

MAYES CREEK BASIN STUDY

PUBLIC OUTREACH RESULTS

JANUARY 25, 2018

November 7, 2017 Open House @ City Hall

Over 100 Attendees

349 Survey Responses

Project Timeline

- Presented Summary at the September 2017 Joint Conceptual Workshop
- Completed Open House and Survey in November 2017
- Presenting Results at January 25th, 2018 Joint Workshop
 - No staff recommendation yet
- Mobile Workshop for Staff, FMPC, and BOMA members

February 6, 2018 meet at 11:45 am in the Training Room

- Community meeting late February
- Planning Commission March 22, 2018



Your Thoughts...

51 Comment Cards Collected

36 cards support none or limited growth and development

6 cards expressed interest in annexation

9 cards fall into the “Other Category.” Questions about roadway infrastructure, school capacity, property taxes, one-lane underpasses, balancing growth with the rural character.

Your Thoughts...

Card 19:

- *Thank you for the open invitation*
- *Staff was helpful and knowledgeable.*
- *Would prefer a rural setting with lower density*
- *Very limited commercial facilities*
- *No condos, apartments, etc.*

Card 20: *Prefer to have less density in the Mayes Creek Basin Area. It is not known for development of infrastructure for roads and the traffic conditions are already frustrating at this point. We moved in the county to be out of the City of Franklin.*

Your Thoughts...

Card 35: *Thank you for listening to our voice!*

What we would like to see:

- *Planned growth that provides infrastructure in advance of building/developing (Clovercroft Road traffic is horrible).*
- *Requiring developers to site plan so they utilize existing trees (no mass grading).*
- *Keep green space and keep property requiring 2+ acres/home.*

Which types of residential neighborhoods do you think are appropriate for the Mayes Creek Basin?

Place a sticker on your favorites.

A. Conservation Subdivisions where homes are clustered and surrounded by a substantial amount of permanently preserved green space.



B. Hamlets which combine residential homes, supporting commercial uses, and significant green space preservation.



C. Agricultural neighborhoods or "agri-hoods" that integrate traditional farming practices into a residential development.



D. Traditional Neighborhood Developments (TND) that integrate single family homes, townhomes, and other residential uses in a compact and pedestrian friendly environment. Some supporting commercial uses could be included like shops, restaurants, coffee shops, dry cleaners, and clinics.



E. Subdivisions with lot sizes of one unit/acre or greater.



F. Conventional Subdivision that includes only single family homes.



Which types of residences would you like to see in Mayes Creek Basin?

Place a sticker by your favorites.

A. Estate Residential on Large Lots



B. Single-Family Homes on Large Lots



C. Single-Family Homes on Small Lots



D. Sustainable/environmentally friendly homes



E. Small Cottage style homes on small lots



F. Community Style Homes joined by Open Spaces and large amounts of trees.



G. Duplexes



H. The "Big House" which appears like a large single family home, but contains up to four individual dwelling units.



I. Townhomes



J. Live/work Units



K. Multifamily units like apartments or condominiums



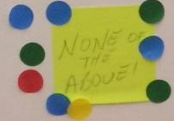
L. Farmstead Compound which allows residential development with an agrarian character.



M. Assisted living facilities



N. Apartments/condo units above neighborhood commercial uses



[illegible]

Overwhelmingly against development

Maintain character of the area; provide infrastructure before development; community should decide zoning plan; land for schools

Green space and residential on 2+ acres; slow the development the infrastructure is not ready

Don't disrupt existing residential communities to bring city services to undeveloped land

Do not overdevelop. It will ruin what Williamson County is

SUMMARY OF COMMENT CARDS

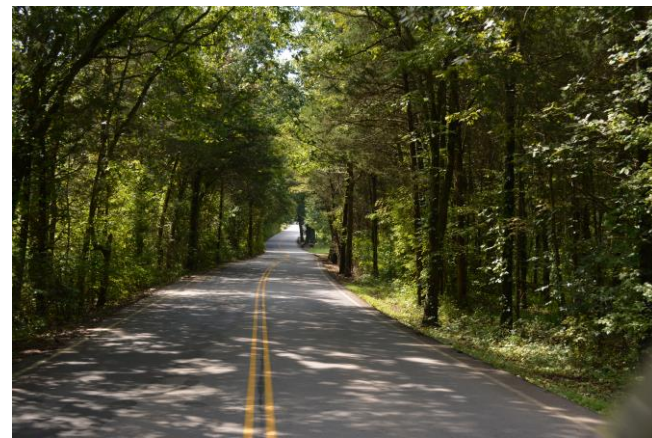
- Overwhelmingly against mass development, particularly small lots and commercial uses;
- Conservation needs to be a key strategy
- Agricultural uses need to be preserved
- Watkins Creek residents concerned about sewer extensions through their open space;
- Infrastructure: one-lane tunnels and school capacity need to be addressed.
- Request for traffic signal at N. Chapel Road and Highway 96 E

SURVEY RESULTS

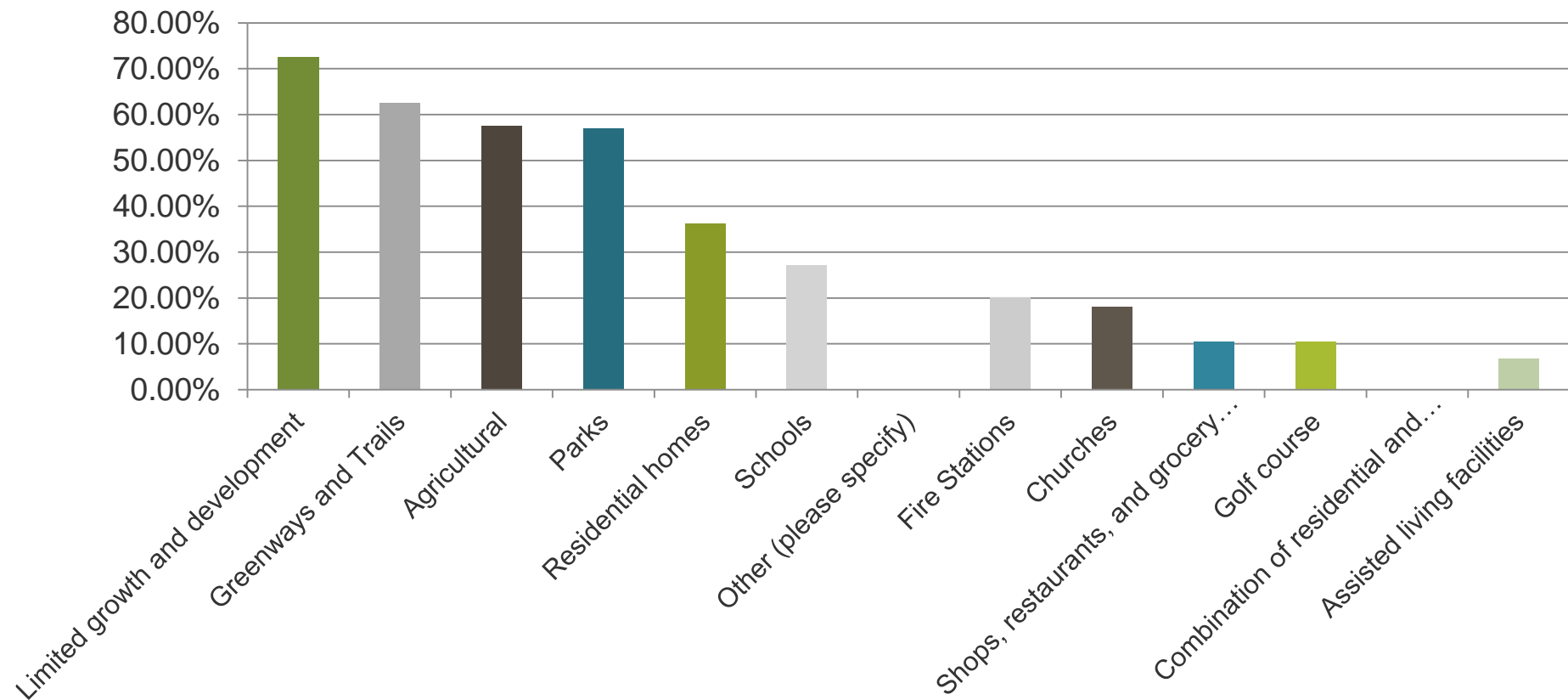
349 RESPONSES

Q1: What are the qualities you like about the Mayes Creek Basin

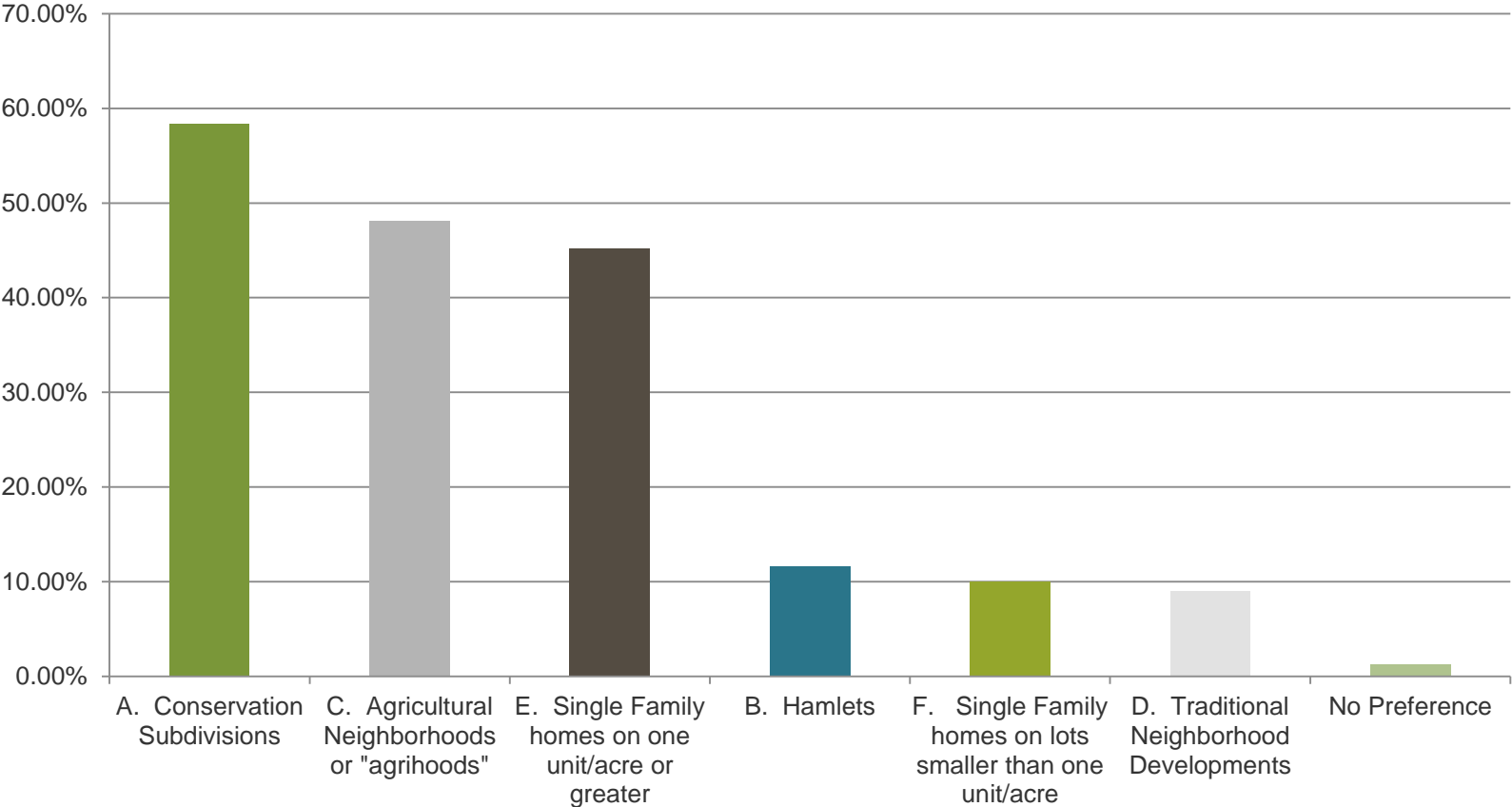
- Rural character and rural qualities
- Country feel
- Undeveloped, limited growth, natural vegetation
- Green space
- Scenic
- Close to interstate, good location
- Quiet



Q2. Which types of uses do you envision for the Mayes Creek Basin? Select all that apply.



Q3: Which types of residential neighborhoods do you think are appropriate for the Mayes Creek Basin? Please refer to the images below and select all that apply.



Q4: Which types of residences would you like to see in the Mayes Creek Basin? Please refer to the images below and select all that apply.

Answer Choices	Responses	
Single-Family Homes on Large Lots	64.74%	224
Farmstead Compound	30.92%	107
Sustainable/energy efficient homes	30.06%	104
Other (please specify)	24.57%	85
Single-Family Homes on Small Lots	10.69%	37
Assisted Living Facilities	10.12%	35
Big House	4.62%	16
Townhomes	4.34%	15
Residential above commercial uses	4.05%	14
Live/work units	3.47%	12
Multifamily like condos or apartments	3.18%	11
Duplexes	2.02%	7
No Preference	0.58%	2

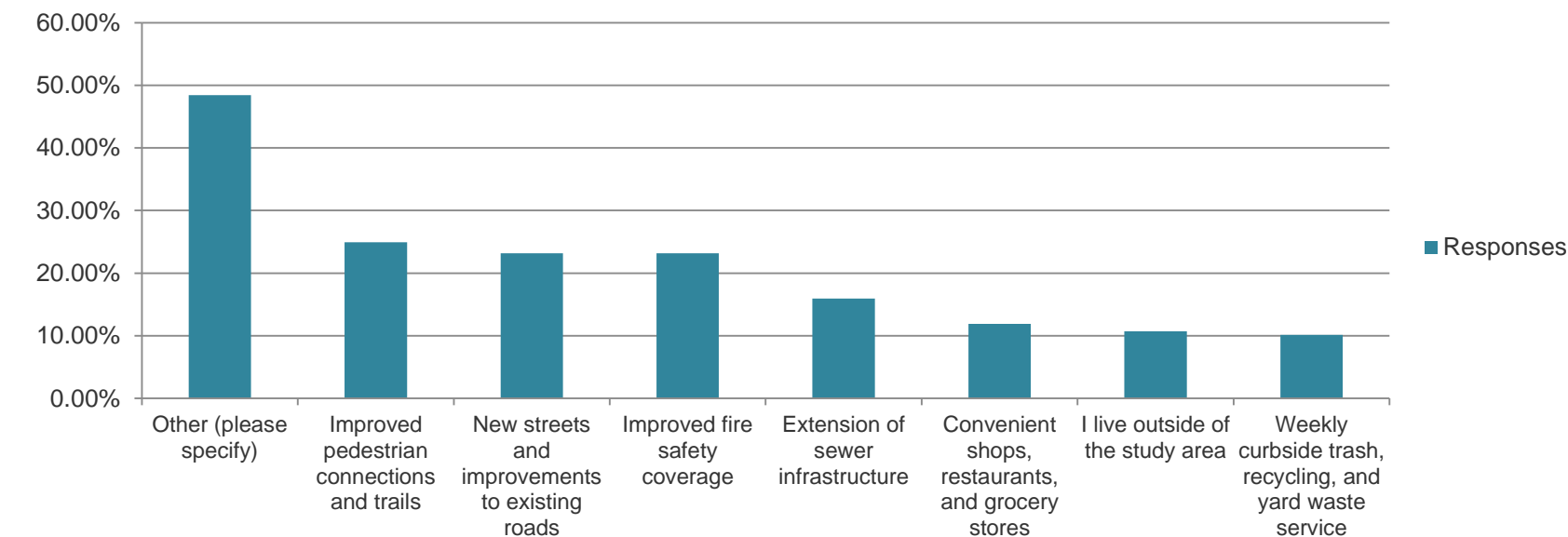


Answered: 346
Skipped: 3

Q5: What concerns do you have about properties being developed in the Mayes Creek Basin? Please select all that apply.

ANSWER CHOICES	RESPONSES	
Increase in traffic	89.68%	313
Loss of rural character	86.53%	302
Loss of open space/green space	85.39%	298
Inadequate roadway infrastructure	83.09%	290
Loss of wildlife	78.22%	273
Cost of upgrading infrastructure to meet the needs of new development	59.60%	208
Noise	55.30%	193
Light pollution	50.43%	176
Other (please specify)	25.79%	90
I don't have any concerns	1.72%	6
Total Respondents: 349		

Q6: How do you think new growth and development in the Mayes Creek Basin could add value and improve your quality of life?



Q7: If growth and development occurs in the Mayes Creek Basin, what elements and characteristics should be preserved? Select all that apply.

ANSWER CHOICES	RESPONSES	
Environmental features like streams, floodplains, and steep slopes (7)	88.79%	309
Canopy trees and tree rows (4)	85.34%	297
Working Farms (2)	84.20%	293
Historic homes and structures (1)	77.30%	269
Stone walls (5)	75.86%	264
Agricultural structures including barns and silos (3)	74.43%	259
Scenic viewsheds (6)	73.85%	257
Other (please specify) (8)	20.98%	73
Total Respondents: 348		

Q8: Please share any other opinions you have about the future of the Mayes Creek Basin.

- *This is an opportunity to show “growth done right.” Do not approve large high density developments that detract from the character of Franklin and ruin the look of the natural environment.*
- *I believe we must maintain the appeal of what brought current residents to this area.*
- *Make sure biking paths and trails are included. Franklin has missed this in a number of areas and it’s tough when you come from other cities, to have Franklin being somewhat behind on great features for younger people, like bike and hiking paths.*

Q9: Which of the following describes where you live?

ANSWER CHOICES	RESPONSES	
I live in Watkins Creek, Rosemont, Abington Ridge, Chardonay, or Worthington	30.26%	105
I live within the Mayes Creek Basin, but not in a subdivision	19.60%	68
Other (please specify)	16.43%	57
I am a Franklin resident	13.26%	46
I live in McKay's Mill, Amelia Park, Avalon, Breezeway, or Taproot Farms	11.53%	40
I live in Williamson County outside of the Mayes Creek Basin	8.93%	31
TOTAL		347

Survey Summary

- Overwhelming desire for no growth or limited development
 - Low-density residential is most appropriate if development occurs (large lot sizes with preserved open space)
- Some opportunities for annexation
- Existing Infrastructure does not support new growth:
 - One-lane underpasses
 - New schools needed
 - Clovercroft Road improvements
 - New parks and greenways

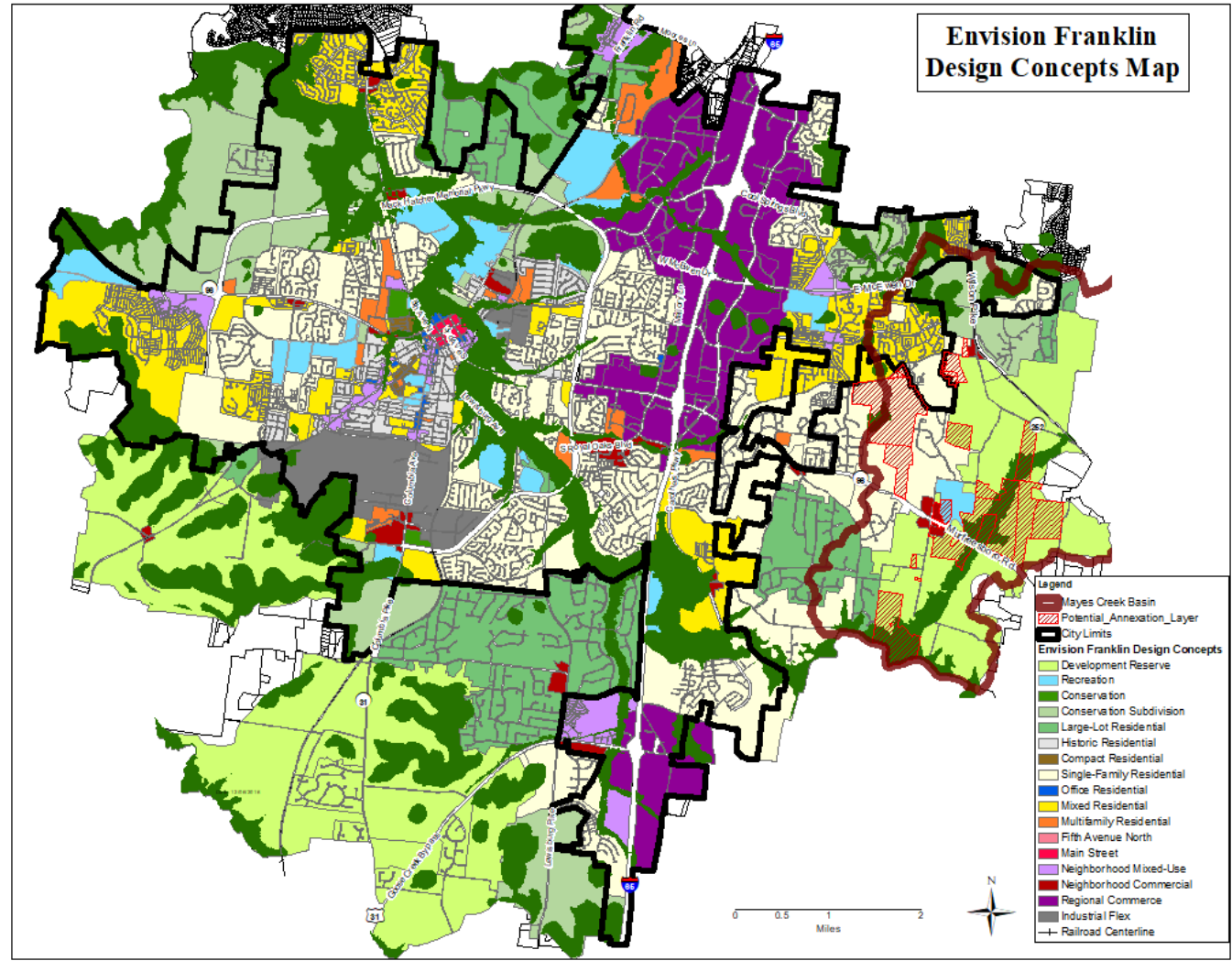
Frequently Asked Questions

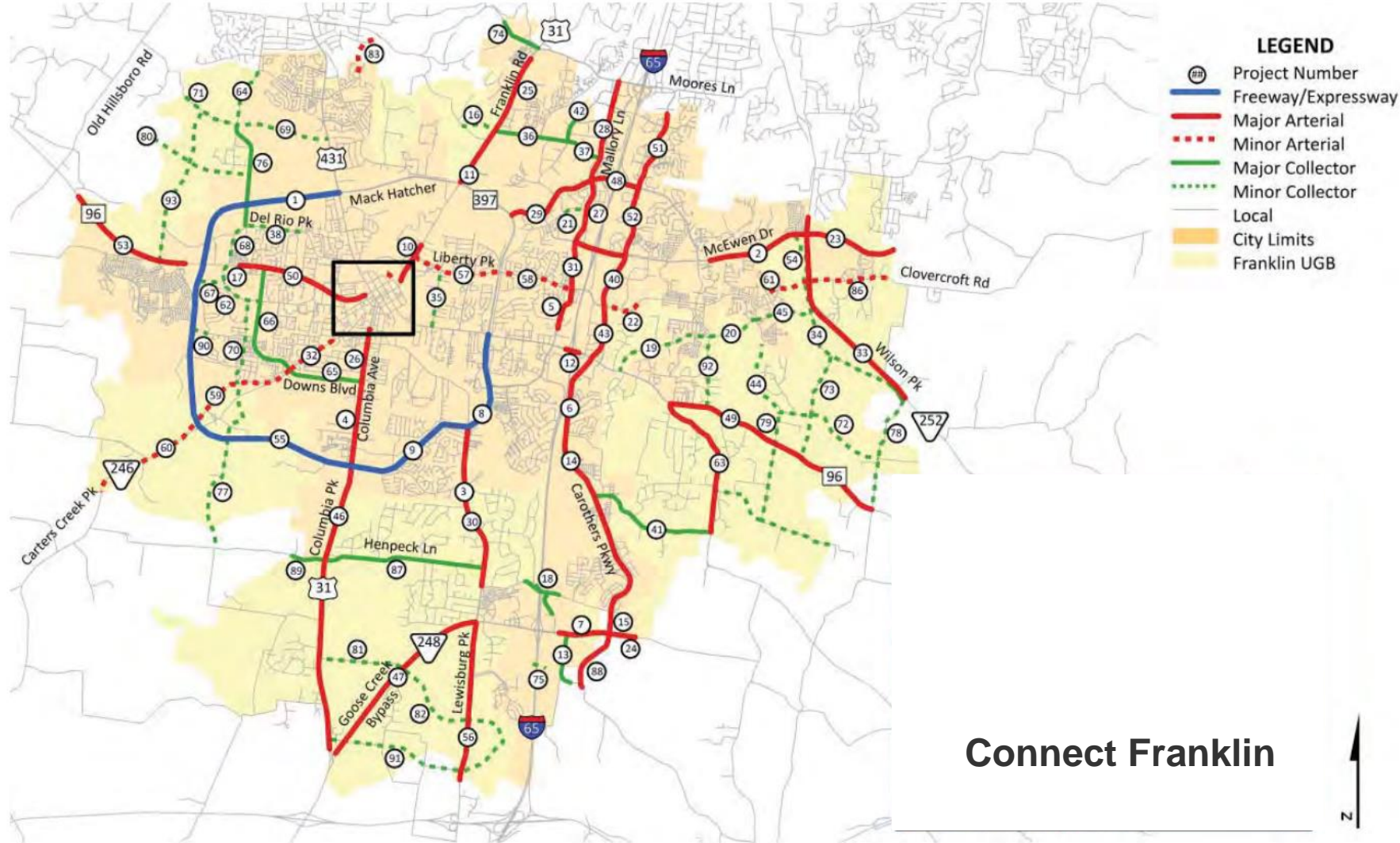
- **What about taxes? If annexed, how much would my taxes go up?**
 - *Approximately 15%*
 - *On a \$500,000 residential property (\$2,688/year in County & \$3,113 in City)*
- **How will the schools handle additional capacity?**
 - *Land could be donated by developers; decided by Williamson County Schools*
- **Will the intersection of N. Chapel Road and HWY 96 be signalized?**
 - *Not in TDOT's plans, but in City's signal masterplan*
- **When will the Wilson Pike underpasses be improved?**
 - *TDOT to signalize in near future, no TDOT funding prioritized for long-term improvements*

Frequently Asked Questions

- **How are properties annexed into the City?**
 - The state law recently changed allowing any property owner within the UGB to request annexation; referendum is also an option, but has not been explored.
- **Can interested property owners develop in the County?**
 - The County zoning is mostly MGA-1; meaning one unit per acre on septic; alternative wastewater systems are not permitted within Franklin's UGB.
- **How many acres are in the Mayes Creek Basin?**
 - *Over 10,000 acres, but only 5,900 acres are inside the UGB*

Envision Franklin Design Concepts Map



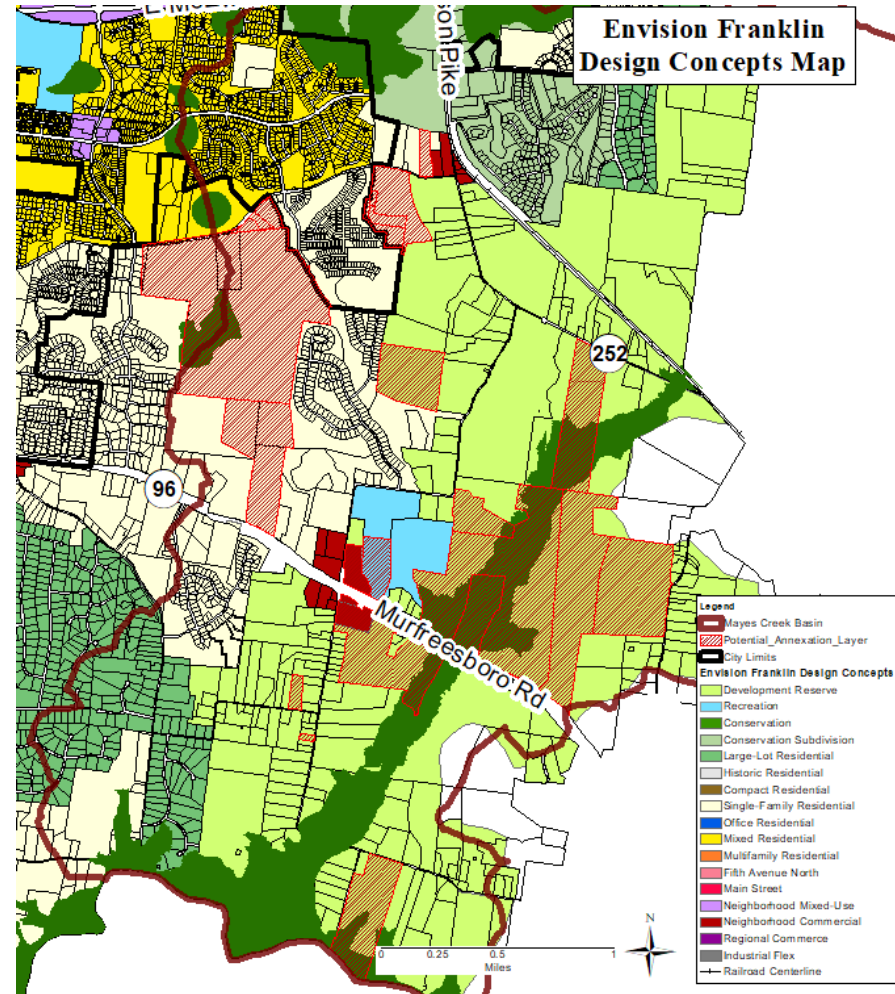


Connect Franklin



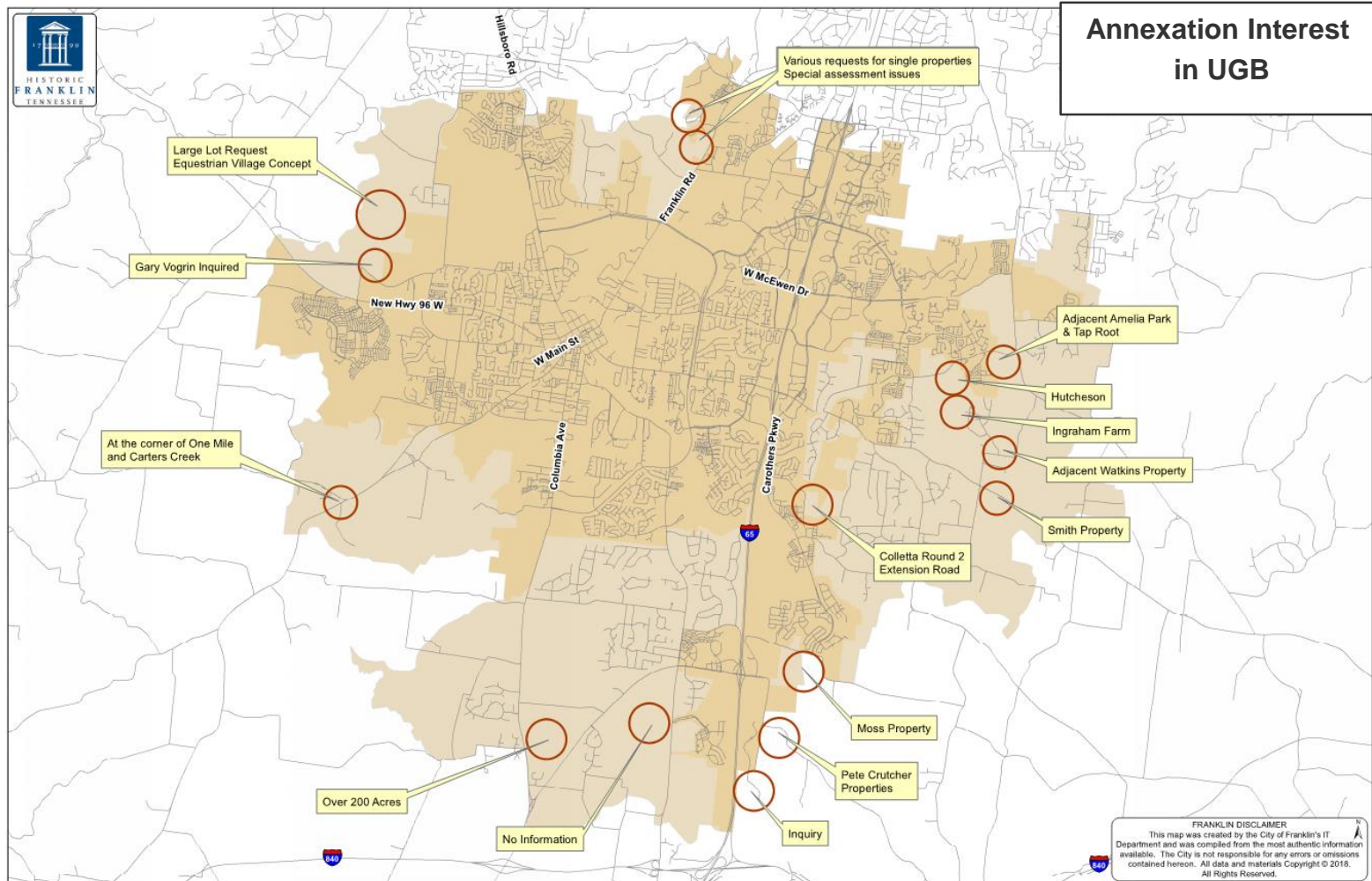
What is the Development Potential?

- Acreage of properties that have expressed interest in annexation?
- 1,065 acres that have expressed some level of interest in annexation
- How would the properties be served and what is the cost?
 - Gravity sewer
 - Pump stations





Annexation Interest in UGB



FRANKLIN DISCLAIMER
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Discussion

1. What is your vision for the Mayes Creek Basin? How do you want to see this area grow?
2. Are there other areas of the UGB that are better positioned for growth?

Next Steps:

- **Mobile Workshop February 6, 2018 @ 11:45am in City Hall.**
- **Community meeting (late February)**
- **March 22, 2018 FMPC Meeting**