

# MAYES CREEK BASIN STUDY



Envision Franklin Update  
September 28, 2017  
Joint Conceptual Workshop

# EXISTING CONDITIONS





# EXISTING CONDITIONS





# EXISTING CONDITIONS



# MAYES CREEK BASIN EXISTING CONDITIONS

Mayes Creek Basin: 10,000+ acres

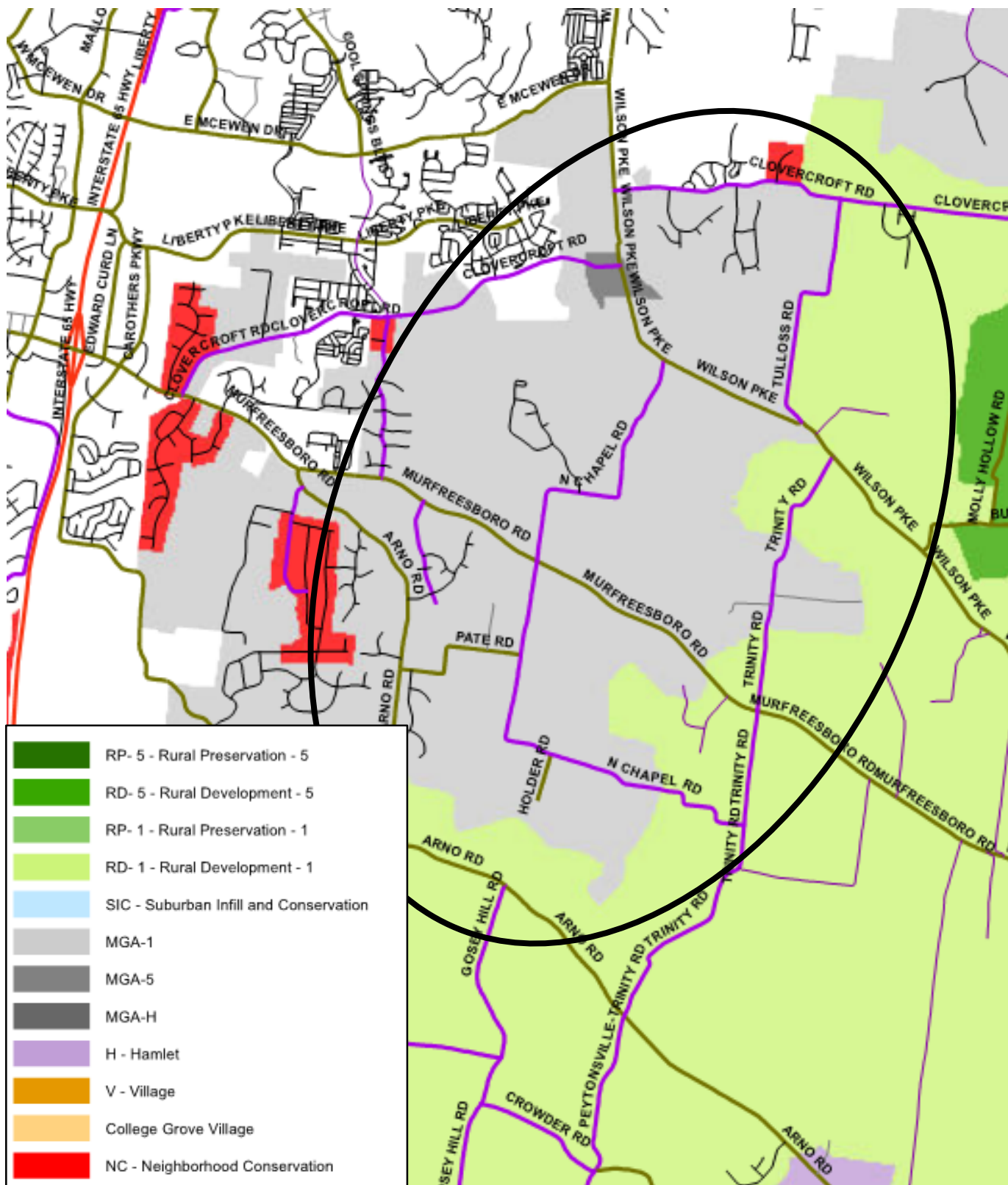
Total acres within UGB: 5,900 acres

Environmental Features within Mayes Creek  
and UGB: 1,200 acres

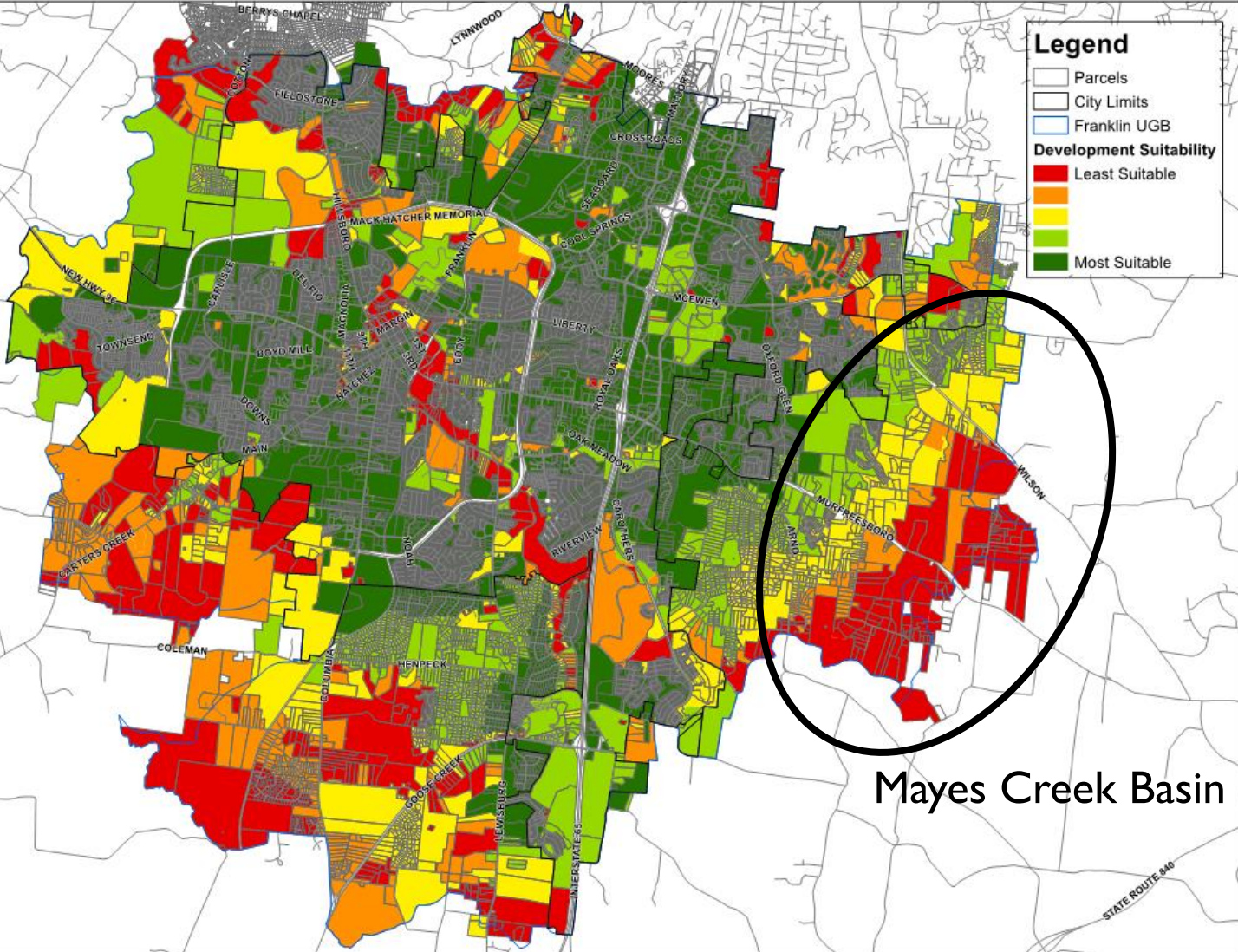




# WILLIAMSON COUNTY ZONING MAP



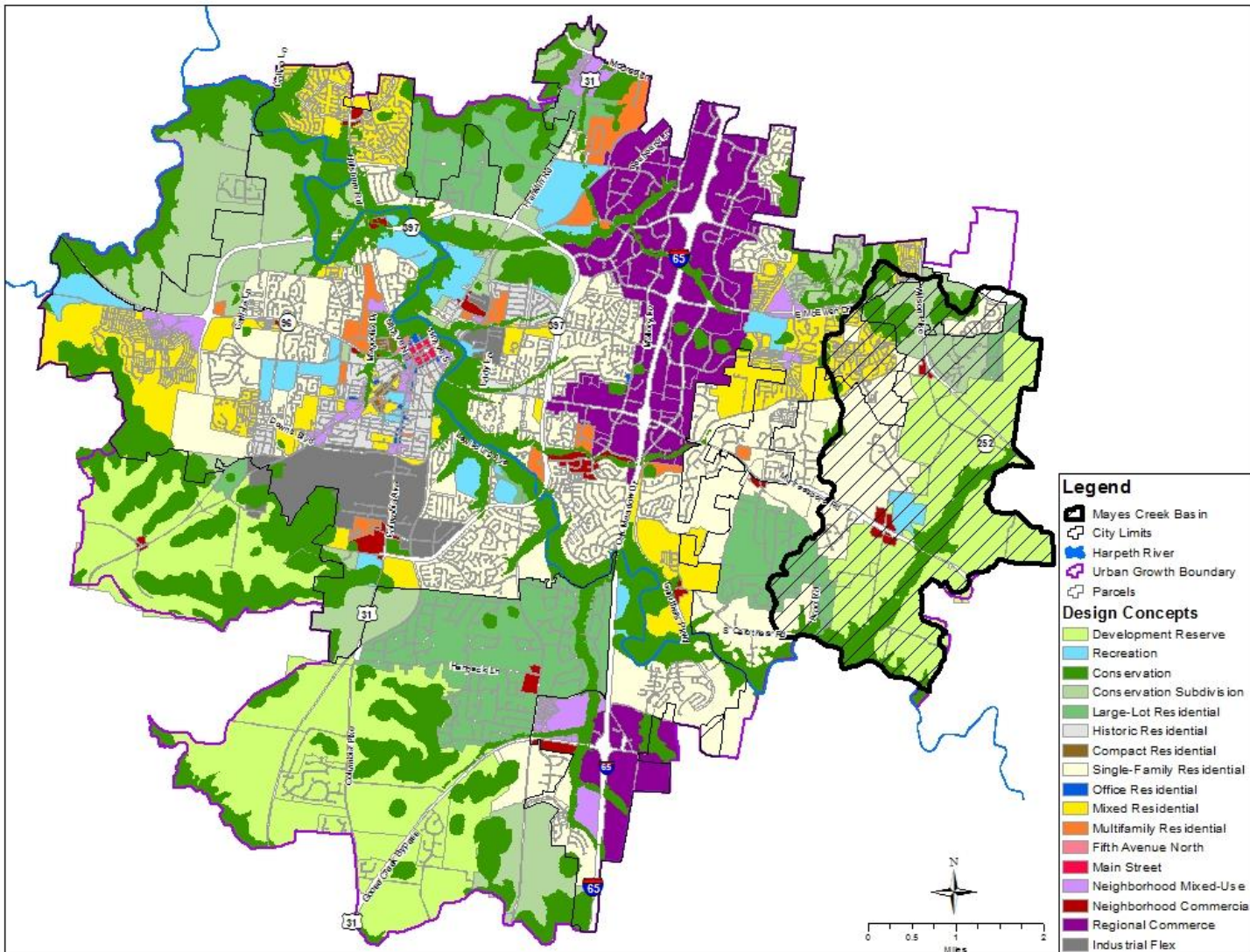
# ENVISION FRANKLIN SUITABILITY ANALYSIS



Currently, the Mayes Creek Basin lacks sewer availability, fire coverage, it remains far from commercial and employment centers, and has floodplain constraints. Due to these factors, the area is designated as Development Reserve.

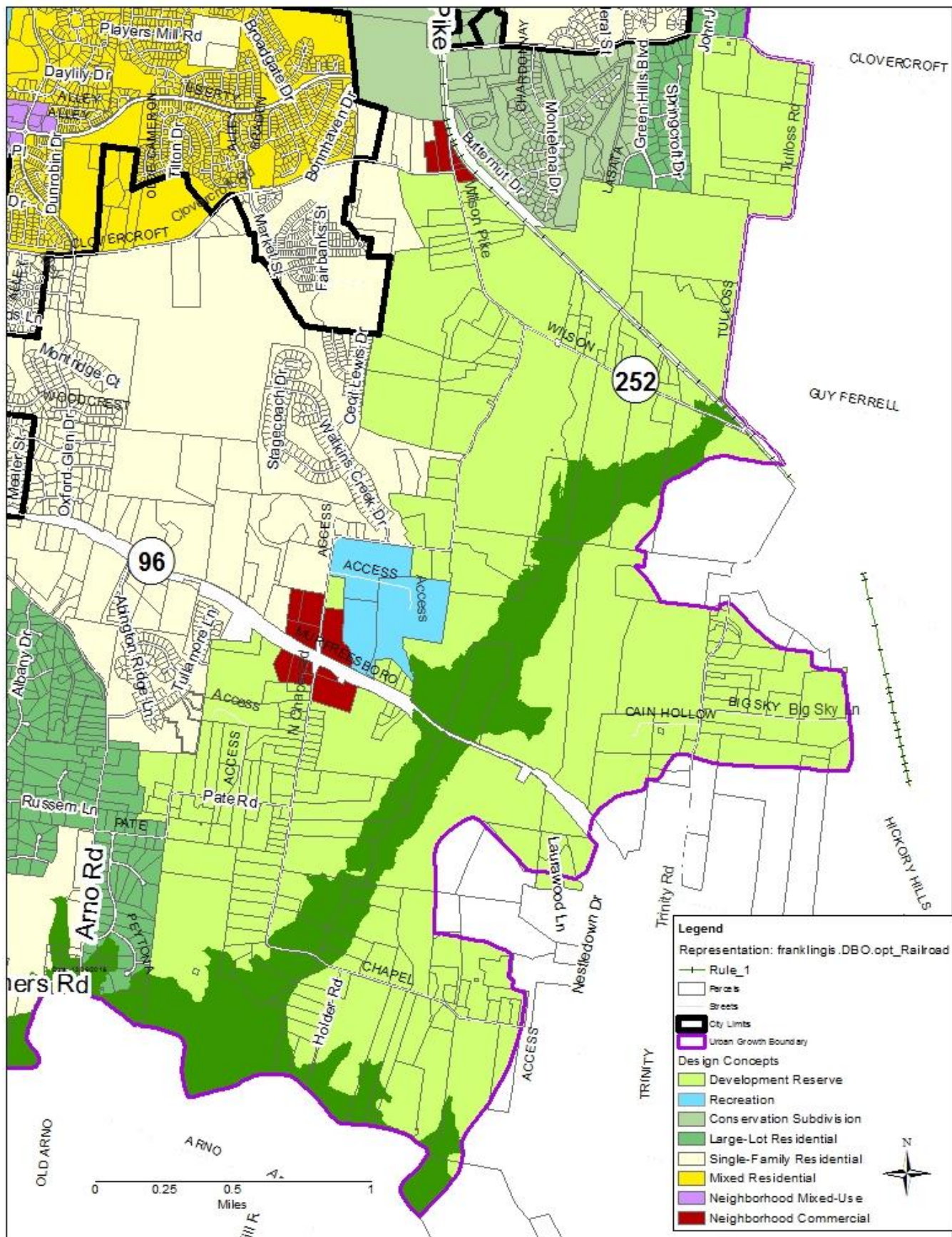


# ENVISION FRANKLIN DESIGN CONCEPTS MAP W/MAYES CREEK BASIN



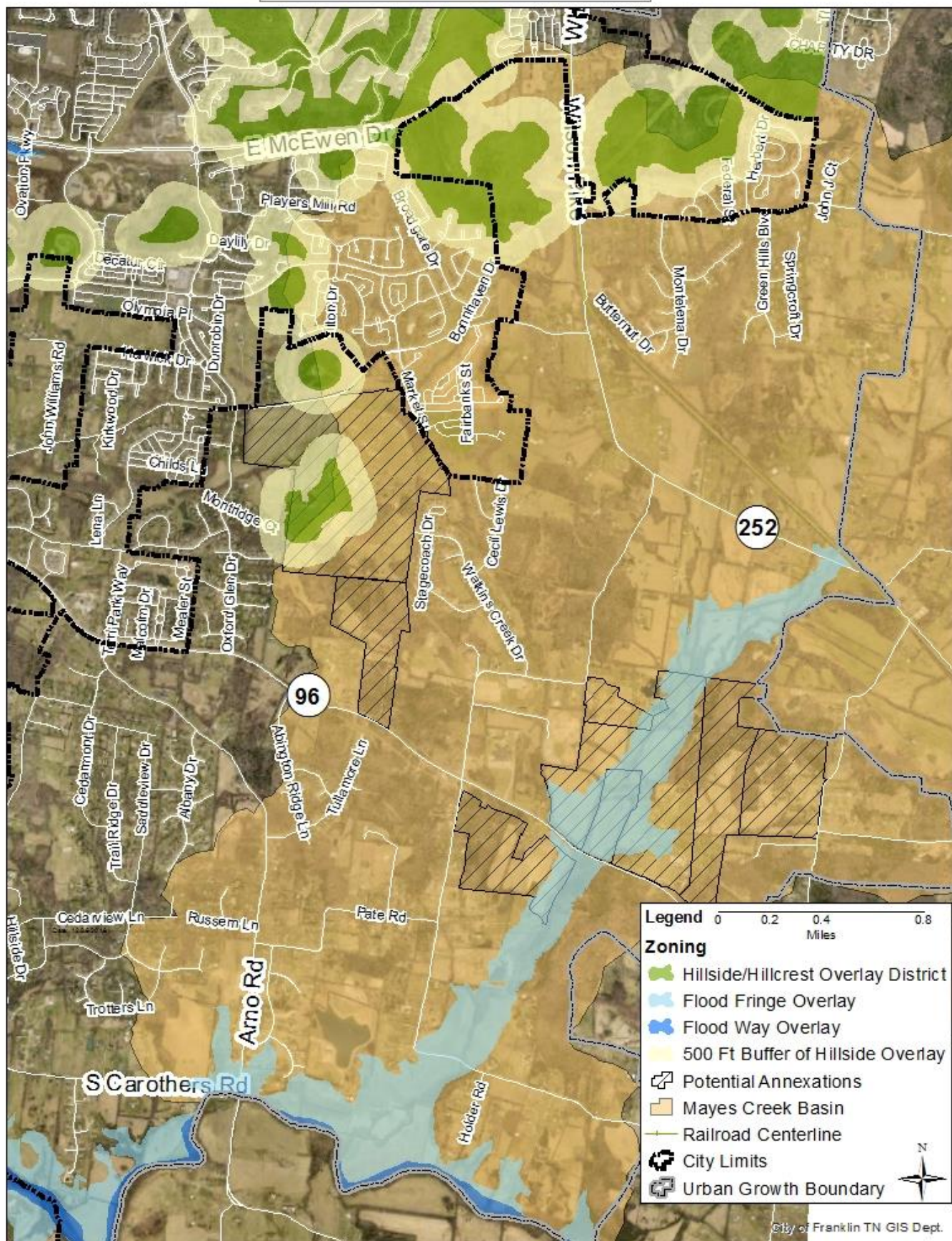


# ENVISION FRANKLIN DESIGN CONCEPTS MAP



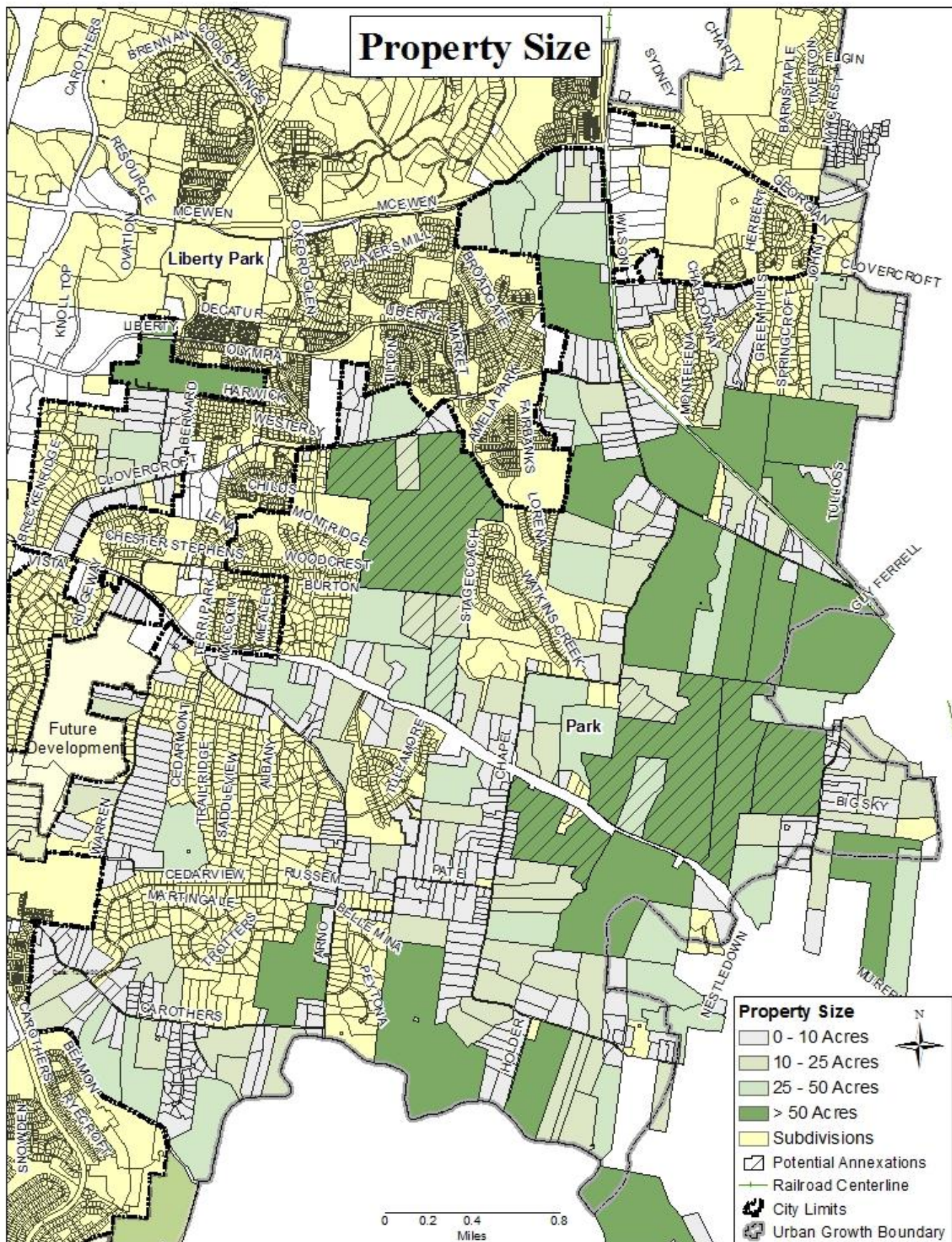


# Environmental Features





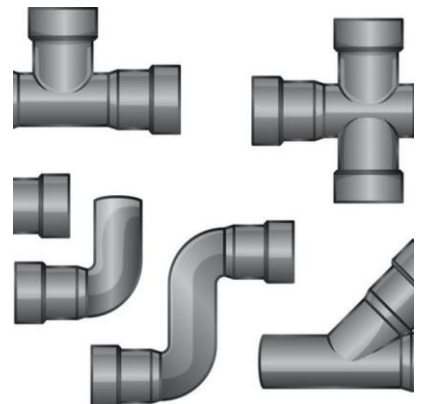
# Property Size



# SCENARIO PLANNING

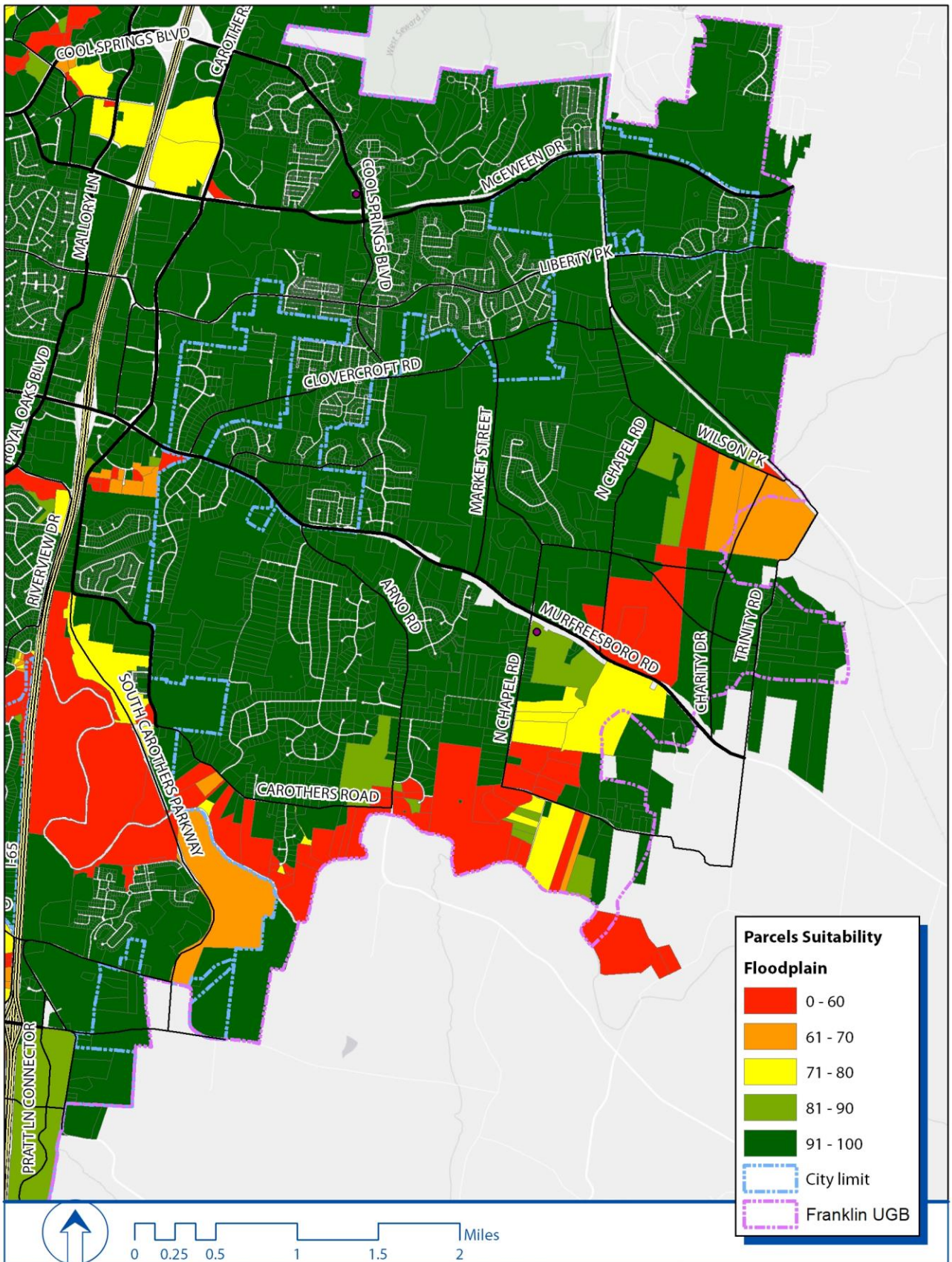
## Envision Franklin Suitability Analysis 9 Weighted Factors

Performed analysis assuming full sewer availability throughout the Mayes Creek Basin, a new fire station is located at the intersection of North Chapel Road/96E, and Murfreesboro Road is widened



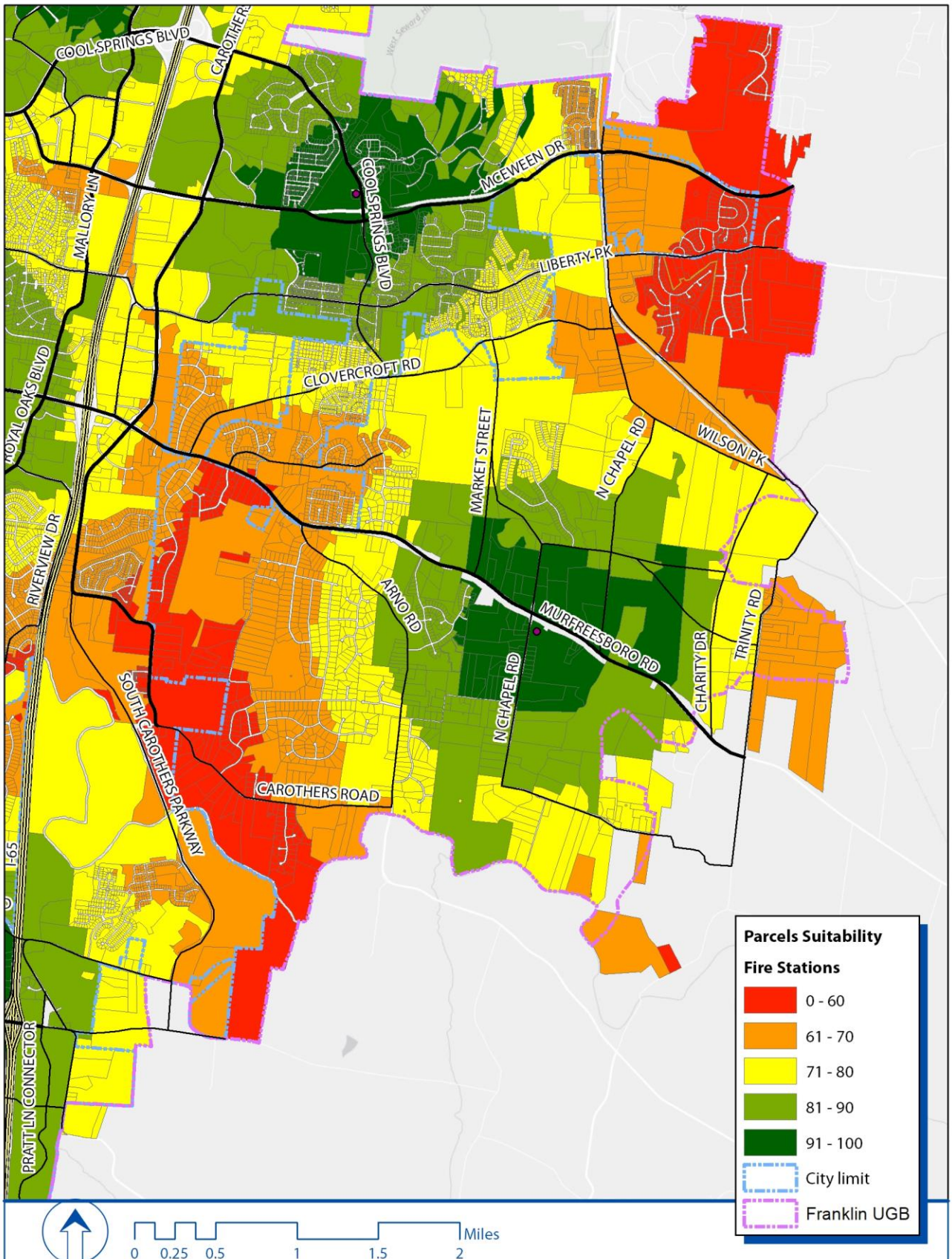


# FLOODPLAIN



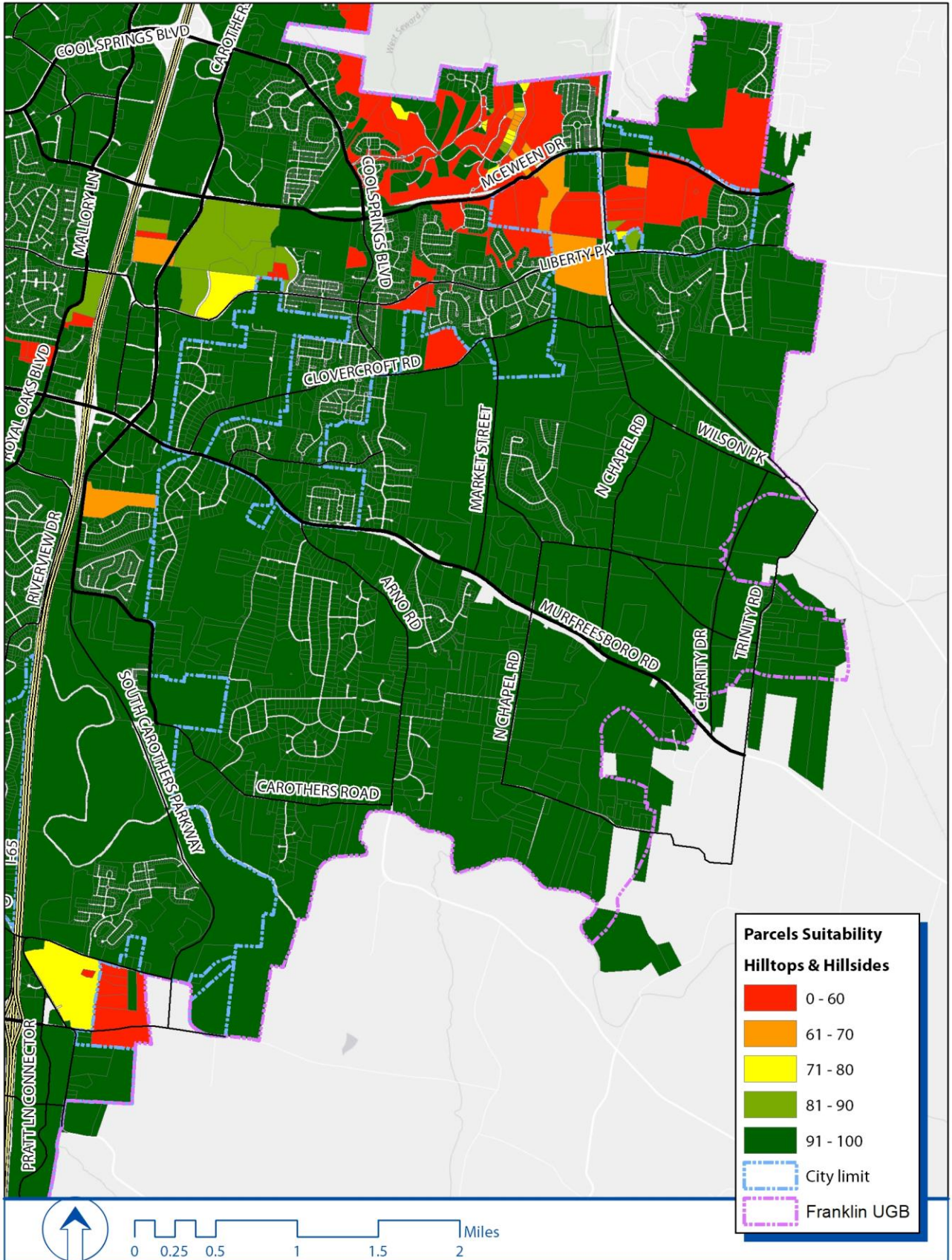


# FIRE STATION IF LOCATED AT 96E/NORTH CHAPEL RD



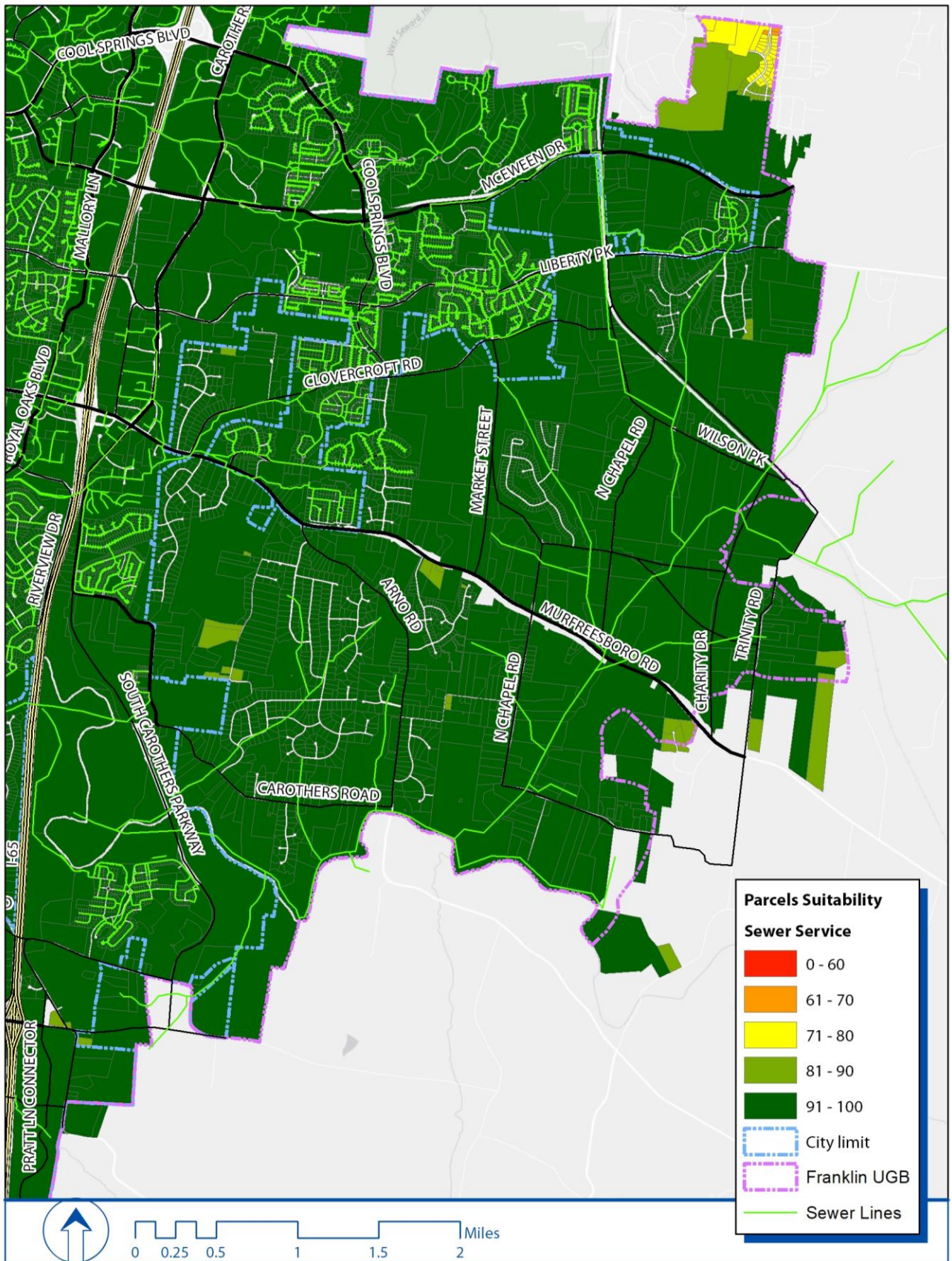


# HILLTOPS/HILLSIDES



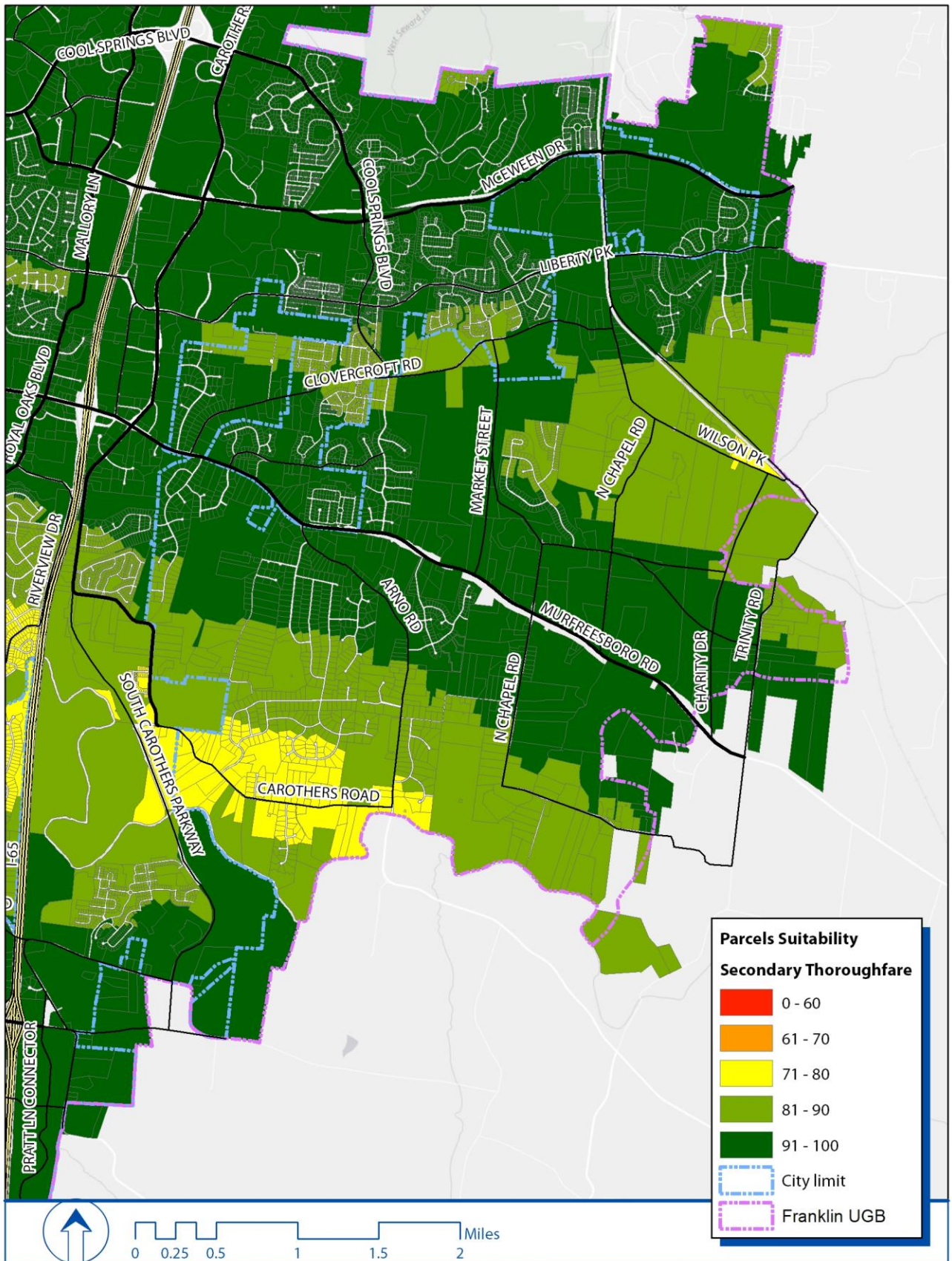


# ASSUMING FULL MAYES CREEK SEWER BUILDOUT



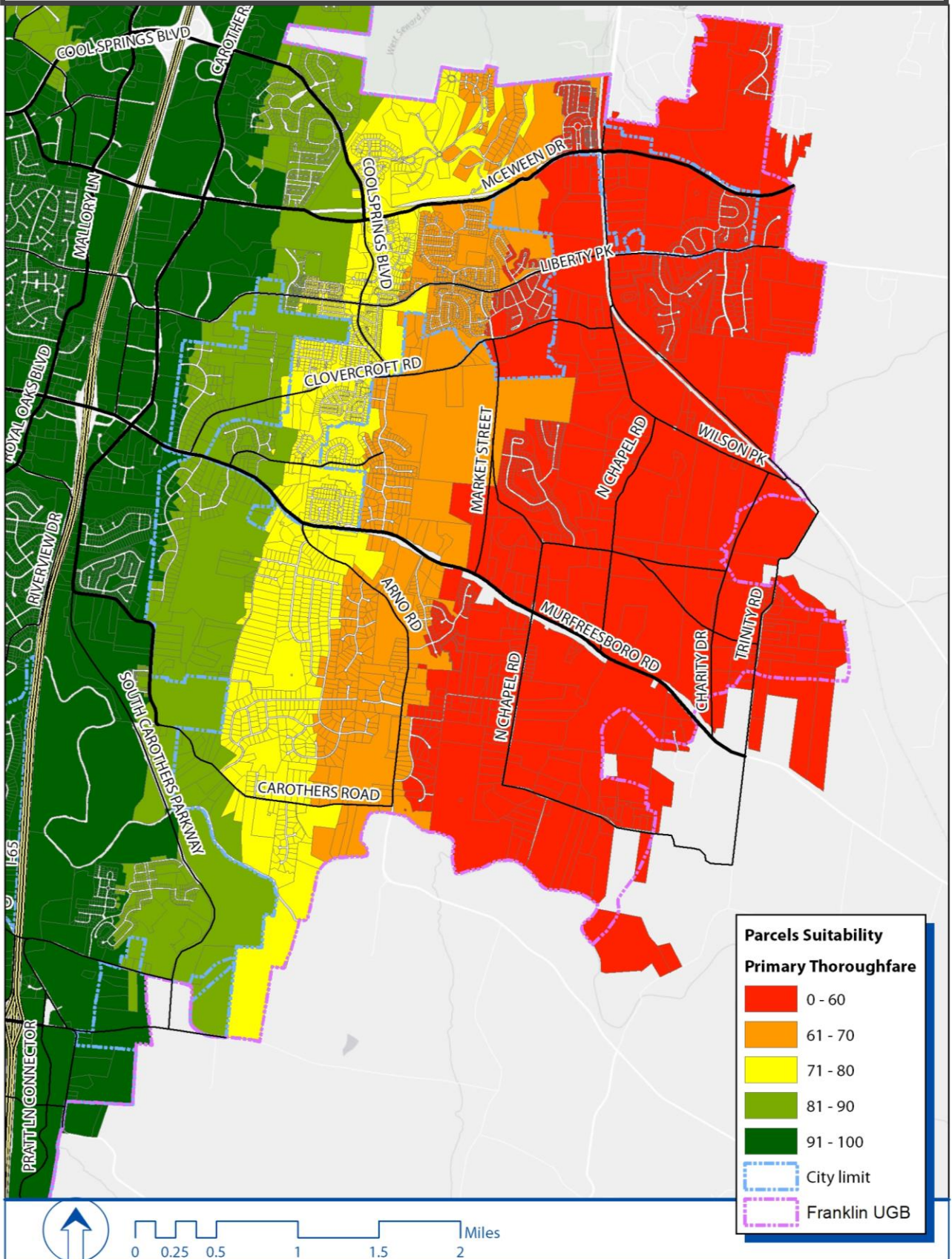


# SECONDARY THOROUGHFARES



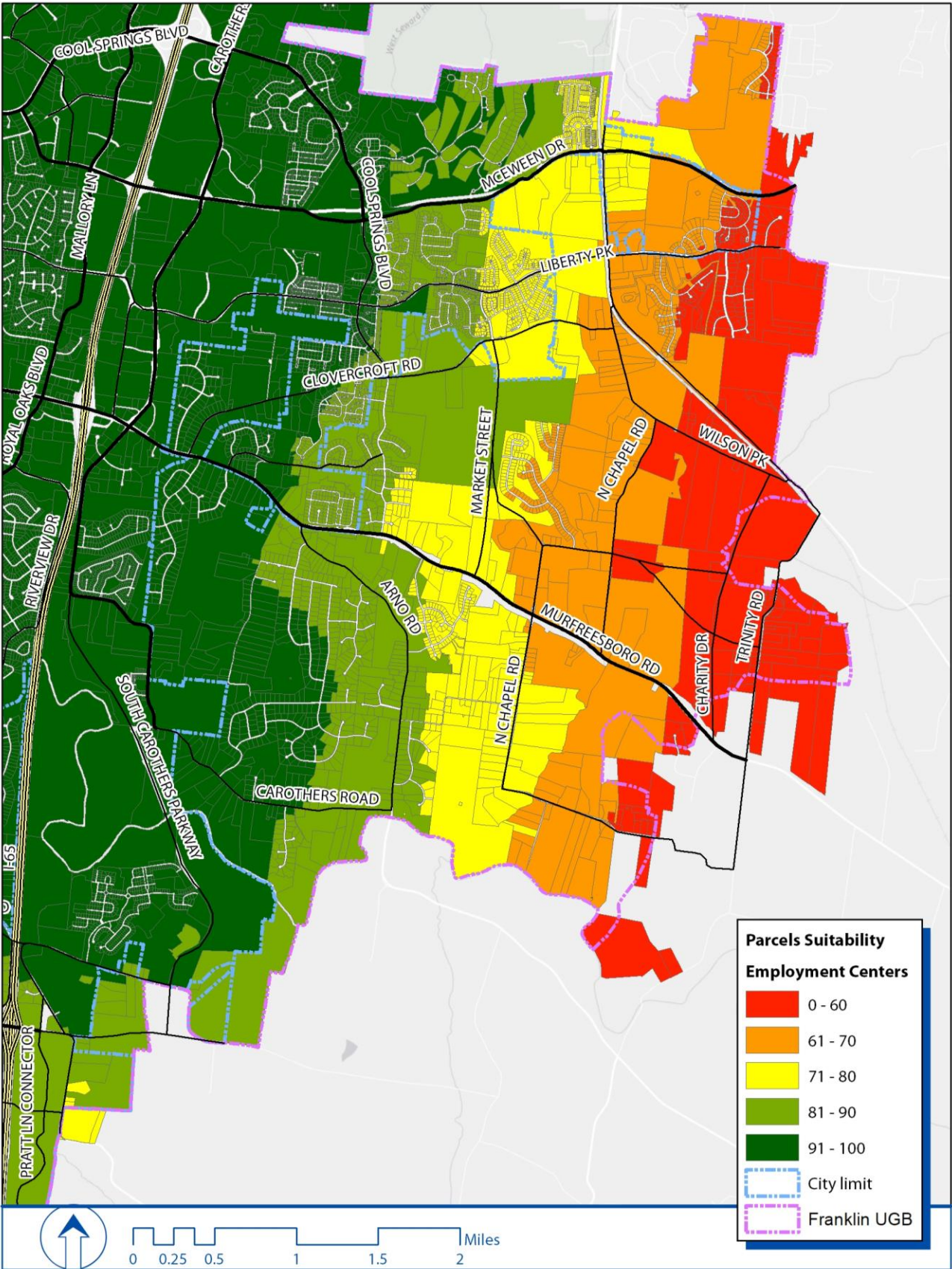


# PRIMARY THOROUGHFARES



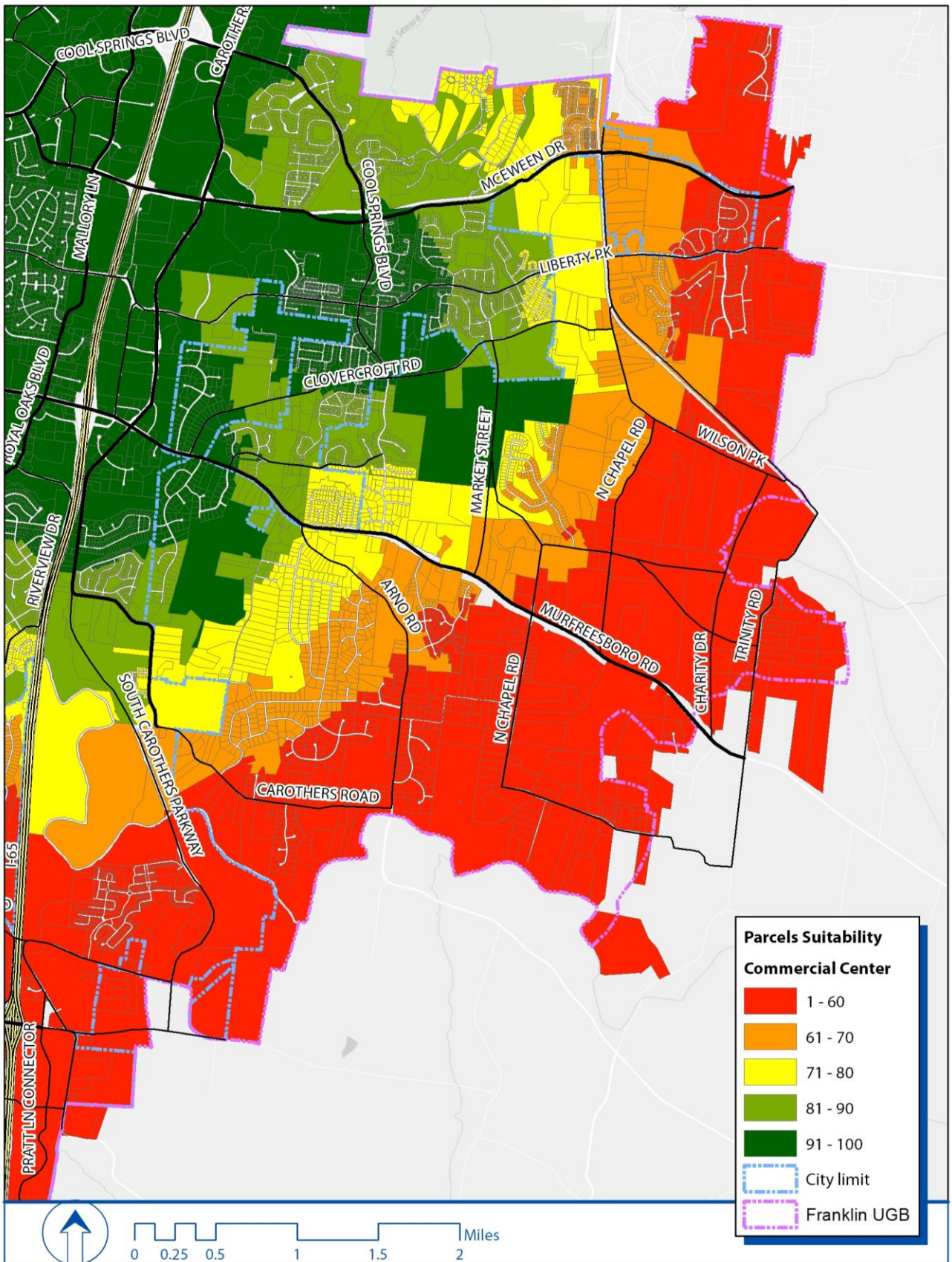


# EMPLOYMENT CENTERS



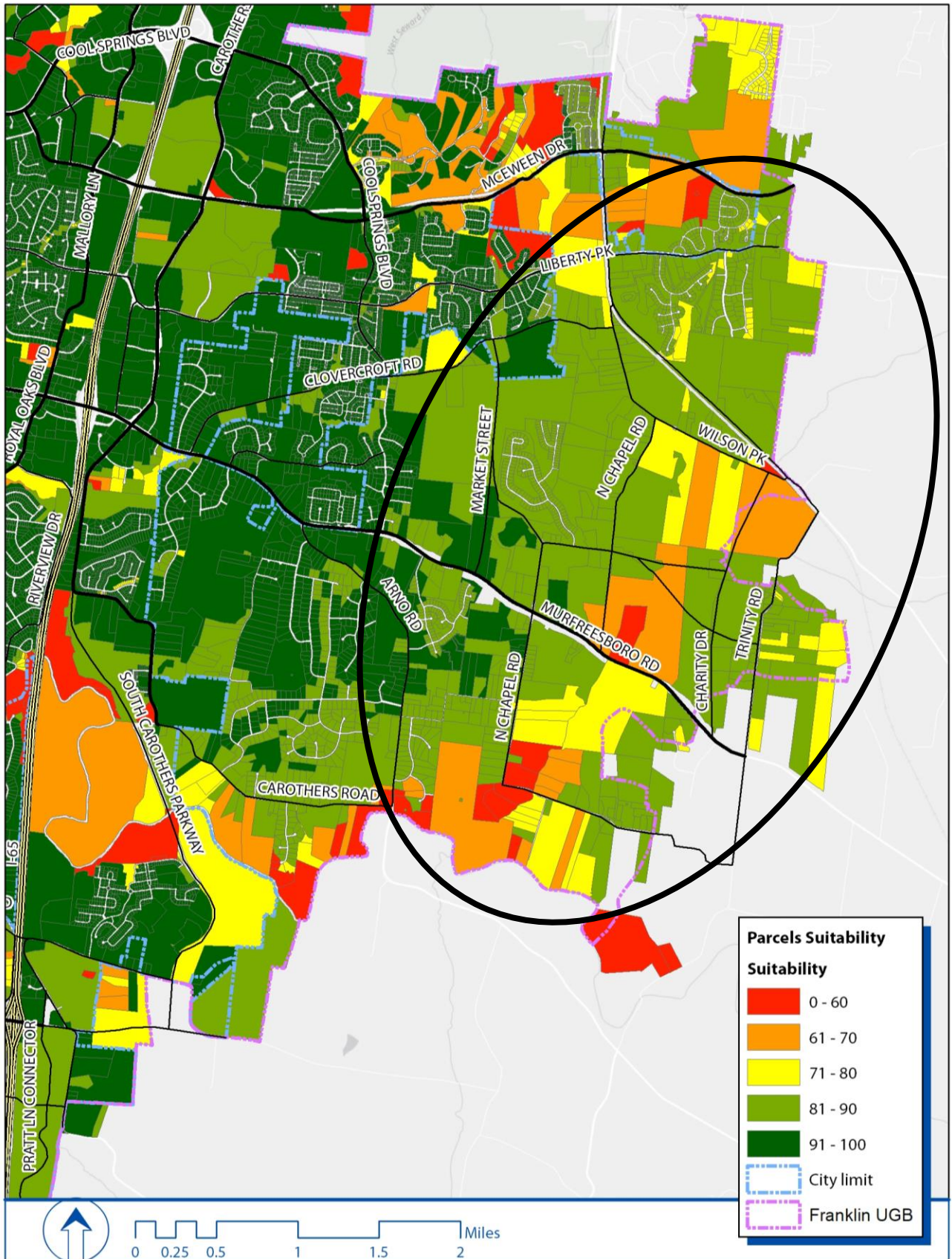


# COMMERCIAL CENTERS





# COMBINED FACTORS: ASSUMING NEW FIRE STATION, FULL SEWER AVAILABILITY, AND 96E IMPROVEMENTS





# NEXT STEPS

Community Meeting  
November 7, 2017  
4:30 pm to 7:30 pm

Online Survey

