

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Rizer Point PUD Subdivision, development plan, revision 1

LOCATION: North of Del Rio Pike, west of Wedgewood Place subdivision

PROJECT DESCRIPTION: Development plan for 95 unit (71 single-family units and 24 townhomes) subdivision on 35.94 acres

APPLICANT: Jack Ludington, Goodall Homes
jludington@goodallhomes.com

OWNERS: 1. John and Ronald Voss (Attn: Jimmy Pilkerton)
jpilkerton@pilkertonrealestate.com
2. Owen Reese
oreese2@aol.com

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Agricultural
Proposed Land Use	Residential (single-family and townhomes)
Existing Zoning	RX
Proposed Zoning	N/A
Acreage	35.94 acres
Proposed Number of Lots	101 (95 residential; 6 open space)
Proposed Dwelling Units	95
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 91,001 square feet Informal Open Space: 510,611 square feet Total Open Space: 601,612 square feet</i>
Physical Characteristics	Gently rolling agricultural land bounded by the Harpeth River on the north and the historic Rizer House on the east
Character Area Overlay/ Development Standard	WHCO-2, WHCO-3 / Either
Other Applicable Overlays	FFO
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.10

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

CONDITIONS OF APPROVAL:

PLANNING:

1. Applicant shall work with staff to ensure that adequate parking is provided within close proximity of townhomes.

PLANNING (LANDSCAPE):

2. Tree Preservation Plan as approved here shall be submitted with Site Plan;

ENGINEERING:

3. The volume of fill in the floodplain is greater than the volume of cut. (This could be the result of not applying Stormwater Ordinance 23-106-2-y: Detention/retention volumes in the Floodplain shall count as fill if applied in a manner where floodplain storage is lost.) Applicant shall work with Engineering to remedy this issue.
4. Applicant shall provide pedestrian access to lots 88 - 95 that does not cut through the formal open space for each lot.
5. Applicant shall show that the 10 feet minimum horizontal separation required between water lines and sewer lines can be attained between the reclaim line, the forcemain, the water line, and the sewer line within the Rizer Point Drive right of way.
6. Each individual property must have access to the sewer main. Shared sewer services are not permitted.
7. Applicant shall provide the location of the reclaim line tap and meter. The development is required to use this water for irrigation per Franklin Municipal Code Title 18 Chapter 4.
8. The applicant's request for modification of street standards for the substandard connectivity index is approved, given constraints by the Harpeth River and historic Rizer house.
9. The applicant's request for modification of street standards for the substandard intersection spacing on Rizer Point Drive between Del Rio Pike and Viola Lane is approved, given the minimal traffic impacts.

BUILDING AND NEIGHBORHOOD SERVICES:

10. The side elevation of all units visible from Del Rio Pike shall have the same architectural details as the front elevation.
11. 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:

12. None

PARKS:

13. Parks-HOA/developer shall maintain the property until the said greenway has made connection to either end of property.

WATER/SEWER:

14. None

PROCEDURAL REQUIREMENTS:

1. 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.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. 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.
5. 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.
6. 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.

* 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 2012-27

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR
RIZER POINT PUD SUBDIVISION LOCATED NORTH OF DEL RIO
PIKE, 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.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, meeting in regular session this 24th day of May, 2012:

1. That the map-parcel number of the property is as follows:

Map—Parcel	Acres
063—00103	13.80
063—00300	19.25
063—00302	2.89
TOTAL	35.94

2. 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 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 and Sustainability Department.

6

3. That this Resolution shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

PLANNING COMMISSION RECOMMENDED APPROVAL: _____