



MEMORANDUM

June 8, 2010

TO: Board of Mayor and Aldermen

FROM: Eric J. Gardner, P.E., Director of Engineering
Eric S. Stuckey, City Administrator
David Parker, P.E., City Engineer

SUBJECT: Sewer Availability Request for 1113 Gardner Drive

Purpose

The purpose of this memo is to discuss the sanitary sewer availability request for 1113 Gardner Drive.

Background

A request for sanitary sewer availability at 1113 Gardner Drive known as Tax Map 89, Parcel 8.00 was submitted on May 5, 2010 and approved by staff on May 26, 2010 for 1 SFUE. The applicant has discussed this topic with staff as well as Alderman Skinner. The applicant has further stated that they would prefer that the City deny the availability.

According to Chris Bridgewater in the Building and Neighbor Services Department, the applicant previously applied for a building permit to construct a porch. When the porch was constructed, it was determined by the Williamson County Sewage Disposal Department that it is too close to the existing septic tank that serves this property. Therefore, the County has determined that the septic system for the property is no longer in compliance with their regulations. In order to be in compliance with County regulations, the septic tank will need to be replaced and relocated.

The property owner of 1113 Gardner Drive also owns the adjacent property where an existing 36" sanitary sewer is located. The City has completed a design that would provide all of Gardner Drive with sewer. An eight-inch sanitary sewer line is proposed to be constructed on Gardner Drive and tie into the previously mentioned 36" sanitary sewer. The Gardner Drive Sanitary Sewer Project was to be set up for an Assessment District but did not proceed forward as the residents stated that they were not interested in having the project completed. The Assessment discussion with the residents took place in 2006 or 2007.

On March 10, 1992 the City established requirements for the extension of water and sewer facilities within the City's boundaries. Based on these requirements, the developer, or owner, shall pay all associated costs in providing the extensions of the water and/or sanitary sewer systems that may be required for the proposed project and shall dedicate the improvements to the City of Franklin, if they are to be a part of the public system, along with any necessary easements.

From a standpoint of availability, sewer is available. An eight-inch line would need to be constructed to serve the property at 1113 Gardner Drive. The approximate length of this line would be 600 feet. The property owner does not want to incur the cost to construct this line and the cost of this construction is the reason for requesting that the City deny the availability request.



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Financial Impact

The City will not have any financial impact – cost all borne by property owner.

Recommendation

Staff recommends that this availability request approval be upheld. If the property owner was allowed to relocate or replace the septic system, it would be that much harder, now or in the future, to serve the area of Gardner Drive with sanitary sewer.

1113 Gardner Drive

Ex. 36" Sanitary Sewer

1113 Gardner Drive

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