



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #26  
BOMA  
04/24/2012

## MEMORANDUM

February 7, 2012

TO: Board of Mayor and Aldermen

FROM: Paul P. Holzen, Interim Director of Engineering  
Eric S. Stuckey, City Administrator *Eric*

SUBJECT: Sanitary Sewer Availability Request for Deerfield Section 2 Lot 40 (Map 52 Parcel 38)

### Purpose

The purpose of this memorandum is to forward to the Board of Mayor and Aldermen (BOMA) a request for Sewer availability for 1000 Scramblers Knob

### Background

A request for Sewer availability for 1000 Scramblers Knob known as Tax Map 52, Parcel 38 was submitted on January 30, 2011. The request is for 1 SFUE through a 3/4" domestic water meter. This property is located in the Deerfield Subdivision and is within the City's Urban Growth Boundary.

Based on direction from the Board of Mayor and Alderman at the April 12 Capital Investment Committee Meeting staff is proposing two options:

Option 1: Allow the property owner to connect to the existing sewer system directly west of the property with the following requirements:

- a. The Property owner will be required to obtain an easement to extend their individual service through the Fieldstone Farms Homeowners Association Inc. Property. This easement shall be recorded at the Williamson County Register of Deed.
- b. If the Homeowners Association does not grant a Private Utility easement then the property owner shall be required to extend the public main through the Public Utility Easement at their cost.
- c. Require the property owner and future property owners to participate in any future special assessment district located in the Deerfield Subdivision that requires sewer to be extended through or adjacent the property. Record an Agreement at the Williamson County Register of Deed's prior to issuing availability.

Option 2: Deny Availability

### Financial Impact

None.

### Recommendation

Staff would recommend Option 1. This approval would be for 1 SFUE for Sanitary Sewer. It would be approved contingent upon the proposed development meeting the requirements as established March 10, 1992, for extensions of facilities inside the City's Boundaries, the payment of all required fees, and any required extension to the City's water and/or sanitary sewer system to serve the site as per the City's standards with associated required public water and/or sanitary sewer line easements.

