



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, January 28, 2021

5:00 PM

City Hall Training Room

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

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

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

The Board of Mayor and Aldermen and Franklin Municipal Planning Commission Joint Workshop will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. The purpose of this meeting will be to conduct a project review workshop. No decisions on applications will be made at this meeting. Pursuant to the bylaws, this meeting does not provide for public comment; therefore, viewing only options will be provided. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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. • Limited viewing will be available in the lobby of City Hall for up to ten persons to watch the live video. Masks are required in City Hall. • City YouTube: <https://www.youtube.com/user/CityOfFranklin> • City Facebook Live: <https://www.facebook.com/CityOfFranklin> • City website: <https://www.franklinton.gov/franklintonv>

1. Consideration Of Resolution 2020-284, A Resolution Declaring That The Franklin Municipal Planning Commission And Board Of Mayor And Aldermen Shall Meet On January 28, 2021, 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: Amy Diaz-Barriga, Emily Wright

CALL TO ORDER

NEW BUSINESS

2. (5:00 - 5:45 pm) Discussion for a coordinated study of land use, infrastructure, and roadway network for the Goose Creek Drainage Basin.

3. (5:45 - 6:30 pm) Discussion for the use of gated communities in future developments, at the request of Aldermen Speedy.

OTHER BUSINESS

ADJOURN

RESOLUTION 2020-284

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN SHALL MEET ON JANUARY 28, 2021, AND CONDUCT THEIR 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, Executive Order No. 65, and Executive Order No. 71 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Order No. 2020-03, No. 2020-05, and 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 Franklin Municipal Planning Commission and Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the January 28, 2021, meeting by electronic means.

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

The meeting scheduled for January 28, 2021, at 4:30 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission and 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/10395/1092>

IT IS SO RESOLVED AND DONE on this 28th day of January, 2021.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Emily Wright
FMPC Secretary

By: _____
FMPC Chair

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

Coordinated Study of Land Use, Infrastructure, and Roadway Network for the Goose Creek Drainage Basin

January 28, 2021 Joint Conceptual Workshop Discussion

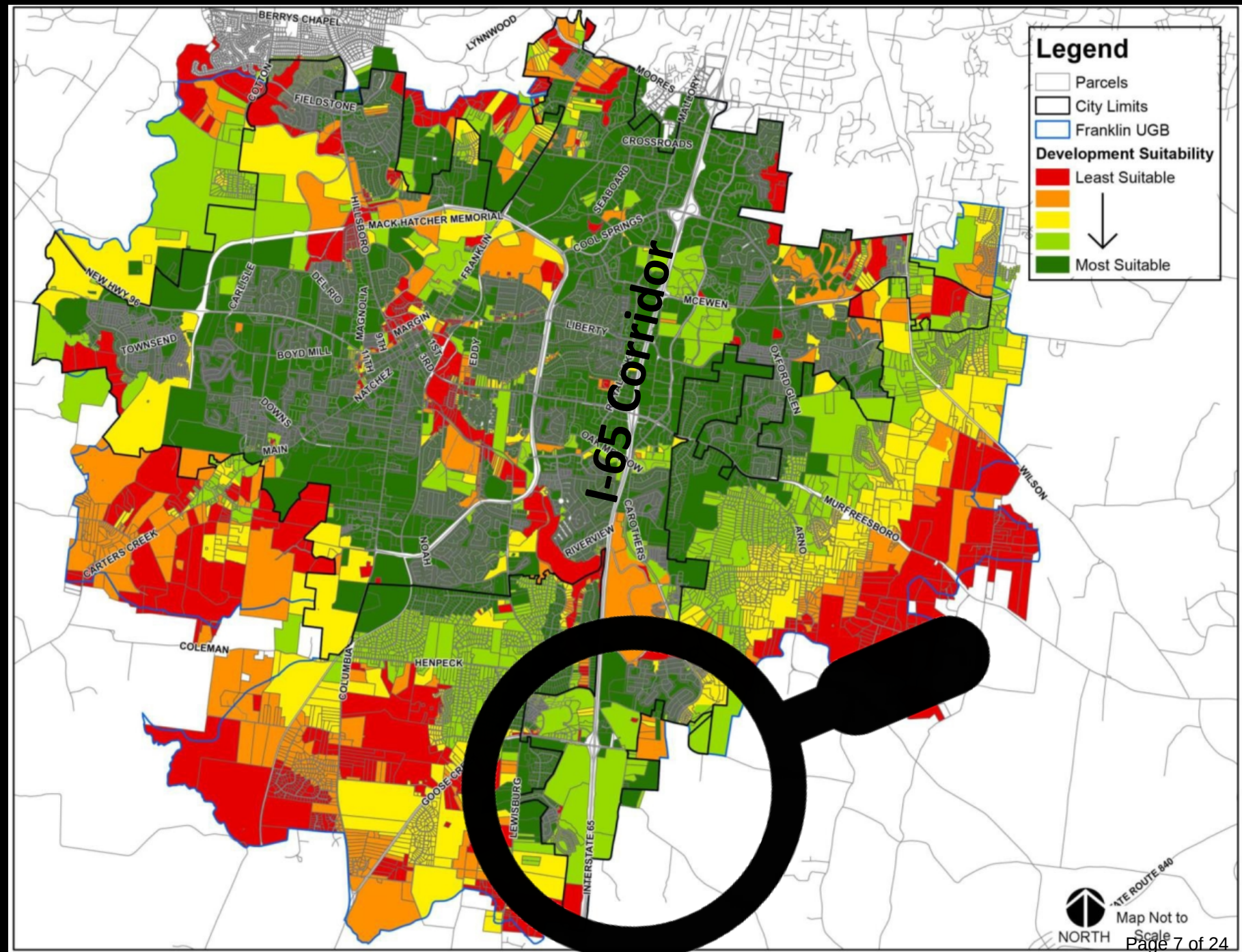
Envision Franklin: Managed Growth

- **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** should be approached in a comprehensive manner that **promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning** for future development.

2017 Development Suitability Analysis

Modeled suitability based
on nine factors centered on:

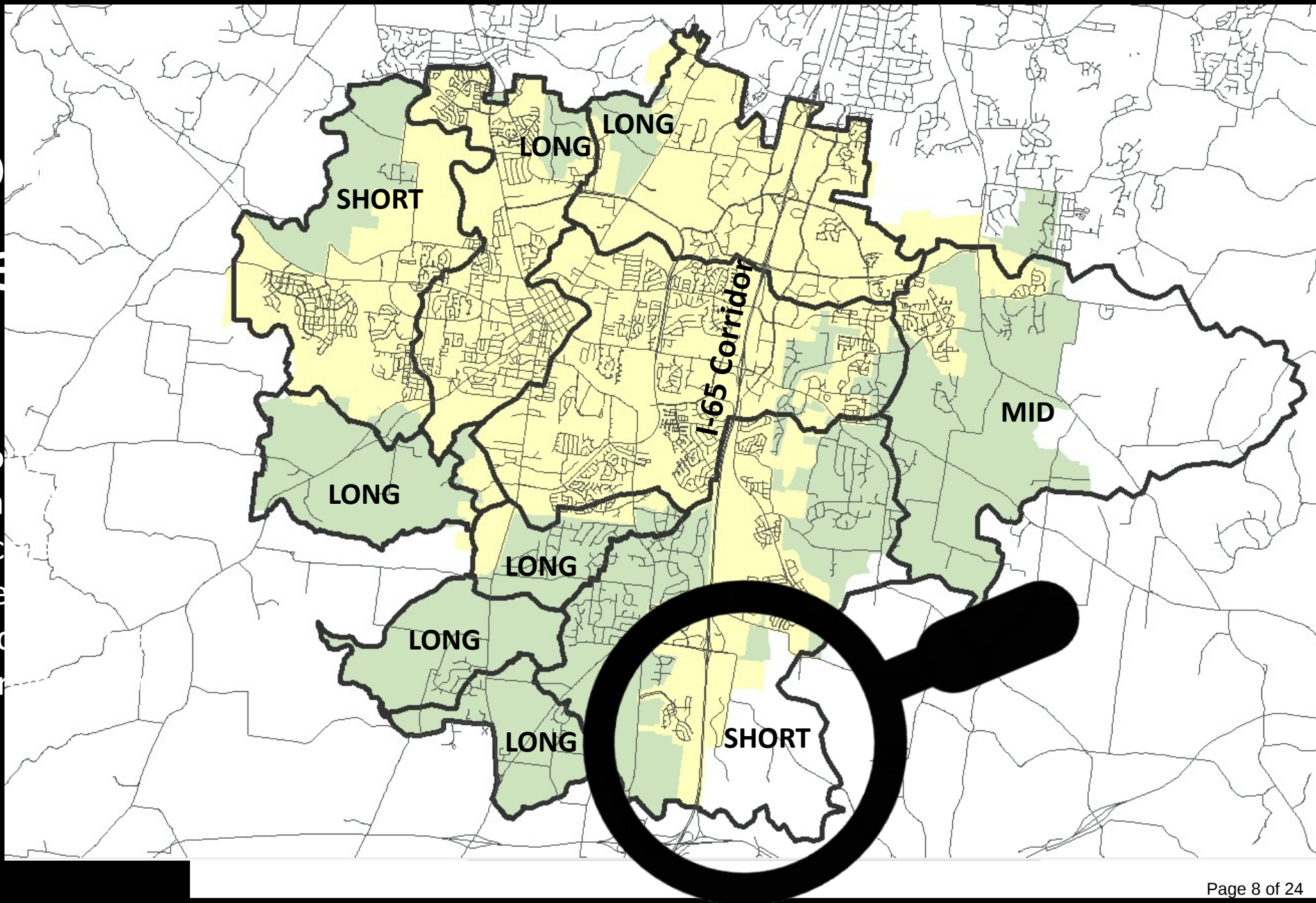
- A. Development potential
- B. Proximity to services/
infrastructure



2018 Annexation Capabilities Study

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

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



Why now? Why this area?

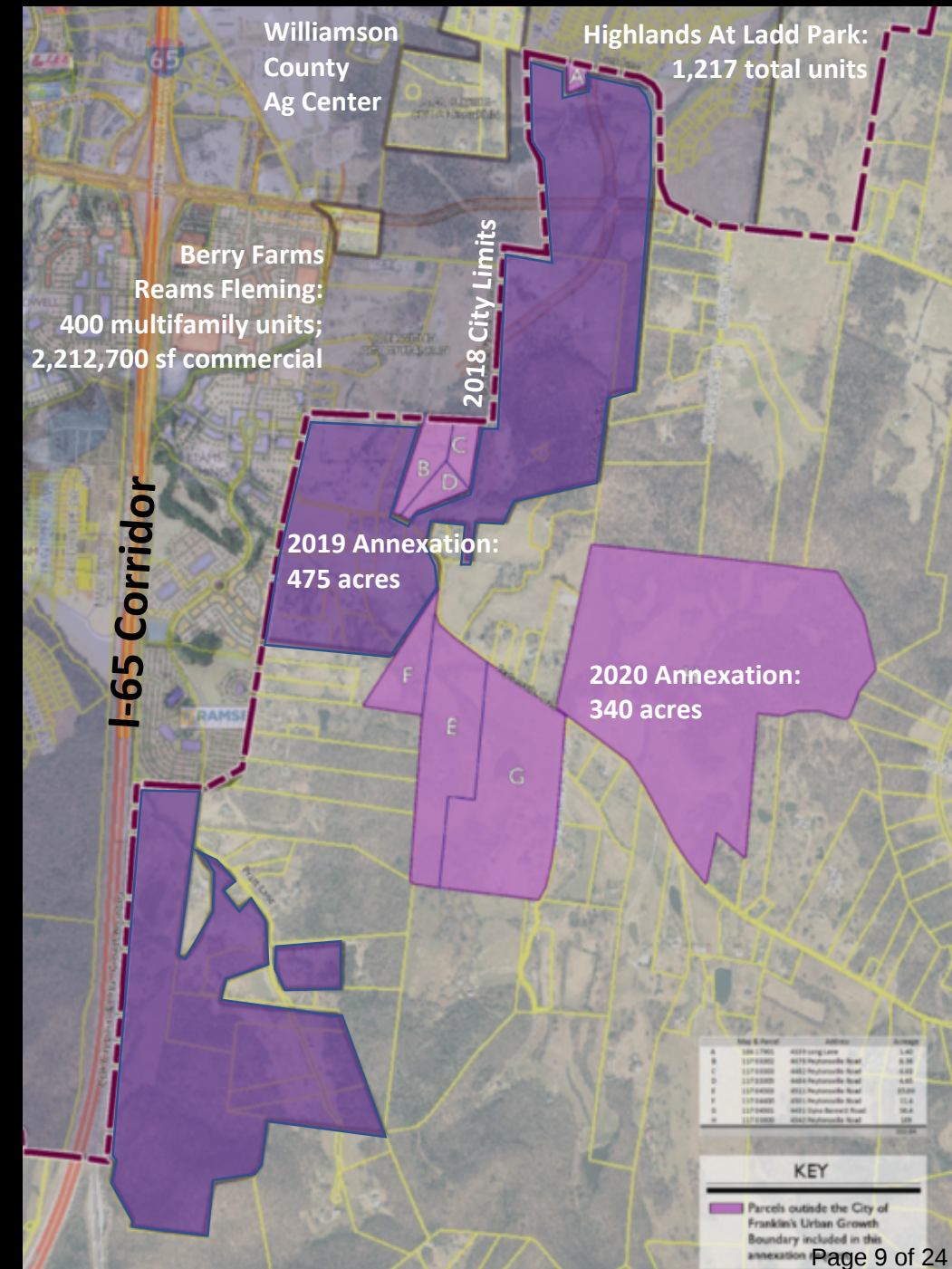
Area designated Regional Commerce; potential for redevelopment

Basin has second-largest amount of developable acreage

City is making significant investments into this area (fire station, water facility, Long Lane overpass, etc.)

In two years, BOMA has annexed 815 acres outside the UGB

Property owners are ready to develop, and are pressuring staff for answers we don't have



Questions that have been raised:

- Will there be an additional interchange? What will be the impact on future land uses?
- Can development start anywhere, or is a phasing plan needed?
- What capacity do our current infrastructure plans accommodate?
- Will the new clean water facility allow for more density in the area?
- What natural features do we want to preserve in this area?
- How do the contours of the area affect infrastructure and development potential?
- Will our impact fees help offset the costs of needed improvements?
- Does more land need to be annexed before infrastructure can be extended/improved?

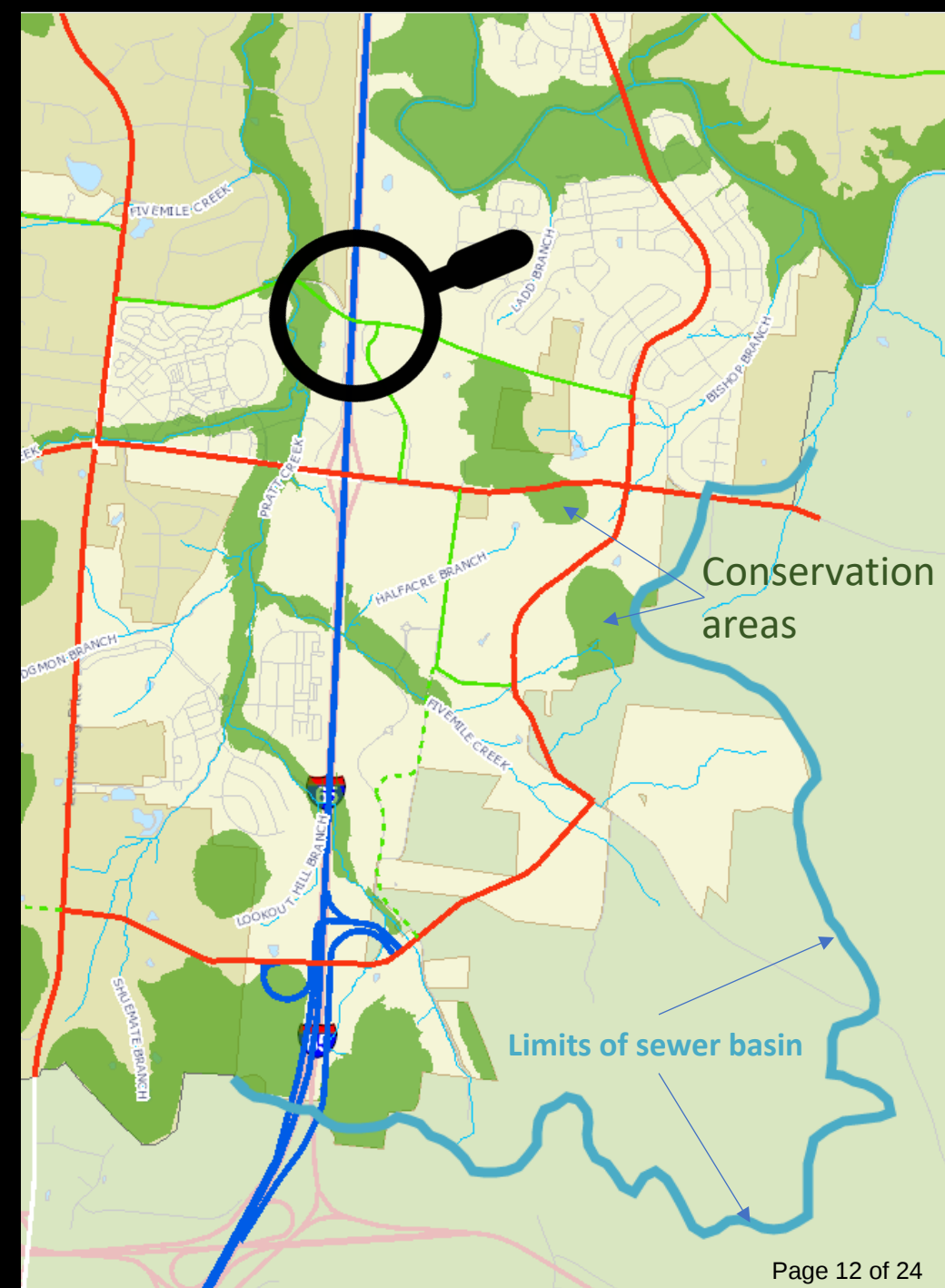
Can development begin without these question resolved?

Why a Coordinated Study?

- helps right-size infrastructure improvements
- looks at the larger area, with logical parameters, such as the limits of the sewer basin
- full buildout potential can be analyzed, and phasing guidelines can adopt efficient infrastructure installation
- provides transparency to developers and property owners, to understand
 - what potential their land has,
 - how infrastructure plans to be extended over a period of time,
 - and what costs should be considered depending on their timelines

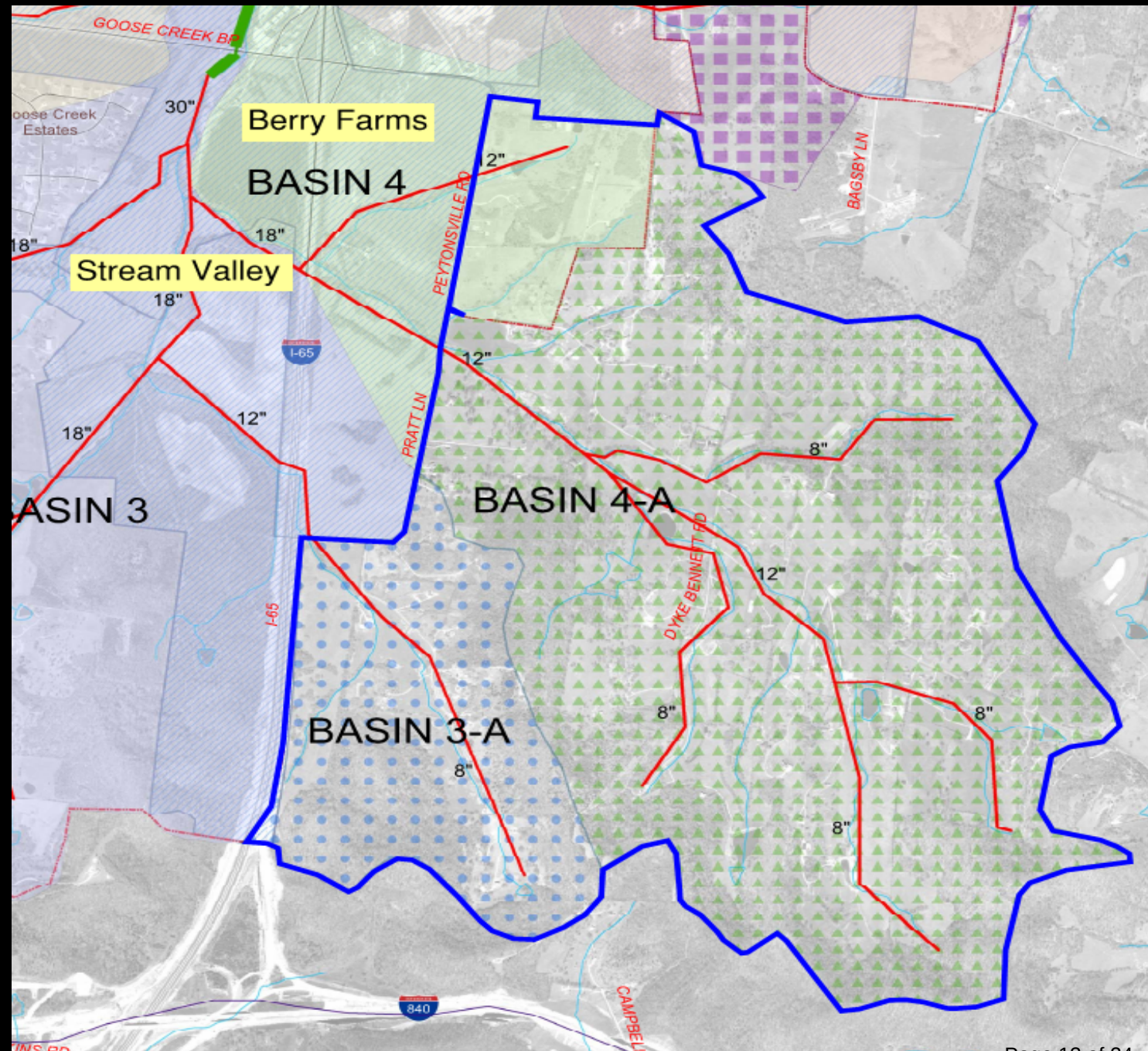
MAJOR THOROUGHFARE PLAN

- Of future roadways planned, only the Long Lane Overpass is funded
- Future improvements are driven by development, as with all projects within the MTP.
- Area includes greater than \$40 million of roadway improvements, not including the potential overpass/interchange at I-65
- Impact Fees won't come close to covering this overall price tag.
- Property Owner concurrence in the basin
- County concurrence with their long-range roadway plan
- Investigate transit opportunities



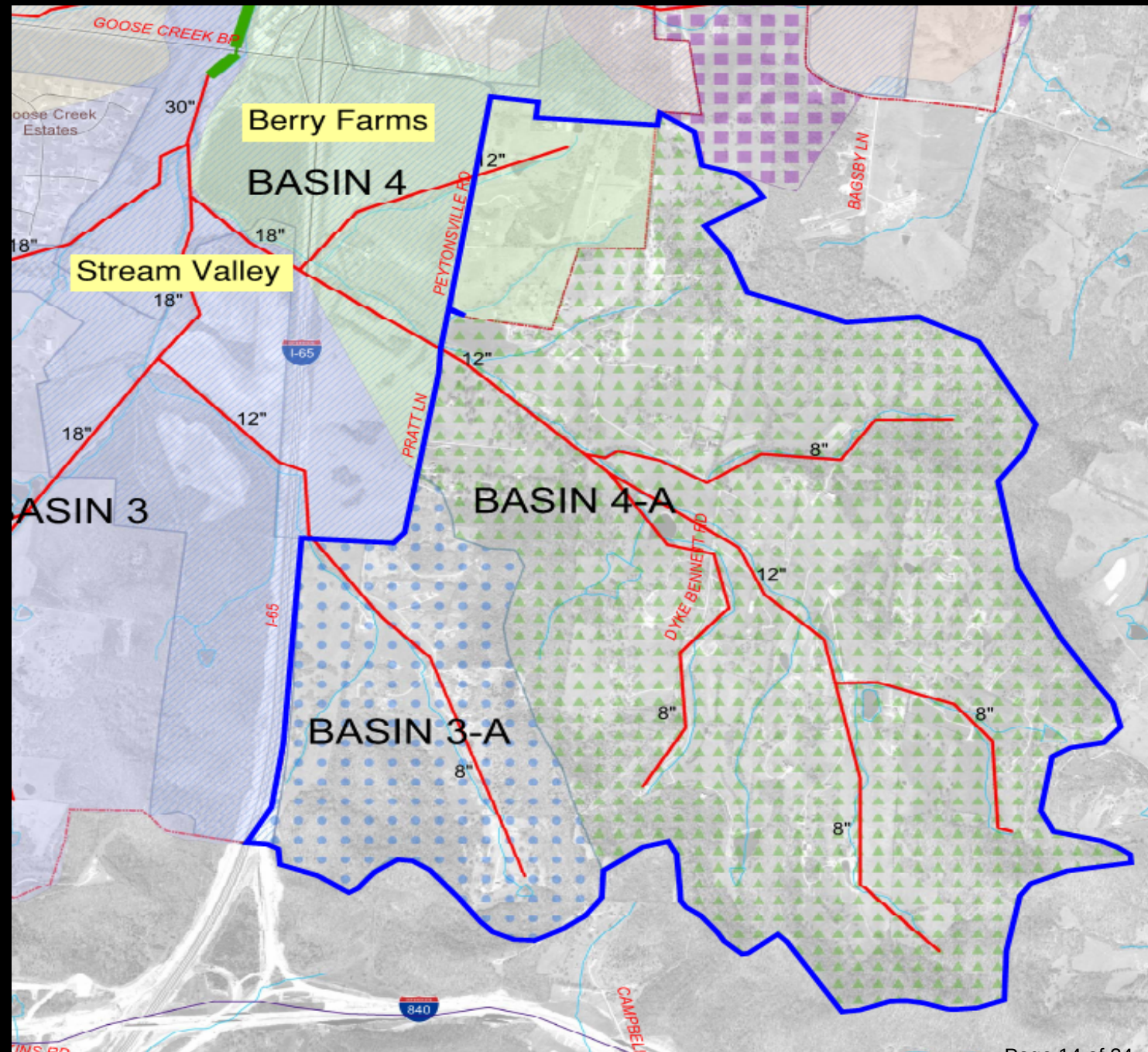
GOOSE CREEK SUB-BASINS POTENTIAL CONCERNS

- Interceptor upgrades
 - Downstream interceptors potentially need upgrades dependent on increased densities
 - Proposed interceptor sizes internal to sub-basins are based on November 2004 small area plan
- Other potential concerns
 - Redwing lift station facing upgrades with existing availabilities granted.
 - Timing of South Water Reclamation Facility may be a factor

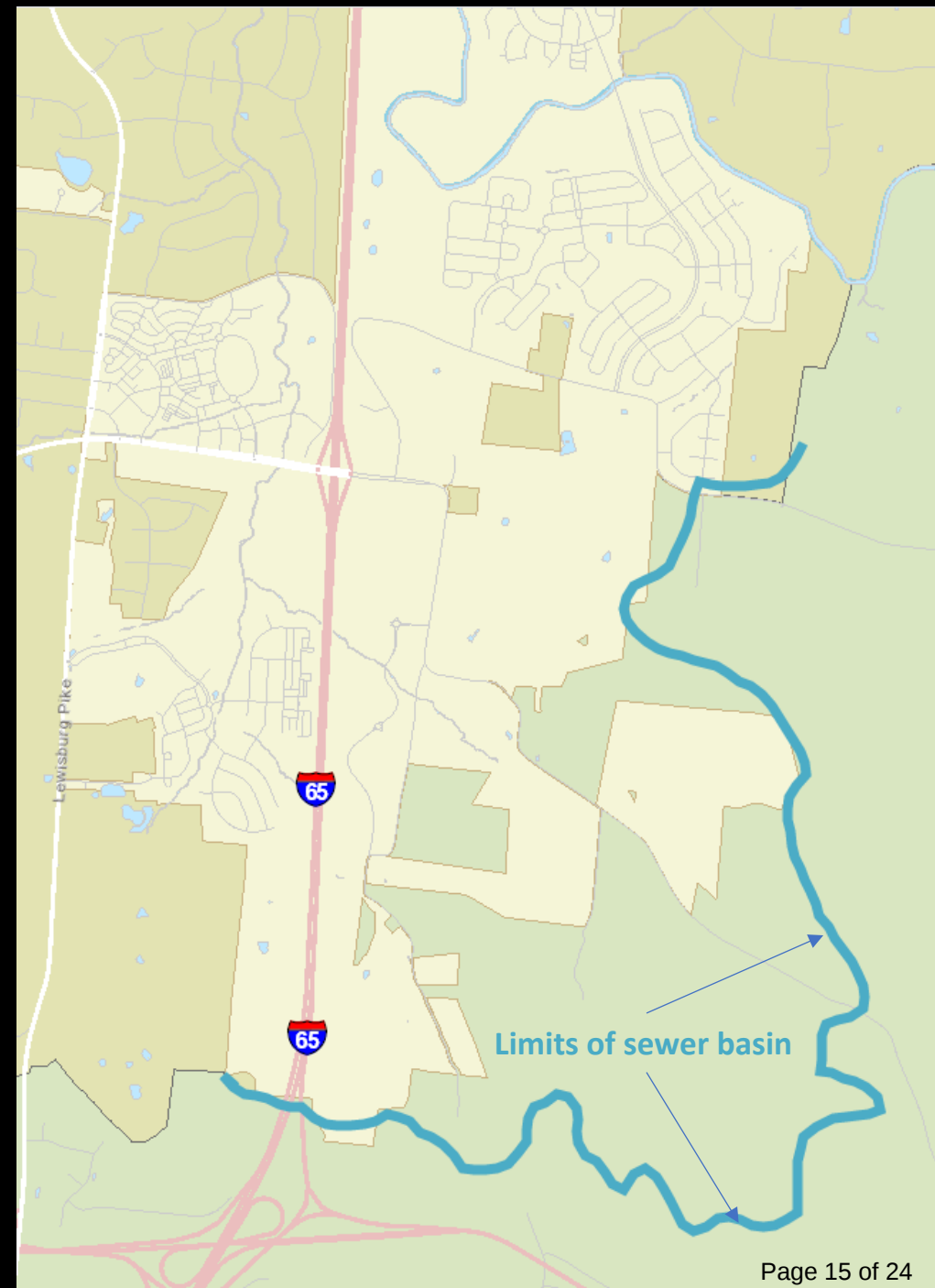
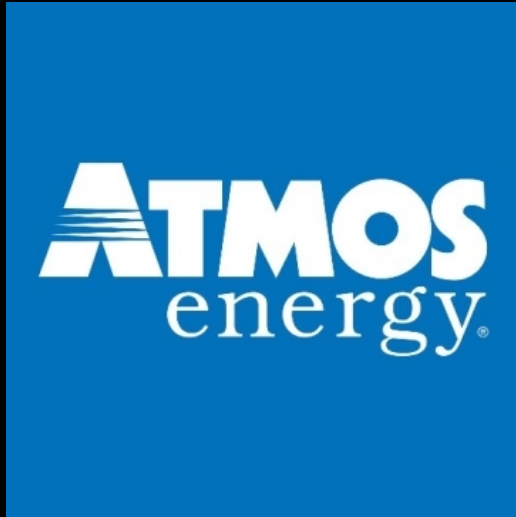


GOOSE CREEK SUB-BASINS EVALUATION NEEDS

- Proposed future densities in sub-basins should be determined
 - Evaluate impact on sizing if sub-basin interceptors
 - Evaluate impact on downstream interceptors
- South Water Reclamation Facility
 - Increased densities may require increase of planned WRF capacity
 - Timing of construction of WRF and phasing of development of sub-basins need coordinated
- Impact Fees won't come close to covering this overall price tag.

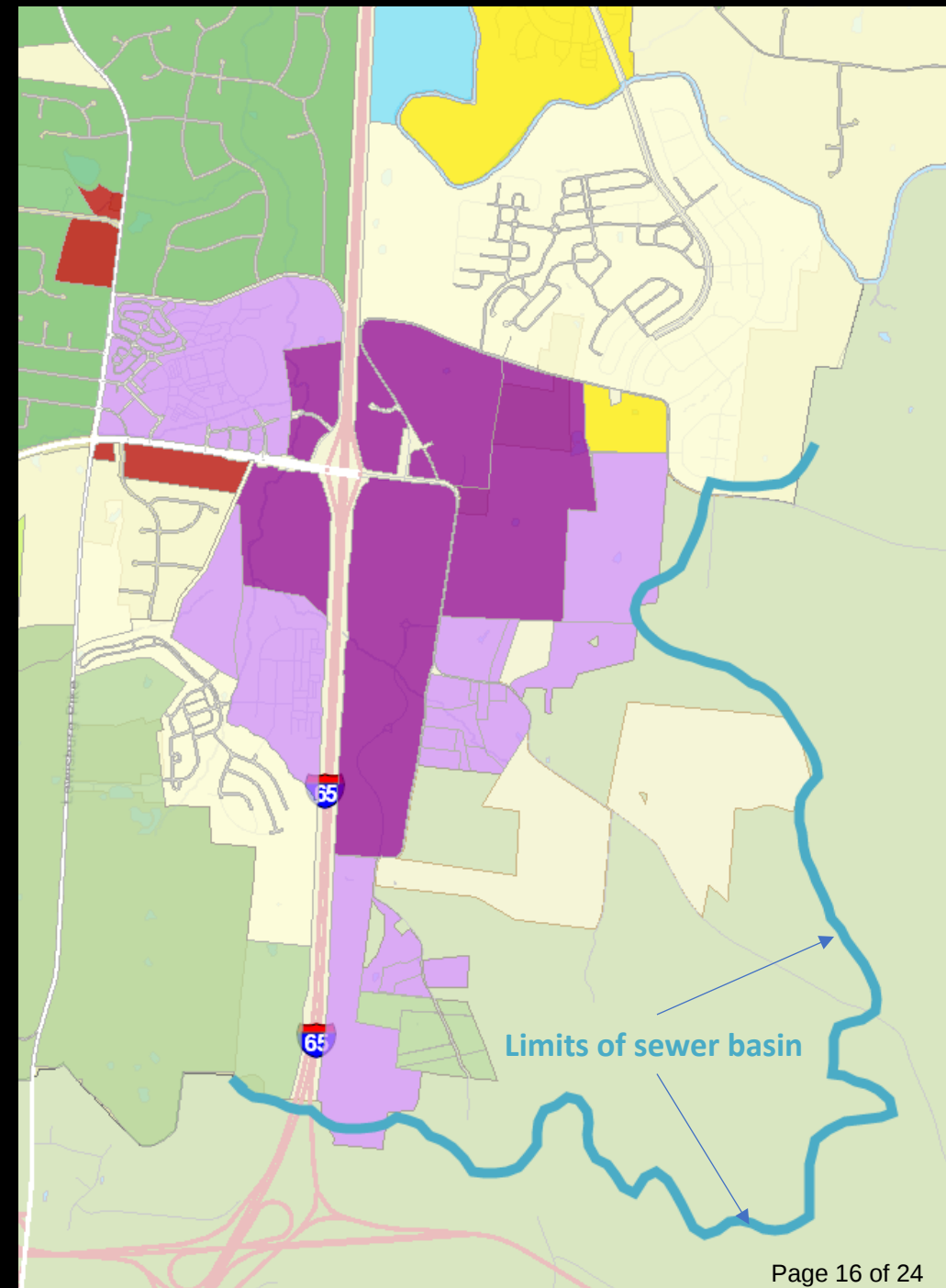


OTHER UTILITY PROVIDERS



ENVISION FRANKLIN

- Policies put in place must be supported by infrastructure
- Transitions can only be put in place when a limit or boundary is identified
- Expanding the public outreach



Benefits of a Coordinated Study

- Identify the appropriate land uses for area
- Plan for an efficient extension of utilities
- Plan for future roadway needs
- Calculate future costs and funding needs
- Proper and comprehensive public outreach
- Phase construction of utilities/roadway improvements
- Streamline annexation requests

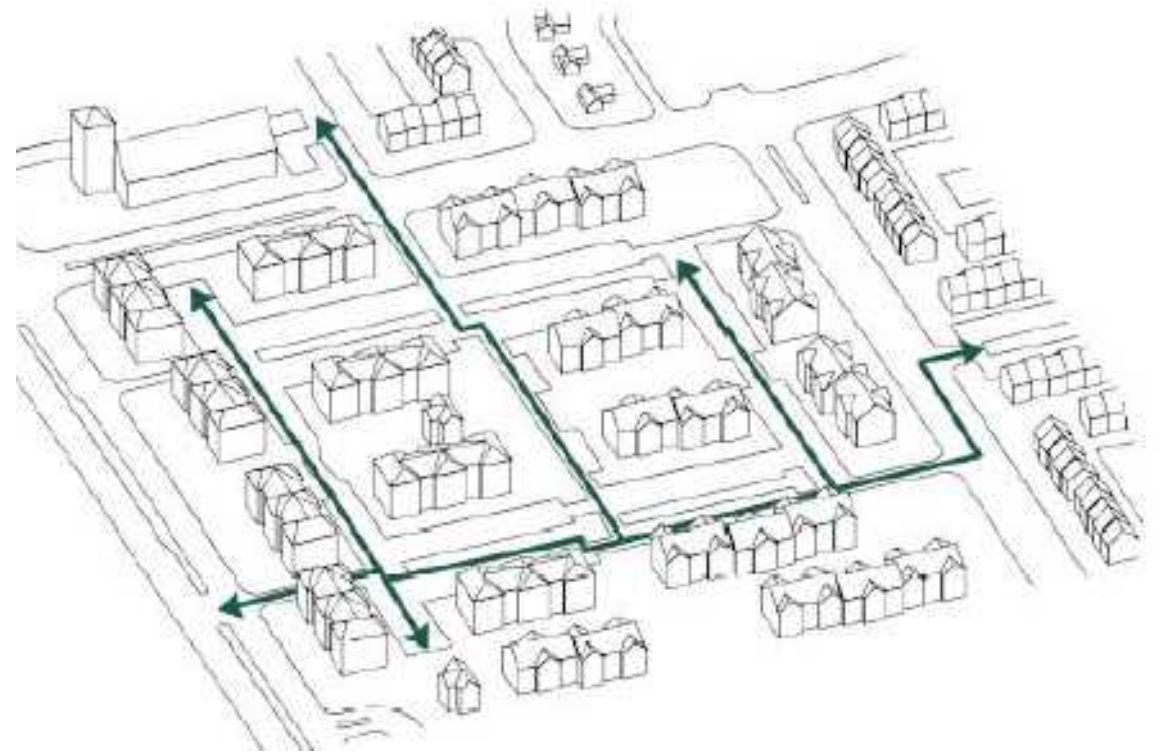
Next Step: request permission from BOMA to proceed with RFQ

JANUARY 28 2021
JOINT CONCEPTUAL
WORKSHOP

Discussion on Gated Communities

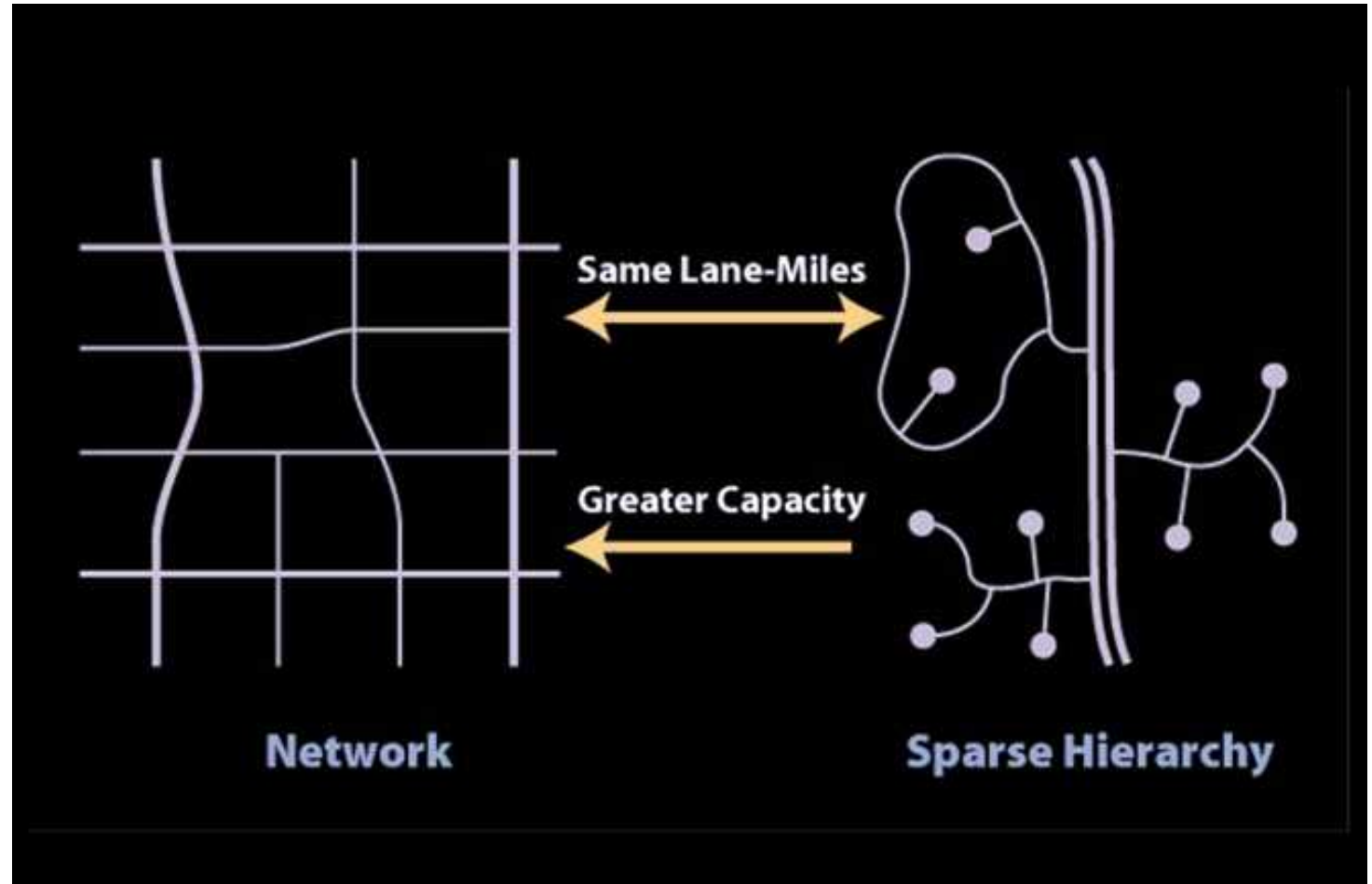
Connectivity

- The directness of streets and the number of connections in a street network
- A well connected street network has many short links, numerous intersections, and minimal cul-de-sacs
- As connectivity increases, travel distances decrease, more route options are available = more accessible and resilient system



Connectivity Benefits

- Reduces traffic congestion on arterials
- Travel efficiency/route options
- Encourages walking and biking
- Better emergency service response
- Increases the efficiency of City services like solid waste pick-up
- Disaster mitigation



Zoning Ordinance Requirements

- ▶ Development shall provide for the alignment and continuation of existing or proposed streets
- ▶ Street connections shall be provided in every direction (north, east, south, west) except where adjacent to a conservation area or development constraint
- ▶ New streets serving residential lots must be public streets (and therefore accessible to the public)



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- ▶ Envision Franklin supports a well-connected and inclusive community
 - ▶ Zoning standards promote a well-connected street network
 - ▶ Long-term high maintenance costs to homeowners for private streets
 - ▶ Emergency access: Automatic access gates have a siren-operated sensor that emergency responders use to open the gates in an emergency. These sensors occasionally fail and lead to significant delays in emergency response
 - ▶ Long-term health of connected communities



DISCUSSION