



Legislation Text

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TO: Franklin Municipal Planning Commission

FROM: Andrew Orr, Principal Planner
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Subject

Consideration Of Resolution 2018-47, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located In The Mayes Creek Drainage Basin, Located Generally Along Murfreesboro Road (96E) In The Eastern Part Of The Franklin Urban Growth Boundary To Change The Design Concept From Development Reserve To Large-Lot Residential, Mixed Residential, And Conservation Subdivision And From Neighborhood Commercial To Neighborhood Mixed-Use And From Single-Family Residential To Mixed Residential (Public Hearing)."

Project Information

Applicant: Planning and Sustainability Department Staff
Owner: Multiple properties throughout the Mayes Creek Basin

Background/Staff Comments

Resolution 2018-47 responds to the Envision Franklin Amendment request specified in Resolution 2018-46, the Smith Property Amendment. If Resolution 2018-46 is approved, the staff recommends approval of Resolution 2018-47. If Resolution 2018-46 is disapproved, the staff recommends disapproval of Resolution 2018-47.

The Mayes Creek Basin is an area in the eastern part of the Franklin Urban Growth Boundary (UGB) demarcated by natural drainage patterns. The basin is comprised of approximately 10,000 acres, of which approximately 6,000 acres are within the Franklin UGB. Roughly 1,200 acres within the UGB are within the 100-year floodplain.

The current growth policy is mostly Development Reserve, Large-Lot Residential, and Neighborhood Commercial at the intersection of North Chapel Road and 96E. Development Reserve is a design concept in Envision Franklin that supports single-family residential uses on lots of two-acres or more. Development Reserve areas occur along the fringes of the Franklin UGB and are characterized by agricultural and single-family residential uses on significant acreage. Public sewer is unavailable in these areas and road widths are not capable of carrying high traffic volumes. Large-Lot Residential typically reflects the established character of existing neighborhoods and often provides a transition between the City and County subdivisions. New development in Large-Lot areas should have a minimum lot size of one-acre or more to fit contextually with surrounding neighborhoods. The Neighborhood Commercial Design Concept supports small-scale commercial

uses at key intersections. Examples include restaurants, a drug store, gas station, or small offices.

The following project activities have taken place and factored into the staff's recommendation:

- The staff presented an outline of milestones for the Mayes Creek Study at the August 24, 2017 Joint Conceptual Workshop.
- The staff presented a summary of existing conditions and the scenario planning exercise at the September 28, 2017 Joint Conceptual Workshop.
- The City of Franklin staff held an Open House on November 7, 2017 and launched an online survey.
- The staff presented the public outreach results at the January 25th, 2018 Joint Conceptual Workshop.
- The City staff, Planning Commissioners, and Board of Mayor and Aldermen went on a mobile workshop of the Mayes Creek Basin.
- Various land use scenarios were proposed at the February 22, 2018 Joint Conceptual Workshop
- The Mayes Creek Study transitioned into two Envision Franklin Plan Amendments.
- On May 23, 2018, a Neighborhood Meeting was held at City Hall with the residents to review the Plan Amendments.
- May 24, 2018 Joint Conceptual Workshop
- June 28, 2018 Planning Commission Meeting

Contingent upon the approval of Resolution 2018-46, the staff proposes removing the 2,600 acres of Development Reserve Design Concept from the Mayes Creek Basin and replacing it with a combination of higher intensity design concepts. The key design principle is to support the most intensive development around the North Chapel Road and 96E intersection by making each quadrant of the intersection Neighborhood Mixed-Use and buffering these parcels with Mixed Residential. Neighborhood Mixed-Use supports a mix of commercial and residential uses. Mixed Residential supports a combination of single-family, townhomes, duplexes, and/or "big houses." The staff also recommends changing the design concept for a few parcels adjacent to the Smith Property to Conservation Subdivision.

The second key principle is to transition the intensity away from 96E into the outlying areas. The staff recommends changing most of the property north and south of 96E to Large-Lot Residential which generally reflects the County zoning of Municipal Growth Area-1 (MGA-1), one-unit/acre. The outlying roadway infrastructure in the northern and southern halves of the basin are not equipped to take on intense growth and the land uses should remain low density until improvements to Wilson Pike, Trinity Road, Pate Road, and North Chapel Road are programmed.

Project Considerations

The City of Franklin engaged the Mayes Creek Basin residents to provide information about the land use study and to get their input on their vision for the future. The first public meeting was an open house on November 7, 2017 at the Franklin City Hall. Over 100 people attended. The overall sentiment expressed was a desire to maintain the limited growth policy and rural character of the basin. Many citizens voiced concerns about traffic, infrastructure, school crowding, and the land disturbances that sewer extensions into the basin would cause. Residents of Watkins Creek expressed specific concerns about potential sewer extensions to the Ingraham Property through their preserved open space and other residents had concerns about easements that would be needed to reach the Mayes Creek Basin. Similar infrastructure-related concerns were echoed at

the May 23, 2018 neighborhood meeting.

An online survey was implemented to better understand which types of uses could be supported in the basin. Approximately 350 people responded, mostly residents of the basin, and the overall sentiments expressed a desire to maintain the current low density, preserve open space and agricultural uses, and limit development.

Recommendation

Approval of the Envision Franklin Plan Amendment is recommended only if Resolution 2018-46 is approved.