



Legislation Details (With Text)

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Title: PUBLIC HEARING: Consideration Of Resolution 2019-78: A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. (8/22/19 FMPC 7-0, 9/10/19 WS)

Sponsors: Emily Hunter

Indexes:

Code sections:

Attachments: 1. RES 2019-78 PLAN OF SERVICES SE PROPERTIES_with Exhibits.Law Approved 2, 2. RES 2019-78 PLAN OF SERVICES SE PROPERTIES_with Exhibits.Law Approved, 3. RES 2019-78 MAP PLAN OF SERVICES, 4. Annexation Request 19-05-23, 5. 24 Signed Affidavits 5-24-19, 6. owner affidavit 2 parcels, 7. owner affidavit parcel 133 01802

Date	Ver.	Action By	Action	Result
10/8/2019	1	Board of Mayor & Aldermen	approved	Pass
9/10/2019	1	Work Session	referred as a Public Hearing Item	
8/22/2019	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

DATE: August 14, 2019

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration Of Resolution 2019-78: A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. (8/22/19 FMPC 7-0, 9/10/19 WS)

Project Information

Applicant: Greg Gamble, Gamble Design Collaborative
Owner: multiple owners, see Resolution

Background/Staff Comments

The City has received annexation requests for 26 properties in the Goose Creek Basin that are located outside the Franklin Urban Growth Boundary (UGB). In order for these properties to be annexed, a referendum amongst the owners of the properties to be annexed must be held pursuant to Tennessee Code Annotated (T.C.A.). The referendum was discussed at the August 14, 2019 BOMA Work Session. BOMA will vote on August 27, 2019 at a public hearing on whether to request a referendum for annexation of the 26 properties. Should the referendum occur, the election is proposed to be held on October 22, 2019 in conjunction with the City of Franklin Municipal Elections.

Resolution 2019-78 is a City of Franklin drafted plan of services for the 26 properties being considered as part of the proposed referendum for annexation, Resolution 2019-72. The Plan of Services outlines how infrastructure will need to be provided to serve the 26 properties of approximately 474 acres, should the BOMA decide to hold a referendum and should the referendum pass. If the referendum passes, the annexation would become effective 30 days after the certification of the election. This Plan of Services is drafted to be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election to line up with the effective date of the annexation.

In terms of the Plan of Services, water is located within the Milcrofton Utility District. Water availability, adequate fire flow and pressure must be approved prior to development on any of the parcels. The extension of reclaimed water infrastructure will be required to be extended to serve any property pending jurisdiction of this area for reclaimed water.

The property is within the Goose Creek and Mayes Creek Sewer Basins. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property. These mains and interceptors shall be sized according to the expected demands of development in these basins as determined by a sanitary sewer study.

Access to the property shall be provided from various existing roadways within the region. As properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire or Police Protection.

Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate Design Concepts, after annexation.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

None.

Recommendation

Recommend approval to the Board of Mayor and Aldermen.