



MEMORANDUM

June 12, 2012

TO: Board of Mayor and Aldermen

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

SUBJECT: Resolution 2012-24, a resolution to approve a PUD Concept Plan for Amelia Park PUD Subdivision 153 single-family residential units on 72.91 acres south of Clovercroft Road and southeast of Market Street

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 Amelia Park PUD Subdivision 153 single-family residential units on 72.91 acres south of Clovercroft Road and southeast of Market Street (Resolution 2012-24).

Background

This resolution was favorably recommended to the BOMA by the Planning Commission by a vote of 5-1 at the May 24, 2012, FMPC Meeting.

PROJECT INFORMATION	
Existing Land Use	Agriculture
Proposed Land Use	Single Family Residential
Existing Zoning	AG and R-2
Proposed Zoning	RX
Acreage	72.91
Proposed Number of Lots	153 buildable lots
Proposed Dwelling Units	153
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 3.78 acres Informal Open Space: 26.60 acres Total Open Space: 30.38 acres</i>
Physical Characteristics	Columbia Gas Easement, Wilson Spring Branch, and South Seward Hill Branch all cross this site. 14%+ slopes are located along the eastern property line.
Character Area Overlay/ Development Standard	SWCO-2/Conventional
Other Applicable Overlays	N/A
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.10, Conventional Area Standard



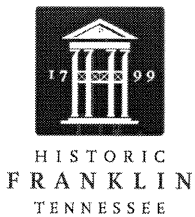
SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	RX
<i>South</i>	Agriculture	County Zoning
<i>East</i>	Agriculture	County Zoning
<i>West</i>	Vacant	County Zoning

INFRASTRUCTURE AVAILABILITY	
Water	Milcrofton Utility District
Sewer	Available
Reclaimed Water	Not available

LAND USE PLAN RECOMMENDATIONS
<p>The Seward Hall Character Area lies east of I-65 on the easternmost edge of the City of Franklin and the UGB. It is comprised of approximately 10,614 acres. The north and east boundaries of Seward Hall are the limits of the UGB. The southern boundary is the Harpeth River. The major regional commerce center in the McEwen Character Area lies immediately to the west.</p> <p>The character of this area is a combination of Rural and Suburban. Roughly 46% of the land in this area is either vacant or being used agriculturally. The developed portions of the area are almost exclusively Detached Residential development, comprising 33% of the land area. The remaining 11% of the land is open space, institutional uses or utilities.</p> <p>More specifically, Special Area 2 is largely either built out or committed through approved Concept Plans and typically includes attached and detached residential, parks and open space, with limited institutional and commercial uses. However, there are significantly sized parcels that are currently vacant or agricultural which may be considered for development in the future. The protection of environmental features is important to this area's unique character. Of particular importance in this area are hillsides and hilltops, established clusters of trees, specimen trees and fencerows. These features should be protected.</p> <p>Existing uses are predominantly attached or detached residential. New development shall be consistent with these predominant uses.</p>

PROJECT MEETS FRANKLIN'S

LAND USE PLAN:	Yes
GREENWAY/OPEN SPACE PLAN:	N/A
HISTORIC DISTRICT GUIDELINES:	N/A



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PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. None;

ENGINEERING:

3. A Stormwater BMP Treatment Train shall be established that provides a goal of 90% TSS removal for each drainage basin on the site. As designed, the runoff from Ketch Court and the portion of Market Street north of Wilson Spring Branch lacks a treatment train. The drainage from Market Street and Casner Lane near lots 131 and 132 also lacks a treatment train.
4. The outfall from Market Street to the filter strip located south of lot 130 shall be designed in a manner that prevents short circuiting.
5. The stream buffer shall be located in an open space lot. Lots 152 and 153 shall be revised to be moved out of the stream buffer.

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.

FIRE:

7. None;

PARKS:

8. Fees-in-lieu of parkland dedication shall be paid prior to recording the first Final Plat for the subdivision in question.



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WATER/SEWER:

9. None;

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall submit two (2) complete and folded sets and a .pdf file of corrected development 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.

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 2012-24

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR AMELIA PARK PUD SUBDIVISION LOCATED SOUTH OF CLOVERCROFT ROAD AND SOUTHEAST OF MARKET STREET, 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
080—031.00	11.50
080—031.01	61.41
TOTAL	72.91

Being a combination of lands in the Fourteenth Civil District of Williamson County Tennessee known as Tim C. Hill properties (Deed Book 4156, Pages 539 and 542), bounded on the north by Clovercroft Rd., east by Herbert, south by Ingraham and on the west by Ingraham and Hutcheson and being further described as follows:

Beginning at an iron rod (old), in the south margin of Clovercroft Road, being the northeast corner of Phillip E. and Katheryn Hay Hutcheson (Deed Book 1254, page 8) and being the northwest corner of the herein described property. Said rod being S 71 deg. 59' W - 329.5' from the intersection of Clovercroft Road and Market Street.

Thence, with the south margin of Clovercroft Road for the next thirteen calls:

N 57 deg. 59' 07" E - 16.48' to an iron rod (new);
N 70 deg. 16' 32" E - 99.71' to an iron rod (new);
N 77 deg. 41' 39" E - 74.30' to an iron rod (new);
N 80 deg. 15' 59" E - 377.80' to an iron rod (new);
N 77 deg. 56' 02" E - 105.93' to an iron rod (new);
N 75 deg. 11' 15" E - 18.54' to an iron rod (old);
S 30 deg. 50' 19" E - 15.41' to an iron rod (old);
Along a curve to the left having a radius of 1643.00' and an arc length of 335.44' with a chord bearing and distance of N 70 deg. 53' 25" E - 334.86' to an iron rod (new);
N 64 deg. 36' 45" E - 156.41' to an iron rod (new);
N 63 deg. 51' 05" E - 551.84' to an iron rod (new);
Along a curve to the right having a radius of 1407.39' and an arc length of 273.66' with a chord bearing and distance of N 69 deg. 25' 19" E - 273.23' to an iron rod (new);
N 74 deg. 59' 15" E - 314.75' to an iron rod (new);
S 17 deg. 41' 30" E - 10.00' to an iron rod (new);
Along a curve to the right having a radius of 710.00' and an arc length of 137.90' with a chord bearing and distance of N 77 deg. 51' 12" E - 137.69' to an iron rod (old) at the northwest corner of Herbert Family #1, L.P. (deed book 1995, page 851);
Thence, with the west line Herbert, S 04 deg. 59' 01" W - 745.71' to an iron rod (new) at a northerly corner of Vanessa England (Deed Book 3162, page 516);

Thence, with the lines of England for the next six calls:

N 84 deg. 13' 44" W - 99.47' to an iron rod (new);
S 04 deg. 35' 06" W - 456.49' to an iron rod (old);
S 82 deg. 57' 22" E - 99.79' to an iron rod (old);
S 35 deg. 28' 24" E - 325.92 to an iron rod (old);
S 85 deg. 12' 32" E - 247.52' to a metal tee post (old);
S 07 deg. 23' 58" W - 322.26' to an iron rod (old) in the north line of Ingraham Partners, L.P. (deed book 1477, page 267);

Thence, with the lines of Ingraham for the next four calls:

S 86 deg. 12' 03" W - 1558.09' to an iron rod (old);
S 85 deg. 48' 37" W - 648.71' to an iron rod (old);

N 00 deg. 02' 04" E - 501.63' to an iron rod (old);
 S 87 deg. 54' 10" E - 116.09' to an iron rod (new) in the south line of
 Phillip E. and Katheryn Hay Hutcheson (Deed Book 1254, Page 8);

Thence, with the lines of Hutcheson for the next two calls:
 N 12 deg. 36' 00" E - 275.11' to an iron rod (old);
 N 29 deg. 33' 56" W - 503.51' to the point of beginning and
 containing 2.91 acres more or less according to a survey by Land
 Design Survey, Inc. dated June 21, 2007.

2. That the overall entitlements for the Amelia Park PUD Subdivision are as follows:

Entitlements	Amelia Park PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Seward Hall Character Area Overlay District #2
Other Zoning Overlays	N/A
Number of Dwelling Units	153
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.53
Development Standard	Conventional
Open Space Requirements	Formal: 3.78 acres Informal: 26.60 acres Total: 30.38 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

PRELIMINARY CONCEPT MEETING:	<u>1/24/12</u>
PREAPPLICATION CONFERENCE:	<u>2/14/12</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>2/23/12</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>3/26/12</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>5/24/12</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____