



Meeting Agenda

Work Session

Tuesday, April 27, 2021

5:00 PM

Board Room

The Board of Mayor and Aldermen Work Session 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: 985 4685 5871 Passcode: 744214. 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 3:30 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 2021-66, A Resolution Declaring That The Board Of Mayor And Aldermen Members Shall Meet On April 27, 2021 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

WORK SESSION DISCUSSION ITEMS

2. Presentation Of A U.S. Army Line Marker Proposal By The Civil War Historical Commission.

Sponsors: Kelly Dannenfelser, Amanda Rose

3. Consideration Of Special Event Permit For 2021 Heritage Foundation Main Street Festival To Be Held On July 17-18 In Downtown Franklin.

Sponsors: Milissa Reiersen

4. Presentation On The Street Department's Main Street Sidewalk Repair Project.
CIC 3/25/21, forwarded to BOMA 4-0 for further discussion without recommendation
WS 4/13/21

Sponsors: Steve Grubb, William Banks

5. Consideration Of Resolution 2021-58, Consideration Of Initiating The Annexation By Referendum Process And Draft Plan Of Services, For The Annexation Of 110 Spencer Creek Road, 112 Spencer Creek Road, And 2021 Old South Berry's Chapel Road. Establishing A Public Hearing On May 25, 2021.
Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Chelsea Randolph
6. Consideration Of Resolution 2021-59, Consideration Of Initiating The Annexation Process And Draft Plan Of Services For The Annexation Of 4416 Peytonsville Road. Establishing A Public Hearing On May 25, 2021.
Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Chelsea Randolph
7. Consideration Of Resolution 2021-48, Consideration Of Initiating The Annexation By Referendum Process And Draft Plan Of Services For The Annexation Of 4432 Pratt Lane And 4448 Campbell Road. Establishing A Public Hearing On May 25, 2021.
Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan
8. Consideration Of Resolution 2021-47, Consideration Of Initiating The Annexation Process And Draft Plan Of Services For The Annexation Of 4325 Long Lane. Establishing A Public Hearing On May 25, 2021.
Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan
9. Consideration Of Resolution 2021-80, A Resolution To Rename 3rd Ave Extension To Martin Luther King Jr. Avenue And Driveway To Hill Property As ANC Williams Way.
Sponsors: Mayor Ken Moore
10. Consideration Of Resolution 2021-79, A Resolution To Declare the Saturday Closest To June 19 Of Each Year As Juneteenth In The City Of Franklin.
Sponsors: Mayor Ken Moore
11. Consideration Of Juneteenth Marker Proposal To Be Placed In Pinkerton Park Near The Connection To Fort Granger Park.
Sponsors: Lisa Clayton, Amanda Rose
12. Consideration Of COF Contract No. 2021-0067, Parkland Impact Fee (Payment Of Fee Only) Agreement For Southvale Between The City Of Franklin And Southvale, LLC.
Sponsors: Lisa Clayton
13. Consideration Of COF Contract No. 2020-0337, Parkland Impact Fee Agreement With Adam J. Ballash For 207 Fairground Street.
Sponsors: Lisa Clayton
14. Discussion About The Merits Of Restricting Street Vendors, Performers, The Sale Or Distribution Of Newspapers, Magazines, Periodicals, Handbills, Flyers, And Similar Activity Within Fifty (50) Feet Of An Approved Outdoor Café.
Sponsors: Vernon Gerth
15. Consideration Of COF Contract No. 2021-0072, Sanitary Sewer Reimbursement Agreement With Ford Classic Homes, LLC, For Reimbursement Of Expenses Related To The Installation Of A Sanitary Sewer Interceptor For The Meadows At Southbrooke The Property Located Immediately West Of The Chadwell PUD.

Sponsors: Vernon Gerth, Michelle Hatcher, Scott Andrews

16. Discussion Of A Request From Meritage Homes To Enter Into A Cost Sharing Agreement For The Construction Of Market Street Between Clovercroft Road And Highway 96 In Conjunction With Developing The Pending Poplar Farms PUD.

Sponsors: Vernon Gerth

17. Consideration Of Resolution 2021-37, A Resolution Declaring That The City Will Accept A Third Phase Of Community Development Block Grant Coronavirus (CDBG-CV) Funds From The Department Of Housing And Urban Development And That The City Will Expend Those Funds By Partnering With Local Agencies To Reimburse Them For Expenses Incurred To Prevent, Prepare For, And Respond To The Coronavirus (COVID-19).

Sponsors: Tom Marsh, Kathleen Sauseda

18. Update And Discussion Of Stormwater, General and Emergency Services Capital Investment Projects.

Sponsors: Vernon Gerth, Paul Holzen, Brad Wilson

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 #: 21-01877

DATE: March 25, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of Resolution 2021-66, A Resolution Declaring That The Board Of Mayor And Aldermen Members Shall Meet On April 27, 2021 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 that the Board of Mayor and Aldermen approve Resolution 2021-66.

RESOLUTION 2021-66

A RESOLUTION DECLARING THAT THE BOARD OF MAYOR AND ALDERMEN SHALL MEET ON APRIL 27, 2021, 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, Executive Order No. 65, Executive Order No. 71, and Executive Order No. 78 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 April 27, 2021, 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 April 27, 2021, 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/10765/1092>

IT IS SO RESOLVED AND DONE on this 27th day of April, 2021.

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 #: 21-01881

DATE: April 7, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Presentation Of A U.S. Army Line Marker Proposal By The Civil War Historical Commission.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the U.S. Army Line Marker proposal from the Civil War Historical Commission (CWHC).

BACKGROUND/STAFF COMMENTS:

The proposed U.S. Army Line Marker project was initiated prior to the CWHC's 2010 formation, with a community ad hoc Battlefield Task Force. The purpose of the project is to demarcate the main U.S. Army defense line during the Battle of Franklin. The location of the U.S. Army Line has been determined, based on historical mapping and previous archaeological work. The project will provide a better understanding of the extent and impact of the Battle of Franklin on the community through the introduction of visual cues and will allow the community to gain a sense of how much the landscape has evolved since that time.

A total of 19 marker locations at nine streets is requested to mark the U.S. Army line. Approximately nine of the locations are public or located in local right-of-way, and approximately ten locations will require easements. Additional research is required in order to confirm this, however. Of these location, three streets (Lewisburg Avenue, West Main Street, and New Highway 96 West) are located in state right-of-way and will require approval from the Tennessee Department of Transportation.

The CWHC is requesting feedback and support to move forward with requisite research for the project, as follows:

- Required approvals for implementation on State routes as transportation art;
- Public support for the project, including property owners adjacent to affected public rights-of-way; and
- Determination of any necessary easements for marker placement and support from affected property owners.

FINANCIAL IMPACT:

The CWHC has requested that the BOMA fund 50 percent of the cost, not to exceed \$10,000, with the remaining match to be provided by local non-profits. A previous estimate for materials and shipping costs totaled \$11,000. The CWHC also requests that the City install the markers. The funding to cover the requested amount is proposed the FY 2022 budget.

RECOMMENDATION:

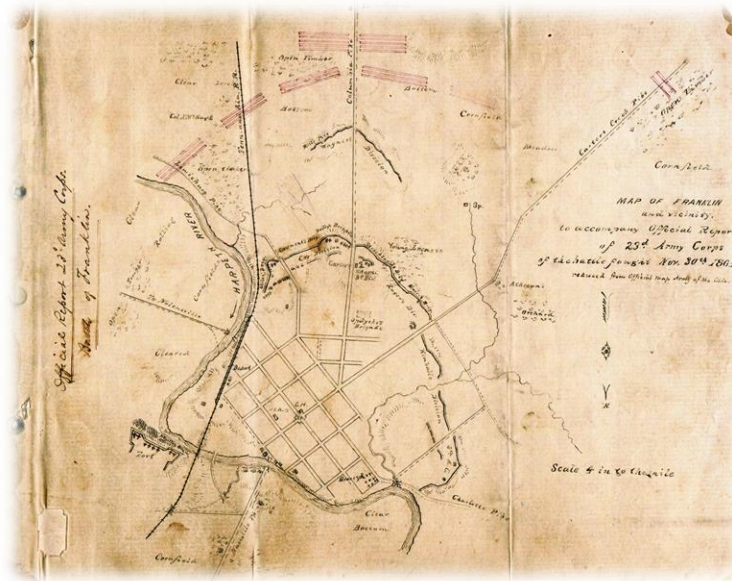
Staff recommends that the Board of Mayor and Aldermen acknowledge the Presentation Of A U.S. Army Line Marker Proposal By The Civil War Historical Commission.

U.S. Line Marker Project Proposal

BOMA Work Session
April 27, 2021



HISTORIC
FRANKLIN
TENNESSEE



Mission

The **Civil War Historical Commission** serves as an advisory body to the Board of Mayor and Aldermen and City Administrator in the

- identification,
- preservation,
- interpretation,
- maintenance, and
- recognition

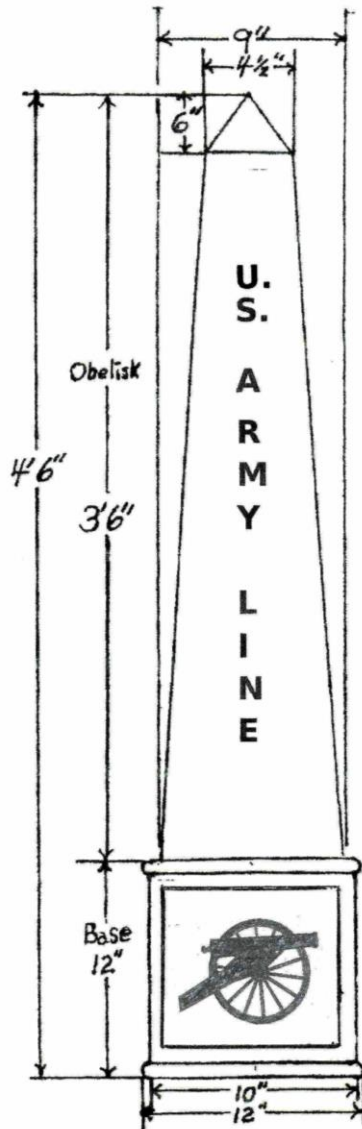
of battlefields and sites related to all aspects of Civil War history within the City of Franklin in order to protect and maintain the city's irreplaceable historical wealth for this and future generations.



Project Overview

- The **U.S. Line Marker Project** was initiated prior to the commission's formation, with an ad hoc Battlefield Task Force.
- Purpose of project is to demarcate the main U.S. Army defense line during the Battle of Franklin. Location of U.S. Line based on historical mapping.
- Project will provide better understanding of the extent and impact of Battle of Franklin on community through introduction of visual cues and gain a sense of how much the landscape has evolved since that time.
- Project promotes public art

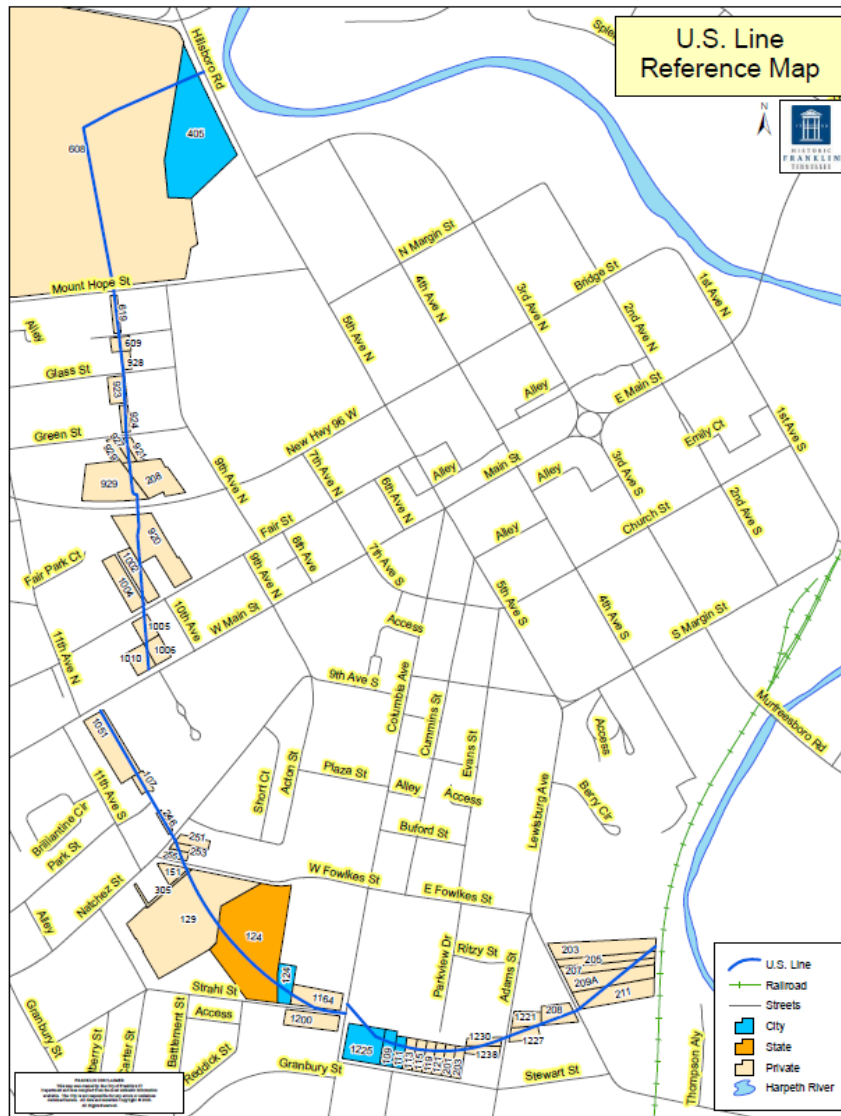




Proposed Marker Appearance

- Overall Height: 4'-6" from grade
- Base Height: 1'
- Base Width: 1'
- Material: cast concrete
- Details: "U.S. Army Line" lined down two sides, with Civil War cannon silhouette in base on both sides

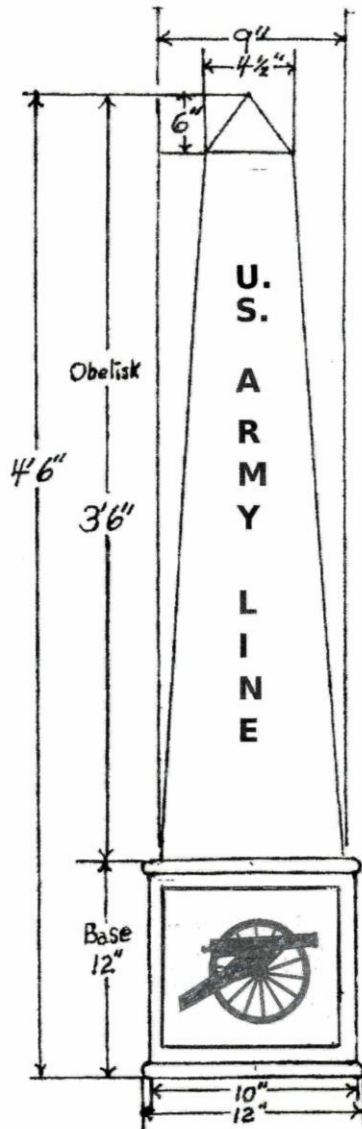




Proposed Locations:

- Lewisburg Ave. (2)
- Adams St. (2)
- Columbia Ave. (2)
- W. Fowlkes St. (1)
- Natchez St. (2)
- W. Main St. (2)
- Fair St. (2)
- New Hwy. 96 W. (2)
- Mt. Hope St. (2)
- Hillsboro Rd. (2)





Cost Estimate

- \$6,000 for 24 sets of obelisks and pedestals (include 5 spare sets)
- \$3,800 for mold casting
- Shipping is estimated to be approximately \$1500 for all sets
- Total is approximately \$11,000



Educational Programming

- The CWHC plans to provide information about the project on the City of Franklin website, utilizing a Story Map. The map will
 - demonstrate the locations of the markers, and
 - provide a history on the U.S. troop movements designated by the markers.



Funding

- The CWHC requests that BOMA fund 50 percent of the marker costs, not to exceed \$10,000, with the remaining match from local non-profits. City funds are proposed in the FY 2022 budget that would cover up to \$11,500.
- Support from the City for installation of markers is also requested.



Request

The CWHC requests that the BOMA allows the commission and its designated subcommittee to move forward with requisite research, as follows:

- Required approvals for implementation on State routes as transportation art;
- Public support for project, including property owners adjacent to affected public rights-of-way; and
- Determination of any necessary easements for marker placement and support from affected property owners.





File #: 21-01907

DATE: April 5, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Communications Manager

SUBJECT:

Consideration Of Special Event Permit For 2021 Heritage Foundation Main Street Festival To Be Held On July 17-18 In Downtown Franklin.

PURPOSE:

The purpose of this memorandum is to outline recommendations for the Annual Main Street Festival.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested a special event permit for downtown Franklin Main Street for July 17th 10:00 a.m.-7:00 p.m. and July 18th 10:00 a.m.-6:00 p.m. To navigate social distancing and limit gathering points, the organizer will hold the event this year without a main or acoustic stage, space out craft vendors / booths in pod configurations (researched as an emerging practice employed by other outdoor event organizers), and leave spaces open on Main Street for guests of the event to spread out.

Consistently listed among the top 20 events in the Southeast by the Southeast Tourism Society, Main Street Festival will be celebrating its 37th anniversary in 2021 and is expected to attract 80,000+ visitors. This year, the organizer plans several familiar activation / themed areas.

- Arts & Crafts booths will be located down Main Street from 1st Ave to the Public Square.
 - Kids Zone will be located on 3rd Ave S and will include activations with limited physical interaction (no face-painting, inflatables)
 - Food Trucks and Tents Food Court will be located on 3rd Ave N and 4 Ave S, with estimated 5 food vendors to be located on the Public Square.
 - Mar's Petcare "Mutts on Main Street" is our Pet Friendly area will be located at Main St and 2nd Ave S with pet photos and pet vendors located in an easily accessible common area. Community Partners will be designated in a space on 4 Ave N, allowing for area nonprofits with incredible missions to have the opportunity to share their work with our patrons.
 - Information about the organizations will also be highlighted on the event app to limit passing materials to guests.
 - Fine Art / Curated Collection of high-end vendors will have a designated space on 2 Ave N.
- The goal with all the areas is to space out areas of interest, allowing consumers with specific needs to easily identify where they want to go, shop / experience their favorite vendors and depart.

Set-up would begin on July 16 at 9:00 a.m. in the public square quadrants, then at 8:00 p.m. in all other areas of Main Street and event footprint. Tear down would take place July 18.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing for overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval of this event.

Staff will continue to work with organizers for specific requirements, including suggested safety guidelines and protocols as it relates to Covid-19. Some guidelines suggested are included below.

- Event organizer will follow all CDC and Tennessee Pledge guidelines and any or all executive orders in place at the time of the event as they relate to large gatherings.
- Every effort will be made to give as much notice as possible, however, event organizers should be prepared to cancel or postpone large events and gatherings if required.
- The City Administrator or his designee may cancel or modify an event up to 24-hours prior to the opening of the event.
- Event organizers should continually assess current conditions regarding the spread of COVID-19 and engage with local public health officials when deciding whether to postpone, cancel, or reduce the number of attendees (if possible) for gatherings.
- Event organizer will have masks and hand sanitizer available for event staff and volunteers.
- If a mask mandate is in place, event staff and volunteers must wear masks. If a mask mandate is not in place, the event organizer will strongly encourage masks among event staff and volunteers.
- Provide hand washing stations and/or hand sanitizer and disinfectant wipes for attendees and participants.
- Maintain hygiene supplies and regularly sanitize porta-potties (wearing appropriate PPE) throughout event.



City of Franklin

Special Event Permit Application

*Application is Due 90 Days Prior to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.*

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Festival/Fair

- Name/purpose of event:** 37th Annual Main Street Festival (Community Event)
- Location Requested:** (if Temporary Street Closure, list major roads to be closed):
 - Main Street from 1st Ave - 5th Ave.
 - 2nd Ave N from Bridge St - 2nd Ave S parking garage. 3rd Ave N from Bridge St - Church St.
 - 4th Ave N from Bridge St - 4th Ave S parking garage. Public Square.
 - W Main Street from 6th Ave N-5 Ave N. (Intersection & cross walks open)
- Date or dates of event:** 07/17/2021, 07/18/2021
- Start/End Times of Event:** 07/17/2021 - 10am-7pm
07/18/2021 - 10am-6pm
What date/time will set-up begin? 7/16/2021 5:00 PM
What date/time will tear-down be complete? 7/18/2021 10:00 PM
**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
- Time of Street Closure** (if applicable): We'd like to close off 3/4 Public Square quadrants for the beer garden and Heritage Foundation tent load in on Friday morning, 07/16/21 at 9am. If not possible, entire footprint would need to be closed for vendor load in on 07/16/21 at 8pm. Including
 - Main Street from 1st Ave - 5th Ave.
 - 2nd Ave N from Bridge St - 2nd Ave S parking garage.
 - 3rd Ave N from Bridge St - Church St.
 - 4th Ave N from Bridge St - 4th Ave S parking garage. Public Square.
 - W Main Street from 6th Ave N-5 Ave N.
- An estimated number expected to attend during the course of the event:**

Spectators/Attendees: 85,000	Event Staff/Volunteers:125	Total:85,125
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- Name of applicant and Organization Requesting Permit:**
Liz Zinke - Heritage Foundation
 - Address:** Po Box 723
Franklin, TN 37065
 - Phone:** 6155122552
 - Cell:**
 - Fax:**
 - E-mail address:** Lzinke@williamsonheritage.org

8. **DETAILED description of event** (*use additional sheets*):

Main Street Festival produced by the Heritage Foundation of Williamson County, is an anticipated, annual tradition (typically held in the spring, but moving to July due to COVID-19). In most year's, the event features more than 200 high-quality arts and crafts vendors, superb entertainment, great food, and fun for the entire family. To navigate social distancing and limit gathering points, we'll hold the event this year without a main or acoustic stage, space out craft vendors / booths in pod configurations (researched as an emerging practice employed by other outdoor event organizers), and leave spaces open on Main Street for guests of the event to spread out.

Consistently listed among the top 20 events in the Southeast by the Southeast Tourism Society, Main Street Festival will be celebrating its 37th anniversary in 2021 and is expected to attract 80,000+ visitors.

This year, we want to better differentiate our three signature festivals. We'll have several familiar activation / themed areas.

- Arts & Crafts booths will be located down Main Street from 1st Ave to the Public Square.
- Kids Zone will be located on 3rd Ave S and will include activations with limited physical interaction (no face-painting, inflatables) and more prompted activities highlighted in our event app.
- Food Trucks and Tents Food Court will be located on 3rd Ave N and 4th Ave S, with estimated 5 food vendors to be located on the Public Square. All food vendors are required to provide a COI with City of Franklin listed as an additional insured.
- Mar's Petcare "Mutts on Main Street" is our Pet Friendly area will be located at Main St and 2nd Ave S with pet photos and pet vendors located in an easily accessible common area.
- Community Partners will be designated in a space on 4th Ave N, allowing for area nonprofits with incredible missions to have the opportunity to share their work with our patrons. Information about the organizations will also be highlighted on the event app to limit passing materials to guests.
- Fine Art / Curated Collection of high-end vendors will have a designated space on 2nd Ave N.
- The goal with all of the areas is to space out areas of interest, allowing consumers with specific needs to easily identify where they want to go, shop / experience their favorite vendors and depart

9. **ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division**

Please detail any restricted parking areas on the event map.

Event Map: [A0224A9B-E11A-4C9F-B5E7-347B0425B5CC.jpeg](#)

10. **Person in charge on day of event:** Liz Zinke

Cell: 615-707-0751

E-mail address: Lzinke@williamsonheritage.org

11. **Name and Cell Number of at least two others available on day of event:**

Name: Carla Denham

Cell: 6157141559

E-mail address: Cdenham@williamsonheritage.org

Name: Meg Hershey

Cell: 7178240436

E-mail address: Mhershhey@williamsonheritage.org

- 12.

Please attach a list containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.

Administrative Contact List: [staff list - city of franklin application msf copy.docx](#)

13. **Where is your organization based?** Williamson County

14. **Is your organization authorized to do business in Tennessee?** Yes

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes

IRS tax exemption letter: [IRS Determination Letter.pdf](#)

16. **Will you charge an admission fee?** No

Average admission fee:

17. **Will you charge a vendor participation fee?** Yes
Average vendor participation fee? 400
18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
20. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Heritage Foundation of Williamson County, Downtown Franklin Association
What percentage of funds will they receive? 100%
21. **Will parking in the area of the event need to be restricted or prohibited?** Yes
22. **Will any sound amplification equipment be used during the event?** No

23. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.**

***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now. Otherwise your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.** We are currently accepting applications for the following categories:
- arts/crafts vendors
 - food vendors
 - sponsors/media partners
- We will not have live entertainers this year. A complete list of vendors/partners can be available closer to the event (after our booth payment deadline).
- Our currently timeline for vendors is:
- Application deadline: May 15, 2021
 - Vendor notification: May 28, 2021
 - Booth Payment Deadline: June 11, 2021

25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: [TBD-MSF.docx](#)

26. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations:
- Food Vendors at 3rd Ave N
 - Food Vendors at 4th Ave S
 - Public Square
28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.
29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: [MSF Good Neighbor Letter 2021.docx](#)
Good Neighbor Letter Mailing List: [TBD-MSF.docx](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

1. I/We agree to abide by all ordinances and regulations of the City of Franklin and all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
2. I/We do swear or affirm that all of the information given in this application is true and complete.
3. I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
4. I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
5. I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
6. I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
7. I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
8. I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
9. The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
10. I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

By: _____ Date: _____
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____.

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Return application to:

City Administrator's Office
City Hall
109 Third Ave South
Franklin, TN 37065
615-791-3217
615-790-0469 (FAX)

Event 37th Annual Main Street Festival
Name: (Community Event) _____

Signature: _____



FORM 1

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Event 37th Annual Main Street
Name: Festival (Community
Event)



FORM 1

Signature: _____

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Liz Zinke - Heritage Foundation

Event Name: 37th Annual Main Street Festival (Community Event)

Event Date(s): 07/17/2021, 07/18/2021

1. **Time amplification equipment will be used:** From: To:
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). Provide map/layout if necessary.:

Sound Amplification Map:

3. **For what purpose will sound amplification be used?** Please list all that apply:
4. **Type of Amplifier:**

5.

Number of Amplifiers:	Number of Speakers:	Number of Performers:
------------------------------	----------------------------	------------------------------

6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name:	Cell:	E-Mail:
Name:	Cell:	E-Mail:

Authorized Signature: Liz Zinke

Date: 03/01/2021

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

MAIN STREET FESTIVAL
JULY 17 - 18, 2021



Hydrants

Moveable Barrier

Storm

Tornado

Fire Truck

Police Car

Shuttle Stop

SES Truck

Streets Truck

Ambulance

Festival Headquarters

Harpeth River

Road Closed

No Parking

Emergency Access

Division

1

2

3

4

Note:
In the event of a severe storm,
City Hall and the Parking Garages
may be used as shelter.
Not for Tornado Shelters

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT
Department and was compiled from the most authentic information
available. The City is not responsible for any errors or omissions
contained herein. All data and materials Copyright © 2021.
All Rights Reserved.

EXAMPLE

HERITAGE FOUNDATION OF WILLIAMSON COUNTY, TN



HOSTED BY DOWNTOWN FRANKLIN ASSOCIATION

March 2, 2021

Dear Neighbor,

The Heritage Foundation is excited to host the 37th Annual Main Street Festival to be held July 17-18, 2021 in Downtown Franklin. This letter is to notify you of the event and to provide details about street closures, amplified entertainment, and other activities scheduled to take place that weekend.

Parking along Main Street between 1st and 5th Avenues will be restricted after 3 p.m. on Friday, July 16.

Main Street will close to vehicle traffic at 8 p.m. and remain closed until 8 p.m. on Sunday, July 18. In addition, 3rd Avenue S. from Church Street to the Public Square, 3rd Avenue N. from the Public Square to Bridge Street, 4th Avenue S. from Main Street to the parking garage entrance, and 4th Avenue N. from Main Street to Bridget Street will be closed during the same time.

The festival will include more than 200 arts & crafts sellers, food vendors, children's activities, pet activities, and stage performances from dance and musical artists.

Specific festival elements will be located as follows:

- Arts & Crafts Booths
- Food Vendors
- Kids Zone
- Mutts on Main Street Pet Area

The parking garages will remain open during the entire weekend, and a park & ride option with shuttle service will be offered from Harlinsdale Farm on Saturday and Sunday.

We are excited about the upcoming festival and hope you will be able to join us for the fun.

Sincerely,

Liz Zinke

Director, Downtown Franklin Association

lzinke@williamsonheritage.org



File #: 21-01858

DATE: April 13, 2021
TO: Board of Mayor and Aldermen
FROM: Steve Grubb, Director of Streets
William Banks, Staff Engineer

SUBJECT:

Presentation On The Street Department's Main Street Sidewalk Repair Project.
CIC 3/25/21, forwarded to BOMA 4-0 for further discussion without recommendation
WS 4/13/21

PURPOSE:

The purpose of this memorandum is to provide a presentation to the Franklin Board of Mayor and Aldermen (BOMA) concerning the upcoming Main Street Sidewalk Repair Project.

BACKGROUND/STAFF COMMENTS:

The original Main Street streetscape project was completed in the early 1990's. The existing brick pavers along Main Street, from 5th Ave. N to 1st Ave. N/S are now faded and uneven, creating numerous ADA issues. In addition, the sidewalk tree grates are aging and need to be replaced. The Street Department spends a significant amount of funding annually to maintain and fix the brick pavers located in the sidewalks and crosswalks.

On August 13, 2019, the Board of Mayor and Aldermen approved Resolution 2019-68, adopting the project list for the FY 2019-2028 CIP (Capital Investment Program). The Main Street Sidewalk Repair Project was included in this list with an estimated cost of \$2,200,000.00. The project is proposing to replace all the brick pavers, brick crosswalks, and sidewalk tree grates from 5-Points to 1st Ave, to bring Main Street up to current ADA standards and refresh the aesthetics of downtown. The intent is to also save as much of the concrete infrastructure as possible, including the sidewalks, curbs, and borders, to help reduce costs. This project will decrease long term brick paver maintenance and decrease the number of ADA deficiency issues that occur on an annual basis.

To help develop an updated project scope, the Street Department and Engineering Department recognized the need to work with our ongoing streetscape consultant, CT Consultants, and have them prepare new project schematics and concept artist renderings. Details of this design work included the following:

1. Prepare a plan to illustrate the proposed sidewalk improvements and alternatives for existing sidewalk tree wells, focusing on Main Street from 4th Ave. to 3rd Ave. as the sample project area:
 - a. Treatments for tree wells in their current locations, such as new tree grates, planted cutouts, permeable pavers, or other potential solutions.

- b. Incorporation of additional curb extensions with relocated tree wells and the associated impacts to parking and circulation.
- c. Review tree well and curb extension alternatives with City and determine desired treatment.
2. Recommend type of brick, color, and pattern to be used in sidewalks and crosswalks at each location to replace the faded existing pre-cast concrete pavers.
3. Recommend alternatives for parking along the perimeter of the square to provide a surface that can be re-stripped with paint as needed.

Development of the schematics and concept artist renderings were also influenced through collaboration between multiple departments, such as Planning, Parks, Street, and Engineering. Together, the following items were discussed and may need to be developed further and finalized as the project moves forward:

1. Additional design for the proposed sidewalk improvements to ensure ADA compliance.
2. Finalize the viability of the alternative curb extensions/bioretention areas for tree wells, allowing for a wider sidewalk. Main Street underground basements need to be investigated and surveyed to make sure any tree well relocations or bioretention areas don't compromise these. Underground utility conflicts also need to be reviewed.
3. The proposed street tree varieties have been developed and were coordinated with multiple Landscape Architects and the Parks Dept. Urban Forestry Superintendent.
4. The schematics show 4 options to revitalize the parking areas within The Square. Additional staff discussion will be needed before the appropriate solution is selected.
5. The existing memorial/dedication pavers – Staff have had multiple discussions over the last year on how to navigate the possible reuse, relocation, or remanufacture of these, as they are in poor condition. Staff plans to seek input from the Heritage Foundation and other downtown associations, including the business owners along Main Street. Staff would like to bring options back to the Board, based off the public input, to request guidance on an ultimate plan for the memorial pavers.
6. Phasing – The project spans all of Main Street, from 5 Points to 1st Ave. Staff originally planned to begin the first phase of the sidewalk repair project within the block of 2nd Ave and 1st Ave. Another option is to focus the first phase of the project around the two blocks from 5th Ave through The Square (3rd Ave), because of the heavy pedestrian usage and scheduled events.
7. Coordination with the City Hall Facility Project and what is designed for the sidewalk and crosswalks near City Hall.

Attached for your review is Exhibit A, the final schematics and concept artist renderings.

FINANCIAL IMPACT:

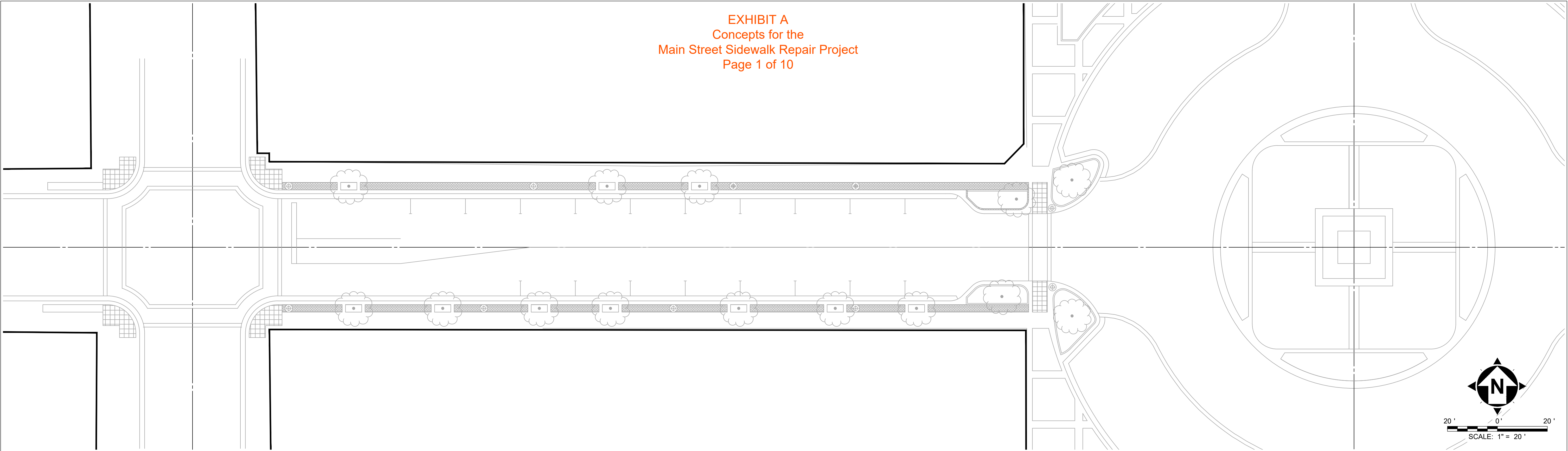
As part of the initial project funding from the FY 2019-2028 CIP, \$250,000.00 has already been allocated to the Main Street Sidewalk Repair Project. Staff have already utilized \$12,700 for the schematics and artist renderings. Staff may in the near future propose utilizing some of the remaining allocated funds to bring a designer on board and help with the following:

1. Verify existing drainage and utility conflicts.
 2. Use the city's ADA transition plan to focus on correcting critical ADA non-compliance areas.
 3. Produce a sidewalk and tree well relocation design that will allow project phasing scopes and cost estimates to be developed.
 4. Help produce the necessary plans for bidding out a future construction project
- Once the Board and public input is gathered, staff can begin working with a designer to prepare a proposal for the above items (if the project scope deems this necessary).

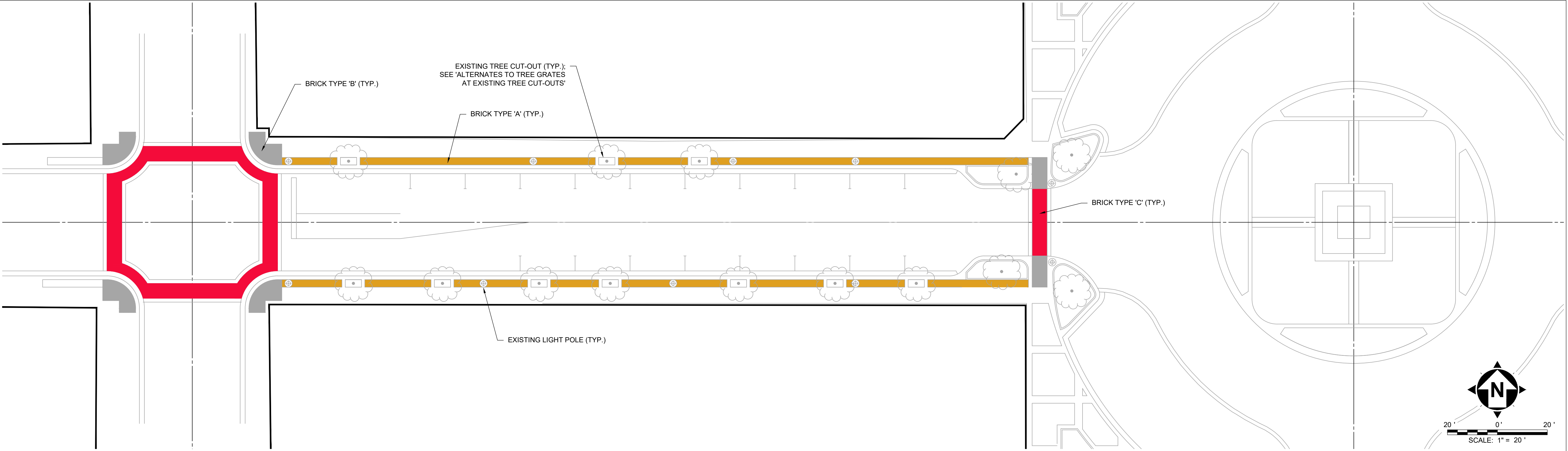
RECOMMENDATION:

Staff is seeking guidance and recommendations on the initial concept renderings before any downtown public engagement begins.

EXHIBIT A
Concepts for the
Main Street Sidewalk Repair Project
Page 1 of 10



EXISTING CONDITIONS



PROPOSED IMPROVEMENTS - CONCEPT #1



NO	REVISION	DATE
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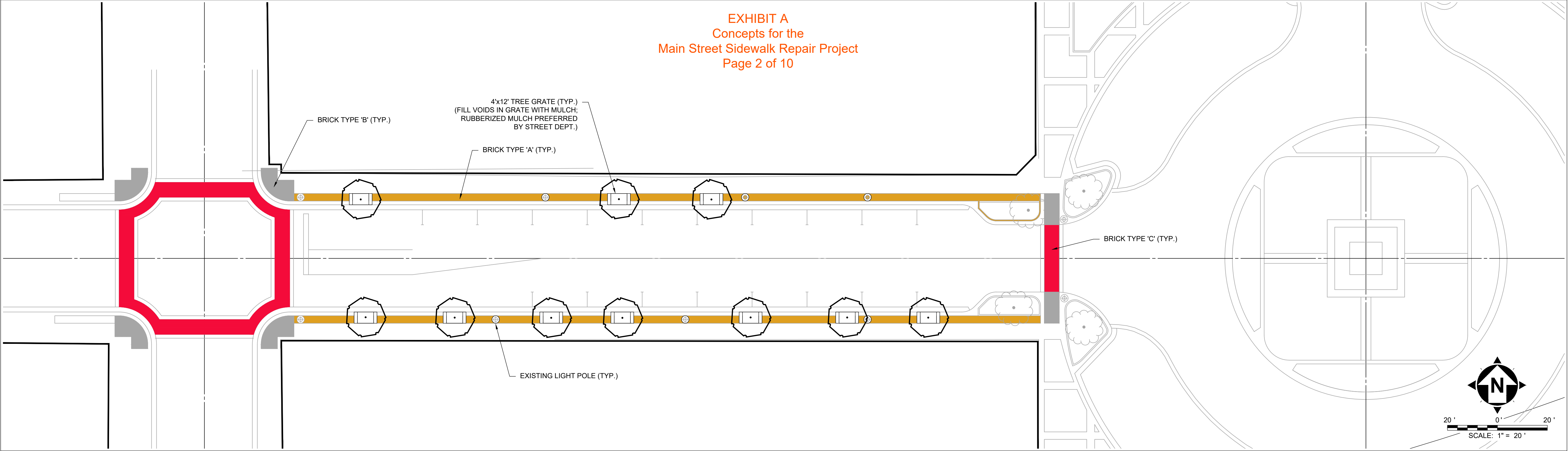
MAIN STREET:
FOURTH AVE. TO PUBLIC SQUARE

SCALE:	AS SHOWN
DATE:	8/25/20
DESIGNED BY:	PJR
DRAWN BY:	BEK
CHECKED BY:	PJR

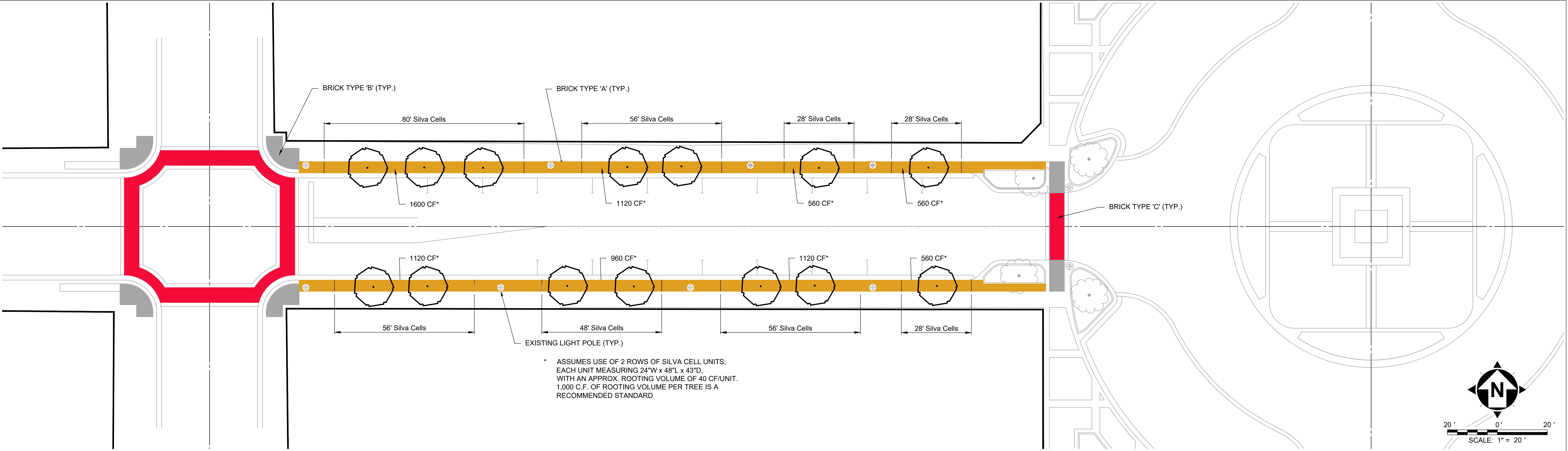
FRANKLIN TENNESSEE MAIN STREET
SIDEWALK IMPROVEMENT PROJECT
ALTERNATE TREATMENTS FOR TREE
PLANTINGS AND BRICK REPLACEMENTS

PROJECT NO:	
200234	
DRAWING NAME	
SHEET	OF
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EXHIBIT A
Concepts for the
Main Street Sidewalk Repair Project
Page 2 of 10



PROPOSED IMPROVEMENTS - CONCEPT #2



PROPOSED IMPROVEMENTS - CONCEPT #3



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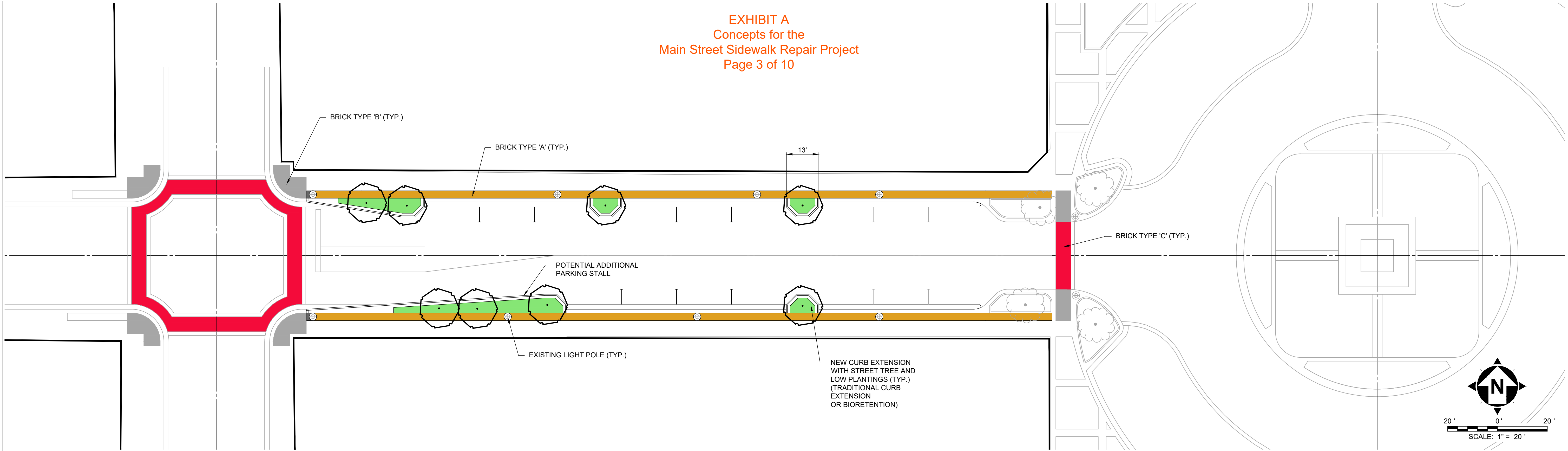
MAIN STREET:
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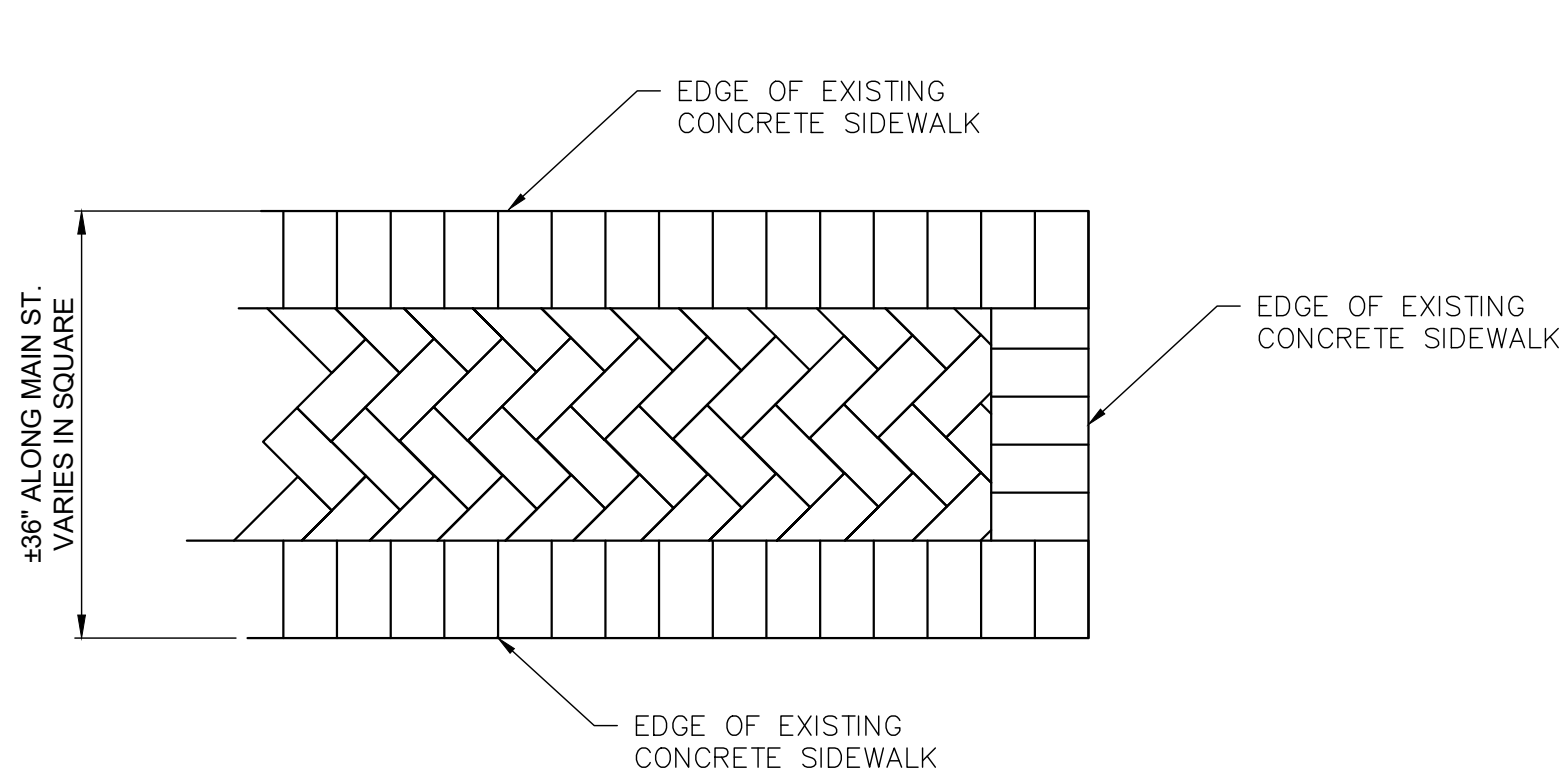
FRANKLIN TENNESSEE MAIN STREET
SIDEWALK IMPROVEMENT PROJECT
ALTERNATE TREATMENTS FOR TREE
PLANTINGS AND BRICK REPLACEMENTS

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EXHIBIT A
Concepts for the
Main Street Sidewalk Repair Project
Page 3 of 10

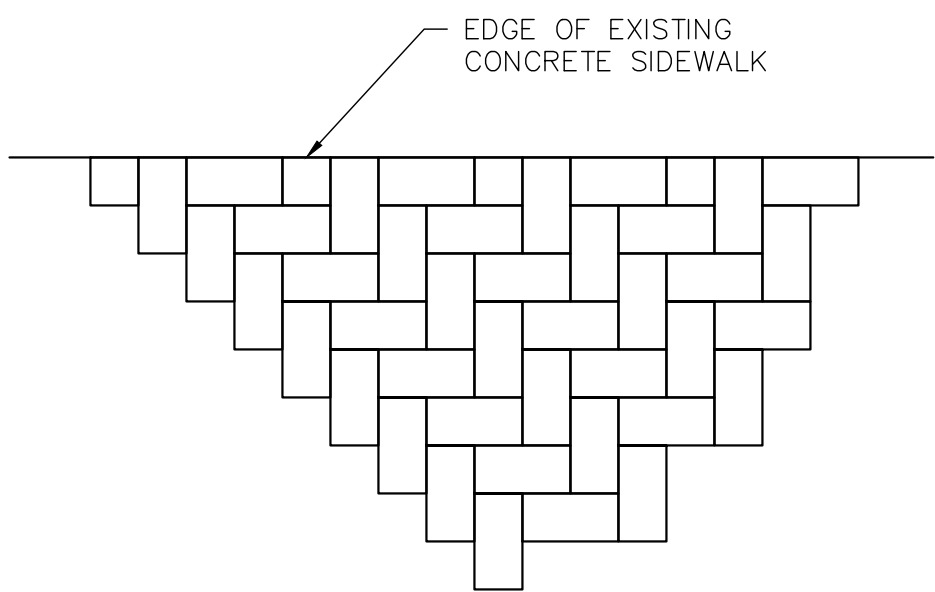


PROPOSED IMPROVEMENTS - CONCEPT #4



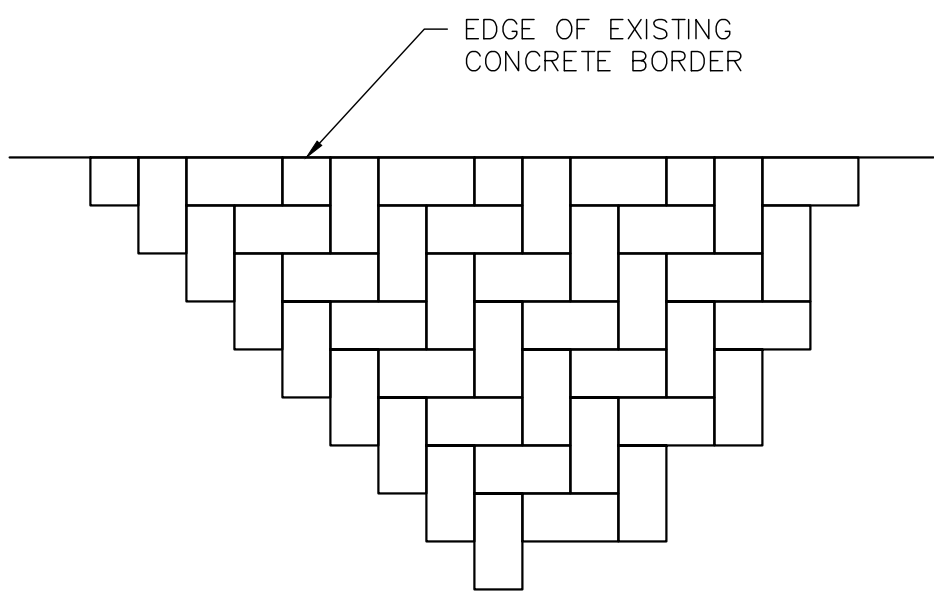
BRICK TYPE 'A' PAVERS SHALL BE STANDARD 4"x8"x2-1/4" ANTIQUE BEVELED EDGE IN PATTERN INDICATED (SOLDIER COURSE BORDERS WITH DIAGONAL HERRINGBONE FIELD). COLOR: "OLDE TAVERN", AS MANUFACTURED BY PINE HALL BRICK, WINSTON-SALEM, NC (1-800-952-7425).

BRICK TYPE 'A'



BRICK TYPE 'B' PAVERS SHALL BE STANDARD 4"x8"x2-1/4" BEVELED EDGE IN PATTERN INDICATED (HERRINGBONE). COLOR: "ENGLISH EDGE IRONSPOT", AS MANUFACTURED BY PINE HALL BRICK, WINSTON-SALEM, NC (1-800-952-7425).

BRICK TYPE 'B'



BRICK TYPE 'C' PAVERS SHALL BE HEAVY VEHICULAR 4"x8"x2-3/4" BEVELED EDGE IN PATTERN INDICATED (HERRINGBONE). COLOR: "ENGLISH EDGE IRONSPOT", AS MANUFACTURED BY PINE HALL BRICK, WINSTON-SALEM, NC (1-800-952-7425).

BRICK TYPE 'C'



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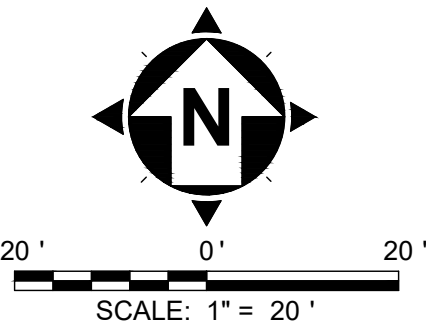
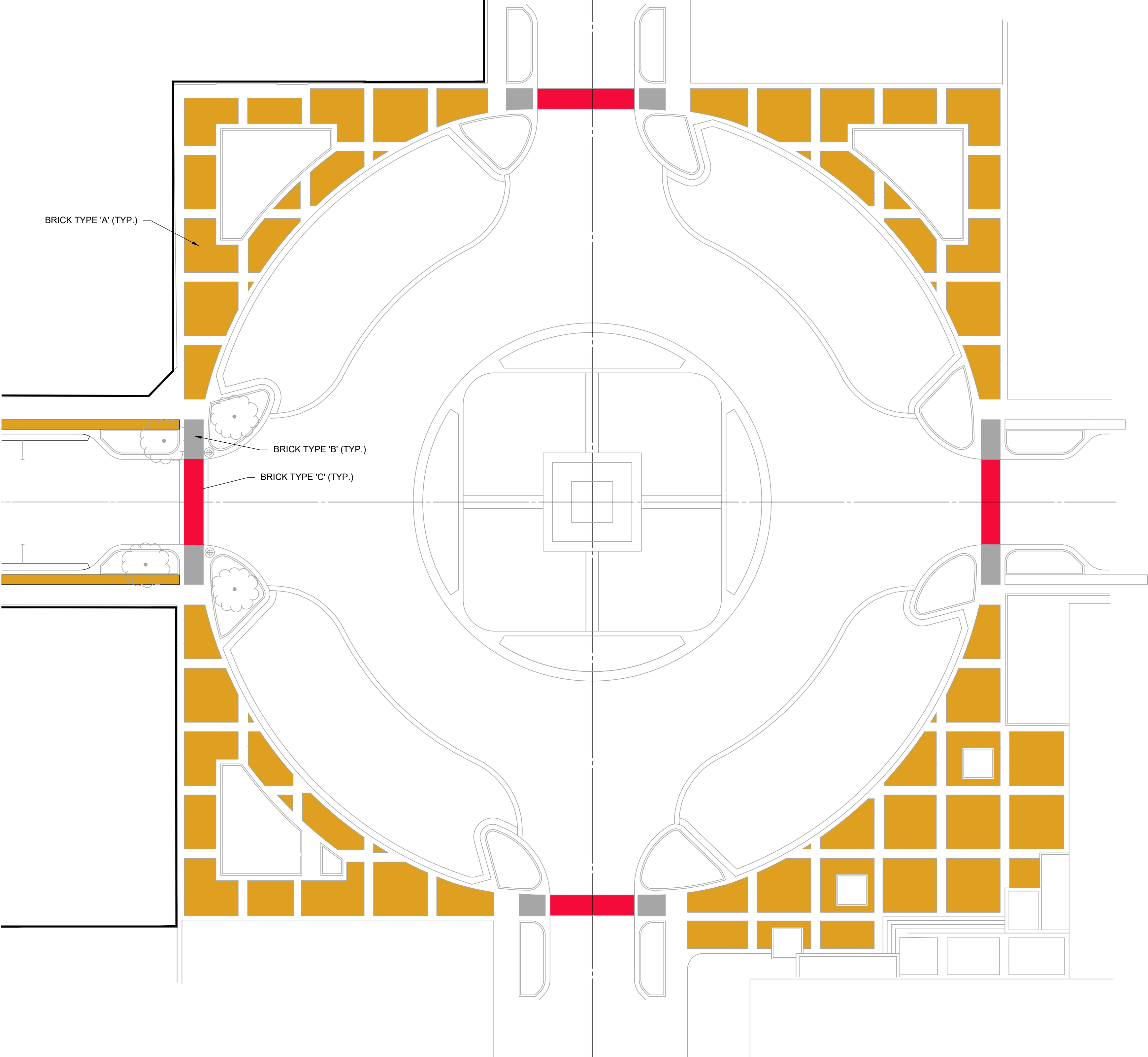
MAIN STREET:
FOURTH AVE. TO PUBLIC SQUARE

SCALE:	AS SHOWN
DATE:	8/25/20
DESIGNED BY:	PJR
DRAWN BY:	BEK
CHECKED BY:	PJR

FRANKLIN TENNESSEE MAIN STREET
SIDEWALK IMPROVEMENT PROJECT
ALTERNATE TREATMENTS FOR TREE
PLANTINGS AND BRICK REPLACEMENTS

PROJECT NO:	200234
DRAWING NAME	
SHEET	OF
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EXHIBIT A
Concepts for the
Main Street Sidewalk Repair Project
Page 4 of 10



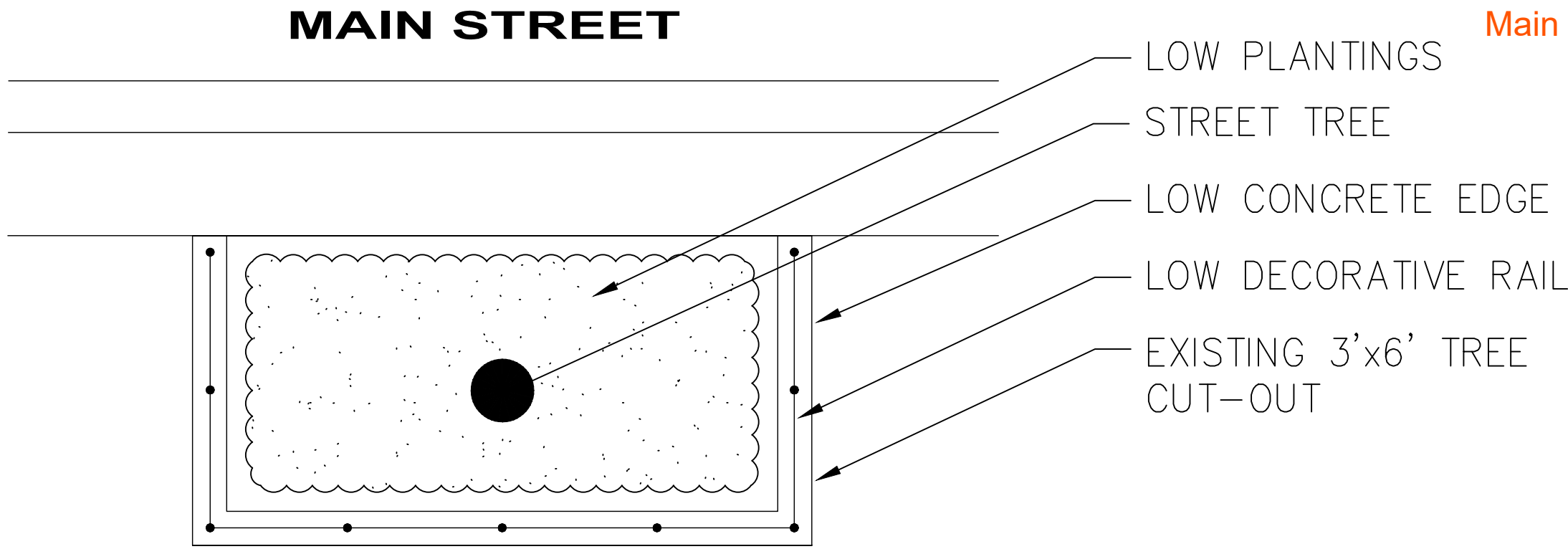
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PUBLIC SQUARE

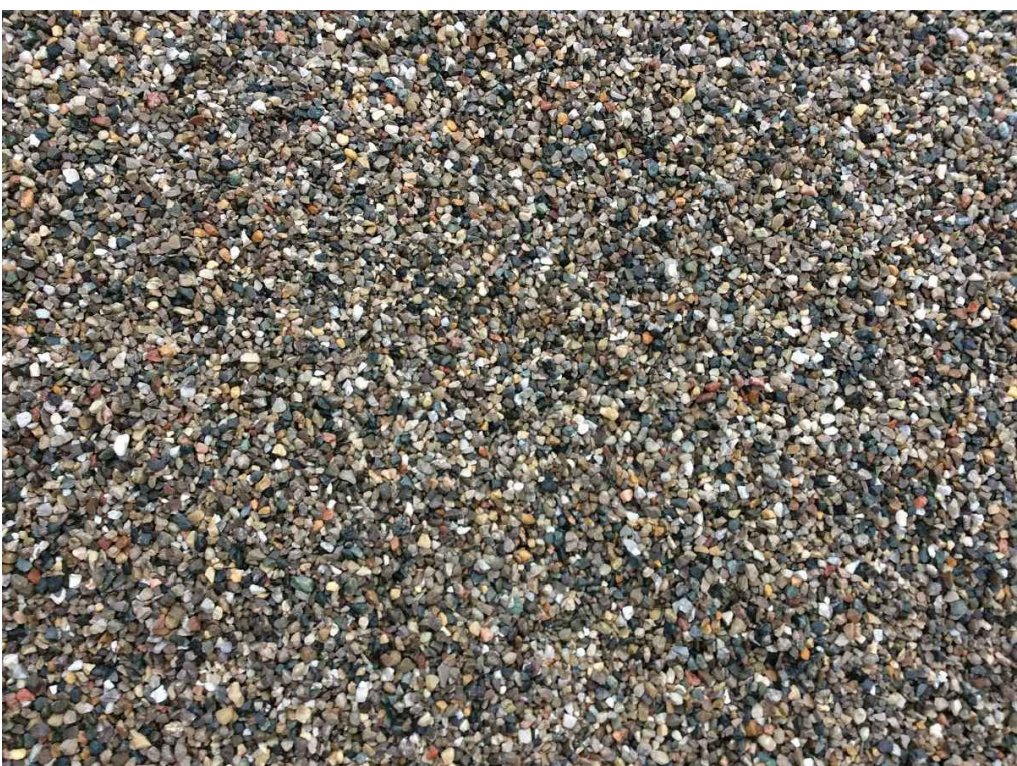
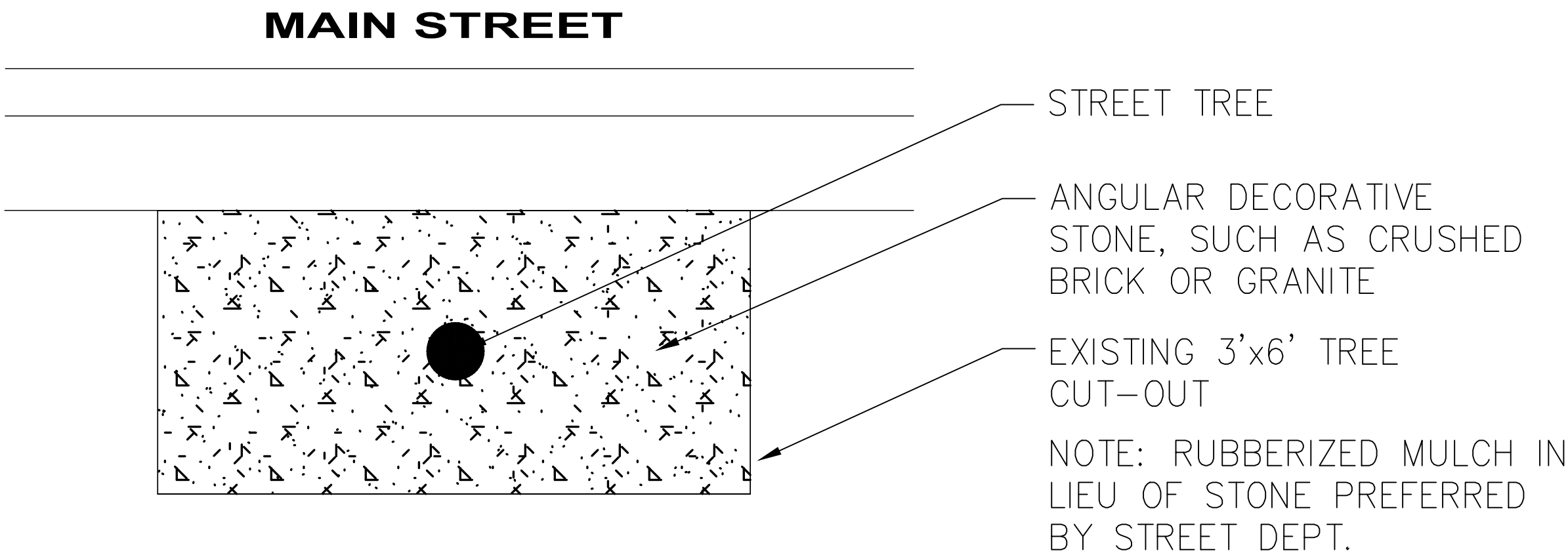
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FRANKLIN TENNESSEE MAIN STREET
SIDEWALK IMPROVEMENT PROJECT
BRICK REPLACEMENTS

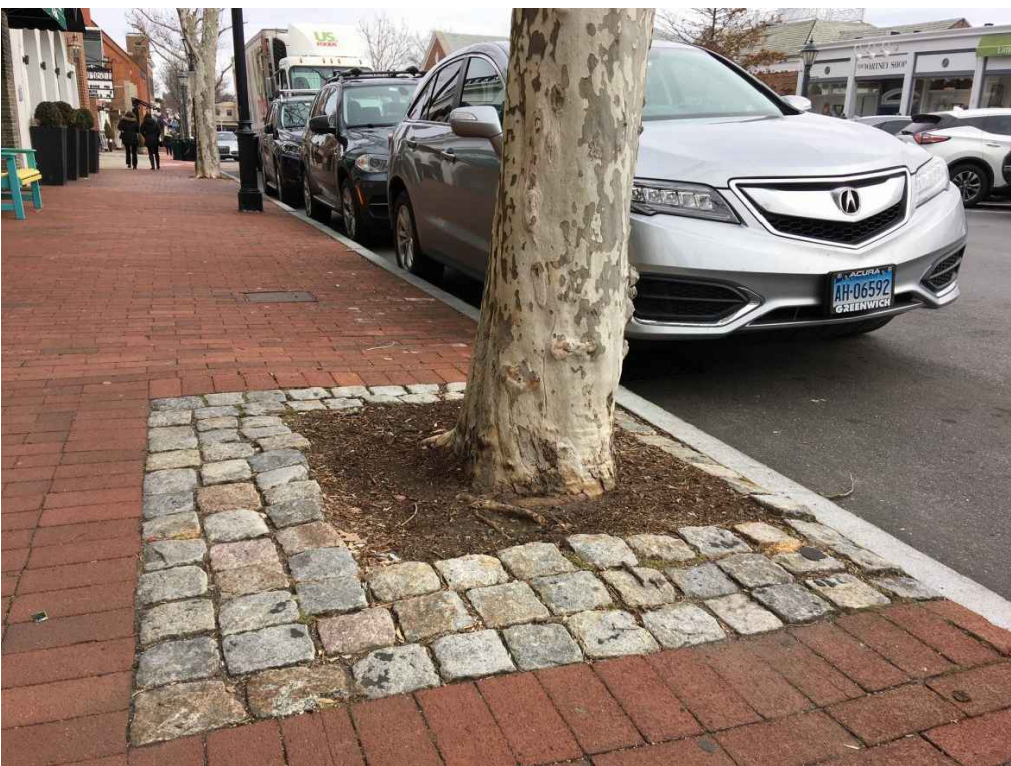
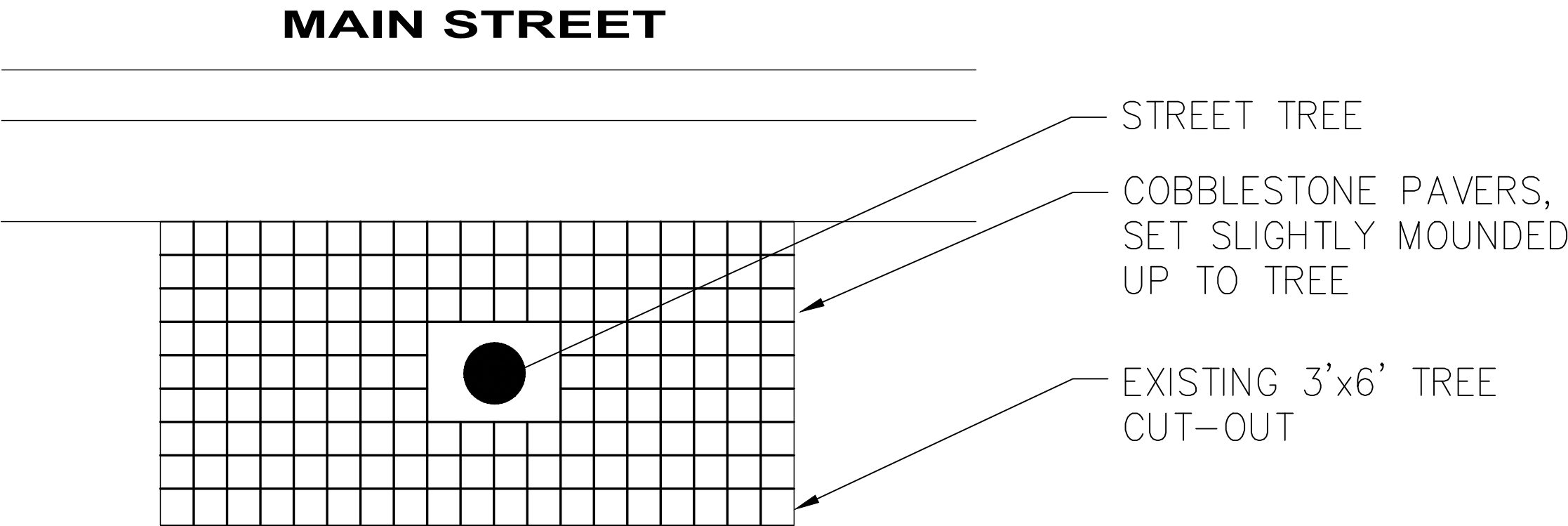
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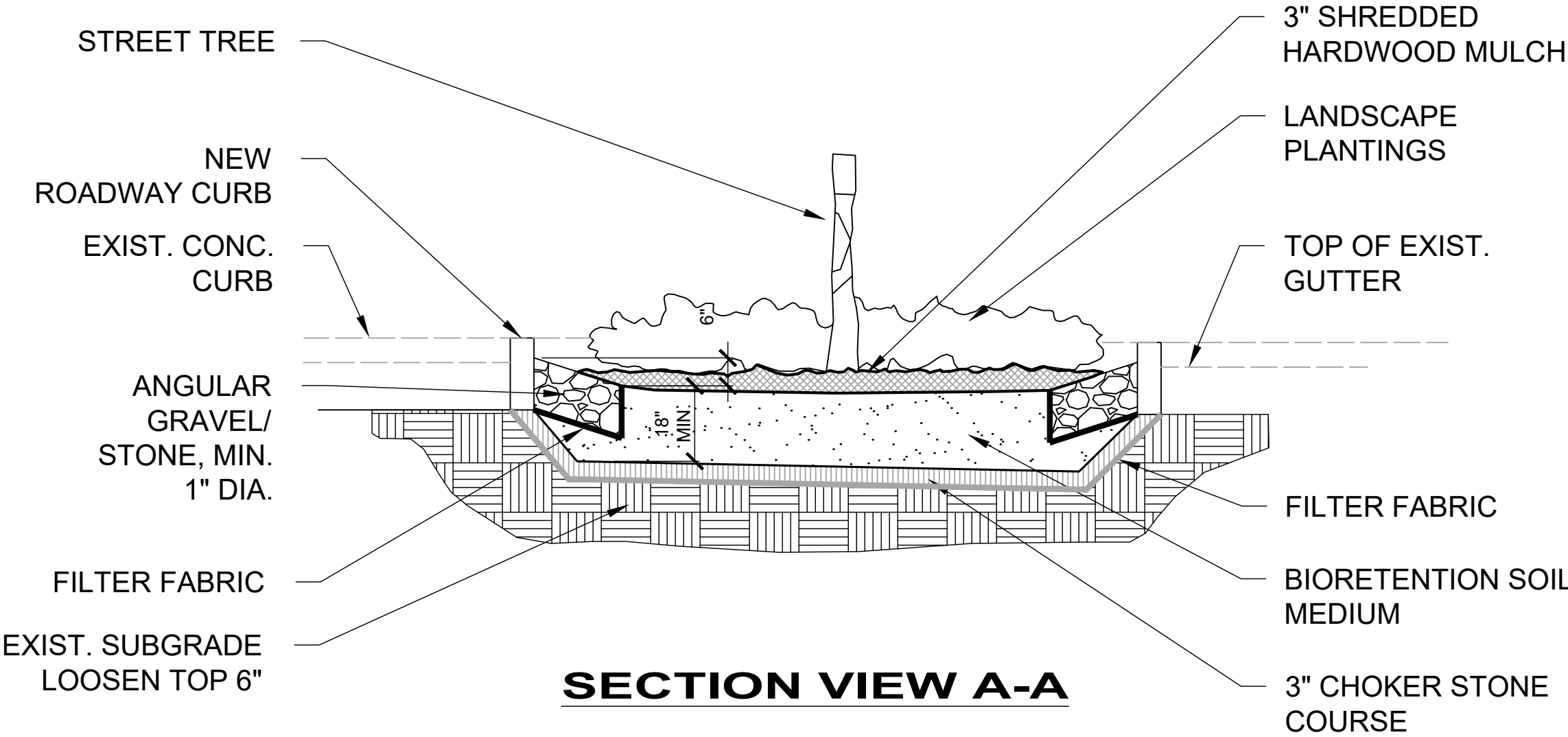
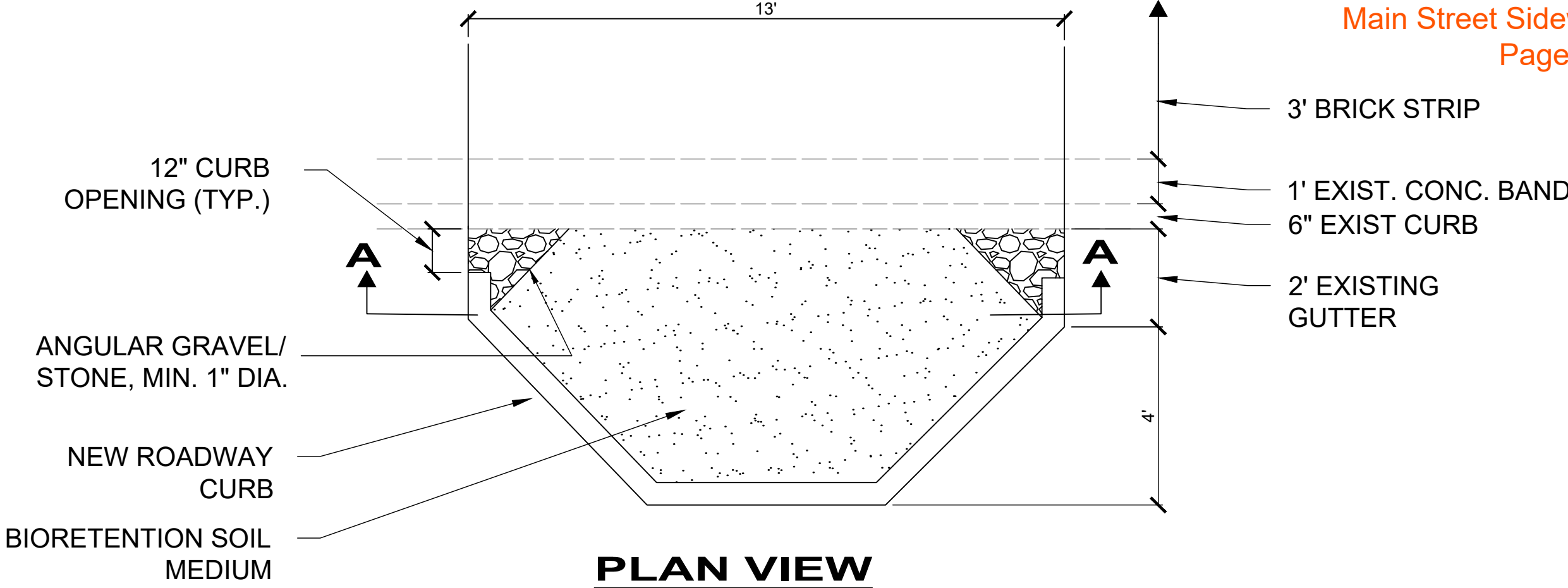
TREE CUT-OUT WITH LOW DECORATIVE RAIL



TREE CUT-OUT WITH DECORATIVE STONE



TREE CUT-OUT WITH COBBLESTONE PAVERS



BIORETENTION SOIL MEDIUM

BIO-SOIL SHALL BE CERTIFIED BY A QUALIFIED LABORATORY
(1 TEST PER 100 CY) MEETING THE FOLLOWING ATTRIBUTES:

- TEXTURE CLASS: LOAMY SAND
- SAND CONTENT: > 80%
- CLAY CONTENT: < 10%
- pH RANGE: 5.2-8.0
- SOLUBLE SALTS: 500 PPM MAX
- DECOMPOSED ORGANIC MATTER: 3%-5% BY WEIGHT, OR 8% - 20% BY VOLUME
- PHOSPHORUS: 15-60 PPM (10-30 PPM FOR SITES WITH PHOSPHORUS TMDL OR HIGH PHOSPHORUS LOADS)
- SAND ADDED SHALL BE CLEAN AND MEET AASHTO M-6 OR ASTM C-33 WITH A GRAIN SIZE OF 0.02"-0.04"

BIORETENTION PLANTER DETAIL

NOT TO SCALE

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SCALE:	AS SHOWN
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EXHIBIT A
Concepts for the
Main Street Sidewalk Repair Project
Page 7 of 10



NO	REVISION	DATE

MAIN STREET:
FOURTH AVE. TO PUBLIC SQUARE

SCALE:	AS SHOWN
DATE:	8/25/20
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CHECKED BY:	PJR

FRANKLIN TENNESSEE MAIN STREET
SIDEWALK IMPROVEMENT PROJECT
VIEW OF EXISTING CONDITIONS:
MAIN ST. AT FOURTH ST. FACING EAST

PROJECT NO:	
200234	
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SHEET	OF
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EXHIBIT A
Concepts for the
Main Street Sidewalk Repair Project
Page 8 of 10



NO	REVISION	DATE

MAIN STREET:
FOURTH AVE. TO PUBLIC SQUARE

SCALE:	AS SHOWN
DATE:	8/25/20
DESIGNED BY:	PJR
DRAWN BY:	BEK
CHECKED BY:	PJR

FRANKLIN TENNESSEE MAIN STREET
SIDEWALK IMPROVEMENT PROJECT
VIEW OF IMPROVEMENTS
MAIN ST. AT FOURTH ST. FACING EAST

PROJECT NO:	
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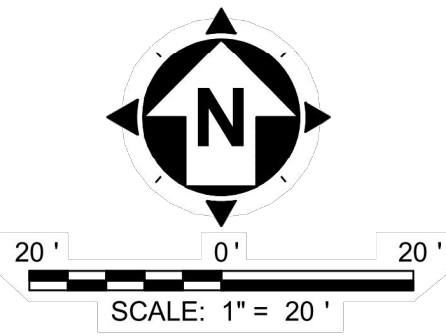
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**MAIN STREET:
 FOURTH AVE. TO PUBLIC SQUARE**

SCALE:	AS SHOWN
DATE:	8/25/20
DESIGNED BY:	PJR
DRAWN BY:	BEK
CHECKED BY:	PJR

**FRANKLIN TENNESSEE MAIN STREET
 SIDEWALK IMPROVEMENT PROJECT
 VIEW OF IMPROVEMENTS
 BIORETENTION PLANTER IN CURB EXTENSION**

PROJECT NO:	
200234	
DRAWING NAME	
SHEET	OF
9	10



Retain existing
concrete pavers
and striping

Option A

Apply Durablend
surface coating or
Concrete Stain to
surface of existing
concrete pavers

Option B

Replace existing
concrete pavers in
parking stalls with
concrete pavers
removed from
crosswalks to
match field color

Option D

Option C

Replace existng
concrete pavers
with Belden Brick
Permeable Brick
Pavers or brick to
match existing
crosswalks (i.e.,
3rd Ave. N.)



NO	REVISION	DATE

MAIN STREET:
FOURTH AVE. TO PUBLIC SQUARE

SCALE:	AS SHOWN
DATE:	8/25/20
DESIGNED BY:	PJR
DRAWN BY:	BEK
CHECKED BY:	PJR

FRANKLIN TENNESSEE MAIN STREET
SIDEWALK IMPROVEMENT PROJECT
PARKING STRIPING ALTERNATIVES AT
PERIMETER OF SQUARE

PROJECT NO:	
200234	
DRAWING NAME	
SHEET	OF
10	10



ROCKYTOP 1979

ROB AND BETT PILING

WHIPP DORWILL HILL 90



PAUL AND VIKI WHEEL
BELOVED MUSICIANS



CLAUDE AND MILDRED

CAMPBELL

50 YEARS JAN 1 1902

1902

FRED



File #: 21-01851

DATE: March 16, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-58, Consideration Of Initiating The Annexation By Referendum Process And Draft Plan Of Services, For The Annexation Of 110 Spencer Creek Road, 112 Spencer Creek Road, And 2021 Old South Berry's Chapel Road. Establishing A Public Hearing On May 25, 2021.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2021-58, initiating the annexation by referendum process and draft plan of services, for the annexation of 110 and 112 Spencer Creek Road and 2021 Old South Berry's Chapel Road and establishing a Public Hearing for May 25, 2021.

BACKGROUND/STAFF COMMENTS:

The City has received annexation requests for three properties that are located outside the UGB but contiguous to the City limits. In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. The proposed properties do not fall within any of the growth priority areas but is adjacent to the Central Franklin Basin. The Central Franklin Basin is designated as a long-term capability area. The Central Franklin Basin is designated "long-term" because the only remaining area in the basin not already annexed into the City is an existing single-family subdivision.

Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to Williamson County Election Commission to hold a referendum on October 26, 2021. A full timeline of the annexation by referendum is attached as an exhibit with this request.

Staff recommends an initial zoning of Estate Residential (ER) until Envision Franklin can be updated to evaluate the most appropriate land uses for the properties because the properties to be annexed are located outside of the UGB. The applicant intends to build single-family residential on the properties. Staff sees this as an appropriate use and would add single-family residential, which was noted as a deficit in the 2020 Development Report.

A Draft Plan of Services has been prepared by staff and attached as an exhibit. The Draft Plan of Services identified that the analysis of the existing sewer system, if annexation moves forward, may be a limiting factor in determining how many homes would be allowed on the properties. The following Overlay Zoning Districts have been identified for this property, and may affect future development: Flood Fringe Overlay (FFO) and/or the Floodway Overlay (FWO) , and land within 500 ft. of the Hillside/Hillcrest Overlay (HHO). This proposed annexation area will need to be studied to determine the overlays that apply. In regards to sanitation services and recycling pickup access to the properties will be limited because there is only one way in from City right-of-way and its currently unimproved right-of-way.

These properties include the future roadway, Fieldstone Parkway Extension (Project 83), which is listed in Connect Franklin. There is currently unimproved right-of-way to the south in Fieldstone Farms subdivision. Any redevelopment of the properties shall require this roadway be extended through as shown in Connect Franklin. Additionally, the properties are currently adjacent to existing County ROW extensions, but recent decisions by the Highway Commission lead staff to believe that connection to these street stubs will be limited to emergency access only. The limited connectivity may limit allowable density on the properties.

Staff supports further investigation of this potential annexation request due to its proximity to city limits and accessibility to existing city infrastructure.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-58.

RESOLUTION 2021-58

CONSIDERATION OF INITIATING THE ANNEXATION BY REFERENDUM PROCESS AND DRAFT PLAN OF SERVICES FOR THE ANNEXATION OF 110 SPENCER CREEK ROAD, 112 SPENCER CREEK ROAD, AND 2021 OLD SOUTH BERRY'S CHAPEL ROAD.

WHEREAS, Cal Turner, Jr., (Owner) of property located at 110 Spencer Creek Road, 112 Spencer Creek Road, and 2021 Old South Berry's Chapel Road (Properties) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex 3 parcels containing 60.18 acres, located outside the Franklin Urban Growth Boundary (UGB); and

WHEREAS, it is believed it is in the best interest 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 request or hold a referendum for annexation of the Properties; and

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

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

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

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

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to 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 Properties to be further considered by the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen are located near the intersection of Hillsboro Road and Spencer Creek Pass, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
037 – 01001	8.46
037 – 01002	7.24
037 – 03301	44.48
Total	60.18

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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

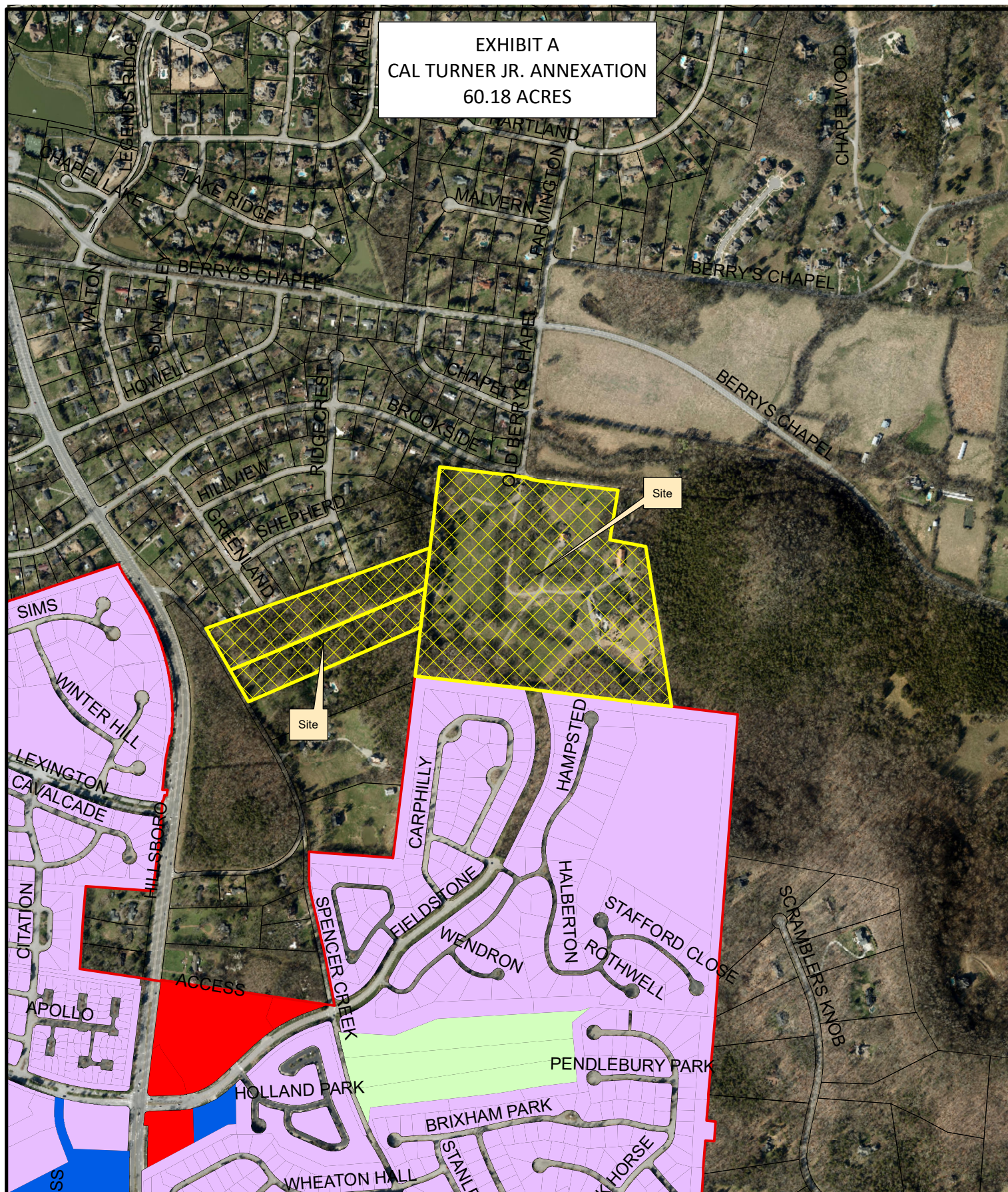
By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

EXHIBIT A
CAL TURNER JR. ANNEXATION
60.18 ACRES

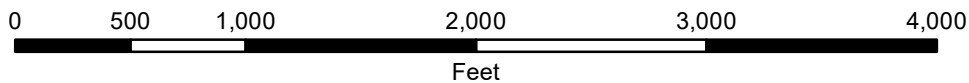


Legend

- Cal Turner Properties
- Existing City Limits
- Parcels



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Resolution 2021-58
DRAFT Plan of Services
Exhibit B

The Property is located near the intersection of Hillsboro Road and Spencer Creek Pass, contiguous to the City limits, outside of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
037 – 01001	8.46
037 – 01002	7.24
037 – 03301	44.48
Total	60.18

A. Water

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

ISSUES TO CONSIDER: N/A

B. Reclaimed Water

1. According to the City of Franklin’s Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 9,000 foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER: N/A

C. Wastewater

1. The Property does not lie within a Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans do not cover proposed sewer for this property.
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.
8. At this time, the City understands that this property tying into the existing low pressure system to its West, which currently only serves County residents, will not cause issues with Williamson County, but if that changes, the issue will need to be revisited.

Resolution 2021-58
DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER:

- *The property owner engaged the services of a consulting engineer to determine whether the existing low-pressure sewer system to which this property would tie could handle the additional flows. E-One, the company that builds the sanitary sewer pumps that comprise this low pressure sewer system, cautioned the consulting engineer that there is enough elevation difference on this property that by the time service line losses are added, the actual planned locations of houses and the exact number of houses could affect the system as a whole. A more detailed study of the system with exact number of homes and their locations would be needed in order to determine what is feasible. The analysis of the existing system, if annexation moves forward, may be a limiting factor in determining how many homes would be allowed on the property.*

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: N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Brookside Drive and an extension of Fieldstone Parkway.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Fieldstone Parkway Extension (Project 83). There is currently unimproved right-of-way to the south in an existing neighborhood. Any redevelopment of the property shall require this roadway be extended through as shown in Connect Franklin.*
- *While the properties are currently adjacent to existing County ROW extensions, the recent decisions by the Highway Commission lead us to believe that connection to these street stubs will be limited to emergency access only. The limited connectivity may limit allowable density on the properties.*

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.

Resolution 2021-58
DRAFT Plan of Services
Exhibit B

2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

ISSUES TO CONSIDER: N/A

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: N/A

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: N/A

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance.

ISSUES TO CONSIDER:

- *This property was not considered in the 2018 Annexation Study presented to the Board of Mayor and Aldermen. The adjacent properties are identified in a low priority growth area.*
- *Upon annexation, Overlay Districts for this area will be assigned. The potential Overlay Districts that could be assigned are the FFO, Flood Fringe Overlay and/or the FWO, Floodway Overlay, the 500 ft. Hillside Overlay Buffer, or the Hillside/Hillcrest Overlay. This proposed annexation area will need to be studied to determine the overlays that apply.*

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.

Resolution 2021-58
DRAFT Plan of Services
Exhibit B

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: N/A

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.

ISSUES TO CONSIDER: N/A

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: N/A

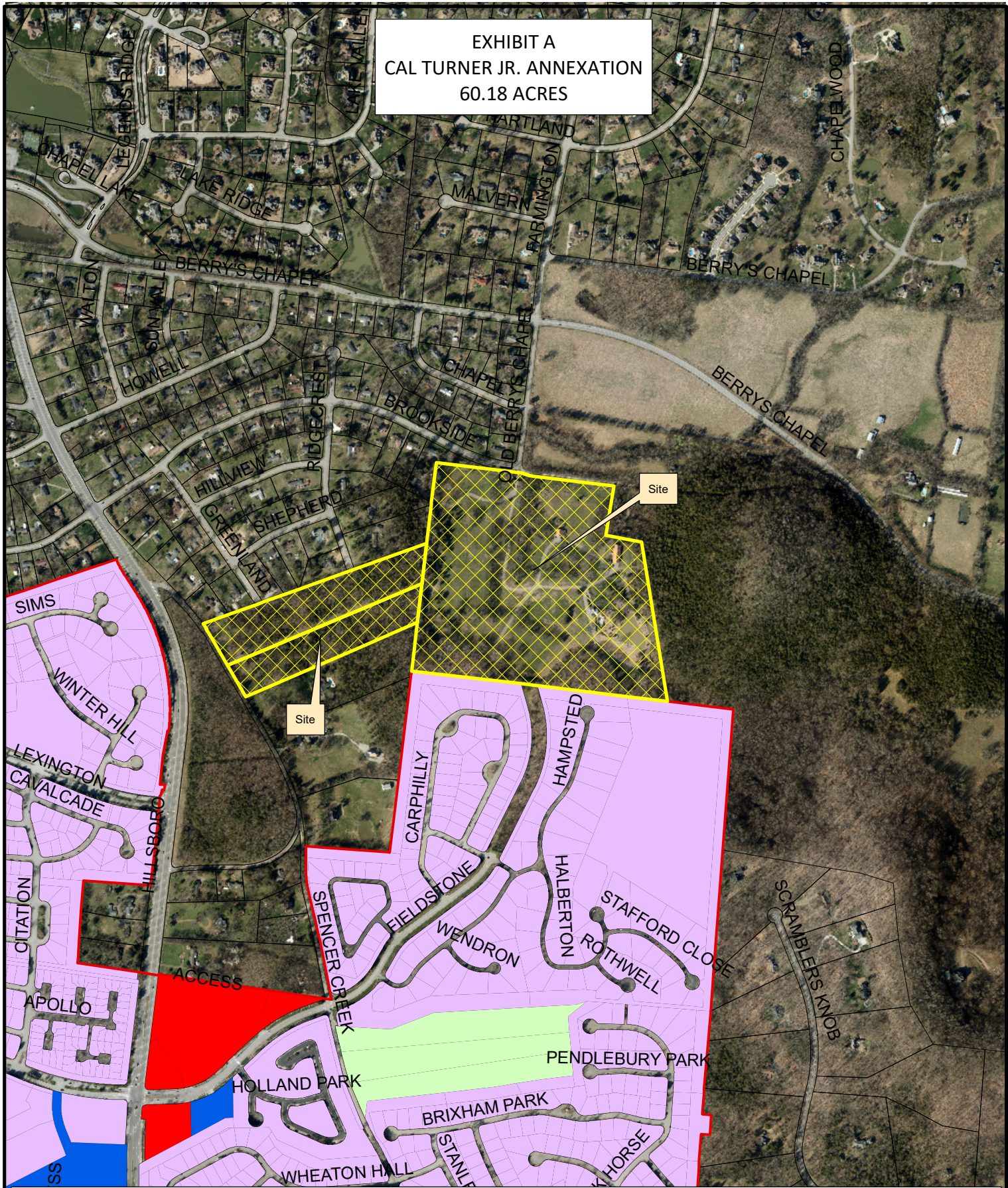
N. Garbage and Recycling Pickup and Environmental Services

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. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- *Access to the property will be limited because there is only one way in from City right-of-way and its currently unimproved right-of-way.*

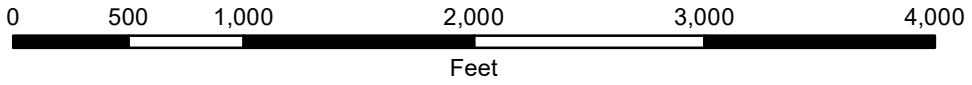
EXHIBIT A
CAL TURNER JR. ANNEXATION
60.18 ACRES



- Legend**
- Cal Turner Properties
 - Existing City Limits
 - Parcels



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DRAFT Plan of Services
Exhibit B

The Property is located near the intersection of Hillsboro Road and Spencer Creek Pass, contiguous to the City limits, outside of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
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A. Water

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2. Water availability shall be approved and provided through Mallory Valley prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

ISSUES TO CONSIDER: N/A

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1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 9,000 foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER: N/A

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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.
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8. At this time, the City understands that this property tying into the existing low pressure system to its West, which currently only serves County residents, will not cause issues with Williamson County, but if that changes, the issue will need to be revisited.

DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER:

- *The property owner engaged the services of a consulting engineer to determine whether the existing low-pressure sewer system to which this property would tie could handle the additional flows. E-One, the company that builds the sanitary sewer pumps that comprise this low pressure sewer system, cautioned the consulting engineer that there is enough elevation difference on this property that by the time service line losses are added, the actual planned locations of houses and the exact number of houses could affect the system as a whole. A more detailed study of the system with exact number of homes and their locations would be needed in order to determine what is feasible. The analysis of the existing system, if annexation moves forward, may be a limiting factor in determining how many homes would be allowed on the property.*

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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: N/A

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ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Fieldstone Parkway Extension (Project 83). There is currently unimproved right-of-way to the south in an existing neighborhood. Any redevelopment of the property shall require this roadway be extended through as shown in Connect Franklin.*
- *While the properties are currently adjacent to existing County ROW extensions, the recent decisions by the Highway Commission lead us to believe that connection to these street stubs will be limited to emergency access only. The limited connectivity may limit allowable density on the properties.*

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2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER: N/A

G. Street Lighting

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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: N/A

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1. No additional street name signs in the area have been deemed necessary.
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ISSUES TO CONSIDER: N/A

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1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: N/A

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1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance.

ISSUES TO CONSIDER:

- *This property was not considered in the 2018 Annexation Study presented to the Board of Mayor and Aldermen. The adjacent properties are identified in a low priority growth area.*
- *Upon annexation, Overlay Districts for this area will be assigned. The potential Overlay Districts that could be assigned are the FFO, Flood Fringe Overlay and/or the FWO, Floodway Overlay, the 500 ft. Hillside Overlay Buffer, or the Hillside/Hillcrest Overlay. This proposed annexation area will need to be studied to determine the overlays that apply.*

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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

DRAFT Plan of Services
Exhibit B

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: N/A

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.

ISSUES TO CONSIDER: N/A

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: N/A

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. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- *Access to the property will be limited because there is only one way in from City right-of-way and its currently unimproved right-of-way.*

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8 th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5 th , and have agenda item ready by April 8th		
Tuesday, April 27	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 25	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 7	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 22	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the October ballot		
Tuesday, August 10	BOMA Worksession and BOMA regular meeting (1 st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1 st reading of Annexation and Zoning items
Tuesday, September 14	BOMA Public Hearing	RES Annexation by Referendum (42 days prior to referendum date: must be 30-60 days; can't be August 24 because that's 63 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3 rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective



File #: 21-01855

DATE: March 17, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-59, Consideration Of Initiating The Annexation Process And Draft Plan Of Services For The Annexation Of 4416 Peytons ville Road. Establishing A Public Hearing On May 25, 2021.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2021-59, initiating the annexation process for 4416 Peytons ville Road and establishing a Public Hearing for May 25, 2021.

BACKGROUND/STAFF COMMENTS:

The property being considered is east of the intersection of Long Lane and Peytons ville Road, which turns into Goose Creek Bypass, located at 4416 Peytons ville Road. The property is owned by the City of Franklin. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). It is within the Regional Commerce Design Concept as defined by Envision Franklin. Envision Franklin states that development in the Regional Commerce Design Concept should, "transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." Envision Franklin further states that, "New development should be designed to maintain scenic views of the surrounding hills, and buildings should be subordinate to nearby hillsides and hillcrests."

In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. This property is within the Goose Creek Basin. Additionally, the extension of Peytons ville Road to Long Lane crosses this property. There is currently no proposed development for the site. A Draft Plan of Services has been prepared by staff and attached as an exhibit. The Draft Plan of Services details no major concerns and with the recent development of the City of Franklin's Fire Station #7 adjacent to this property, annexation is supported.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-59.

RESOLUTION 2021-59

CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES FOR THE ANNEXATION OF 4416 PEYTONSVILLE ROAD.

WHEREAS, City of Franklin, owner of property located at 4416 Peytons ville Road, petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, 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 interest 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 (T.C.A.) § 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 at the terminus of the intersection of Goose Creek Bypass and Peytons ville Road, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-02800	2.86
Total	2.86

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

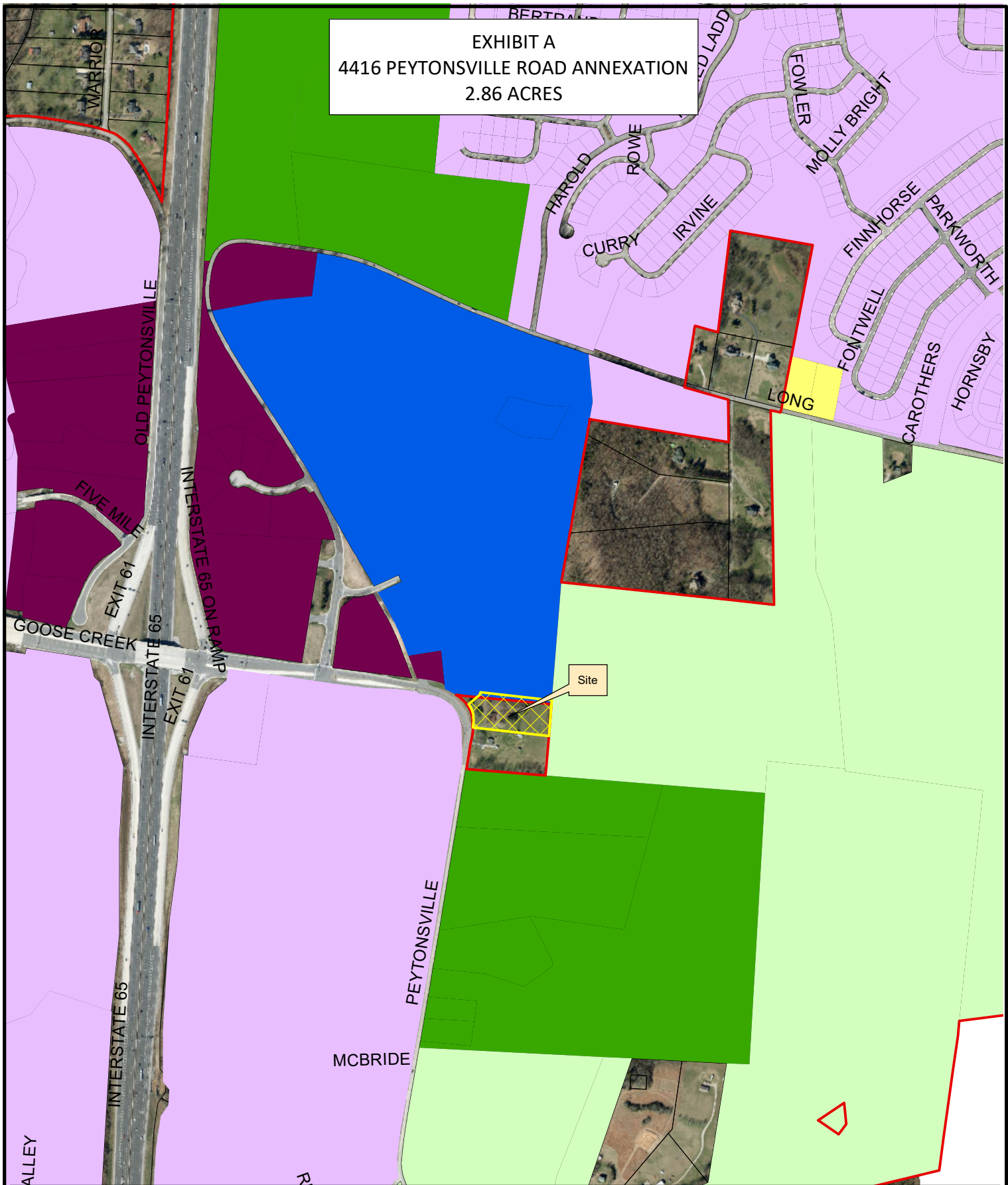
Mayor

Approved as to form by:

Shauna R. Billingsley

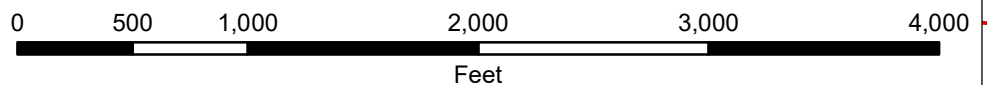
City Attorney

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES



Legend

- Existing City Limits
- 4416 Peytonsville Road



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Resolution 2021-59
DRAFT Plan of Services
Exhibit B

The Property is located at the terminus of the intersection of Goose Creek Bypass and Peytonsville Road, contiguous to the City limits, within of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117.28	2.86
Total	2.89

A. Water

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

ISSUES TO CONSIDER: N/A

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 600-foot extension would be required to serve the Property. However, the property lies within the Milcrofton service area. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER: N/A

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure required to serve anticipated flow from the Reams-Fleming development to the furthest property boundaries to provide service to the Property.
4. The sanitary sewer main is anticipated to be a minimum of an 8-inch sanitary sewer main.
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:

- *Sanitary sewer main required to serve this project will require obtaining of easements as the main will not be allowed in the planned future right of way.*

Resolution 2021-59
DRAFT Plan of Services
Exhibit B

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: N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Peytonsville Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Peytonsville Road and Goose Creek Bypass Extension. The existing driveway cuts may remain. In the event either parcel is developed, an access management study shall be required in order to determine appropriate driveway spacing is achieved from the future Goose Creek Bypass and Peytonsville Road intersection. Additional density on either parcel is not appropriate unless access can be provided through another lot to the south or east.*

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: N/A

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: N/A

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.

Resolution 2021-59
DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER: N/A

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin categorizes this parcel as Regional Commerce Design Concept. Envision Franklin states, these areas should contain “high-intensity activity centers that attract large numbers of people and employees from both within and outside the City.” It further states, “These areas include major employment and revenue generators that are valuable community resources.”
3. Upon annexation, this 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. The annexation of this property would help enclose one of the “donut holes” of the City’s Urban Growth Boundary.

ISSUES TO CONSIDER:

- *This property is identified in the short-term priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay District has been identified for this property and will affect future development: The property is within the 500 ft. HHO Buffer.*

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: N/A

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.

ISSUES TO CONSIDER: N/A

Resolution 2021-59
DRAFT Plan of Services
Exhibit B

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.

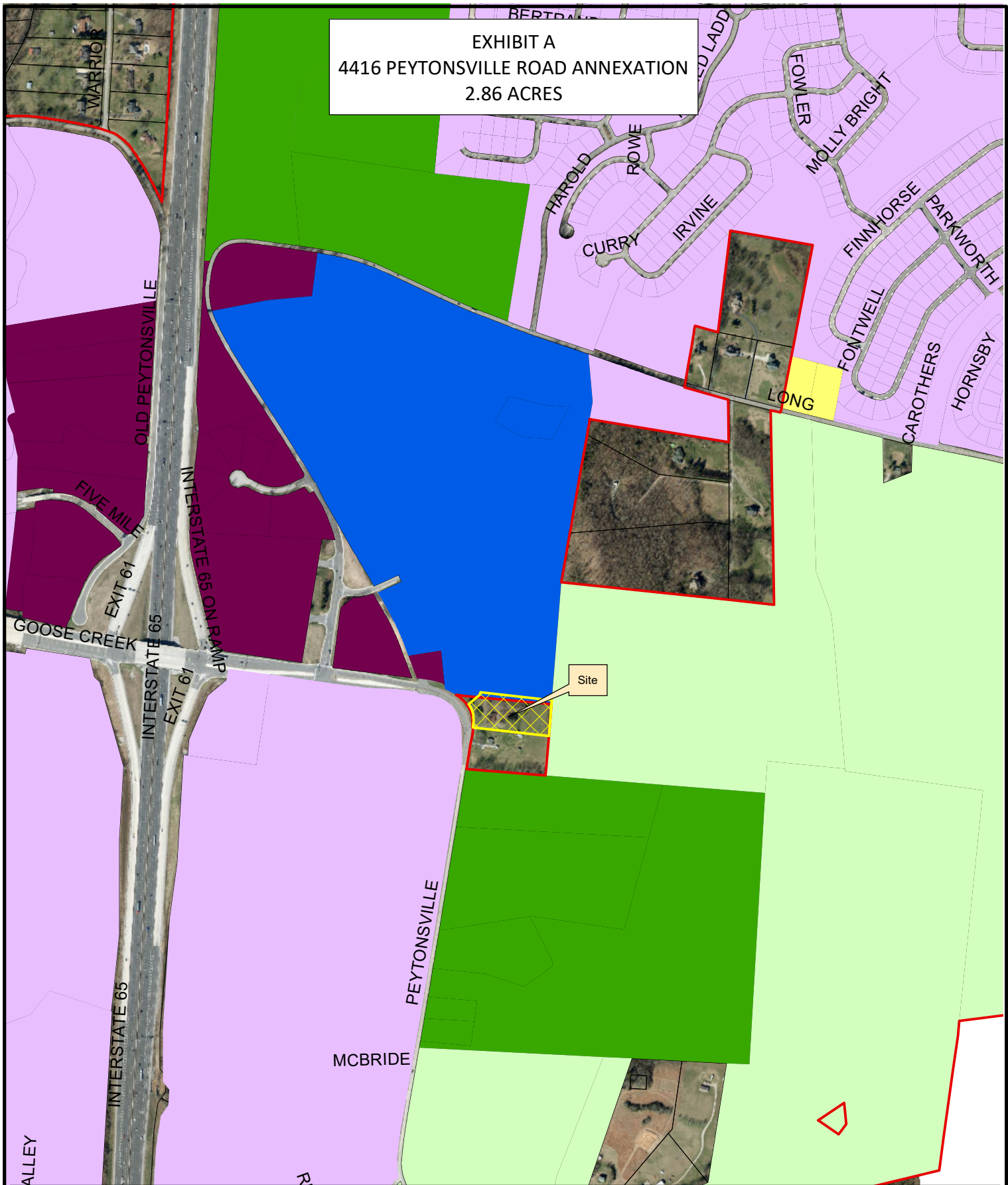
ISSUES TO CONSIDER: N/A

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. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

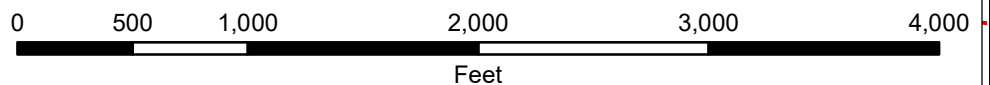
ISSUES TO CONSIDER: N/A

EXHIBIT A
4416 PEYTONSVILLE ROAD ANNEXATION
2.86 ACRES



Legend

- Existing City Limits
- 4416 Peytonsville Road



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 herein. All data and materials (c) copyright 2016. All rights reserved.

DRAFT Plan of Services
Exhibit B

The Property is located at the terminus of the intersection of Good Creek Bypass and Peytonsville Road, contiguous to the City limits, within of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-02800	2.86
Total	2.86

A. Water

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

ISSUES TO CONSIDER: N/A

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 600 foot extension would be required to serve the Property. However, the property lies within the Milcrofton service area. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER: N/A

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department .
3. The Owner shall be required to extend the _sanitary sewer infrastructure required to serve anticipated flow from the Reams-Fleming development to the furthest property boundaries to provide service to the Property.
4. The sanitary sewer main is anticipated to be a minimum of an 8-inch sanitary sewer main.
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:

- *Sanitary sewer main required to serve this project will require obtaining of easements as the main will not be allowed in the planned future right of way.*

DRAFT Plan of Services
Exhibit B

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: N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Peytonsville Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Peytonsville Road and Goose Creek Bypass Extension. The existing driveway cuts may remain. In the event either parcel is developed, an access management study shall be required in order to determine appropriate driveway spacing is achieved from the future Goose Creek Bypass and Peytonsville Road intersection. Additional density on either parcel is not appropriate unless access can be provided through another lot to the south or east.*

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: N/A

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: N/A

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: N/A

DRAFT Plan of Services Exhibit B

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin categorizes this parcel as Regional Commerce Design Concept. Envision Franklin states, these areas should contain “high-intensity activity centers that attract large numbers of people and employees from both within and outside the City.” It further states, “These areas include major employment and revenue generators that are valuable community resources.”
3. Upon annexation, this 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. The annexation of this property would help enclose one of the “donut holes” of the City’s Urban Growth Boundary.

ISSUES TO CONSIDER:

- *This property is identified in the short-term priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay District has been identified for this properties and will affect future development: The property is within the 500 ft. HHO Buffer.*

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: N/A

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.

ISSUES TO CONSIDER: N/A

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.

DRAFT Plan of Services
Exhibit B

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: N/A

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. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER: N/A



File #: 21-01857

DATE: March 17, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-48, Consideration Of Initiating The Annexation By Referendum Process And Draft Plan Of Services For The Annexation Of 4432 Pratt Lane And 4448 Campbell Road. Establishing A Public Hearing On May 25, 2021.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2021-48, initiating the annexation by referendum process and draft plan of services, for the annexation of 4432 Pratt Lane and 4448 Campbell Road and establishing a Public Hearing for May 25, 2021.

BACKGROUND/STAFF COMMENTS:

In May 2018, a BOMA Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the properties' proximity to I-65 and major corridor extensions, such as Carothers Parkway. The BOMA adopted a resolution in March, 2021 to proceed with a study of land uses, infrastructure, and road network for the Goose Creek Basin.

The City has received annexation requests for two properties in the Goose Creek Basin that are located outside the UGB, 4432 Pratt Lane and 4448 Campbell Road. A map of properties is attached. Annexation cannot occur until a referendum has been held, where a majority of the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to Williamson County Election Commission to hold a referendum on October 26, 2021 in conjunction with the Franklin Municipal Election. A full timeline of the annexation by referendum is attached as an exhibit with this request.

A Draft Plan of Services has been prepared by staff and attached as an exhibit. Because the properties to be annexed are located outside of the UGB, staff recommends an initial zoning of Estate Residential (ER) until Envision Franklin can be updated to evaluate the most appropriate land

uses for the properties, should the properties be annexed. The property at 4432 Pratt Lane is within close proximity to other parcels that were annexed into the City Limits in 2020, and partially fills in a "donut hole" created by past annexations.

The property at 4448 Campbell Road causes significant issues with extending City services and utilities to the parcel. A list of concerns from the various City departments to serve this property is included in the draft Plan of Services. Additional personnel and equipment would be needed for Fire and SES to serve the property. Additionally, the topography, plus the distance from current or planned sewer infrastructure, makes serving 4448 Campbell Road undesirable, complicated, and expensive. It will also be expensive for the City to maintain over the course of its lifespan.

Staff recommends that the Resolution be revised to exclude 4448 Campbell Road from the annexation initiation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-48 and amend to exclude 4448 Campbell Road.

RESOLUTION 2021-48

CONSIDERATION OF INITIATING THE ANNEXATION BY REFERENDUM PROCESS AND DRAFT PLAN OF SERVICES, RESOLUTION 2021-48, FOR THE ANNEXATION OF 4432 PRATT LANE AND 4448 CAMPBELL ROAD.

WHEREAS, Kavitha Ravilla and Kishore Tummala (Owners) of property located at 4432 Pratt Lane and 4448 Campbell Road (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex 2 parcels containing 14.37 acres, located outside of the Franklin Urban Growth Boundary (UGB); and

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

WHEREAS, this resolution shall not bind the City to later request or hold a referendum for annexation of the Property; and

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

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

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

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

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to 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 Pratt Lane and north of Campbell Road, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-42.05	5.00
133-35.04	9.37
Total	14.37

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.

ATTEST:

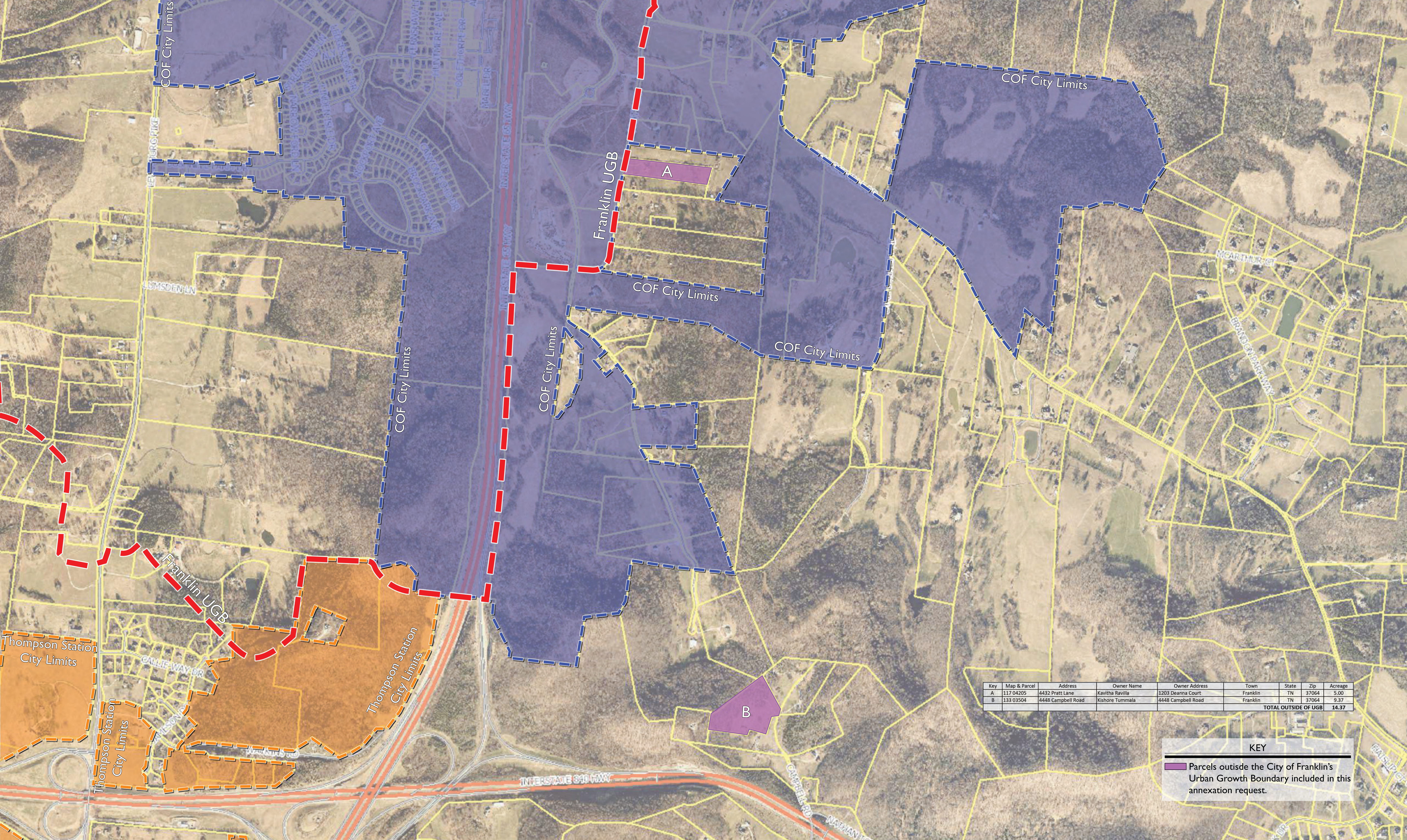
CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

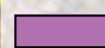
Approved as to form by:

Shauna R. Billingsley
City Attorney



Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Acreage
A	117 04205	4432 Pratt Lane	Kavitha Ravilla	1203 Dearna Court	Franklin	TN	37064	5.00
B	133 03504	4448 Campbell Road	Kishore Tummala	4448 Campbell Road	Franklin	TN	37064	9.37
TOTAL OUTSIDE OF UGB								14.37

KEY

 Parcels outside the City of Franklin's Urban Growth Boundary included in this annexation request.



WILLIAMSON COUNTY PARCELS

PARCELS REQUESTING ANNEXATION

February 26, 2021

RES 2021-48 Exhibit A



Resolution 2021-48
DRAFT Plan of Services
Exhibit B

The Property is located east of Pratt Lane and north of Campbell Road, noncontiguous to the City limits, outside of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-42.05	5.00
133-35.04	9.37
Total	14.37

A. Water – 4432 Pratt Lane

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

ISSUES TO CONSIDER:

- N/A

Water – 4448 Campbell Road

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:

- N/A

B. Reclaimed Water – 4432 Pratt Lane

1. According to the City of Franklin’s Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension measuring less than 1,000 foot would be required to serve the Property. For this reason, reclaimed water will be required to be extended to the Property.

ISSUES TO CONSIDER:

- N/A

Reclaimed Water – 4448 Campbell Road

1. According to the City of Franklin’s Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension greater than 6,550 foot would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER:

- N/A

Resolution 2021-48
DRAFT Plan of Services
Exhibit B

C. Wastewater – 4432 Pratt Lane

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department .
3. The Owner shall be required to extend the sanitary sewer infrastructure from the existing manhole on the Reams-Fleming property approximately 2,650 feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as a 18-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements. Final sizing and alignment will be determined at Site Plan stage.
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:

- N/A

Wastewater – 4448 Campbell Road

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to perform a study to determine how best to extend the sanitary sewer infrastructure to provide service to the Property.
4. The size of the infrastructure needed will be determined by the owner's study as approved by the Water Management Department.
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:

- *The topography, plus the distance from current or planned sewer infrastructure, makes serving this property undesirable, complicated, and expensive. It will also be expensive for the City to maintain over the course of its lifespan.*

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.

Resolution 2021-48
DRAFT Plan of Services
Exhibit B

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:

- N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to 4432 Pratt Lane shall be provided from Pratt Lane. Access to 4448 Campbell Road shall be provided from Campbell Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes improvements to Pratt Lane.*
- *The two parcels should be considered in separate plan of services. No further development of 4432 Pratt Lane shall occur until Pratt Lane is improved.*
- *No further development of 4448 Campbell Drive shall occur until safety improvements to surrounding roadways are identified and constructed.*

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:

- N/A

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:

- N/A

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.

Resolution 2021-48
DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER:

- N/A

I. Fire Protection

4432 Pratt Lane

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

4448 Campbell Road

1. Based on the lack of access from the north, annexation is not recommended due to the travel distance being more than seven road miles from Fire Station 7.

ISSUES TO CONSIDER:

- N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen 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 has not been given priority growth category as it is located outside of the Urban Growth Boundary. Other parcels in the vicinity have received been identified as a high level for potential expansion.*

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:

- N/A

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.

Resolution 2021-48
DRAFT Plan of Services
Exhibit B

2. Police services will be provided with existing personnel and equipment.

ISSUES TO CONSIDER:

- N/A

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:

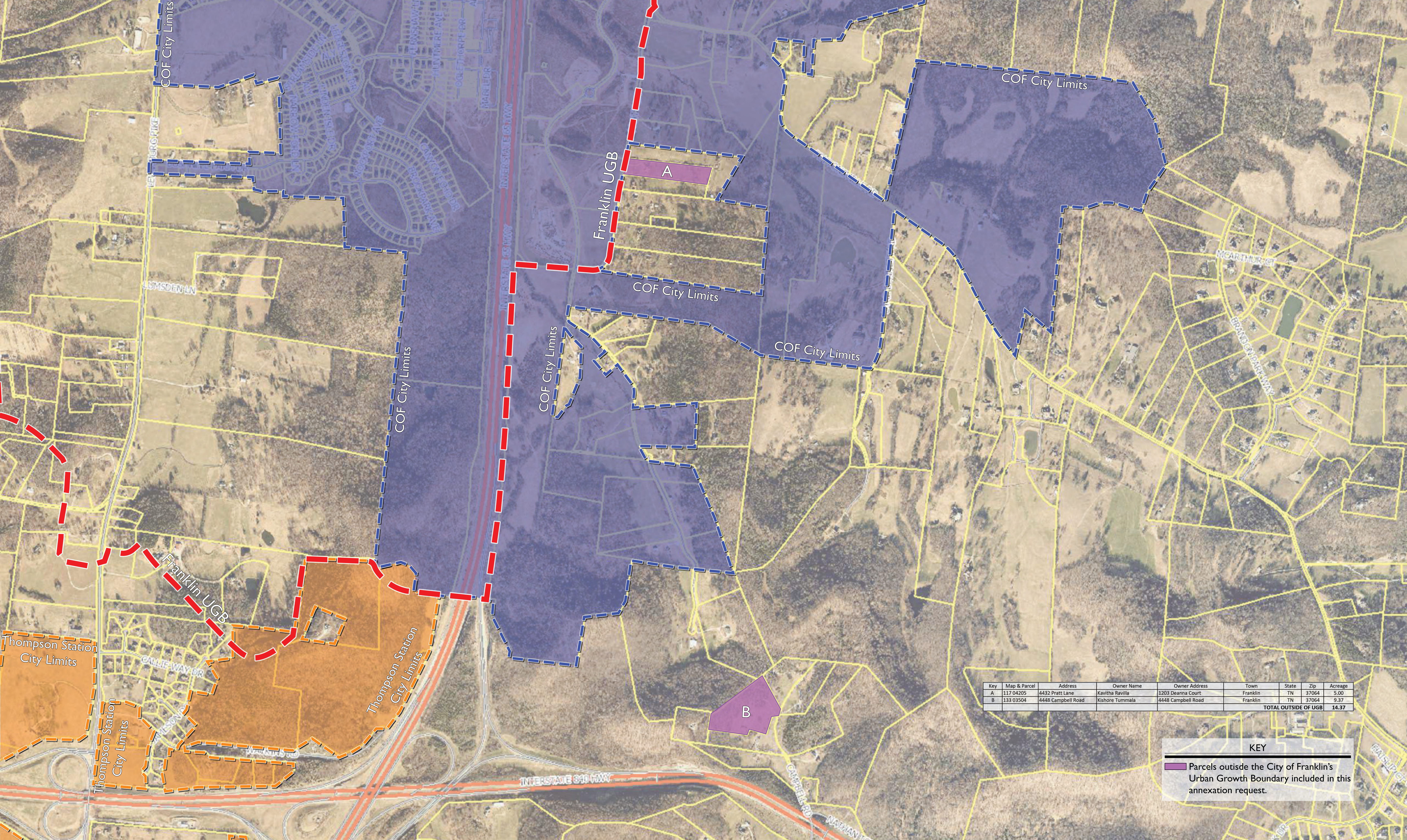
- N/A

N. Garbage and Recycling Pickup and Environmental Services

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

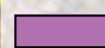
ISSUES TO CONSIDER:

- *SES currently provides service in the Pratt Lane area, continue annexation outside the UGB, specifically in regard to 4448 Campbell Road, will require additional equipment and personnel in the future.*



Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Acreage
A	117 04205	4432 Pratt Lane	Kavitha Ravilla	1203 Dearna Court	Franklin	TN	37064	5.00
B	133 03504	4448 Campbell Road	Kishore Tummala	4448 Campbell Road	Franklin	TN	37064	9.37
TOTAL OUTSIDE OF UGB								14.37

KEY

 Parcels outside the City of Franklin's Urban Growth Boundary included in this annexation request.



WILLIAMSON COUNTY PARCELS

PARCELS REQUESTING ANNEXATION

February 26, 2021

DRAFT Plan of Services Exhibit B

The Property is located East of Pratt Lane and North of Campbell Road, noncontiguous to the City limits, outside of the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
117-42.05	5.00
133-35.04	9.37
Total	14.37

A. Water – 4432 Pratt Lane

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

ISSUES TO CONSIDER:

- N/A

Water – 4448 Campbell Road

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

ISSUES TO CONSIDER:

- N/A

B. Reclaimed Water – 4432 Pratt Lane

1. According to the City of Franklin’s Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension measuring less than 1,000 foot would be required to serve the Property. For this reason, reclaimed water will be required to be extended to the Property.

ISSUES TO CONSIDER:

- N/A

Reclaimed Water – 4448 Campbell Road

1. According to the City of Franklin’s Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension greater than 6,550 foot would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER:

- N/A

DRAFT Plan of Services
Exhibit B

C. Wastewater – 4432 Pratt Lane

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department .
3. The Owner shall be required to extend the sanitary sewer infrastructure from the existing manhole on the Reams-Fleming property approximately 2,650 feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as a 18-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements. Final sizing and alignment will be determined at Site Plan stage.
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:

- N/A

Wastewater – 4448 Campbell Road

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to perform a study to determine how best to extend the sanitary sewer infrastructure to provide service to the Property.
4. The size of the infrastructure needed will be determined by the owner's study as approved by the Water Management Department.
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:

- *The topography, plus the distance from current or planned sewer infrastructure, makes serving this property undesirable, complicated, and expensive. It will also be expensive for the City to maintain over the course of its lifespan.*

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.

DRAFT Plan of Services Exhibit B

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:

- N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to 4432 Pratt Lane shall be provided from Pratt Lane. Access to 4448 Campbell Road shall be provided from Campbell Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes improvements to Pratt Lane.*
- *The two parcels should be considered in separate plan of services. No further development of 4432 Pratt Lane shall occur until Pratt Lane is improved.*
- *No further development of 4448 Campbell Drive shall occur until safety improvements to surrounding roadways are identified and constructed.*

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:

- N/A

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:

- N/A

DRAFT Plan of Services Exhibit B

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:

- N/A

I. Fire Protection

4432 Pratt Lane

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional staffing or equipment will be necessary to serve the annexation area at this time.

4448 Campbell Road

1. Based on the lack of access from the north, annexation is not recommended due to the travel distance being more than seven road miles from Fire Station 7.

ISSUES TO CONSIDER:

- N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen 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 has not been given priority growth category as it is located outside of the Urban Growth Boundary. Other parcels in the vicinity have received been identified as a high level for potential expansion.*

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:

- N/A

DRAFT Plan of Services
Exhibit B

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.

ISSUES TO CONSIDER:

- N/A

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:

- N/A

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

ISSUES TO CONSIDER:

- *SES currently provides service in the Pratt Lane area, continue annexation outside the UGB, specifically in regard to 4448 Campbell Road, will require additional equipment and personnel in the future.*

Annexation by Referendum Timeline (OCTOBER ELECTION)		
Monday, February 8 th (aligns with initial submittal) -or- Monday, March 1st	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	1-2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Staff must create title for Worksession agenda by April 5 th , and have agenda item ready by April 8th		
Tuesday, April 27	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 25	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 7	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 22	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Inform Election Commission of intent to have a referendum vote on the October ballot		
Tuesday, August 10	BOMA Worksession and BOMA regular meeting (1 st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1 st reading of Annexation and Zoning items
Tuesday, September 14	BOMA Public Hearing	RES Annexation by Referendum (42 days prior to referendum date: must be 30-60 days; can't be August 24 because that's 63 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3 rd Reading	ORD Zone properties
Tuesday, October 26, 2021	City Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective



File #: 21-01862

DATE: March 18, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-47, Consideration Of Initiating The Annexation Process And Draft Plan Of Services For The Annexation Of 4325 Long Lane. Establishing A Public Hearing On May 25, 2021.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2021-47, initiating the annexation process for 4325 Long Lane and establishing a Public Hearing for May 25, 2021.

BACKGROUND/STAFF COMMENTS:

The property being considered is at 4325 Long Lane, between Bowman Road and Henpeck Lane. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). It is within the Regional Commerce Design Concept as defined by Envision Franklin. Envision Franklin states that development in the Regional Commerce Design Concept should, "transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas." Envision Franklin further states that, "New development should be designed to maintain scenic views of the surrounding hills, and buildings should be subordinate to nearby hillsides and hillcrests." The Draft Plan of Services details no major concerns in providing infrastructure and services to the property.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-47 initiating the annexation process for 4325 Long Lane.

RESOLUTION 2021-47

CONSIDERATION OF INITIATING THE ANNEXATION PROCESS AND DRAFT PLAN OF SERVICES, RESOLUTION 2021-47, FOR THE ANNEXATION OF 4325 LONG LANE.

WHEREAS, Keith Baker, (Owner) of property located at 4325 Long Lane (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 interest 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 (T.C.A.) § 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 South of Long Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.03	8.46
Total	8.46

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:

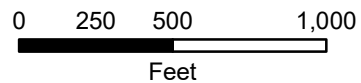
Shauna R. Billingsley

City Attorney

RESOLUTION 2021-47
EXHIBIT A
8.46 ACRES



- ✕ 4325 Long Lane
- ▭ Corporate Boundaries



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.

Resolution 2021-47
DRAFT Plan of Services
Exhibit B

The Property is located South of Long Lane, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.03	8.46
Total	8.46

A. Water

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

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension of greater than 2,000 feet would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER:

- N/A

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure required to serve anticipated flow from the Foxglove development to the furthest property boundaries to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as a minimum of 8-inch sanitary sewer main.
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:

- *Sanitary sewer main required to serve this project will require obtaining of easements as the main will not be allowed in the planned future right of way.*

Resolution 2021-47
DRAFT Plan of Services
Exhibit B

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:

- N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Long Lane provided and new driveway cut can meet the City of Franklin Transportation and Street Technical Standards.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Long Lane.*

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:

- N/A

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:

- N/A

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.

Resolution 2021-47
DRAFT Plan of Services
Exhibit B

ISSUES TO CONSIDER:

- N/A

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The property is located in the Regional Commerce Design Concept as determined by the Envision Franklin. Regional Commerce supports commercial, office, hotels, and multifamily uses due to the proximity to major thoroughfares.
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 high priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay Districts have been identified for this property, and will affect future development: 500 ft HHO Buffer*

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:

- N/A

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.

ISSUES TO CONSIDER:

- N/A

Resolution 2021-47
DRAFT Plan of Services
Exhibit B

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:

- N/A

N. Garbage and Recycling Pickup and Environmental Services

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

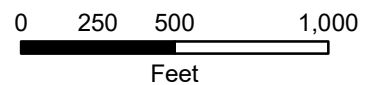
ISSUES TO CONSIDER:

- N/A

RESOLUTION 2021-47
EXHIBIT A
8.46 ACRES



- ✕ 4325 Long Lane
- Corporate Boundaries



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 South of Long Lane, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-179.03	8.46
Total	8.46

A.
Water

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

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension of greater than 2,000 feet would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

ISSUES TO CONSIDER:

- N/A

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to provide required calculations for anticipated flow for densities approved by the Franklin Planning Department.
3. The Owner shall be required to extend the sanitary sewer infrastructure required to serve anticipated flow from the Foxglove development to the furthest property boundaries to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as a minimum of 8-inch sanitary sewer main.
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:

- *Sanitary sewer main required to serve this project will require obtaining of easements as the main will not be allowed in the planned future right of way.*

DRAFT Plan of Services
Exhibit B

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:

- N/A

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Long Lane provided and new driveway cut can meet the City of Franklin Transportation and Street Technical Standards.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

ISSUES TO CONSIDER:

- *This property includes future roadways listed on the Major Thoroughfare Plan. It includes Long Lane.*

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:

- N/A

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:

- N/A

DRAFT Plan of Services
Exhibit B

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:

- N/A

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

ISSUES TO CONSIDER:

- N/A

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The property is located in the Regional Commerce Design Concept as determined by the Envision Franklin. Regional Commerce supports commercial, office, hotels, and multifamily uses due to the proximity to major thoroughfares.
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 high priority growth area based on a study done in 2018 and presented to the Board of Mayor and Aldermen.*
- *Currently the following Overlay Districts have been identified for this property, and will affect future development: 500 ft HHO Buffer*

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:

- N/A

L. Police Protection

DRAFT Plan of Services
Exhibit B

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.

ISSUES TO CONSIDER:

- N/A

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:

- N/A

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

ISSUES TO CONSIDER:

- N/A



File #: 21-01972

DATE: April 14, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mayor Ken Moore

SUBJECT:

Consideration Of Resolution 2021-80, A Resolution To Rename 3rd Ave Extension To Martin Luther King Jr. Avenue And Driveway To Hill Property As ANC Williams Way.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning renaming 3rd Avenue Extension to Martin Luther King Jr. Avenue.

BACKGROUND/STAFF COMMENTS:

Dr. Martin Luther King, Jr., was the prominent spokesperson and charismatic leader of the Civil Rights Movement who pushed for desegregation, equal voting rights, labor rights, and basic civil rights for Americans of all races and ethnic backgrounds. In 1964, Dr. King became the youngest person ever to receive the Nobel Peace Prize. Dr. King organized and led marches for desegregation, labor rights, and the right for African Americans to vote, which efforts were largely successful with the passage of the Civil Rights Act of 1964 and the Voting Rights Act of 1965. Dr. King was tragically assassinated in Memphis, TN in April 1968.

There are approximately 900 streets in cities across the U.S. named in honor of Dr. King. Franklin, Tennessee can join these cities in providing a fitting recognition to Dr. King and his work to fight discrimination and promote equality in our nation. The existing portion of Third Avenue known as the "Third Avenue Extension" could be named in honor of Dr. Martin Luther King, Jr., for his outstanding contributions to the Civil Rights Movement.

In addition to the renaming of the Third Avenue Extension to Martin Luther King Jr. Avenue, it is proposed that the entrance road to "The Hill" property (403 and 405 Fifth Avenue) be named in honor of Mr. A.N.C. Williams. This road will serve as the entrance to the neighborhood that is being planned for the redevelopment of the Hill property.

Allen Nelson Crutcher (ANC) Williams (1844-1930) was born into slavery in Spring Hill, Tennessee, in 1844 and at age 6 was sold to a family and moved to Franklin, Tennessee. Mr. Williams opened the first African American business in downtown Franklin in 1863, while still enslaved, operating a shoe repair business on the square to fix the boots of occupying Union soldiers. After attaining his freedom in 1865, he purchased a lot on Second Avenue in 1867 and then another lot where he

constructed a building and opened a general merchandise store circa 1870. Mr. Williams operated his store for 64 years, openly catering to both black and white patrons despite Jim Crow laws and segregation. ANC Williams held the distinction as the longest continually operating business on Main Street.

Around 1870, ANC Williams founded Franklin's first church for former slaves by a former slave, and became its preacher. Mr. Williams gained the trust of both black and white residents and developed several businesses and contributed significantly to the Natchez Street neighborhood where he lived. Upon Williams' death in 1930, Franklin mourned the passing of a beloved, influential, and respected leader within the community. ANC Williams was buried in Franklin's Toussaint L'Overture Cemetery.

Naming this new street that will be the entrance to a redeveloped neighborhood on "The Hill" property could be a fitting recognition to ANC Williams' historic impact on the community.

FINANCIAL IMPACT:

The City owns property on either side of 3rd Avenue Extension and no mail is received at those locations. There is no need for address changes for either the public or the City. Updated street signs can be made by the Streets Department within their existing operating budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-80.

RESOLUTION 2021-80

A RESOLUTION TO RENAME 3RD AVENUE EXTENSION TO MARTIN LUTHER KING JR. AVENUE AND THE ENTRANCE TO THE HILL PROPERTY TO ANC WILLIAMS WAY

WHEREAS, Dr. Martin Luther King, Jr., (1929-1968), a pivotal figure in the Civil Rights Movement, lived his life promoting peace, freedom, equality, and justice for all through non-violent means; and

WHEREAS, Dr. Martin Luther King, Jr., was the prominent spokesperson and charismatic leader of the Civil Rights Movement who pushed for desegregation, equal voting rights, labor rights, and basic civil rights for Americans of all races and ethnic backgrounds; and

WHEREAS, in 1964, Dr. King became the youngest person ever to receive the Nobel Peace Prize; and

WHEREAS, Dr. King organized and led marches for desegregation, labor rights, and the right for African Americans to vote, which efforts were largely successful with the passage of the Civil Rights Act of 1964 and the Voting Rights Act of 1965; and

WHEREAS, Dr. King's "I Have a Dream" speech during the march on Washington is recognized as one of the finest speeches in the history of American oratory, and served to further propel the success of the Civil Rights Movement; and

WHEREAS, Dr. King was assassinated in 1968 on the balcony of the Lorraine Hotel in Memphis, Tennessee, while there to support the Black sanitary public works employees; and

WHEREAS, there are approximately 900 streets in cities across the U.S. named in honor of Dr. King; and

WHEREAS, 3rd Avenue Extension is a prominent City street in the heart of the downtown district; and

WHEREAS, it is fitting and proper that this portion of 3rd Avenue be named in honor of Dr. Martin Luther King, Jr., for his outstanding contributions to the Civil Rights Movement and our nation; and

WHEREAS, Allen Nelson Crutcher (ANC) Williams (1844-1930) was born into slavery in Spring Hill, Tennessee, in 1844 and at age 6 was sold to a family and moved to Franklin, Tennessee; and

WHEREAS, Williams opened the first African American business in downtown Franklin in 1863, while still enslaved, operating a shoe repair business on the square to fix the boots of occupying Union soldiers; and

WHEREAS, after attaining his freedom in 1865, he purchased a lot on Second Avenue in 1867 and then another lot here where he constructed a building and opened a general merchandise store circa 1870; and

WHEREAS, Williams operated his store for sixty-four years, openly catering to both black and white patrons despite Jim Crow laws and segregation; and

WHEREAS, Williams held the distinction as the longest continually operating business on Main Street; and

WHEREAS, about 1870, Williams founded Franklin's first church for former slaves by a former slave, and became its preacher; and

WHEREAS, Williams gained the trust of both black and white residents, developed several businesses, and contributed significantly to the Natchez Street neighborhood where he lived; and

WHEREAS, upon Williams's death in 1930, Franklin mourned the passing of a beloved, influential, and respected leader within the community, and he was buried in Franklin's Toussaint L'Overture Cemetery; and

WHEREAS, the entrance leading to the Hill property will soon be converted to a roadway; and

WHEREAS, it is fitting and proper that this new roadway be named in honor of ANC Williams for his outstanding contributions to the City of Franklin; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to rename 3rd Avenue Extension to Martin Luther King Jr. Avenue and the new roadway leading to the Hill property ANC Williams Way.

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

Section 1. The City shall rename 3rd Avenue Extension to Martin Luther King Jr. Avenue.

Section 2. The City shall name the entrance leading up to "The Hill" property (403 and 405 Fifth Avenue North) ANC Williams Way.

Section 3. That this Resolution shall take effect from and after its adoption, the welfare of the City of Franklin requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2021.

ATTEST:

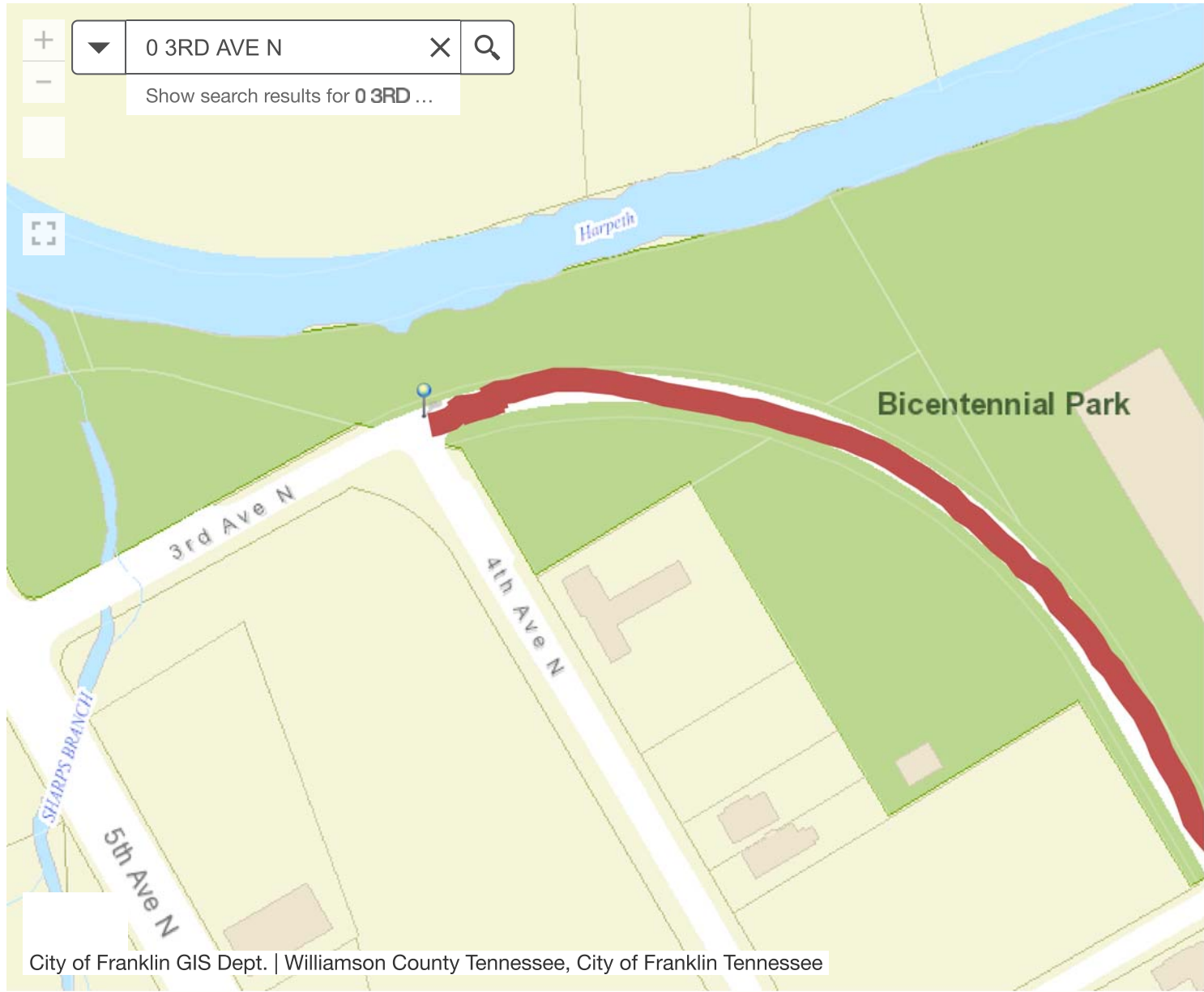
CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney





File #: 21-01973

DATE: April 14, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mayor Ken Moore

SUBJECT:

Consideration Of Resolution 2021-79, A Resolution To Declare the Saturday Closest To June 19 Of Each Year As Juneteenth In The City Of Franklin.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning declaring the Saturday closest to June 19 of each year as Juneteenth in the City of Franklin

BACKGROUND/STAFF COMMENTS:

Juneteenth, also called Emancipation Day, or Juneteenth Independence Day, holiday commemorates the end of slavery in the United States, and is observed annually on June 19. Juneteenth is an important day for the citizens of Franklin. Juneteenth has historically been celebrated in Franklin on the Saturday closest to June 19. The City of Franklin wishes to formally acknowledge and declare the Saturday closest to June 19 of each year as Juneteenth.

FINANCIAL IMPACT:

There is no direct financial impact associated with this action.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2021-79.

RESOLUTION 2021-79

**A RESOLUTION TO DECLARE THE SATURDAY CLOSEST TO JUNE 19 OF EACH YEAR
AS JUNETEENTH IN THE CITY OF FRANKLIN**

WHEREAS, Juneteenth, also called Emancipation Day, or Juneteenth Independence Day, holiday commemorates the end of slavery in the United States, and is observed annually on June 19; and

WHEREAS, Juneteenth is an important day for the citizens of Franklin; and

WHEREAS, Juneteenth has historically been celebrated in Franklin on the Saturday closest to June 19; and

WHEREAS, the City of Franklin wishes to formally acknowledge and declare the Saturday closest to June 19 of each year as Juneteenth; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to make such a declaration.

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

The Saturday closest to June 19 of each year shall be declared as Juneteenth in the City of Franklin.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



File #: 21-01928

DATE: April 9, 2021
TO: Civil War Historical Commission
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Juneteenth Marker Proposal To Be Placed In Pinkerton Park Near The Connection To Fort Granger Park.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request from the African American Heritage Society to place a sign at Pinkerton Park near Fort Granger's entrance.

BACKGROUND/STAFF COMMENTS:

The Civil War Historical Commission met on March 11, 2021, and discussed the proposal to place a marker regarding Juneteenth. The commission voted 12-0 to support the proposal with a note requesting a photograph of General Godron Granger be added to the sign and potentially a map. General Granger served in Franklin during the Civil War and his name is associated with the United States Army post that played an important role in the Battle of Franklin, Fort Granger. In 1865, General Granger was stationed in Galveston, Texas where he signed an order notifying everyone in the state of Texas that "all slaves are free." This action is the foundation of the celebration of the emancipation of slaves in the United States of America known as Juneteenth. The marker language was written by Eric Jacobson at the request of the African American Heritage Society, and was edited and approved by the State Historian Dr. Carroll Van West, as well as the Federal Liaison to the TN Civil War National Heritage Area, Laura Holder. The request for this marker was made by the African American Heritage Society and as a local request is seeking approval from BOMA to install this marker/sign in time for this year's Juneteenth celebration (June 19, 2021).

Should the City desire to take this signage and incorporate it into the Civil War Trails program in the future, additional review may be necessary. The City has worked closely with this program in the past related to battlefield interpretation. Attached background information related to the Civil War Trails programs.

FINANCIAL IMPACT:

This proposal is fully funding through private fundraising efforts and will not present a cost to the City other than labor hours for the installation. The Parks Department is willing to assume the responsibility should any unforeseen cost arise.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the Juneteenth marker based on the recommendation of the Civil War Historical Commission.

Civil War Historical Commission
City of Franklin

On behalf of the African American Heritage Society, the following is a request for the approval of verbiage and site location of an additional Civil War Trails marker to the Franklin marker system. This request is in follow up of initial request in 2020.

Date: March 8, 2021

Title: General Granger and Emancipation

Location: Fort Granger/Pinkerton Park side (photo attached)

Style/Color: This is a standard Civil War Trails marker (see photo)
there is no pad request

Verbiage: The verbiage has been approved by Dr. Van West,
Tennessee State Historian, and TNCWHA federal liaison Laura Holder

Funding: This marker has been fully funded by FirstBank and the
TNCWHA

Installation: On or before June 19, 2021

CIVIL TRAILS MARKER VERBIAGE AND TITLE

General Granger and Emancipation

In early 1863 President Abraham Lincoln signed the Emancipation Proclamation. Also that year U.S. Gen. Gordon Granger and several thousand Union troops were stationed in and around Franklin. That spring those troops, with the help of some escaped slaves, constructed a formidable earthen fort that overlooked the town and protected the route of the Nashville & Decatur Railroad. It became known as Fort Granger. By the summer of 1863 as the military front pushed south, Union troops abandoned the fort but later returned. Fort Granger was the location of Federal artillery that shelled Confederate troops during the Battle of Franklin on November 30, 1864. Much of the original walls remain as they were over 150 years ago.

By June 1865, Gen. Granger was stationed at Galveston, Texas. On June 19 he signed an order that notified everyone in the state that “all slaves are free.” The Emancipation Proclamation had been released 2 ½ years earlier and ratification of the 13th Amendment was underway by the time Granger signed his order. Nonetheless, news of emancipation had not spread uniformly and in many cases the enslaved had never been told the news. Granger’s order broke the wall of silence for countless people who longed for freedom.

The celebration known as Juneteenth was thus born. African Americans have celebrated this special event since 1866, and at long last hundreds of other American communities annually acknowledge Juneteenth and its important step forward for American democracy.

Verbiage written by Eric Jacobson, CEO, BOFT
Edited and Approved by Dr. West, State Historian and Laura Holder, Federal Liaison, TNCWHA
March 5, 2021

Civil War Historical Commission
City of Franklin





THE TRAIL GUIDE



Adding A Historic Site
to the Civil War Trail



Civil War Trails, Inc.
P.O. Box 1862
Williamsburg, Virginia 23187
757-378-5462

Civil War Trails, Inc., is a 501(3)(c)
not-for-profit educational corporation.

Hello—and welcome to the Trail!

***I'm excited that you're interested in Civil War Trails —
the world's largest open air museum.***

Since 1994, the Trails program has been synonymous with authentic historical content, unique and varied landscapes, and a consistent visitor experience. The support of community organizations, municipal and regional tourism offices, state departments of transportation—and people like you—is what make this program successful, and contributes to why Civil War Trails is lauded as the country's most successful tourism program.

Armed with a paper map or digital app, visitors follow our signature red bugle across the countryside and down unpaved roads, through cities and downtowns tracking, tracing, and chasing the incredible, emotional, and personal history of the American Civil War. Across five states—Virginia, Tennessee, North Carolina, West Virginia, and Maryland—visitors can find one of our 1,550 signs, hop on the Trail, and follow in the footsteps of war-weary soldiers, beleaguered citizens, and those seeking their own freedoms. There is no other program which pilots visitors from site to site, allowing them to land on the ground where the tumultuous events of the Civil War unfolded.

Our signs do more than simply guide visitors to historic sites—they offer a pathway to explore communities. The Trails program offers visitors a chance to see communities and the wide amenities and experiences they have to offer. Whether by design or by chance, our visitors are inclined towards the unique, one-of-a-kind experiences they cannot find at home or on the bypass. Visitors “on the trail” don’t just follow the bugle, they also enjoy nearby wineries, pick-your-own farms, and unique shops. They come for the history, and stay for the local experience.

To follow Civil War Trails is to be immersed in the story of the American Civil War. Across highways and byways, back roads and main streets, visitors wind their way from site to site, piecing together our nation’s story. They connect with the hillsides where artillery batteries held armies at bay. They stand along stone walls where infantrymen took cover, and in alleys where citizens and slaves grappled with privation. These places, sites, and stories cannot be accessed remotely, felt digitally or read in a book—they must be experienced.

See you on the Trail!



Drew A. Gruber
EXECUTIVE DIRECTOR



From Idea to Installation

OUR PROCESS

From idea to installation, our interpretive signage program may take several weeks to several months for completion. Much of this depends on you! Rest assured—the end result will be worth the wait. Well researched, engaging signs provide a unique resource for the community and a compelling amenity for visitors.

WHAT YOU NEED TO GET STARTED

- ☐ A location on or in clear view of a historic site or event
- ☐ Property owner(s) permission
- ☐ Safe and adequate parking
- ☐ Ideas for interpretive text based on primary source evidence
- ☐ A sustaining sponsor

Once you complete these initial steps and have contacted Civil War Trails, Inc., move on to assembling your completed content packet.

WHAT A COMPLETED PACKET INCLUDES

- ☐ Sign title and subheading
- ☐ Main text of sign
- ☐ Sidebar (if needed)
- ☐ Image captions and credits
- ☐ Images (.tif, .jpg)
- ☐ Map of sign location
- ☐ Additional maps (if needed)

Once you've assembled your content packet, we'll take it from there.

PRODUCTION SCHEDULE

- Review of submitted content packet by CWT staff (three weeks)
- Sign design and customer review (three weeks)
- Fabrication (two weeks)
- Site coordination with CWT staff and property owner(s)
- Submission of press releases to relevant media
- Installation day
- Final invoice and membership letters sent



Content Guidelines

How to make a good sign — Great!

AUDIENCE ASSUMPTIONS

Assume that the visitors know little about the Civil War, and are of all ages and backgrounds. Visitors engage best with a story presented in clear, concise prose, and leave with an understanding of what happened at the site. Visitors will not relate to tedious discussions of troop movements, regiments and corps, etc. They will be excited by the human angle, including historic photographs and short, evocative quotes. Successful signs will allow visitors to feel engaged and that their time was well spent. Visitors should leave inspired to learn more, or excited to stop at another historic site.

SIGN ELEMENTS

Civil War Trails signs consist of the following elements: main text, images and image captions. Depending on the topic, the marker may also display a map, an inset quote or two, and/or a sidebar (to elaborate on an interesting place, event, quote, or person mentioned briefly in the main text). All of these elements should work together—and with the landscape itself—to tell the story. If possible, leave most troop movements out of the main text and put them on the map instead.

TEXT LENGTH AND FORMATTING

250–300 words total (including main text, illustration captions, and sidebar if any). We will edit to fit,

but would prefer to work with text close to this length (not 500–600 words). The text should be submitted as a Microsoft Word document.

HOUSE STYLE

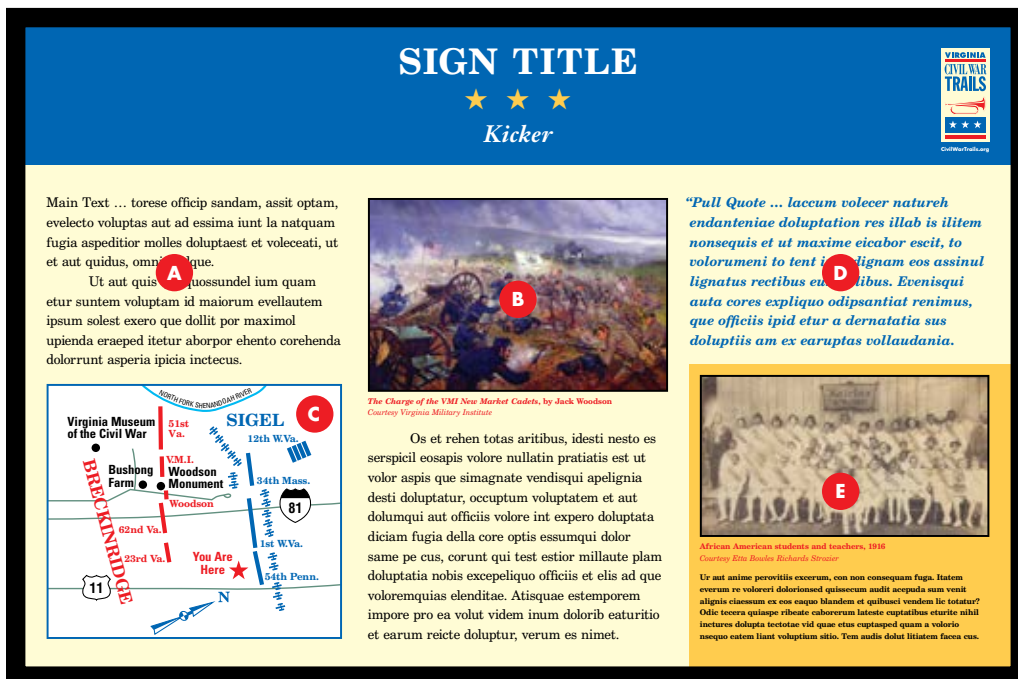
We use the phrase Civil War. We use U.S., Union, Federal, Northern; C.S., Confederate, Southern (not Yankee or Rebel, unless in a primary source quote). Every general (lieutenant, major, brigadier, etc.) is a Gen. Please utilize active, not passive voice. For instance: “The cavalrymen charged the infantrymen,” not “The infantrymen were charged by the cavalrymen.”

SITE-SPECIFIC TEXT

A successful sign connects the visitors with the landscape, giving them the necessary context to envision an event as it unfolded historically. Each sign should begin with exactly what the visitor is looking at or how the historic event happened around them, promoting them to break from the text and look up. For example:

“This brick building housed Gen. Humperdinck’s headquarters.”

“The North Carolinians charged across the field towards you.”



- A Main Text
- B Images and Captions
- C Map
- D Pull Quote
- E Sidebar

CONTEXT

Most battles were part of a campaign; something occurred that led up to what happened at the site. Likewise, most battles or other events had consequences: things happened as a result. Please give the relevant context to what happened at the site in a couple of sentences, stated as briefly as possible. The same rule holds true for ancillary information or sidebar items such as related landmarks, architecture, cemeteries, etc.

HUMAN INTEREST

Our visitors are interested in individuals and their stories. If someone who witnessed or participated in a battle or other event wrote a personal account, it may be worthwhile to quote a short excerpt. Please quote exactly, including spelling, punctuation, capitalization, etc. Utilizing quotes from lesser-known participants or from local repositories are a great way to make the sign unique and highlight “new” perspectives. Lesser-known quotes, photos, etc. are always welcome over the more popularly known primary source material.

MAPS

Please provide us with a sketch map showing the location of the sign, which way visitors will be facing at the site (draw an arrow in the right direction), and any landmarks mentioned in the text (field, house, church, earthworks, crossroads, etc.). A hand-drawn map is fine; it's only for the editor's use—not for publication. Sometimes, however, we do include a map on the sign to explain troop movements, the relative position of landmarks, road networks, etc. With few exceptions, we will redraw any map you provide to conform to our style, so feel free to photocopy a map you think will be useful and draw whatever is needed on it (this goes for the sketch map, too). Maps may be scanned and e-mailed.

IMAGES

Please provide 2 to 4 images for each sign. We always prefer color images when possible, and images which are in local repositories or are lesser known, instead of “mug shots” of generals. If the images are copyrighted or if permission is required by the institution holding them, please get permission and provide us with the necessary credit lines to use with the images. You may need to pay a reproduction and/or use fee. Explain to the repository that the image is for a historical sign to be created

by a nonprofit 501c3 educational corporation, and some or all of the fees may be waived or reduced. We prefer historical photographs and engravings over modern renditions. Keep in mind, however, that by “historical” we don't mean that the image must date from the Civil War. An early-20th-century photo of a site or house may serve very well. Likewise, a good “artist's conception” of a battle or other scene, especially if it shows the scene from the visitor's position, can be used. Avoid modern photographs, especially those that show what visitors can see for themselves at the site.

IMAGE FORMAT

We use high-resolution digital images: 8 x 10 inches at 300dpi. You may send them as email attachments, use an online FTP service or mail them on a CD or flash drive. Please provide images as uncompressed .tif or .jpg files. Do not send small, low-resolution digital images (for instance, from a website); we will not use such images. Please do not scan a photo in a book unless you have permission from the publisher or copyright owner. All images must contain a citation and/or associated permissions from the owner or repository. If you have any questions, please email John Salmon at: jssalmon@verizon.net



CIVIL WAR TRAILS, INC.

P.O. Box 1862, Williamsburg, Virginia 23187

Sign Location and Sponsor Information

(Please type or print neatly)

LOCATION INFORMATION

Name of proposed sign:

Location (physical address, GPS, and/or landmarks):

SPONSOR INFORMATION FOR INITIAL COSTS (\$2,600)

Initiating Organization:

Primary Point of Contact (Name):

Address:

Email:

Phone (and alternative):

SPONSOR INFORMATION FOR ANNUAL MEMBERSHIP FEE (\$200)

Member Organization:

Primary Point of Contact (Name):

Address:

Email:

Phone (and alternative):



CIVIL WAR TRAILS, INC.

P.O. Box 1862, Williamsburg, Virginia 23187

Permission for Temporary Easement/Entry Agreement

(Please type or print neatly)

Permission is hereby granted this _____ day of _____, 20____, by:

to *Civil War Trails, Inc.*, and its contractors to enter upon that portion of my/our land to install a historical marker as part of the Civil War Trails program. I/we understand that I/we will be contacted prior to said installation and that I/we will have the final authority as to the marker's placement and location.

I/we understand that the *Civil War Trails, Inc.*, or its contractors will maintain the marker as long as it remains on my/our property, is sponsored and that the marker will be removed at anytime in the future if so requested by me/us or my/our successors.

LANDOWNER SIGNATURE

DIRECTOR, CIVIL WAR TRAILS

LANDOWNER ADDRESS

EXECUTIVE DIRECTOR, CIVIL WAR TRAILS

SIGNATURE OF INITIATING ORGANIZATION

SIGNATURE OF SUSTAINING SPONSOR (MEMBER)

(ADDRESS AND PHONE NUMBER)

(ADDRESS AND PHONE NUMBER)



Civil War Trails, Inc.

By the Numbers

PROGRAM COSTS

New Trails Sign Package: \$2,600

- Includes design, fabrication and install of signage
- Placement on print and digital media

Annual Membership Fee: \$200 per sign

- Covers the interpretative and directional sign maintenance
- Provides a great deal of marketing leverage

OUR VISITORS

Trip Length

- Stay twice as long as average guests
- Over half stayed between 2-5 days

Spending Habits

- Over 1/3 spent between \$250-\$750
- A 1/4 of the budget was spent on food and beverage

Other Attractions

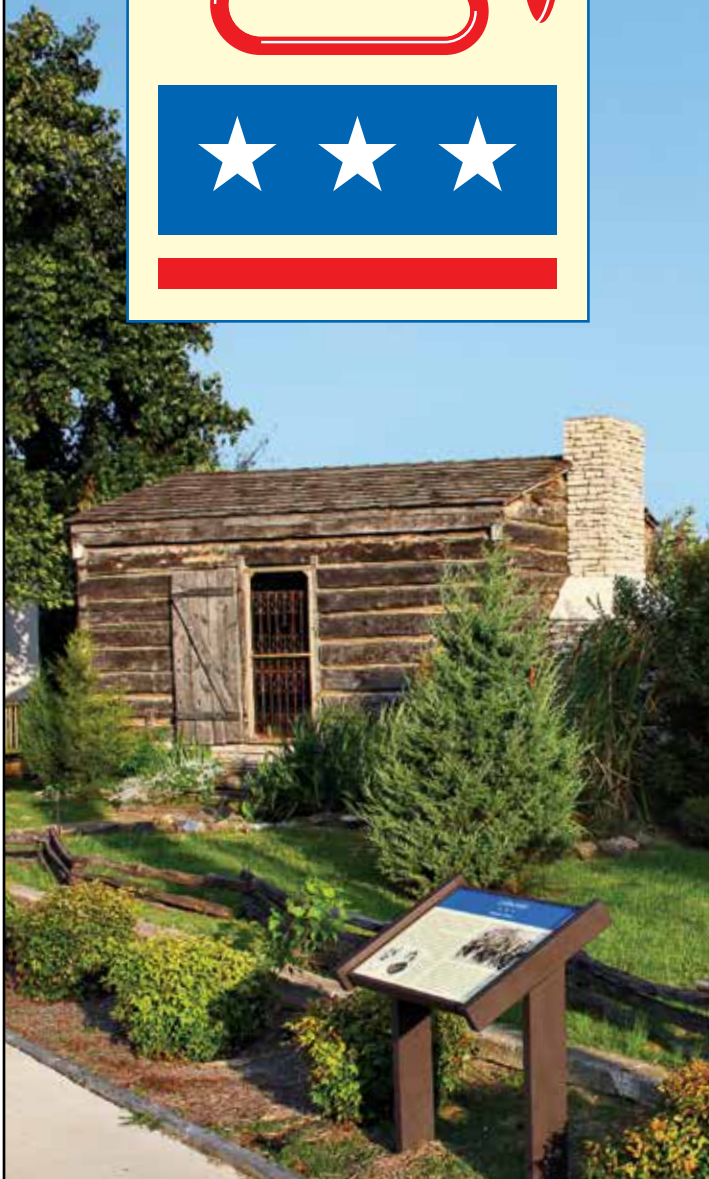
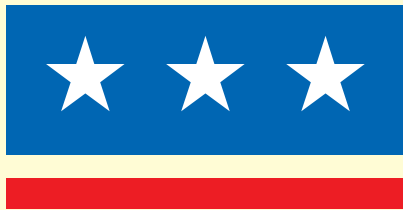
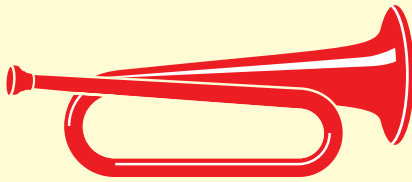
- Over 3/4 also enjoyed a state park, beach, camping, hiking, etc.
- Nearly 1/3 also enjoyed fine finding, wineries, breweries, etc.

Statistics drawn from information provided by the Virginia Tourism Corporation, Visit North Carolina and the Maryland Office of Tourism Development, 2011-2015



TENNESSEE

CIVIL WAR TRAILS



Lebanon, courtesy Wilson County CVB

How to Use this Map-Guide

This map-guide identifies more than 350 Civil War sites throughout Tennessee. Each site is interpreted and accessible and encourages you to explore diverse settings where America's destiny was forged. Tennessee Civil War Trails sites can be explored at your own pace, and many offer other historical and recreational opportunities. Enjoy one of the numerous walking tours available in many communities. Shop at one of hundreds of antique and specialty shops, dine at a historically-themed tavern, or simply walk amid the serenity of a preserved battlefield. Let the stories you've discovered ignite your imagination as you envision how now-peaceful landscapes were once the scenes of the deadliest battles known to man.

The Tennessee Civil War Trails program is part of a five-state trails system that invites you to explore both well-known and less-familiar sites associated with America's greatest drama.

Together, more than 1,500 places tell the epic and heartfelt stories of civilians and soldiers who experienced triumph and tragedy during the war.

For more detailed travel information, contact any of the organizations listed in this guide or visit any Tennessee Welcome Center or local Visitor Center. For additional Civil War Trails information, visit

www.civilwartrails.org.

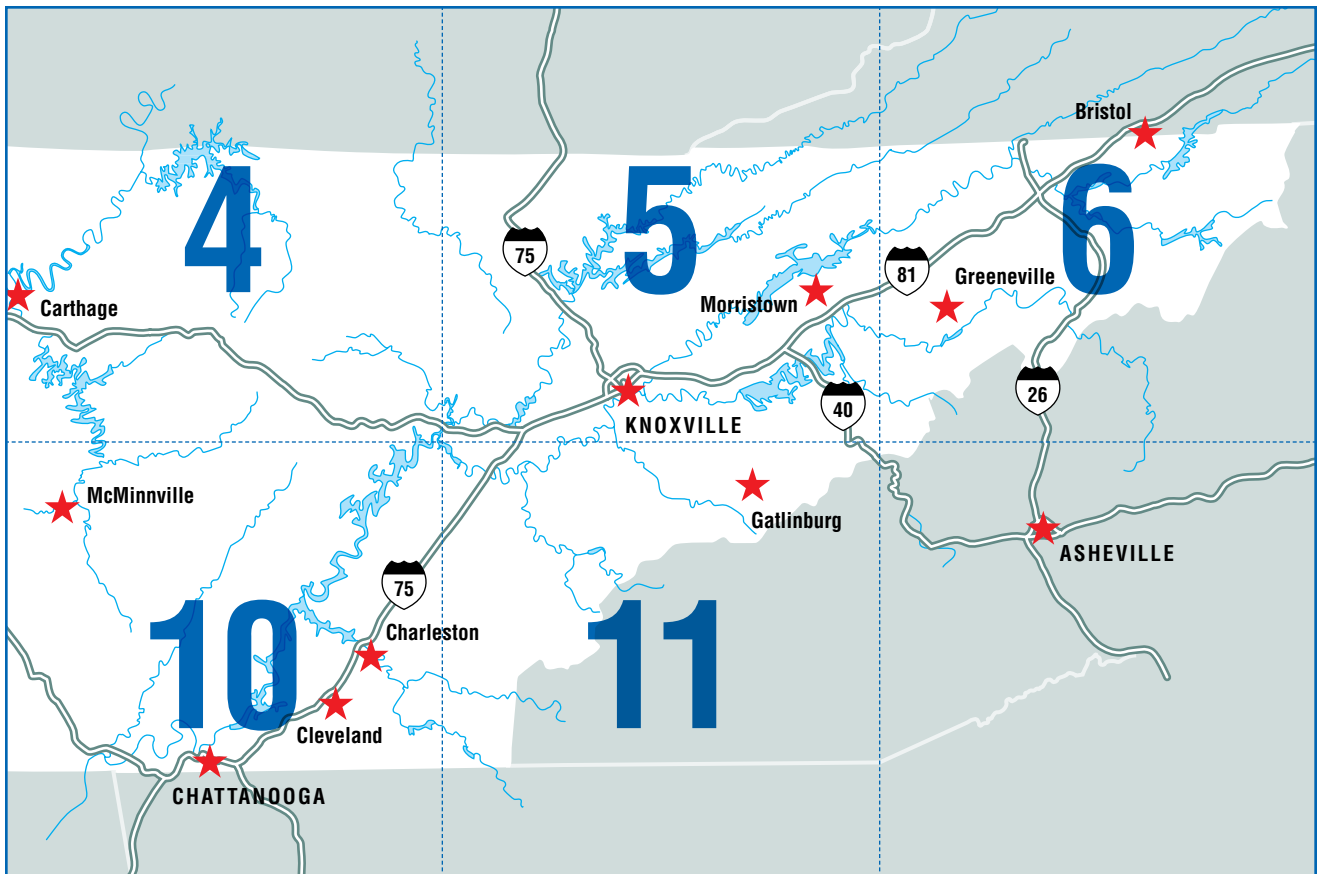
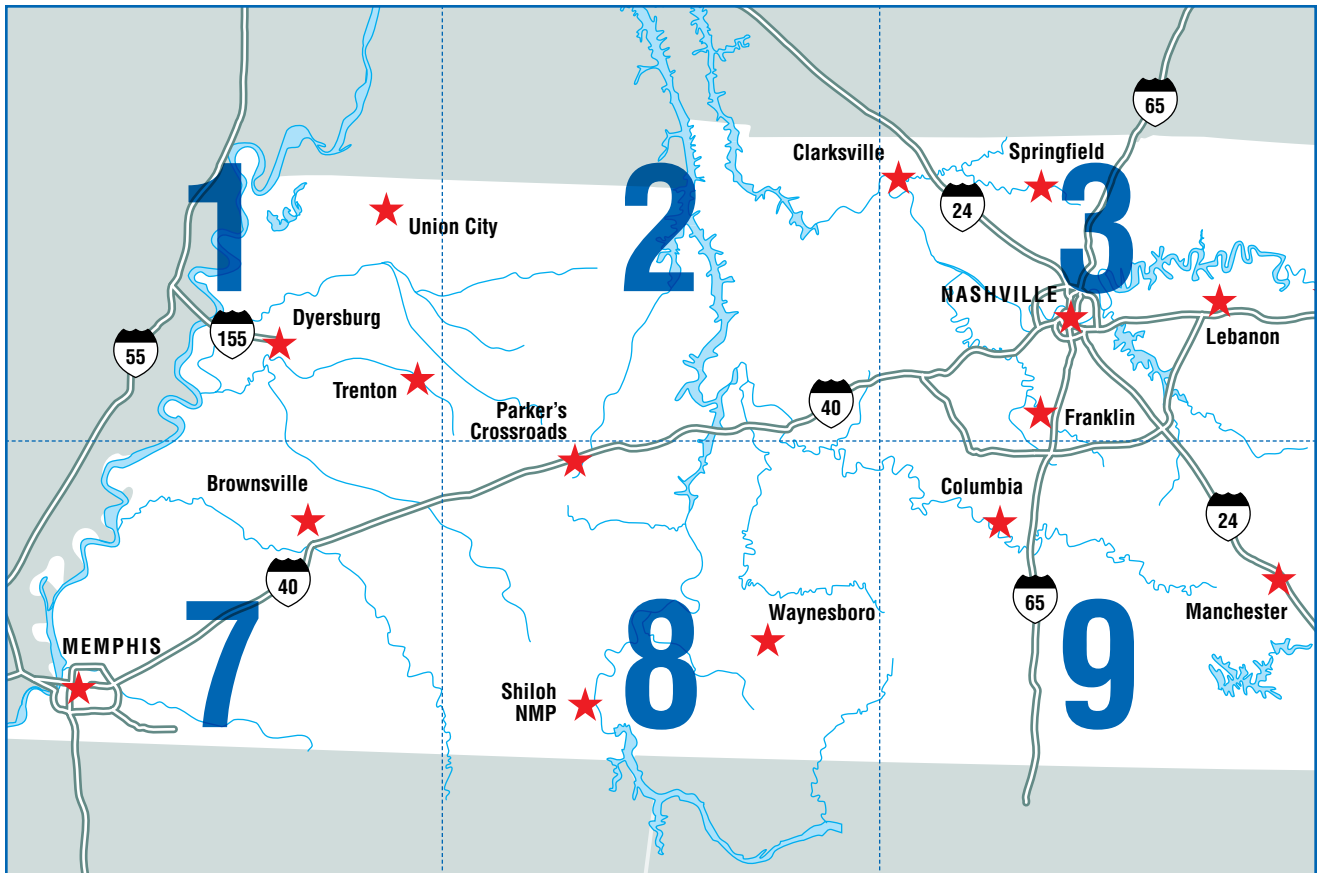


Granville

Courtesy Peggy Clemons



Follow these signs to more than 1,500 Civil War sites.





TENNESSEE
CIVIL WAR
TRAILS



N



0 5 10 15 20

Mileage Scale

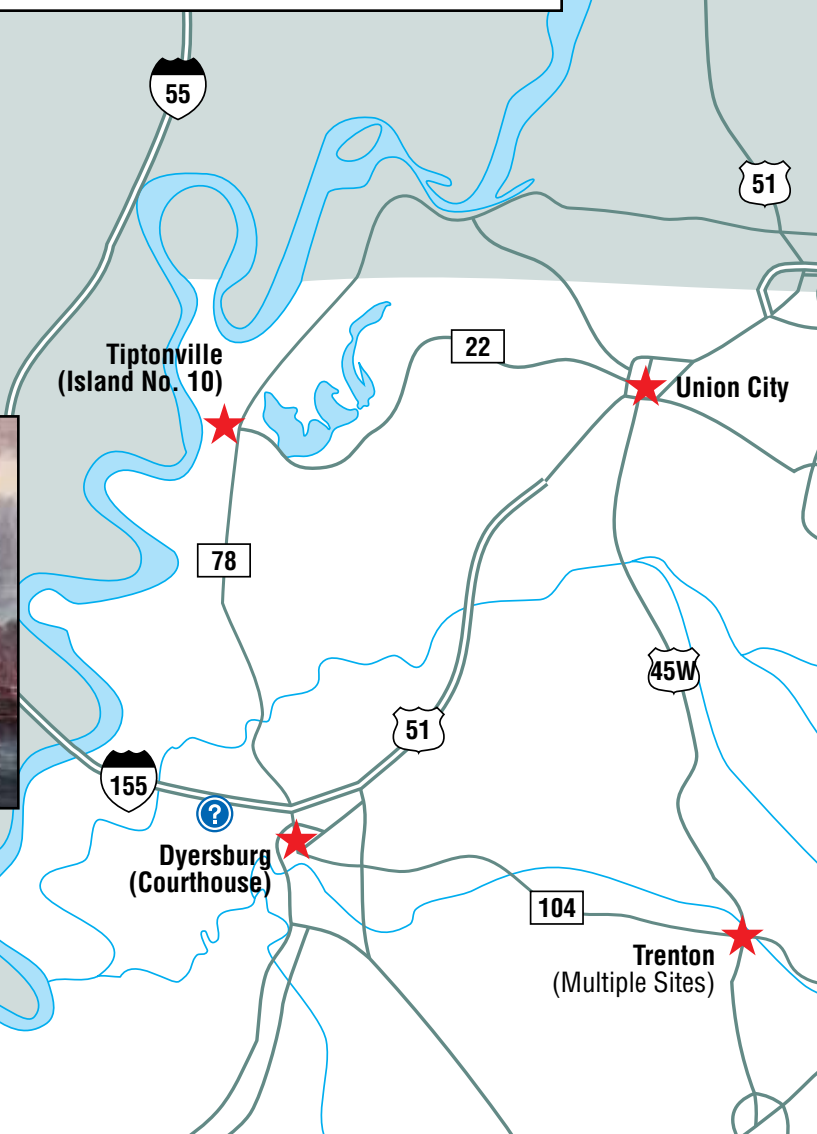
- ★ Civil War Trails Site
- Other Civil War Site
- Hood's Campaign Driving Route
- State or National Park
- ? Information or Welcome Center

The SOUNDTRACK of AMERICA
• MADE IN •
TENNESSEE®
☆☆☆
TNVACATION.COM



Union and Confederate
gunboat battle on the
Mississippi River near
Fort Wright, May 10, 1862
Courtesy Library of Congress

MISSISSIPPI RIVER



Joins Map 2

Joins Map 7



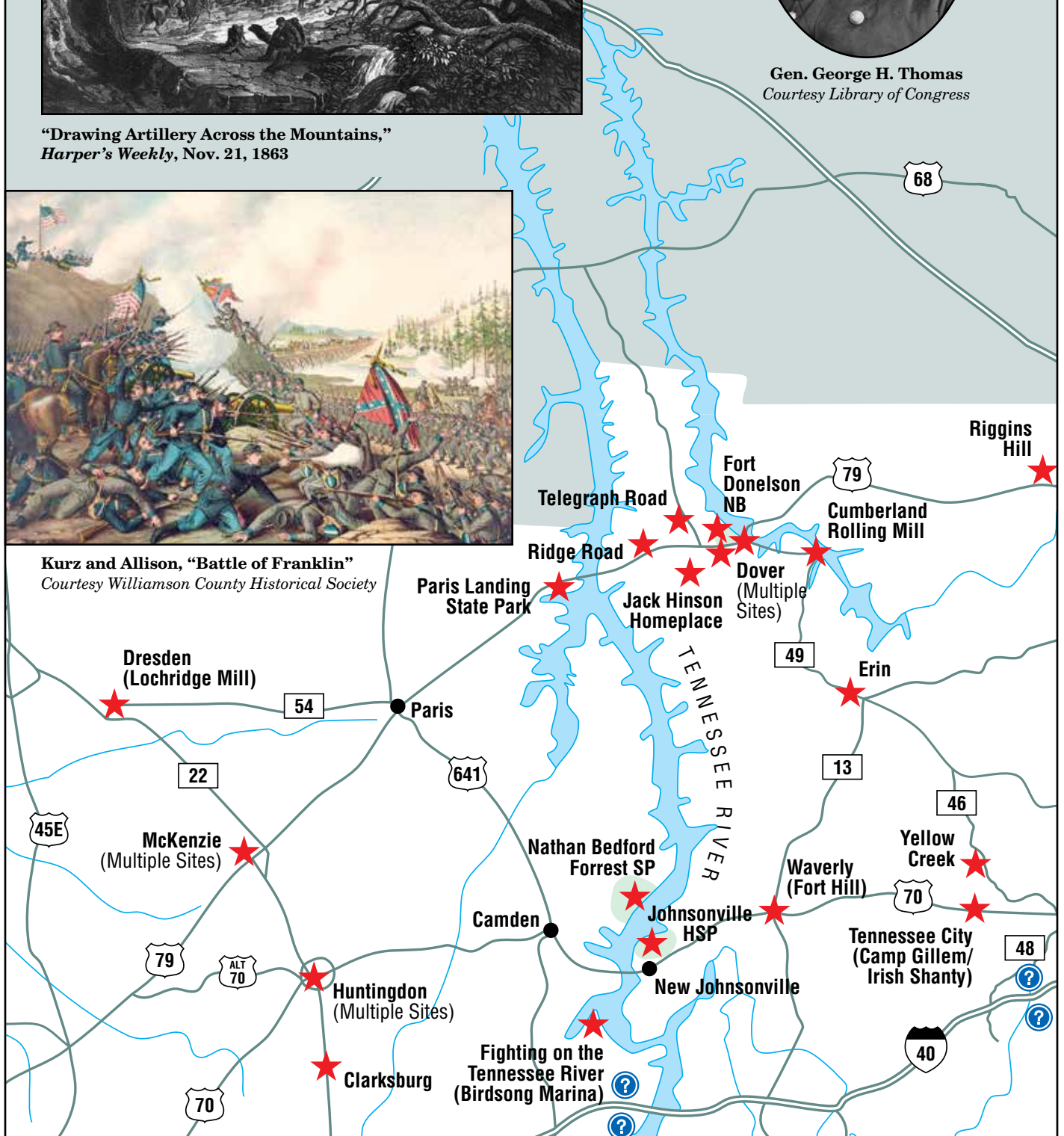
"Drawing Artillery Across the Mountains,"
Harper's Weekly, Nov. 21, 1863



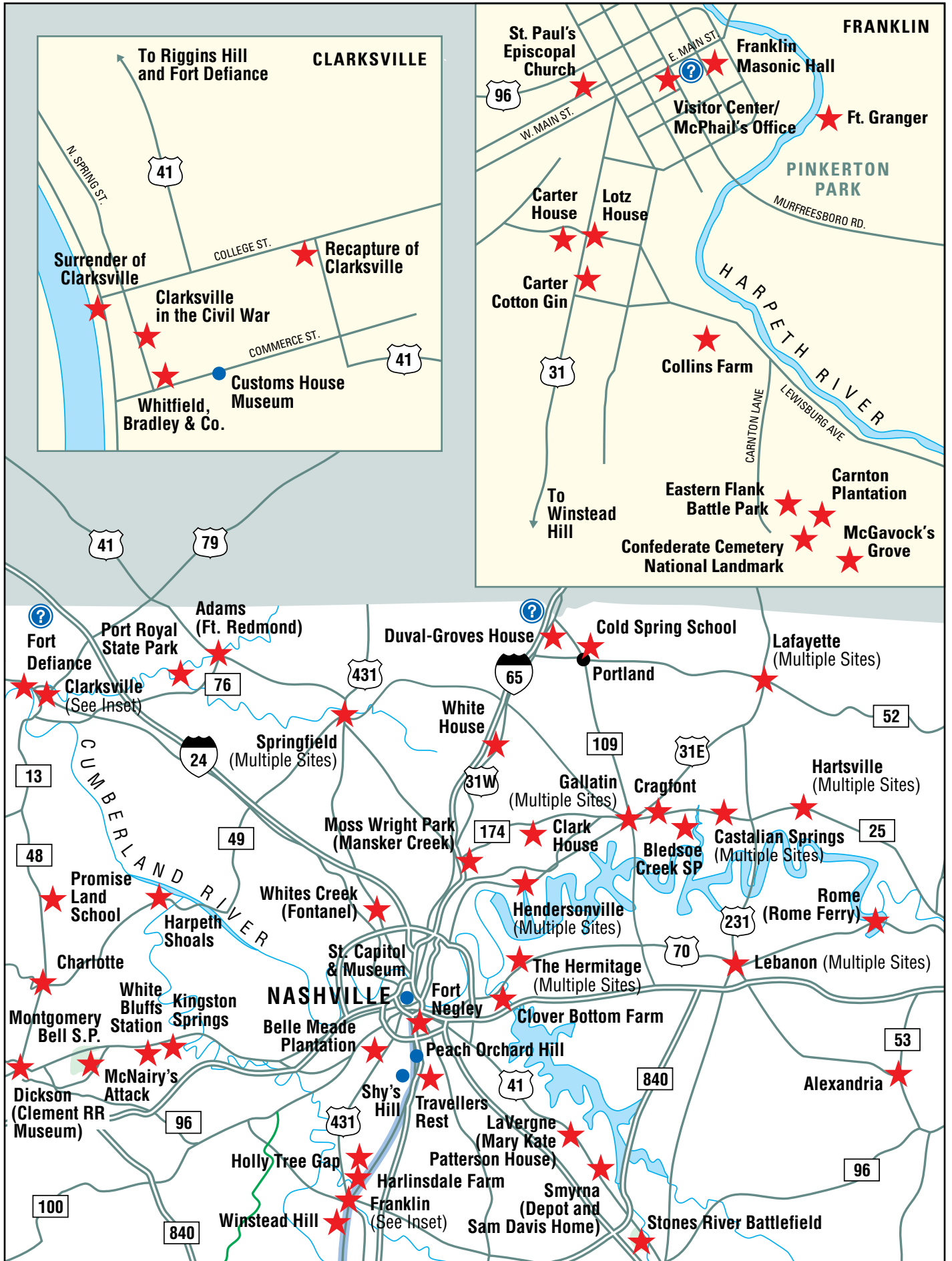
Gen. George H. Thomas
Courtesy Library of Congress



Kurz and Allison, "Battle of Franklin"
Courtesy Williamson County Historical Society



Joins Map 8





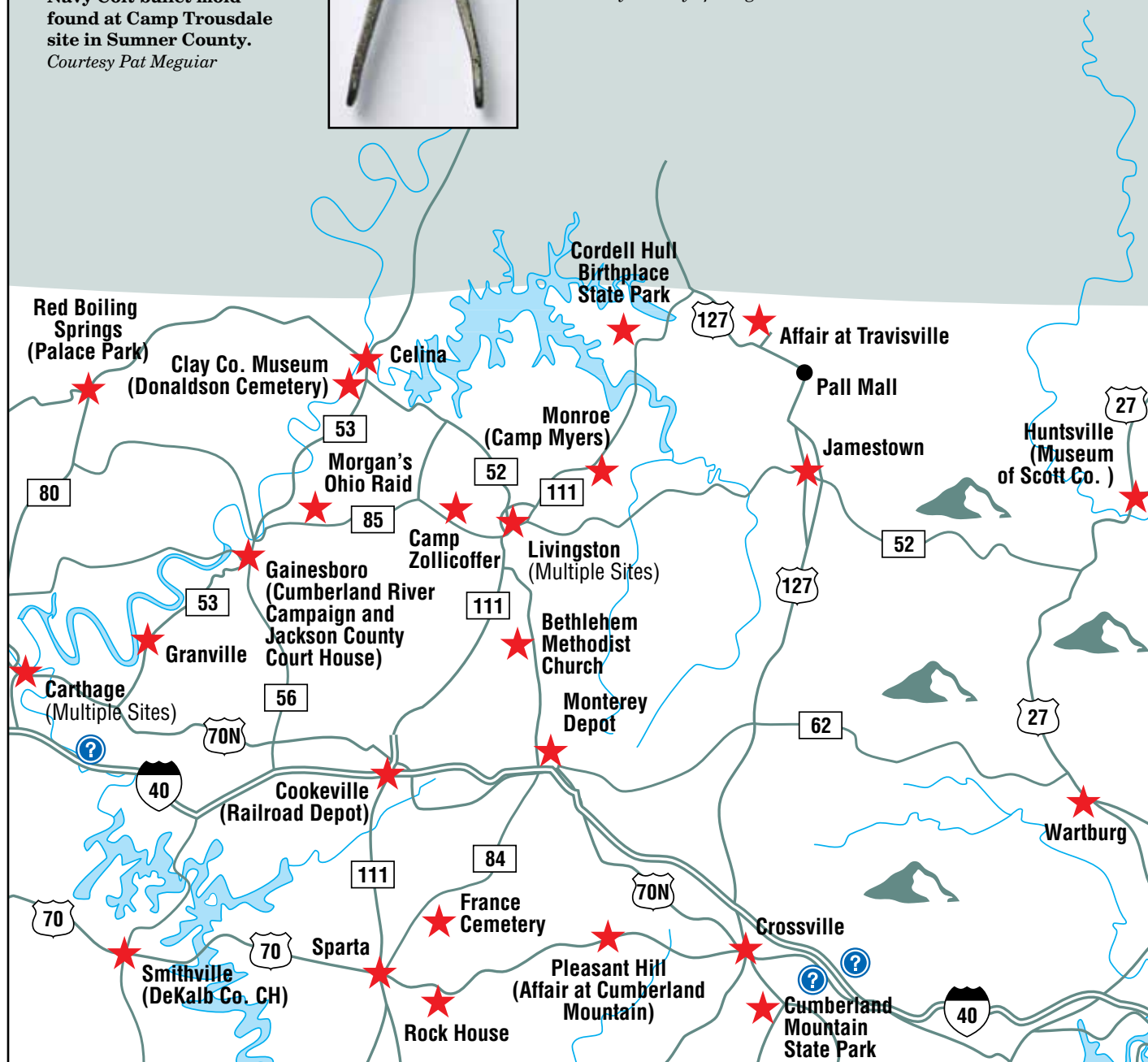
**Scroll flask and .36 caliber
Navy Colt bullet mold
found at Camp Trousdale
site in Sumner County.**
Courtesy Pat Meguiar



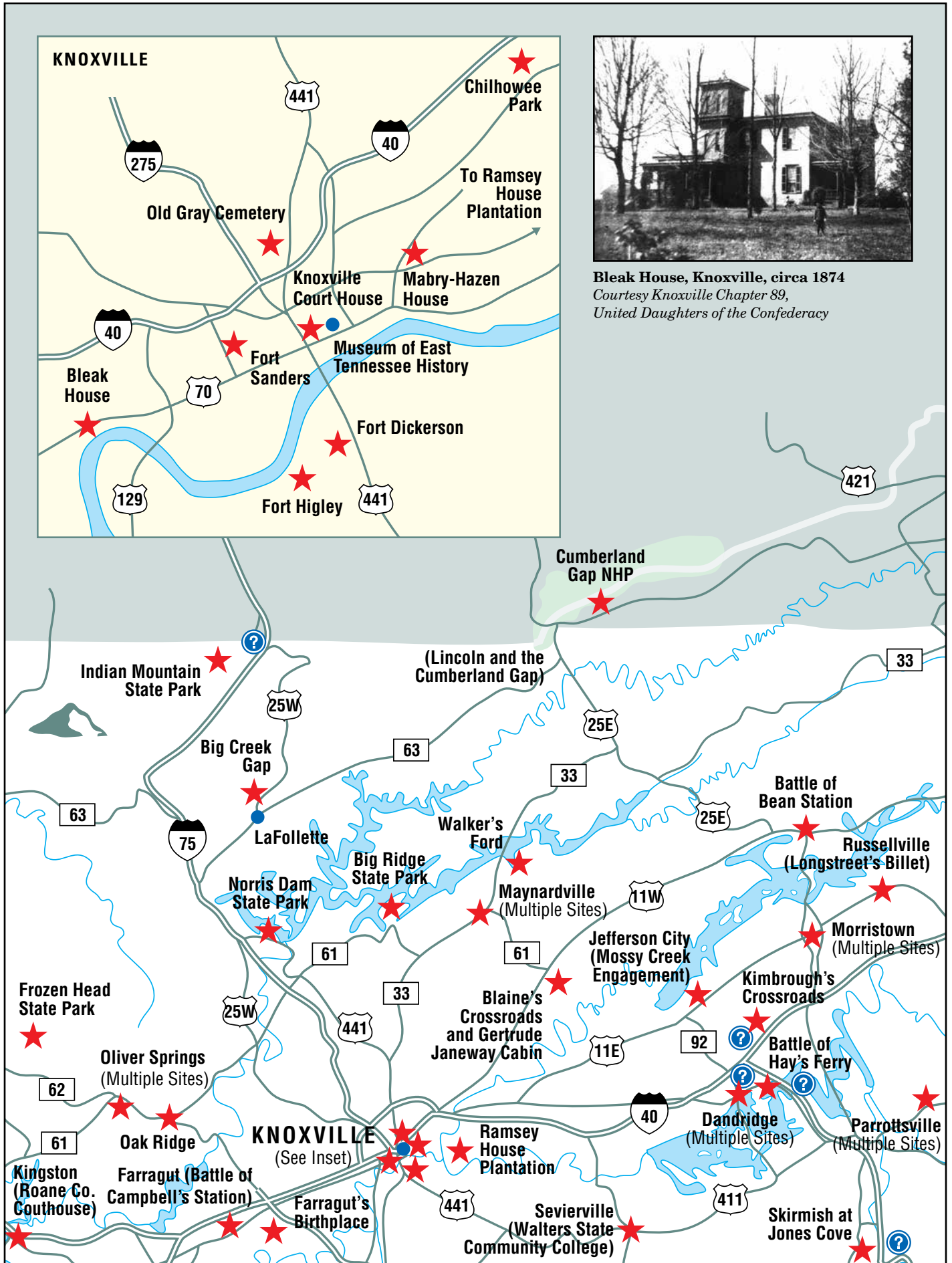
Tennessee Capitol, Nashville, 1864
Courtesy Library of Congress

Joins Map 3

Joins Map 5



Joins Map 10

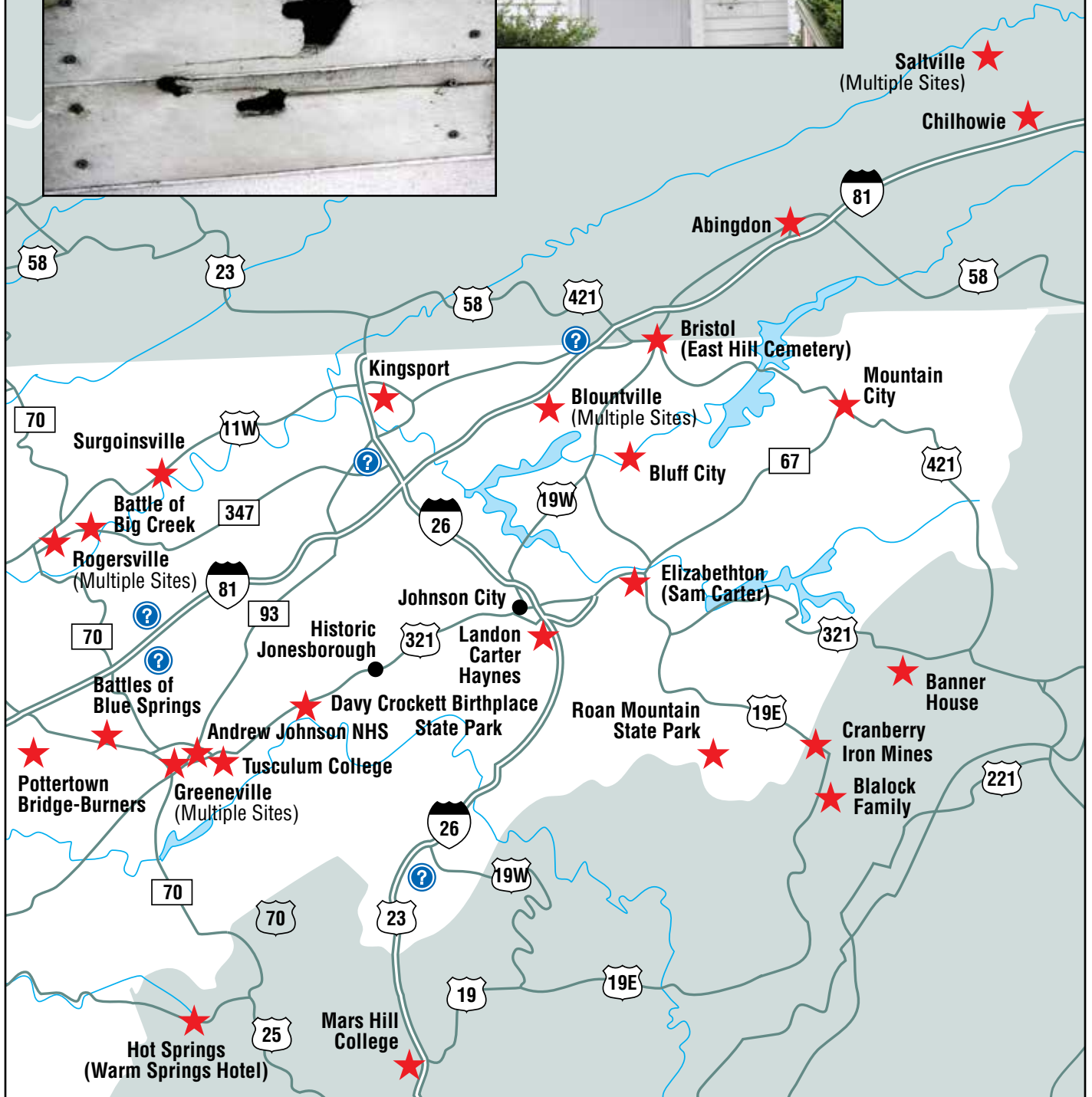


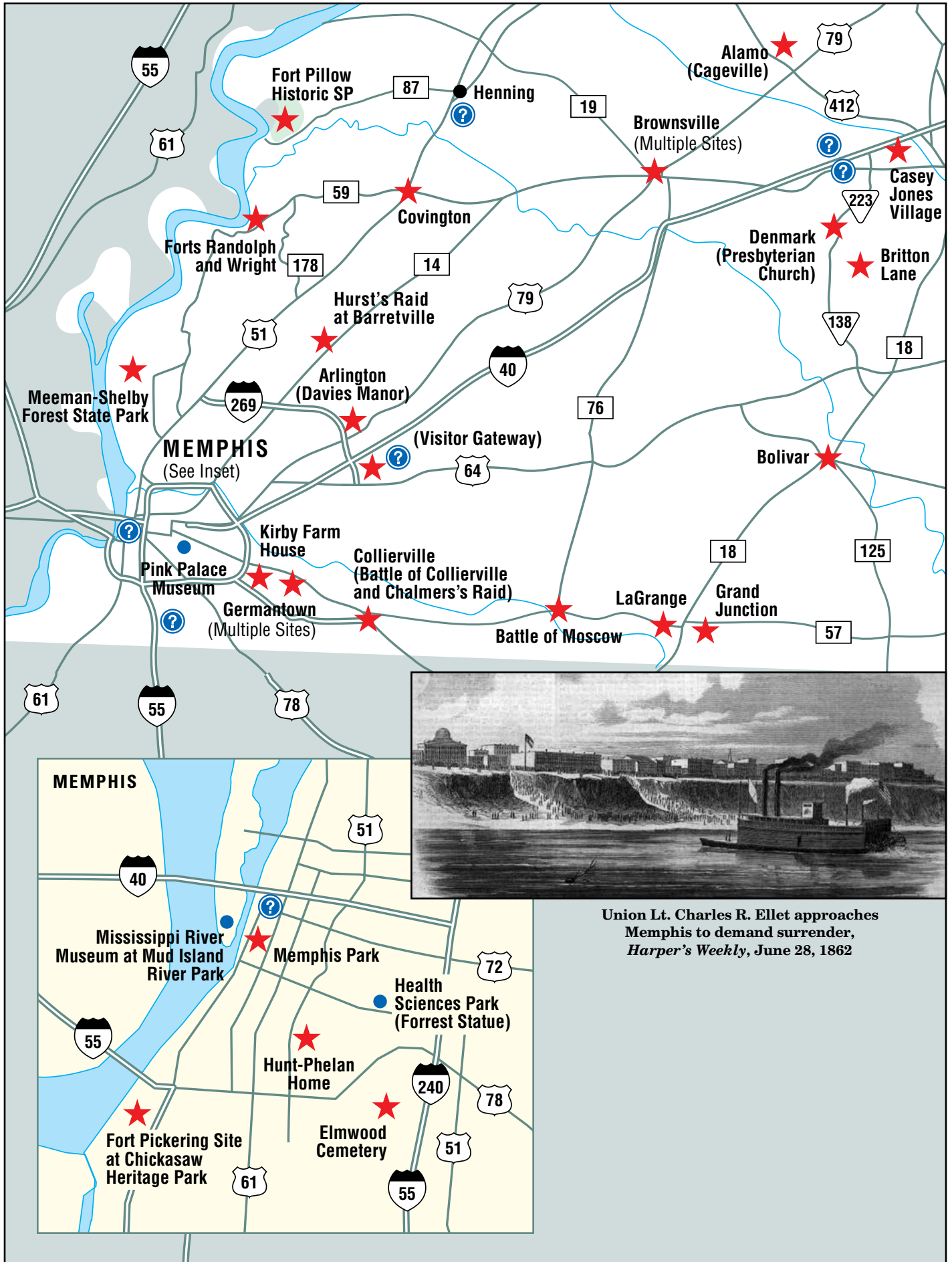
Bleak House, Knoxville, circa 1874
*Courtesy Knoxville Chapter 89,
 United Daughters of the Confederacy*

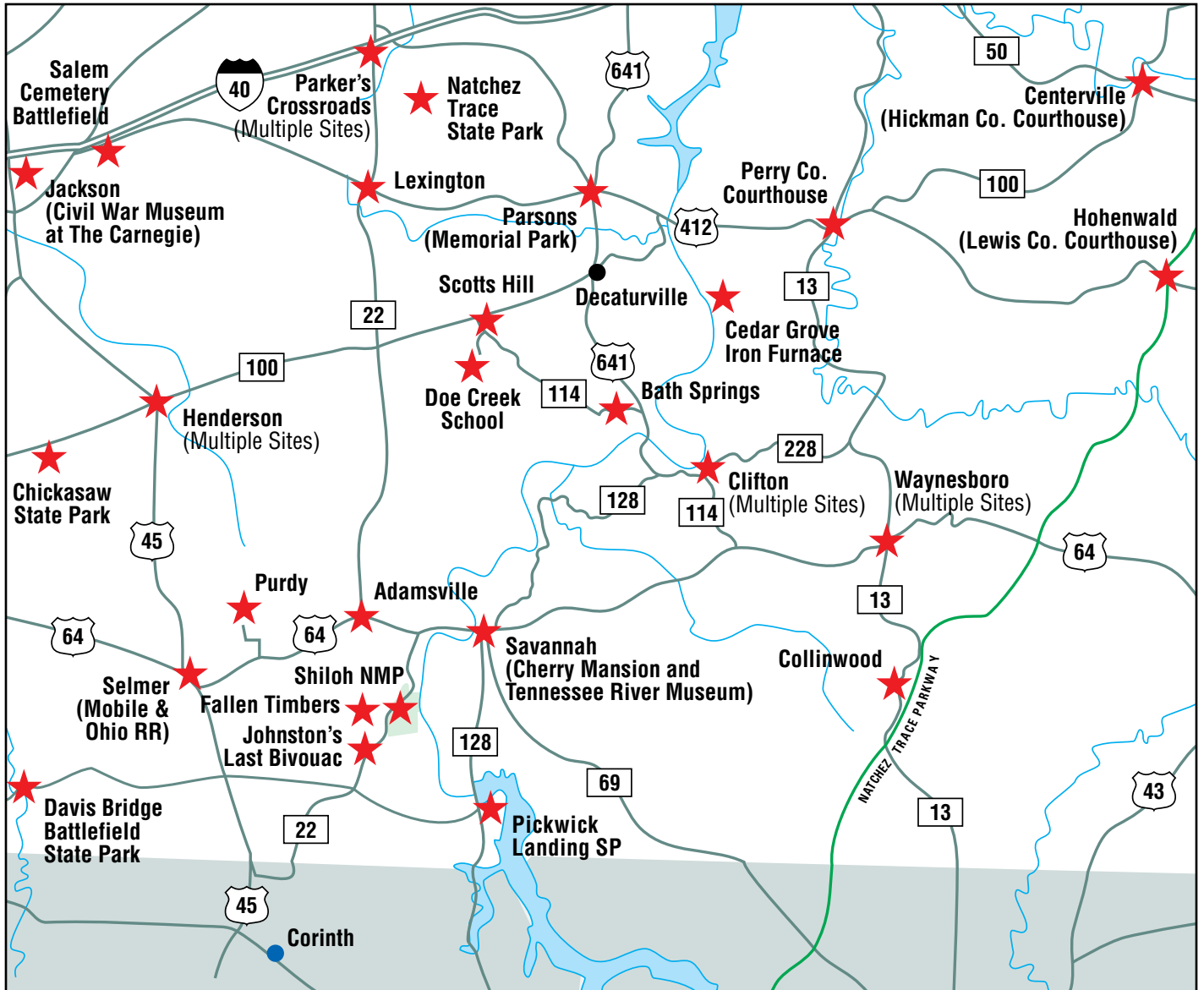
The Cannon Ball House in Blountville still shows shell damage to the exterior clapboard in the rear of the house.



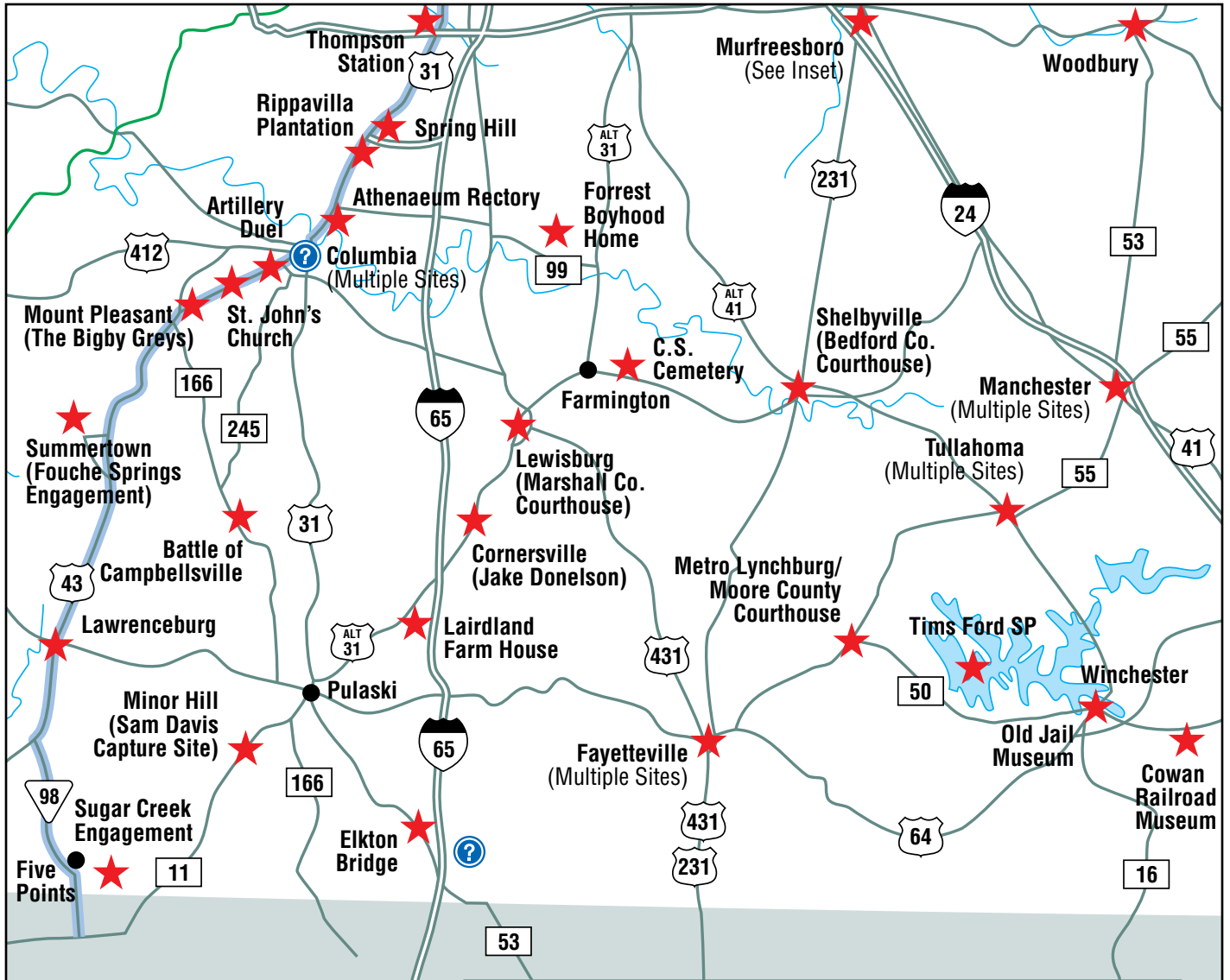
Joins Map 5







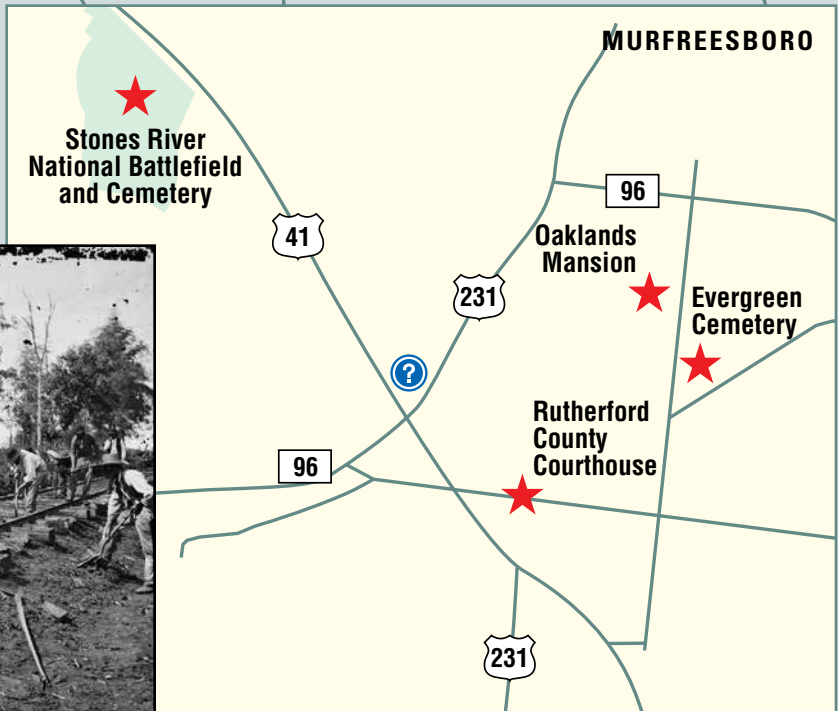
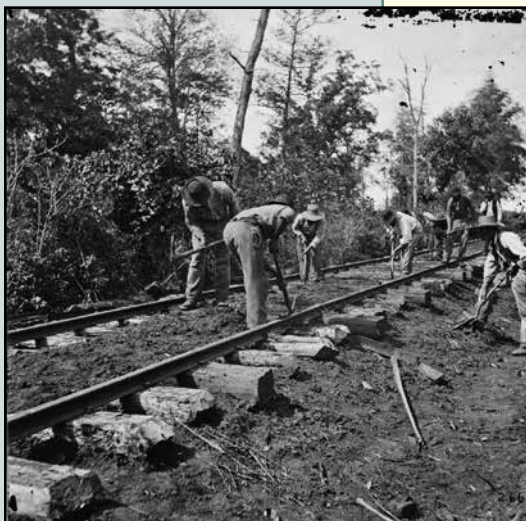
"Battle of Shiloh"
Courtesy Library
of Congress

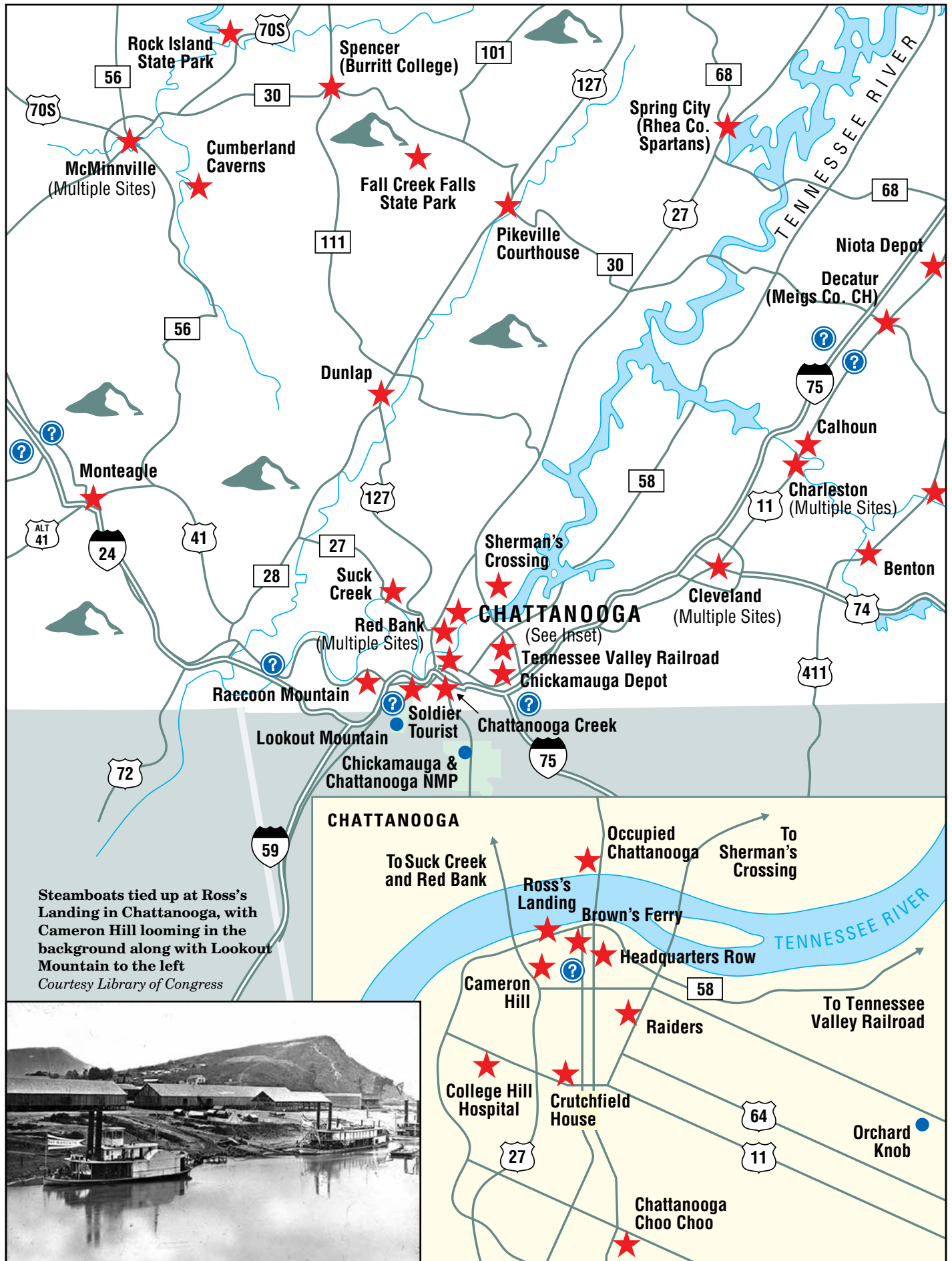


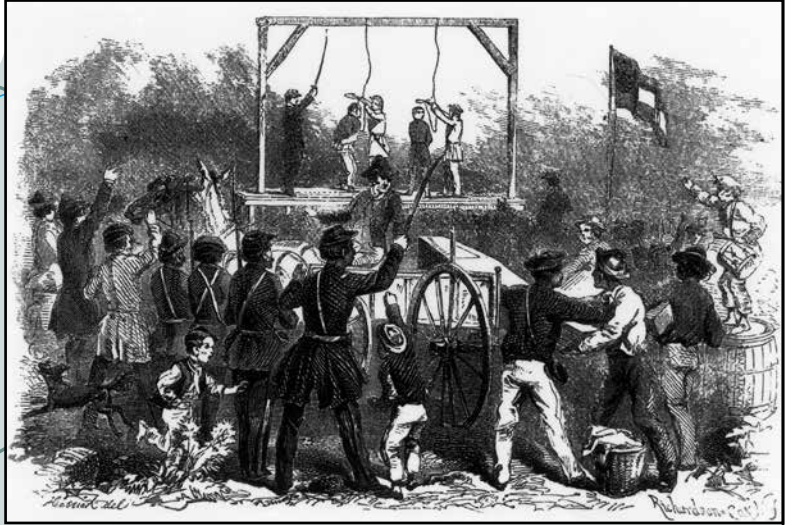
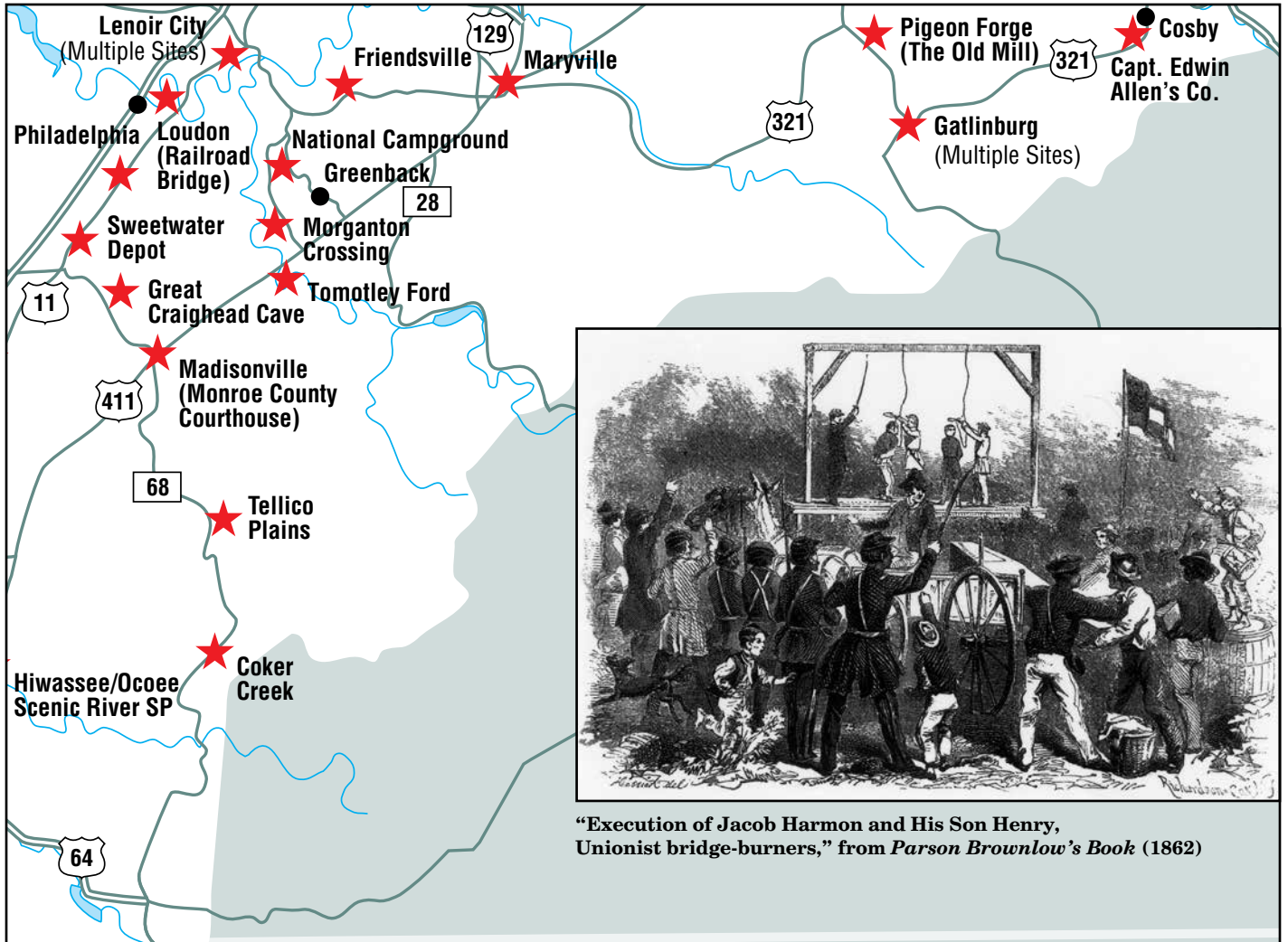
Joins Map 8

Joins Map 10

Crew repairing railroad track near Murfreesboro after Battle of Stones River, 1863 – Courtesy Library of Congress







"Execution of Jacob Harmon and His Son Henry, Unionist bridge-burners," from *Parson Brownlow's Book* (1862)



Gen. John Hunt Morgan and his wife,
Mattie Ready Morgan
Courtesy Library of Congress



Jar made by bridge-burner
Christopher A. Haun
Courtesy Donahue Bible Collection,
Mohawk, Tenn.



TRAVEL RESOURCES



Contact the following for more travel information and visitor services along the Trails.



www.tncivilwar.org

Tennessee Office of Tourist Development
615-741-2159
www.tnvacation.com

Tennessee Wars Commission
www.tn.gov/environment/article/thc-tennessee-wars-commission

Tennessee Historical Commission
www.tn.gov/environment/section/thc-tennessee-historical-commission

Tennessee State Parks
888-TN-PARKS
www.tnstateparks.com

Civil War Trust
www.civilwar.org

WEST

Benton Co./Camden Co. of C.
877-584-8395
www.bentoncountycamden.com

Bolivar/Hardeman Co. C. of C.
731-658-6554
www.hardemancountyttn.com

Brownsville/Haywood Co. C. of C.
731-779-9000
www.westtnheritage.com

Carroll Co. C. of C.
731-986-4664
www.carrollcounty-tn-chamber.com

City of Parsons
731-847-6358
www.cityofparsons.com

Collierville Parks, Recreation and Cultural Arts Department
901-457-2777
www.collierville.com

Fayette Co. C. of C.
901-465-8690
www.fayettecountychamber.com

Greater Gibson Co. Area C. of C.
731-855-0973
www.gibsoncountyttn.com

Hardin Co. CVB
800-552-3866
www.tourhardincounty.org

Henderson-Chester Co. C. of C.
731-989-5222
www.chestercountychamber.com

Henderson Co. C. of C.
731-968-2126
www.hctn.org

Jackson/Madison Co. CVB
731-425-8333
www.jacksonontn.com/tourism

McNairy Co. C. of C.
731-645-6360
www.mcnaury.com

Memphis CVB
800-8-MEMPHIS
www.memphistravel.com

Mississippi River Corridor – TN
901-278-8459
www.msrivertn.org

Parker's Crossroads Battlefield Association
731-968-1191
www.parkerscrossroads.org

MIDDLE

Byrdstown/Pickett Co. C. of C.
888-406-4704
www.dalehollow.com

Cheatham Co. C. of C.
615-792-6722
www.cheathamchamber.org

Clay Co. C. of C.
931-243-3338
www.dalehollowlake.org

Clarksville CVB
800-530-2487 ext. 577
www.visitclarksvilletn.com

Coffee Co.
931-723-5100
www.coffeecountyttn.org

Cookeville-Putnam Co. C. of C.
800-264-5541
www.mustseecookeville.com

Crossville-Cumberland Co. C. of C.
877-465-3861
www.crossville-chamber.com

Dickson Co. C. of C.
877-718-4967
www.dicksoncountychamber.com

Franklin Co. C. of C.
931-967-6788
www.franklincountychamber.com

Gainesboro/Jackson Co. C. of C.
931-268-0971
www.gainesboro-jcchamber.com

Giles Co. Tourism Foundation
931-363-3789
www.gilescountychamber.com

Goodlettsville Area C. of C.
615-859-7979
www.goodlettsvillechamber.com

Hartsville-Trousdale Co. C. of C.
615-374-9243
www.hartsvilletrousdale.com

Hickman Co. C. of C.
931-729-5300
www.hickmancountychamber.org

Hohenwald-Lewis Co. C. of C.
931-796-4084
www.hohenwaldlewischamber.com

Humphreys Co. C. of C.
931-296-4865
www.humphreyscountychamberofcommerce.com

Lawrence Co. Tourism
931-762-6282
www.seelawco.com

Livingston/Overton Co. C. of C.
800-876-7393
www.overtonco.com



TRAVEL RESOURCES

**Macon Co. C. of C.**

800-914-7072
www.maconcountychamber.org

Marshall Co. C. of C.

931-359-3863
www.marshallchamber.org

Maury Co. CVB

888-852-1860
www.antebellum.com

McMinnville-Warren Co. C. of C.

931-473-6611
www.warrentn.com

Middle TN Tourism Council

615-862-8828
www.middletennesseetourism.com

Nashville CVB

800-657-6910
www.visitmusiccity.com

Perry Co. C. of C.

931-589-2453
www.perrycountytennessee.com

Robertson Co. C. of C.

615-384-3800
www.robertsonchamber.org

Rutherford Co. C. of C.

800-716-7560
www.readysetrutherford.com

Sequatchie Co. C. of C.

423-949-7608
www.sequatchie.com

Shelbyville – Bedford Co. C. of C.

931-684-3482
www.shelbyvilletn.com

Smith Co. C. of C.

615-735-2093
www.smithcountychamber.org

Smithville-Dekalb Co. C. of C.

615-597-4163
www.dekalbtn.org

Sparta/White Co. C. of C.

931-836-3552
www.spartatnchamber.com

Stewart Co. C. of C.

931-232-8290
www.stewartcountychamber.com

Sumner Co. CVB

888-301-7886
www.VisitSumnerTN.com

Van Buren Co. C. of C.

931-946-7033
www.vanburen-spencerchamber.com

Wayne Co. C. of C.

931-722-3575
www.waynecountychamber.org

Wilson Co. CVB

615-453-9655
www.visitwilsoncounty.com

Williamson Co. CVB

615-591-8514
www.visitfranklin.com

EAST**Campbell Co. C. of C.**

423-566-0329
www.campbellcountychamber.com

Chattanooga Area CVB

800-322-3344
www.chattanoogaofun.com

Cleveland/Bradley Co. CVB

423-472-6587
www.visitclevelandtn.com

Farragut West Knox C. of C.

865-675-7057
www.farragutchamber.com

Gatlinburg CVB

800-588-1817
www.gatlinburg.com

Grainger Co. C. of C.

865-828-4222
www.graingerchamber.com

Greene Co. Partnership Tourism Dept.

423-638-4111
www.visitgreenevilletn.com

Jefferson Co. Chamber

877-237-3847
www.jeffersoncountyvacaion.com

Johnson City CVB

800-852-3392
www.visitjohnsoncitytn.com

Kingsport CVB

423-392-8820
www.visitkingsport.com

Visit Knoxville

800-727-8045
www.visitknoxville.com

Loudon Co. Visitors Bureau

865-986-6822
www.visitloudoncounty.com

Middle East TN Tourism Council

865-457-4547
www.easttnvacations.com

Monroe Co. Dept. of Tourism

800-245-5428
www.monroecountytourism.com

Morristown Area C. of C.

877-586-6382
www.visitmorristowntn.com

Newport/Cocke Co. Tourism Council

423-625-9675
www.yallvisithesmokies.com

Northeast TN Tourism Assoc.

423-262-0238
www.netta.com

Pigeon Forge Dept. of Tourism

800-251-9100
www.mypigeonforge.com

Pikeville/Bledsoe C. of C.

423-447-2791
www.pikeville-bledsoe.com

Sevierville C. of C.

888-Sevierville
www.visitsevierville.com

Smoky Mountains TDA

865-983-2241
www.blountpartnership.com

Southeast TN Tourism Assoc.

423-266-5781
www.southeasttennessee.com

Spring City C. of C.

423-365-5210
www.springcitychamberofcommerce.com

Sullivan Co. Dept of Archives & Tourism

423-323-4660
www.historicsullivan.com

www.CivilWarTrails.org

Get outside, connect with the landscapes, enjoy the vistas, be part of the stories. Inspired by what you saw? Check in on Twitter or Facebook, and snap a photo for Instagram and use our hashtags, #civilwartrails and #openairmuseum.



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Brochure Design by Communication Design, Inc., Richmond, VA

TENNESSEE TRAILS INFORMATION

1-615-532-7520

www.tnvacation.com

Tennessee Civil War App



VIRGINIA TRAILS INFORMATION

1-800-VisitVa

www.virginia.org



MARYLAND TRAILS INFORMATION

1-888-248-4597

www.visitmaryland.org



NORTH CAROLINA TRAILS INFORMATION

1-800-VISIT NC

www.visitnc.com



WEST VIRGINIA TRAILS INFORMATION

1-800-CALL WVA

www.callwva.com



File #: 21-01968

DATE: April 13, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of COF Contract No. 2021-0067, Parkland Impact Fee (Payment Of Fee Only) Agreement For Southvale Between The City Of Franklin And Southvale, LLC.

PURPOSE:

Consideration Of COF Contract No. 2021-0067, Parkland Impact Fee (Payment Of Fee Only) Agreement For Southvale Between The City Of Franklin And Southvale, LLC.

BACKGROUND/STAFF COMMENTS:

Southvale, LLC is in the process of developing the property located on Lewisburg Pike in Parkland Quadrant 2 of the City, consisting of 512 dwelling units known as Southvale. Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, and hereinafter, "Ordinance"); and the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit.

FINANCIAL IMPACT:

The total Parkland Impact Fee obligation for this project is \$2,203,648.00 and Twenty-Five Percent (25%) or \$550,912.00 of which shall be paid at the final plat or at the issuance of the first building permit when a plat is not required. The twenty-five percent shall be applied to a community park in quadrant 2 known as the Southeast Municipal Complex. The remaining Seventy-Five Percent (75%) or \$1,652,736.00 shall be collected at a pro-rated per permit rate of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) until the full obligation has been paid. The development has chosen payment of fee only and not requesting any offsets for private or public park improvements.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2021-0067.

**PARKLAND IMPACT FEE (PAYMENT OF FEE ONLY) AGREEMENT FOR
SOUTHVALE BETWEEN THE CITY OF FRANKLIN AND SOUTHVALE, LLC
CONTRACT NO. 2021-0067**

PARKLAND IMPACT FEE] (this "Agreement"), made and entered into this _____ day of _____ 2021 by and between THE CITY OF FRANKLIN, TENNESSEE (hereinafter "City") and Southvale, LLC pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, and Southvale, LLC as owner of that certain land known as Southvale in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, Southvale, LLC is in the process of developing the property located on Lewisburg Pike (the "Development Project"), located in Parkland Quadrant 2 of the City, consisting of 512 dwelling units, known as Southvale; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, and hereinafter, "Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is \$2,203,648.00 and Twenty-Five Percent (25%) or \$550,912.00 of which shall be paid at the final plat or at the issuance of the first building permit when a plat is not required. The remaining Seventy-Five Percent (75%) or \$1,652,736.00 shall be collected at a pro-rated per permit rate of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) until the full obligation has been paid.

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. This Agreement is non-transferable to the successors or assigns of Southvale, LLC unless the successor assumes the same obligations of Southvale, LLC in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, Southvale, LLC shall be relieved from further liability under this Agreement.
3. The City and Southvale, LLC agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns.
4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

5. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Vernon J. Garth, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Southvale, LLC:

Southvale, LLC
Attn: Mike Ford
554 Franklin Road
Suite 300
Franklin, TN 37069

6. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. General Terms and Conditions

1. Personal Liability.

No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Southvale, LLC or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Southvale, LLC or successor or on any obligations hereunder.

2. Warranties /Limitation of Liability/Waiver.

The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Southvale, LLC to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq. for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

3. Severability.

If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher, Staff Attorney

Southvale, LLC

By:
Name:
Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF _____)

On _____, before me, _____,
Notary Public, personally appeared _____ who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission expires: _____



File #: 20-01463

DATE: March 24, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of COF Contract No. 2020-0337, Parkland Impact Fee Agreement With Adam J. Ballash For 207 Fairground Street.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF 2020-0337, the Parkland Impact Fee (Payment of Fee Only) Agreement with Adam J. Ballash for 207 Fairground Street.

BACKGROUND/STAFF COMMENTS:

Adam J. Ballash is in the process of developing the property located at 207 Fairground Street. This property is located in Parkland Quadrant Three (3) of the City, consisting of three (3) total new dwelling units known as Sparkman Subdivision. The Parkland Impact Fees and Parkland Dedication requirements are set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code). The Parkland Impact Fee per dwelling unit is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00). The total Parkland Impact Fee obligation for this project is TWELVE THOUSAND NINE HUNDRED TWELVE DOLLARS (\$12,912) and ONE HUNDRED PERCENT (100%) of which shall be paid at the issuance of the first building permit within the Sparkman Subdivision. Adam J. Ballash intends to develop a subdivision of three lots consisting of 2 duplexes. One house will be existing and will not be included toward Parkland fees.

FINANCIAL IMPACT:

Adam J. Ballash shall pay the City of Franklin TWELVE THOUSAND NINE HUNDRED TWELVE DOLLARS (\$12,912) for the total Parkland Impact Fee obligation for this project. ONE HUNDRED PERCENT (100%) of this fee shall be paid at the issuance of the first building permit within the Sparkman Subdivision.

RECOMMENDATION:

Staff recommends approval of COF Contract No. 2020-0337.

**PARKLAND IMPACT FEE (PAYMENT OF FEE ONLY)
AGREEMENT FOR 207 FAIRGROUND ST. BETWEEN THE CITY OF
FRANKLIN AND ADAM J. BALLASH
CONTRACT NO. 2020-0337**

PARKLAND IMPACT FEE] (this "Agreement"), made and entered into this ___ day of _____ 2021 by and between THE CITY OF FRANKLIN, TENNESSEE (hereinafter "City") and ADAM J. BALLASH (hereinafter "APPLICANT") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, and BARBARA SPARKMAN, ETAL. as owner of that certain land known as SPARKMAN SUBDIVISION in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, APPLICANT is in the process of developing the property located at 207 FAIRGROUND ST. (the "Development Project"), located in Parkland Quadrant #3 of the City, consisting of THREE TOTAL NEW DWELLING UNITS known as SPARKMAN SUBDIVISION; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, and hereinafter, "Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is TWELVE THOUSAND NINE HUNDRED AND TWELVE DOLLARS (\$12,912) and ONE HUNDRED PERCENT (100%) of which shall be paid at the issuance of the first building permit WITHIN THE SPARKMAN SUBDIVISION.

NOW, THEREFORE, in consideration of the terms, conditions and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. This Agreement is non-transferable to the successors or assigns of APPLICANT unless the successor assumes the same obligations of APPLICANT in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, APPLICANT shall be relieved from further liability under this Agreement.
3. The City and APPLICANT agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns.
4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
5. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Vernon J. Gerth, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of APPLICANT:

Adam J. Ballash
Attn: NA
1321 Adams St.
Franklin, TN 37064

6. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. General Terms and Conditions

1. Personal Liability.
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to APPLICANT or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to APPLICANT or successor or on any obligations hereunder.
2. Warranties /Limitation of Liability/Waiver.
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by APPLICANT to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq. for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.
3. Severability.
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow]

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20 ____.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher, Staff Attorney

Adam J. Ballash

By: Adam J. Ballash
Name: ADAM J. BALLASH
Title: APPLICANT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TN)
COUNTY OF Williamson)

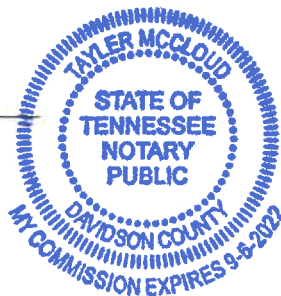
On March 22, 2021, before me, the undersigned,
Notary Public, personally appeared Adam J. Ballash who proved
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of TN that the foregoing
paragraph is true and correct.

Witness my hand and seal, at office, this 22nd day of March, 2021.

Taylor McCloud
NOTARY PUBLIC

My Commission Expires: 9.6.22





File #: 21-01962

DATE: April 12, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Discussion About The Merits Of Restricting Street Vendors, Performers, The Sale Or Distribution Of Newspapers, Magazines, Periodicals, Handbills, Flyers, And Similar Activity Within Fifty (50) Feet Of An Approved Outdoor Café.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) regarding a request by Alderman Dana McLendon for the BOMA to consider restricting street vendors, performers, the sale or distribution of newspapers, magazines, periodicals, handbills, flyers, and similar activity within fifty (50) feet of an approved outdoor café.

BACKGROUND/STAFF COMMENTS:

The City of Franklin Municipal Code provides for businesses that serve food and beverages to seek approval for an outdoor café and occupancy a portion of the public right-of-way immediately adjacent to their building. The City's approved Outdoor Cafes are located within our historic downtown and contribute to the increasingly vibrant character of our community. The City of Franklin Municipal Code provides for specific operational, physical barrier, and location requirements to ensure the general public can safely use the public sidewalk in the vicinity of an Outdoor Café. One such requirement is the minimum distance between the barrier of an Outdoor Café and street is four (4) feet for pedestrian passage. This minimum four (4) foot distance is common adjacent to many of the City's Outdoor Cafes.

Alderman McLendon and staff have been contacted that when solicitation type of activities occur in the immediate vicinity of an approved Outdoor Café, congestion often results which makes it difficult for pedestrian to traverse around the Outdoor Cafes, cross streets, and begin to encroach upon the casual dining experience of people enjoying food and beverages within the confines of the Outdoor Café.

Staff is seeking guidance on proceeding with drafting a Municipal Code ordinance amendment to Title 16 that would restrict street vendors, performers, the sale or distribution of newspapers, magazines, periodicals, handbills, flyers, and similar activity within fifty (50) feet of an approved outdoor café. Since this situation is not presently pervasive, on a case by case basis the City would install a sign to notify people of this restriction.

FINANCIAL IMPACT:

Besides the cost associated with the City Street Department to manufacture and install a few signs, there is no additional financial impact anticipated.

RECOMMENDATION:

Staff seeks guidance on whether to proceed with drafting a Municipal Code ordinance amendment.

ORDINANCE NUMBER 2021-10

AN ORDINANCE TO AMEND TITLE 16 CHAPTER 101 OF THE FRANKLIN MUNICIPAL CODE TO CREATE SECTION (d) RELATING TO THE REGULATION OF TEMPORARY SIDEWALK ENCROACHMENTS BY STREET VENDORS, PERFORMERS, THE SALE OR DISTRIBUTION OF NEWSPAPERS, MAGAZINES, PERIODICALS, HANDBILLS, FLYERS AND SIMILAR ACTIVITY WITHIN FIFTY (50) FEET OF APPROVED OUTDOOR CAFES.

WHEREAS, the primary purpose of the public streets, sidewalks, and other public ways is for use by vehicular and pedestrian traffic; and

WHEREAS, street vendors; performers; persons who sale or distribute newspapers, magazines, periodicals, handbills, flyers; and similar activity within the public right-of-way promotes an active business and social environment; and

WHEREAS, street vendors; performers; persons who sale or distribute newspapers, magazines, periodicals, handbills, flyers; and similar activity within the public right-of-way contribute to the overall character of Franklin; and

WHEREAS, the City of Franklin the Board of Mayor and Aldermen in Title 8, Chapter 3 of the City of Franklin Municipal Code created reasonable standards for the establishment and operation of Outdoor Cafes in promoting the general economic development and vibrant atmosphere of the city while maintaining a safe and attractive ambience; and

WHEREAS, Title 8, Chapter 3 of the City of Franklin Municipal Code also requires an annual permit to operate an Outdoor Café to assist in ensuring compliance with the operational standards set forth and the Outdoor Café does not create a public nuisance or have an adverse effect on the public's health, safety, or welfare; and

WHEREAS, reasonable regulation of uses and encroachments within the public right-of-way is necessary to protect the public, health, safety, and welfare and, provide ample and equitable opportunity for the forementioned activities to coexist throughout the City; and

WHEREAS, the regulations contained herein are not intended to prohibit or hamper speech which is protected by the First Amendment, but merely to regulate the location of these activities to ensure that the public right-of-way remains accessible and useful for their intended purpose while accommodating for activities to lawfully and safely use the public right-of-way.

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

SECTION I. That Title 16, Chapter 101, Section (d) of the City of Franklin Municipal Code by created and is approved to read as follows:

Sec. 16-101. - Obstructing streets, alleys, or sidewalks prohibited.

- (d) No person; street vendor; performer; person who sales or distributes newspapers, magazines, periodicals, handbills, flyers; or vendors engaging in similar activity shall stop, stand, or park any wagon, pushcart, or erect any temporary stand, sign or otherwise, within fifty (50) feet of

permitted Outdoor Café so long as the Café has posted a sign approved by the City of Franklin noticing its permit.

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on second and final reading for the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.

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



File #: 21-01880

DATE: March 26, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Michelle Hatcher, Director of Water Management
Scott Andrews, Utilities Engineer II

SUBJECT:

Consideration Of COF Contract No. 2021-0072, Sanitary Sewer Reimbursement Agreement With Ford Classic Homes, LLC, For Reimbursement Of Expenses Related To The Installation Of A Sanitary Sewer Interceptor For The Meadows At Southbrooke The Property Located Immediately West Of The Chadwell PUD.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Development Agreement (COF Contract No. 2021-0072 with Ford Classic Homes, LLC for sanitary sewer collection system improvements related to the Meadows at Southbrooke PUD.

BACKGROUND/STAFF COMMENTS:

In June 2020, the Chadwell Partnership submitted a development plan for the Berry Farms Chadwell tract. As part of the City of Franklin's development review process, City staff noted that Board-adopted Basin Plan for the Goose Creek Sanitary Sewer Basin detailed the need for a sanitary sewer interceptor across the Berry Farms Chadwell tract as part of the best way to build out the sanitary sewer system in that basin. The City of Franklin is entering into an agreement April 13, 2021 with the Chadwell Partnership (COF Contract No. 2021-0040), which states that the City will reimburse the Chadwell Partnership a sum of \$550,000 toward the \$765,774 estimated cost of the proposed interceptor.

As Ford Classic Homes' planned Meadows at Southbrooke development will contribute sanitary sewer flow to the proposed interceptor, Ford Classic Homes, LLC has agreed to enter into an agreement with the City to reimburse the City the sum of \$275,000 towards the cost of the proposed interceptor.

FINANCIAL IMPACT:

The City will recover \$275,000 of the costs the City expended to install the proposed interceptor prior to the issuance of any building permits for dwelling in the Meadows at Southbrooke section.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve of the Development Agreement, COF Contract No. 2021-0072.

**DEVELOPMENT AGREEMENT FOR PAYMENT OF COSTS
FOR SANITARY SEWER COLLECTION SYSTEM IMPROVEMENTS RELATED TO
THE MEADOWS AND VILLAGES AT SOUTHBROOKE PLANNED DEVELOPMENT
COF CONTRACT NO. 2021-0072**

This Agreement between THE CITY OF FRANKLIN, TENNESSEE ("City") and **Ford Classic Homes, LLC, ("Developer")**, entered into on this the _____ day of _____, 2021, subject to the following premises, terms and conditions.

WHEREAS, on February 25, 2020, the City of Franklin Board of Mayor and Aldermen approved Development Plan #7110 for the Meadows and Villages At Southbrooke Planned Unit Development (PUD) generally located on the east side of Lewisburg Pike south of Goose Creek Bypass ("Development"); and

WHEREAS, the Meadows Subdivision requires the extension of a sanitary sewer interceptor through the adjacent Chadwell PUD to the Developer's property; and

WHEREAS, the developer of the Chadwell PUD, the Chadwell Partnership, and the City have agreed on the design and location of this sanitary sewer interceptor that will provide service to the adjacent Meadows Subdivision and additional property in the Goose Creek Drainage Basin; and

WHEREAS, this sanitary sewer interceptor upon construction, testing, and acceptance will eventually become an asset of the Franklin Water Management Department and part of the City's overall public sanitary sewer system; and

WHEREAS, the developer of the Chadwell PUD, the Chadwell Partnership, has provided an initial estimate in the amount of Seven Hundred Sixty-Five Thousand Seven Hundred Forty-Four and 00/100 Dollars (\$765,744.00) to design and construct this sanitary sewer interceptor; and

WHEREAS, the City of Franklin has entered into a Development Agreement, Contract No. 2021-0040, with the Chadwell Partnership to bond, design, and fully construct this sanitary sewer interceptor within and through the Chadwell PUD so it is ready for use by the Developer of the Meadows Subdivision by July 1, 2023; and

WHEREAS, the Developer, City staff, and the Chadwell Partnership have agreed to share in the cost of this sanitary sewer interceptor improvement, with the Developer and City each contributing Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) and the Chadwell Partnership contributing the remaining balance.

NOW THEREFORE, the City and the Developer, their successors, and assigns, do hereby agree as follows:

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. The Developer agrees to pay the City the total sum of **TWO HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00)** towards the cost of the aforementioned sanitary sewer interceptor.

3. The City of Franklin shall not release any building permits within the Meadows Subdivision until the agreed payment has been made in full and the sanitary sewer interceptor is ready for use.

Approved by the Board of Mayor and Aldermen on _____, 2021.

WITNESS our hands on the dates as indicated.

Developer
Ford Classic Homes

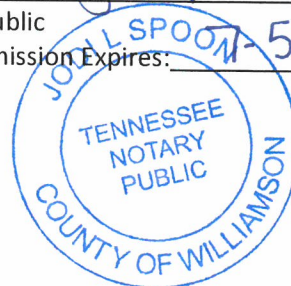
By: Mike E Ford, member manager
Print Name: Mike E Ford
Title: member manager
Date: 4-06-21

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, Jodi L Spoon, a Notary Public of said County and State, personally appeared Mike E Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be Member Manager (or other officer authorized to execute the instrument) of **Ford Classic Homes**, the within named bargainor, a general partnership, and that _____ as such Member Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the general partnership by Mike E Ford self as member manager

Witness my hand and seal, at Office in Franklin, Tennessee, this 6 day of April, 2021.

Jodi L. Spoon
Notary Public
My Commission Expires: 11-5-21



CITY

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. KEN MOORE
Mayor

Date: _____

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, personally appeared **Dr. 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 the Mayor, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by himself as Mayor.

WITNESS, my hand and seal on this the ____ day of _____, 2021.

Notary Public

My Commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, personally appeared **Eric S. Stuckey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the City Administrator, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such City Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by himself as City Administrator.

WITNESS, my hand and seal on this the ____ day of _____, 2021.

Notary Public

My Commission expires: _____

Approved as to form by:

Shauna R. Billingsley, City Attorney



File #: 21-01920

DATE: April 7, 2021

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Discussion Of A Request From Meritage Homes To Enter Into A Cost Sharing Agreement For The Construction Of Market Street Between Clovercroft Road And Highway 96 In Conjunction With Developing The Pending Poplar Farms PUD.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request from Kris Keown representing Meritage Homes to consider contributing \$5,654,332 toward the construction of the remaining section of Market Street, a collector road, between Clovercroft Road and Highway 96 In conjunction with the development of the pending Poplar Farms PUD.

BACKGROUND/STAFF COMMENTS:

Meritage Homes is in the process of obtaining approval for approximately 546 home residential neighborhood known as Poplar Farms. The property is located south of Clovercroft Road and North of SR96 East. As a condition of approval, Meritage Home will be required to design and construct the remaining section of Market Street between Clovercroft Road and SR96 East. Market Street is listed as a medium term project in Connect Franklin and it has always been anticipated that this project would be driven by proposed development.

On March 22, 2021, Meritage Homes submitted a letter to the City requesting a cost sharing arrangement for the extension of Market Street. This cost sharing agreement, as proposed by Meritage Homes, would split the construction and design cost 50/50. The ROW would be dedicated at no cost to the City. The estimate is in the amount of \$11,308,644 and does not include any ROW or easement acquisition cost. As proposed the City and Developer would both contribute approximately \$5,654,322.

It is estimated that this project will generate \$2,681,406 in Arterial Impact Fees and \$1,823,640 in Collector Impact Fees. Market Street is designated as a collector road in Connect Franklin and by ordinance we are required to reimburse the Collector Impact Fees. If the Board of Mayor and Aldermen split the estimated cost 50/50, the City would need to contribute an additional \$3,830,682 (\$5,654,322 less the \$1,823,640 in collector fees) to provide the necessary funding.

Market Street is located in Service Area 1. Service area 1 boundary is defined as the area north of Murfreesboro Rd/3rd Avenue S. and east of E. Main St./Franklin Rd. and within the corporate boundaries of the City. Connect Franklin currently list the following Collector Projects within Service Area 1:

Short Term Proposed Projects

- Project 19 Clovercroft Road (Murfreesboro Rd. – Oxford Glen Dr.)
- Project 20 Clovercroft Road (Oxford Glen Dr. – Market St.)
- Project 21 Jordan Road (Aspen Grove Dr. – Mallory Ln.)

Medium Term Proposed Projects

- Project 34 Wilson Pike (Old/Existing) (Liberty Pike (Future Extension) – Trinity Rd.)
- Project 36 Mallory Station Rd. (Franklin Rd. – Seaboard Ln.)
- Project 37 Mallory Station Road (Seaboard Ln. – Mallory Ln.)
- Project 42 Seaboard – Crossroads Blvd. – Mallory Station Rd.)
- Project 44 Market St. Extension (Amelia Park Subd. – N. Chapel Rd. (Future Extension))
- Project 45 Clovercroft Rd. (Market St. –Wilson Pike (Old/Existing))

Long Term Proposed Projects:

- Project 54 Wilson Pike Extension (Old/Existing) (Liberty Pike Extension – East McEwen Dr.)
- Project 72 North Chapel Road (Existing Western 90-degree curve – Wilson Pike)
- Project 73 New Road (Existing N. Chapel Rd.) (Murfreesboro Rd – Wilson Pike)
- Project 78 Trinity Rd (Wilson Pike - Murfreesboro Rd)
- Project 79 North Chapel Rd (Murfreesboro Rd – Existing Western 90-degree curve)
- Project 92 Oxford Glen Drive (Clovercroft Rd – Murfreesboro Rd)

Jordan Road is a BOMA priority project within the Service Area 1 and staff anticipates using Collector Impact Fees to help fund this project. In addition, it is staff's opinion that any excess collector impact fees, within service area 1, should be prioritized to Clovercroft Road. Clovercroft Road is a rural roadway serving multiple subdivisions and is located within the City and County. The latest cost estimate for Clovercroft Road is \$77,756,430 with 35.6% located in the City and 64.4% located in the county. This project will be evaluated and prioritized as part of our future Capital Investment Program and the cost should be shared between the City and County.

FINANCIAL IMPACT:

The rough estimate provided by Meritage Homes to design and construct the remaining section of Market Street is \$ 11,308,644. In this proposal, Meritage Homes as agreed to dedicate 100% of the Right-of-Way and Easements. Below is the estimated funding split as required by Meritage Homes:

Design and Construction Cost

\$ 5,654,322 - Meritage Homes

\$ 3,830,682 – COF Funding

\$ 1,823,640 – COF Collector Impact Fee Reimbursement

\$11,308,644 – Total Estimated cost for Design and Construction

The current balance of Collector Road Impact Service Area 1 Fees is \$3,066,921 since the inception of the Collector Road Impact Fees in late FY 2018. However \$415,415 is already programmed for approved CIP projects and much of the remaining balance could be eligible for improvements to existing Collector Roadways within Service Area 1. (Please refer to the list above of pending short, medium, and long-term Collector Projects presently included in Connect Franklin)

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen delay consideration of participating with the construction of Market Street until Williamson County and City have proceeded with upgrading Clovercroft Road between Highway 96 and Wilson Pike at an estimated cost of \$ 77,756,430.

March 22nd, 2021

City of Franklin
ATTN: Mr. Vernon Gerth, Assistant City Administrator
109 3rd Avenue South
Franklin, TN 37064

Dear Mr. Gerth:

As the applicant for the Poplar Farms Development Plan (COF # 7420), we understand the project includes the general location of the Market Street extension which is identified in the City's Transportation plan as a minor collector road. We have been fortunate to assemble two properties which would permit the installation of this road from Clovercroft Road to Hwy 96. The costs of this road are estimated to be between \$10MM-\$12MM.

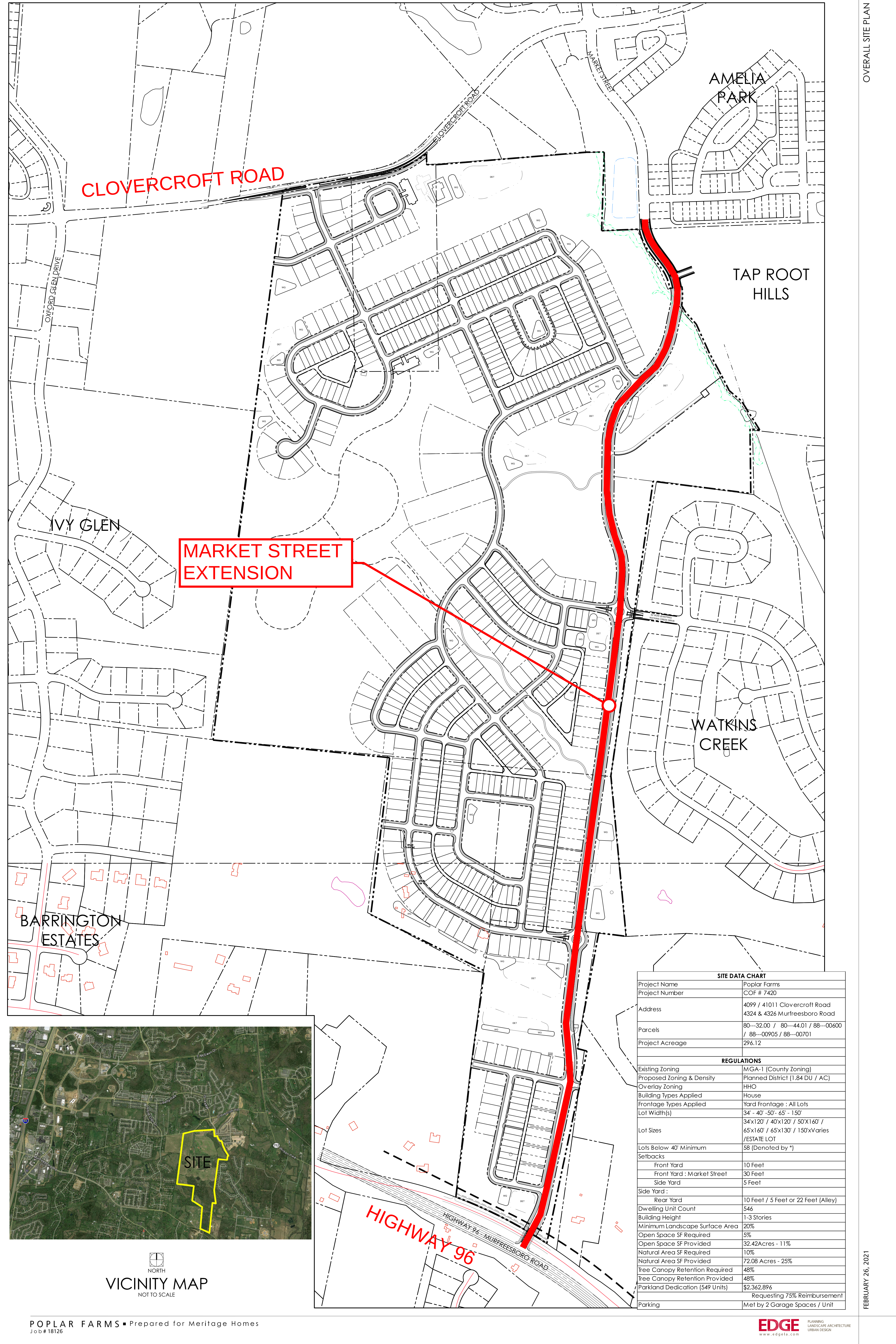
Meritage Homes is requesting a cost sharing arrangement with the City for the extension of Market Street. We feel that the job can be completed at a cost more competitive than if the City were to take on the project now or in the future. This is advantageous to both parties. Meritage Homes is requesting a 50/50 costs sharing arrangement. This does not include the ROW but would include the soft and hard costs for the design and installation of the road. Meritage would still be responsible for the future collector road and arterial road fees that are paid at the time of building permit.

I would appreciate your presenting this to the Board at the earliest possible time for discussion. I am available to discuss at your convenience.

Sincerely,



Kris Keown
VP Land Development
Meritage Homes, Tennessee



MARKET STREET
EXTENSION

SITE DATA CHART	
Project Name	Poplar Farms
Project Number	COF # 7420
Address	4099 / 41011 Clovercroft Road 4324 & 4326 Murfreesboro Road
Parcels	80---32.00 / 80---44.01 / 88---00600 / 88---00905 / 88---00701
Project Acreage	296.12
REGULATIONS	
Existing Zoning	MGA-1 (County Zoning)
Proposed Zoning & Density	Planned District (1.84 DU / AC)
Overlay Zoning	HHO
Building Types Applied	House
Frontage Types Applied	Yard Frontage : All Lots
Lot Width(s)	34' - 40' - 50' - 65' - 150'
Lot Sizes	34'x120' / 40'x120' / 50'x160' / 65'x160' / 65'x130' / 150'xVaries /ESTATE LOT
Lots Below 40' Minimum	58 (Denoted by *)
Setbacks	
Front Yard	10 Feet
Front Yard : Market Street	30 Feet
Side Yard	5 Feet
Side Yard :	
Rear Yard	10 Feet / 5 Feet or 22 Feet (Alley)
Dwelling Unit Count	546
Building Height	1-3 Stories
Minimum Landscape Surface Area	20%
Open Space SF Required	5%
Open Space SF Provided	32.42Acres - 11%
Natural Area SF Required	10%
Natural Area SF Provided	72.08 Acres - 25%
Tree Canopy Retention Required	48%
Tree Canopy Retention Provided	48%
Parkland Dedication (549 Units)	\$2,362,896
	Requesting 75% Reimbursement
Parking	Met by 2 Garage Spaces / Unit


NORTH
VICINITY MAP
NOT TO SCALE

MARKET STREET ROADWAY OFFSET AGREEMENT

2020.12.17

Description	Market Street Extension			Intersection at SR-96			Total
	Qty	Cost/Unit	Extended \$	Qty	Cost/Unit	Extended \$	
R.O.W. or Easement Dedication/Acquisition (AC)	11.39	\$ -	\$ -	0.32	\$ -	\$ -	\$ -
CONSTRUCTION TRAFFIC CONTROL (LS)	1	\$ 15,000.00	\$ 15,000.00	1	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00
CLEARING AND GRUBBING (LS)	1	\$ 35,000.00	\$ 35,000.00	-	\$ 5,000.00	\$ -	\$ 35,000.00
EROSION CONTROL/SILT FENCE (LS)	1	\$ 31,400.00	\$ 31,400.00	1	\$ 6,000.00	\$ 6,000.00	\$ 37,400.00
INLET PROTECTION (LS)	40	\$ 300.00	\$ 12,000.00	0	\$ 300.00	\$ -	\$ 12,000.00
UNDERCUT (CY)	3815	\$ 50.00	\$ 190,750.00	0	\$ 75.00	\$ -	\$ 190,750.00
EARTH EXCAVATION (CY)	22215	\$ 25.00	\$ 555,375.00	0	\$ 25.00	\$ -	\$ 555,375.00
ROCK EXCAVATION (CY)	9000	\$ 40.00	\$ 360,000.00	0	\$ 40.00	\$ -	\$ 360,000.00
RETAINING WALLS (SF)	5600	\$ 120.00	\$ 672,000.00	0	\$ 150.00	\$ -	\$ 672,000.00
CASTING ADJUSTMENTS (EA)	0	\$ 2,200.00	\$ -	0		\$ -	\$ -
STORM INLETS (EA)	40	\$ 5,000.00	\$ 200,000.00	0		\$ -	\$ 200,000.00
STORM PIPE (LF)	4800	\$ 160.00	\$ 768,000.00	0		\$ -	\$ 768,000.00
LARGE BOX CULVERTS (LF)	80	\$ 3,000.00	\$ 240,000.00	0		\$ -	\$ 240,000.00
SMALL BOX CULVERTS (LF)	160	\$ 1,000.00	\$ 160,000.00	0		\$ -	\$ 160,000.00
WATER QUALITY FEATURES (LS)	1	\$ 324,000.00	\$ 324,000.00	0		\$ -	\$ 324,000.00
DETENTION (LS)	1	\$ 64,000.00	\$ 64,000.00	0		\$ -	\$ 64,000.00
CURB & GUTTER (LF)	12,400	\$ 32.00	\$ 396,800.00	0	\$ 32.00	\$ -	\$ 396,800.00
ROUNDBOUT CURB (LF)	660	\$ 20.00	\$ 13,200.00	0	\$ 20.00	\$ -	\$ 13,200.00
ROUNDBOUT SIGNS & MARKINGS (EACH)	2	\$ 20,000.00	\$ 40,000.00	0	\$ -	\$ -	\$ 40,000.00
ROUNDBOUT GRASS MEDIAN SOIL (CY)	105	\$ 45.00	\$ 4,725.00	0	\$ -	\$ -	\$ 4,725.00
ROUNDBOUT CONC. TRUCK APRON (SF)	5,966	\$ 15.00	\$ 89,490.00	0	\$ -	\$ -	\$ 89,490.00
SIDEWALKS (SF)	75,360	\$ 9.00	\$ 678,240.00		\$ 9.00	\$ -	\$ 678,240.00
CURB RAMPS (SF)	1,320	\$ 27.00	\$ 35,640.00		\$ 27.00	\$ -	\$ 35,640.00
TRAIL (SF)	-	\$ 9.00	\$ -	6900	\$ 9.00	\$ 62,100.00	\$ 62,100.00
MILL ASPHALT (SY)	-	\$ 6.50	\$ -	0	\$ 6.50	\$ -	\$ -
BASE STONE (SY)	33030	\$ 19.50	\$ 644,085.00	534	\$ 19.50	\$ 10,413.00	\$ 654,498.00
BASE ASPHALT (SY)	27630	\$ 27.60	\$ 762,588.00	433	\$ 35.00	\$ 15,155.00	\$ 777,743.00
BINDER ASPHALT (SY)	27630	\$ 22.50	\$ 621,675.00	433	\$ 20.50	\$ 8,876.50	\$ 630,551.50
PRIME AND TACK COATS (SY)	27630	\$ 4.00	\$ 110,520.00	433	\$ 4.00	\$ 1,732.00	\$ 112,252.00
ASPHALT SURFACE OVERLAY (SY)	27630	\$ 13.50	\$ 373,005.00	433	\$ 12.60	\$ 5,455.80	\$ 378,460.80
PAVEMENT MARKINGS (LS)	1	\$ 25,000.00	\$ 25,000.00	1	\$ 15,000.00	\$ 15,000.00	\$ 40,000.00
INTERSECTION SIGNALS/SIGNAGE (LS)	0	\$ 300,000.00	\$ -	0	\$ 500,000.00	\$ -	\$ -
MOBILIZATION (LS)	1	\$ 60,000.00	\$ 60,000.00	1	\$ 5,000.00	\$ 5,000.00	\$ 65,000.00
Construction Survey Controls	1	\$ 30,000.00	\$ 30,000.00	1	\$ 5,000.00	\$ 5,000.00	\$ 35,000.00
Engineering/Design/Survey Costs/Permits	1	\$ 160,000.00	\$ 160,000.00	1	\$ 20,000.00	\$ 20,000.00	\$ 180,000.00
Total Estimated Cost			\$ 7,685,493			\$ 167,732	\$ 7,853,225.30
20% Contingency			\$1,537,099			\$33,546	\$ 1,570,645.06
Grand Total			\$9,222,592			\$201,279	\$ 9,423,870.36
Add for Material and Subcontractor Cost Inflation		20%	\$ 1,844,518.32		20%	\$ 40,255.75	\$1,884,774
Grand Total with Cost Inflation			\$11,067,110			\$241,535	\$11,308,644
Meritage Homes Share							\$5,654,322
CoF Share							\$5,654,322
Future Road Impact Fees to the City of Franklin	# of Lots	Unit Price	Total				
Arterial Impact Fees	546	\$4,911	\$2,681,406				
Collector Impact Fees	546	\$3,340	\$1,823,640				
Total Road Impact Fees			\$4,505,046				

Development Plan: Roadway				
DEVELOPMENT PHASE PLAN	Total	Phase 1	Future Phase	Units
Poplar Farms				
Single-Family lots	549			549
Roadway Impact Fee (Residential)				
Arterial Fee / Use	\$ 2,696,139		\$ -	
Collector Fee / Use	\$ 1,833,660		\$ -	
Roadway Impact Fee (Office)				
Arterial Fee / Use	\$ -	\$ -	\$ -	
Collector Fee / Use	\$ -	\$ -	\$ -	
Roadway Impact Fee (Restaurant)				
Arterial Fee / Use	\$ -	\$ -		
Collector Fee / Use	\$ -	\$ -		
Total Arterial / Phase:	\$ 2,696,139	\$ -	\$ -	
Total Collector / Phase:	\$ 1,833,660	\$ -	\$ -	
Total Roadway Impact Fee / Phase	\$ 4,529,799	\$ -	\$ -	

fees from CoF email Aug 2020

	input information
	calculated information

Impact Fee Phasing Calculations

Arterial Fee / Unit or 1000 SF Use	Collector Fee / Unit or 1000 SF Use	Total Arterial Fee / Use	Total Collector Fee / Use
\$ 4,911.00	\$ 3,340.00	\$ 2,696,139.00	\$ 1,833,660
		\$ 2,696,139	
			\$ 1,833,660
		\$4,529,799	

Liberty Park

PHASE 2
\$25,170,663 WILLIAMSON COUNTY (66.5%)
\$12,695,444 CITY OF FRANKLIN (33.5%)
\$37,866,107 TOTAL

CLOVERCROFT RD

PHASE 1
\$24,804,091 WILLIAMSON COUNTY (62.2%)
\$15,086,232 CITY OF FRANKLIN (37.8%)
\$39,890,323 TOTAL

Oxford Glen Dr.

Market Street

Wilson Pike

Murfreesboro Rd.
Murfreesboro Rd

CLOVERCROFT ROAD EST. 3/4/2021

Liberty Park

CLOVERCROFT RD

Est. Cost = \$21,823,826

Est. Cost = \$14,963,823

Oxford Glen Dr.

Est. Cost = \$18,602,950

Est. Cost = \$13,300,738

Market Street

Est. Cost = \$9,065,094

Wilson Pike

Murfreesboro Rd.
Murfreesboro Rd



File #: 21-01812

DATE: March 4, 2021
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Tom Marsh, Director of BNS
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

Consideration Of Resolution 2021-37, A Resolution Declaring That The City Will Accept A Third Phase Of Community Development Block Grant Coronavirus (CDBG-CV) Funds From The Department Of Housing And Urban Development And That The City Will Expend Those Funds By Partnering With Local Agencies To Reimburse Them For Expenses Incurred To Prevent, Prepare For, And Respond To The Coronavirus (COVID-19).

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2021-37, a Resolution declaring that the City will continue to accept Community Development Block Grant Coronavirus (CDBG-CV) funds from the Department of Housing and Urban Development and that the city will expend those funds by partnering with local agencies, to reimburse them for expenses incurred to prevent, prepare for, and respond to the Coronavirus (COVID-19).

BACKGROUND/STAFF COMMENTS:

The City previously passed Resolution 2020-91, authorizing the acceptance of CDBG-CV grant funds and further authorizing the City to use those funds to reimburse specific local agencies for expenses incurred to prevent, prepare, and respond to COVID-19. Since the passage of Resolution 2020-91, the City has received notice of additional funding from the Department of Housing and Urban Development. These additional CDBG-CV funds remain available to assist the same or additional agencies on a reimbursement basis for costs that are associated with activities to prevent, prepare for, and respond to the Coronavirus (COVID-19). CDBG-CV funds will continue to be awarded and disbursed until such time as the fund balance is depleted.

FINANCIAL IMPACT:

Through the CARES Act the City has been allocated a third phase of funding in the amount of Five-Hundred-Thirteen-Thousand Five Hundred Dollars and 00/100. (\$513,530.00) in CDBG-CV funds from HUD. The funds will be disbursed on a reimbursement basis in accordance with Public Law

116-136 which was signed on March 27, 2020. The City will continue to allocate funds until the fund is depleted.

RECOMMENDATION:

Staff recommends that the Board of Mayor that the Board of Mayor and Aldermen approve Resolution 2021-37.

RESOLUTION NO. 2021-37

A RESOLUTION DECLARING THAT THE CITY WILL ACCEPT A THIRD PHASE OF COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS (CDBG-CV) FUNDS FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THAT THE CITY WILL EXPEND THOSE FUNDS BY PARTNERING WITH LOCAL AGENCIES TO REIMBURSE THEM FOR EXPENSES INCURRED TO PREVENT, PREPARE FOR, AND RESPOND TO THE CORONAVIRUS (COVID-19)

WHEREAS, the Department of Housing & Urban Development (HUD) has been authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, to respond to the growing effects of the public health crisis stemming from the Coronavirus; and

WHEREAS, the City of Franklin has been designated to receive a special allocation of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the Coronavirus (CDBG-CV funds). Due to the City's diligence in responding to the coronavirus crisis, the City has been awarded a 3rd Phase of funding in the amount of **Five Hundred Thirteen Thousand Five Hundred Thirty and no/100 Dollars (\$513,530.00)**; and

WHEREAS, in the interest of public health, safety, and welfare the City recognizes it is essential to support local agencies that are working within the community to prevent and respond to the Coronavirus; and

WHEREAS, the City may use CDBG-CV grant funds to reimburse local agency expenses incurred to prevent, prepare for, and respond to Coronavirus; and

WHEREAS, through a public notice and comment period the City gave public notice that funds may be available through the CDBG program to reimburse agencies for costs incurred to prevent, prepare for, and respond to COVID-19; and

WHEREAS, through the public notice the City requested that interested parties respond to the notice and provide to the City an estimate of costs incurred to prevent, prepare for, and respond to COVID-19; and

WHEREAS, these funds will be awarded and disbursed to agencies as they become available from HUD and until such time as the fund balance is depleted.

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

1. The City shall reimburse agencies that have not received CARES Act funds under previous awards for verified expenses up to the amount of CARES Act funds awarded to the City, associated with actions to prevent, prepare for, and respond to Coronavirus.
2. The City Administrator, or appropriate designee, shall prepare contracts with each selected agency. The City Administrator is authorized to execute such contracts, to be reported to the Board following execution.

3. The City shall reimburse each agency for services rendered based on submittal of valid invoices for project costs with a description and documentation of work performed.

IT IS SO RESOLVED AND DONE on this _____ day of _____ 2021.

ATTEST:

SIGNED:

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

William E. Squires
Assistant City Attorney



City of Franklin, Tennessee
Board of Mayor and Aldermen

Capital Investment Program Stormwater, General and Emergency Services Projects

BOMA Work Session

April 27, 2021

City of Franklin, Tennessee

SW16003 - 100 Block Battle Avenue Drainage Improvements



\$1,850,000 Original Est. Project Cost

Construction Cost Summary

\$119,996 COF Stormwater (Final Const. Cost)

\$119,996 Total (Final Const. Cost)

Overall Project Cost Summary

\$176,635 Design (Final Cost)

\$1,220,012 ROW (Final Cost)

\$0 CEI (Final Cost)

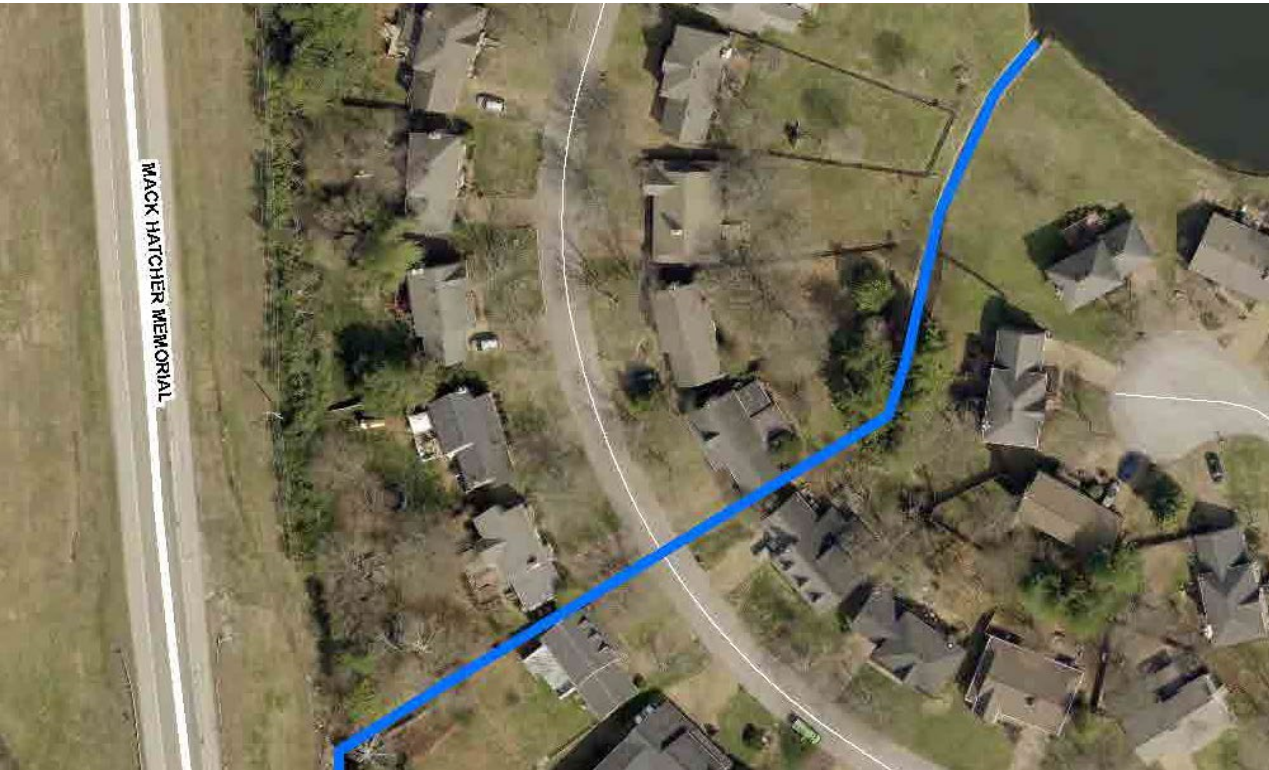
\$119,996 Construction Cost (Final Cost)

\$1,516,643 Final Project Cost

Project Completed September 2020.

City of Franklin, Tennessee

SW16007 - Maplewood Stormwater Project



\$530,000 Total Original Est. Project Cost

Overall Project Cost Summary

\$31,140 Design (Final Cost)

\$7,549 ROW (Final Cost)

\$430,425 Construction Cost (Final Cost)

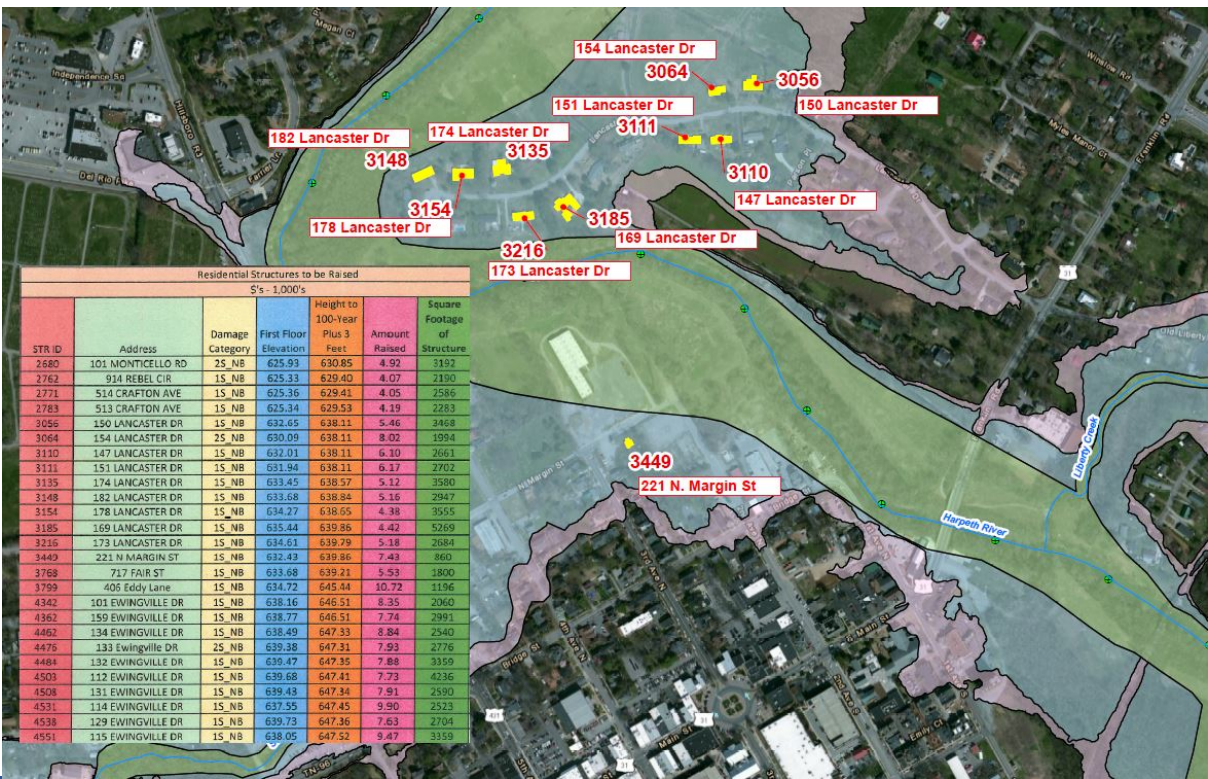
\$469,114 Total Project (Final Cost)

Project Completed August 2020.



City of Franklin, Tennessee

SW19003 – USACE Home Raising Project



Previous Construction Cost Summary (26 Homes)
\$975,000 Original COF Est. Project Cost
\$1,725,000 Original USACE Est. Project Cost
\$2,700,000 Total Original Est. Project Cost
Construction Cost Summary (35 Homes)
\$867,256 Total COF (Est. Const. Cost)
\$867,256 Total Homeowner (Est. Const. Cost)
\$3,221,238 Total USACE (Est. Const. Cost)
\$4,955,750 Total Project (Est. Const. Cost)
Overall Project Cost Summary
\$4,955,750 Construction Cost (Est. Cost)
\$4,955,750 Total Project (Est. Cost)
\$867,256 Total COF Project (Est. Cost)

SW19003 - USACE Home Raising Project	2021				2022				2023				2024				2025				2026				2027				2028			
Preconstruction Phase																																
Construction Phase																																

City of Franklin, Tennessee

FM19001 - 5th Ave Parking Lot



\$	500,000	Original Est. Project Cost
Construction Cost Summary		
\$	211,946	Total Construction Cost (Final)
Overall Project Cost Summary		
\$	-	Design (Final Cost)
\$	-	ROW (Final Cost)
\$	-	CEI (Est. Cost)
\$	211,946	Construction Cost (Est. Cost)
\$	211,946	Total Est. Project Cost

Project Completed September 2020

City of Franklin, Tennessee

FM16001 - New City Hall and Parking Structure



\$ 24,500,000	Original Est. Project Cost (City Hall)
\$ 8,100,000	Parking Structure
\$ 32,600,000	Total

Overall Project Cost Summary

\$ 3,000,000	Design (Est Cost.)
\$ 500,000	ROW (Est. Cost) (Offsite Roadway Imp.)
\$ 1,500,000	CEI (Est. Cost)
\$ TBD	Construction Cost (Est. Cost)
\$ TBD	Total Est. Project Cost

An analysis of actual construction cost for similar buildings within the greater metro area is being studied in conjunction with the public engagement and conceptual design process. The findings and updated construction cost estimate will be presented prior to proceeding with the schematic design phase of City Hall.

FM16001 - New City Hall / Public Parking Structure or Surface Lot	2021				2022				2023				2024				2025				2026				2027				2028			
Preliminary Design Phase																																
Right-of-Way Acquisition Phase																																
Final Design Phase																																
Bidding Phase																																
Construction Phase																																

City of Franklin, Tennessee

FD16001 - Fire Station 7



Project Summary

\$4,130,000 Original Est. Project Cost

Overall Project Cost Summary

\$355,263 Design (Final Cost)

\$952,613 ROW (Final Cost)

\$6,437,478 Construction Cost (Final Cost)

\$7,745,353 Final Project Cost

\$800,000 Williamson County Funding (Final Cost)

\$6,945,353 City of Franklin Funding (Final Cost)

Project Completed!



City of Franklin, Tennessee

Board of Mayor and Aldermen

Questions?