

MAYES CREEK BASIN STUDY

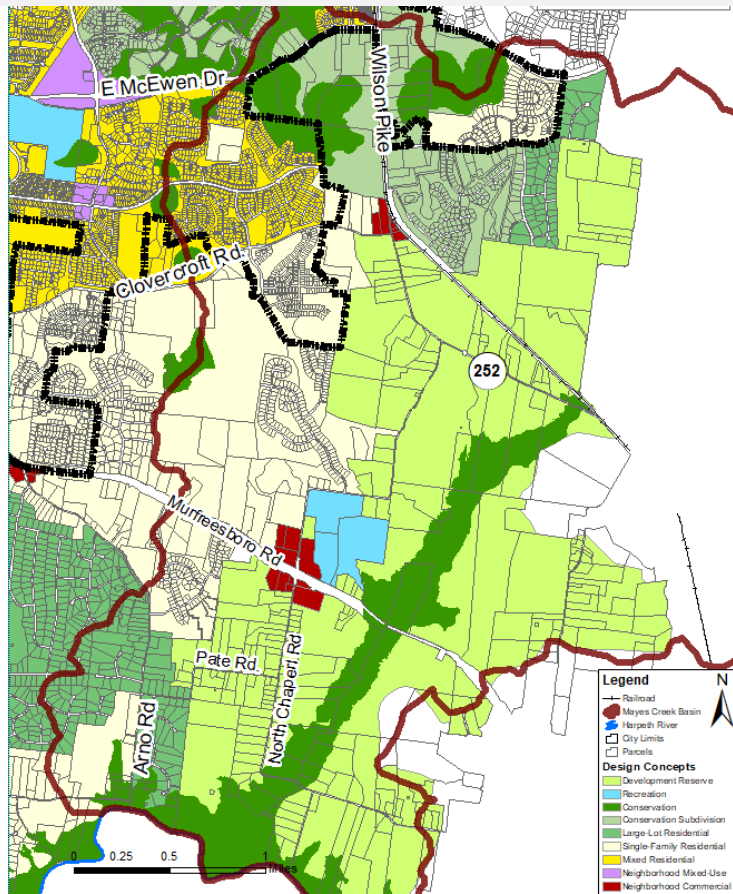
ENVISION FRANKLIN AMENDMENTS

MAY 24, 2018 JOINT CONCEPTUAL WORKSHOP

Project Timeline

- Presented Summary at the September 2017 Joint Conceptual Workshop
- Completed Open House and Survey in November 2017
- Presented Results at January 25th, 2018 Joint Workshop
- February 6, 2018 Mobile Workshop for Staff, FMPC, and BOMA members
- February 22, 2018 Joint Conceptual Workshop
- May 23, 2018 Neighborhood Meeting
- May 24, 2018 Joint Conceptual Workshop
- June 28, 2018 Planning Commission Meeting
 - **Two separate amendment requests**



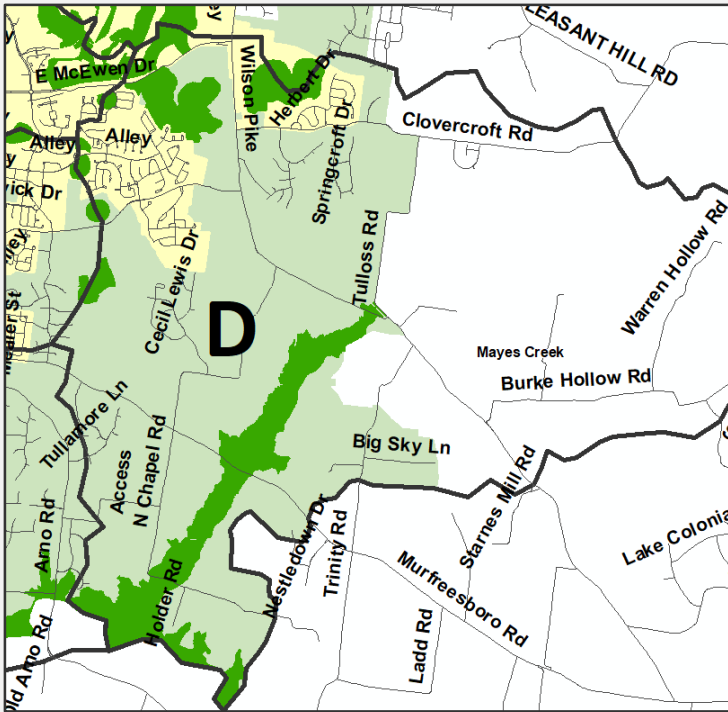


Existing Design Concepts

Combination of Single-Family Residential, Large-Lot Residential, and Development Reserve

- Maintains one unit on two acre minimum lot size for most of the UGB
- The community's desired vision as expressed at the open house and through the survey;
- Supports single-family uses for Ingraham/Hutcheson properties;
- Preserves Neighborhood Commercial node planned for North Chapel Road & 96E;
- Properties most likely to develop in the County and not pursue annexation;
- **Current infrastructure does not support development**

From Annexation & Growth Policy Special Work Session



Mid-Term Capability

Development Potential: Significant amount

--Within UGB (3,500 acres)

--Outside of UGB (4,350 acres)

Future Land Use:

-- Likely residential with commercial nodes

Sewer Service:

-- Could be served with gravity sanitary sewer

-- Major sewer extension/investment needed

Road Infrastructure:

-- Murfreesboro Rd in State TIP this fiscal year

-- McEwen Drive extension is near term

-- Wilson Pike is mid-term (up to State)

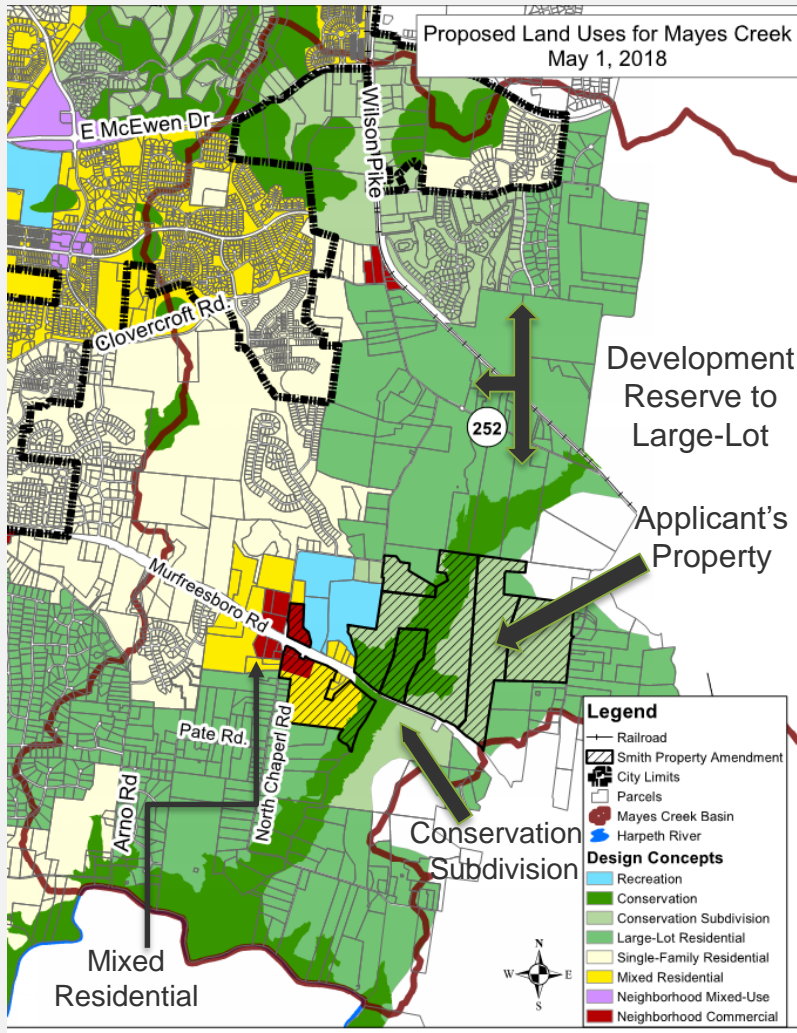
-- Arno Road improvement is long term

-- Liberty Pike extension is long term

Emergency Services:

New station needed. Extended response times would necessitate a temporary station. Station 6, 2 and potentially 7 would serve in the interim. Water supply, large setbacks, hydrant availability.

Supplement tanker support for water supply, not currently in fleet.



Proposed Changes if Smith's Amendment is Approved & Sewer can be Extended:

- Hatched area represents the Smith's
- Mixed Residential buffering the commercial uses at North Chapel Road;
- Conservation Subdivision for the property south of 96E.
- Re-designates remaining Development Reserve to Large-Lot Residential to reflect existing County zoning.

Envision Franklin Design Concepts Defined:

- **Single-Family Residential:** detached residential homes with a range of lot sizes;
- **Large-Lot Residential:** minimum lot size of one-acre or more
- **Conservation Subdivision:** minimum 50% open space and primarily detached single-family homes, but duplexes and big houses could also be secondary uses;
- **Mixed Residential:** supports mix of townhomes, duplexes, “big houses”, and single-family;
- **Neighborhood Commercial:** active commercial uses at key intersections and could include a nail salon, drug store, restaurants, small grocery, day care center, and gas station among other uses.
- **Development Reserve:** includes areas along the fringes of the Franklin UGB and characterized by agricultural and low density residential uses; growth policy is currently single-family residential on lots of two acres or more.
- **Conservation:** mostly floodplain and steep slopes;
- **Municipal Growth Area 1 (MGA-1):** County zoning for most of the UGB in the Mayes Creek Basin and allows single-family residential on one-acre or more.