



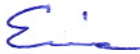
HISTORIC
FRANKLIN
TENNESSEE

ITEM #13
WRK S 01/26/10

MEMORANDUM

January 15, 2010

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator 
Eric J. Gardner, P.E., Director of Engineering
Andy King, Fire Marshall
Emily Hunter, Project Planner

SUBJECT: London Lane ROW Abandonment – Between 208 and 210 London Lane

Purpose

The purpose of this memorandum is to forward a request from Royal Oaks Subdivision residents for the abandonment of right-of-way between 208 and 210 London Lane to the Board of Mayor and Aldermen (BOMA).

Background

In 1968, the Royal Oaks Subdivision was created by final plat. A 60-foot right-of-way was designated between Lots 2 and 2A (210 and 208 London Lane, respectively) to connect London Lane with the adjacent property to the south. In August 2008, a development, Williamson Square Active Adult Villas, came before the Planning Commission for site plan approval. The site plan was deferred and later disapproved at the September 2008 Planning Commission meeting. The development, if approved, would have had access to London Lane through the subject right-of-way. Several of the Royal Oaks Subdivision residents spoke against the Williamson Square Active Adult Villas project and the connection between the development and London Lane at the September 2008 Planning Commission meeting. Several of these residents have now contacted staff to request abandoning the right-of-way so that a future development cannot have access to London Lane.

This request was initially discussed at the March 10, 2009 BOMA Work Session.

Financial Impact

None.

Options

Option 1 – Take no action; retain the existing right-of-way.

Option 2 – Declare the right-of-way as surplus property in a means designated by the Municipal Code and sell the property through sealed bids. If the bids are not sufficient to cover incurred expenses, the City would retain possession. Any funds in excess of the City's incurred expenses could be designated for the Affordable/Workforce Housing Reserve Fund or on the acquisition of right-of-way for Capital Investment Projects.

Option 3 – Abandon the right-of-way, split equally to 208 and 210 London Lane.



Recommendation

Staff recommends Option 1; retain the right-of-way. The attached summary of Departmental Review Team (DRT) comments provides further explanation of this recommendation.

DRT Staff Comments in support of Option 1 to NOT recommend abandonment of the London Lane R.O.W:

1. The ROW was established more than 30 years ago to plan for future development. As of today the area has not fully developed, so it would be premature to abandon the ROW. We do not know the future of Williamson Square or the Alexander property. At some point in the future, both sites are likely to be redeveloped.
2. This ROW could still be important to emergency response either as a ROW or emergency access easement. It could provide shorter response times to Royal Oaks subdivision and Williamson Square depending upon where emergency vehicles are located. Additionally, it is to the benefit of the residents as a redundant access point. When accidents occur at London Lane and N Royal Oaks, it could provide another way for vehicles to detour that area without having to traverse back through the subdivision.
3. Utilizing this R.O.W. at some point in the future could help the local street network decrease traffic on Royal Oaks.
4. Although the 4.22 acre lot adjacent to the right-of-way is platted as non-buildable, future redevelopment of the Alexander property could still result in infrastructure being installed on the non-buildable lot. The future is unknown, and we do not yet know how this lot could be utilized.
5. The Franklin Zoning Ordinance encourages connectivity, mobility, and circulation. The two points below are part of the purpose and intent subsection of 5.10 Mobility and Circulation:
 - a) Provide safe, efficient, and convenient vehicular, bicycle, and pedestrian access and circulation patterns within and between developments.
 - b) Assure safe access to and from streets by emergency vehicles.
6. The Franklin Zoning Ordinance requires internal street connectivity, as well as external street connectivity. The following standards from Subsection 5.10.4 (2) of the Franklin Zoning Ordinance would require that a new development connect to the existing R.O.W.:
 - a) The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining lands in those cases in which the adjoining lands are undeveloped and intended for future development or in which the adjoining lands are developed and include opportunities for such connections. Traffic calming measures shall be integrated into the development to mitigate the impact of potential future “cut-through” traffic.
 - (b) Street rights-of-way shall be extended to or along adjoining property boundaries such that a roadway connection or street stub shall be provided for development at least every 1,500 feet for each direction (north, south, east, and west) in which development abuts vacant lands. Such street stubs shall not be required to abut adjacent development lacking existing or planned street connections, floodplains, wetlands, HHO Districts, riparian buffers, required Tree Protection



Zones, slopes exceeding 14 percent, or other unique site conditions preventing a street connection in the opinion of the Engineering Department.

(c) Residential streets affected by external street connectivity requirements may be candidates for traffic calming treatments upon the recommendation of the Engineering Department. If an applicant disagrees with the decision of the Engineering Department regarding traffic calming, the applicant may appeal the decision to the FMPC or BOMA, depending on the type of application.

(d) Street and sidewalk connections shall be made between neighborhood commercial centers and adjacent residential neighborhoods.

London Lane ROW Abandonment



Proposed ROW Abandonment

Liberty Pike

London Lane

Murfreesboro Road

Royal Oaks Boulevard

1" = 600'