

**Joint Meeting**

**Williamson County Commission**

**Franklin Board of Mayor and Aldermen**

**January 29, 2020**

# **Growth Policy Discussion**

**Eric Stuckey, City Administrator  
City of Franklin, TN**

**Emily Hunter, AICP  
Director of Planning & Sustainability  
City of Franklin, TN**

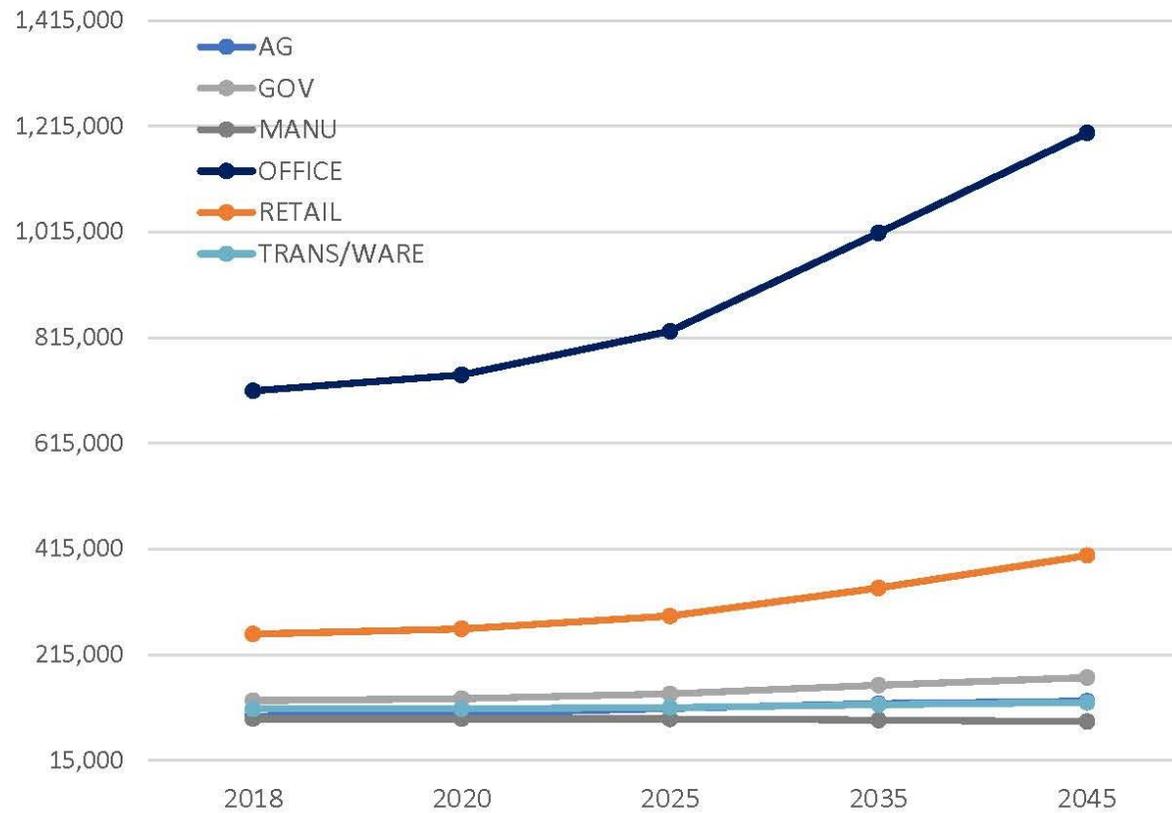
# Key Takeaways – Population Growth

County	2018 Population	2045 Population	Population Change 2018-2045	% Growth 2018-2045	% Annual Growth
Cheatham	40,270	54,774	14,504	36%	1.33%
Davidson	685,315	848,072	162,757	24%	0.88%
Dickson	51,931	66,221	14,290	28%	1.02%
Houston	8,272	102,43	1,971	24%	0.88%
Humphreys	18,384	20,150	1,766	10%	0.36%
Maury	88,719	116,676	27,958	32%	1.17%
Montgomery	196,778	343,980	147,202	75%	2.77%
Robertson	69,729	101,888	32,159	46%	1.71%
Rutherford	306,112	555,516	249,404	81%	3.02%
Stewart	13,368	15,997	2,629	20%	0.73%
Sumner	179,159	279,686	100,527	56%	2.08%
Trousdale	8,837	10,267	1,430	16%	0.60%
Williamson	220,424	548,266	327,842	149%	5.51%
Wilson	132,540	257,285	124,745	94%	3.49%
<b>TOTAL</b>	<b>2,019,834</b>	<b>3,229,021</b>	<b>1,209,187</b>	<b>60%</b>	<b>2.22%</b>

# Key Takeaways – Employment Growth

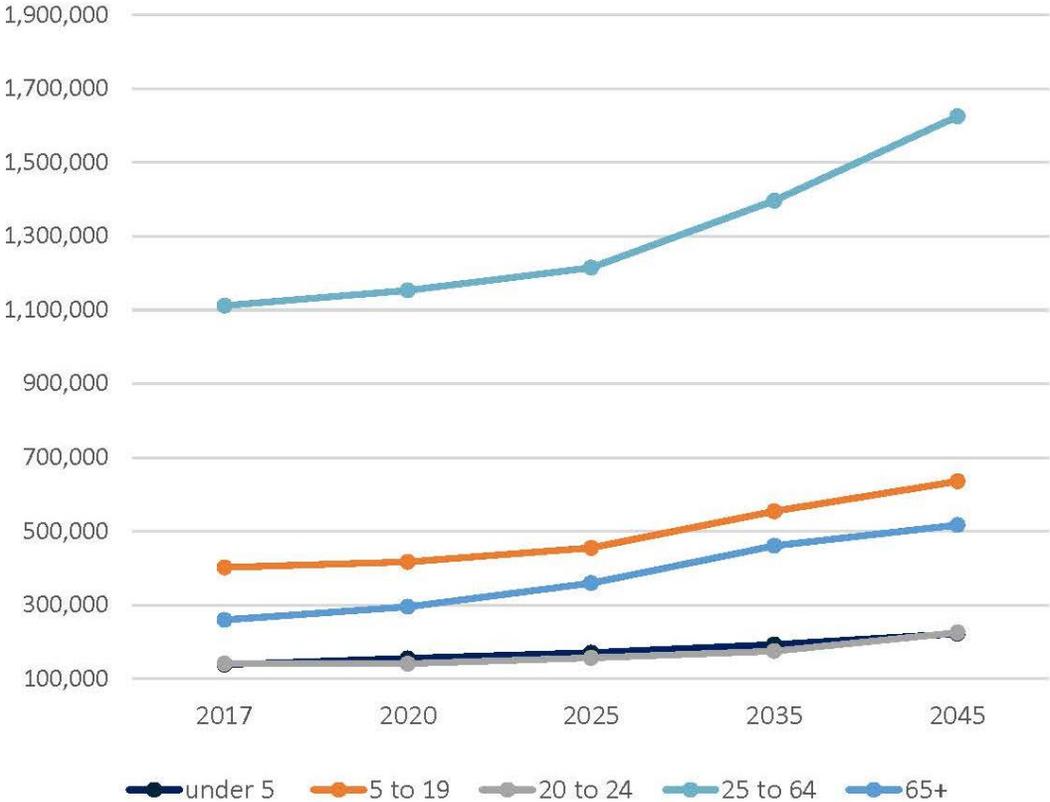
County	2018 Employment	2045 Employment	Jobs Change 2018-2045	% Growth 2018-2045	Annual Growth
Cheatham	15,205	20,304	5,098	33.53%	1.24%
Davidson	647,080	864,682	217,601	33.63%	1.25%
Dickson	25,946	33,019	7,072	27.26%	1.01%
Houston	2,651	3,719	1,067	40.27%	1.49%
Humphreys	8,889	10,678	1,788	20.12%	0.75%
Maury	5,0040	68,147	18,106	36.18%	1.34%
Montgomery	77,214	125,,716	48,502	62.82%	2.33%
Robertson	35,346	51,705	16,358	46.28%	1.71%
Rutherford	174,639	272,170	97,530	55.85%	2.07%
Stewart	4,599	5,867	1,268	27.58%	1.02%
Sumner	86,871	128,640	41,768	48.08%	1.78%
Trousdale	2,901	4,177	1,276	44.01%	1.63%
Williamson	200,664	408,236	207,572	103.44%	3.83%
Wilson	69,432	120,231	50,798	73.16%	2.71%
<b>TOTAL</b>	<b>1,401,478</b>	<b>2,117,291</b>	<b>715,813</b>	<b>51.08%</b>	<b>1.89%</b>

# Projected Jobs by Sector



Industry	2018	2045	% Change
Agriculture	7.04%	6.01%	29%
Government	9.16%	8.12%	34%
Manufacturing	6.70%	4.18%	-6%
Office	50.97%	56.78%	68%
Retail	18.13%	19.03%	59%
Transp. & Warehousing	8.01%	5.89%	11%

# Project Age Distribution



Age Group	2017	2045	% Change
under 5	6.87%	6.89%	60%
5 to 19	19.91%	19.68%	58%
20 to 24	6.98%	6.97%	60%
25 to 64	55.04%	50.33%	46%
65+	12.86%	16.01%	99%

# Project Minority Population

Davidson County is expected to be majority non-white by 2035

County	2018		2045		Minority Change 2018-2045	% Growth 2018-2045	Annual Growth
Cheatham	2,130	5%	6,761	12%	4,631	217%	8%
Davidson	256,740	37%	528,554	62%	271,814	106%	4%
Dickson	4,087	8%	12,012	18%	7,925	194%	7%
Houston	600	7%	1,277	12%	677	113%	4%
Humphreys	1,091	6%	2,898	14%	1,807	166%	6%
Maury	14,731	17%	34,785	30%	20,054	136%	5%
Montgomery	58,239	30%	146,755	43%	88,516	152%	6%
Robertson	8,671	12%	25,521	25%	16,850	194%	7%
Rutherford	69,166	23%	203,546	37%	134,380	194%	7%
Stewart	891	7%	2,133	13%	1,242	139%	5%
Sumner	22,124	12%	70,313	25%	48,189	218%	8%
Trousdale	1,258	14%	2,006	20%	748	59%	2%
Williamson	26,297	12%	137,679	25%	111,382	424%	16%
Wilson	16,617	13%	61,789	24%	45,172	272%	10%
<b>TOTAL</b>	<b>482,641</b>	<b>24%</b>	<b>1,236,029</b>	<b>38%</b>	<b>753,388</b>	<b>156%</b>	<b>6%</b>

# Framework for Growth Management

- **Planning**
  - Land Use/Development Patterns
  - Infrastructure
- **Investment**
  - Capital Investment Planning and Investing
  - Operational Capacity
- **Regulations**
  - Design Standards
  - Development/Impact Fees

# Overview

- Envision Franklin

- Guiding Principles
- Managed Growth policy
- Land Suitability
- Design Concepts

- Annexation Study

- Annexation State Law
- Staff Analysis of Annexation areas
- Summary map



# ENVISION



# FRANKLIN

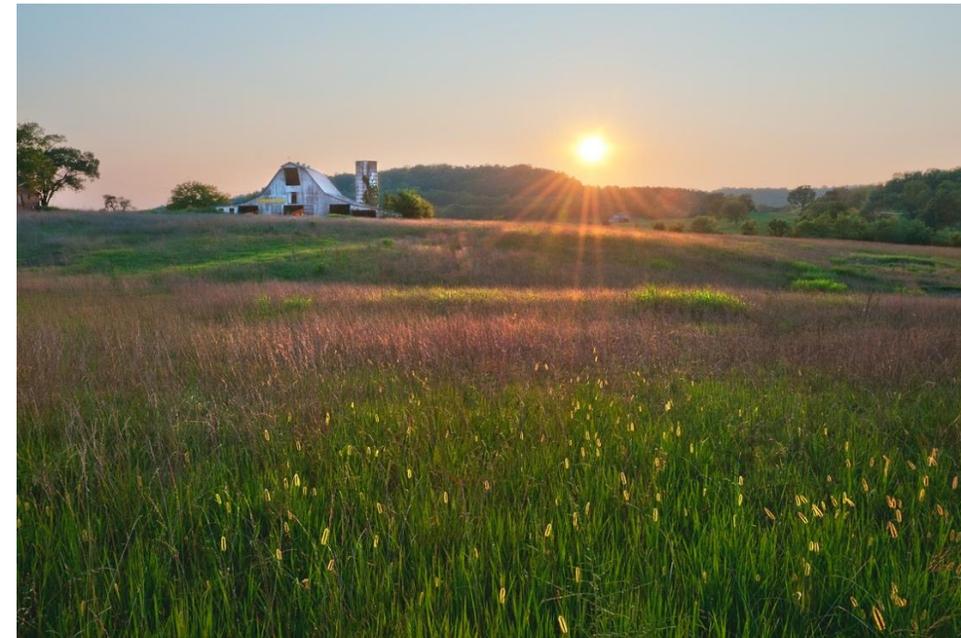
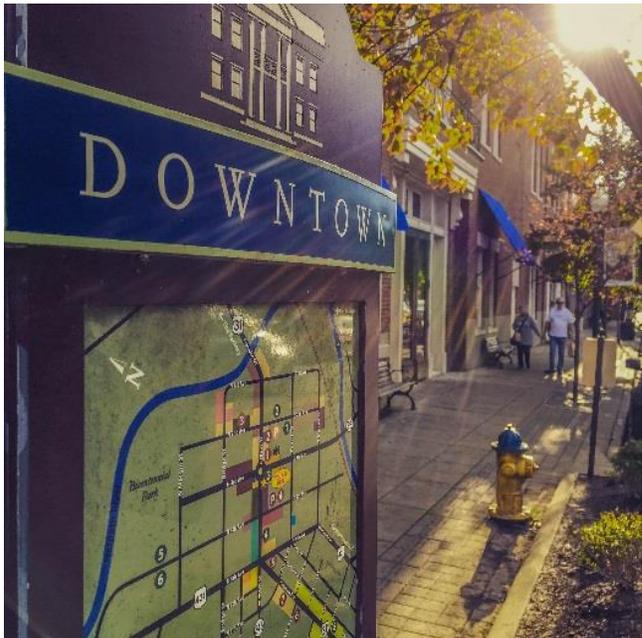
PRESERVING THE PAST, PLANNING THE FUTURE

ADOPTED JANUARY 26, 2017



# Envision Franklin : Guiding Principles

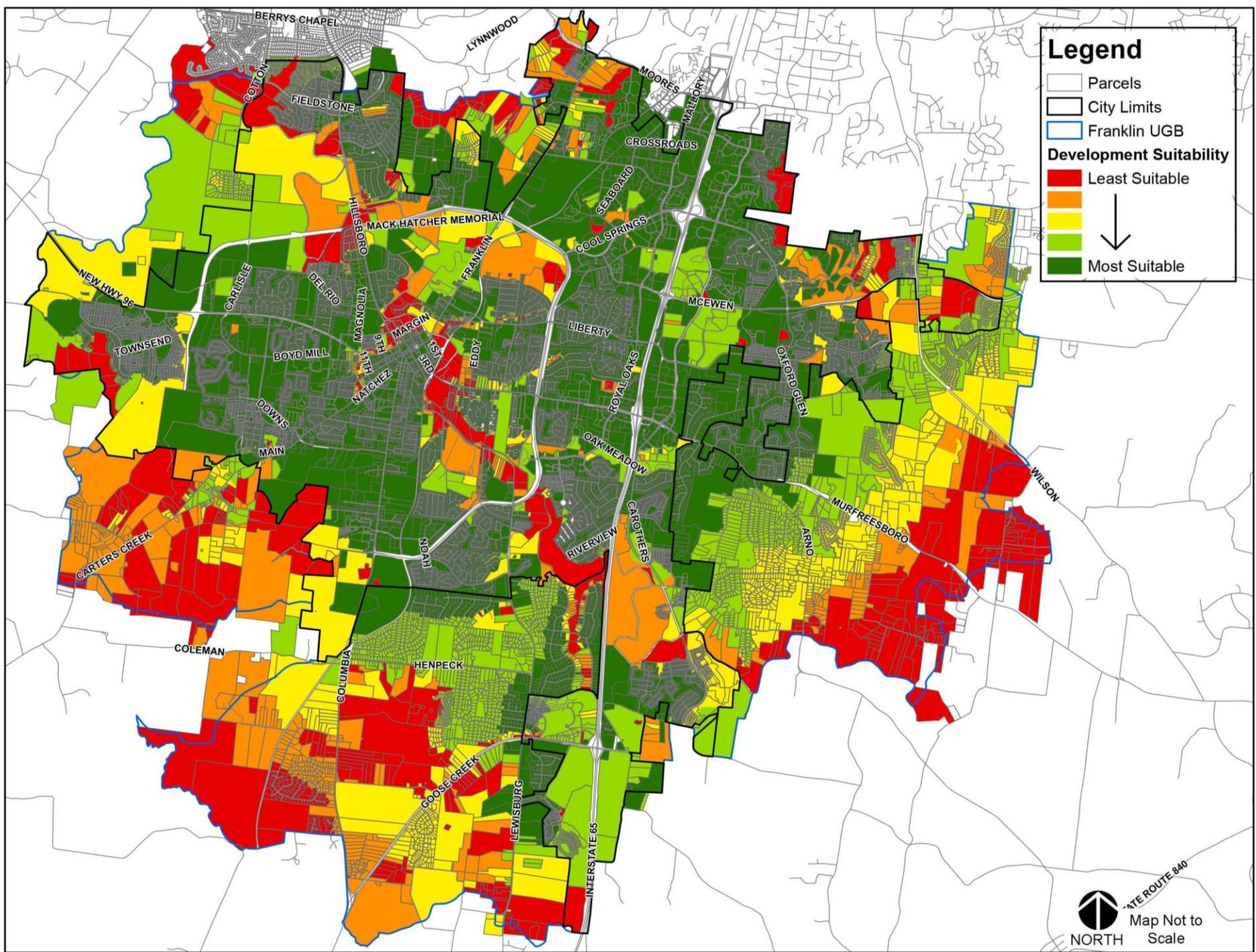
1. Managed Growth
2. Economic Vitality
3. Vibrant Neighborhoods
4. Historic Preservation
5. Natural Beauty
6. Exceptional Design
7. Connected Community
8. Context-Responsive Infill



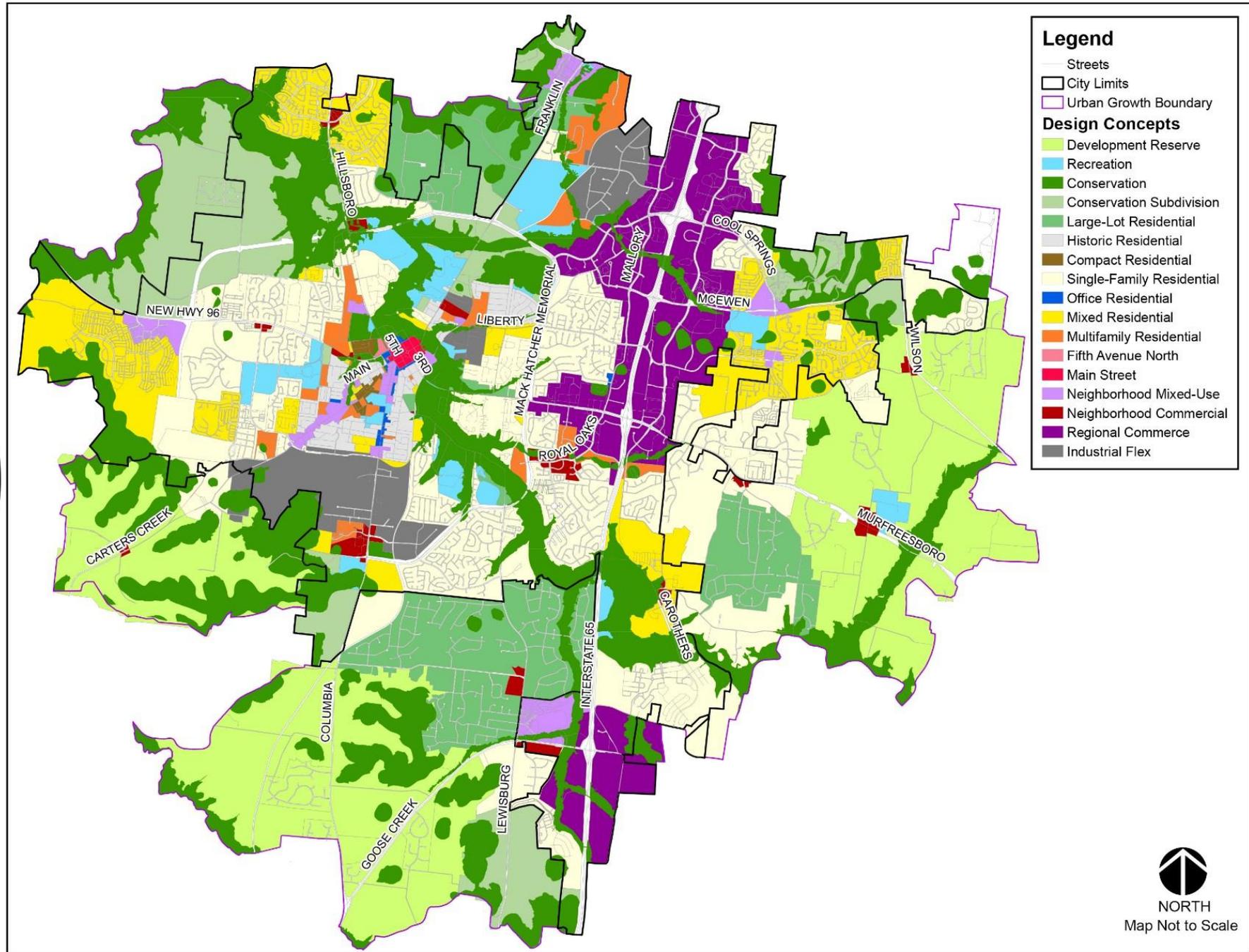
# Envision Franklin: Managed Growth

- **Strategic growth** is encouraged in locations **supported by existing City infrastructure and services** or **where they are planned** to be provided in an efficient and orderly manner.
- The extension of **infrastructure and public services** should be used as a **tool** that **strategically directs where growth should take place**, not as a reactive response to development.
- Land-use policies, infrastructure improvements, and community facility investments should be coordinated to **maximize efficiency and public benefit** while **minimizing negative impacts** of growth.
- **Annexation** within the UGB should be approached in a comprehensive manner that **promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development.**

# Suitability Analysis



# Design Concepts



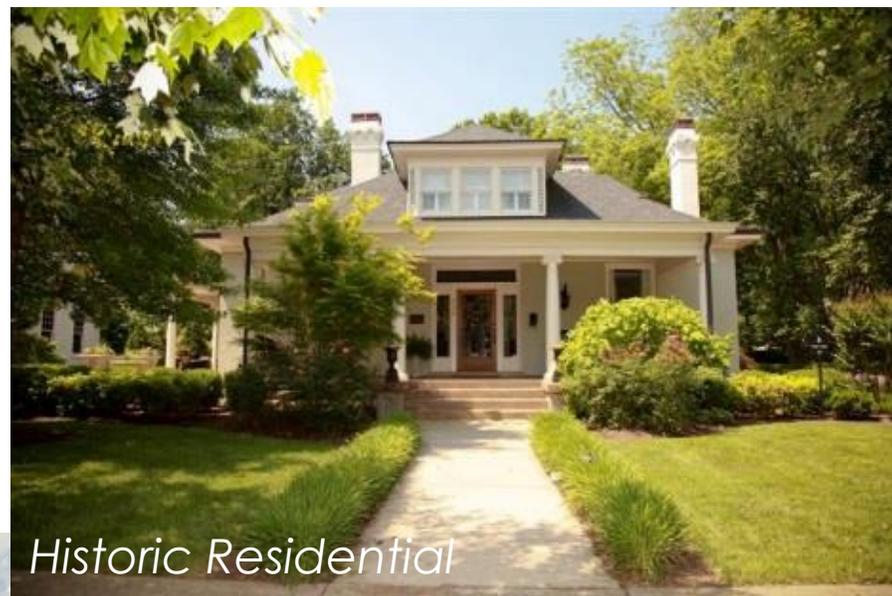
# REGIONAL COMMERCE



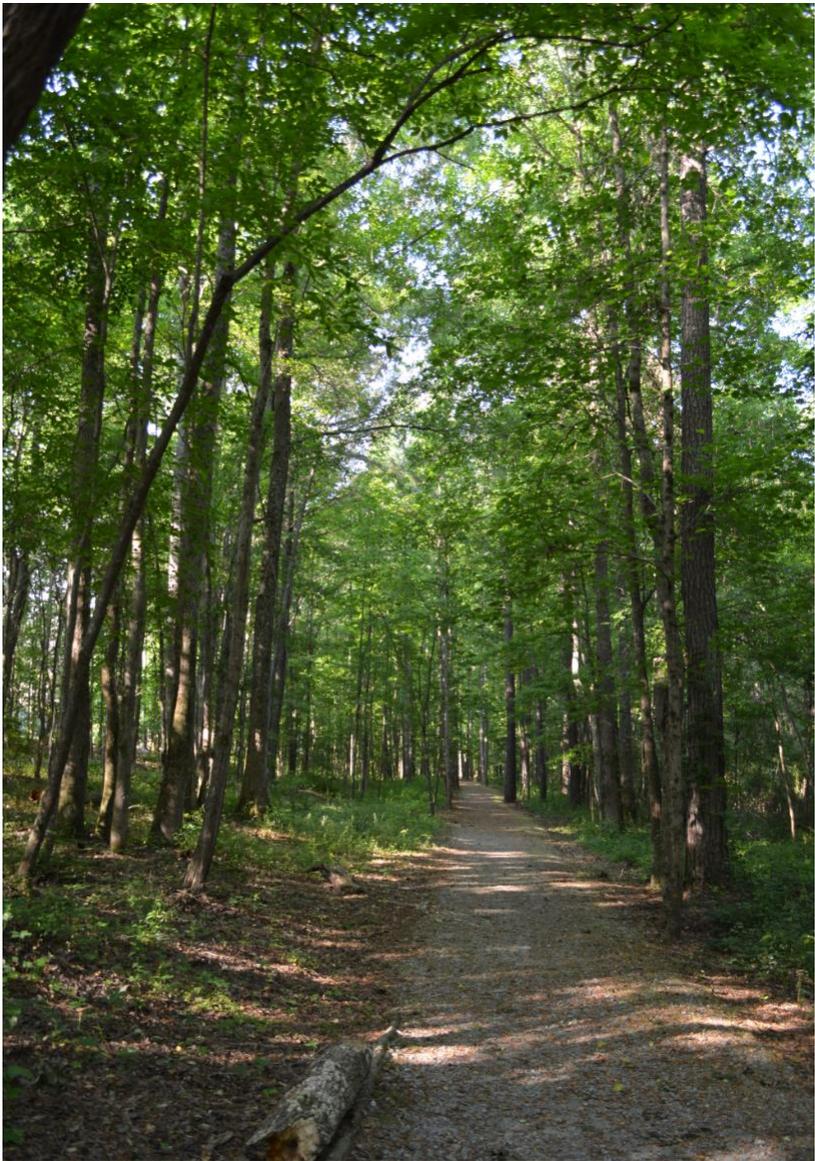
# NEIGHBORHOOD COMMERCIAL



# RESIDENTIAL DESIGN CONCEPTS



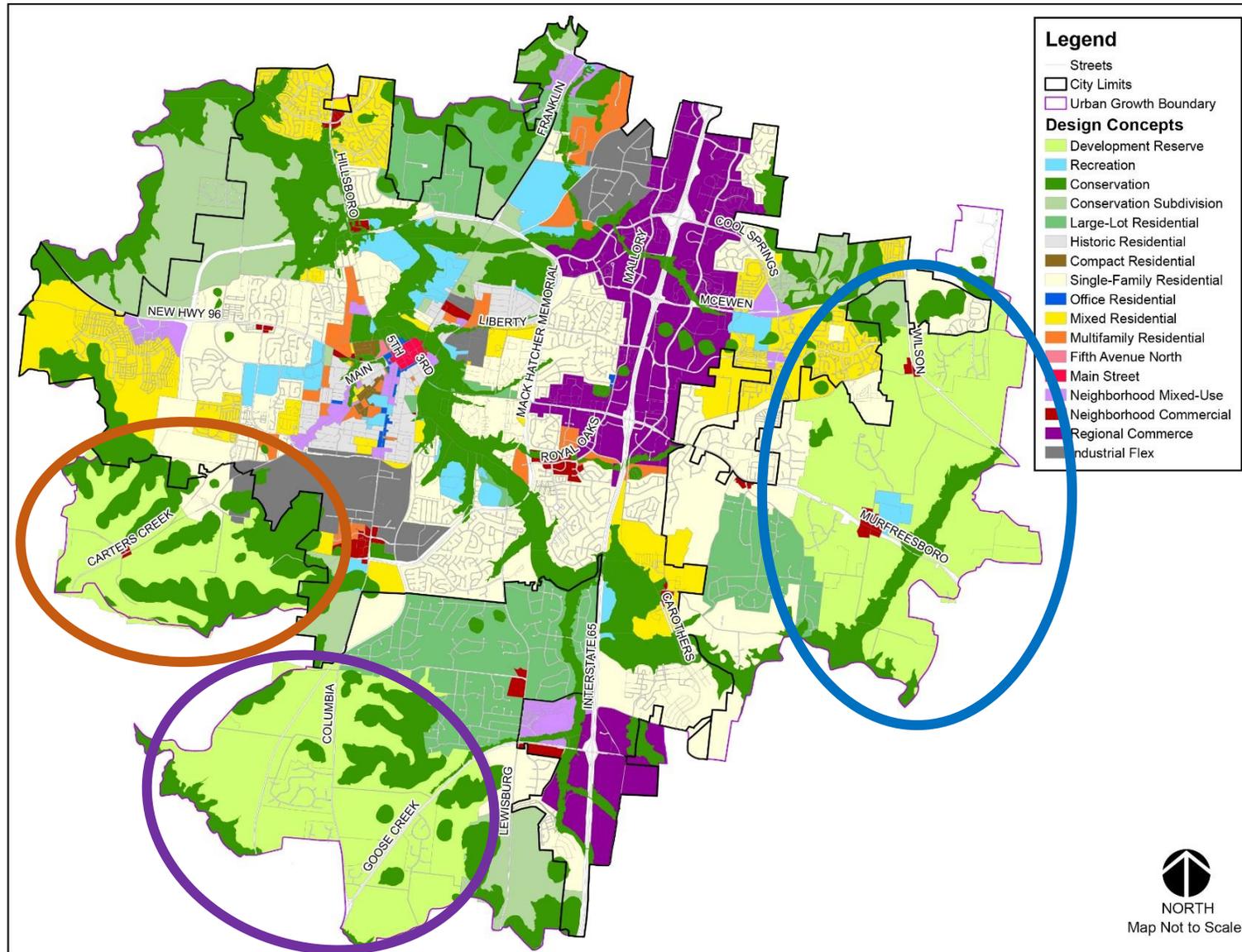
# CONSERVATION SUBDIVISION



# DEVELOPMENT RESERVE



# DEVELOPMENT RESERVE



# Overview

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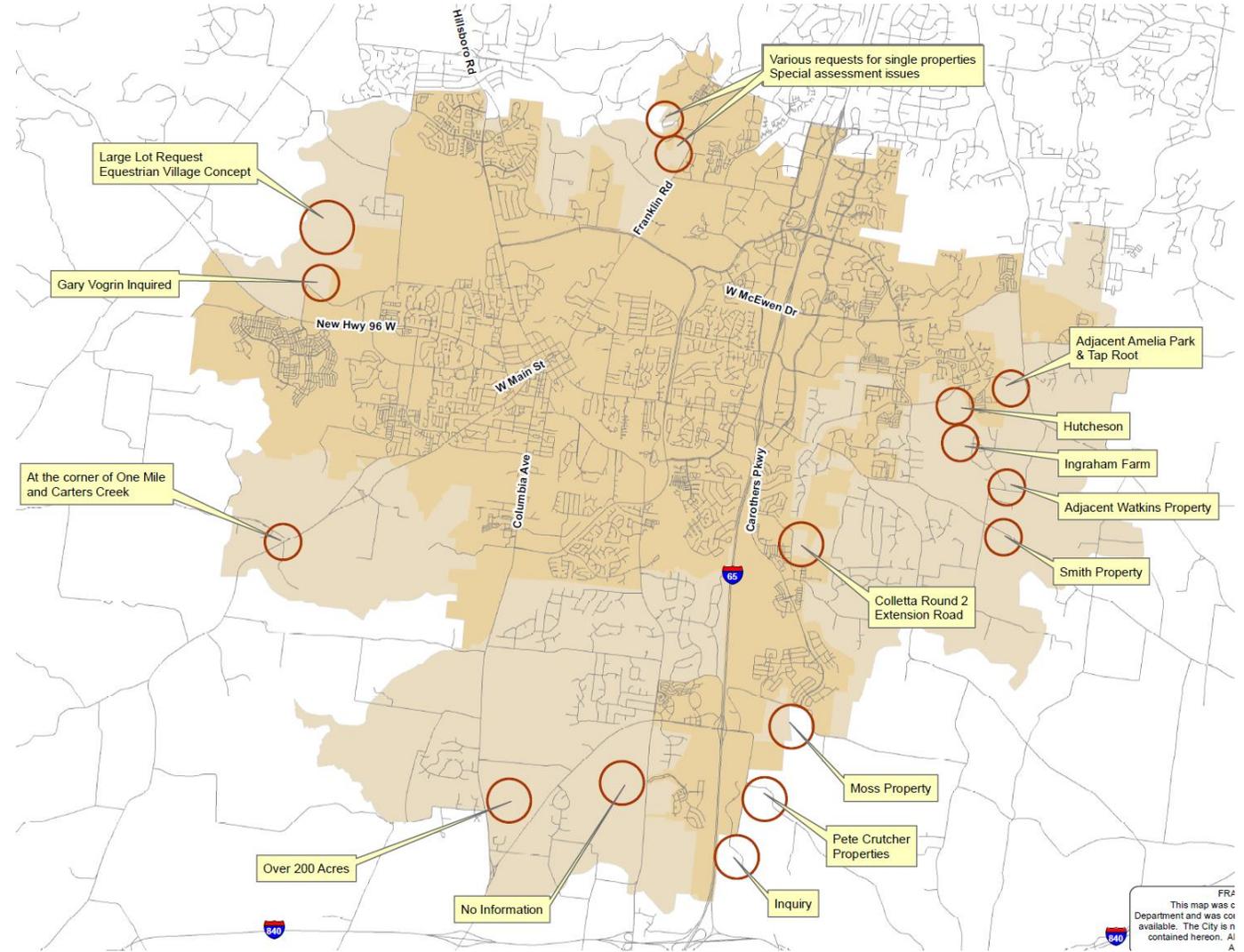


- Annexation Study

- Annexation State Law
- Staff Analysis of Annexation areas
- Summary map



# Annexation Inquiries



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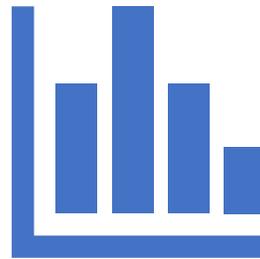
## Annexation State Law

Property owner request  
only, unless by referendum

Noncontiguous annexation  
allowed

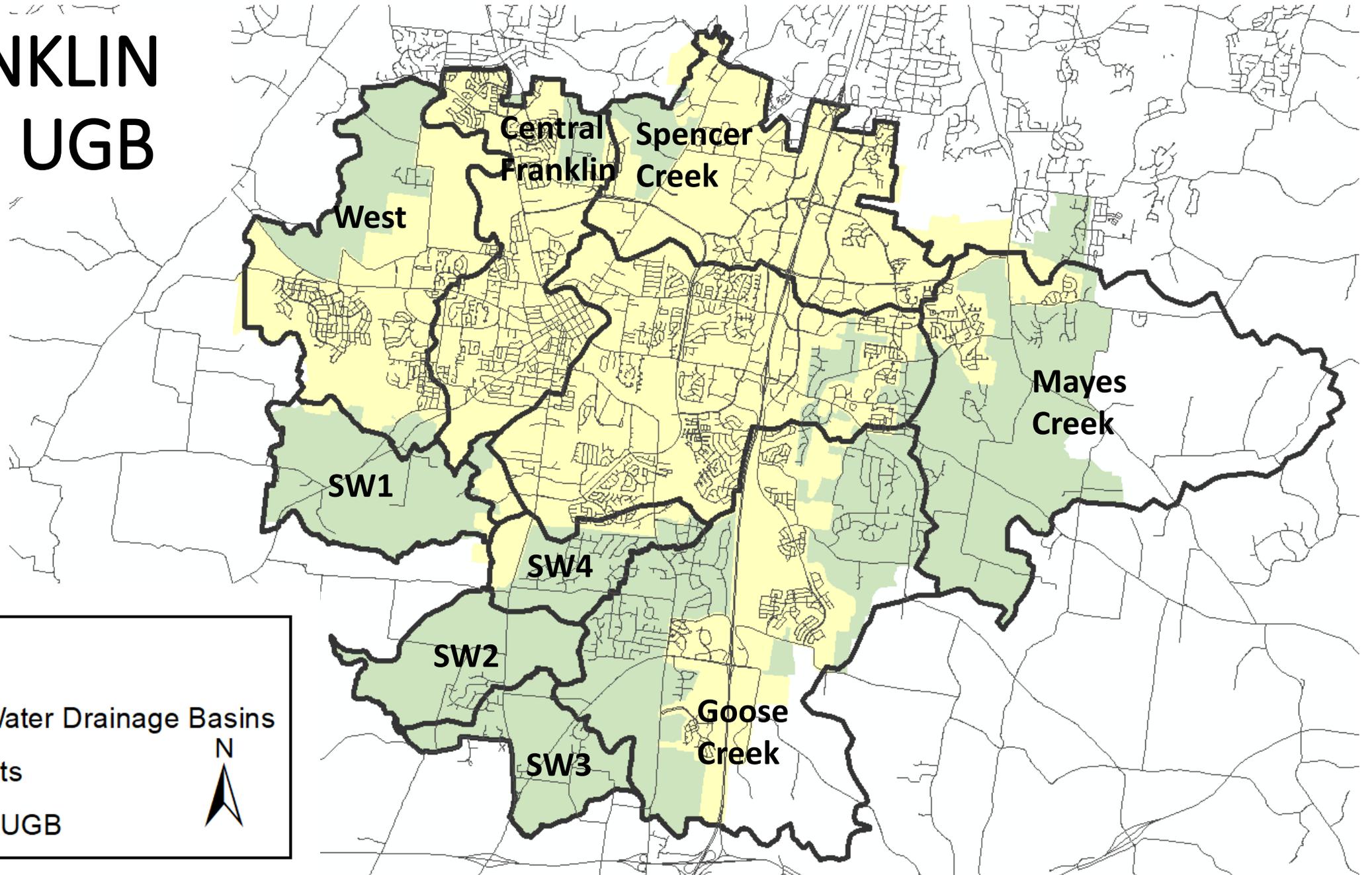
Referendum allowed  
outside of UGB

# Staff Analysis of Potential Annexation Areas



- Studied each drainage basin along edges of the UGB:
  - Developable acreage
  - Future land use
  - Ability to serve
    - Sewer (gravity vs. pump stations and force mains)
    - Road Infrastructure
    - Fire Service (stations/ response times)
  - Magnitude of investment needed
- Assigned a short-, mid-, or long- term capability classification
- Used best available data, but may need additional analysis

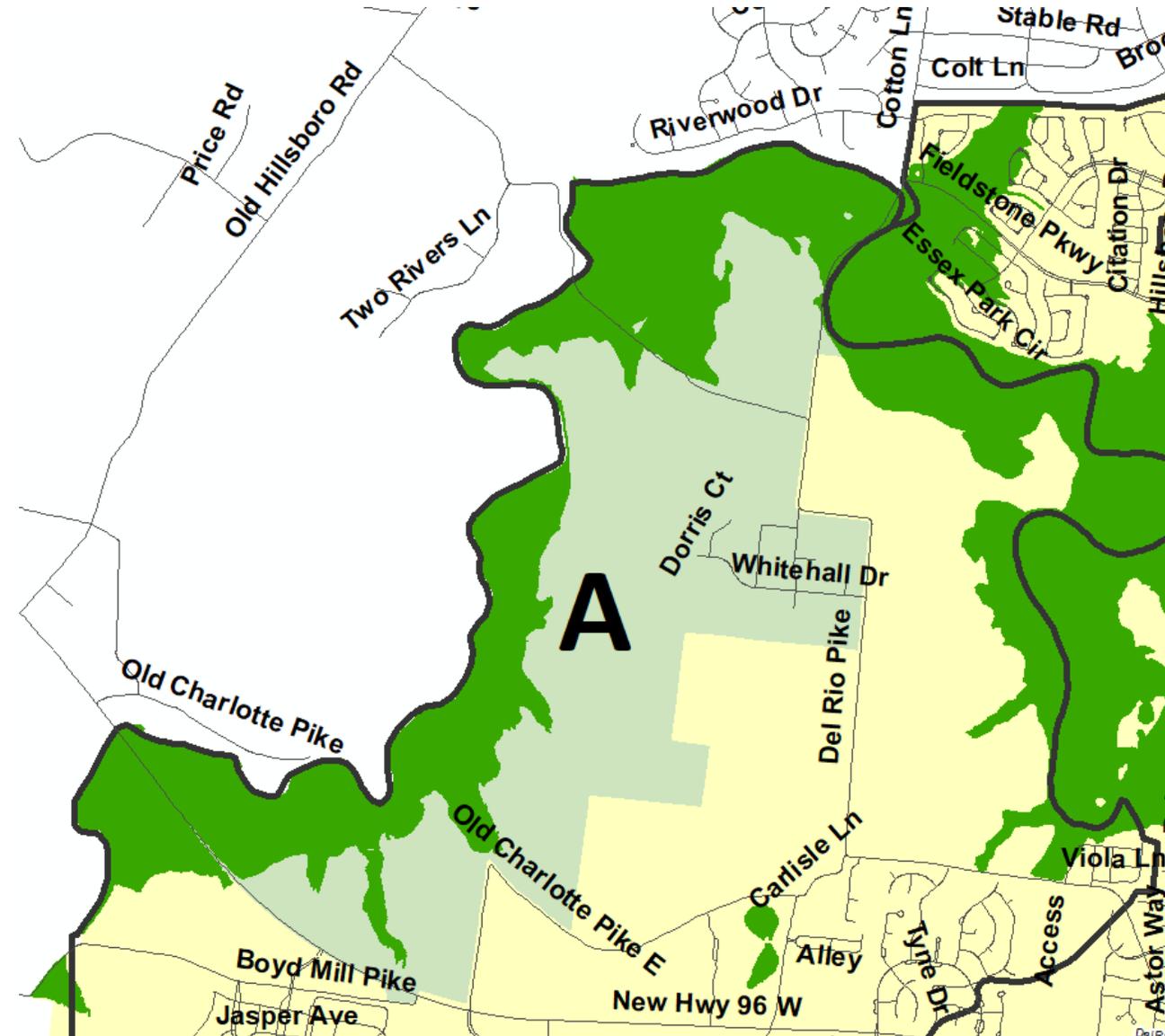
# FRANKLIN AND UGB



# Short-Term Capability

- Development Potential:
  - Significant developable area (1,600 acres) excluding floodplain
- Future Land Use:
  - Residential and open space
- Sewer Service:
  - Sewer infrastructure is nearby
  - Planned relocation of pump station from Old Charlotte Pike and new force main to the plant
- Road Infrastructure:
  - Mack Hatcher Pkwy scheduled in State TIP
  - Del Rio Pike improvement is long-term
- Emergency Services:
  - Fire Station #8 (Westhaven) can serve the area adequately

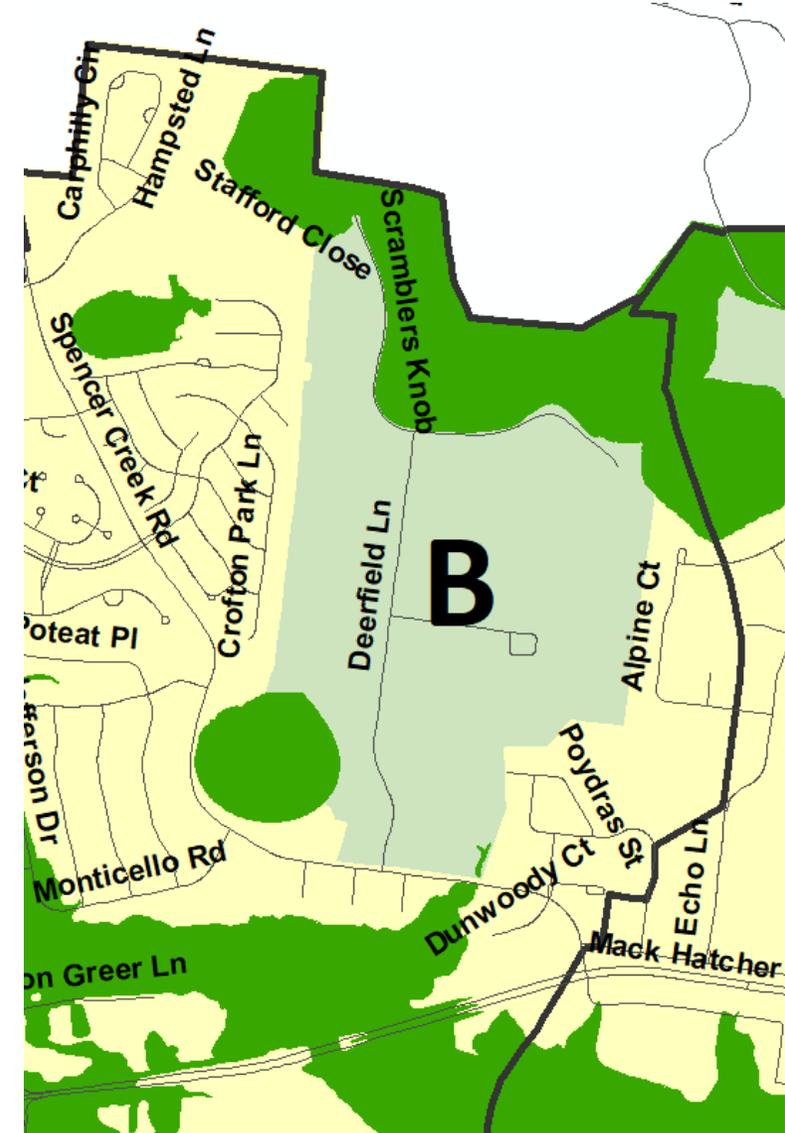
## A. West Basin



# Long-Term Capability

- Development Potential:
  - Limited developable area due to terrain (0 acres)
- Future Land Use:
  - Existing large-lot development pattern is expected to remain
- Sewer Service:
  - No improvements planned
- Road Infrastructure:
  - No improvements planned
- Emergency Response:
  - There would be extended response time and potentially water supply issues with existing Fire Station 3 and 4.
  - Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.

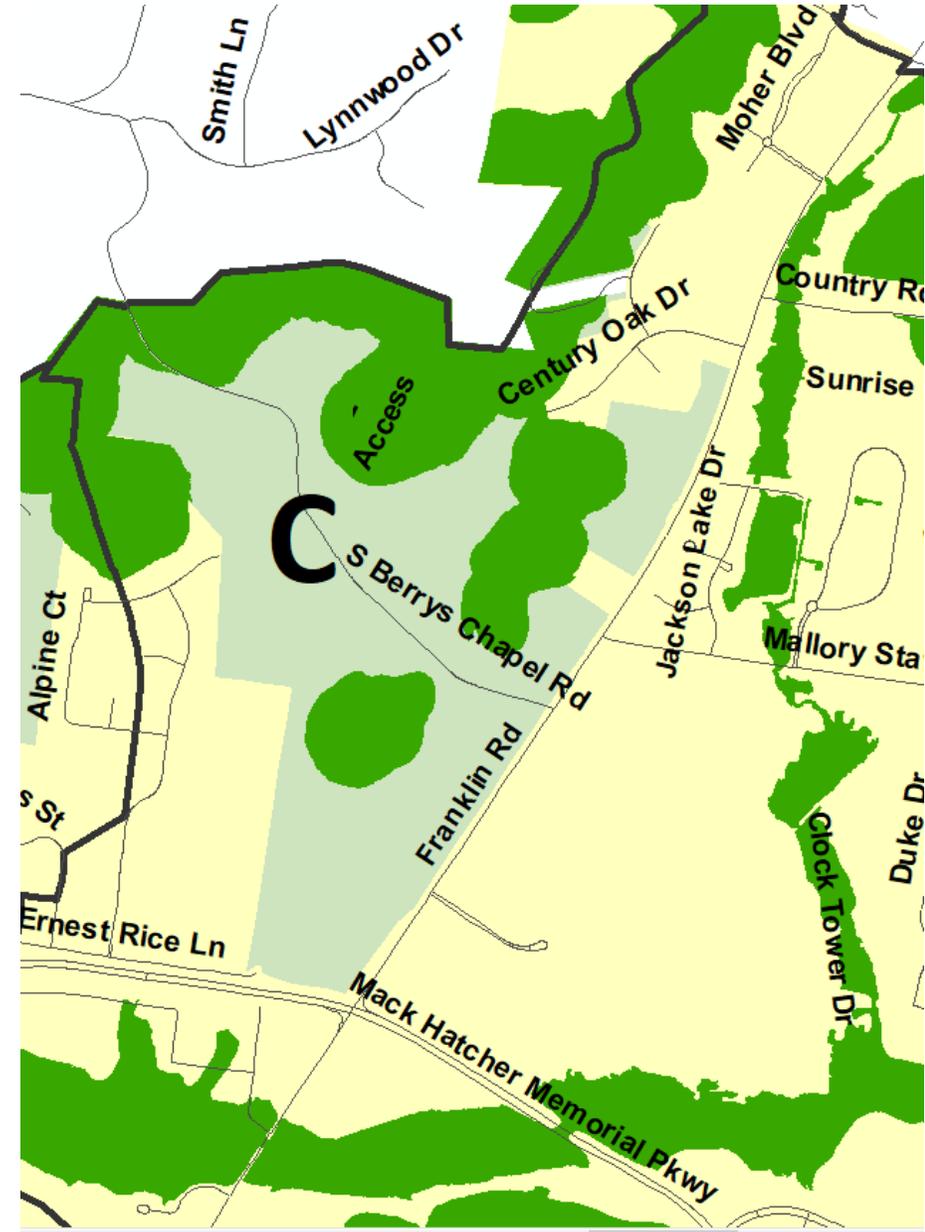
## B. Central Franklin Basin



# Long-Term Capability

- Development Potential:
  - Limited developable area due to terrain (580 acres)
- Future Land Use:
  - Berrys Chapel Road: Existing large-lot development pattern is expected to remain
  - Meadow Farm has higher development potential
- Sewer Service:
  - No improvements planned
  - Currently designing low pressure system for few lots along Franklin Rd within City
- Road Infrastructure:
  - Berry's Chapel intersection improvement near-term need
- Emergency Response:
  - Berrys Chapel Road: Existing Station 3 and 4 could service the area. However, there may be increased response times than the City's average. Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.

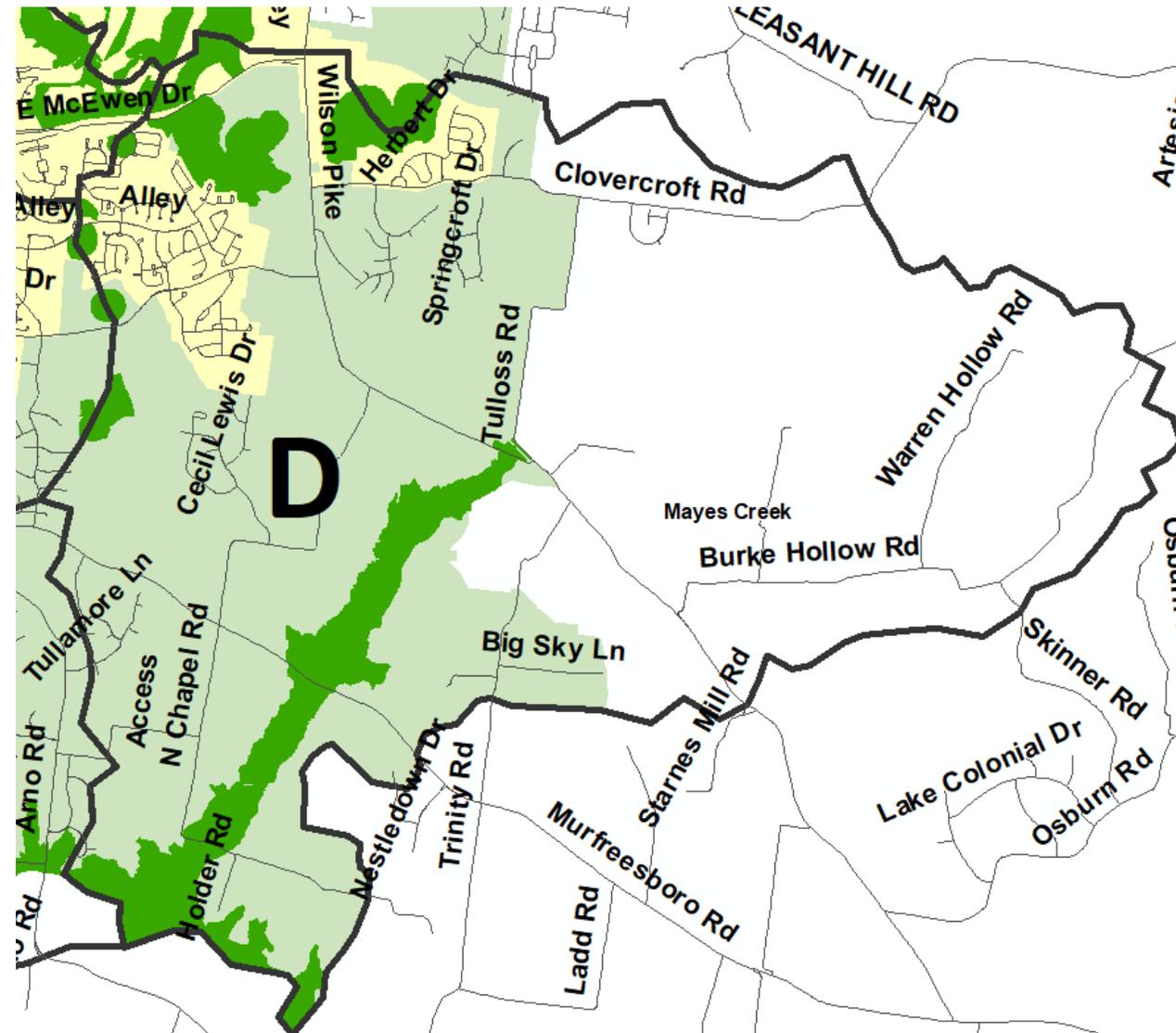
# C. Spencer Creek Basin



# Mid-Term Capability

- Development Potential: Significant amount
  - Within UGB (3,500 acres)
  - Outside of UGB (4,350 acres)
- Future Land Use:
  - Likely residential with commercial nodes
- Sewer Service:
  - Could be served with gravity sanitary sewer
  - Major sewer extension/investment needed
- Road Infrastructure:
  - Murfreesboro Rd in State TIP this fiscal year
  - McEwen Drive extension is near term
  - Wilson Pike is mid-term (up to State)
  - Arno Road improvement is long term
  - Liberty Pike extension is long term
- Emergency Services:
  - New station needed. Extended response times would necessitate a temporary station. Station 6, 2 and potentially 7 would serve in the interim. Water supply, large setbacks, hydrant availability. Supplement tanker support for water supply, not currently in fleet.

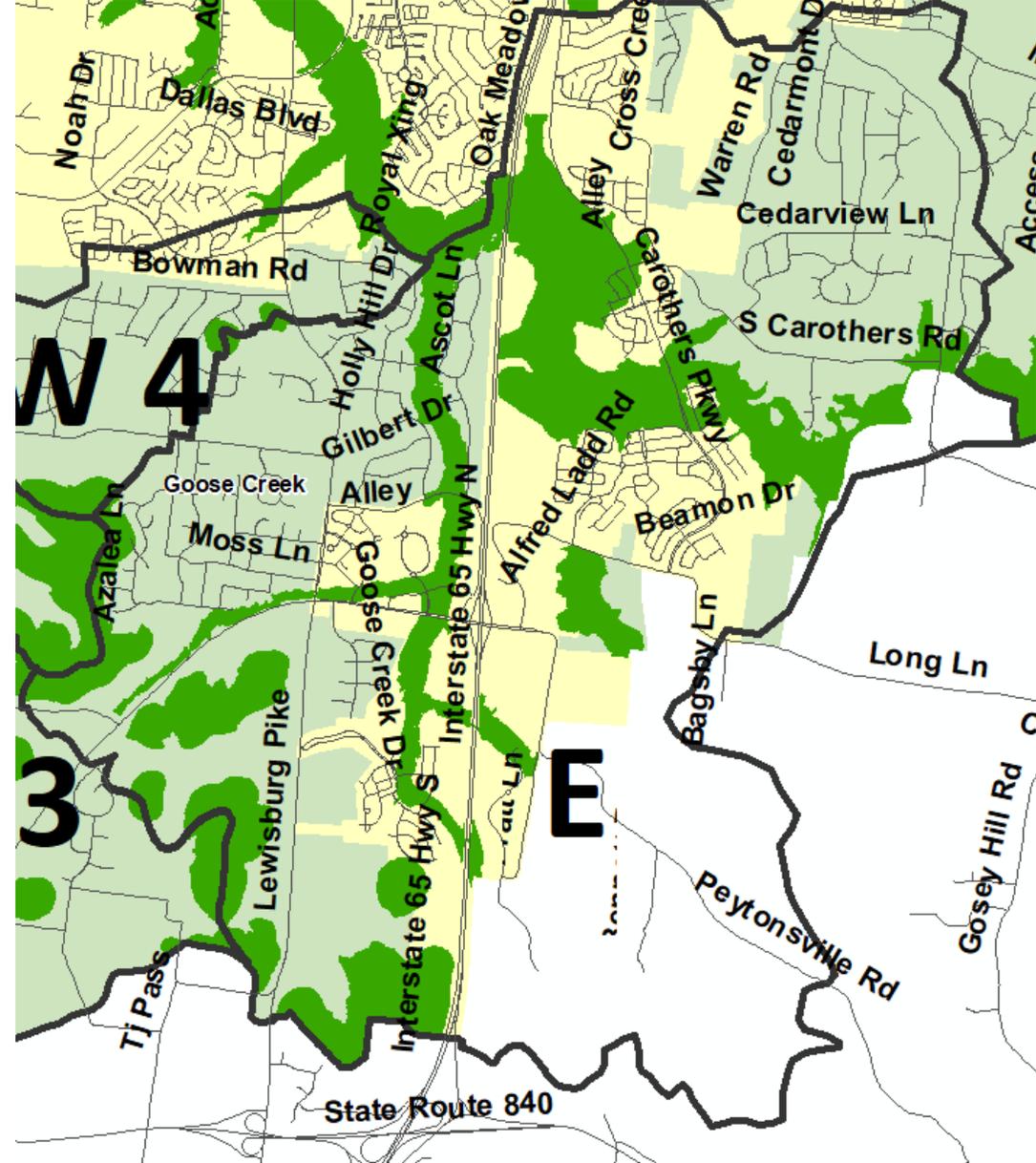
# D. Mayes Creek



# Short-Term Capability

- Development Potential:
  - Within UGB (1,800 acres)
  - Outside of the UGB (2,115 acres)
    - High interest for property owner annexation
    - Limitations in current annexation State law
- Future Land Use:
  - Some existing County subdivisions on north side
  - Residential and potentially more commercial
- Sewer Service:
  - Infrastructure is in the area to serve with gravity sewer
  - Sewer extension investment has already been made
- Road Infrastructure:
  - Proximity to I-65 and planned major arterial extensions
  - Pratt Lane improvements near term
  - Carothers extension near term
  - Long Lane overpass near term
  - Peytonsville extension near and mid term sections
  - Lewisburg Pike improvements long term (up to State)
- Emergency Response:
  - Existing fire stations 7 (Goose Creek) and 2 would be able to serve adequately

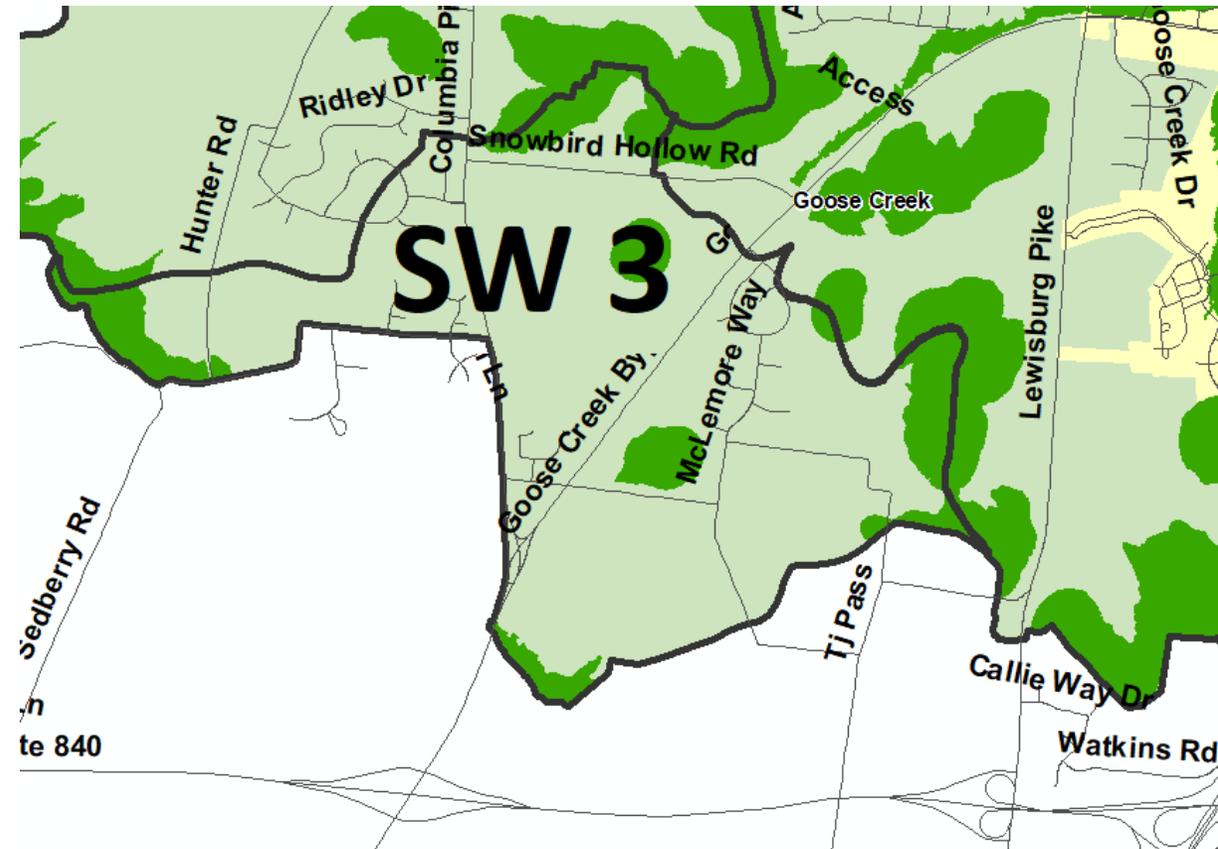
# E. Goose Creek



# Long-Term Capability

- Development Potential:
  - Limited developable area (1,050 acres) due to hillsides and hilltops
- Future Land Use:
  - Residential
- Sewer Service:
  - Gravity sanitary sewer not possible
  - Significant extension and investment needed (pump station, 3.7-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
  - Minimal existing road network
  - Goose Creek Bypass improvements long term (up to State)
  - Columbia Pike improvements long term (up to State)
  - Minor collector improvements/development driven long-term
- Emergency Services:
  - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

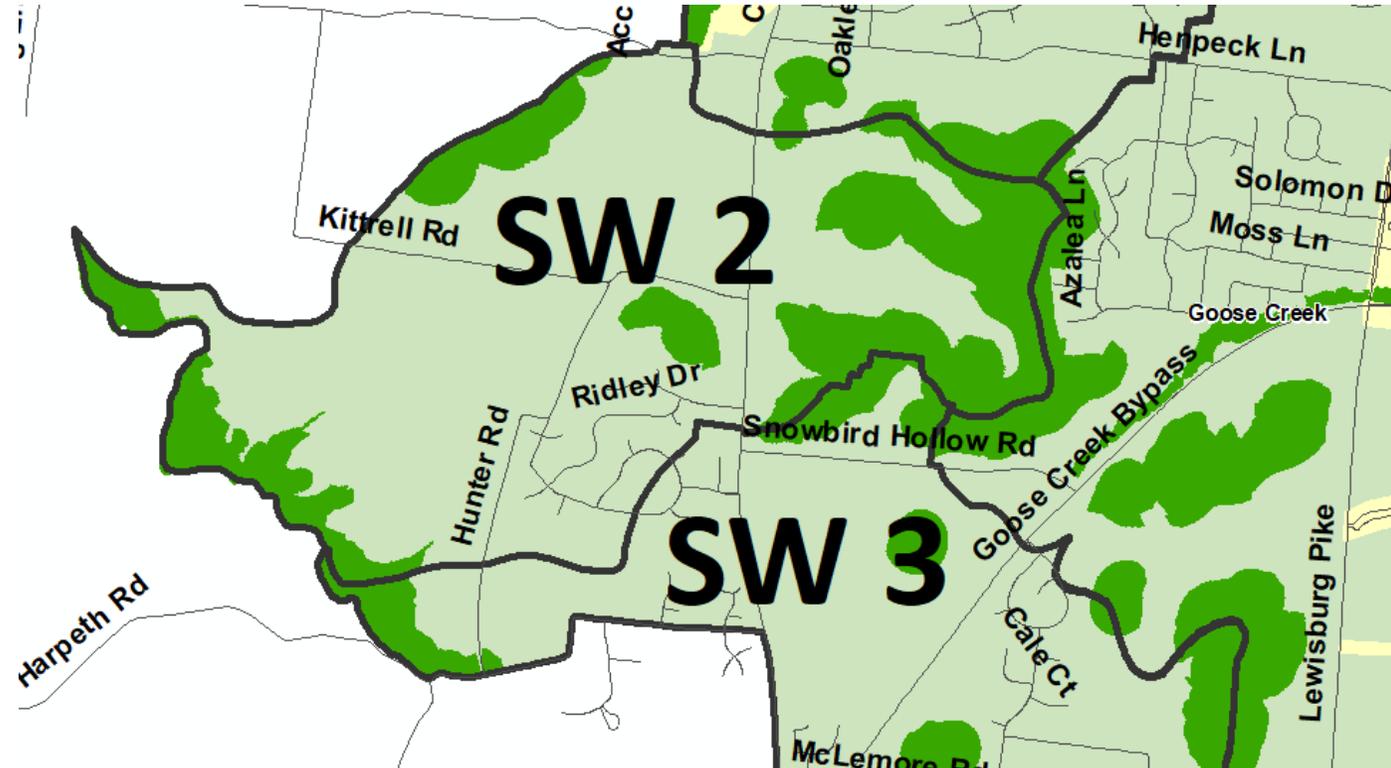
## SW 3 Basin



# Long-Term Capability

- Development Potential:
  - Developable area (1,500 acres)
  - Significant constraints (hillsides and hilltops)
- Future Land Use:
  - Residential
- Sewer Service:
  - Gravity sanitary sewer not possible
  - Significant extension and investment needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
  - Minimal existing road network
  - Columbia Pike is long term (up to State)
- Emergency Services:
  - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

## SW 2 Basin



# Long-Term Capability

- Development Potential:
  - Limited developable area (230 acres)
  - Much of area developed with County subdivisions
- Future Land Use:
  - Residential
- Sewer Service:
  - Gravity sanitary sewer is limited
  - Significant extension needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
  - Columbia Pike is long term (up to State)
  - Henpeck Lane is long term
- Emergency Services:
  - There would be extended response time and potentially water supply issues.

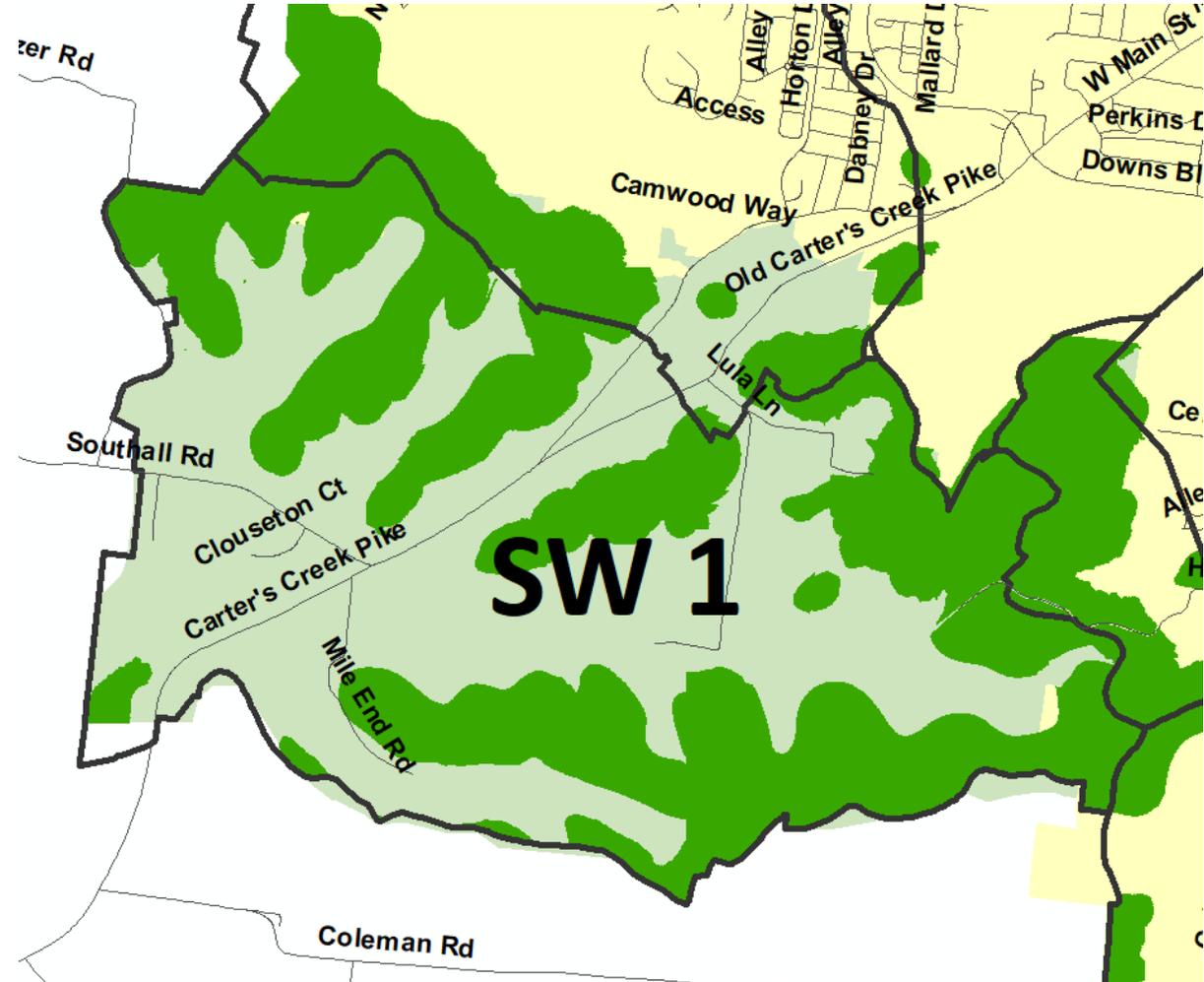
## SW 4 Basin



# Long-Term Capability

- Development Potential:
  - Limited developable area (1,280 acres) due to hillsides and hilltops
- Future Land Use:
  - Residential
- Sewer Service:
  - Gravity sanitary sewer not possible
  - Significant extension needed (pump station, 1-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
  - Minimal existing road network
  - Carters Creek Pike is long-term (up to State)
  - Horton Lane minor collector/developer driven
- Emergency Services:
  - Extended response times and hydrant and water supply issues with existing Fire Stations 8 and 1.
  - Would need a new Fire Station to serve over 400 dwellings.

## SW 1 Basin

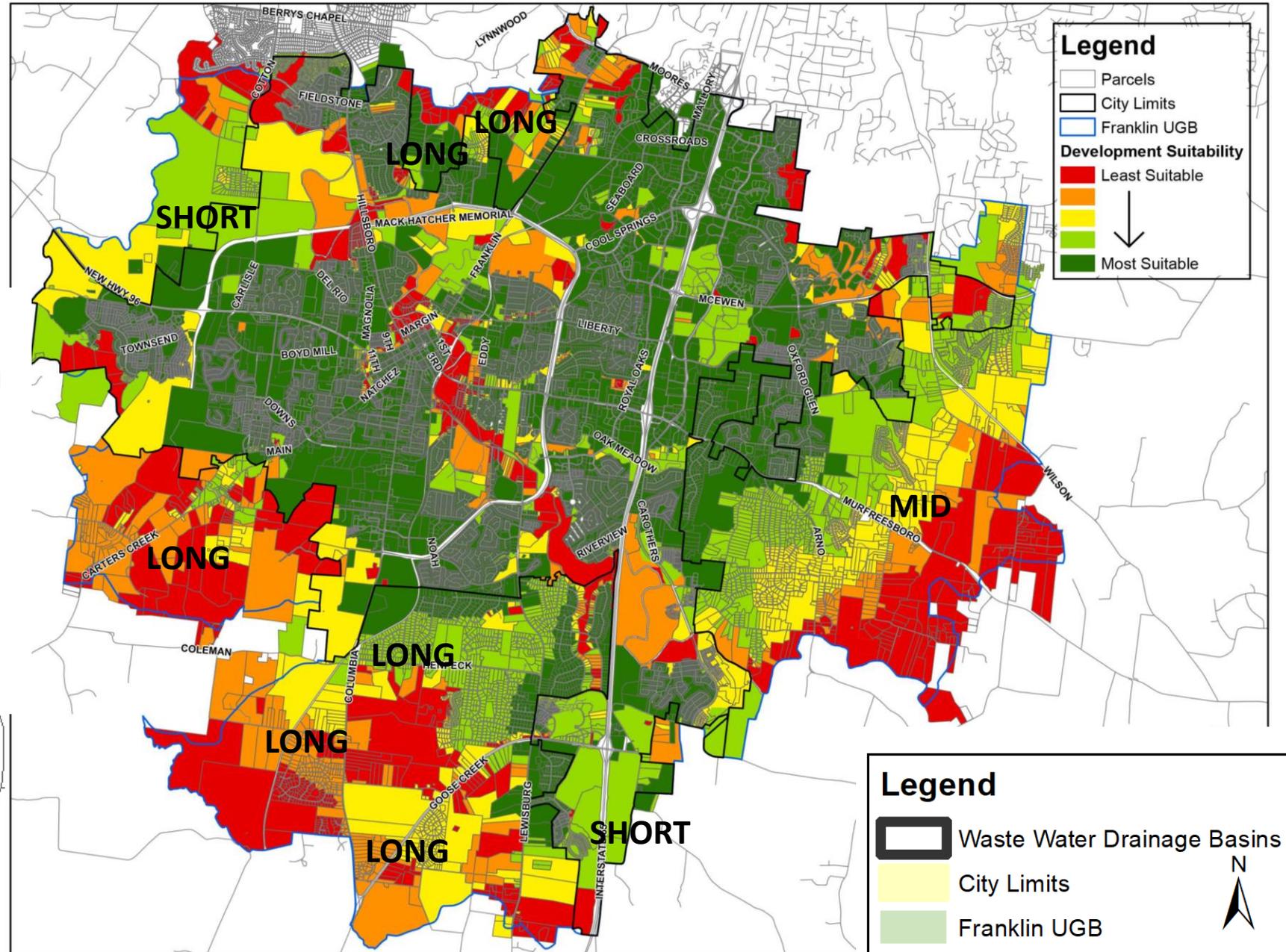


Basin	Developable Acreage in UGB	Sewer Capability	Road Infrastructure	Fire Service	Annexation Capability
Goose Creek	1,800 ac in UGB 2,115 ac beyond	Gravity sewer, nearby, Major extension + investment already made	Pratt Lane Carothers Pkwy Long Lane Overpass Peytonsville Rd Lewisburg Pk	Existing station would serve	Short
West	1,600 ac	Planned pump station	Mack Hatcher Del Rio	Existing station would serve	Short
Mayes Creek	3,500 ac in UGB 4,350 ac beyond	Gravity sewer  Major extension/ investment needed	Murfreesboro Rd McEwen Drive Wilson Pike Arno Road Liberty Pike	New station needed	Mid
SW1	1,280 ac	No gravity sewer	Carters Creek Pk Horton Ln	New station needed	Long
SW2	1,500 ac	No gravity sewer	Columbia Pk	Response time/water supply issues	Long
SW3	1,050 ac	No gravity sewer	Goose Creek Bypass Columbia Pk	Response time/water supply issues	Long
SW4	230 ac	No gravity sewer	Columbia Pk Henpeck Lane	Response time/water supply issues	Long
Spencer Creek	580 ac	None planned	Berry's Chapel intersection	Response time/water supply issues	Long
Central Franklin	0 ac	None planned	None planned	Response time/water supply issues	Long

# Annexation Capabilities

Short-, Mid-, or Long-Term Capability Classification based on:

1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



Joint Meeting

Williamson County Commission

Franklin Board of Mayor and Aldermen

January 29, 2020

# Questions?

Emily Hunter, AICP

Director of Planning & Sustainability

City of Franklin, TN

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