



Legislation Text

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DATE: September 16, 2015

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator-Community/Economic Development
Josh King, Senior Planner

SUBJECT:

PUBLIC HEARING: Consideration of Initiating the Annexation Process and Draft Plan of Services, Resolution 2014-101, For The Annexation of the Adams Property, Located South Of Murfreesboro Road And East of I-65; (09/22/15 WS)

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning advancing the proposed annexation of +/- 165 acres of property in the City's planning and development process.

Background

The applicant, Gamble Design Collaborative, have requested annexation of +/- 165 acres of property located on the east side of the Franklin East Subdivision and off of Highway 96. The applicant is proposing a subdivision of detached residential homes. There are no portions of the site under Hillside Protection Zoning overlays or floodplains located on the site.

A. Water

The Property is located within the Milcrofton Utility District. Water availability shall be approved and provided through Milcrofton prior to annexation. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

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

C. Wastewater The Property lies within the Watson Branch Basin and Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The proposed development of the Property is anticipated

to construct 290 single family residential homes. The Owner shall be required to extend the Simmons Ridge Sanitary Sewer Interceptor to provide service to the southern portion of their property. City of Franklin sanitary sewer system basin plans show this as a 12" and 8" sanitary sewer Interceptor. The property owner shall be required to submit engineering calculations to determine final sizing requirements. The Owner shall be required to extend the sanitary sewer from the Watson Branch Interceptor to provide sanitary sewer service to the northern portion of their property. Engineering calculation shall be required to determine final sizing requirements.

The Owner shall be responsible for the following:

- 1) Engineering design, construction, easements, rights-of-way and all cost associated with the on-site sanitary sewer infrastructure required to serve the development of this property.
- 2) Payment of all fees per policies and procedures as outlined in Franklin Municipal Code.

D. Stormwater

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 all requirements as outlined in the Franklin Municipal Code. As the Property develops, the City of Franklin will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

- E. Streets Access to the property shall be provided on Ridgeway Drive. 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. It should be noted that no direct access shall be allowed to SR96. All roadways constructed as part of this development shall comply with City of Franklin Street Standards. This includes any roadway improvements located within the Williamson County. Ridgeway Drive is a county road located in Williamson County. The City does not own or control this main access to the site.

F. Traffic Control

Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

G. Street Lighting

No off-site street lighting is proposed at this time. 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.

H. Street Name Signs

No additional street name signs in the area have been deemed necessary. New development shall install street name signs per City policy.

I. Fire Protection

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

Given an unknown time frame regarding water supply for fire protection and additional unknowns regarding acceptable levels of volume and pressure, the Owner shall provide residential fire sprinkler systems in all homes until water can be provided at the necessary fire flow. The Fire Department will expect a minimum of two accesses to the property.

J. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning will therefore encompass the area and anticipates the subject area be annexed as a district compatible with the surrounding area in terms of density. The Zoning Ordinance requires connectivity in four directions from the property, which will need to be added as part of the development plan.

K. Parks and Recreation

According to the existing parkland dedication ordinance, the property, as proposed, would pay fees, dedicate land or submit a modification of Standards (MOS) with the Development Plan. For 1-65 acres and 290 single family residences, the amount to be dedicated is:

- a) 1,200 square feet for the first 35 dwelling units
- b) 600 square feet for each additional principal unit
- c) Accessory dwellings shall be exempt from these requirements
- d) Development proposed in phases shall be considered as a single development for the purpose of applying land dedication standards. Development shall not be phased to avoid the requirements of this subsection.

The breakdown for this project would be as follows if the density proposed was approved:

1,200 square feet x 35 DU = 42,000 square feet
600 square feet x 255 DU = 153,000 square feet
195,000 square feet
195,000 square feet divided by 43,560 square feet = 4.47 acres

The value of the land for payment in lieu of dedication will be decided by an appraisal and warranty deed.

L. Police Protection

Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

Any Building and Code inspection services provided by the City now or in the future will begin in the annexed area on the effective date of annexation. New development after annexation will comply with the City's Building codes, pay all applicable fees and obtain all required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

The Sanitation Department will begin pick-up, per their regulations, on the effective day of annexation.

City of Franklin Land Use Plan

Seward Hall Character Area

The Seward Hall Character Area lies east of I-65 on the easternmost edge of the City of Franklin and the UGB. It is comprised of approximately 10,614 acres.

Character

1. This area is largely built out and typically includes detached residential uses on larger lots. However, there are significantly sized parcels that are currently vacant or agricultural which may be considered for development in the future.
2. The protection of environmental features is important to this area's unique community character and should be protected. Of particular importance in this area is the floodplain.

SPECIAL AREA 3

Land Use

4. Existing uses are predominately detached residential. New development shall be consistent with these predominate uses.
5. There are currently limited Civic and Institutional uses sprinkled throughout this special area. Additional Civic and Institutional uses are appropriate so long as the site design and traffic implications are adequately addressed.
6. Because of there is the potential for Activity Centers within Seward Hall Character Area, additional commercial, office or retail uses are not supported.
7. New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.

Development Form

8. This area should follow standards for the Conventional/Suburban Design Concept. There are also many areas that are environmentally sensitive which have been assigned the Conservation Design Concept.
9. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. Lot sizes shall transition to address existing development patterns. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.
8. This area should follow standards for the Conventional/Suburban Design Concept. There are also many areas that are environmentally sensitive which have been assigned the Conservation Design Concept.
9. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. Lot sizes shall transition to address existing development patterns. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

Open Space

13. Areas identified for the Conservation Design Concept include key environmentally sensitive sites such as floodplain but also private open-space over five acres, utilities and cemeteries. Although they may not be graphically indicated, all private open space and cemeteries should be considered under the Conservation

Design Concept, regardless of size.

14. Redevelopment of any existing private open spaces should be considered in conjunction with the overall subdivision layout and the City's open space requirements.

15. Cemeteries shall be governed by all federal, state and local laws, as appropriate.

16. A well-integrated network of connected open space and parks shall be encouraged to add public amenities and to preserve the existing qualities of the area.

17. Common design elements, such as fieldstone walls and wood plank fencing, shall be used to create and maintain a community identity.

Recommendation

It is recommended that Board of Mayor and Aldermen consider directing this proposed annexation further into the City's development process and that a public hearing be scheduled for Tuesday, October 13, 2015 at the Board's 7:00 p.m. meeting.