



City of Franklin

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File #: 20-01143

DATE: September 9, 2020

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Consideration Of Resolution 2020-172, A Resolution Providing Next Steps Related To The Road Network And/Or Future Land Uses In The West Sanitary Sewer Basin, In The Western Part Of The City Of Franklin And Within The City's Urban Growth Boundary, North Of Highway 96 West.
WS 9/8/20

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) regarding recent citizen and property owner inquiries related to the future extension of public infrastructure and land uses within the northwestern quadrant of the City of Franklin and within the City's Urban Growth Boundary, North of Highway 96 West, West of Hillsboro Road, and generally west of the new section of Mack Hatcher Parkway.

BACKGROUND/STAFF COMMENTS:

Recently, there have been a number of conversations with property owners and representatives of parcels located in the West Sanitary Sewer Basin regarding potential future development and infrastructure. This led to a discussion with the City of Franklin Board of Mayor and Aldermen during their August 11, 2020 Work Session regarding a variety of ideas and expectations regarding the future alignment of a section of Old Charlotte Pike and the type and intensity of future development in this area of the City and County. Currently, the City of Franklin's Land Use Plan, Envision Franklin, designates this area as the Conservation Subdivision Design Concept, and the City's Comprehensive Transportation Network Plan (Connect Franklin) includes a general alignment for Old Charlotte Pike. In order for the City to effectively plan for the extension of public infrastructure and provide property owners and interested citizens meaningful guidance regarding the City's vision for this area, staff has drafted the enclosed Resolution 2020-172 that affords the Board of Mayor and Aldermen the opportunity to provide guidance to citizens and staff on the Board's vision for this area. This Resolution is intended to be placed on the Board of Mayor and Aldermen meeting agenda scheduled for Tuesday, September 22, 2020 for consideration.

Below is a summary and draft language (in bold) for two recommended amendments to Resolution 2020-172 that would clarify (1) the geographic scope of the study area and (2) development procedures.

(1) There is conflicting language in Resolution 2020-172 regarding the geographic scope of the Small Area Plan study area: the title of the resolution references the West Sanitary Sewer Basin (which does not include property east of the Harpeth River, along Hillsboro Road), whereas, Option C references the entirety of the Conservation and Conservation Subdivision Design Concepts in

Envision Franklin that are located generally west of the new Northwest section of Mack Hatcher Parkway, between Hillsboro Road and Highway 96 West. Due to public feedback related to land use, lot size, rural character, road network, and floodplain conditions related to development applications near both Highway 96 West and Hillsboro Road, staff recommends that the title of the resolution be amended to reflect the broader study area that includes Conservation/Conservation Subdivision properties along Hillsboro Road, as identified in Envision Franklin (see attached map): **Motion to amend the title of Resolution 2020-172 to “A RESOLUTION PROVIDING NEXT STEPS RELATED TO THE ROAD NETWORK AND/OR FUTURE LAND USES IN THE WEST HARPETH AREA, DEFINED AS THE AREA GENERALLY WEST OF THE NEW SECTION OF MACK HATCHER PARKWAY, BETWEEN HILLSBORO ROAD AND HIGHWAY 96 WEST.”**

(2) There is a need to provide guidance to staff regarding the processing of interim annexation, rezoning, and development plan applications. Multiple projects may choose to move forward prior to completion of the Small Area Plan, as several inquiries and meetings have been held recently with staff regarding potential developments in the study area. If the Board would like the Small Area Plan completed prior to considering any further annexation, rezoning, and development applications, staff recommends that the resolution be amended to add the following language: **Motion to amend Option C of Resolution 2020-172 to add, “Annexation, rezoning, and development plan applications that are not currently in review for the September 24th or October 22nd Planning Commission agendas shall not be accepted for properties within the study area until the Small Area Plan is completed and until associated amendments to Envision Franklin and the Comprehensive Transportation Network Plan (Connect Franklin) have been approved by the Franklin Municipal Planning Commission.”**

FINANCIAL IMPACT:

Until the Board of Mayor and Aldermen provides direction, determining the short and long term financial impact is difficult. However, in the event the Board of Mayor and Aldermen decides to pursue creation of a Small Area Plan (option C) for the entire West Harpeth area (the area generally west of the new section of Mack Hatcher Parkway, between Hillsboro Road and Highway 96 West), staff would proceed with identifying the scope of work and determining whether additional outside services should be engaged to assist with this project or if staff has the resources to undertake and complete this project in a timely manner.

RECOMMENDATION:

It is recommended that the Board approve Resolution 2020-172 with "Option C" which directs that a small area plan be developed to include preferred land use development and necessary infrastructure including an updated transportation/roadway plan for the area.