

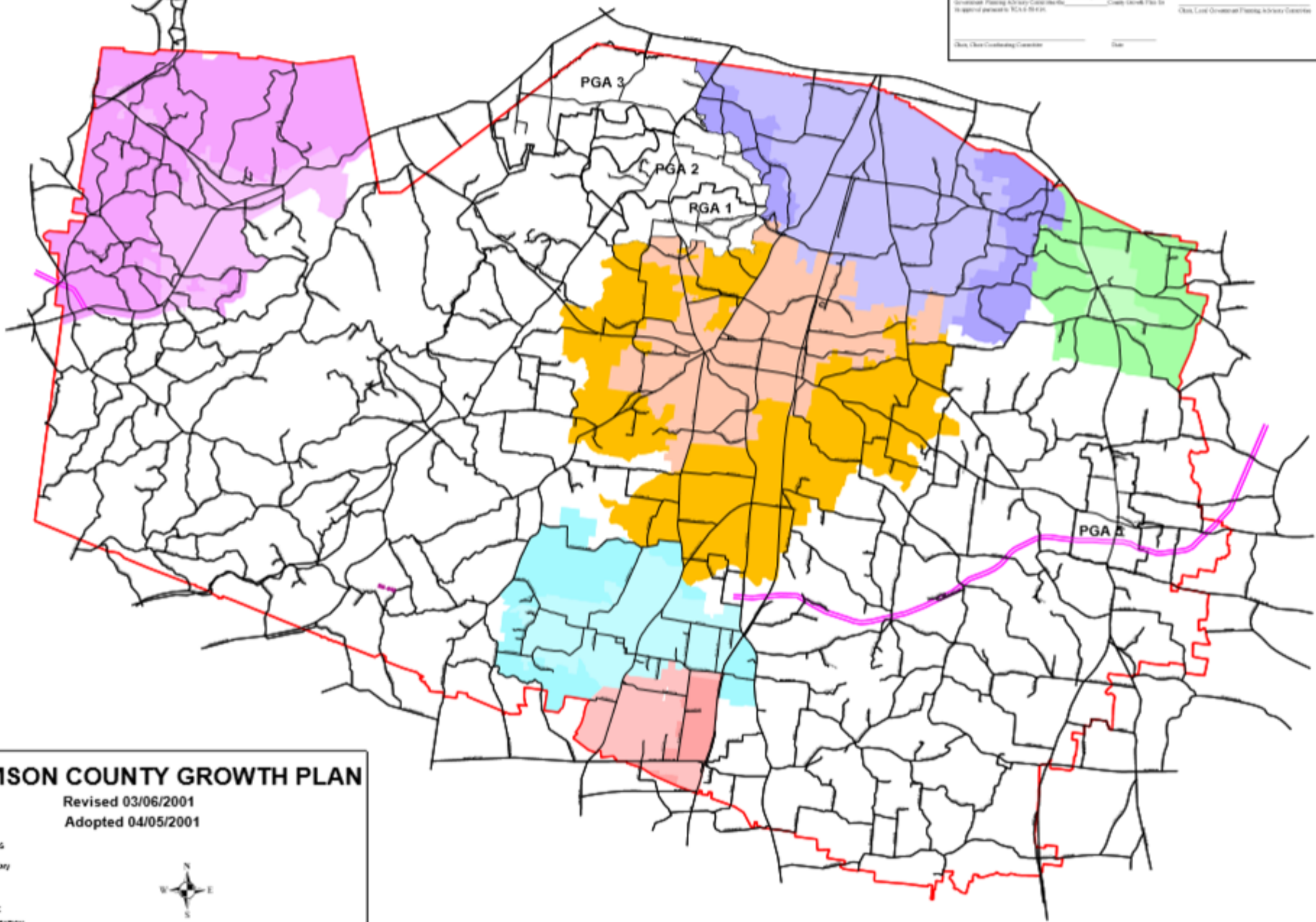
WILLIAMSON COUNTY GROWTH PLAN UPDATE

City of Franklin Urban Growth Boundary Update

GROWTH PLANS IN TENNESSEE



- State mandated county-wide plan that establishes:
 - Urban Growth Boundaries (UGBs) around municipalities
 - Planned Growth Areas (PGAs) outside of UGB's
 - Rural Areas (RAs)
- Current growth boundaries in Williamson County adopted in 2001
- Tennessee Code Annotated (TCA) prescribes procedures for amending Growth Plan, beginning with a Coordinating Committee



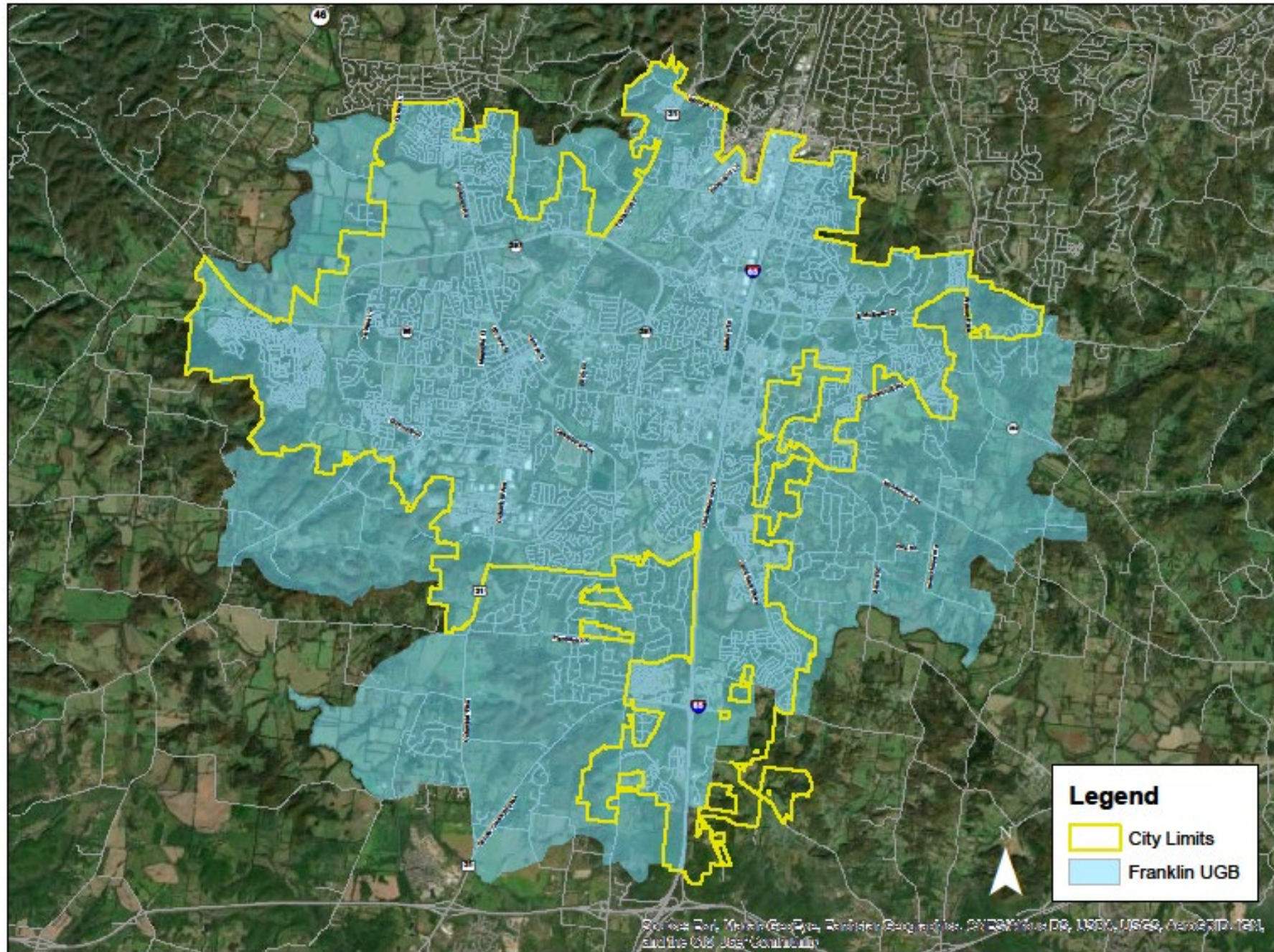
WILLIAMSON COUNTY GROWTH PLAN
 Revised 03/06/2001
 Adopted 04/05/2001

MAJOR ROADS
 INTERSTATE
 State
 County Boundary
 PGA
 Corporate Limits
 DEKINWOOD
 FARMING
 HOLDENVILLE
 SPRING HILL
 THOMPSON STATION
 UGDs
 Greenwood UGD
 Farwell UGD
 Holdenville UGD
 Thompson Station UGD
 Franklin UGD
 Spring Hill UGD

Note: Rural Areas are all properties outside the UGDs and PGAs.

WILLIAMSON COUNTY PLANNING DEPARTMENT

City Limits and Urban Growth Boundary



PROCESS OF AMENDING GROWTH PLAN

- Any municipality proposing an amendment to its UGB has certain studies and public outreach obligations.
- If the County is proposing to amend any PGAs or RAs, it also has certain studies and public outreach obligations.
- After those tasks are completed, a letter is sent triggering the amendment process, and the Coordinating Committee is then convened by the County Mayor.
- Ultimately, the process would conclude with approval by legislative bodies (all municipalities and the county) and the state Local Government Planning Advisory Committee (LGPAC)

COORDINATING COMMITTEE

- The Coordinating Committee is formed to review and consider proposed amendments of UGBs from the Municipalities and amendments of PGAs and RAs from the County.
- It will hold at least 2 public hearings, prior to finalizing its recommendation.
- The membership of the Coordinating Committee is established by the Tennessee Code Annotated.
 - Includes representatives from the County, each municipality, MTEMC, Soil Conservation District, largest utility provider, Chamber of Commerce, WCS
- The Coordinating Committee has only **6 months** from when it is convened to prepare and present a revised Growth Plan to the Municipalities' and County's legislative bodies for ratification.

STATE LAW REQUIREMENTS



Municipality-Urban Growth Boundary

Prior to officially proposing amendments to urban growth boundary lines to the Coordinating Committee, the municipalities must have performed the following:

1. Conduct at least two (2) public hearings;
2. Develop and report population growth projections;
3. Determine and report the current costs and the projected costs of core infrastructure, urban services, public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services, and facilities throughout the territory under consideration for inclusion within the urban growth boundaries;
4. Determine and report on the need for additional land suitable for high density, industrial, commercial and residential development, after taking into account all areas within the municipality's current boundaries that can be used, reused or redeveloped to meet such needs;
5. Examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the urban growth boundaries; and
6. Examine and report on the likely long-term effect of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas.

Tenn. Code Ann. Section 6-58-106.

STATE LAW REQUIREMENTS



The urban growth boundaries of a municipality shall:

1. Identify territory that is **reasonably compact** yet sufficiently large to accommodate residential and nonresidential growth projected for the next twenty (20) years;
2. Identify territory that is **contiguous** to the existing boundaries of the municipality;
3. Identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next **twenty (20) years** based on historical experience, economic trends, population growth patterns, and topographical characteristics (professional planning, engineering, and/or economic studies may also be considered);
4. Identify territory in which the municipality is better able and prepared than other municipalities to efficiently and effectively provide **urban services**;
5. Reflect the municipality's duty to facilitate full development of resources within the current boundaries of the municipality and to manage and control urban expansion outside of such current boundaries, taking into account the **impact to agricultural lands, forests, recreational areas and wildlife management areas**.

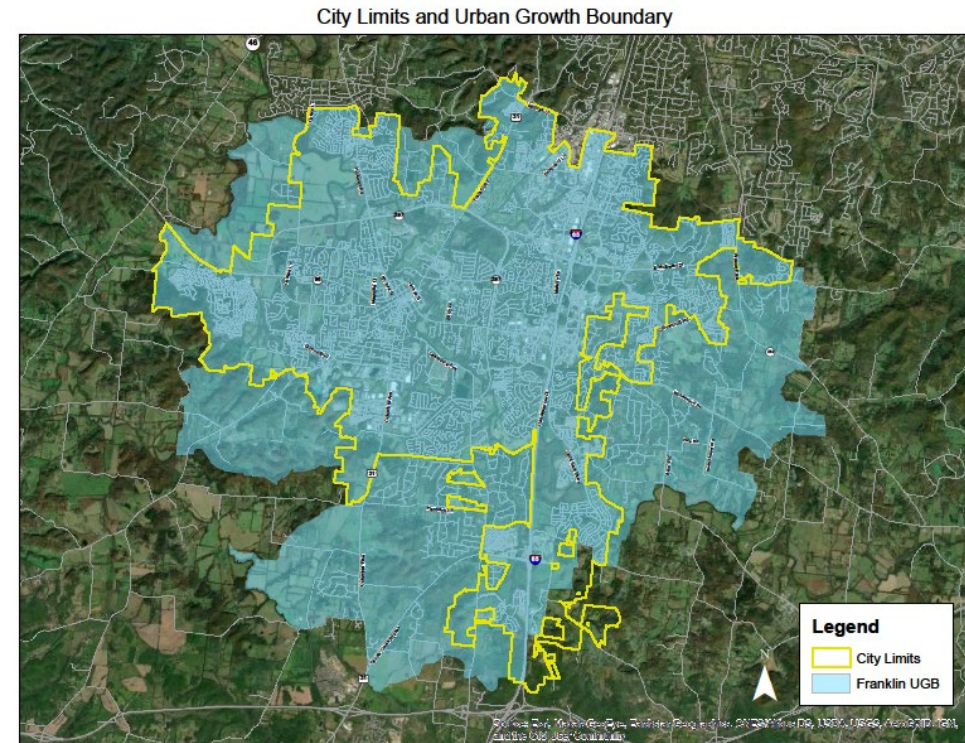
Tenn. Code Ann. Section 6-58-106.

WHAT DOES ALL OF THIS MEAN FOR FRANKLIN? NEXT STEPS.....

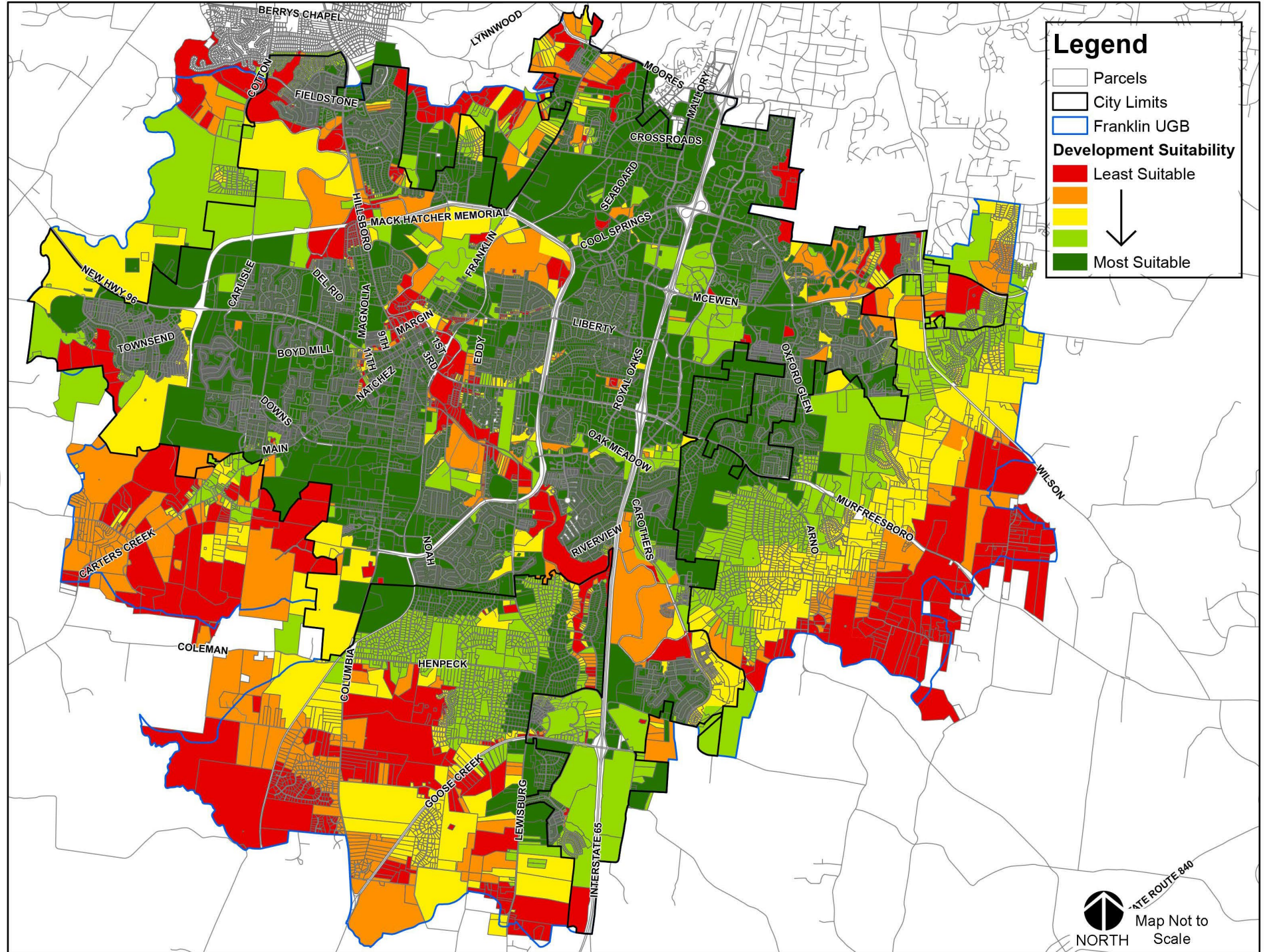
- The City has an internal working group with departmental staff representatives from Water/Sewer, Engineering, Parks, Planning, Fire, and Administration.
 - Technical Review of all 10 drainage basins within UGB
 - Creation of initial draft reports
- Continued community outreach for early fall
 - Next public meeting date tentatively scheduled for Tuesday, Sept 21 at City Hall
- Public hearings anticipated for early 2022
- Result in potential changes to the UGB that respond to public input, infrastructure investments—both planned and completed, growth patterns, and the cost to serve these areas.

EXISTING PLANS AND DOCUMENTS

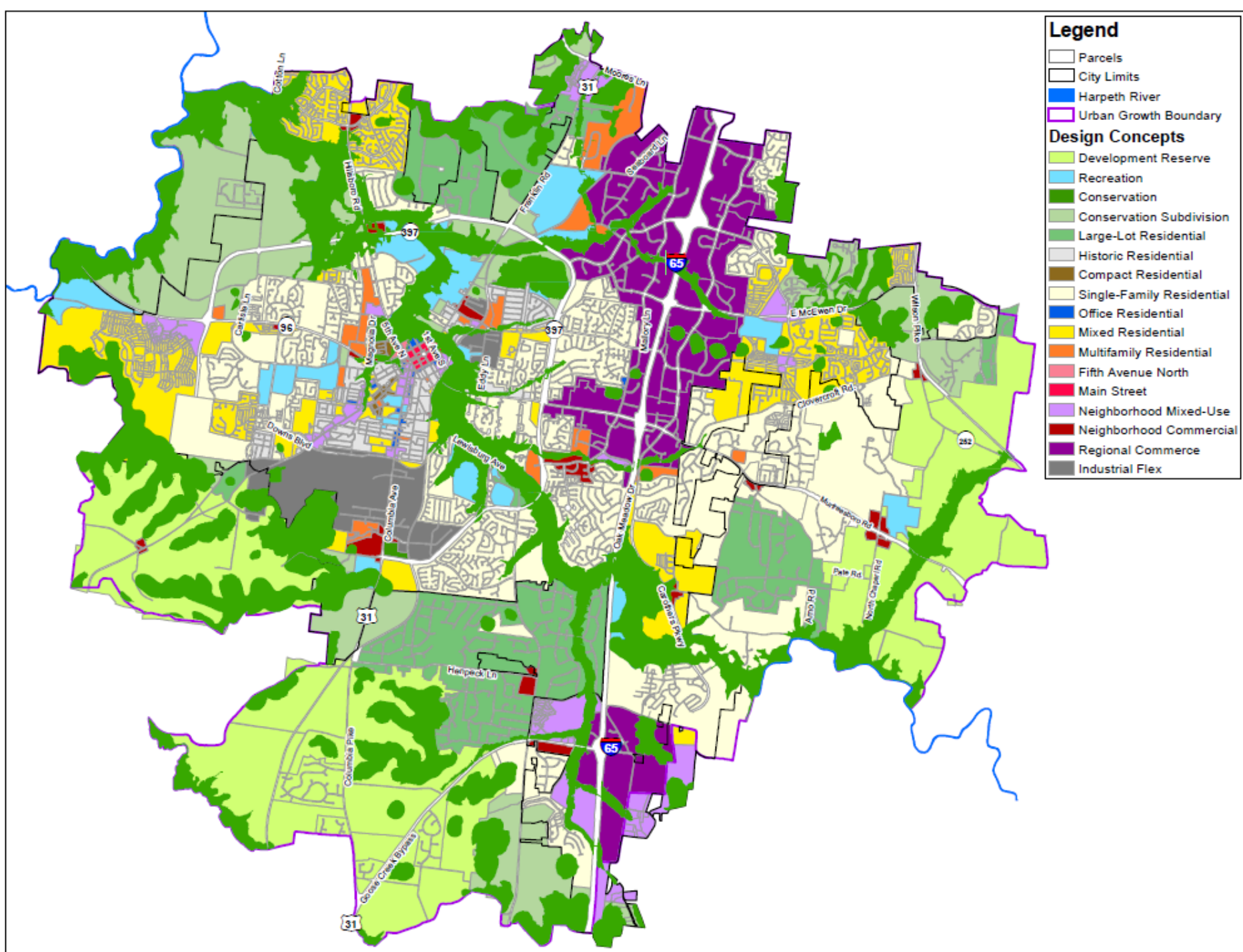
- Envision Franklin
 - Suitability Analysis
 - Design Concepts
- 2018 Annexation Capabilities Study
- Williamson County Advisory & Planners Group Draft Guiding Principles



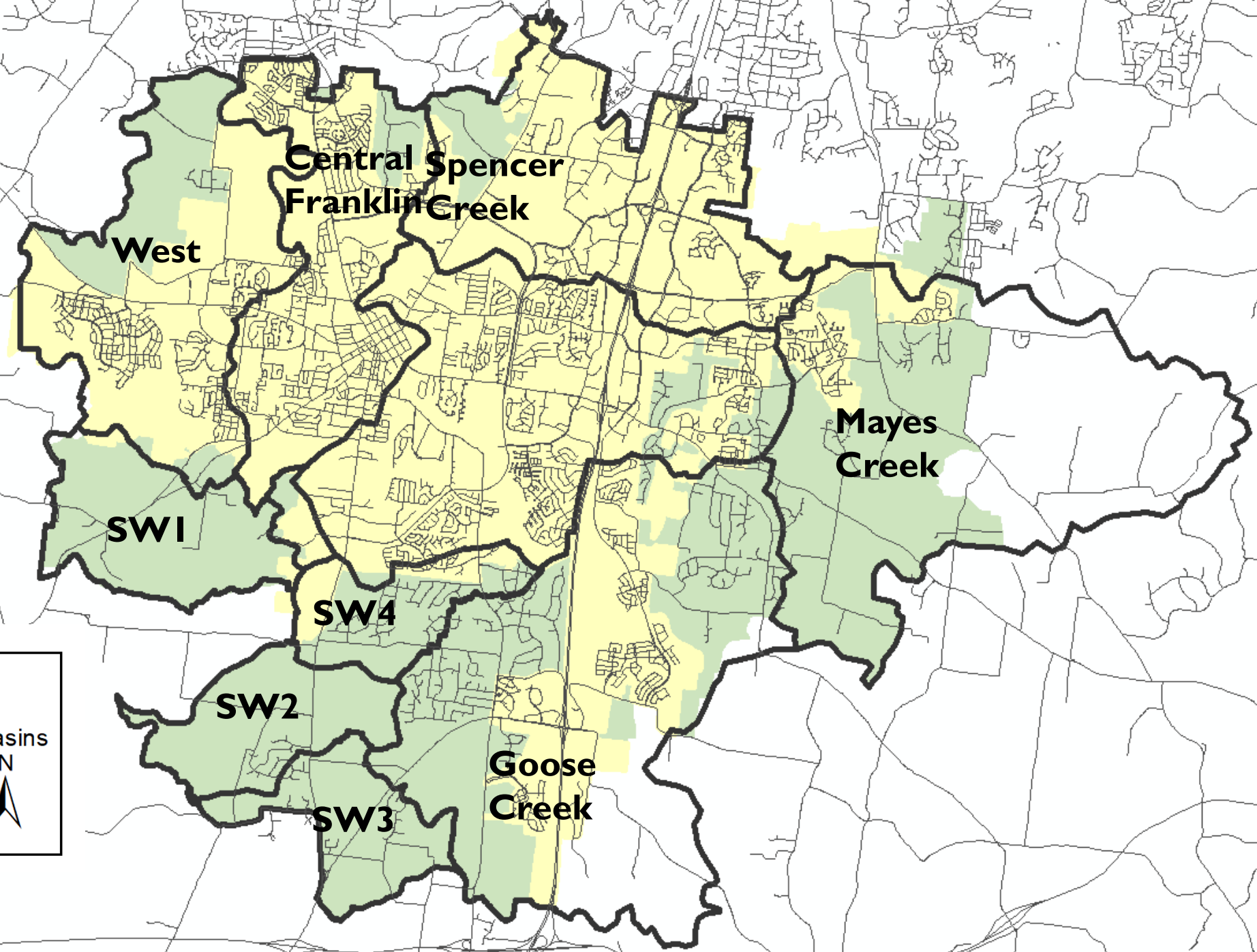
2016 SUITABILITY ANALYSIS







ENVISION FRANKLIN DESIGN CONCEPTS



FRANKLIN AND UGB



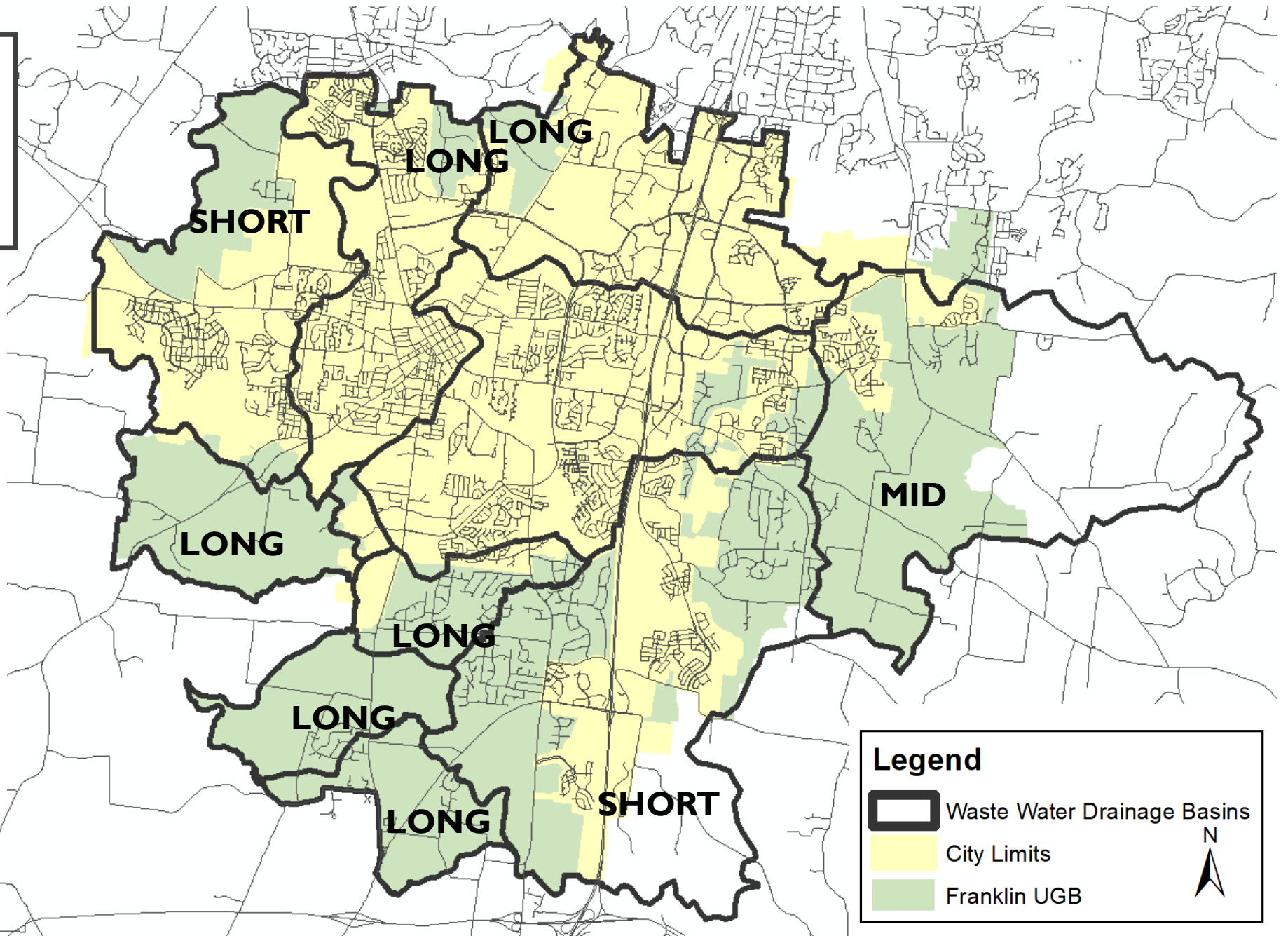
Legend

-  Waste Water Drainage Basins
 -  City Limits
 -  Franklin UGB
- N
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ANNEXATION CAPABILITIES

Short-, Mid-, or Long-Term Capability Classification based on:

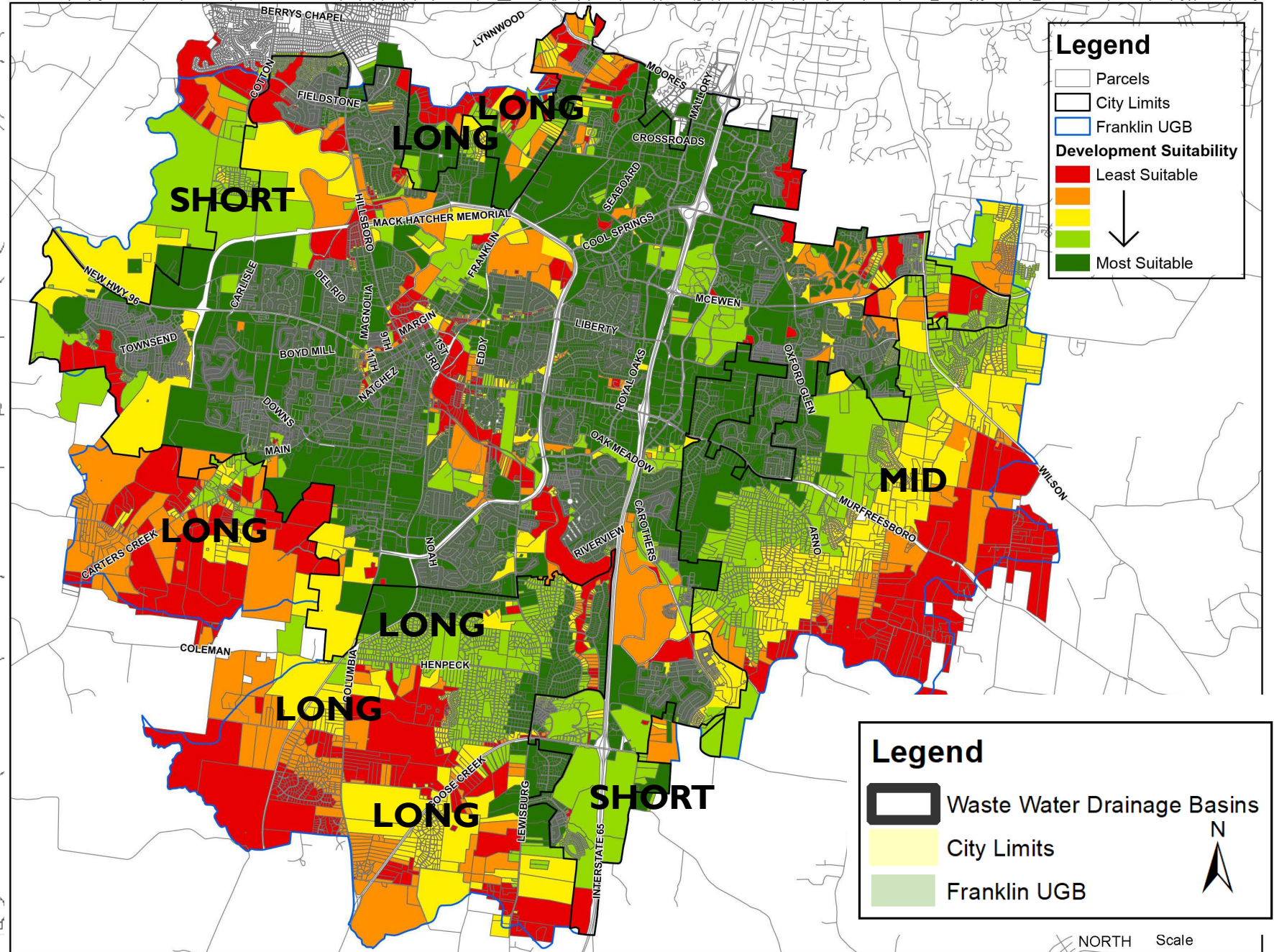
1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



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GUIDING PRINCIPLES FOR GROWTH PLAN UPDATE

- **Coordinated Growth Planning** with Williamson County and other municipalities
- Conduct an open and **Transparent Public Process**, engaging local citizens and facilitating public input.
- **Planning Horizon** of 20 years, with phased areas of shorter time increments
- Accommodate **Future Growth**, in coordination with the municipality's vision for growth and use of population forecasts
- **Efficient and Fiscally Sustainable** delivery of municipal services, infrastructure, and public facilities
- **Resource Protection** in the form of critical open spaces, farmland, forests, recreation areas, wildlife management areas, and environmentally sensitive areas
- Create a distinct **Regional Form** of high-quality compact urban and suburban development surrounded by rural development
- Focus on growth boundary issues and coordination, respecting each jurisdiction's **local autonomy** and successful traditions of **local planning**.
- Perhaps consider cooperative approaches to managing growth through **Interlocal Agreements**.

NEXT STEPS/QUESTIONS?

- Check www.franklintn.gov/ugb for updates
- 8/26/2021 Joint Conceptual Workshop Presentation and Discussion
- 9/21/2021 Second Community Meeting with Proposed UGB
- 9/22/2021 Open Office Hours in City Hall 8:00 AM – 5:00 PM
- 9/23/2021 Joint Conceptual Workshop Presentation and Discussion
- 9/24/2021 Open Office Hours in City Hall 8:00 AM – 5:00 PM
 - Staff can be available by appointment outside of designated office hours
- 10/12/2021 BOMA Work Session Presentation and Discussion
- 10/19/2021 Williamson County Growth Plan Symposium
- Early 2022 Franklin will hold two public hearings
- Early Spring 2022 Coordinating Committee will hold two public hearings
- Approval by legislative bodies (cities and county governments)
- Ratification by Local Government Planning Advisory Committee