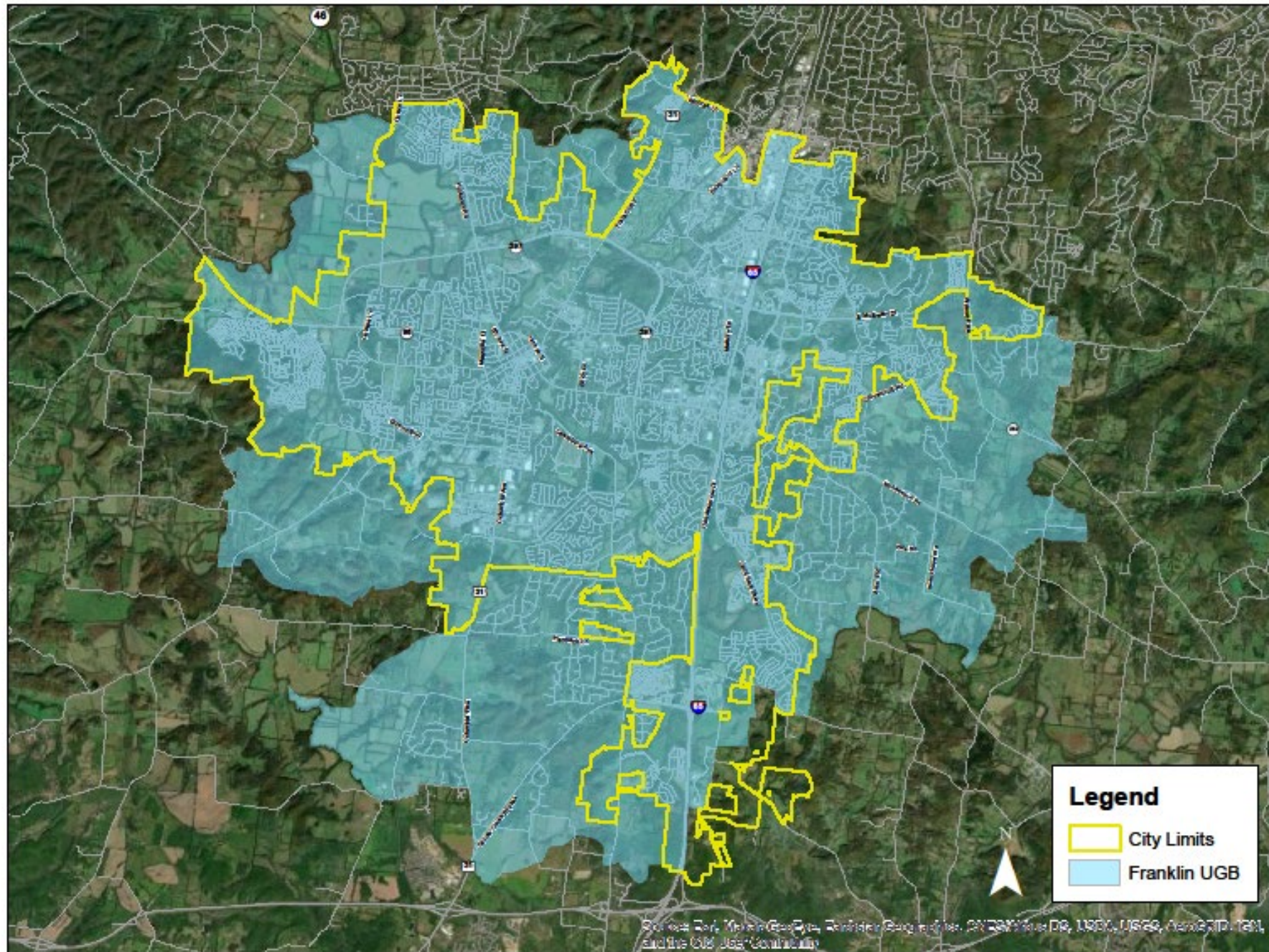


WILLIAMSON COUNTY GROWTH PLAN UPDATE

City of Franklin Urban Growth Boundary Update
October 12, 2021 BOMA Work Session

City Limits and Urban Growth Boundary



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.

**Have Your Say...
Fill Out a Survey
Only 3 Questions**



**Use your phone to fill out the survey
OR
Type in the link below**
<https://www.surveymonkey.com/r/UGBUpdate>

Use Your Phone.
Take a Picture of the
QR Code Above.
Click on the link that
pops up at the top of
your phone screen.
Complete the Survey.

Visit www.franklintn.gov/ugb for more information

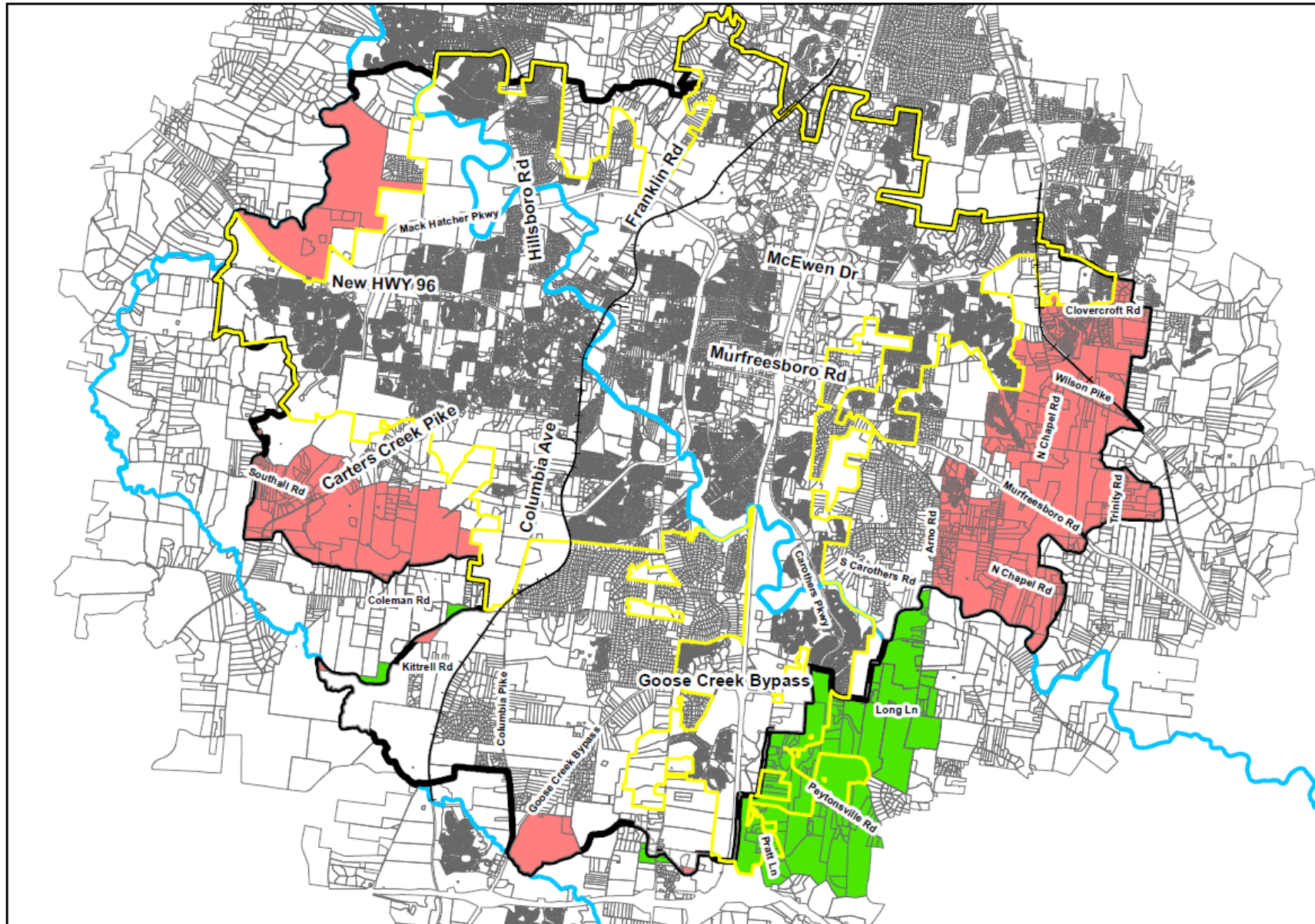
Public Outreach

- August 12, 2021 Kickoff Meeting
- 1,000 mailers sent to property owners proposed to be added or removed
- City of Franklin media release, social media posts, WAKM Radio, public notices, newspaper articles, Fox 17, email distribution list, open office hours



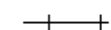




September 21 and 22 Community Meetings:

- SW Basins 1-4 (24 online and 5 in-person attendees)
- Mayes Creek Basin (29 online and 17 in-person attendees)
- Goose Creek Basin (50 online and 10 in-person attendees)
- All Other Basins (12 online and 0 in-person attendees)
- Survey Results

Urban Growth Boundary Working Draft 9/21/2021



Legend

-  Current Franklin UGB
-  Parcels
-  Railroad Centerline
-  Harpeth River
-  Recommended to be Added to UGB
-  Recommended to be Removed from UGB
-  City Limits

Q1: Which area meeting did you attend?

Answered: 70 Skipped: 1

ANSWER CHOICES	RESPONSES	
I did not attend a meeting	35.71%	25
Mayes Creek area meeting	27.14%	19
Goose Creek area meeting	27.14%	19
Southwest basins meeting	1.43%	1
"Other basins" meeting	8.57%	6
TOTAL		70

Q2: How do you feel about staff's recommendations?

Answered: 70 Skipped: 1

ANSWER CHOICES	RESPONSES	
Strongly agree	11.43%	8
Agree	20.00%	14
Neither agree nor disagree	18.57%	13
Disagree	20.00%	14
Strongly disagree	30.00%	21
Total Respondents: 70		

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Written Comments from Survey (44 responses)

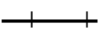
- 12 Comments requesting removal of commercial node at North Chapel Road and 96E
- 11 Comments requesting removal of Fieldstone Parkway from Connect Franklin
- 6 comments requesting no more development
- 4 comments requesting to stay out of UGB
- 3 comments supportive of Mayes Creek removal
- 1 comment requesting larger UGB
- 7 Miscellaneous comments


Goose Creek Area


Legend


 Current Franklin UGB


 Parcels

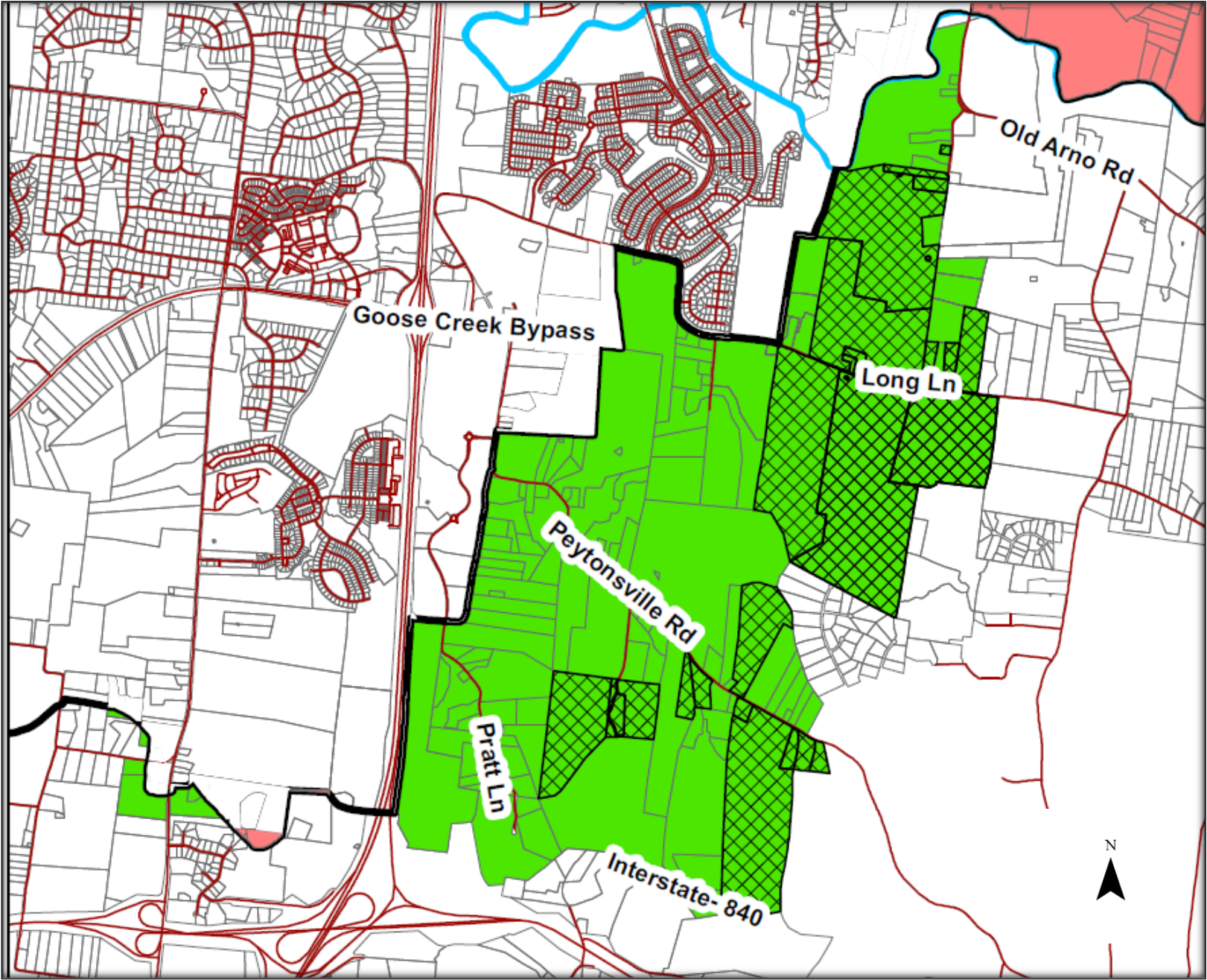
 Railroad Centerline

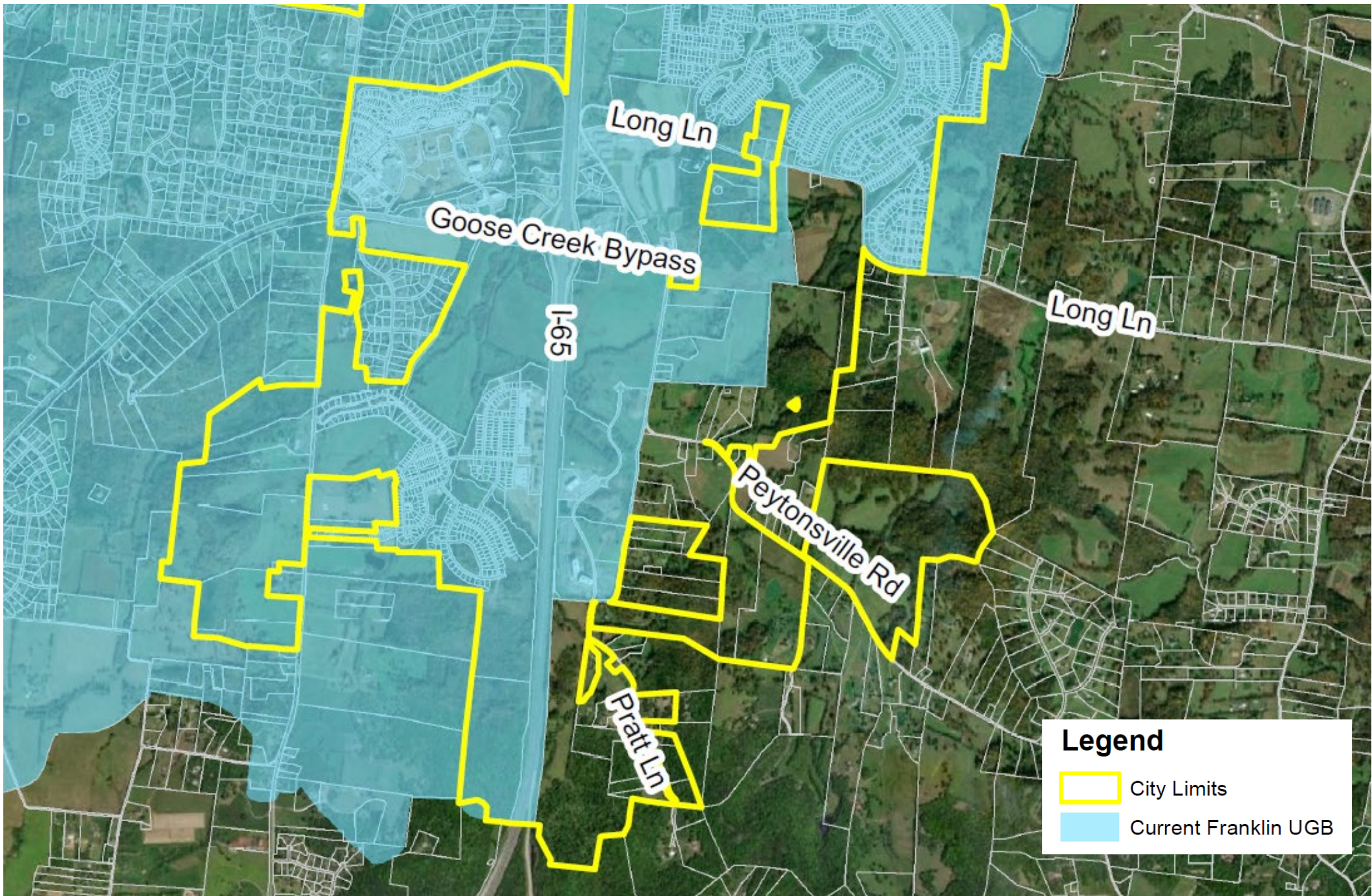
 Harpeth River

 Recommended to be Added to UGB

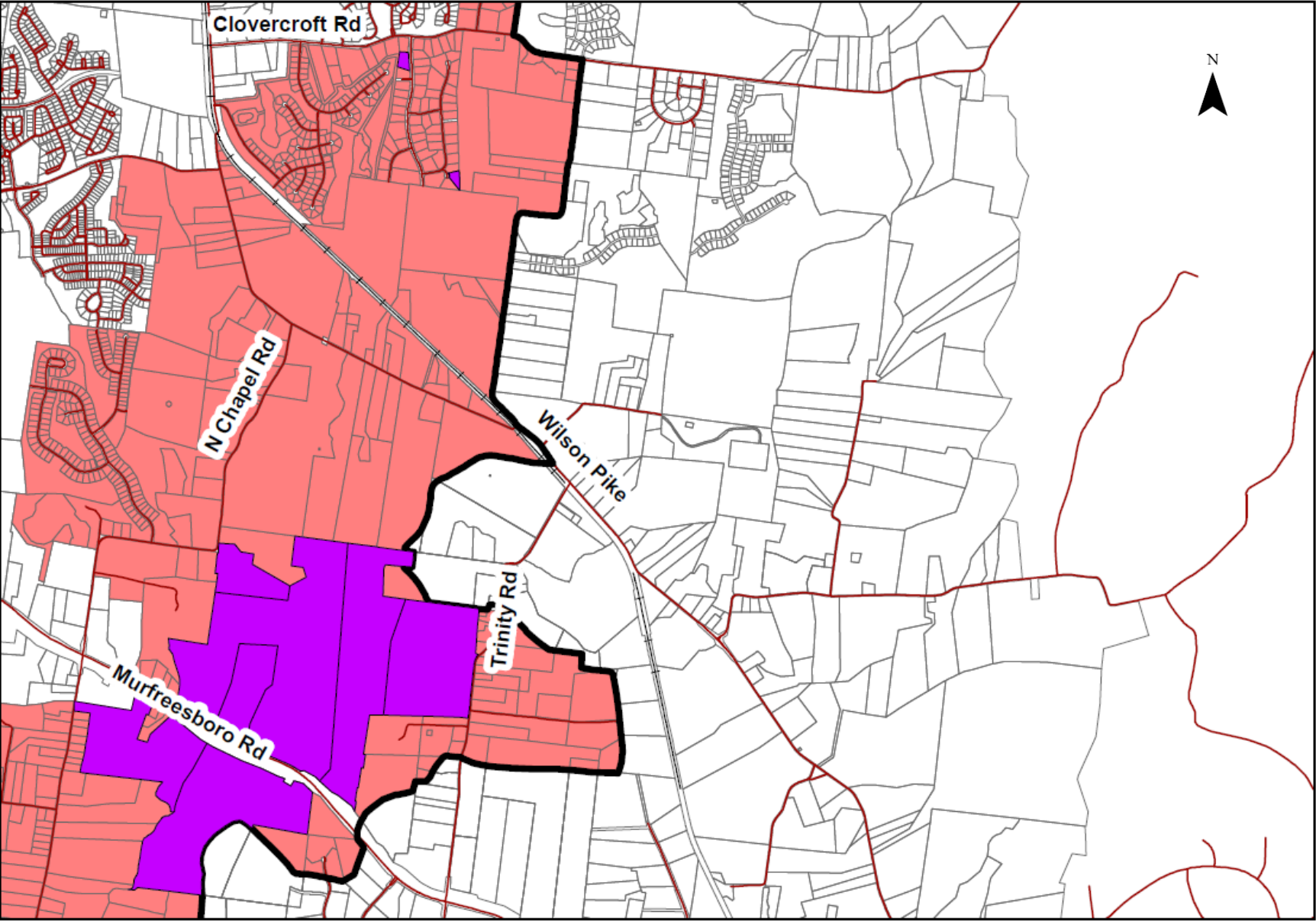
 Recommended to be Removed from UGB

 Requested to be Removed from Potential UGB Boundary





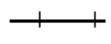
Mayes Creek Basin





Legend


 Current Franklin UGB


 Parcels

 Railroad Centerline

 Harpeth River

 Recommended to be Added to UGB

 Recommended to be Removed from UGB

 Requesting to Remain in UGB

*Area in purple represents 606 acres

WHERE TO GO FROM HERE?

- The internal staff working group is evaluating specific property owner requests to determine which requests could be accommodated and still allow for provision of City infrastructure and services to the greater drainage basins.
 - Keeping in mind that one major goal of this opportunity to revise the UGB is to proactively update existing City plans with the new UGB and not entertain annexation requests outside the UGB in the future. Annexation by referendum is a lengthy and costly process that results in planning after the event of annexation. This should be avoided wherever possible in the future, and the City should make the most of this opportunity to update its growth boundary.
- We have also heard from a couple elected officials that there is a concern with removing any property from the UGB and the need to retain property for potential future growth.

WHERE TO GO FROM HERE?

Staff would like BOMA's feedback and discussion tonight:

1. Do you support removing the eastern portion of the Mayes Creek basin?
 - If so, would you prefer to remove more property from the UGB, where there is a planned commercial node (mentioned by several survey respondents)?
2. Do you support the addition of properties in the Goose Creek basin area?
 - Would you prefer that staff make amendments to accommodate specific property owner requests, where possible, in the Goose Creek basin?
3. Do you have concerns about other areas of proposed changes on the draft UGB map?

SCHEDULE AND NEXT STEPS

- 8/12/2021 Community Meeting (Virtual)
- 8/26/2021 Joint Conceptual Workshop Presentation
- Community Meetings
- September 21st and 22nd (Virtual and In-Person @ City Hall Board Room)
 - Tuesday, September 21st -- 5:30PM: Southwest Basins 1-4
 - Tuesday, September 21st – 7:00 PM: Mayes Creek Basin
 - Wednesday, September 22nd – 5:30 PM: Goose Creek Basin
 - Wednesday, September 22nd -- 7:00PM: West, Central Franklin, Spencer Creek, Watson Branch
- 9/23/201 Joint Conceptual Workshop Update
- 9/24/2021 Open Office Hours in City Hall 8:00 AM – 5:00 PM
- 9/29/2021 Open Office Hours in City Hall 8:00 AM – 5:00 PM
- 10/12/2021 BOMA Work Session Presentation and Discussion
- 10/19/2021 Williamson County Growth Plan Symposium
- Next Steps TBD, but City will hold two public hearings



Project Webpage
www.franklintn.gov/ugb