

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Vandalia Cottages PUD Subdivision, development plan

**LOCATION:** West of 11<sup>th</sup> Ave., between Hwy. 96 and Boyd Mill Ave.

**PROJECT DESCRIPTION:** Development plan for 17-unit single-family residential subdivision on 2.46 acres

**APPLICANT:** Jason Goddard, Design Studio  
jgoddard@designstudioplan.com

**OWNERS:** 1. Ashlyn Hines  
ashlyn@bristoldevelopment.com  
2. Jason Goddard  
jgoddard@designstudioplan.com

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Development plan

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	Residential (single-family, detached)
<b>Existing Zoning</b>	R-3
<b>Proposed Zoning</b>	RX
<b>Acreage</b>	2.46 acres
<b>Proposed Number of Lots</b>	17 (open space lots not included)
<b>Proposed Dwelling Units</b>	17
<b>Proposed Nonresidential Square Footage</b>	N/A
<b>Proposed Open Space</b>	<i>Formal Open Space: 6,775 square feet</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: 6,775 square feet</i>
<b>Physical Characteristics</b>	Sloped terrain bounded by Reid Hill Branch on the north; existing tree canopy
<b>Character Area Overlay/ Development Standard</b>	CFCO-3 / Traditional
<b>Other Applicable Overlays</b>	FFO (northern portion of site) and HPO (entire site)
<b>Proposed Building Height</b>	2 stories
<b>Minimum Landscape Surface Ratio</b>	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Civic (school, fire station)	CI
<i>South</i>	Residential (single-family, detached)	R-3
<i>East</i>	Residential (multi-family, attached)	R-3
<i>West</i>	Residential (single-family, detached)	R-3

INFRASTRUCTURE AVAILABILITY	
<b>Water</b>	Available
<b>Sewer</b>	Available
<b>Reclaimed Water</b>	Not available

TRANSPORTATION	
<b>Site Access</b>	Hwy 96 (vehicular); Boyd Mill Ave. (pedestrian)
<b>Trip Generation</b>	Provided in association with the Hwy 96 access study: Total average daily trips: 144 AM Peak Hour trips: 13    PM Peak Hour trips: 15

**PROJECT MEETS FRANKLIN'S**      **LAND USE PLAN:**      **Yes**  
**GREENWAY/OPEN SPACE PLAN:**      **Yes**  
**HISTORIC DISTRICT GUIDELINES:**      **Yes**

**PROJECT BACKGROUND:** None

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** None

**CONDITIONS OF APPROVAL:**

**PLANNING:**

1. Applicant shall obtain proper addressing scheme from Planning staff. Contact Lori Jarosz for assistance with addressing (lori.jarosz@franklintn.gov).

### **PLANNING (LANDSCAPE):**

2. Details of formal spaces shall be provided at the Site Plan.

### **ENGINEERING:**

3. Sidewalk shall be placed along Cottage Lane to connect the development with Highway 96.
4. Sheets with grading and drainage must be signed by an engineer.

### **BUILDING AND NEIGHBORHOOD SERVICES:**

5. With the site plan submittal, plans shall indicate that the building porches shall have a solid foundation or provide a method of screening of the structural supports under the finished floor to prevent unauthorized access to this area.
6. A Flood Plain Development Permit is required prior to the issuance of a Grading permit. Contact the Department of Building and Neighborhood Services for additional information.

### **FIRE:**

7. Applicant shall include the requirement for residential fire sprinkler systems (NFPA 13D) on the plans.

### **PARKS:**

8. None

### **WATER/SEWER:**

9. None

### **PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Planning Department by 9am on the Monday after the Planning Commission Meeting in order to be placed on the Board of Mayor and Aldermen Agenda.
2. The applicant shall submit two (2) complete and folded sets and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.
4. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
5. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
6. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four

- (4) full-size copies of the corrected grading/drainage and (6) full-size copies of the corrected water/sewer plans (two separate plan submittals) to the Department of Building and Neighborhood Services to be stamped and signed by city officials prior to the issuance of a grading permit and water/sewer approval, where applicable.
7. Prior to the issuance of a building permit, a final plat shall be submitted according to the Subdivision Regulations and Administrative Manual, approved and recorded. Contact the Department of Planning and Sustainability for additional information.

**\*PROJECT CONSIDERATIONS:**

1. In addition to Building Permit fees, new construction may be required to pay facilities taxes and road impact fees. Contact the Department of Building and Neighborhood Services for additional information.
2. Provide an estimated cut and fill balance with the site plan submittal based on the areas indicated on the plan and meeting the requirements of the stormwater ordinance. The stormwater runoff patterns must remain the same after construction as they were prior to construction. Where the runoff is currently sheet flow, it must remain sheet flow and cannot be concentrated.
3. The retaining wall indicated along the northwest corner of the parking area must be constructed of material that will hold the soil with a high moisture content anticipated. It has been previously discussed that the parking area will be constructed of pervious material, and the stone base will provide detention.

\* 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.

**RESOLUTION 2012-26**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE VANDALIA PARK PUD SUBDIVISION LOCATED SOUTH OF HIGHWAY 96 AND NORTH OF BOYD MILL AVENUE, 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 \_\_\_\_\_, 2012:

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

Map—Parcel	Acres
078B—01105	1.59
078B—01106	0.04
078B—01107	0.86
<b>TOTAL</b>	<b>2.49</b>

**TRACT 1:** Being Lots Nos. 2 and 3 in the W. R. Jenkins' Subdivision, a plat of which is of record in Plat Book 1, page 86, Register's Office of Williamson County, Tennessee.

Said Lot No. 2 is described as follows: Beginning at a stake on the north margin of Boyd Mill Avenue at the southeast corner of Lot No. 1; thence North 4 degrees East 572.66 feet to a point in the center of a spring branch, being the northeast corner of Lot No. 1; thence down the center of said spring 100 feet to a point; the northwest corner of No. 3; thence South 4 degrees South 4 degrees west 580.33 feet to a stake on the margin of Boyd Mill Avenue; thence up the margin of Boyd Mill Avenue in a westerly direction 100 feet to the point of beginning, and containing 1.32 acres according to survey of John D. Kerr, County Surveyor of Rutherford County, Tennessee, made April 27, 1950.

Said Lot No. 3 is described as follows: Beginning at a stake on the north margin of Boyd Mill Avenue, the southeast corner of Lot No. 2; thence North 4 degrees East 580.33 feet to a point in the center of a spring branch; the northeast corner of Lot No. 2; thence in an easterly direction down the center of spring branch 100 feet to a point, the northwest margin of Lot No. 4; thence South 4 degrees West 588 feet to a stake on the margin of Boyd Mill Avenue; thence 100 feet along the margin of Boyd Mill Avenue in a westerly direction to the point of beginning and containing 1.34 acres, according to survey of John D. Kerr, County Surveyor of Rutherford County, Tennessee, made April 27, 1950.

Included in the above description, but to be excluded from this conveyance is that property which was conveyed to the State of Tennessee by deed of the Trustees of the First Presbyterian Church of Franklin, Tennessee, of record in Deed Book 124, page 376, Register's Office of Williamson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William R. Ormes and wife, Agness C. Ormes, by deed of the Trustees of the First Presbyterian Church of Franklin, Tennessee, of record in Deed Book 154, page 55, ROWC, Tennessee, the said Agness C. Ormes having predeceased her husband, William R. Ormes, and title passing to him as surviving tenant by the entirety.

**TRACT 2:** A certain lot or parcel of land fronting on the north side of Boyd Mill Avenue within the corporate limits of the Town of Franklin, Ninth Civil District of Williamson County, Tennessee, more particularly described as follows:

Beginning at an iron stake in the inter-margin of Boyd Mill Avenue; running thence along the inter-margin of said Avenue North 86 ½ deg. West 100 feet to the center of a fence; thence along the center of said fence North 4 deg. East 565 feet to a point in the center of a spring branch; thence along the center of said spring branch North 89 ½ deg East 100 feet to a point in the center of same; thence South 4 deg. West 572.66 feet to the point of beginning, and containing 1.30 acres, more or less, according to survey of Campbell L. Haffner, Surveyor, made October 7, 1957.

Included in the above, but specifically excluded therefrom is the following described tract of land conveyed to the State of Tennessee by C. M. Blackburn and wife, Dorothy A. Blackburn, of record in Deed Book 124, page 5, Register's Office of Williamson County, Tennessee, as follows:

A triangular-shaped easement for a channel change located in the Northeast corner of the lands of C. M. Blackburn extending along the South bank of a spring branch from said Northeast corner 35 feet, and extending Southwardly down the Blackburn's East boundary line 16 feet, from the South bank of said branch, as shown on the plans, containing 320 square feet, more or less.

Also included in the above, but specifically excluded therefrom is the following described tract of land conveyed to Gary N. Robinson, et ux. by deed from William Rymer Ormes and wife, Agness Channell Ormes, of record in Book 3715, page 807, ROWC, Tennessee, as follows:

A certain lot or parcel of land fronting on the north side of Boyd Mill Avenue within the corporate limits of the Town of Franklin, Ninth Civil District of Williamson County, Tennessee, more particularly described as follows:

Beginning at an iron stake in the inter-margin of Boyd Mill Avenue; running thence along the inter-margin of said Avenue North 86 deg 0 min. West 100 feet; thence North 4 deg. 0 min. East 257 feet; thence South 86 deg. 0 min. East 100 feet to a point; thence South 4 deg. 0 min. West 257 feet to the point of beginning and containing 0.58 acres, more or less, according to survey of C. K. McLemore surveyor made 6-21-88. Also see Plat Book 12, page 118, Register's Office of Williamson County, Tennessee.

Being the same property conveyed to William R. Ormes and wife, Agness C. Ormes, by deed of William Bruce Blackburn, unmarried, of record in Deed Book 724, page 549, ROWC, Tennessee, the said Agness C. Ormes having predeceased her husband, William R. Ormes, and title passing to him as surviving tenant by the entirety.

William C. Ormes (being one and the same person as William Rymer Ormes) died testate on December 4, 2008 in Williamson County, Tennessee and by his Last Will and Testament of record in Will Book 81, page 102, Clerk & Master's Office, Probate Division of the Chancery Court of said County, the above described property was devised one-sixth (1/6) to Vance Gordon Ormes, Trustee of the Ashley Ormes Trust and one-sixth (1/6) to Vance Gordon Ormes, Trustee of the Raven Michelle Ormes Trust, one-third (1/3) to William Church Ormes and one-third (1/3) to Vance Gordon Ormes.

Being the same property conveyed to Grantors by Executor's Quitclaim Deed of record in Book 5039, page 198, Register's Office of Williamson County, Tennessee.

This is improved property situated at 410 Boyd Mill Avenue, Franklin, Tennessee 37064.

2. That the overall entitlements for the Vandalia Cottages PUD Subdivision are as follows:

Entitlements	Vandalia Cottages PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay District #3
Other Zoning Overlays	FFO
Number of Dwelling Units	17
Number of Nonresidential Square Footage	N/A
Connectivity Index	2.50
Development Standard	Traditional
Open Space Requirements	Formal: 0.12 acres Informal: N/A Total: 0.12 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**  
**CITY ADMINISTRATOR**

**BY:** \_\_\_\_\_  
**DR. KEN MOORE**  
**MAYOR**

PREAPPLICATION CONFERENCE:	<u>02/21/12</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>03/22/12</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>03/29/12</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
BOMA PASSED/PUBLIC HEARING HELD:	_____