ITEM 16

FMPC 7/24/14
COF# 4547

# FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

**NAME OF PROJECT:** Resolution 2014-41, Tap Root Hills PUD Subdivision, Development Plan

**LOCATION:** 4101 Clovercroft Road

**PROJECT DESCRIPTION:** 139 detached residential units on 61.01 acres

**APPLICANT:** Greg Gamble, Gamble Design Collaborative

**OWNER:** Ingraham Partners, L.P.

**PROJECT STAFF:** Amy Diaz-Barriga

**TYPE OF REVIEW:** Development Plan

**RECOMMENDATION:** Favorable recommendation to BOMA

| PROJECT INFORMATION | |
|---|---|
| **Existing Land Use** | Agricultural |
| **Proposed Land Use** | Single Family Residential |
| **Existing Zoning** | MGA-1 (Williamson County) |
| **Proposed Zoning** | Specific Development-Residential (SD-R 2.28) |
| **Acreage** | 61.01 |
| **Proposed Number of Lots** | 146 |
| **Proposed Dwelling Units** | 139 |
| **Proposed Nonresidential Square Footage** | n/a |
| **Proposed Open Space** | *Formal Open Space: 3.26 acres*<br>*Informal Open Space: 13.58 acres*<br>*Total Open Space: 16.84 acres* |
| **Physical Characteristics** | Property gently slopes along perimeter, with a ridge of steeper slopes in the center of the development running north to south; potential spring/sink hole in southeast corner of development |
| **Development Standard** | Conventional |
| **Character Area Overlay** | SWCO-2 |
| **Other Applicable Overlays** | n/a |
| **Water Utility District** | Milcrofton |
| **Proposed Building Height** | 2 stories |
| **Minimum Landscape Surface Ratio** | 0.40 |
| **Trip Generation** | 1,398 average daily (109 AM peak, 147 PM peak) |

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| SURROUNDING ZONING AND LAND USE | | |
|---|---|---|
| **Location** | **Land Use** | **Zoning** |
| *North* | Residential/Agricultural | RX/MGA-1 |
| *South* | Residential/Agricultural | MGA-1 (county) |
| *East* | Agricultural | MGA-1 (county) |
| *West* | Agricultural | MGA-1 (county) |

| LAND USE PLAN RECOMMENDATIONS |
|---|
| The Seward Hall Character Area Overlay District is comprised of seven distinct development districts, all of which are predominantly residential in use. The area shall retain a suburban and rural character. The preservation and use of natural features are critical in order to retain its current character. Specifically for area 2, a mixture of attached and detached resdential dwellings are appropriate use types. Smaller lots shall not be located on the exterior of a new development adjacent to, or across the street from, larger lots of an existing development. A well-integrated network of conencted open space and parks shall be included in PUDs to add public amenities and to preseve the qualities of the area. |

**PROJECT BACKGROUND:** This rezoning coincides with a request for annexation and Plan of Services, as well as with a rezoning request for Specific Development-Residential (SD-R 2.28).

## PROJECT REVIEW

**STAFF RECOMMENDATION:** Favorable recommendation to BOMA;

**COMMENTS:** To comply with the land use plan and to complement the surrounding suburban development, the applicant worked with the Planning Department to ensure that adequate transitional features were provided with this development plan. All lots along the south perimeter of this development have dimensions that are equal to or greater in width with the adjacent existing subdivision and that are 75% of the adjacent exisitng subdivision's lot lengths. Additionally, a 50' incompatible lot size buffer is provided along the east boundary of this development. Minimum setbacks for all lots are similar to the existing/approved development to the north. The proposed development provides several large and accessible open spaces, located throughout the development, as recommended in the Land Use Plan.

This proposed development abuts the Watkins Creek Subdivision, which is outside of the City of Franklin limits. The Watkins Creek Subdivision was planned with a local street connection to the north, to connect with any future development on this property, and the required R.O.W. for such a connection has been platted. Consequently, the proposed Tap Root Hills development plan provides a public R.O.W. connection to Lorena Court in the Watkins Creek Subdivision to complete this public access and to comply with the City's zoning requirements.

*See attached pages for a list of staff recommended conditions of approval.*

**PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. This development shall make every attempt to connect their roadway network to the exisitng network to the south, including aligning a connection point to the south in order to connect to Lorena Court, and extending this R.O.W. to the property line of the proposed development.

*** These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.**

**FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day

prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

## COF# 4547
## CONDITIONS OF APPROVAL:

### Engineering

#### General Comments

##### 1. Stream Buffers

- The Buffer Management Plan, while normally required prior to Development Plan submittal, needs to be submitted prior to Development Plan Post-PC approval. The Buffer Management Plan will need to address all buffers and will need to take into account the onsite wetlands. If the applicant and the Stormwater Coordinator do not agree on the plan, a submittal to the Stormwater Appeals Board may be required (and possibly a resubmittal of the Development Plan). Any drastic changes necessary to properly address the wetlands may require a resubmittal of the Development Plan.

  (The above information was sent to the design engineer by email on 7/3/2014.)

##### 2. Infrastructure Coordination

- This is a new issue based on the current submittal. The applicant shall submit a sheet indicating the phasing plan for building the development. This is to indicate the scheduled order of streets, utilities and other infrastructure according to the Sections as shown on the development plan, and shall recognize the availability of access and utility tie-ins.

#### Tap Root Farms Dev Plan 6.5.2014.pdf

##### 3. Easements

- The applicant shall meet the following requirements as agreed upon the applicant and staff:

  The Buffer Management Plan, while normally required prior to Development Plan submittal, needs to be submitted prior to Development Plan Post-PC approval. The Buffer Management Plan will need to address all buffers and will need to take into account the onsite wetlands. If the applicant and the Stormwater Coordinator do not agree on the plan, a submittal to the Stormwater Appeals Board may be required (and possibly a resubmittal of the Development Plan). Any drastic changes necessary to properly address the wetlands may require a resubmittal of the Development Plan.

  Prior to Site Plan Submittal, you will need to have a plan in place to address the mitigation of the wetlands taking into account the required buffers. The wetlands will need to be determined prior to submittal and the area for payment into the wetland bank will need to be clearly defined. Any onsite mitigation for disturbance of wetlands or buffers will need to be addressed in your Buffer Management Plan and approved by the Stormwater Coordinator (prior to Development Plan Post-PC approval and Site Plan submittal).

#### Tap Root Hills Dev Plan 5.1.2014.pdf

##### 4. POS Requirements

- This comment shall remain open and shall be addressed on the site plan submittal:
  The applicant shall comply with the following sanitary sewer requirements as stated in the Plan of Services for the development:
  The Developer(s) shall be responsible for the following:
  1) Engineering design, construction, easements, rights-of-way and all cost associated with the on-site sanitary sewer infrastructure required to serve the development of this property.
  2) Engineering design, construction, easements, right-of-way and all cost associated with rerouting the McKay's Mill West Pump Station.
  3) Engineering design, construction easements, right-of-way and all cost associated with any required upsizing or extension of the Amelia Park pump station and force main. The City requires the pipe to be sized for a maximum d/D of 0.75.
  4) Dedication of 30' Sanitary Sewer Easement and Temporary Construction Easement for the Mayes Creek Interceptor Project. The alignment shall be reviewed and approved by Engineering located outside of the proposed roadway and stream buffer.
  5) Payment of all fees per policies and procedures as outlined in Franklin Municipal Code.

##### 5. POS Requirements

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- This comment shall remain open and shall be addressed on the site plan submittal:
  The applicant shall comply with the following roadway requirements from the Plan of Service for the development:
  The Developer shall be required to provide the following:
  1) Preliminary Engineering alignment study resulting in a detailed horizontal and vertical alignment with cross sections for the portion of the market street extension from Amelia Park to North Chapel Road.
  2) Engineering design, construction, easements, rights-of-way and all cost associated with the extension of Market Street to the proposed property line. The typical section for Market Street shall be 2~12' lanes, curb & gutter, 6' grass strip on both sides, 5' sidewalk on both sides, 4' bike lanes on both sides and parallel parking fronting all lots that face Market Street.
  3) Construction of a 100-foot long southbound right turn lane on North Chapel Road at Murfreesboro Road.
  4) Local street connections with Amelia Park to the North (Fairbanks Street) and Watkins Creek Subdivision to the South (Cecil Lewis Drive and/or Lorena Court)

## Fire

### Tap Root Hills Dev Plan 4.7.2014.pdf

#### 6. Fire Protection

- No information from the applicant or Milcrofton was provided to demonstrate acceptable fire flow will be available.

  For this reason and due to unknown factors regarding southern access, the applicant shall provide residential fire sprinkler systems (NFPA 13D) in all homes until the water supply is capable of providing at least 1,000gpm at 20psi and the street to the south to Watkins Creek is completed for full connectivity.

## Planning

### July 3.2014_Tap Root Development Plan.pdf

#### 7. Streets

- With the provided letter from Williamson County regarding the Lorena Court connection, staff reiterates that the Lorena Court connenction shown within the boundary of the Tap Root Hills Subdivision shall be constructed to the property line as public right-of-way. Any change to this access point requires a development plan revision that must be approved by BOMA. This comment is for informational purposes only since the plan currently complies with this required connection.

### Tap Root Farms Dev Plan 6.5.2014.pdf

#### 8. Addressing

- Applicant shall continue Farmhouse Drive across into the culd-de-sac. Applicant shall also continue Dovecrest Way from Farmhouse Drive to Lorena Court.

## Planning (Landscape)

### General Comments

#### 9. Landscape Easements

- AT site plan and on the final plat the following lots shall have a landscape easement on them sufficient to preserve the natutral hill top - lots 120,121,22,123,124129,130,133,134,135,136,139, and 138.

## Zoning

### Tap Root Farms Dev Plan 6.5.2014.pdf

#### 10. Garages

- Add a note stating that front facing garages are required to have garage doors no larger than 9' in width with a 2' separation between the doors.

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## RESOLUTION 2014-41

## A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR TAP ROOT HILLS PUD SUBDIVISION, LOCATED ON A PORTION OF THE PROPERTY AT 4101 CLOVERCROFT ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

**WHEREAS,** The PUD process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

**(a)** Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

**(b)** Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

**(c)** Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

**(d)** Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

**(e)** Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance.

**WHEREAS,** The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

| Map--Parcel | Acres |
|---|---|
| (Portion of) 080---04401 | ±61.01 |
| **TOTAL** | **±61.01** |

Beginning at an iron rod set on the southerly line of the property conveyed to Pulte Home Corporation of record in Book 6028, Page 944 at the Register's Office for Williamson County, Tennessee also being proposed Amelia Park subdivision, to be recorded.

Thence with the southerly line of proposed Amelia Park Subdivision for the following two calls.

1. North 87 deg 37 min 38 sec East, 408.35 feet to an existing iron rod,
2. North 88 deg 02 min 09 sec East, 1557.57 feet to an existing iron rod at a corner common with the property conveyed to the Life Estate of Joan Herbert in Book 3162, Page 516;

Thence along a common line with said Joan Herbert for the following two calls.

1. South 00 degrees 39 minutes 49 sec West, 22.50 feet to an iron rod set,
2. South 89 deg 54 min 40 sec East, 410.40 feet to an existing iron rod on the westerly line of the property conveyed to Herbert Family #1, L.P. of record in Book 1777, Page 605;

Thence with the westerly line of the property conveyed to the above mentioned Herbert Family #1, L.P., South 07 deg 50 min 55 sec West, 147.88 feet to an iron rod set at a corner common with the property conveyed to Leah Anita Van Driest of record in Book 2190, page 229;

Thence with the westerly line of said Leah Anita Ban Driest, South 07 deg 22 min 00 sec West, 387.53 feet to an existing iron rod at a corner common with the property conveyed to Leah Anita Van Driest of record in Book 5589, Page 350;

Thence with the westerly line of Leah Anita Ban Driest of record in Book 5589, Page 350, South 07 deg 24 min 17 sec West, 970.68 feet to an existing iron rod on the northerly line of the property conveyed to John Walker Osborne and Lorene Osborne of record in Book 464, Page 749;

Thence with the northerly line of said John Walker and Lorene Osborne, North 83 deg, 04 min 26 sec West, 106.63 feet to an existing iron rod at a corner common with the Final Plat, Section Five, Watkins Creek Subdivision of record in Plat Book 56, Page 54;

Thence with the northerly line of Watkins Creek Subdivision for the following two calls:

1. North 82 deg 36 min 46 sec West, 445.98 feet to an existing iron rod,
2. North 83 deg 43 min 31 sec West, 867.97 feet to an iron rod set,

Thence with a severance line through the property conveyed to Ingraham Partners, L.P. of record in Book 1477, Page 267 for the following thirteen calls.

1. North 32 deg 11 min 47 sec West, 218.55 feet to an iron rod set,
2. North 49 deg 56 min 12 sec West, 102.08 feet to an iron rod set,
3. North 26 deg 53 min 29 sec West, 88.73 feet to an iron rod set,
4. North 28 deg 13 min 26 sec West, 186.51 feet to an iron rod set,
5. North 24 deg 22 min 29 sec West, 106.75 feet to an iron rod set,
6. North 24 deg 22 min 29 sec West, 92.19 feet to an iron rod set,
7. North 41 deg 46 min 47 sec West, 103.13 feet to an iron rod set,
8. North 30 deg 51 min 44 sec West, 48.17 feet to an iron rod set,
9. With a curve to the left having a radius of 365.50 feet, a curve length of 122.98 feet and a chord bearing and distance of North 00 deg 41 min 32 sec East, 122.40 feet to an iron rod set,
10. South 81 deg 00 min 14 sec West, 78.00 feet to an iron rod set,
11. With a curve to the left having a radius of 387.50 feet, a curve length of 139.37 feet and a chord bearing and distance of North 22 deg 49 min 16 sec West, 138.01 feet to an iron rod set,
12. North 36 deg 42 min 33 sec West, 123.52 feet to an iron rod set,
13. With a curve to the right having a radius of 378.50 feet, a curve length of 166.94 feet and a chord bearing and distance of North 24 deg 04 min 25 sec West, 165.59 feet to the point of beginning; containing 2,657,689 square feet or 61.01 acres more or less.

2. That the overall entitlements for the Tap Root Hills PUD Subdivision are as follows:

| Entitlements | Preserve at Echo Estates PUD Subdivision (Overall) |
|---|---|
| Base Zone | Specific Development-Residential (SD-R 2.28) |
| Character Area Overlay | Seward Hall Character Area Overlay (SWCO) 2 |
| Other Zoning Overlays | N/A |
| Number of Dwelling Units | 139 |
| Maximum allowable density | 2.28 du/acre |
| Number of Nonresidential Square Footage | N/A |
| Connectivity Index | 1.67 |
| Development Standard | Conventional |
| Open Space Requirements | Formal: 3.26 acres<br>Informal: 13.58 acres<br>Total: 16.84 acres |

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.

4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE**

**BY:** _____
**ERIC STUCKEY**

**BY:** _____
**DR. KEN MOORE**

**CITY ADMINISTRATOR** **MAYOR**

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA PASSED/PUBLIC HEARING HELD: