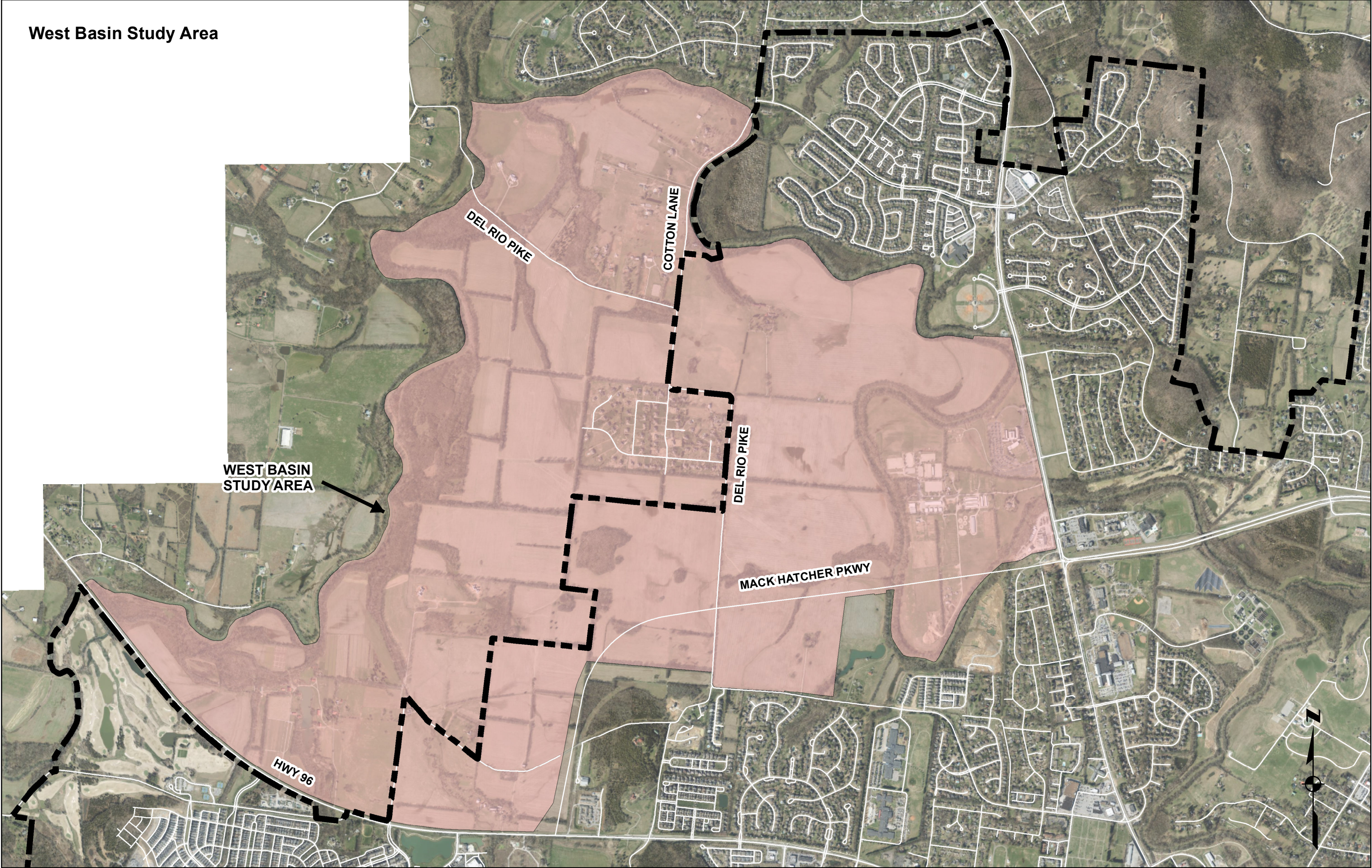
2995 Sidco Drive
Nashville, TN 37204
615.383.1113
Fax: 615.386.8469
ssr-inc.com



Site Data:	
Gross Site Area:	400.35 AC
100 Year Flood Plain Area:	102.5 AC = 25.6% of Gross Site Area
Open Space Area:	99.35 AC = 24.8% of Gross Site Area
Total Provided Open Space:	201.84 AC = 50.4% of Gross Site Area
Min. Required Open Space:	200.2 AC = 50.0% of Gross Site Area
Lot Data:	
53' Del Webb Lots Shown:	442
67' Del Webb Lots Shown:	336
Total Lot Count Shown:	778
Development Density:	1.94 DU/A

Imagine if we had approved this Development and required the construction of this new roadway.

West Basin Study Area



WEST BASIN
STUDY AREA

HWY 96

DEL RIO PIKE

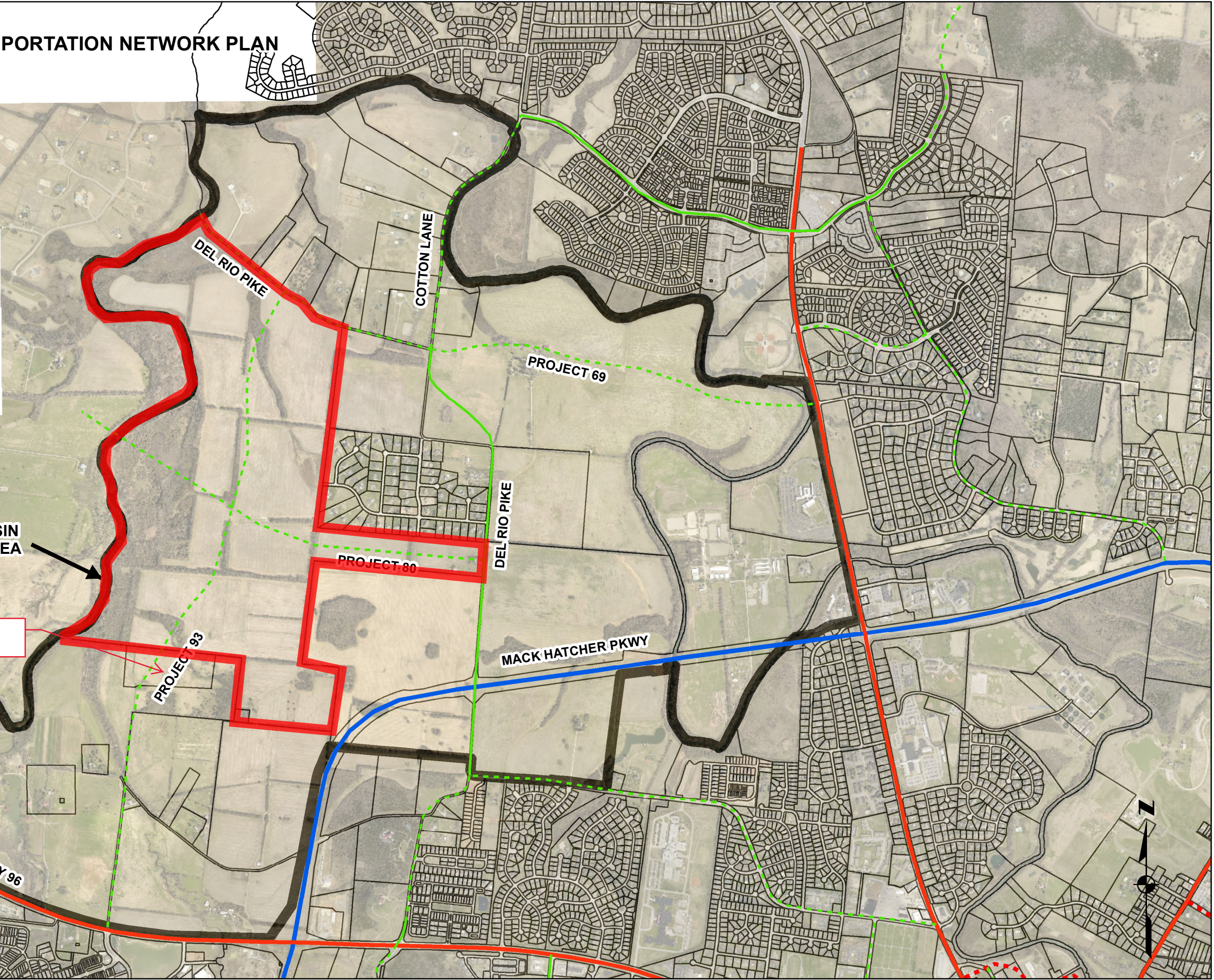
COTTON LANE

DEL RIO PIKE

MACK HATCHER PKWY

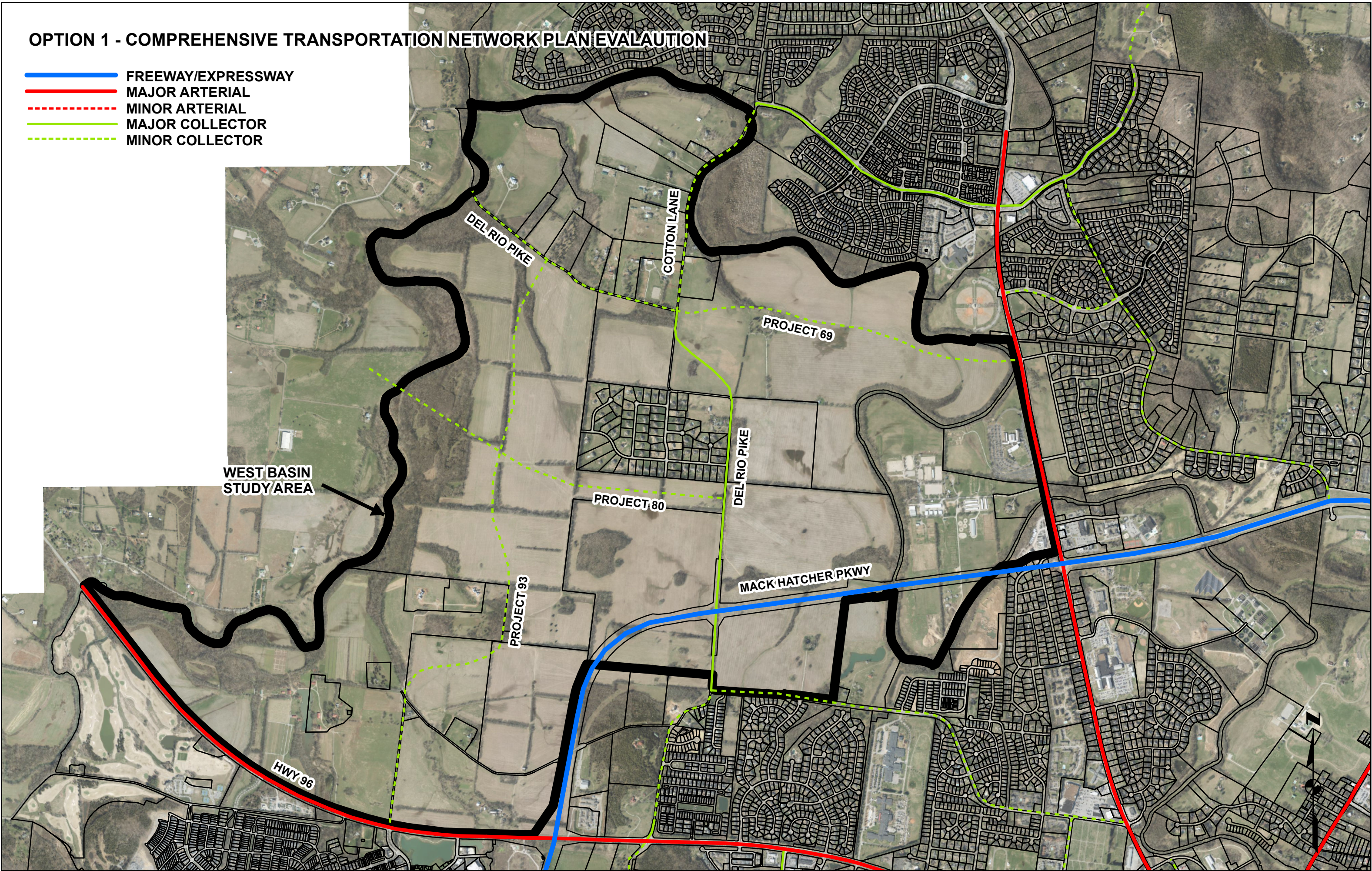
2016 COMPREHENSIVE TRANSPORTATION NETWORK PLAN

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



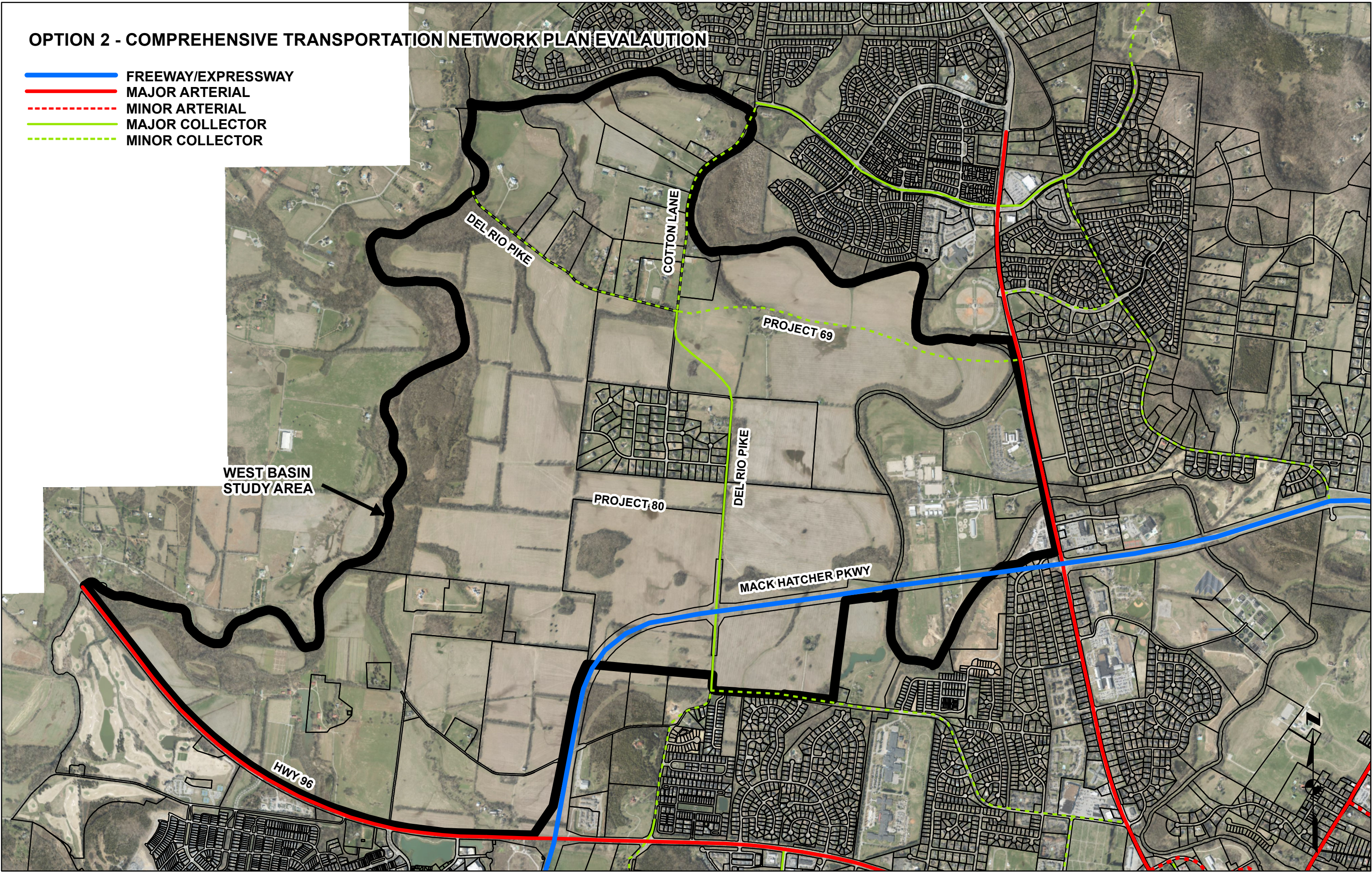
OPTION 1 - COMPREHENSIVE TRANSPORTATION NETWORK PLAN EVALAUTION

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



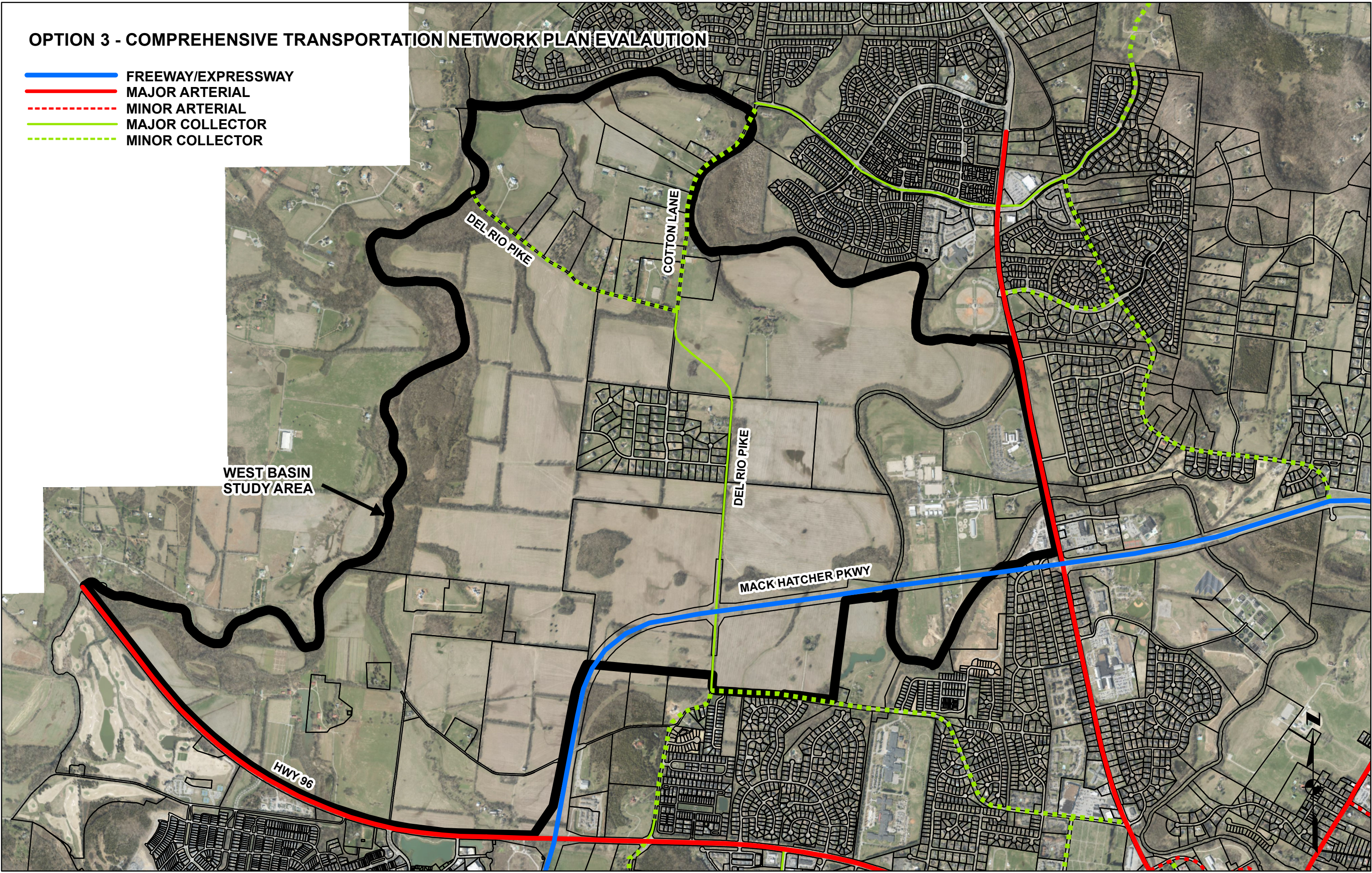
OPTION 2 - COMPREHENSIVE TRANSPORTATION NETWORK PLAN EVALAUTION

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



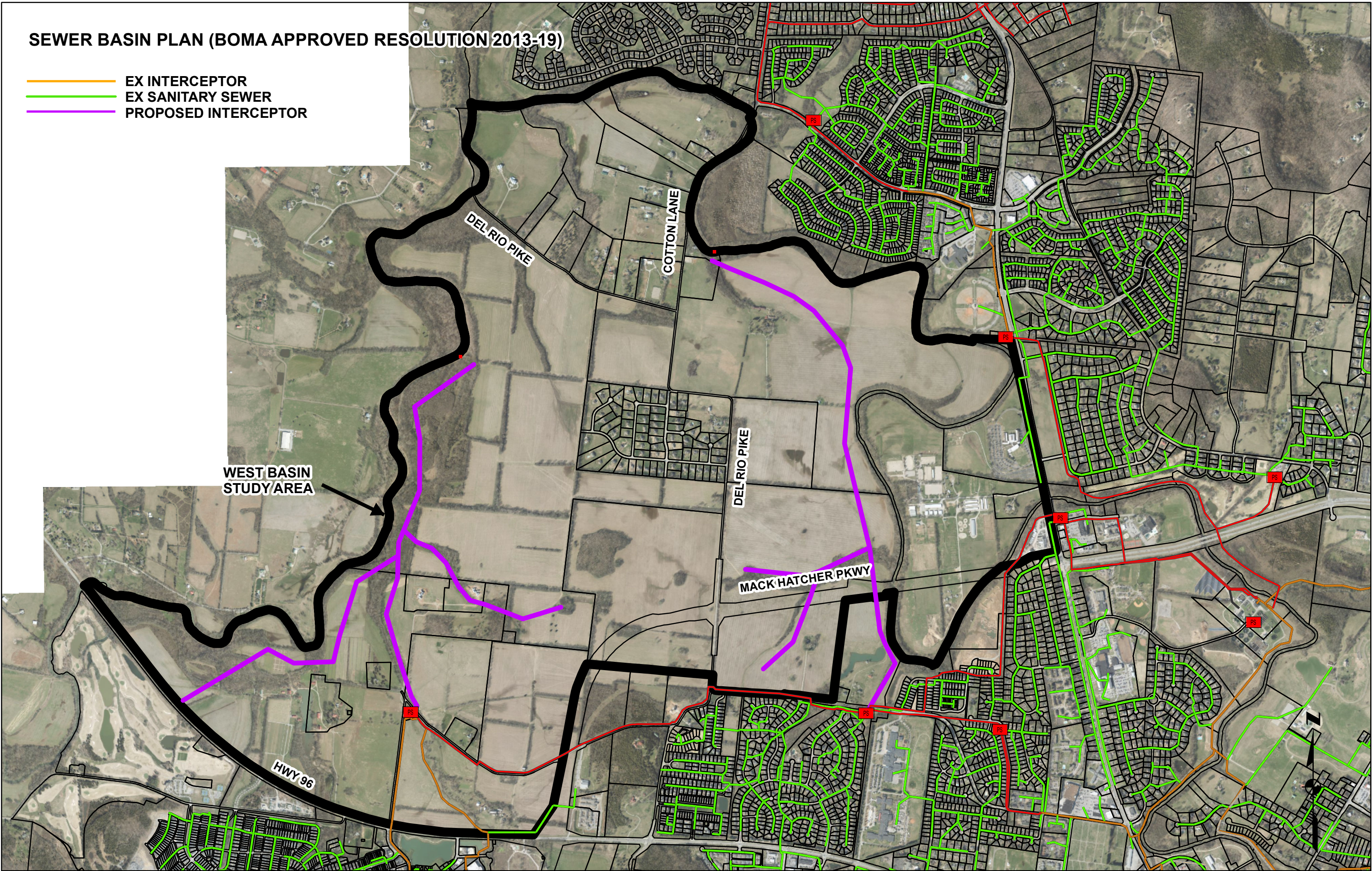
OPTION 3 - COMPREHENSIVE TRANSPORTATION NETWORK PLAN EVALAUTION

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



SEWER BASIN PLAN (BOMA APPROVED RESOLUTION 2013-19)

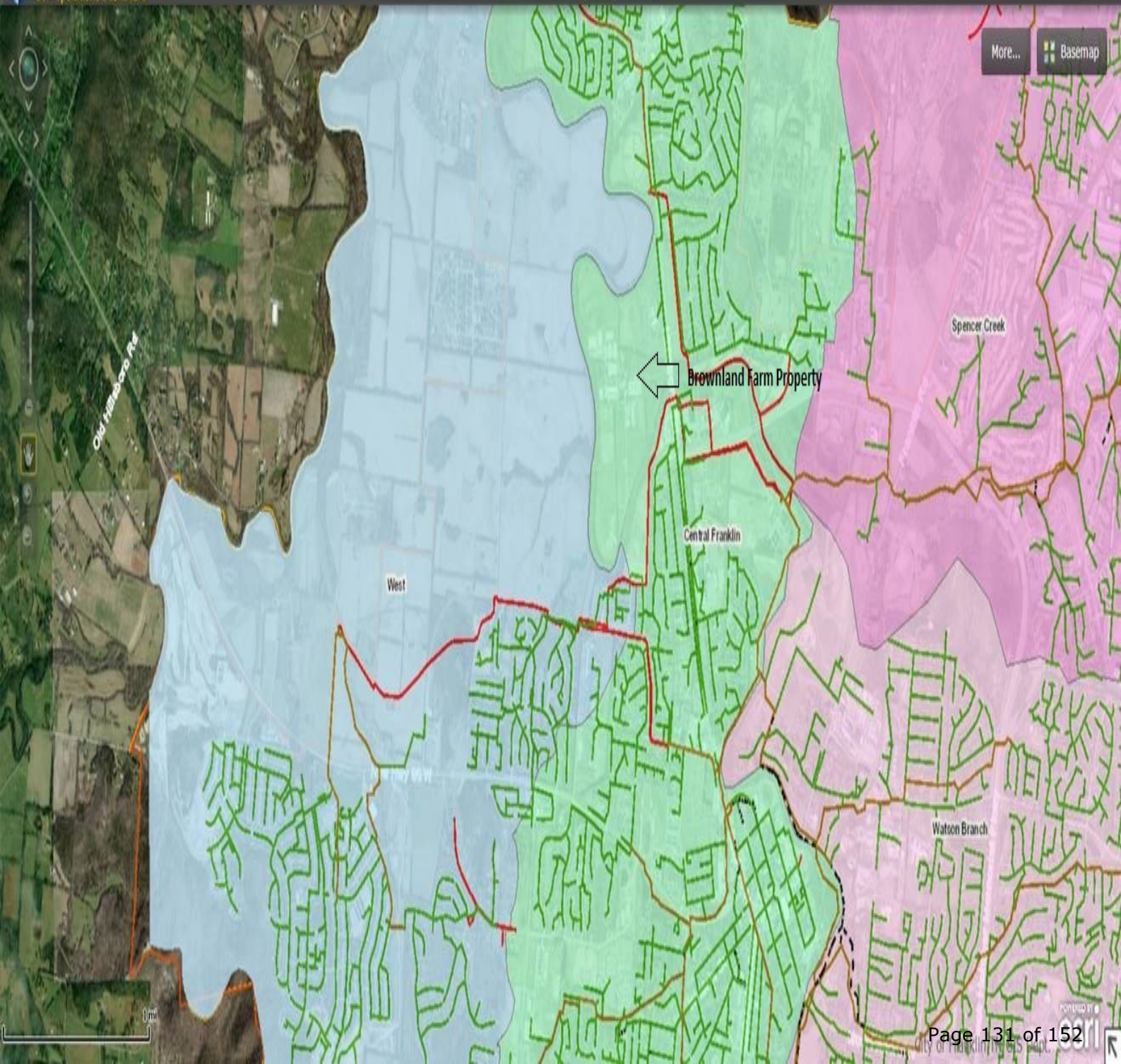
- EX INTERCEPTOR
- EX SANITARY SEWER
- PROPOSED INTERCEPTOR



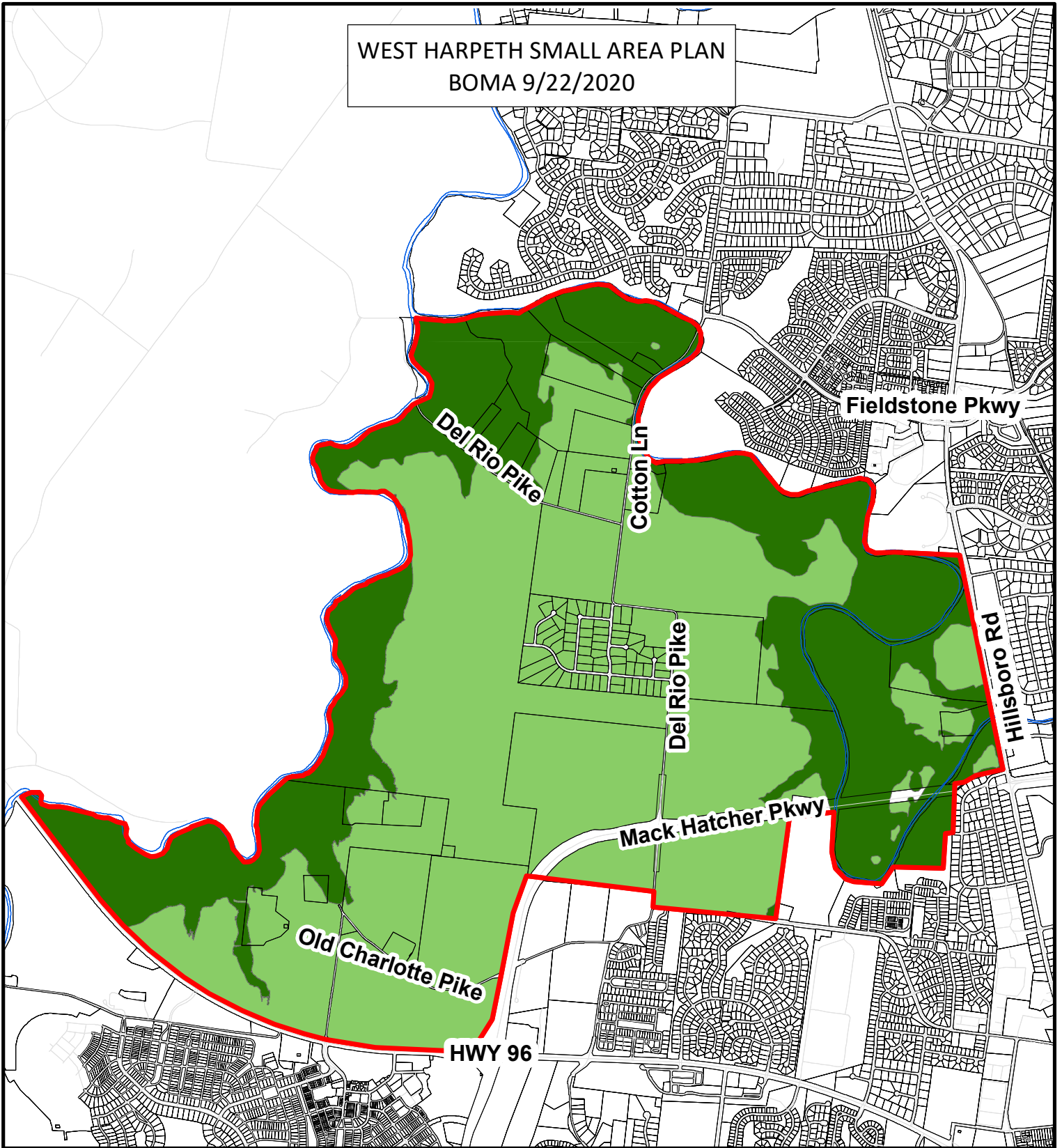


More...

Basemap



WEST HARPETH SMALL AREA PLAN
BOMA 9/22/2020

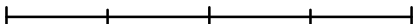


Legend

- | | |
|--|--|
|  Project Boundary |  Conservation |
|  Harpeth River |  Conservation Subdivision |
|  City Limits |  Parcels |



0 1 Miles



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.



File #: 20-01009

DATE: November 12, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of Amendment No. 2 To COF Contract No. 2011-0030, With The City Of Brentwood, TN Concerning Adjustment Of Boundaries Of Franklin And Brentwood South Of Split Log Road And North Of The Proposed McEwen Drive Extension.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Alderman (BOMA) concerning revisions to COF 2011-0030 Adjustment of Boundaries of Franklin and Brentwood South of Split Log Road And North Of The Proposed McEwen Drive Extension.

BACKGROUND/STAFF COMMENTS:

In September of 2007, the City of Franklin and the City of Brentwood entered into an agreement ("Agreement") in order to settle a dispute concerning the boundary between the two cities and the right of Brentwood to complete the property purchases necessary for the proposed improvements to Split Log Road. This Agreement set the boundaries between the two cities and set forth how funding for the McEwen Drive Extension East of Wilson Pike was to be from the developments (Contributing Properties) that are to derive direct benefit from the Extension. Subsequently, in May of 2011, Amendment No 1 to the Agreement was approved by both cities and accepted by the court that revised the Agreement to set the completion date of the McEwen Drive Extension project to be twenty-four (24) months after Franklin has received fifty percent (50%) of the anticipated funding from the Contributing Properties.

As part of the newly revised terms, the parties agree to amend the Agreement to reflect updates to the standards, design, and development within the area, particularly as they relate to the re-location (lowering) of Columbia Gas pressurized regional natural gas transmission lines. Also, due to a lack of development in some of the subdivisions included in the original Agreement, the cost sharing values of each development have been updated and prorated based on total acreage in the area. The City of Franklin's aggregate contribution to the project is 40.58%, whereas City of Brentwood's aggregate contribution is 59.42% of project costs.

FINANCIAL IMPACT:

The City's prorated commitment is 40.58% of all project costs. Until Columbia Gas is able to complete their work in designing and identifies the costs associated with lowering these pressurized natural gas transmission lines, it remains difficult to estimate the City of Franklin's and Brentwood's respective liability toward completing this road segment. Funding for this project is included in the City of Franklin's approved Capital Investment Plan.

RECOMMENDATION:

Staff recommends the the Board of Mayor and Aldermen approve Amendment 2 to COF Contract No. 2011-0030.

**AMENDMENT NO. 2 TO AGREEMENT CONCERNING ADJUSTMENT OF BOUNDARIES OF FRANKLIN AND BRENTWOOD SOUTH OF SPLIT LOG ROAD AND NORTH OF THE PROPOSED McEWEN DRIVE EXTENSION
COF CONTRACT NO. 2011-0030
COB CONTRACT NO. 2020-158**

THIS AMENDMENT NO. 2 ("Amendment No. 2") is made and entered into by and between the City of Franklin, Tennessee ("Franklin") and the City of Brentwood, Tennessee ("Brentwood") for the purpose of modifying the agreement for the proposed McEwen Drive Extension Improvements Project (Wilson Pike to Eastern City of Franklin limit).

WITNESSETH:

WHEREAS, Franklin and Brentwood entered into the "Agreement Concerning Adjustment of Boundaries of Franklin and Brentwood South of Split Log Road and North of the Proposed McEwen Drive Extension" ("Agreement") dated the 11th Day of September 2007; and

WHEREAS, said Agreement was amended and assigned a City of Franklin contract number (COF 2011-0030) on September 11, 2007 ("Amendment No. 1"); and

WHEREAS, said Agreement was presented to Williamson County Chancery Court ("Court") as an Agreed Final Order and was executed by Judge Bivins on September 22, 2007; and

WHEREAS, Brentwood has requested Franklin to add additional work to the Project and extend the Project limits approximately 500 linear feet east of Franklin's eastern boundary.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. The foregoing recitals are incorporated by reference as if fully stated herein.
2. Exhibit A, as shown in the Agreement is hereby deleted in its entirety and replaced with revised Exhibit A and dated 8/04/2020, which is made a part of this Agreement by reference. Any such reference to Exhibit A in the Agreement, Amendment No. 1 or Amendment No. 2 shall refer to the attached revised Exhibit A dated 8/04/2020.
3. Paragraph 2 of the Agreement shall be deleted in its entirety and replaced with the following:

"Franklin and Brentwood agree that their mutual boundary line will be adjusted as needed to accommodate right-of-way shifts associated with the final alignment and design of East McEwen Drive (Wilson Pike to Eastern City of Franklin limits) northern right-of-way boundary (except for Map 061 Parcel 8.00, 9.00, 10.00, 10.01 and 11.00), as shown on Exhibit A."
4. Paragraph 4, 5, 6 and 7 of the Agreement and Paragraph 2 of Amendment No. 1 are hereby deleted in its entirety.

5. East McEwen Drive (Wilson Pike to Eastern City of Franklin limits)

5.1 Project Understanding:

- 5.1.1** Franklin and Brentwood agree that the current design plans need to be updated based on revised standards, development within the area and updated requirements associated with the Columbia Gas transmission main crossing.
- 5.1.2** Franklin and Brentwood agree upon the alignment for East McEwen Drive (Wilson Pike to Eastern City of Franklin limits) as shown on Exhibit A.
- 5.1.3** Franklin shall be responsible for managing the design, permitting, utility relocation, construction engineering inspection for East McEwen Drive (Wilson Pike to Eastern City of Franklin limits) as shown on Exhibit A.
- 5.1.4** East McEwen Drive (Wilson Pike to Eastern City of Franklin limits) shall be designed as a 4-lane median divided roadway with curb and gutter, drainage, streetlights, 12ft multi-purpose trail on the north side and a 5ft sidewalk on the south side. Pedestrian facilities will be offset from the curb and gutter by a 5ft utility/grass strip.
- 5.1.5** The initial construction phase will include grading for the future 4-lane median divided roadway but will only include 2-travel lanes. In addition, the initial construction shall include, curb and gutter, drainage, streetlights, pedestrian accommodations as allowed and utility relocations.
- 5.1.6** If in the future following completion of the initial two-lane project either Franklin or Brentwood believes the additional 2 travel lanes are needed they will communicate such a need to the other city. If both cities agree, the cost will be shared as shown in 5.4.
- 5.1.7** The intersection of Wilson Pike and East McEwen Drive shall be built to full capacity to accommodate future traffic volumes.
- 5.1.8** Franklin and Brentwood will evaluate cost and options associated with the Columbia Gulf transmission main crossing. The final design and typical sections shall be agreed upon by both Franklin's City Administrator and Brentwood's City Manager prior to the property acquisition and construction phase of the Project.
- 5.1.9** Franklin shall provide local street access to Barnstaple Lane and Parade Drive located in Brentwood city limits.

5.2 Property Acquisition:

- 5.2.1** Franklin shall be responsible for acquiring 100% of the right-of-way for East McEwen Drive (Wilson Pike to Eastern City limits) and all easement located within the Franklin city limits.
- 5.2.2** Brentwood shall be responsible for acquiring 100% of the easements within the City of Brentwood's city limits, for East McEwen Drive (Wilson Pike to Eastern City limits).

5.3 Project Schedule:

- 5.3.1** The parties acknowledge that, with respect to the performance of each of the parties' obligations under this Amendment No. 2, time is of the essence where time is specified. If a performance obligation does not have a specified time of completion under this Amendment No. 2, the responsible party shall use no less than reasonable efforts to meet its performance obligation.

- 5.3.2** Following approval of this Amendment No. 2, Franklin shall proceed with updating the construction plans and utility relocation plans to include the Columbia Gulf transmission main crossing.
- 5.3.3** Upon receipt of a written notice to proceed from Brentwood's City Manager, Franklin and Brentwood shall proceed with all necessary right of way acquisition.
- 5.3.4** Upon receipt of a written notice to proceed from Brentwood's City Manager, approval of final permitting and final property acquisition, Franklin shall proceed with the relocation/upgrades necessary to accommodate Columbia Gulf's transmission main and proceed with the bidding and construction of East McEwen Drive (Wilson Pike to Eastern City limits) subject to both cities agreeing on Franklin's award of a construction contract to the lowest qualified bidder. Franklin shall provide Brentwood with a reasonable and achievable project delivery schedule.

5.4 Project Cost Sharing: The cost incurred and to be incurred by Franklin for the alignment study, design, engineering, permitting, utility relocations, construction engineering inspection for the East McEwen Drive Extension (Wilson Pike to Eastern City of Franklin limits) will be prorated on the basis of total acreage of the area (hereinafter "Contributing Properties") consisting of:

	Contributing Property Size (AC)		Prorated Percentage of Cost Sharing
City of Brentwood	351.30	AC	59.42%
Morgan Farms Subdivision	209.10	AC	
Traditions Subdivision	142.20	AC	
City of Franklin	239.88	AC	40.58%
Breezeway Subdivision	140.93	AC	
JSP Properties (S)	77.30	AC	
Map 061 Parcel 8.00	10.80	AC	
Map 061 Parcel 9.00	2.88	AC	
Map 061 Parcel 10.00	2.92	AC	
Map 061 Parcel 10.01	2.95	AC	
Map 061 Parcel 11.00	2.10	AC	
Total	591.18	AC	100.00%

The Contributing Properties calculation shall be adjusted to include Map 060 Parcel 2.00 (20.16 AC) if it is combined into a development plan with the Traditions Subdivision or the Morgan Farms Subdivision.

5.5 Payment Terms and Conditions: Franklin shall submit periodic invoices to the Brentwood during the course of design, permitting, utility relocation and construction (not more frequently than every 90 days), which invoices shall be payable within 30 days. Invoices shall include copies of approved contracts and invoices associated with the East McEwen Drive Extension (Wilson Pike to Eastern City of Franklin limits), and copies of checks to show proof of payment.

6 East McEwen Drive (Eastern City of Franklin limits to Williamson County limits):.

6.1 Project Understanding:

- 6.1.1** Brentwood agrees to proceeding with the design, property acquisition, permitting, utility relocation and construction of East McEwen Drive (Eastern City of Franklin limits to the Williamson County limits) as conceptually shown on Exhibit A.
- 6.1.2** Brentwood, working collaboratively with Franklin, shall contract directly with qualified consultants, or self-perform, the design, property acquisition, permitting and CEI phase of the project.
- 6.1.3** Subject to the appropriation and availability of Brentwood funds, Brentwood agrees that Franklin may advertise for and receive bids for the construction of East McEwen Drive (Eastern City of Franklin Limits to Williamson County Limits), and award and enter into a contract with the lowest responsible bidder. Franklin and Brentwood shall work collaboratively to oversee the Construction and Utility relocation phase of the Project. It is further agreed that in letting the construction contract with respect to the proposed East McEwen Drive (Eastern City of Franklin Limits to Williamson County limits), Franklin is acting solely in accommodation of Brentwood and shall have no liability to Brentwood for any damages or claims arising out of acts or omissions on the part of Franklin's contractor. Brentwood agrees that it will not hold Franklin responsible for any claims arising out of the inclusion of East McEwen Drive (Eastern City of Franklin Limits to Williamson County limits) in Franklin's highway construction contract. Under this Agreement, Franklin shall include any and all officers and employees of Franklin acting within the scope of their employment.

6.2 Property Acquisition: Brentwood shall be 100% responsible for the property acquisition associated with East McEwen Drive (Eastern City of Franklin limits to Williamson County limits).

6.3 Project Cost Sharing: Brentwood shall be 100% responsible for all costs associated with East McEwen Drive (Eastern City of Franklin limits to Williamson County limits). East McEwen Drive (Eastern City of Franklin Limits to Williamson County Limits) is subject to the appropriation and availability of Brentwood funds. In the event that the funds are not appropriated or are otherwise unavailable, Brentwood reserves the right to terminate East McEwen Drive (Eastern City of Franklin Limits to Williamson County Limits) upon 30 days written notice to Franklin.

- 7 Entire Agreement:** This Amendment No. 2 between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment No. 2. The terms and conditions of this Amendment No. 2 may not be changed except by an amendment expressly referencing this Amendment No. 2 by section number and signed by an authorized representative of each party.

All other provisions of the Agreement and Amendment No. 1 are unchanged and remain in full force and effect. In the event of any conflict or ambiguity between the Agreement, Amendment No. 1 or Amendment No. 2, the order of precedence of the terms that shall govern from highest to precedence to lowest shall be Amendment No. 2, Amendment No. 1, and then lastly, the Agreement. This Amendment shall be filed with the Court as an Agreed Order.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2.

CITY OF FRANKLIN, TN:

By: _____
Dr. Ken Moore
Mayor

Date: _____

Attest:

By: _____
Eric S. Stuckey
City Administrator

Date: _____

CITY OF BRENTWOOD, TN:

By: _____
Rhea E. Little, III
Mayor

Date: _____

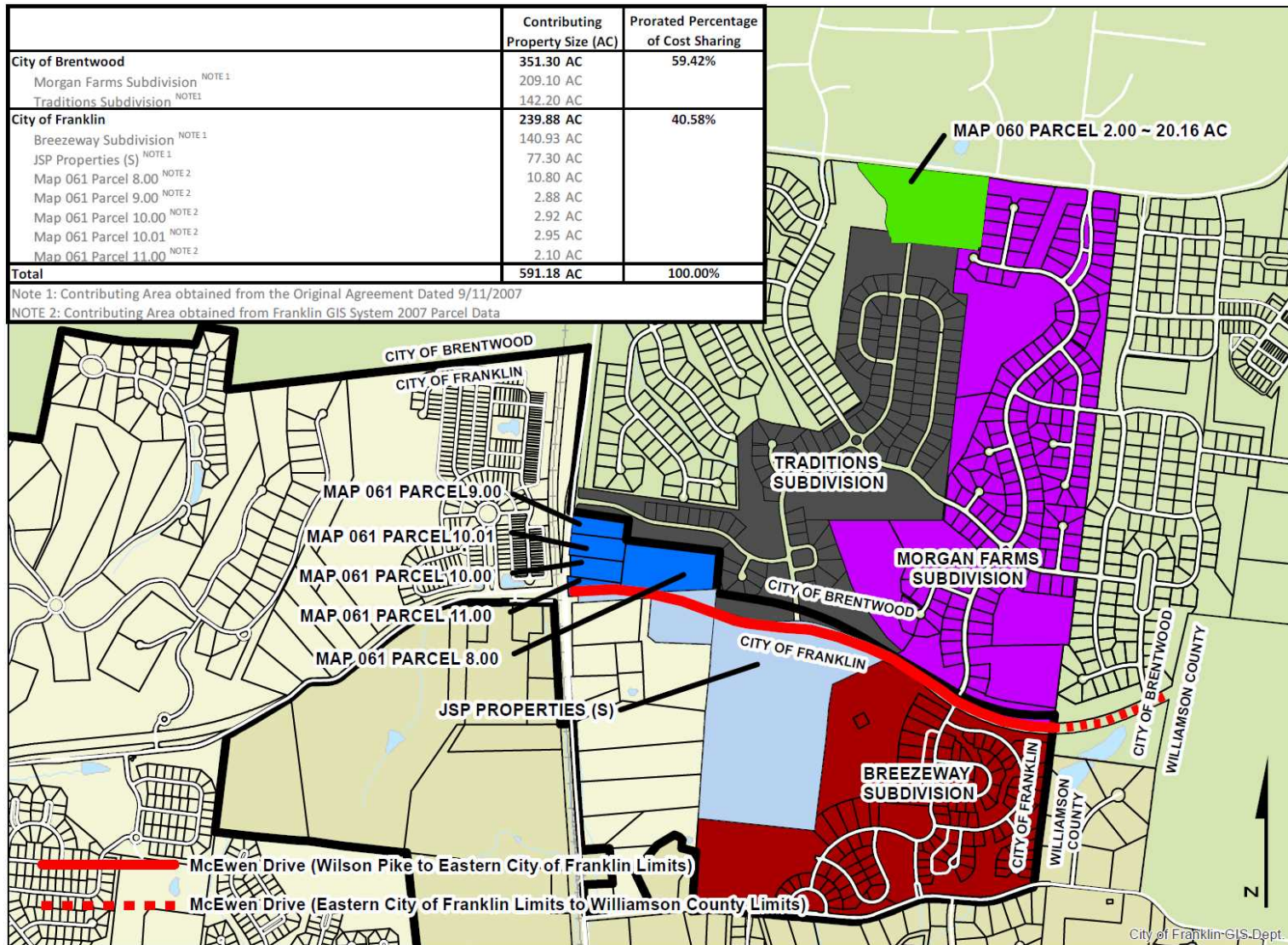
By: _____
Holly Earls
City Recorder

Date: _____

Approved as to form:

By: _____
Shauna R. Billingsley
Franklin City Attorney

By: _____
Kristen L. Corn
Brentwood City Attorney



COF 2011-0030

EXBHIT A - 8/04/2020

PG 1 OF 1

Law Approved 11.20.2020



File #: 20-0558

DATE: November 4, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

Presentation On The Update To Municipal Code, Title 18, Chapter 2, Sewers, and Updates To The Industrial User Local Limits and Plant Protection Criteria Evaluation, and Enforcement Response Plan.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an update to the City of Franklin Municipal Code Title 18, Water and Sewers and an update to the Local Limits and Enforcement Response Plan.

BACKGROUND/STAFF COMMENTS:

Title 18, Chapter 2 of the Municipal Code outlines requirements for sewer use and pretreatment standards of wastewater within the City. As a supplement to Municipal Code, the Water Management Department also issues pretreatment documents to provide guidance for users on the wastewater entering the collection system. These pretreatment requirement are applied to industrial and certain commercial users.

The Plant Protection Criteria Evaluation includes limits of certain parameters that are calculated based upon the receiving water parameters that are calculated by TDEC. Plant protection parameters are required to be changed based upon input from TDEC every 5 years.

The Enforcement Response Plan provides defined roles of responsibilities for City personnel and the collection system users, along with stronger language allowing for enforcement of noncompliance.

FINANCIAL IMPACT:

There is no direct financial impact to the City of Franklin.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge proposed changes to the Municipal Code.

DISCUSSION ON
UPDATES TO TITLE 18,
LOCAL LIMITS, &
ENFORCEMENT PLAN

NOVEMBER 24, 2020

MICHELLE HATCHER, PE,
DIRECTOR WATER
MANAGEMENT

DISCUSSION OUTLINE

- Existing wording
- Required changes
- Added text
 - Local Limits
 - Enforcement Response Plan
- Next steps
- Discussion

REQUIRED CHANGES

- Pretreatment Legal Authority Submittal Checklist (August 16, 2016)
 - Mandated by EPA
 - Outlined specific required changes in Ordinance
 - Plant Protection Criteria
 - Emergency Response Plan

Streamlining Update

PRETREATMENT TRAINING
CLASS FEBRUARY 2012



Pretreatment Legal Authority Submittal Checklist

DATE: August 16, 2016

Page 1 of 4

This form should be completed and submitted with the revised Sewer Use Ordinance (SUO) and Enforcement Response Plan (ERP).

Control Authority Name: City of Franklin, TN WWTP

NPDES Permit Number: TN0028827

Contact Person Name: Juan Davis

Contact Person Title: Superintendent, Wastewater Treatment Plant

Mailing Address: 135 Claude Yates Drive

Franklin, TN 37064

Contact Phone Number: 615-791-3207

Fax Number: 615-791-3208

E-mail Address: juand@franklintn.com

Please indicate which of the following streamlining pretreatment changes are included in this submittal. Please note that changes listed in **bold** are required changes that may require changing your legal authority; all other changes are optional. The Franklin SUO (*Title 18. Water and Sewers, Chapter 2. Wastewater*) reference is in **(L)**.

- ☒ **(18-203(31)) State definition of interference [0400-40-14-.03]**
- ☒ **(18-203(6)) Definition of Best Management Practices [403.3(e) and 0400-40-14-.03(1)]**
- ☐ Definition of Non-Significant Categorical Industrial User [403.3(v)(2) and 0400-40-14-.03(1)]
- ☒ **(18-211(5)(e)) Best Management Practices as a local limit [403.5(c)(4) and 0400-40-14-.05(3)(d)]**
- ☐ Categorical limits may be converted to mass limits [403.6(c)(5) and 0400-40-14-.06(3)(e)]
- ☐ Categorical limits may be converted to concentration limits [403.6(c)(6) and 0400-40-14-.06(3)(f)]
- ☐ Issuance of general permits [403.8(f)(1)(iii)(A) and 0400-40-14-.08(6)(a)3.(i)]
- ☒ **(18-211(5)(e); 18-211(8)(a)(3)(iii) Best Management Practices included in permits [403.8(f)(1)(iii)(B)(3) and 0400-40-14-.08(6)(a)3.(iii)(III)]**
- ☐ Process for seeking a waiver for pollutants neither present nor expected to be present included in permits [403.8(f)(1)(iii)(B)(4) and 0400-40-14-.08(6)(a)3.(iii)(IV)]
- ☒ **(18-211(8)(a)(iii)(x)) Slug control requirements included in permits [403.8(f)(1)(iii)(B)(6) and 0400-40-14-.08(6)(a)3.(iii)(VI)]**
- ☐ Control Authority Sampling for waived pollutants [403.8(f)(2)(v)(A) and 0400-40-14-.08(6)(b)5.(i)]
- ☐ Reevaluation of Non-Significant Industrial Users once a year [403.8(f)(2)(v)(B) and 0400-40-14-.08(6)(b)5.(ii)]
- ☒ **(18-203(54); 18-211(16)(a)) Definition of slug discharge and slug discharge evaluation requirements [403.8(f)(2)(vi) and 0400-40-14-.08(6)(b)6.]**
- ☒ **(18-211(8)(a)(iii)(ix)) SIU Permits require immediate notification of changes affecting potential to slug [403.8(f)(2)(v) and 0400-40-14-.08(6)(b)6.]**

TITLE 18, CHAPTER 2, SECTION 211, USE OF PUBLIC SEWERS (EXISTING)

- Existing code:
 - Section outlines what shall not be discharged to the City's sewer system.
 - Users required to maintain private service lines to prevent groundwater from entering system.
 - Adequate & proper pretreatment facilities shall be provided when wastewater discharges exceeds the limits set forth in the Code. Such facilities always available for inspection by WMD.
 - No garbage disposal waste other than from private entities shall be discharged to sewers.
 - Outlines Industrial Users and pretreatment program

TITLE 18, CHAPTER 2, SECTION 211, USE OF PUBLIC SEWERS (NEW)

■ Addition – ALL USERS:

- Summarizes food service/preparation facilities are required to comply with the Fats, Oils, and Grease (FOG) Management Policy, outlined as a separate document. Grease interceptor must be designed in accordance with City standards. Failure will result in enforcement action.
- No user shall introduce contaminants that will cause pass through or interference at the POTW, in addition to their Pretreatment Standards or other any other requirements.
- **Wipes added to the list of prohibited items to be discharged to the sewer system.**
- Oils that will cause interference or pass through.
- Wastewater that would cause a violation of POTW toxicity testing, impart color (cannot be removed), excessive foaming agents, sludges or other residues resulting from pretreatment of water, infectious agents.
- Ammonia & phosphorus added to the listing of wastes having excess strengths of 30 mg/L.
- Removed the local limits table and added as separate document (to be approved).
- Director may develop best management practices to implement the requirements of this section.
- All food service establishments shall be required to comply with the FOG Management Policy.

TITLE 18, CHAPTER 2, SECTION 211, USE OF PUBLIC SEWERS (NEW)

- Addition – INDUSTRIAL USERS:

- Industrial users requirements for self-monitoring, reporting, and record-keeping, including BMP implementation.
- Industrial discharge permits contain language to develop a Slug Discharge Control Plan, nontransferable with notification to us, applicable civil and criminal penalties for violation of Pretreatment Standards, and any other conditions.
- Right of entry at any time to ensure compliance with discharge permit. Right to sample, as necessary, on users property to determine compliance. Right to request user to install monitoring equipment, as necessary.
- Surcharge for ammonia in excess of 30 mg/L has been added and will be determined at \$1.75/pound discharged.
- Surcharge for phosphorus in excess of 30 mg/L has been added and will be determined at \$1.75/pound discharged.

TITLE 18, CHAPTER 2, SECTION 211, USE OF PUBLIC SEWERS (NEW)

- Addition – INDUSTRIAL USERS:

- User who discharges hazardous waste must notify Department immediately and notify EPA Regional Waste Management Director, and State hazardous waste authorities within 30-days.
- Baseline monitoring reports shall be submitted (for new and existing users) and include sampling baseline parameter results, compliance certification, compliance schedule if additional pretreatment is required, and compliance progress reports.
- Public participation notice provided for those users who are chronic violators (66% or more of all results during 6-month period violate standards), technical review criteria violators (33% or more of all results during 6-month period exceed standards), any other violators that WMD determines has caused noncompliance with the NPDES permit.
- Ability of the City to ask the State or EPA for assistance in criminal penalties if a discharge continually violates standards in order to prevent continual pollution.

LOCAL LIMITS & PLANT PROTECTION CRITERIA

- Purpose of establishing limits:
 - Prevention of pass-through of pollutants to receiving stream
 - Prevention of inhibition/interference at the POTW
 - Sludge quality protection
 - Worker safety
 - Corrosion
- 34 pollutants evaluation (22 TDEC pass-through pollutants, 12 other pollutants based on NPDES permit limits & remaining factors)
- Results calculated based upon uniform concentration method using POTW flow from 2017-2019 at both 12 MGD and 16 MGD from TDEC issued pass through limits (2015).

PRETREATMENT PROGRAM – ENFORCEMENT RESPONSE PLAN

- Outlines enforcement responses, dependent upon each user and situation, based upon singular and continuous noncompliance of discharge into the City's collection system.
 - Magnitude of violation determined based upon duration of violation, effect on receiving water, effect on WRF, compliance history, and good faith of the user.
- Enforcement actions in progressive order to ensure magnitude of response is valid with violation.

NEXT STEPS & DISCUSSION

- December 8th Work Session present:
 - Ordinance updating Municipal Code Title 18, Section 2
 - Resolution adopting the Industrial User Local Limits & Plant Protection Criteria Evaluation (stand-alone document)
 - Resolution adopting the Pretreatment Program – Enforcement Response Plan
- December 8th BOMA meeting for approval:
 - Ordinance updating Municipal Code Title 18, Section 2 (first of two readings)
- January 12th BOMA meeting for approval (effective January 12, 2021):
 - Ordinance updating Municipal Code Title 18, Section 2 (second of two readings)
 - Resolution adopting Industrial User Local Limits & Plant Protection Criteria Evaluation (stand-alone document)
 - Resolution adopting the Pretreatment Program – Enforcement Response Plan
- Adoption proof provided to TDEC for final close-out.