




MEMORANDUM

August 15, 2014

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
Vernon Gerth, ACA, Community and Economic Development
David Parker, CIP Executive/City Engineer
Paul Holzen, Director of Engineering Department
Catherine Powers, Planning and Sustainability Director

SUBJECT: Draft Plan of Services – Adams Property

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding the requested annexation and related Plan of Services for the Adams Property.

Background

Gamble Design Collaborative (GDC) on behalf of the property owner has requested annexation of 11 acres located south of Murfreesboro Road and west of Ridgeway and adjoining the City limits within the eastern part of Franklin's Urban Growth Boundary (UGB). The applicant proposes 22 detached, single-family dwellings. The site is located in a rural section of Williamson County and the Plan of Services stipulates the infrastructure the applicant is required to provide to adequately support the project.

Plan of Services

City departments have provided feedback for the Plan of Services and their requirements are outlined in the attached draft. As expected, the draft Plan of Services primary issues are wastewater and roadway infrastructure. The following is a summary of major improvements:

Wastewater

The Property lies within the Watson Branch Sanitary Sewer Drainage Basin as defined in the City of Franklin Sanitary Sewer Basin Study documents. A development of twenty-two (22) single family residential homes is proposed for this Property. The Property shall be served by an extension of the City's gravity sanitary sewer system from the existing manhole located on the Property. In addition, the Owner shall be required to extend the gravity sanitary sewer system to the adjacent properties that will naturally drain through the Property. The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary sanitary sewer infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code.

The Developer(s) shall be responsible for the following:

- Extending the City's gravity sanitary sewer system to adjacent properties that will naturally drain through the property.
- All costs associated with engineering, design and construction of the necessary sanitary sewer infrastructure for the development.

Streets

The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary roadway (Streets) infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code. The Owner shall be required to connect to Ridgeway Drive. No additional access to Murfreesboro Road (State Route 96) shall be allowed by the City of Franklin. The Owner shall prepare a traffic impact study to evaluate the intersection of Ridgeway Drive and Murfreesboro Road to determine if additional turn lanes are necessary for both Ridgeway Drive and Murfreesboro Road. Should additional turn lanes become necessary due to the proposed development of this Property, the Owner shall be responsible for all the costs for such turn lanes, including any necessary additional rights-of-way. The costs for such required turn lane improvements, including the cost of any necessary additional rights-of-way, shall not be eligible for Offsets of the City Road Impact Fees. Finally, the Owner shall be required to construct five foot (5') wide sidewalks along the frontage of the Property to include both Ridgeway Drive and Murfreesboro Road, as well as providing five foot (5') sidewalks on along both sides of the Streets through any development on the Property.

The Developer shall be required to provide the following:

- Engineering, Design and Construction of all necessary roadway infrastructure for the development.
- Connection to Ridgeway Drive.
- Cost of a traffic impact study to evaluate the intersection of Ridgeway Drive and Murfreesboro Road.
- Cost of necessary turn lane, including additional right-of-way. Not eligible for Offsets of the City Road Impact Fee.
- Construction of five (5) foot sidewalks along the Frontage of Murfreesboro Road and Ridgeway Drive.



GDC's Initial Response to Plan of Services

City staff has met with the representatives from the GDC regarding the draft Plan of Services. The applicant has reviewed the Plan of Services and provided input. There is no disagreement with the Plan of Services.

Financial Impact

The information below shows a rough estimate of the revenues likely to be generated from the development of this property. This estimate is based on 22 homes and does not include an estimate of the annual cost of the City providing service to this property when fully developed. There are fees not currently available, but staff calculation indicate an estimate of at least \$490,920 in revenues to the City from the annexation and development of this property.



City of Franklin, TN - DEVELOPMENT FEE ESTIMATOR				
PROJECT - 22 Single Family Detached Residences				
Prepared by: Lynn Daland		Date: 8.15.2014		
City of Franklin Fee	Overall Planning/Development Fees	Fees Per Dwelling	COF Department	
Project Description				22 Single Family Detached Residences - approximately 3500 sq ft each
Rezoning	\$400		Zoning	\$400 Fixed Review Fee
PUD - Conceptual Workshop	\$50		Planning	\$50 Fixed Review Fee
PUD Development Fee	\$820		Planning	\$800 +.02 per sf of nonres bldg & \$10 per dwelling unit
Final Plat	\$750		Planning	\$200 + \$25 per Lot
FMPC Site Plan Review	\$520		Planning	\$800 +.02 per sf of nonres bldg & \$10 per dwelling unit
Water and Sewer Plans Review	\$300		Utility Billing	\$300 + \$300 Fixed Review Fee
Water Line Inspection	TBD		Engineering	\$1.25/ LF
Sewer Inspections	TBD		Engineering	Gravity Main - \$2/ LF, Force Main - \$1.50/ LF
Stormwater Permit Fee	\$100		Engineering	\$100 Fixed Review Fee
Drainage Inspection	\$1,000		Engineering	TBD - \$1000 min
Reclaim Water Plan Review	\$300		Engineering	\$300 Fixed Review Fee
Reclaim Water Line Inspection	TBD		Engineering	\$1.25/ LF
Grading Plan Review	\$300		Engineering	\$300 Fixed Review Fee
Grading Permit Fee	\$100		Engineering	\$100 Fixed Review Fee
Roadway Plans Review	\$500		Engineering	\$300 Fixed Review Fee
Roadway Inspection	\$1,000		Engineering	TBD - \$1000 min, \$2/ LF
Utility Permit Fee	\$100		Utility Billing	\$100 Fixed Review Fee
Water Tap Fee	MHC	Water District	Water	Determined by Metering District
System Development Fee (SDF)				Varies by meter size
Access Fee				Varies by meter size
Installation of meter and box				Varies by meter size
Effluent Disposal Fee (EDF)				Varies by meter size - Lawn Sprinklers
Application Fee				\$25 Fixed Application Fee
Water Tap Fee Subtotal				
Fire Line Tap Fee	TBD		Water	\$500 per inch of diameter - 6" is typical, w/ 8" if tied to a hydrant
Sewer Tap Fee	COF	3/4" meter	Water	Determined by metering district on tap 3/4" to 8"
System Development Fee (SDF)		\$1,440		Varies by meter size
Access Fee		\$2,170		Varies by meter size
Installation of meter and box		\$1,240		Fee is fixed, but varies, for tap already made or tap not made
Effluent Disposal Fee (EDF)		\$400		Varies by meter size
Application Fee		\$25		\$25 Fixed Application Fee - waived if also applying for water tap fees
Sewer Tap Fee Subtotal		\$5,250		
Building Permit Fee		\$1,295	Building	Res \$0.37/ sq ft
Road Impact Fee		\$4,911	Building	2014 RIF Schedule
Facilities Tax		\$2,119	Building	Res = \$0.89 per gross sf
Electrical Permit Fee		\$714	Building	\$0.0609/ sq ft
Mechanical Permit Fee		\$54	Building	\$0.0127/ sq ft
Plumbing Permit Fee		\$121	Building	\$0.0364/ sq ft
Additional Fees - Trash Container Fee		\$75	Building	\$75/ ea - Residential
TOTAL EST FEES for Permits		\$25,000		
Williamson County Privilege Tax		\$7,600	Williamson County	Residential Only - \$2 x heated SF plus any future expansion sf
Payment In Lieu of Dedication of Parkland		\$0	COF Parks	Residential Only - Based on number of units and fair market value of land - Zoning Ordinance - Subsection 5.5.4.
Total est Planning & Development Fees	\$6,040			
Total est Fees per dwelling		\$72,040		
	Planning & Development Fees	Permit Fees for 22 Dwellings	Total Estimated Fees	
	\$274,800	\$200,000	\$474,800	

Non-res sprinkler requirement; Required for residential in remote locations

Add \$25 appl fee not required if submitted with Water Tap Fee

Paid directly to Williamson County - all res - inc opt

City of Franklin Land Use Plan

SEWARD HALL CHARACTER AREA

The Seward Hall Character Area lies east of I-65 on the easternmost edge of the City of Franklin and the UGB. It is comprised of approximately 10,614 acres. The north and east boundaries of Seward Hall are the limits of the UGB. The southern boundary is the Harpeth River. The major regional commerce center in the McEwen Character Area lies immediately to the west.

The character of this area is a combination of Rural and Suburban. Roughly 46% of the land in this area is either vacant or being used agriculturally. The developed portions of the area are almost exclusively Detached Residential development, comprising 33% of the land area. The remaining 11% of the land is open space, institutional uses or utilities.

The topography in the Seward Hall Character Area is relatively moderate, with rolling hills and some steep slopes occurring north of Liberty Pike. The floodplain areas are generally limited to the southern portions of the area.

Planned extensions of Liberty Pike and McEwen Drive, as well as the extension of Market Street and improvements to Murfreesboro Road, will increase development pressure in this area. Pedestrian and cycling facilities in the form sidewalks, bike lanes and multi-use paths are necessary to meet the needs of the increasing population.

City sewer is currently available for the existing subdivisions north and south of McEwen Drive, areas near McKays Mill Subdivision off Clovercroft Road and the Ivy Glen and Caldwell Estates Subdivisions. Recent development in the area has tapped into existing sewer lines. Limited sewer, especially in the areas south of Murfreesboro Road, will constrain development to mainly large-lot Detached Residential uses. It is anticipated that as sewer expands south of Murfreesboro Road, that areas to the west of this area would more easily be served.

VISION

The Seward Hall Character Area will be comprised of seven special areas, where residential uses should be predominant. Three of the special areas are identified for smaller scale commercial uses, and are still appropriate areas for residential uses. The entire area should retain a Suburban and Rural character. The preservation of natural features in the area is critical in order to retain its current character.

CHARACTER AREAS SPECIAL AREA 3

Character

1. This area is largely built out and typically includes detached residential uses on larger lots. However, there are significantly sized parcels that are currently vacant or agricultural which may be considered for development in the future.
2. The protection of environmental features is important to this area's unique community character and should be protected. Of particular importance in this area is the floodplain.
3. Historic preservation helps to maintain a connection to a community's history, and it helps to maintain community identity in times of high growth. This special area is home to Cedar mont, constructed between 1816 and 1823 and placed on the National Register of Historic Places in 1984. Cedar mont is received its name from the row of cedars which lined the driveway to the house. This residence is located at 2030 Cedar mont Drive near what is now the Cedar mont Subdivision.

Land Use

4. Existing uses are predominately detached residential. New development shall be consistent with these predominate uses.
5. There are currently limited Civic and Institutional uses sprinkled throughout this special area. Additional Civic and Institutional uses are appropriate so long as the site design and traffic implications are adequately addressed.
6. Because of there is the potential for Activity Centers within Seward Hall Character Area, additional commercial, office or retail uses are not supported.
7. New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.

Development Form

8. This area should follow standards for the Conventional/Suburban Design Concept. There are also many areas that are environmentally sensitive which have been assigned the Conservation Design Concept.
9. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. Lot sizes shall transition to address existing development patterns. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

Connectivity

10. The Major Thoroughfare Plan identifies roadway improvements to South Carothers Road and Arno Road and roadway widening to Highway 96/Murfreesboro Road.
11. Greenways should be encouraged as they provide an open space network between neighborhoods, mixed use centers, office and commercial developments, business districts, parks, schools and historic sites. The Greenway and Open Space Plan calls for a multi-use

path and bike lanes along Highway 96/Murfreesboro Road as well as secondary routes along South Carothers Road and Arno Road.

12. New subdivisions should provide street connections in all directions and should be planned to connect with adjacent planned or existing roads. Establishing more local street connections helps disperse traffic thereby reducing the volume on major corridors and easing congestion. Additionally, more local street connections increases accessibility and can reduce vehicle miles traveled and average trip length.

Open Space

13. Areas identified for the Conservation Design Concept include key environmentally sensitive sites such as floodplain but also private open-space over five acres, utilities and cemeteries. Although they may not be graphically indicated, all private open space and cemeteries should be considered under the Conservation Design Concept, regardless of size.

14. Redevelopment of any existing private open spaces should be considered in conjunction with the overall subdivision layout and the City's open space requirements.

15. Cemeteries shall be governed by all federal, state and local laws, as appropriate.

16. A well-integrated network of connected open space and parks shall be encouraged to add public amenities and to preserve the existing qualities of the area.

17. Common design elements, such as fieldstone walls and wood plank fencing, shall be used to create and maintain a community identity.

Next Steps

Staff recommends a Public Hearing be scheduled during the September 23, 2014, BOMA meeting to obtain additional input from citizens, the applicant, and staff. Following the public hearing, it is anticipated that the BOMA will either refer the Plan of Services back to staff, with or without comments, to begin working with the applicant on the Annexation, Rezoning, Development Plan, Plan of Services, and agreements or, the BOMA may decide, by majority vote, not to proceed with annexing the property at this time. It should be noted that direction by the Board to refer the Plan of Services into the annexation process does not imply approval by the Board during later stages in the process. The referral simply moves the item for further work and review by staff, the FMPC and, ultimately, the Board.

Options

Not applicable to this item.

Recommendation

It is recommended that BOMA consider the Plan of Services and that a public hearing be scheduled for Tuesday, September 23, 2014, at the Board's 7:00 p.m. meeting.ES

RESOLUTION 2014-47

A RESOLUTION, AS AMENDED, ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS BY THE CITY OF FRANKLIN, TENNESSEE, SPECIFICALLY THE ADAMS PROPERTY.

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and;

WHEREAS, annexation has been requested by the property owner of the Adams Property ("Property"), which is defined as the area is located immediately south of Murfreesboro Road and west of Ridgeway Drive. The site is a portion of map 079 Parcel 66.07, 60.01 and 4.00. A map is attached as Exhibit A. The area comprises a total of approximately 11 acres in one parcel with one owner. The Owner has requested annexation by the City of Franklin. The area is currently vacant; and

WHEREAS, it is now believed in the best interest of the City of Franklin to adopt a plan of services for the requested annexation of such area to provide for future development in accordance with City standards. This resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

- A. Water
The Property is located in Milcrofton Utility District's water district. Water availability shall be approved and provided through Milcrofton. The Owner shall be required to provide adequate fire flow and pressure to the proposed development.
- B. Reclaimed Water
According to the City of Franklin's Municipal Code, reclaimed water systems need to be extended to a development if the development is within 1,000 feet of an existing reclaimed water main. In the case of this Property, several miles of extension to the City's Reclaimed Water System would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.
- C. Wastewater
The Property lies within the Watson Branch Sanitary Sewer Drainage Basin as defined in the City of Franklin Sanitary Sewer Basin Study documents. A development of twenty-two (22) single family residential homes is proposed for this Property. The Property shall be served by an extension of the City's gravity sanitary sewer system from the existing manhole located on the Property. In addition, the Owner shall be required

to extend the gravity sanitary sewer system to the adjacent properties that will naturally drain through the Property. The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary sanitary sewer infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code.

D. Stormwater

The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary Stormwater infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code. As the Property develops, the City of Franklin will charge prevailing stormwater user fees per policies and procedures as outline in the Franklin Municipal Code.

E. Streets

The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary roadway (Streets) infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code. The Owner shall be required to connect to Ridgeway Drive. No additional access to Murfreesboro Road (State Route 96) shall be allowed by the City of Franklin. The Owner shall prepare a traffic impact study to evaluate the intersection of Ridgeway Drive and Murfreesboro Road to determine if additional turn lanes are necessary for both Ridgeway Drive and Murfreesboro Road. Should additional turn lanes become necessary due to the proposed development of this Property, the Owner shall be responsible for all the costs for such turn lanes, including any necessary additional rights-of-way. The costs for such required turn lane improvements, including the cost of any necessary additional rights-of-way, shall not be eligible for Offsets of the City Road Impact Fees. Finally the Owner shall be required to construct five foot (5') wide sidewalks along the frontage of the Property to include both Ridgeway Drive and Murfreesboro Road, as well as providing five foot (5') sidewalks on along both sides of the Streets through any development on the Property.

F. Traffic Control

Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed by the Owner as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

G. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area.

H. Street Lighting

No off-site street lighting is proposed at this time. Street lighting within new developments shall be funded and installed by the developer City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

I. Street Name Signs

No additional street name signs in the area have been deemed necessary. New development shall install street name signs per City policy.

J. Fire Protection

Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. No additional manpower or equipment will be necessary to serve the annexation area at this time.

K. Police Protection

Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation. Police services will be provided with existing personnel and equipment.

L. Building and Code Inspection Services

Any Building and Code inspection services now provided by the City will begin in the annexed area on the effective date of annexation. New development after the effective date of annexation shall comply with City building codes. New development shall pay all applicable fees and permits for inspection services.

ADOPTED THIS _____.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney



March 27, 2014
Catherine Powers, Director
Planning and Neighborhood Services

Request for Plan of Services

Dear Catherine,

I am working with Mr. Glenn Adams, the owner of Map 079 Parcels 60.07 and 60.01, and Lipscomb University Trust, owner of Map 079M B Parcel 1 in Williamson County, Tennessee. They are requesting annexation of their property into the City of Franklin. I have attached an Exhibit A showing the location of the approximate 11 acres located just south of Murfreesboro Road. We are requesting a plan of services for the property to be annexed. A legal description of the property will be provided with a boundary survey when the annexation request is filed.

This property is planned for the development of 22 single family detached homes. A Development Plan and a Rezoning Request will be filed concurrently with the Annexation Request. Exhibit B included herein shows the proposed plan. The property lays within the McEwen Character Area #4. The guiding principles for this area state that the development of this area is appropriate for Single Family Detached Homes.

The water service provider for this area is Microfton Utility District. The sewer service provider is City of Franklin. A sewer availability request has been filed with the City of Franklin, and a sewer man hole exists on the property.

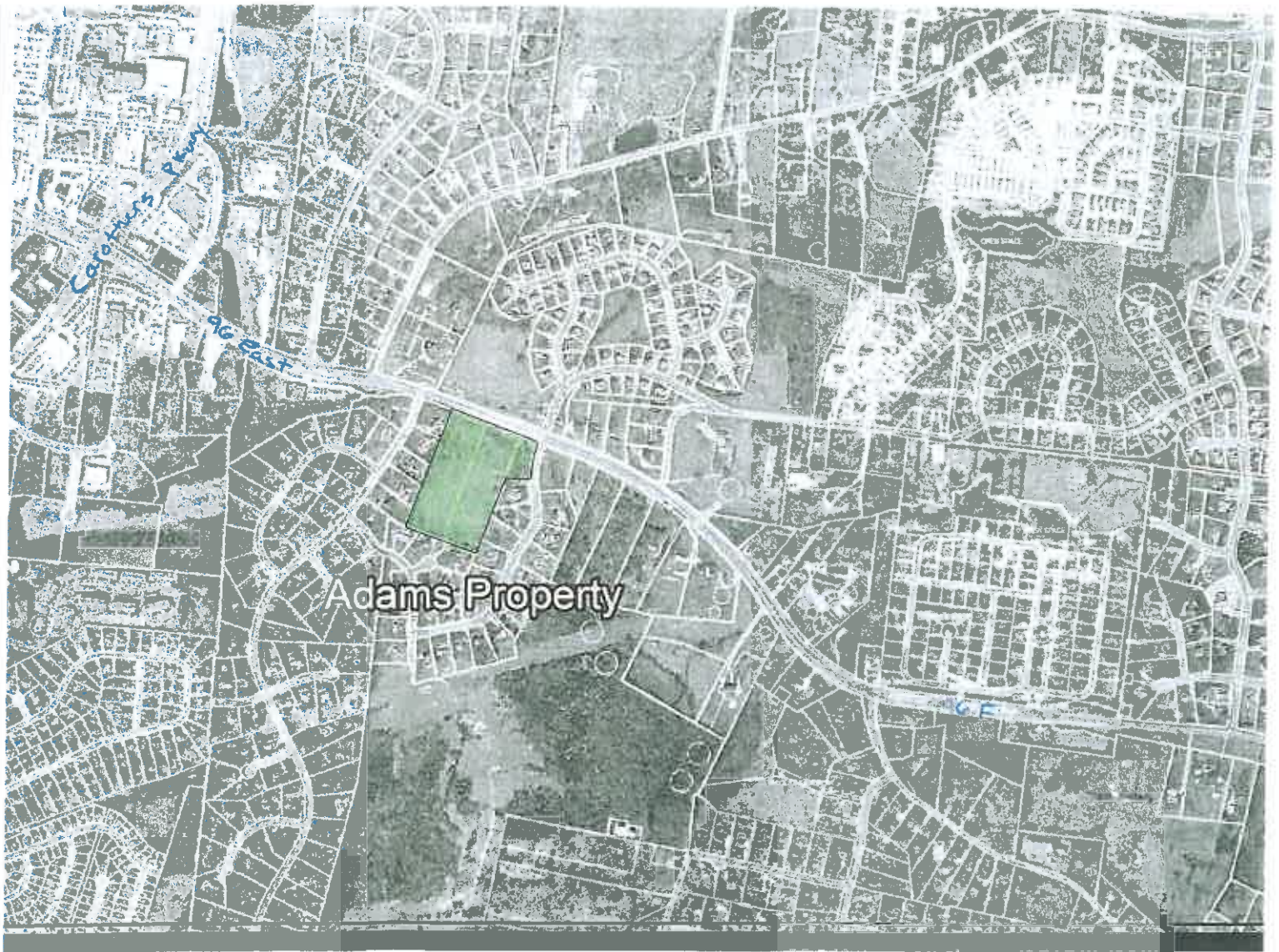
Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Steve Bethel

A handwritten signature in black ink, appearing to read "Steve Bethel", written in a cursive style.

1212 Hoss Road Powell, TN 37849



ADAMS PROPERTY
FRANKLIN, TN



Exhibit A



MURFREESBORO ROAD

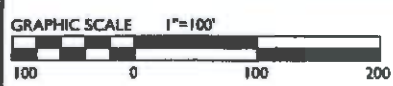
RIDGEWAY DRIVE

INFORMAL OPEN SPACE

FORMAL OPEN SPACE

FORMAL OPEN SPACE

FORMAL OPEN SPACE



REQUIRED OPEN SPACE:	78,061 SF
REQUIRED FORMAL:	25,760 SF
PROVIDED OPEN SPACE:	112,395 SF
PROVIDED FORMAL:	30,358 SF
PROVIDED INFORMAL:	82,037 SF
CENTERLINE LENGTH:	1,875.3 FEET

EXHIBIT B ADAMS PROPERTY

1110 RIDGEWAY DRIVE
 PARCELS 60.07, 60.01, & 4.00 ON TAX MAP 79
 FRANKLIN, TENNESSEE

DATE: MAR 27, 2014
GDC
 GAMBLE
 DESIGN COLLABORATIVE
2400 HOPKINS AVENUE
 SUITE 100
 FRANKLIN, TN 37067
 615.791.1111