

**ILLUSTRATIVE EXHIBITS  
ORDINANCE 2016-25**

**PARKLAND IMPACT FEE AND PARKLAND DEDICATION IN LIEU OF PARKLAND IMPACT FEE FORMULAS  
(For Illustrative Purposes Only)**

	<b>2017</b>
<b>City of Franklin Population</b>	70,908
<b>Total Acres of Non-Historic Parkland, On- and Off-Road Linear Parks (Trails)</b>	378.66
<b><u>Plus, Private Pools (~47 Acres)</u></b>	<u>47.00</u>
<b>Total Acres of Non-Historic Parkland, On- and Off-Road Linear Parks (Trails) and <u>Private Pools (~47 Acres)</u></b>	<b>425.66</b>

**Service Level (Population/Acres of Parks)**

$70,908^*/425.66 = 166.58 \text{ People per Acre of Parks}$   
 \*2017 Special Census – to be certified/effective July 1, 2017

**People per Dwelling Unit**    2.4

**Service Level (People-Acre/People-DU)**

$166.58 / 2.4 = 69.41 \text{ Dwelling Units per Acre}$

**Cost of 1 Acre of Land (2017)**                                \$ 62,121 City parcels, excluding FFO, FWO, and I-65 corridor  
     \$ 45,757 Floodplain parcels

**Cost for Park Land per DU (Cost/DUs)**

$\$ 62,121 / 69.41 \text{ DUs} = \underline{\$ 895 \text{ per Dwelling Unit}}$   
 $\$ 45,757 / 69.41 \text{ DUs} = \underline{\$ 659 \text{ per Dwelling Unit}}$

**PARKLAND DEDICATION IN LIEU OF PARKLAND IMPACT FEE**

5 Acre Neighborhood Park Development Cost                                \$ 1,183,029

Number of Dwelling Units Served by a  
 5 Acre Neighborhood Park  
 (Dwelling Units per Acre x 5 Acres)    69.41 DUs x 5 Acres = 347.05 Dwelling Units

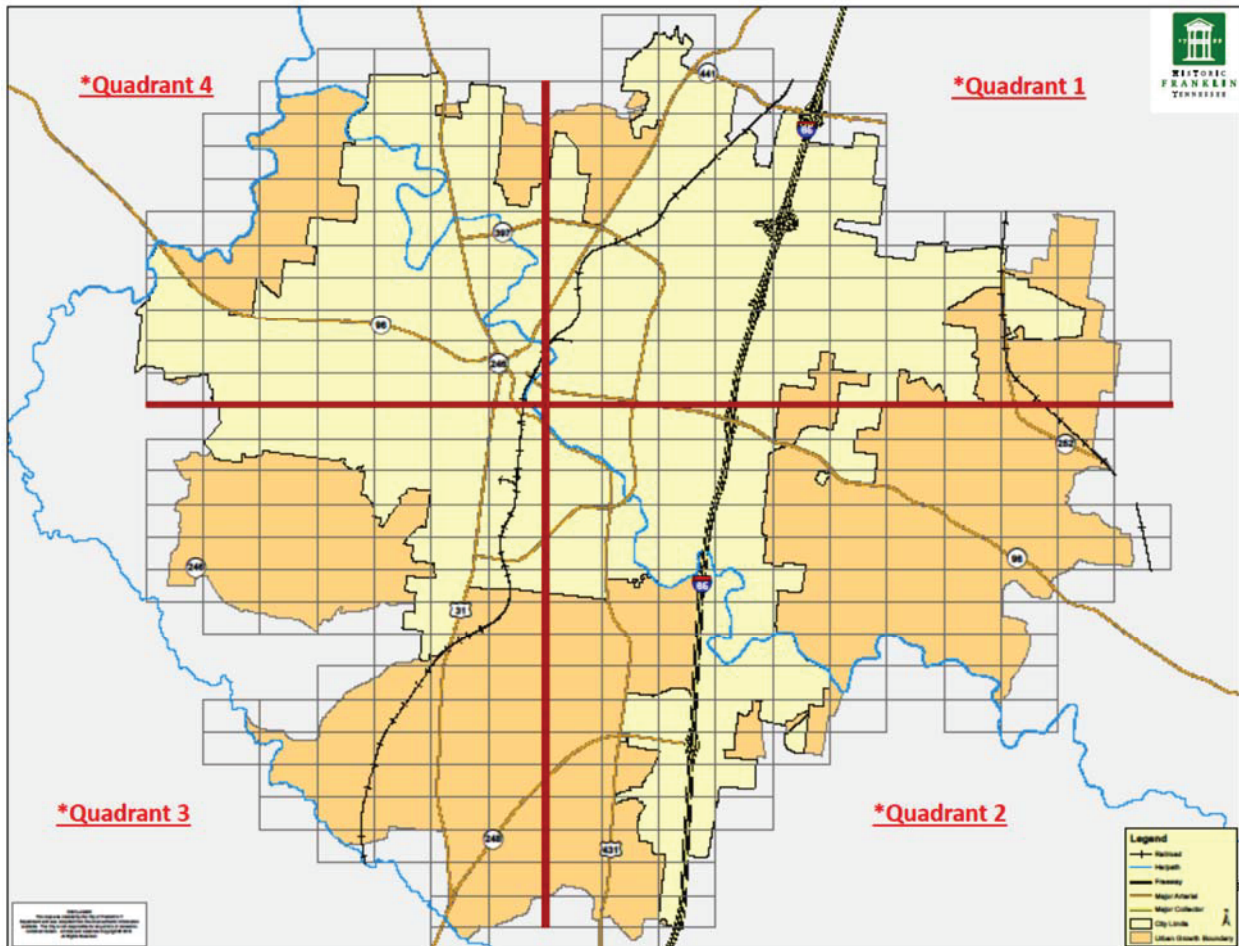
Cost to develop a 5 Acre Neighborhood Park per DU  
 (Neighborhood Park Development Cost / DUs)                                \$1,183,029 / 347.05 = \$ 3,409 per Dwelling Unit

**TOTAL PARKLAND IMPACT FEE OBLIGATION PER DWELLING UNIT**

**TOTAL PARKLAND IMPACT FEE OBLIGATION PER DWELLING UNIT      \$ 4,304\***

Cost of Parkland per Dwelling Unit	\$ 895**
** Impact Fee portion calculated using cost of parkland per dwelling unit for land located outside the floodplain	
Cost to Develop a 5-acre Neighborhood Park per Dwelling Unit	\$ 3,409

**PARK QUADRANT MAP**



## PARK DEVELOPMENT COST

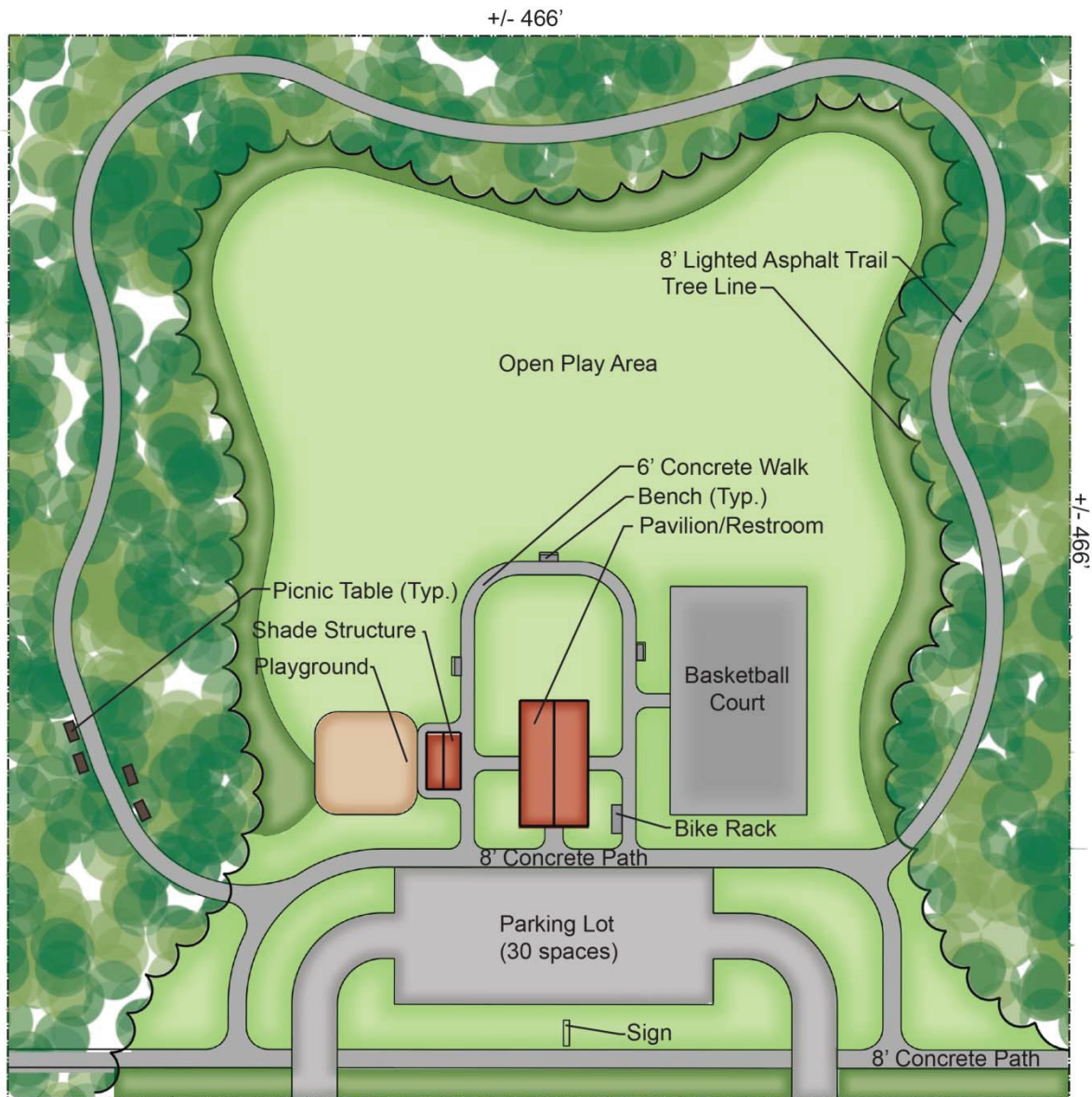
This appendix contains the basis for the park development costs used in the calculations in Appendix 1. The park development costs are based on a typical five (5) acre Neighborhood Park with basic amenities such as parking, a shelter, restroom, playground, a basketball court, lighting, open play space and site furnishings. The estimated costs include site preparation, utilities and storm drainage.

A generic site plan (without reference to a particular site) was developed to base an Opinion of Probable Cost. The generic site plan can be found on the following page.

The Opinion of Probable Cost was developed based on the following key assumptions:

- The site would be reasonably level by Franklin standards such that extensive earthwork would not be necessary and that no rock would be encountered in the excavation.
- Half the site (2.5 acres) would be cleared; it is assumed the site would not have mature trees
- A cut of 3 feet would be needed on ½ the site and a fill of 3 feet would be needed on the other ½ such that earthwork would balance.
- Water and sewer service would be available at the street in front of the park.
- Entry drives and parking area would be curbed; parking lot paved with asphalt.
- Landscape and lawn irrigation would be provided for the site.
- Where possible, quantities were taken off to include in the opinion of cost; when not possible allowances are provided.

The Opinion of Probable cost was developed using historical data for park construction by a design firm with extensive park design experience. The Opinion of Probable Cost can be found on the page following the site plan.



**Franklin Generic Neighborhood Park**  
 Scale: 1:60

**City of Franklin Neighborhood Park**  
**Opinion of Probable Construction Costs**  
 Generic Concept Plan for 5 Acre Park  
 April, 2015



Description	Qty.	Unit	Unit Price	Total
<b>Site Preparation</b>				
Clearing & Grubbing	2.5	AC	\$1,500.00	\$3,750.00
Earthwork - Excavation	6,050	CY	\$6.00	\$36,300.00
Erosion Control	1	AL	\$10,000.00	\$10,000.00
<b>Subtotal Site Preparation</b>				<b>\$50,050.00</b>
<b>Pavement</b>				
Standard Duty Asphalt - Entry Drive and 30 Space Parking Lot	1,528	SY	\$17.50	\$26,740.00
Aggregate	1,528	SY	\$10.50	\$16,044.00
Pavement Markings	1	AL	\$2,000.00	\$2,000.00
Concrete Extruded Curb	752	LF	\$8.00	\$6,016.00
Traffic/Parking Signage	1	LS	\$1,000.00	\$1,000.00
6' Concrete Sidewalks	400	SF	\$6.00	\$2,400.00
8' Concrete Sidewalks	6,600	SF	\$6.00	\$39,600.00
8' Asphalt Trail	1,066	SY	\$24.00	\$25,584.00
<b>Subtotal Pavement</b>				<b>\$119,384.00</b>
<b>Water</b>				
4" DIP Domestic Water Pipe	120	LF	\$25.00	\$3,000.00
Water Meter	1	EA	\$2,000.00	\$2,000.00
Fire Hydrant Assembly	1	EA	\$6,500.00	\$6,500.00
Backflow Preventer	2	EA	\$4,000.00	\$8,000.00
Hot Box	1	AL	\$4,000.00	\$4,000.00
<b>Subtotal Water</b>				<b>\$23,500.00</b>
<b>Sanitary Sewer</b>				
6" PVC Sanitary Line	120	LF	\$35.00	\$4,200.00
4' Dia. Sanitary Manhole	1	EA	\$6,000.00	\$6,000.00
Cleanout	1	EA	\$50.00	\$50.00
<b>Subtotal Sanitary Sewer</b>				<b>\$10,250.00</b>
<b>Storm Water</b>				
18" RCP	200	LF	\$100.00	\$20,000.00
Catch Basins	2	EA	\$3,000.00	\$6,000.00
Headwalls	2	EA	\$2,800.00	\$5,600.00
<b>Subtotal Storm Water</b>				<b>\$31,600.00</b>
<b>Site Lighting &amp; Electrical</b>				
Parking Lot Lights - Single Head	4	EA	\$5,950.00	\$23,800.00
Asphalt Walking Trail Lighting at 50' on center	24	EA	\$4,000.00	\$96,000.00
Area Lighting Single Head	4	EA	\$4,000.00	\$16,000.00
1" PVC Conduit	2,000	LF	\$15.50	\$31,000.00
Wire	8,000	LF	\$5.90	\$47,200.00
Site Electrical Distribution	1	LS	\$10,000.00	\$10,000.00
<b>Subtotal Site Lighting &amp; Electrical</b>				<b>\$224,000.00</b>
<b>Buildings/Structures</b>				
30' x 40' Pavilion With Slab	1,200	SF	\$55.00	\$66,000.00
Restroom attached to Pavilion	300	SF	\$150.00	\$45,000.00
<b>Subtotal Buildings/Structures</b>				<b>\$111,000.00</b>
<b>Site Amenities</b>				
Playground With Rubberized Surface	1	LS	\$100,000.00	\$100,000.00
Playground Seating Shade Cover	1	AL	\$15,000.00	\$15,000.00
Basketball court	1	AL	\$40,000.00	\$40,000.00
Benches With Pad	6	EA	\$1,500.00	\$9,000.00
Trash Receptacles	3	EA	\$1,200.00	\$3,600.00
Drinking Fountain	1	EA	\$5,000.00	\$5,000.00
Picnic Tables, Grill, Trash receptacle	4	EA	\$4,000.00	\$16,000.00
Bike Rack	1	EA	\$1,500.00	\$1,500.00
<b>Subtotal Site Amenities</b>				<b>\$190,100.00</b>
<b>Landscaping</b>				
Canopy Trees	40	EA	\$400.00	\$16,000.00
Ornamental Trees	20	EA	\$250.00	\$5,000.00
Shrubs	170	EA	\$24.00	\$4,080.00
Groundcover	100	EA	\$10.00	\$1,000.00
Seed	3	AC	\$4,800.00	\$12,000.00
Irrigation	100,000	SF	\$0.50	\$50,000.00
<b>Subtotal Miscellaneous</b>				<b>\$88,080.00</b>
<b>Miscellaneous</b>				
Park Sign	1	AL	\$2,500.00	\$2,500.00
<b>Subtotal Miscellaneous</b>				<b>\$2,500.00</b>
			<b>Subtotal</b>	<b>\$850,464.00</b>
			<b>Contractor General Conditions &amp; Mobilization @ 8%</b>	<b>\$68,037.12</b>
			<b>Subtotal</b>	<b>\$918,501.12</b>
			<b>10% Contingency</b>	<b>\$137,775.17</b>
			<b>Subtotal</b>	<b>\$1,056,276.29</b>
			<b>Survey and Design</b>	<b>\$126,753.15</b>
			<b>Design and Construction Total</b>	<b>\$1,183,029.44</b>

**Legend**  
 EA Each  
 LS Lump Sum  
 AL Allowance  
 SF Square feet  
 AC Acre

**ORDINANCE 2020-04**

**AN ORDINANCE TO AMEND APPENDIX A, COMPREHENSIVE FEES AND PENALTIES OF THE FRANKLIN MUNICIPAL CODE, CHAPTER 25. PARKS.**

**WHEREAS**, it is the City of Franklin’s intent that new growth in Residential Development should pay its proportionate share to maintain the existing resident to parkland ratio so not to impose costs on existing City of Franklin taxpayers; and

**WHEREAS**, Appendix A, Comprehensive Fees and Penalties of the Franklin Municipal Code, under Chapter 25 establishes fees and off-sets for Parkland Impact Fees; and

**WHEREAS**, the City may, from time to time, amend the established fees and off-sets for Parkland Impact Fees as it becomes necessary.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:**

**SECTION I.** That Appendix A, Comprehensive Fees and Penalties, Chapter 25 of the City of Franklin Municipal Code is deleted in its entirety and replaced with the following to read as follows:

**CHAPTER 25. -PARKS**

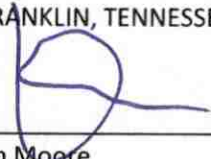
<b>Parkland Impact Fee</b>	<b>\$4,304 per Dwelling Unit</b>
<b>Parkland Dedication in Lieu of Parkland Impact Fee Off-sets</b>	<p align="center"><b>(Amount of Parkland Dedicated or set-side x Cost of 1 Acre of Land)</b></p> <p align="center"><b>Cost of 1 Acre of Land Located Outside Floodplain: \$62,121</b></p> <p align="center"><b>Cost of 1 Acre of Land Located Inside Floodplain: \$45,757</b></p>
<b>Service Levels for Parkland and Park/Greenway Improvements</b>	<p align="center"><b>Parkland = 69.41 Dwelling Units Per 1 Acre</b></p> <p align="center"><b>Cost of Park/Greenway Improvements = \$ 3,409 per Dwelling Unit</b></p> <p align="center"><b>*Consideration for Off-Sets in-lieu of Parkland Impact Fees shall not exceed the Service Level for either the amount of Parkland or value of Improvements, individually.</b></p>

**SECTION II:** BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this ordinance shall be in full force and in effect immediately upon passage for the health, safety and welfare of the citizens of Franklin, Tennessee requiring it.


ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By:   
Eric S. Stuckey  
City Administrator/Recorder

By:   
Dr. Ken Moore  
Mayor of Franklin

Approved as to form:

  
Maricruz R. Fincher, Staff Attorney

PASSED FIRST READING May 12, 2020  
PASSED SECOND READING May 26, 2020