



Legislation Text

File #: 17-0740, **Version:** 1

DATE: August 17, 2017

TO: Board of Mayor and Aldermen
Franklin Municipal Planning Commission

FROM: Andrew Orr, Principal Planner
Kelly Dannenfelser, Long Range Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Envision Franklin Plan Amendment for properties located in the Development Reserve Design Concept along Murfreesboro Road, located in the eastern part of the Urban Growth Boundary (UGB).

Purpose

Study the Murfreesboro Road corridor within the Mayes Creek Basin. Most of this area is located in the Development Reserve Design Concept in Envision Franklin. The upcoming TDOT widening of Murfreesboro Road and the City planning efforts for expansion of wastewater services in the South Franklin area could make this area more suitable for development. An analysis will be conducted to determine how much development is feasible. The staff also seeks to conduct public outreach efforts, specifically targeting residents and property owners in this geographic area to determine their vision for the future. The culmination of the study would lead to an amendment to Envision Franklin.

Project Timeline

- August 24, 2017: Present scope and timeline at the Joint Conceptual Workshop. This would include two community meetings with residents in the study area, a citizen survey, a land use and development suitability analysis, several briefings at future Joint Conceptual Workshops, a mobile workshop, and potentially a plan amendment to Envision Franklin.
- September 28, 2017: Discuss preliminary statistics of the study area at the Joint Conceptual Workshop related to existing land uses and development suitability.
- TBD: Mail notices to property owners in the subject area informing them of the study and the time and date of the community meeting. Information will also be available on the website.
- October 18, 19, or 25, 2017: Community meeting to get input from property owners and citizens to be

held at a location in the study area. A survey would also be included and left open for 4-6 weeks.

- January 25, 2018: Present results of the community outreach efforts and the draft amendment at the Joint Conceptual Workshop.
- Early February: Mobile workshop with appointed and elected officials of the study area.
- Early-February: Second community meeting to present the draft amendment.
- February 22, 2018: Final comments at Joint Conceptual Workshop.
- March 22, 2018: Present Plan Amendment for FMPC approval.

The above timeline is an estimation of what will be needed for the study, but the timing and order of the proposed events are subject to change.