



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #10  
CIP  
10-14-10

MEMORANDUM

October 5, 2010

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator  
Eric J. Gardner, P.E., Director of Engineering  
Carl Baughman, Traffic/Transportation Engineer

SUBJECT: Discussion of No Parking Fire Lane Zones on the circular ends of Ardmore Place and around the curve at Wire Grass Lane in Westhaven

### **Purpose**

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) to consider a Fire Department recommendation based on concerns received from a school bus driver.

### **Background**

Recently, a Williamson County school bus driver expressed concerns to the City regarding the conditions on Ardmore Place. The bus driver stated that the circular ends of Ardmore Place are too tight and narrow to drive through when vehicles are parked on the street. This issue was presented to the Capital Investment Committee in September. The Committee requested that a survey be conducted to gauge the neighborhood's desire to eliminate the parking on Ardmore Place. Letters were mailed to 56 affected property owners along Ardmore, Wire Grass and Championship Boulevard. Of the 56 letters mailed out, 30 property owners responded. Nine were in favor of prohibiting parking, while 21 were against the parking prohibition.

In addition to surveying the property owners, staff met with representatives of Southern Land Company to discuss the situation and determine options for action that would be needed. The driving forces for eliminating parking would be school bus traffic and fire response. Complaints have been received from school bus drivers unable to maneuver the circular ends of Ardmore Place when vehicles are parked. Typically, emergency vehicles will use the alleys to access the properties on Ardmore. However, as evidenced in the recent fire in Westhaven, the Fire Department will send multiple vehicles to the scene and attack the fire from multiple sides to limit the damage to the closely situated neighboring homes.

### **Options**

Option 1 – Approve an Ordinance to eliminate parking, install signage and enforce the ban on parking on Ardmore Place.

Option 2 – Modify the median of Ardmore Place. Either inset parking could be added in the median and the parking eliminated in the circular end areas of Ardmore Place or the nose of the median could be modified to allow for better circulation of traffic. The number of parking spaces would remain the same by installing the inset parking, but would be configured differently.



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Option 3 – Work with Southern Land and the residents to help with the situation. These include reconfiguring the bus route so that the bus drivers do not have to drive on Ardmore Place; removing the boulders in the median to allow emergency vehicles to hop the curb if necessary; and promoting better parking by having vehicles park as close to the curb as possible.

Southern Land has recognized the need to get the residents to buy off on better parking habits and has posted a message on their webpage for the residents. They have asked residents to be as considerate as possible for through traffic. They hope that better parking habits and the removal of the boulders will allow large vehicles to pass, even when cars are parked in the circular ends of Ardmore Place.

### **Financial Impact**

None. Costs for option 1 would be borne by Southern Land to install the signs. Option 2 would be Southern Land's cost unless the City chose to contribute in some way to modify the median. There would be no costs associated with option 3.

### **Recommendation**

Staff recommends option 3. By removing the boulders in the median, there may be additional maintenance to landscaping for Southern Land. However, they are hopeful that better parking habits will allow vehicles to maneuver Ardmore Place and only in an emergency situation would large vehicles hop the curb and damage the landscaping. This should not have a negative impact on emergency vehicles.

# No Parking Fire Lane Survey Form

## Ardmore Place Homeowners

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I approve of moving forward with the City of Franklin's proposed parking prohibition at the circular ends (Yes).

I do not approve of moving forward with the City of Franklin's proposed parking prohibition at the circular ends (No).

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### Homeowners

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Phone #: \_\_\_\_\_

\_\_\_\_\_(\_\_\_\_\_) - \_\_\_\_\_

Date: \_\_\_\_\_

### IMPORTANT

- 1) Your vote/signature **ONLY** provides information to the Board of Mayor and Aldermen (BOMA).
- 2) The **FINAL** decision by the City will still require BOMA approval to establish an Ordinance for the parking prohibitions.
- 3) The **FINAL** vote by BOMA will require two readings of the proposed Ordinance.

Please sign the above survey form and drop it in the mail to the address in the cover letter as soon as possible in order to assure arrival by September 25, 2010. Alternatively, you may respond by fax at 791-3293 (Attention Carl Baughman), or email a scan of the completed form to [carlb@franklintn.gov](mailto:carlb@franklintn.gov).

## Joe York

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**From:** Andy King  
**Sent:** Wednesday, August 12, 2009 10:25 AM  
**To:** Joe York; Eric Gardner; Carl Baughman  
**Subject:** FW: Ardmore Place Blocked Street  
**Attachments:** Ardmore\_Parking.pdf

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**From:** Geoff Woolard  
**Sent:** Wednesday, August 12, 2009 10:23 AM  
**To:** Andy King  
**Subject:** RE: Ardmore Place Blocked Street

This is only an estimation based on my recollection-  
Areas marked in red are no parking. Curb in yellow will be no parking on that side of the street.

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**From:** Andy King  
**Sent:** Wednesday, August 12, 2009 10:07 AM  
**To:** Joe York  
**Cc:** Carl Baughman; Geoff Woolard; Eric Gardner  
**Subject:** FW: Ardmore Place Blocked Street

The fire department met with Matt Dowdle (SLC) and Carl Baughman on Monday at 9Am to observe Tower 2 maneuver through both of these turns. From that demonstration, the parties involved agreed that "No Parking" signage should be installed to prevent on street parking. Although I was not there, I think the signage will impact on street parking for about 20 homes. This is a significant issue and we are not sure if the signage will resolve the issue.

Andy

**From:** Matt Dowdle [mailto:matt.dowdle@southernland.com]  
**Sent:** Thursday, July 09, 2009 3:49 PM  
**To:** Andy King  
**Cc:** Eric Gardner  
**Subject:** RE: Ardmore Place Blocked Street

Andy/Eric

Here are my responses to Eric's responses:

1. No problem. What scale would you like printed out and I will get it to you.
2. We are fine with the signs just saying No Parking with the appropriate arrows.
3. Not my call
4. agree
5. Not my call
6. Not my call

Let me know what scale you would like it printed and I will get it to you.

Matt

Matthew Dowdle, P.E.  
Vice President, Civil Engineering  
Southern Land Company

1550 West McEwen Drive, Suite 200  
Franklin, Tennessee 37067  
615-778-2519 office  
615-778-2519 fax  
615-425-8292 mobile  
[matt.dowdle@southernland.com](mailto:matt.dowdle@southernland.com)

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**From:** Andy King [mailto:andyk@franklin.tn.gov]  
**Sent:** Tuesday, June 30, 2009 10:27 AM  
**To:** Matt Dowdle  
**Cc:** Eric Gardner  
**Subject:** FW: Ardmore Place Blocked Street

This is the feedback I received.

Andy

**From:** Eric Gardner  
**Sent:** Saturday, June 27, 2009 9:53 PM  
**To:** Andy King; Carl Baughman; Joe York; Amy Herron  
**Cc:** Rocky Garzarek  
**Subject:** RE: Ardmore Place Blocked Street

1. It's hard to say if this solves the problems. It would be helpful to see this drawn to a scale so that turning templates could be laid over it.
2. I think No Parking.
3. Depends on if it is still under bond.
4. No
5. Yes
6. Depends on if it is under bond and if it truly is undersized.

Eric J. Gardner, P.E., CPESC  
Director of Engineering

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**From:** Andy King  
**Sent:** Friday, June 26, 2009 8:04 AM  
**To:** Carl Baughman; Joe York; Eric Gardner; Amy Herron  
**Cc:** Rocky Garzarek  
**Subject:** Ardmore Place Blocked Street

We received a complaint from a school bus driver about both of these areas on Ardmore Place in Westhaven. This is clearly a poor design for this density of development with on-street parking. The tight curves with on-street parking make it impossible for a long vehicle to get through. To make matters worse, it appears boulders have been installed to prevent long trucks from riding the curb to get through. On Matt's picture you can see the location where cars are parking.

I asked Matt Dowdle (Southern Land) to propose a solution (signage) which is attached as a .pdf. I've also embedded a picture of the whole area.

### Questions

1. Is it enough to solve the problem?
2. Should it be a NO PARKING sign or FIRE LANE. I'm okay with either as long as it gets the job done from an enforcement standpoint.
3. Who is required to mark the area?
4. Should curbs be marked as well?
5. Can we remove the boulders from the ROW if it is truly ROW?
6. Can we require the inside curve to be widened?

Please forward to anyone else who may need to be involved.

Thanks,

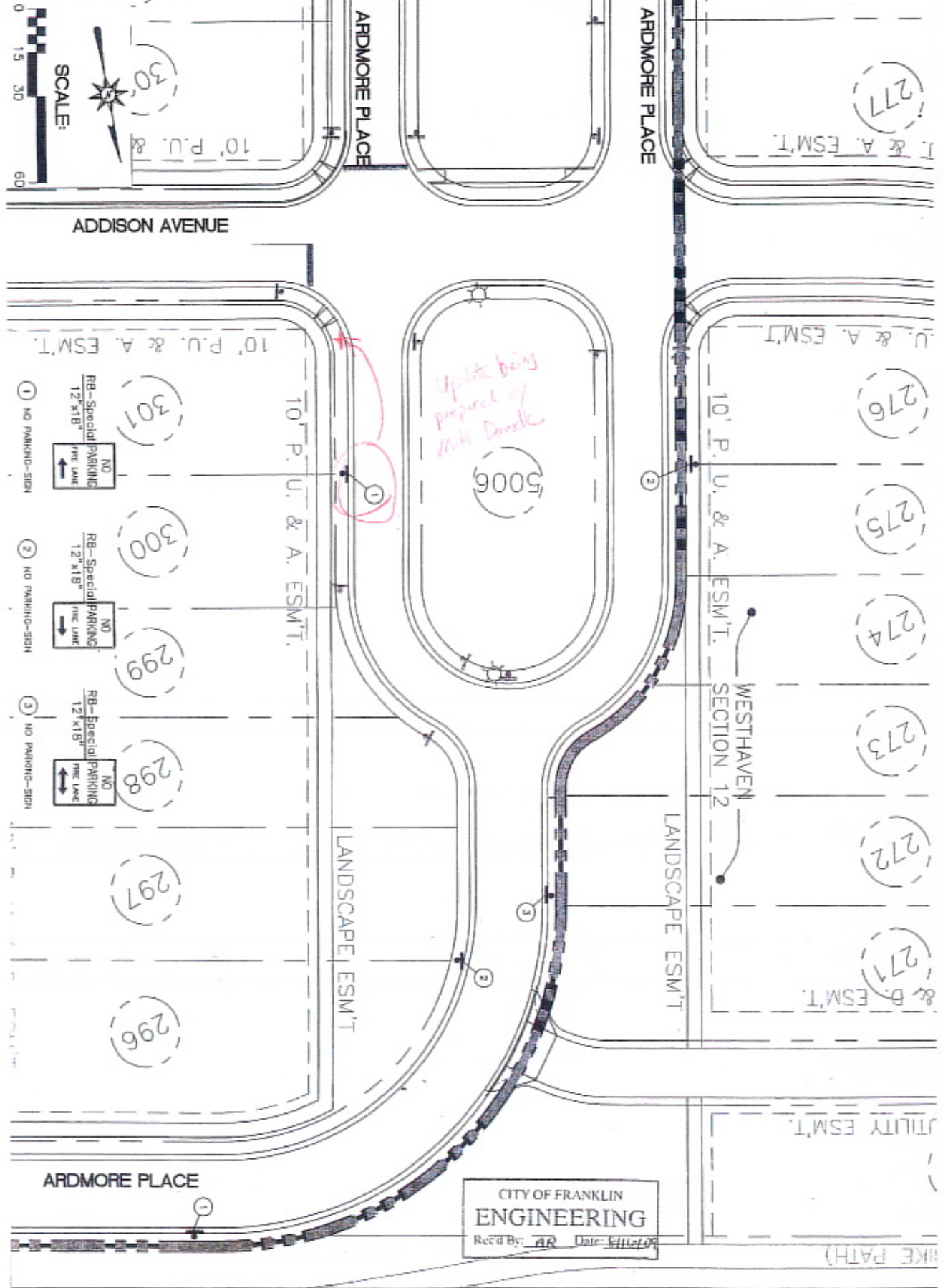
Andy

Andy King  
Fire Marshal  
Franklin Fire Department  
109 3rd Avenue South, Franklin, TN 37064  
(615)791-3270 Main  
(615)550-6752 Office  
(615)591-5615 Fax  
(615)794-3411 Emergency  
<mailto:andyk@franklin-gov.com>

\*\*Please note the e-mail and website addresses have changed.

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CITY OF FRANKLIN  
**ENGINEERING**  
 Rec'd By: *RV* Date: *6/11/08*

EX-10	TRAFFIC CONTROL
EX-11	REVISION
EX-12	DATE: 06/12/08
EX-13	BY: [Signature]
EX-14	DATE: 06/12/08
EX-15	BY: [Signature]
EX-16	DATE: 06/12/08
EX-17	BY: [Signature]
EX-18	DATE: 06/12/08
EX-19	BY: [Signature]
EX-20	DATE: 06/12/08
EX-21	BY: [Signature]
EX-22	DATE: 06/12/08
EX-23	BY: [Signature]
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EX-98	DATE: 06/12/08
EX-99	BY: [Signature]
EX-100	DATE: 06/12/08

# WESTHAVEN

Section 11  
 Fifth Civil District  
 City of Franklin, Williamson County, Tennessee







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HISTORIC  
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TENNESSEE

**MEMORANDUM**

**To: Ardmore Place Property Owners**

**From: City of Franklin Engineering Department**

**Date: September 13, 2010**

**RE: Survey of New Parking Prohibition**

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**Dear Property Owner along Ardmore Place,**

The City of Franklin has received a complaint from a school bus driver that parked cars at the circular ends of Ardmore Place obstruct their driving path. Boulders on the inside of the curve leave no room for the buses to maneuver around the cars. The Franklin Fire Department and the Franklin Engineering Department demonstrated this obstruction with a fire engine vehicle in the presence of Westhaven developer Southern Land Company, who agreed that the parking is an obstruction. The City's Capital Improvements Committee has directed the Engineering Department to perform a survey of residential opinion to help guide the Board of Mayor and Aldermen in their deliberations on these proposed Fire Lane No Parking zones.

Factors to consider in formulating your response may be the following:

- School bus accessibility – The bus will be able to maintain its direct route without circuitous travel where it finds it cannot pass parked vehicles.
- Fire truck access – A clear lane for fire and other emergency access will be available based upon compliance with the No Parking regulation.
- Parking availability – The residences along Ardmore Place have been designed with off-street parking according to City code. The primary purposes of the Ardmore Place public right-of-way are vehicle movement and access; on-street parking is a secondary function at best.
- City standards – The Franklin Transportation and Street Technical Standards specifies minimum widths for residential streets. The Ardmore Place straight blocks are of sufficient width to accommodate one travel lane (that can serve long vehicles) and one lane of parking as needed. The Ardmore Place blocks with curvature introduce encroachments on the width of the travel lane (for long vehicles) in the presence of parked cars.

You are receiving this letter because the City of Franklin has identified your property as one that could be influenced by the parking prohibition being surveyed. Please note that only one ballot will be counted per property. City staff will apply the outcome of this survey as a guide among safety factor



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considerations in deciding what recommendation to give when taking this proposal to the Board of Mayor and Aldermen for final approval. In order to provide input in a timely manner, the ballot needs to be received by Saturday September 25, 2010. The absence of a returned ballot by that date will be considered as the abstention of a vote. If you have any questions on this matter, feel free to call Andy King, Fire Marshall at 791-3270 or Eric Gardner, Director of Engineering at 791-3218. You may also email either at [andyk@franklintn.gov](mailto:andyk@franklintn.gov) or [ericg@franklintn.gov](mailto:ericg@franklintn.gov).

**Please respond to the enclosed survey and drop it in the mail as soon as possible to ensure that it is received by September 25, 2010. As an alternate, you may fax your survey form response to the number given below, or email a scan of the completed form to [carlb@franklintn.gov](mailto:carlb@franklintn.gov) (Attention Carl Baughman). Once the City has processed the ballots, we will provide you the results. Remember that the results of the ballots will be discussed at the Board of Mayor and Aldermen meeting on September 28, 2010.**

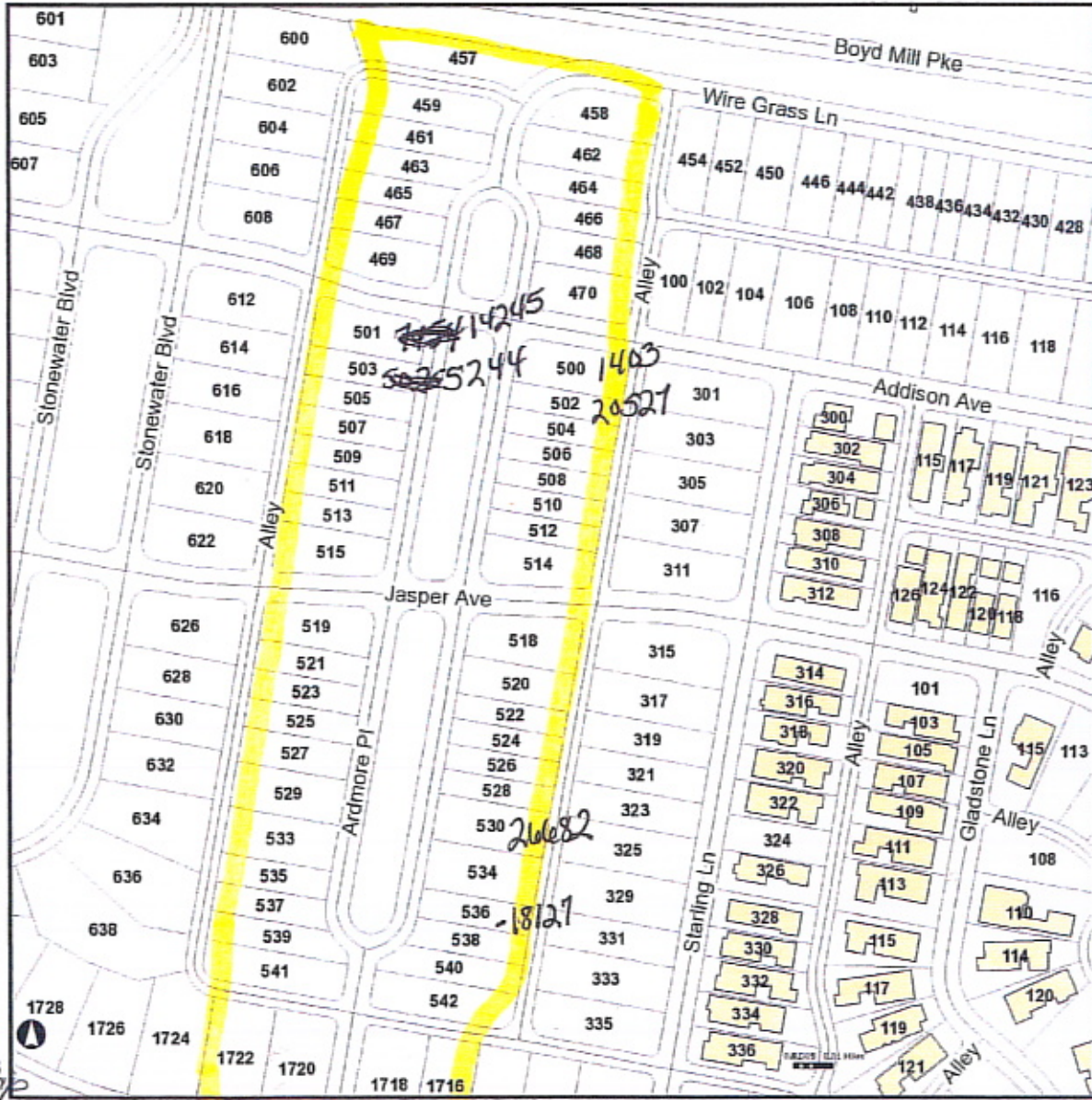
Thank you for your input,

Carl Baughman  
Traffic/Transportation Engineer  
109 3rd Avenue South  
P. O. Box 305  
Franklin, TN 37065-0305  
(615)791-3218  
(615)791-3293 fax  
[carlb@franklintn.gov](mailto:carlb@franklintn.gov)

Enclosures

C: Margaret Martin, 4<sup>th</sup> Ward Alderman  
Eric Stuckey, Franklin City Administrator  
Eric Gardner, Director of Engineering  
Andy King, Fire Marshal

# Map



*Championship Blvd*

Address Labels

Building Footprint

City Limits

Parcels

Streets

*56 properties*

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