



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #28  
WRKS 06/12/2012

MEMORANDUM

June 12, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *Eric*  
Vernon Gerth, Assistant City Administrator for Community and Economic Development  
Catherine Powers, Planning and Sustainability Director

SUBJECT: Resolution 2012-25, a resolution to approve a PUD Concept Plan for the Grove at Parish Park PUD Subdivision 87 single-family residential units on 23.01 acres along the east side of Downs Blvd, south of New Hope Academy

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a resolution to approve a PUD Concept Plan for the Grove at Parish Park PUD Subdivision 87 single-family residential units on 23.01 acres along the east side of Downs Blvd, south of New Hope Academy (Resolution 2012-25).

**Background**

This resolution was favorably recommended to the BOMA by a unanimous vote (6-0) of the Planning Commission at the May 24, 2012, FMPC Meeting.

PROJECT INFORMATION	
Existing Land Use	Agricultural
Proposed Land Use	Residential (single-family, detached)
Existing Zoning	RX
Proposed Zoning	N/A
Acreage	23.01 acres
Proposed Number of Lots	87 (open space lots not included)
Proposed Dwelling Units	87
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 67,000 square feet Informal Open Space: N/A Total Open Space: 67,000 square feet</i>
Physical Characteristics	Gently rolling agricultural land located along curve on Downs Boulevard
Character Area Overlay/ Development Standard	WHCO-2 / Either
Other Applicable Overlays	N/A
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.10



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Civic (school)	R-1
South	Vacant/Residential	RX
East	Residential	R-3
West	Vacant/Residential	RX

INFRASTRUCTURE AVAILABILITY	
Water	Available
Sewer	Available
Reclaimed Water	Available

TRANSPORTATION	
Site Access	Downs Blvd.
Trip Generation	Total average daily trips: 457 AM peak trips: 71 PM peak trips: 92

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

PROJECT BACKGROUND: None

**PROJECT REVIEW**

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

**CONDITIONS OF APPROVAL:**

**PLANNING:**

1. Contact Lori Jarosz 550-6728 for addressing and street name approval.

**PLANNING (LANDSCAPE):**

2. The design of the formal open space shall be accomplished and approved on the site plan stage.

**ENGINEERING:**

3. Provide a geotechnical investigative report with the site plan submittal that determines whether there is a sinkhole on the site and, if there is one, what steps will be taken to meet the stormwater management standards.
4. Provide a note stating "Offsite sewer extension will be provided by the developer." The developer is responsible for design, construction, easements and any other associated costs.
5. Provide additional water quality, retention, and detention information to Engineering and Stormwater Staff prior to submitting the site plans.

**BUILDING AND NEIGHBORHOOD SERVICES:**

6. Affordable housing units are required to be provided in this development. With the submittal to BOMA, the applicant shall determine if the units will be provided on site, off site or fees in lieu paid. These units shall be calculated on the approved, increased density. (MC Title 21 Chapter 7) If the on or off site option is selected, the location of these units shall be submitted for BOMA approval. If the applicant chooses the fees in lieu, the amount, including the appraisal and the calculations, shall be submitted for BOMA approval. For additional information and guidance on satisfying this condition, contact Interim Housing Development Coordinator, Kathleen Sauseda, at 615-550-6608.
7. With the site plan submittal building elevations shall show that the front of the homes shall be elevated as required.

**FIRE:**

8. None

**PARKS:**

9. The multi-purpose path shown should align with the trail system from the property to the north-New Hope Academy.

**WATER/SEWER:**

10. 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.



HISTORIC  
FRANKLIN  
TENNESSEE

## MEMORANDUM

---

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.
2. With site plan submittal, provide details regarding the detention pond design and explain how it will function with the bioretention areas and grass swale located within its boundary.

### **Financial Impact**

Not applicable to this item.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the PUD Concept Plan with conditions is recommended.

**RESOLUTION 2012-25**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE GROVE AT PARISH PARK PUD SUBDIVISION LOCATED EAST OF DOWNS BOULEVARD, 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
077—02000	23.10
<b>TOTAL</b>	<b>23.10</b>

Land in the Fifth Civil District of Williamson County, Tennessee, bounded on the North by New Hope Academy, East by Boyd Mill Estates, South and West by Downs Blvd., and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Downs Blvd., at the Southwest corner of New Hope Academy, Inc., (DB 1943, PG 792), said rod being S 27 degrees 39 minutes E-67.0

feet from the intersection of Downs Blvd., and Willow Springs, and being the Northwesterly corner on the herein described tract.

Thence, with the South line of New Hope Academy, Inc., S 82 degrees 58 minutes 03 seconds E-980.92 feet to a 12" hickory tree in the West line of Boyd Mill Estates (DB 7, PG 34);

Thence, with the West line of said Boyd Mill Estates S 06 degrees 46 minutes 49 seconds W-1316.01 feet to an iron rod (old) in the West line of Boyd Mill Estates in the Easterly right-of-way of Downs Blvd.

Thence, with said Easterly right-of-way line of Downs Blvd., for the next two calls:

Along a curve to the right having a radius of 1208.04 feet and an arc length of 1717.42 feet, with a chord bearing and distance of N 31 degrees 49 minutes 11 seconds W-1576.40 feet to an iron rod (old):

N 08 degrees 26 minutes 41 seconds E-88.38 feet to the Point of Beginning and containing 23.100 acres more or less according to a survey by Land Design Surveying, Inc. dated February 28, 2008.

Being part of the same property conveyed to Tywater Development Group, LLC, a Tennessee limited liability company by Deed from Cheryl Enoch and Tammy Wilkerson, of record in Book 3795, Page 624, Register's Office for Williamson County, Tennessee.

2. That the overall entitlements for The Grove at Parish Park PUD Subdivision are as follows:

<b>Entitlements</b>	<b>The Grove at Parish Park PUD Subdivision (Overall)</b>
Base Zone	Residential Variety (RX)
Character Area Overlay	West Harpeth Character Area Overlay District #2
Other Zoning Overlays	N/A
Number of Dwelling Units	87
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.88
Development Standard	Conventional
Open Space Requirements	Formal: 1.16 acres Informal: 2.31 acres Total: 3.47 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>2/21/12</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>3/22/12</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>3/28/12</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>5/24/12</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____