



Legislation Text

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TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Emily Hunter, Director of Planning and Sustainability
Jim Svoboda, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Initiating The Annexation Process And Draft Plan Of Services, Draft Resolution 2017-17, For The Annexation Of Several Properties Not Adjoining The Existing City Limits, Located On The North And South Side Of Murfreesboro Road, East Of North Chapel Road, And West Of Trinity Road, And Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee."

(Continued from 3/28/17 Work session; Deferred from 4/25/17 Work Session to 5/23/17 WS; 05/23/17 WS).

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the non-contiguous annexation request and Draft Resolution 2017-17, Plan of Services Resolution for the Mayes Creek Properties Annexation.

Background

The City of Franklin is permitted to annex property within the Urban Growth Boundary (UGB) that is not contiguous to the existing city limits when the annexation is requested by the property owner. State Law requires that in addition to the traditional requirements, the City must also coordinate the preparation of the Plan of Services (POS) for the property with the County. The City and County are also required to enter into inter-local agreements that outline how emergency services will be provided for any interceding properties, and for the maintenance of roads and bridges that comprise the primary route to the area being annexed as deemed necessary by the City and the County.

Over the past year, several property owners have expressed interested in having the City annex property that is not contiguous to the existing city limits. In July 2016, the City received a written request by the Smith family (Mayes Creek Properties) to annex approximately 490 acres located approximately 1.3 miles east of the existing city limits near the intersection of North Chapel Road and SR 96 E. In reviewing the annexation request, staff has been carefully evaluating the numerous complex issues associated with the request, and has identified the following key policy items for non-contiguous annexations in general that warrant further discussion and guidance from the BOMA:

- Does the proposed development fit the City's broader land use vision / consistent with Long Range Plans?
- Does the proposed development fill a community need and bring high quality development to the City?
- Does the proposed development help advance Key Infrastructure Plans?
- What is the impact of the proposed development on overall level of city services / Cost-Benefit?

According to Envision Franklin, the proposed Mayes Creek Properties development is located in the Development Reserve and Neighborhood Commercial Design Concepts. These properties are currently not located within reasonable proximity to city sewer and the existing County roadway network is not suitable for large scale development. The preliminary concept for the property will need to be evaluated further and will require an amendment to Envision Franklin if the BOMA is interested in considering the annexation request.

The property owner is proposing to develop the property in multiple phases, with the first phases being developed on an alternative wastewater treatment system. The proposed concept would not initially advance key infrastructure plans for the Mayes Creek Drainage Basin and BOMA must determine whether the City should consider the use of alternative wastewater treatment facilities. If BOMA is interested in considering the annexation request, the Mayes Creek Drainage Basin Plan will need to be reevaluated and updated.

As discussed at the March 28, 2017, and May 23, 2017, BOMA Work Sessions, the attached Draft Plan of Services Resolution 2017-17, represents a preliminary analysis of the proposed annexation request and serves as a starting point for consideration by the BOMA. If the BOMA is interested in considering the proposed non-contiguous annexation request, staff will continue discussions of the key policy issues with the BOMA, prepare a more detailed analysis of projected impacts on city services, begin the process to prepare amendments to Envision Franklin and the Mayes Creek Drainage Basin Plan, and begin the process to work with the County to draft the required POS and inter-local agreements.

Financial Impact

Not known at this time.

Recommendation

Staff recommends initiating the annexation process.