



## Legislation Text

---

**File #:** 16-0133, **Version:** 1

---

**DATE:** January 20, 2016

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator  
Vernon Gerth, Assistant City Administrator-Community/Economic Development  
Bob Martin, Interim Planning and Sustainability Director  
Josh King, Senior Planner

**SUBJECT:**

PUBLIC HEARING: Consideration Of Initiating the Annexation Process and Plan of Services For The Annexation of Certain Areas on South Carothers Road, Specifically 4350 and 4344 South Carothers Road (01/26/16 Worksession).

**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 29.15 acres of property in the City's planning and development process.

**Background**

The applicant, Greg Gamble, has requested annexation of 29.15 acres of property located on the east side of South Carothers Road across from the Lockwood Glen Subdivision. The applicant is proposing to develop the site for residential uses only, and is also working to construct a roadway connection from South Carothers Road, through these properties, and connecting to the adjacent property to the north. The property to the north (herein called "the Adams Property") has already received a favorable vote from BOMA to initiate the annexation process, and the applicant is finalizing the development plan for the site. The current use of both sites is single family residential.

**Plan of Services**

The Plan of Services for this site has not yet been drafted; however it is expected that the Plan of Services would be similar to the draft Plan of Services provided with the Adams Property. A copy of the Adams Property draft Plan of Services is attached.

**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**

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. 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**

Existing uses are predominately detached residential. New development shall be consistent with these predominate uses. 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. Because of there is the potential for Activity Centers within Seward Hall Character Area, additional commercial, office or retail uses are not supported. New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.

#### **Development Form**

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. 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.<sup>8</sup> 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. 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**

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. Redevelopment of any existing private open spaces should be considered in conjunction with the overall subdivision layout and the City's open space requirements. Cemeteries shall be governed by all federal, state and local laws, as appropriate. 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. 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, February 23, 2016 at the Board's 7:00 p.m. meeting.