



HISTORIC
FRANKLIN
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ITEM #14
BOMA
04/26/2011

MEMORANDUM

April 14, 2011

TO: Board of Mayor and Aldermen

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

SUBJECT: Water and Sewer Availability Request for 296 Hillsboro Road

Purpose

The purpose of this memorandum is to forward to the Board of Mayor and Aldermen (BOMA) a request for Water and Sanitary Sewer Availability for 296 Hillsboro Road.

Background

A request for water and sanitary sewer availability for 296 Hillsboro Road known as Tax Map 52, Parcel 16.00 was submitted on April 4, 2011. The request is for 40 SFUEs through a 2" domestic water meter. The property owner is proposing constructing one single family home on this property. This property is located adjacent to the city limits and Urban Growth Boundary. The property will be served through the Fieldstone Farms Pump Station.

In 1984, the City obtained a waterline easement on this property in exchange for the City to waive the access fee for future development in an amount to equal 50 SFUEs. At this time, the property owner has chosen to develop the property and only take advantage of 40 SFUEs.

The property owner made this same request in 2007. Prior to this request, at the September 2007 Enterprise Committee meetings, a property outside of the City limits was denied availability. The direction to staff was not to bring forth water and sewer availability requests on properties outside of the City limits unless accompanied by an annexation request. Even though this property is unique in that it is outside the UGB and it has an existing agreement in place with the City, the request never was placed on a BOMA agenda for consideration. At this time, the property owner would like to submit the request again.

At the April 14, 2011 Capital Investments Committee meeting, there was some concern that approving sanitary sewer availability for this property would open up the possibility for a larger development than one home. Discussion ensued about how the availability could be approved while limiting the potential development. One idea was to make the availability contingent upon the property owner agreeing to a deed restriction that limited the property to no more than one home. Staff has reviewed this request and do not think this is feasible as the property is located outside of the UGB and outside of the control of the City. The City does have control over the connections to the sanitary sewer system and so a better option may be that the approval for sewer would only be for one residential home through one 6" service connection.

Financial Impact

None.

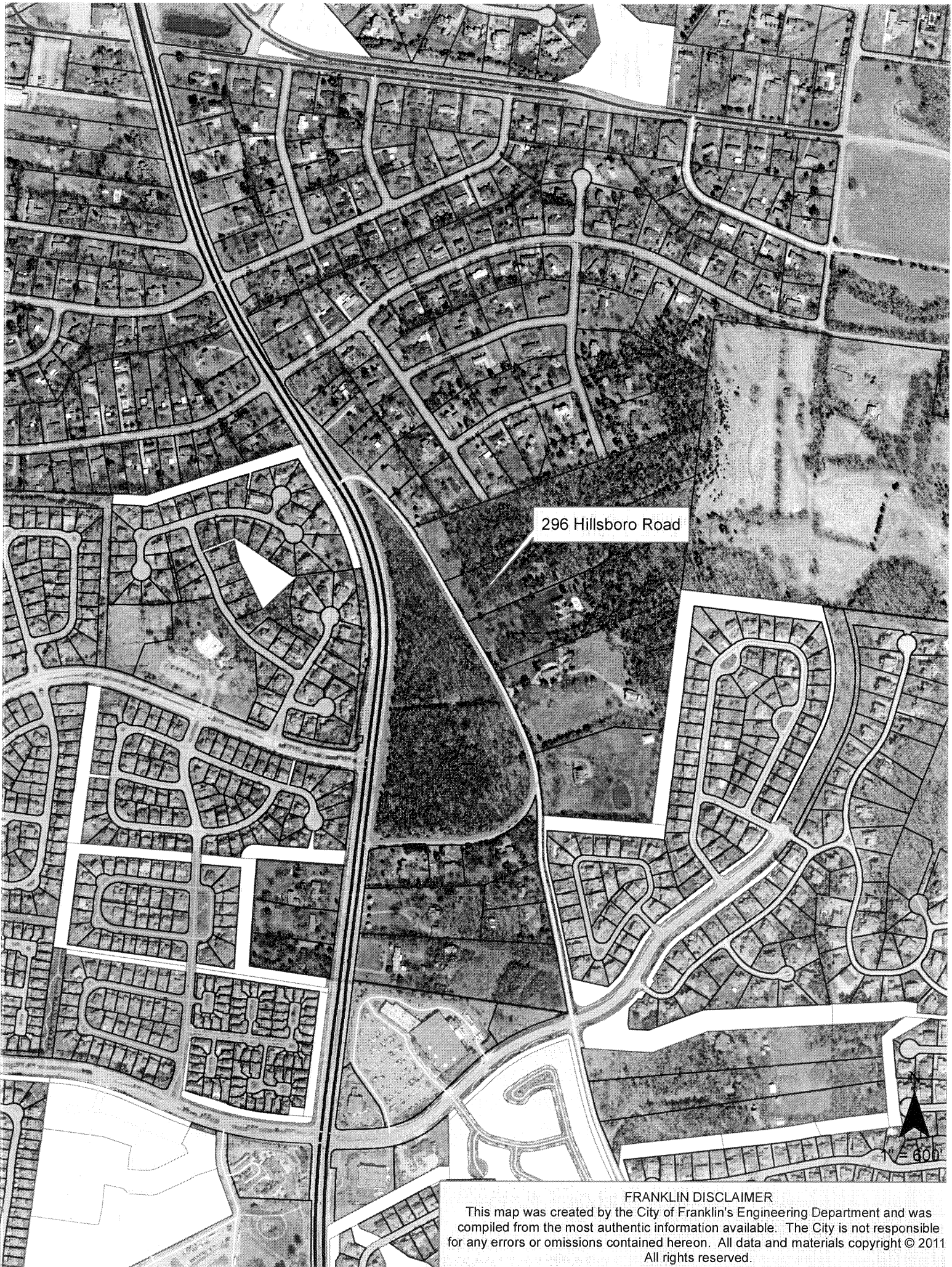


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Recommendation

Staff recommends that the availability request be approved. The approval would be for 40 SFUEs for water and sanitary sewer through a 2" domestic water meter and a single residential sanitary sewer service connection. It would be approved contingent upon the proposed development meeting the requirements as established March 10, 1992, for extensions of facilities inside the City's Boundaries, the payment of all required fees, and any required extension to the City's water and/or sanitary sewer system to serve the site as per the City's standards with associated required public water and/or sanitary sewer line easements.



296 Hillsboro Road



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