

Attachment C:

BOMA actions related to
Stream Valley - 2005

additional condition which would state that garages will be either side or rear loaded. Mayor Miller called for the vote and the motion failed four to five with the Mayor voting, "no."

Mayor Tom Miller stated the second amendment was to attach phasing to the ordinance. Alderman Tom Feuerborn seconded the motion. There being no further discussion, Mayor Miller called for the vote and the vote carried unanimously.

Mayor Tom Miller asked for discussion as to the original motion as amended.

DISCUSSION:

Alderman Dana McLendon asked if there was anything in the packet regarding the percentage where the front loaded and side loaded was made and he agreed as many lots as feasible should be other than front-loaded but he wanted to make sure that if that was going to be a condition and if there was some percentage that was expected the Board needed to make sure it is in the ordinance before Third Reading.

Mayor Tom Miller advised that front loaded garages are permitted under the City's design standards and he would not object to seeing that standard change to prohibit front-loaded garages but until that happens he did not think the Board should change those standards arbitrarily on a development by development issue. Mayor Miller stated he was not objecting to the intent he was just objecting to it at this time.

Alderman Dennis Phillips objected to the word "arbitrarily," "from here on out that's not arbitrary."

Mayor Miller called for the vote and the motion carried unanimously.

(A BREAK IN THE PROCEEDINGS WAS HAD AT 8:33 P.M. AND EVERYONE RETURNED TO THE MEETING AT 8:40 P.M.)

- 33. Consideration of Ordinance No. 2004-103 – An Ordinance to Amend Sections 3.7, 3.10, and 8.9 of the Franklin Zoning Ordinance and the Franklin Design Standards regarding Landscaping Standards; Consideration of Committee Recommendation on Amendment; Establishing a Public Hearing Date of May 10, 2005. (Deferred from October 12, 2004 and December 14, 2004 Meetings)**
(First Reading)
Alderman Dana McLendon, Chairman
Alderman Chuck Edmondson, Vice Chairman
Public Enterprise Advisory Committee

(Withdrawn)

- 34. Consideration of Ordinance No. 2004-108 – An Ordinance to ZONE 288.70 Acres Planned Residential (PR 1.67) and 74.65 Acres Planned Commercial (PC 4.61), and Approve the Concept Plan of Stream Valley, located on the west side of Interstate-65 and east of Lewisburg Pike, approximately 3,700 feet south of Goose Creek ByPass; Establishing a Public Hearing Date of May 10, 2005. (Deferred from**

**December 14, 2004 meeting)
(First Reading)**

Alderman Dan Klatt

Alderman Dan Klatt made a motion for approval of the ordinance and Alderman Dennis Phillips seconded the motion.

Alderman Chuck Edmondson moved to eliminate Condition No. 11 (as read) "Street shall be connected to the street at Goose Creek Estate to make connections all the way to Goose Creek Bypass for two reasons; one, the residents of Goose Creek object to this but also Goose Creek Drive does not extend to the property line which is now the Franklin City Limits and that in itself should make this condition moot.

Alderman Ernie Bacon seconded the motion to eliminate Condition No. 11.

DISCUSSION:

Alderman Robert Kriebel asked City Administrator Jay Johnson about connectivity, the overall planning for the area and the urban growth boundary, for fire safety, if that would that be important for connectivity. City Administrator Jay Johnson answered that the City does have an Ordinance 2003-29 which does require connectivity. He further stated that in this instance Alderman Edmondson was correct in that Goose Creek Estates was developed under county standards and Goose Creek Drive does not go to the edge of the property; in fact, it stops in a cul-de-sac and the lots close so the City would have to acquire property to extend the street.

Alderman Dan Klatt stated the concept plan as drawn allows the possibility that these two streets could be connected. He further stated he agreed with the condition and would support it.

Alderman Robert Kriebel asked for clarification on connectivity. Alderman Dan Klatt stated they don't have to connect now. Alderman Robert Kriebel asked if it is a need of the City or best practice to connect. City Administrator Jay Johnson stated, "Is there a pressing need; no." "Is it best practice; yes, but that's the policy of the Board." There was further discussion regarding Goose Creek Estates being in the county and the property north of Goose Creek Estates and south of Goose Creek Bypass.

There being no further discussion, Mayor Miller called for the vote on approval of the amendment. The motion carried 7 to 1 with Alderman Robert Kriebel voting, "no."

Mayor Miller asked for discussion on the main motion.

Alderman Dennis Phillips offered an amendment and an attachment. (As read) "Any front loading garages must be recessed a minimum of 15 feet from the front façade; this is the way it is represented in the plan book, this has been agreed upon by the developer." Alderman Pam Lewis seconded the motion to add the attachment.

DISCUSSION:

Alderman Dana McLendon asked if we are adopting the Pattern Book as a part of this ordinance as we have on other issues. Alderman Dennis Phillips stated there was a consensus that this should be attached as a condition to alleviate any confusion.

There being no further discussion, Mayor Tom Miller called for the vote on the main motion with attachment and the motion carried unanimously.

Alderman Dennis Phillips asked for the Phasing Exhibit to be attached as a part of the motion also. Alderman Pam Lewis seconded the motion.

There being no discussion, Mayor Tom Miller called for the vote and the motion carried unanimously.

Mayor Tom Miller suggested to Planning Director Bob Martin that for good order in the future if developers are going to phase their projects it might be wise to require them to have the phasing as part of the item so that the Board does not have to amend the Ordinance.

Mayor Tom Miller called for the vote on the main motion as amended and the motion carried unanimously.

35. Consideration of Ordinance No. 2004-119 – An Ordinance to ZONE 38.25 Acres Agricultural (AG), located on the north side of Long Lane and approximately 162 feet west of Alfred Ladd Road and to Zone 5.64 Acres Estate Residential (ER), located on the north side of Long Lane and east and west of Alfred Ladd Road; Establishing a Public Hearing Date of May 10, 2005. (Deferred from December 14, 2004 meeting).

(First Reading)

Alderman Dan Klatt

Alderman Dan Klatt made a motion to approve the ordinance and Alderman Tom Feuerborn seconded the motion.

DISCUSSION:

Alderman Dana McLendon asked if the Board is zoning this as close as they can to what is actually out there. Planning Director Bob Martin stated, "as far as agricultural is concerned, yes, but as far as ER is concerned that is based on lot size that is the only criteria." Mr. Martin further advised the ER on the east side has a house under construction and the ER on the west side is only a field.

There being no further discussion, Mayor Tom Miller called for the vote and the motion carried unanimously.

There being no further comments from citizens, Mayor Tom Miller declared the Public Hearing closed.

Alderman Dan Klatt moved for approval of the ordinance and the motion was seconded by Alderman Chuck Edmondson.

DISCUSSION:

Alderman Pam Lewis stated she strongly advocated the widening of Carothers to four lanes as she was already concerned about the traffic. She added she appreciated all the work on the small area plan and she looked forward to a successful development.

Alderman Ernie Bacon stated he supported the project given the fact the City had coordinated infrastructure with it and that the surrounding neighborhoods endorsed it. Alderman Bacon also stated that going forward it behooves this Board to give a lot of thought to extending Carothers as rapidly as possible as the City would need that artery.

Alderman Dan Klatt advised that the Land Conservation and Stewardship Committee is looking significantly at the corridor immediately north of the river because that is the area that will be the disconnect but it is also an area that has great potential for land conservation because of the flood plain in that area of about 300 acres. Alderman Klatt also stated this area of land has some developable portions so there had been discussion to do a small area plan of that area as well. Alderman Klatt concluded by saying they were all in agreement that the bridge across the river going north was important.

There being no further discussion, Mayor Tom Miller called for the vote and the motion carried unanimously on Second Reading.

9. **PUBLIC HEARING** - Consideration of Ordinance No. 2004-108 – An Ordinance to ZONE 288.70 Acres Planned Residential (PR 1.67) and 74.65 Acres Planned Commercial (PC 4.61), and Approve the Concept Plan of Stream Valley, located on the west side of Interstate-65 and east of Lewisburg Pike, approximately 3,700 feet south of Goose Creek ByPass.

(Second Reading)

Alderman Dan Klatt

Bryan Echols with Stites and Harbison, representing the applicant, stated this property is also in the area that was subject to the above-mentioned small area plan. Mr. Echols stated this developer held back any concept plan proposal until that study was complete so that all those guidelines could be incorporated. Mr. Echols advised that concerns of residents were completed at the very first stages of the concept plan including buffering and sizes of adjacent lots. Mr. Echols stated one of the things the developer had done in this concept plan was to act in a way that would preserve natural streams achieving a 45% open space. Mr. Echols concluded there remain concerns among residents about the presence of apartments and that the applicant was happy to remove apartments from the development. Mr. Echols distributed a suggested condition to the ordinance for the Board to consider.

Brian Davis, 115 Goslin Drive, Franklin resident of Goose Creek Estates commented that as county residents rather than city residents, the Goose Creek neighbors appreciated the opportunity to participate in this process and they supported the development.

Paul Fleenor, 111 Valley Ridge Road, Green Valley Subdivision, Franklin reiterated his comments of the earlier public hearing and added until Lewisburg Pike from Goose Creek Bypass to Mack Hatcher Parkway is widened to a minimum of five lanes he did not believe building permits should be issued for the Berry Farm property.

David Strickland, 609 Ellington Drive, spoke on his concerns regarding timing versus the implementation of the new zoning ordinance. Mr. Strickland also asked if there was an addition to this plan regarding the connection to the Goose Creek Bypass from Stream Valley being connected to the exit/entrance egress from Goose Creek Estates. Mayor Miller advised Mr. Strickland that had already been deleted.

Denise Moody, 2078 Goose Creek Drive, Franklin stated her property is adjacent to the Stream Development and she is in favor of the development because the plan maintains the natural beauty of the land. Ms. Moody stated she had sold most of the homes in the subdivision when they were built and she has seen the property values increase partly because of Stream Valley.

There being no further discussion, Mayor Tom Miller declared the Public Hearing closed.

Alderman Dan Klatt made a motion to approve the ordinance and Alderman Chuck Edmondson seconded the motion.

DISCUSSION:

Alderman Ernie Bacon made a motion to amend the ordinance by adding the condition which Bryan Echols, the developer's representative, had distributed to the Board. (As read) "The developer has agreed that there be no apartments in this project. All multi-family residential units within the Stream Valley Park Development will have fee simple ownership."

Mayor Tom Miller asked for a number for the condition. Planning Director Bob Martin stated the condition would be No. 15.

DISCUSSION:

Alderman Dan Klatt stated he did not support the condition because removing apartments and rental units from developments the City is essentially removing most of the opportunity for moderately priced, affordable housing, in the community. Alderman Klatt stated the City has to figure out a way to make more work force housing available in our community.

Mayor Tom Miller called for the vote to add Condition 15 to Ordinance 2004-108 and the motion carried five to two with Alderman Dan Klatt and Alderman Tom Feuerborn voting, "no." Mayor Tom Miller called for the vote on the main motion as amended and the motion carried unanimously on Second Reading.

10. **PUBLIC HEARING** - Consideration of Ordinance No. 2004-119 – An Ordinance to ZONE 38.25 Acres Agricultural (AG), located on the north side of Long Lane and approximately 162 feet west of Alfred Ladd Road and to Zone 5.64 Acres Estate Residential (ER), located on the north side of Long Lane and east and west of Alfred Ladd Road.

(Second Reading)

Alderman Dan Klatt

There being no comments on the ordinance, Mayor Tom Miller declared the Public Hearing closed.

Alderman Dan Klatt made a motion to approve the ordinance and Alderman Chuck Edmondson seconded the motion. There being no discussion, Mayor Miller called for the vote and the motion carried unanimously on Second Reading.

11. Consideration of Ordinance No. 2004-125 (As Amended) – An Ordinance to Amend Section 8.6.1 of the Franklin Zoning Ordinance pertaining to Parking Requirements.

(Third and Final Reading)

Alderman Dan Klatt, Chairman
Alderman Tom Feuerborn, Vice Chairman
Transportation Advisory Committee

Alderman Dan Klatt made a motion for approval of the ordinance and Alderman Ernie Bacon seconded the motion.

There being no discussion, Mayor Miller called for the vote and the motion carried unanimously on Third and Final Reading.

12. Consideration of Ordinance No. 2005-03 – An Ordinance to ANNEX the Allen Property Area, Consisting of 11.35 Acres, located north of Clovercroft Road and 400 Feet east of Market Street.

(Third and Final Reading)

Alderman Dennis Phillips

Alderman Dennis Phillips made a motion to approve the ordinance and Alderman Dan Klatt seconded the motion.

DISCUSSION:

Alderman Dana McLendon asked if the City limits covered Clovercroft Road because it appeared we were not annexing the road when we annex the property adjacent to it. Planning Director and Mayor Miller explained the map and the legal description of the annexation.

There being no further discussion, Mayor Miller called for the vote and the motion carried unanimously on Third and Final Reading.

Alderman Dan Klatt moved for approval with amendment and Alderman Chuck Edmondson seconded the motion.

DISCUSSION:

Alderman Dan Klatt referred the Board to a document in their packets and read from Condition No. 4. (As read) "No certificate of occupancy shall be issued for any dwelling unit in the development until a fire station is constructed in the Goose Creek area at a distance less than five miles from the proposed development." Alderman Klatt stated Condition 8 had already been stricken and Condition 4 should also be stricken because it was the intention of the Planning Commission to allow a first response automatic mutual aid agreement with the Williamson County Rescue Squad as part of the Plan of Services, so this becomes a contradiction to the Plan of Services and that would make this plan consistent with the agreements and Plans of Service for Berry Town Center and Stream Valley and Berry Town Center will actually donate the land for the fire station.

Mayor Miller asked for a specific motion. Alderman Klatt made a motion to delete Condition 4 and Alderman Pam Lewis seconded the motion. There being no further comments, Mayor Miller called for the vote and the motion carried unanimously.

There being no discussion on the main Motion, Mayor Miller called for the vote and Ordinance No. 2004-82, As Amended, was approved on Third and Final Reading.

14. Consideration of Ordinance No. 2004-108 – An Ordinance to ZONE 288.70 Acres Planned Residential (PR 1.67) and 74.65 Acres Planned Commercial (PC 4.61), and Approve the Concept Plan of Stream Valley, located on the west side of Interstate-65 and east of Lewisburg Pike, approximately 3,700 feet south of Goose Creek By-Pass.
(Third and Final Reading) Alderman Dan Klatt

Alderman Dan Klatt made a motion for approval of the Ordinance and the motion was seconded by Alderman Ernie Bacon.

There being no discussion, Mayor Miller called for the vote and Ordinance No. 2004-108 passed unanimously on Third and Final Reading.

15. Consideration of Ordinance No. 2004-119 – An Ordinance to ZONE 38.25 Acres Agricultural (AG), located on the north side of Long Lane and approximately 162 feet west of Alfred Ladd Road and to Zone 5.64 Acres Estate Residential (ER), located on the north side of Long Lane and east and west of Alfred Ladd Road.
(Third and Final Reading) Alderman Dan Klatt

Alderman Dan Klatt moved for approval of the Ordinance and Alderman Chuck Edmondson seconded the motion.

There being no discussion, Mayor Miller called for the vote and Ordinance 2004-199 passed unanimously on Third and Final Reading.

16. Consideration of Ordinance No. 2005-21 – An Ordinance to Rezone 17.50 Acres from Estate Residential (ER) to Planned Residential (PR 1.43) and Approve the Concept

12. **Consideration of Ordinance 2005-113, An Ordinance To ANNEX The Lynwood Way Area Consisting of 72.07 Acres, Located North of Lynwood Way and 1,015 Feet West of Franklin Road. (Deferred from April 11, 2006 and May 9th, 2006)**

(Third and Final Reading)

Alderman Dennis Phillips

Alderman Phillips moved to defer this item one month as requested. Seconded by Alderman Lewis. Motion to defer one month carried unanimously.

13. **Consideration of Ordinance No. 2005-114 – An Ordinance to ZONE the Lynnwood Way Area to Agriculture (AG), Consisting of 58.52 Acres, Located North of Lynwood Way, and 1,015 Feet West of Franklin Road. (Deferred from April 11, 2006 and May 9th, 2006)**

(Third and Final Reading)

Alderman Dennis Phillips

Alderman Phillips moved to defer this item for one month. Seconded by Alderman Lewis and motion carried unanimously.

14. **PUBLIC HEARING: Consideration of Ordinance 2006-16 An Ordinance to Rezone 144.00 Acres From Agricultural (AG) To Planned Commercial (PC 0.70) and Approve The Concept Plan (Berry Farms Chadwell Tract), Located West of Interstate 65 and South of Goose Creek Bypass.**

Second Reading

Alderman Dennis Phillips

Brian Echols, Stites/ Harbison addressed this item with Item 15 to enable zoning for both at same time. The applicant agrees to all conditions by FMPC. This is a long-term project – 15 years – with potential sites for offices, residential, etc. Plan for sewer to go to Chadwell first and later to Reams Fleming. Water service will be provided by the City for all three tracts.

Gary Bogan of Land Design stated open spaces are being preserved into the Chadwell tract. The area will reflect the character of a small town village. There will be no connection to Goose Creek Estates. Reams Fleming will have a central spine boulevard with a retail market place. The site will have streams and reflect Franklin history and a small town of the past. Fine residential living encompassed as well.

Mr. Echols distributed two documents: 1) Chadwell & Reams-Fleming, Proposed Phasing of Development and Infrastructure, and 2) unnamed document beginning "If the City determines that the connection across I-65 between the Chadwell, Reams-Fleming and Stream Valley developments, as shown on the respective Concept Plans, is to be constructed, the Chadwell and Reams-Fleming developments will pay for and provide engineered construction documents (per TDOT Standards) for the roadway connection....."

Brian Davis 115 Gosling Drive, Goose Creek Estates HOA, stated meetings with the developer have resulted in most of their questions being answered. The Association supports the Chadwell tract as submitted.

David Stricklin, 609 Ellington Drive, lives in the immediate area. He is concerned as to why zoning is being pushed now and asked the Board to consider putting this off

until the new zoning ordinance that is built for this type development is in effect.

There being no further comments forthcoming, the Mayor declared the Public Hearing closed.

Alderman Phillips moved for approval of Zoning Ordinance 2006-16. Alderman Klatt seconded the motion.

Alderman Bacon moved to amend the motion to add the conditions as presented by Stites & Harbison to be known as Condition #12 and Condition #13. (refer to handouts mentioned above) Motion seconded by Alderman Klatt. Motion to amend passed unanimously.

Following further discussion as to whether or not the issue should be referred back to Planning or David Parker because of conditions placed on rural plains developments, the vote was called. Motion to approve Ordinance 2006-16 carried unanimously.

15. PUBLIC HEARING: Consideration of Ordinance 2006-17, An Ordinance to Rezone 207.00 Acres from Agricultural (AG) To Planned Commercial (PC 1.68) and to Rezone 5.97 Acres From Estate Residential (ER) To Planned Commercial (PC 1.68), and Approve The Concept Plan (Berry Farms – Reams Fleming), Located East of Interstate 65 and South of Peytonsville Road

(Second Reading)

Alderman Dennis Phillips

There being no comments from the public the Mayor declared the Public Hearing closed.

Alderman Phillips moved for approval of Zoning Ordinance 2006-17. Seconded by Alderman Klatt.

Alderman Klatt moved to amend the motion to add the two conditions as presented to be known as Condition 21 and Condition 22. Seconded by Alderman Phillips. Motion to amend passed unanimously.

Alderman Bacon commented the Carothers connection has not been worked out and should be discussed as to how it relates to this project. Must have assurance the Carothers connection can be made, as this development will generate significant traffic.

Mr. Johnson noted BOMA requested the City pursue the connection that is outside the UGB and the county declined. Mayor Miller noted a County Commissioner was present. Perhaps the City could reopen dialogue with county. A report could be given at the next regular Board meeting.

Mayor Miller said there would be access from this area to Carothers via Long Lane. Alderman Lewis has concern because Long Lane is treacherous. Alderman Bacon stated a Carothers connection has not been worked out as relates to the project. He asked Mr. Echols if he could write a condition to tie in Carothers. Mr. Echols said this was designed without Carothers being in place, but that he could work on this before the next BOMA meeting. TDOT is to realign Long Lane to make it a straight road into the spine road.

Alderman Lewis asked if traffic at AG center is being addressed. Jay Johnson said as part of

ORDINANCE 2004-108

TO BE ENTITLED, "AN ORDINANCE TO ZONE 288.70 ACRES PLANNED RESIDENTIAL (PR 1.67), AND 74.65 ACRES PLANNED COMMERCIAL (PC 4.61), AND APPROVE THE CONCEPT PLAN OF STREAM VALLEY, LOCATED ON THE WEST SIDE OF INTERSTATE 65 AND EAST OF LEWISBURG PIKE APPROXIMATELY 3,700 FEET SOUTH OF GOOSE CREEK BYPASS."

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, zoned Planned Residential (PR 1.67):

Zoning Reference Number: 04-50:

Map-Parcel	Acres
117-19 (part), 19.04, 19.05 (part), 133-16.01	288.70
Total	288.70

Commencing at the east right-of-way line of Lewisburg Pike and the centerline of Goose Creek Bypass. Thence south, along the east right-of-way line of Lewisburg Pike 3,675 feet to a northwest corner of Map 117, Parcel 19, Tennessee State Board of Equalization maps, as may be revised, which is also the point of beginning.

Thence with the following calls: north 66 degrees east 321 feet, north 77 degrees east 716 feet, north 6 degrees west 206 feet, and south 88 degrees east 728 feet along the north line of parcel 19, to a point in the west line of parcel 19.04; thence north 18 degrees east 210 feet; north 19 degrees east 210 feet; north 40 degrees east 679 feet; north 24 degrees east 2,033 feet along the west line of parcel 19.04 to the northwest corner of parcel 19.04, which is also a point in the south right-of-way line of Goose Creek Bypass; thence south 82 degrees east 100 feet along the south right-of-way line of Goose Creek Bypass to the northeast corner of parcel 19.04; thence south 21 degrees west 43 feet; south 24 degrees west 2,057 feet; south 40 degrees west 673 feet; south 19 degrees west 189 feet; south 18 degrees west 508 feet; south 55 degrees east 1,111 feet; south 65 degrees east 279 feet to a point in the north line of parcel 19, which is also a northwest corner of parcel 19.05; thence north 20 degrees east 133 feet; north 21 degrees east 433 feet; north 32 degrees east 100 feet; north 23 degrees east 510 feet; north 70 degrees east 500 feet to a point in the north line of parcel 19.05; thence leaving the north line of parcel 19.05 with the following calls: south 27 degrees east 556 feet; south 63 degrees west 526 feet; thence along a curve concave to the southeast with a radius of 272 and a length of 196 feet; thence along a curve concave to the southwest with a radius of 865 feet and a length of 309 feet; thence along a curve concave to the northwest having a radius of 579 feet and a length of 330 feet; thence south 63 degrees west 298 feet, south 23 degrees west 1,044 feet, south 65 degrees east 778 feet, and south 41 degrees east 1,460 feet to a point in the west right-of-way line of Interstate 65; thence

south along the west right-of-way line of Interstate-65 5,385 feet to the southeast corner of map 133, parcel 16.01; thence continuing with the following calls: north 81 degrees west 339 feet; north 5 degrees east 264 feet; north 46 degrees west 109 feet; north 61 degrees west 120 feet; south 80 degrees west 517 feet along the south line of parcel 16.01, map 133, to the southwest corner of parcel 16.01; thence north 8 degrees east 702 feet; north 47 degrees west 12 feet; north 9 degrees east 692 feet; north 6 degrees east 373 feet; north 7 degrees east 953; north 6 degrees east 1,384 feet; north 84 degrees west 799 feet to a southwest corner of parcel 19, map 117; thence north 1 degree west 640 feet; north 88 degrees west 781 feet; north 3 degrees west 1,331 feet; north 72 degrees east 48 feet; north 19 degrees west 202 feet; north 37 degrees east 799 feet; north 55 degrees west 755 feet; north 88 degrees west 227 feet; south 78 degrees west 635 feet; south 70 degrees west 543 feet to the east right-of-way line of Lewisburg Pike; thence north 4 degrees east 500 feet along the east right-of-way line of Lewisburg Pike to a northwest corner of Parcel 19, Map 117, which is also the point of beginning, and containing 288.70 acres, more or less.

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, zoned Planned Commercial (PC 4.61):

Zoning Reference Number: 04-51:

Map-Parcel	Acres
117-19 (part), 19.05 (part)	74.65
Total	74.65

Commencing at the south right-of-way line of Goose Creek Bypass, and the west right-of-way line of Interstate 65, thence south 2,406 feet along the west right-of-way line of Interstate 65 to the northeast corner of parcel 19.05, all parcels being referenced to Tennessee State Board of Equalization Map 117, as may be revised, unless otherwise noted, which is also the point of beginning.

Thence with the following calls: south 3 degrees west 3,465 feet along the west right-of-way line of Interstate 65, which is also the east line of parcel 19.05, thence leaving the east line of parcel 19.05 with the following calls: north 41 degrees west 1,460 feet, north 65 degrees west 778 feet, north 23 degrees east 1,044 feet, north 63 degrees east 298 feet; thence along a curve concave to the southeast having a radius of 579 feet and a length of 330 feet; thence along a curve concave to the northeast with a radius of 865 feet and a length of 309 feet; thence along a curve concave to the northwest with a radius of 272 and a length of 196 feet; thence north 63 degrees east 526 feet, and north 27 degrees west 556 feet to a point in the north line of parcel 19.05; thence north 80 degrees east 140 feet, north 49 degrees east 229 feet and south 69 degrees east 415 feet along the north line of parcel 19.05 to a point in the west right-of-way line of Interstate 65, which is also the northeast corner of parcel 19.05, which is also the point of beginning, and containing 74.65 acres more or less.

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the concept plan, the exhibits accompanying

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

SECTION IV: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the attached Location Map shall serve the purpose of delimiting the geographical boundaries as described by this Ordinance.

SECTION V: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect thirty (30) days from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:
BY: James R. Johnson
JAMES R. JOHNSON
CITY ADMINISTRATOR

CITY OF FRANKLIN, TENNESSEE
BY: Thomas R. Miller
THOMAS R. MILLER
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:	11/18/04
DEFERRED FIRST READING TO APRIL 12, 2005:	12/14/04
PASSED FIRST READING:	04/12/05
PUBLIC HEARING HELD:	05/10/05
PASSED SECOND READING:	05/10/05
PASSED THIRD READING:	06/14/05

ORDINANCE 2004-108, TO BE ENTITLED, "AN ORDINANCE TO ZONE 288.70 ACRES PLANNED RESIDENTIAL (PR 1.67), AND 74.65 ACRES PLANNED COMMERCIAL (PC 4.61), AND APPROVE THE CONCEPT PLAN OF STREAM VALLEY, LOCATED ON THE WEST SIDE OF INTERSTATE 65 AND EAST OF LEWISBURG PIKE APPROXIMATELY 3,700 FEET SOUTH OF GOOSE CREEK BYPASS."

AT ITS MEETING OF NOVEMBER 18, 2004, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF ORDINANCE 2004-108 WITH THE FOLLOWING CONDITIONS:

1. The following deficiencies shall be corrected before the concept plan and rezoning request are forwarded to the Board of Mayor and Aldermen for consideration: (Plan)
 - a. Sheet references shall be provided on sheet L-1, and match lines shall be provided on all sheets.
 - b. The breakdown of FAR by section on sheet L-4 shall be revised to reflect correct values.
 - c. The alley setback shall be revised to indicate that the 22-foot parking apron is not required on corner lots.
2. The annexation and zoning of this property are contingent upon the site becoming contiguous to the city's corporate limits by annexation of either the Berry Property Area or another area that adjoins this site. (Plan)
3. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development. (Plan)
4. ~~Streams shall have 50 feet of natural buffer on each side. Landscape plans submitted with site plans shall show buffer enhancement with native riparian species.~~ be proactively protected and enhanced by prohibiting stream relocations, by providing a natural riparian corridor on both sides of a stream, at an average of fifty feet from the top of the bank, but no less than current City Best Management Practices require, and by providing planting plans with native species to enhance existing stream corridors. It is encouraged that this standard be adopted as a Citywide standard. (Stormwater/Plan) (Plan Comm)
5. The concept plan shall be redesigned to accommodate the future Interstate 65 overpass ~~as directed by the Planning Commission and/or the Board of Mayor and Aldermen~~ within the concept plan as shown on Option A of the attached exhibit. (see Exhibit 13) (Eng/Plan) (Plan Comm)
6. A landscape easement or open-space lot shall be provided along the rear of lots 154 through 168 to preserve the existing tree-row as a buffer for the Franklin Hardeman House, which is listed on the National Register of Historic Places. (Plan)
7. A landscaped buffer shall be provided along the rear of lots 57 through 62 to protect the Franklin Hardeman House. (Plan)
8. The applicant shall comply with the comments of the Landscape Architect as shown Exhibit 4. (Plan)

ITEM

BOMA 12/14/4

9. Development shall be limited to no more than 200 dwelling units west of Five Mile Creek until a second access is provided through development of adjacent property. (Fire)
10. Seventeen copies of the corrected concept plan shall be submitted to the Planning Department for distribution to the Board of Mayor and Aldermen.
11. Street shall be connected to the street in Goose Creek Estates to make a connection all the way to Goose Creek Bypass. *Remove*
12. Amend the concept plan to provide a second access to the property from Goose Creek Bypass as shown on the attached Exhibit. (see Exhibit 13) (Plan Comm)
13. That water, reclaimed water and sewer be provided by the City of Franklin to this entire property development, if legally possible. (Plan Comm)
14. The applicant shall contribute fifty percent of the cost to construct a pedestrian crossing to Goose Creek Bypass. (Plan Comm)

ITEM

BOMA 12/14/4

Exhibits

1. Staff Report, 11/2/4.
2. Ordinance 2004-108, with Location Map, 11/18/4.
3. Memo, Tom Marsh and Kelly Dannenfeler, Planning Department, 11/18/4.
4. Memo, Molly Pike, Landscape Architect, 9/28/4.
5. Memo, Andy King, Fire Marshal, 10/13/4.
6. Memo, Andy King, Fire Marshal, 11/11/4.
7. Memo, Shanon Wasielewski, Preservation Planner, 10/13/4.
8. Memo, Jim Fuller, Staff Engineer, 11/10/4.
9. Letter, Rebecca Schwab, Director of Williamson County Schools, 10/5/4, 11/23/4..
10. Memo, Jay Johnson, 11/15/4.
11. Letter, Dwight Kiser, 11/16/4.
12. Stream Valley Park, Option A, 11/15/4
13. Stream Valley Park, Option B, 11/15/4.
14. Stream Valley Concept Plan and Rezoning Request Narrative, revised 11/2/4.
15. Stream Valley Park, Concept Plan, 9/14/4 and revised.
16. Stream Valley Pattern Book, revised 11/2/4.

APPLICANT

ParkTrust Development/MainStreet Homes
 Ken Green
 198 East Main Street
 Franklin, TN 37064
 (615) 896-4045

CONTACT PERSON

Greg Gamble, LandDesign, Inc.
 (615) 591-7164

City Department Response Checklist

Department	Exhibit(s)
Planning	1, 3, 4 & 7
Codes Administration	No comment
Engineering	8
Fire	5 & 6
Police	No comment
Solid Waste	No comment
Streets	8
Water/Wastewater	No comment

STAFF RECOMMENDATION, NOVEMBER 18, 2004

The composition and design of the Stream Valley Concept Plan comply with the land use recommendations of the Land Use Plan. However, the transportation network is not yet in place to support a development of this scale. The Fire Marshal and the Engineering Department

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recommend disapproval of Ordinance 2004-108 for the following principal reasons (Exhibits 6 and 8, respectively).

1. Until adjacent properties are developed, the only access to the entire development would be the single access from Lewisburg Pike.
2. The area identified as the possible location for connection to the Interstate 65 overpass called for in the Major Thoroughfare Plan (MTP) does not comply with the MTP. If the overpass is located as recommended in the MTP, it would necessitate a significant redesign of the Stream Valley concept plan.

If the Planning Commission chooses to recommend approval of Ordinance 2004-108 and the Stream Valley concept plan, the following conditions of approval are recommended.

Conditions of Approval

1. The following deficiencies shall be corrected before the concept plan and rezoning request are forwarded to the Board of Mayor and Aldermen for consideration: (Plan)
 - a. Sheet references shall be provided on sheet L-1, and match lines shall be provided on all sheets.
 - b. The breakdown of FAR by section on sheet L-4 shall be revised to reflect correct values.
 - c. The alley setback shall be revised to indicate that the 22-foot parking apron is not required on corner lots.
2. The annexation and zoning of this property are contingent upon the site becoming contiguous to the city's corporate limits by annexation of either the Berry Property Area or another area that adjoins this site. (Plan)
3. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development. (Plan)
4. Streams shall have 50 feet of natural buffer on each side. Landscape plans submitted with site plans shall show buffer enhancement with native riparian species. (Stormwater/Plan)
5. The concept plan shall be redesigned to accommodate the future Interstate 65 overpass as directed by the Planning Commission and/or the Board of Mayor and Aldermen. (Eng/Plan)
6. A landscape easement or open-space lot shall be provided along the rear of lots 154 through 168 to preserve the existing tree-row as a buffer for the Franklin Hardeman House, which is listed on the National Register of Historic Places. (Plan)
7. A landscaped buffer shall be provided along the rear of lots 57 through 62 to protect the Franklin Hardeman House. (Plan)
8. The applicant shall comply with the comments of the Landscape Architect as shown in Exhibit 4. (Plan)
9. Development shall be limited to no more than 200 dwelling units west of Five Mile Creek until a second access is provided through development of adjacent property. (Fire)
10. Seventeen copies of the corrected concept plan shall be submitted to the Planning Department for distribution to the Board of Mayor and Aldermen.

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PLANNING COMMISSION MINUTES, NOVEMBER 18, 2004

Mr. Dwight Kiser, of LandDesign, showed a PowerPoint presentation of the item, which would be a mixed-use community called Stream Valley Park. He stated that the Planning Commission had recently moved to recommend disapproval of this project, based on the comments of the Fire Marshal and the staff Engineer. The comment from the fire marshal was that there was only one access to the entire development, and this single access was not conducive to a project this size. He had recently visited with each of these departments, and, as a result of this meeting, a second access would be provided to Goose Creek Bypass. The second comment came from the Engineering Department regarding the Major Thoroughfare Plan. They felt that the fly-over should be located at Peytonsville Road as it takes a hard turn to the east of Interstate 65. They were in agreement with all of the Conditions except for four, five and nine.

Mrs. McLemore moved to recommend approval of Ordinance 2004-108 to the Board of Mayor and Aldermen, and Mr. Flaughner seconded the motion.

Mr. Kiser requested that Condition 4 read, "Streams shall have an average of fifty feet, but no less than that required by current City Best Management Practices, of natural buffer on each side. Landscape plans submitted with site plans shall show buffer enhancement with native riparian species." Mrs. Dannenfelsler stated that Condition 4 could read, "Streams shall be proactively protected and enhanced by prohibiting stream relocations, by providing a natural riparian corridor on both sides of a stream, at an average of fifty feet from the top of the bank, but no less than current City Best Management Practices require, and by providing planting plans with native species to enhance existing stream corridors. It is encouraged that this standard be adopted as a Citywide standard." Mr. Flaughner moved to change the wording on Condition 4 as per Mrs. Dannenfelsler's statement, Mr. Klatt seconded the motion, and it passed unanimously.

Mayor Miller asked for a clarification of Condition 3. Mr. Marsh stated that, with the first section of the site plan, if the Engineering Department identified a need for widening or any type of improvements required to either one of those thoroughfares, then such improvements would be required as a condition of the first section of the site plan.

Mayor Miller moved to add Condition 11 to state, "Street shall be connected to the street in Goose Creek Estates to make a connection all the way to Goose Creek Bypass," Mr. Harrison seconded the motion, and it passed unanimously.

Mayor Miller declared that the ultimate parent of Park Trust and the ultimate parent of the company where he worked were the same, there was no connection between the two companies, and he would continue to vote.

Mr. Flaughner moved to amend Condition 5 to read, "Accommodate the future Interstate 65 overpass within the concept plan as shown on Option A of the attached Exhibit," Mr. Klatt seconded the motion, and it passed unanimously. Mr. Martin asked Mr. Fuller if this wording was in conformance with the Land Use Plan, and Mr. Fuller stated that he thought the Engineering Department was mostly in agreement with Condition 5.

Mr. Kiser requested that Condition 12 be added and for it to read, "Amend the concept plan to provide a second access to the property from Goose Creek Bypass as shown on the attached Exhibit." Mr. Flaughter moved to add Condition 12 as written by Mr. Kiser, Mr. Harrison seconded the motion, and it passed unanimously.

Mr. Klatt asked if these conditions removed the concerns of the Fire Marshal and the staff Engineer, and they both stated that they did.

Mr. Klatt moved to add Condition 13 to read, "That water, reclaimed water and sewer be provided by the City of Franklin to this entire property development, if legally possible," this was seconded by Mr. Harrison, and it passed unanimously.

Mr. Klatt asked how the pedestrian system would connect to the pedestrian system on the north side of Goose Creek Bypass. Mr. Echols, of Stites & Harbison, stated that the Tennessee Department Of Transportation (TDOT) would control that. Mr. Klatt moved to add Condition 14 to read, "The applicant shall contribute fifty percent of the cost to construct a pedestrian crossing to Goose Creek Bypass," and Mr. Harrison seconded the motion. The motion passed, with Mmes. McLemore and Petersen voting no.

Mr. Johnson stated that, at their December meeting, the Board of Mayor and Aldermen would consider a partnership agreement between TDOT, the City of Franklin, and the Williamson County government to prepare a master plan design for all of the roadways within this vicinity.

With the amended motion to recommend approval of Ordinance 2004-108 having been made and seconded, it passed unanimously with the following Conditions:

1. The following deficiencies shall be corrected before the concept plan and rezoning request are forwarded to the Board of Mayor and Aldermen for consideration: (Plan)
 - a. Sheet references shall be provided on sheet L-1, and match lines shall be provided on all sheets.
 - b. The breakdown of FAR by section on sheet L-4 shall be revised to reflect correct values.
 - c. The alley setback shall be revised to indicate that the 22-foot parking apron is not required on corner lots.
2. The annexation and zoning of this property are contingent upon the site becoming contiguous to the city's corporate limits by annexation of either the Berry Property Area or another area that adjoins this site. (Plan)
3. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development. (Plan)
4. Streams shall ~~have 50 feet of natural buffer on each side. Landscape plans submitted with site plans shall show buffer enhancement with native riparian species.~~ be proactively protected and enhanced by prohibiting stream relocations, by providing a natural riparian corridor on both sides of a stream, at an average of fifty feet from the top of the bank, but no less than current City Best Management Practices require, and by providing planting plans with native

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species to enhance existing stream corridors. It is encouraged that this standard be adopted as a Citywide standard. (Stormwater/Plan) (Plan Comm)

5. The concept plan shall be redesigned to accommodate the future Interstate 65 overpass as ~~directed by the Planning Commission and/or the Board of Mayor and Aldermen~~ within the concept plan as shown on Option A of the attached exhibit. (see Exhibit 13) (~~Eng/Plan~~) (Plan Comm)
6. A landscape easement or open-space lot shall be provided along the rear of lots 154 through 168 to preserve the existing tree-row as a buffer for the Franklin Hardeman House, which is listed on the National Register of Historic Places. (Plan)
7. A landscaped buffer shall be provided along the rear of lots 57 through 62 to protect the Franklin Hardeman House. (Plan)
8. The applicant shall comply with the comments of the Landscape Architect as shown Exhibit 4. (Plan)
9. Development shall be limited to no more than 200 dwelling units west of Five Mile Creek until a second access is provided through development of adjacent property. (Fire)
10. Seventeen copies of the corrected concept plan shall be submitted to the Planning Department for distribution to the Board of Mayor and Aldermen.
- 11. Street shall be connected to the street in Goose Creek Estates to make a connection all the way to Goose Creek Bypass.
12. Amend the concept plan to provide a second access to the property from Goose Creek Bypass as shown on the attached Exhibit. (see Exhibit 13) (Plan Comm)
13. That water, reclaimed water and sewer be provided by the City of Franklin to this entire property development, if legally possible. (Plan Comm)
14. The applicant shall contribute fifty percent of the cost to construct a pedestrian crossing to Goose Creek Bypass. (Plan Comm)

James R. Johnson
Administrator / Recorder

Bob Martin, AICP
Planning Director



CITY OF FRANKLIN
PLANNING DEPARTMENT
www.franklin-gov.com



MEMORANDUM

November 18, 2004

TO: Franklin Municipal Planning Commission

FROM: Tom Marsh and Kelly Dannenfelser
Planning Department

RE: **ORDINANCE 2004-108, TO BE ENTITLED: "AN ORDINANCE TO ZONE 288.70 ACRES PLANNED RESIDENTIAL (PR 1.67), AND 74.65 ACRES PLANNED COMMERCIAL (PC 4.61), AND APPROVE THE CONCEPT PLAN OF STREAM VALLEY, LOCATED ON THE WEST SIDE OF INTERSTATE 65 AND EAST OF LEWISBURG PIKE APPROXIMATELY 3,700 FEET SOUTH OF GOOSE CREEK BYPASS."**

PLANNING CHARACTER AREA

Goose Creek Special Areas 4b and 5 (GC 4b and 5)

EXISTING LAND USE

Agricultural

VICINITY LAND USES; ZONING

North: Single-family residential (Goose Creek Estates) and agricultural; County.

South: Agricultural; County.

East: Agricultural; County.

West: Agricultural; County.

DESIGNATED LAND USE IN THE FRANKLIN LAND USE PLAN

The vision for Goose Creek is that it will be a major economic development engine for the city, with quality development whose impact is minimized on residential neighborhoods in the area. It will maintain the existing character by accommodating a mixture of housing options with traditional-style and master-planned neighborhoods that are well integrated with pedestrian and vehicular connections. The natural and historic resources of this area will contribute to the livable quality of the community. A Small Area Plan in all four quadrants of the Goose Creek Interchange and surrounding area shall be developed. This is a major gateway needing detailed study. (p.65)

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The site is located in two Special Areas: 4 and 5. Special Area 4 is an Activity Center. Recommendations include regional retail, business parks and light industrial uses. Attached residential uses shall only be used as a transitional land use from any surrounding residential areas. The negative impacts of the existing industrial area at the northeast quadrant of the intersection of Goose Creek Bypass and I-65 shall be mitigated. Special Area 5 is TND and Suburban. A TND is recommended for this Special Area with a mix of attached and detached residential units (pp. 67-68).

The Plan calls for preservation of important natural resources, such as hillsides and hilltops, floodplain areas and established tree stands and fencerows. Greenway corridors are encouraged, especially those along streams and hillsides and hilltops (p. 15). The TND concept should be designed to capitalize on options for open-space/trail connectivity (p. 36).

GOOSE CREEK SMALL AREA PLAN

A Small Area Plan was created as recommended by the Franklin Land Use Plan. It emphasizes the need for appropriate infrastructure and services to be in place to adequately serve the proposed developments and the existing community. To accommodate all of the proposed growth, needed public facilities in the area will include a fire station, schools, an electric substation, improved road infrastructure, parks, and eventually a police tower site. The applicant must demonstrate and document that existing public facilities and infrastructure are sufficient to support the proposed development or shall provide the means and/or mechanisms to meet these demands.

Road infrastructure improvements are key to the successful integration of the proposed developments with existing traffic conditions. High priority should be placed on the completion of the I-65 interchange. Improvements to Lewisburg Pike and Goose Creek Bypass are necessary as development begins. Transportation facilities should be designed using "context-sensitive design" principles in order to contribute to the quality and character of the area, to promote multiple connections among areas in order to avoid creating "bottlenecks" in a few locations, incorporate traffic-management techniques to promote efficient and safe traffic flow, such as managed access, be completed concurrently with area developments, and provide adequate maintenance of traffic during construction phases.

The Goose Creek Area should be an exemplary model for quality design and architecture of the highest standard. Street design is encouraged to have narrow streets, on-street parking insets, neck-downs at intersections to encourage pedestrian crossings, minimal off-street parking between the front façades of buildings and the streets, and other techniques as may be applicable.

Development shall respect and enhance the character of the Goose Creek Area by creating a livable community while using environmentally sensitive site design to preserve floodplains, hillsides and hilltops, streams, mature tree stands, specimen trees and fencerows. There should be a coordinated network of open space and parks integrally designed into the community. Streams shall be proactively protected and enhanced by prohibiting stream relocations, by providing a natural riparian corridor on both sides of a stream, at an average of fifty feet from the

top of the bank, but no less than current City Best Management Practices require, and by providing planting plans with native species to enhance existing stream corridors.

Street interconnectivity is strongly encouraged in the Goose Creek Area to provide for multiple route options. Individual development designs should consider aspects to encourage the reduction of the number of vehicle trips. A coordinated pedestrian and bicycle system should be provided throughout the area to connect residential and commercial areas.

The specific recommendations for Special Area 5 related to this site are as follows:

1. This Special Area is recommended for either Suburban Neighborhood or TND. Appropriate uses include Attached and Detached Residential uses.
2. The access to Special Area 4b should be through this Special Area. No access into Goose Creek Estates subdivision from proposed developments surrounding the subdivision is recommended at this time.
3. Streams, floodplain and trees should be preserved and enhanced as a public amenity.
4. The potential I-65 crossing design should be integrated into a street network for optimum coordination and connectivity.
5. Appropriate transitions should be provided to Goose Creek Estates subdivision and to the land to the west of Lewisburg Pike.
6. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing platted development of ten lots or more. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

Recommendations for Special Area 4b related to this site are as follows:

1. Appropriate uses include Office and Local Retail to the north, transitioning to less-intensive Office, Civic, Neighborhood Retail and Attached and Detached Residential to the south.
2. The access to this Special Area should be provided through Special Area 5, not through Goose Creek Estates subdivision.
3. The potential I-65 crossing design should be integrated into a street network for optimum coordination and connectivity.
4. The stream and floodplain should be preserved and enhanced as a community amenity.

EXISTING ZONING DISTRICT CHARACTER

The property is zoned under the County zoning regulations in the Suburban District.

REQUESTED ZONING DISTRICT CHARACTER

Planned Residential (PR)

The character of the PR District is defined as that which is intended for planned unit developments that offer flexibility in housing types and provide extensive open space and innovative design concepts. Maximum densities permitted for residential development vary.

Because of the mix of land uses that are permitted, emphasis shall be placed on insuring the compatibility of PR Districts by imposing landscaping and screening standards in higher intensities for planned unit developments than for conventional residential developments.

Planned Commercial (PC)

The character of the PC District is defined as that which is intended for multifamily and commercial development where the uses and structures proposed are to be planned and developed on a unified basis.

PLANNING DEPARTMENT COMMENTS, NOVEMBER 18, 2004

The Stream Valley concept plan consists of a town center area and an adjoining residential area interwoven with a linear park system founded on the streams that cross the site. The town center area will create the mixed-use center as prescribed for Special Area 4, and the residential area will be appropriate for the suburban neighborhood that is recommended for Special Area 5.

The composition and design of the proposed development will satisfy the recommendations of the Land Use Plan. The applicant has requested annexation of this property, but it is not contiguous to the existing corporate limits, and pending Ordinance 2004-13 would make this property contiguous to the corporate limits. Annexation of the contiguous site shall be approved and be effectively in the City before the Stream Valley zoning and concept plan shall stand approved.

The Stream Valley concept plan complies with the land-use recommendations of the Land Use Plan, but there are concerns with the transportation infrastructure to support the development that may affect the timing of the project.

1. The Major Thoroughfare Plan (MTP) identifies the southern portion of this site as the location of a proposed overpass of Interstate 65. The concept plan identifies a location at the northern end of the development where the connection to the overpass could occur, but this is a significant deviation from the location recommended in the MTP. In order to accommodate the overpass at the location recommended in the MTP, the concept plan would have to be significantly redesigned.
2. Without the development of adjoining properties, the entire project is limited to a single access.

There are additional design issues to be addressed.

1. A usable open space should be created in the area of the alleys behind lots 432 through 439.
2. An additional future street connection to the south should be added between lots 202 and 203.
3. The open space identified as O-11 should be redesigned as a formal open space in front of lots 292 through 296.

PLANNING DEPARTMENT RECOMMENDATION, NOVEMBER 18, 2004

If the Planning Commission chooses to recommend approval of Ordinance 2004-108 and the Stream Valley concept plan, the following conditions of approval are recommended.

Conditions of Approval

1. The following deficiencies shall be corrected before the concept plan and rezoning request are forwarded to the Board of Mayor and Aldermen:
 - a. Sheet references shall be provided on sheet L-1, and match lines shall be provided on all sheets.
 - b. The breakdown of FAR by section on sheet L-4 shall be revised to reflect correct values.
 - c. The alley setback shall be revised to indicate that the 22-foot parking apron is not required on corner lots.
2. The annexation and zoning of this property are contingent upon the site becoming contiguous to the city's corporate limits by annexation of either the Betty Property Area or another area that adjoins this site.
3. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
4. Streams shall have 50 feet of natural buffer on each side. Landscape plans submitted with site plans shall show buffer enhancement with native riparian species.
5. The concept plan shall be redesigned to accommodate the future Interstate 65 overpass as directed by the Planning Commission and/or the Board of Mayor and Aldermen.
6. A landscape easement or open-space lot shall be provided along the rear of lots 154 through 168 to preserve the existing tree row as a buffer for the Franklin Hardeman House, which is listed on the National Register of Historic Places.
7. A landscaped buffer shall be provided along the rear of lots 57 through 62 to protect the Franklin Hardeman House.
8. Seventeen copies of the corrected concept plan shall be submitted to the Planning Department for distribution to the Board of Mayor and Aldermen.

James R. Johnson
Administrator/Recorder

Bob Martin, AICP
Planning Director



CITY OF FRANKLIN
TENNESSEE
PLANNING DEPARTMENT
MEMORANDUM

TO: Tom Marsh, City Planner

FROM: Molly Pike, Landscape Architect

DATE: September 28, 2004

SUBJECT: Stream Valley Concept Plan

The Landscape deficiencies outlined in this memo shall be corrected on the Landscape Plans and any other applicable sheets with the submittal of site plans, unless otherwise expressly noted.

1. The submitted existing tree information is incomplete and inadequate for staff review. Tree sample areas have been provided but areas of proposed tree removal have not been indicated. With each site plan submittal, the applicant shall show that the design minimizes the negative impacts of development on the natural environment in each portion of the site by retaining existing trees and significant vegetation. Existing trees shall be strategically incorporated into site plans by adjusting, as necessary, grading, street layouts and lot lines to ensure significant tree preservation throughout the development and on individual lots. The number of dwelling units and / or the square footage of nonresidential buildings shall be required to be reduced, as necessary, in order to accomplish this preservation.
2. All Site plan submittals shall include a full tree survey and inventory. All existing landscape materials to be preserved, removed or relocated shall be indicated. In areas where existing trees will be relocated or destroyed, all trees four (4) inches in caliper, measured four and one-half (4.5) feet above natural grade, shall be inventoried and plotted on the plan. Sampling methods may be used on forested land over two (2) acres in area if approved by the planning department, provided all specimen trees are plotted and inventoried. The inventory shall identify the caliper size, genus, if it is to remain or to be removed, the tree's health condition (poor, fair, or good), and contact information for the professional who determined the tree's health.
3. All City tree preservation and replacement, open space and landscape requirements shall be met with the submittal of landscape plans in conjunction with the site plan submittals.

4. With all site plan submittals the Grading plans shall be revised to remove all grading from the tree masses shown and labeled on the concept plan as trees to remain.
5. All existing and proposed utilities shall be shown on the landscape plans. On all sheets, proposed utilities shall be a minimum of ten feet from any required tree. Proposed trees shall be a minimum of ten feet from any existing utility.
6. To ensure the long-term viability of the trees required in the Town Center the construction techniques shall utilize innovative measures, structural soil and pervious pavement, for example, to ensure that sufficient area is provided for the critical root growth of proposed trees.

Franklin Fire Department
Fire Prevention Division

Andy King
Fire Marshal

fireprevention@franklin-gov.com

Jason Jones / Darin Coyle
Assistant Fire Marshals

Memorandum

To: Tom Marsh, Planning Department

From: _____

Andy King, Fire Marshal

andyk@franklin-gov.com

Date: Wednesday, October 13, 2004

Re: ORDINANCE 2004-108, REZONE 27.6 ACRES FROM SUBURBAN (WILLIAMSON COUNTY) TO PR (1.39) AND 29.7 FROM SUBURBAN (WILLIAMSON COUNTY) TO PR (1.39) AND APPROVE THE CONCEPT PLAN (STREAM VALLEY), LOCATED SOUTH OF FIVE MILE CREEK BY PASS BETWEEN LEWISBURG PIKE AND INTERSTATE 65.

The concept plan has been reviewed for fire and life safety requirements. My recommendation is for disapproval based upon the following conditions.

1. Applicant has not provided adequate documentation regarding the reliability and adequacy of water for fire protection. Applicant states that the City of Franklin will provide water. When in reality, this area is served by HT&TS Utility District. Without information, the project cannot be recommended.
2. The subdivision only has one entrance, which is not adequate for this size of development. Approval would only be contingent upon the applicant building on less than 200 lots, west of Five Mile Creek when the water supply issue is addressed.



109 3rd Avenue South, Suite 133
Post Office Box 1376
Franklin, Tennessee 37065

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Franklin Fire Department

Fire Prevention Division

fireprevention@franklin-gov.com

Andy King
Fire Marshal

Jason Jones / Darin Coyle
Assistant Fire Marshals

Memorandum

To: Tom Marsh, Planning Department

From: _____

Andy King, Fire Marshal

andyk@franklin-gov.com

Date: Thursday, November 11, 2004

Re: ORDINANCE 2004-108, REZONE 273.6 ACRES FROM SUBURBAN (WILLIAMSON COUNTY) TO PR (1.39) AND 89.7 FROM SUBURBAN (WILLIAMSON COUNTY) TO PC (4.79), AND APPROVE THE CONCEPT PLAN (STREAM VALLEY), LOCATED SOUTH OF GOOSE CREEK BY-PASS BETWEEN LEWISBURG PIKE AND INTERSTATE 65.

The concept plan has been reviewed for fire and life safety requirements and disapproval is recommended based upon the following conditions.

1. The subdivision only has one entrance, which is not adequate for this size of development. Approval would only be contingent upon the applicant building on less than 200 lots, west of Five Mile Creek.

One entrance into this development is not satisfactory. The 200 lots referenced above was an arbitrary number based upon the concept plan design. The danger of having only single entrance subdivisions is very evident in this example. The only access is to Lewisburg Pike and it is a divided roadway. There are many examples of situations that could leave this development stranded in the event of an emergency. Vehicle accidents, tornados, and trees across the roadway could all prevent movement into or out of the subdivision. I also have concerns regarding access during the construction phase of development due to construction vehicles blocking or narrowing access to the development.

Further work should be done to obtain permanent access to the site.

109 3rd Avenue South, Suite 133
Post Office Box 1076
Franklin, Tennessee 37065

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James R. Johnson
Administrator / Recorder

Bob Martin, AICP
Planning Director



CITY OF FRANKLIN
PLANNING DEPARTMENT
www.franklin-gov.com



To: Tom Marsh, City Planner
From: Shanon Peterson Wasielewski, Preservation Planner
Re: Stream Valley
Date: October 13, 2004

The Franklin Hardeman House (c. 1834) is listed in the National Register of Historic Places. As a result, it is protected by Section 4.10 (Development on, contiguous to, or across the street from National Register Properties) of the Franklin Zoning Ordinance. This outlines two primary options for protecting the integrity of a historic building and its rural setting: buffering and integration.

The property is buffered to some extent from the proposed new development as presented because of distance and the existing tree line, which should be preserved, along the edge of the project area. However, there are areas where the existing tree line is not sufficient. The buffer between the Hardeman House property and the proposed development should be maintained and enhanced to adequately protect the view both of and from the historic house.

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CITY OF FRANKLIN
TENNESSEE

REC'D NOV 11 2004

David Parker
Director

Engineering
Department

MEMO

TO: Franklin Planning Department

FROM: Jim Fuller, P.E.
Engineering Department

DATE: November 10, 2004

RE: Stream Valley
Rezoning & Concept Plan

CONDITIONS OF APPROVAL: *The conditions as listed below are to be accepted by the applicant and addressed/revise as necessary before receiving final engineering approval. If the applicant does not agree with the conditions, he/she must request a modification or removal of the item at the presentation/discussion of the project during the planning commission meeting. If the item is on the consent agenda and the applicant wishes to request a change, he/she shall inform the Chairman of the Planning Commission that the item needs to be pulled from the consent agenda for discussion.*

- 1) After further staff review, the proposed future Interstate 65 crossing appears to be improperly located. The crossing will require further study for proper location and integration into the proposed development. Due to the fact that this requirement will have substantial impact on the proposed design, the Engineering Department recommends disapproval of this item.
- 2) Engineering is also concerned that the development has only one current access proposed for the entire development. This one access is insufficient for a development of this magnitude.

cc: Joe York
Pam Stevens
Eddy Woodard
Jason Goddard, RLA - Land Design

109 3RD AVENUE SOUTH P.O. BOX 305 FRANKLIN, TENNESSEE 37065-0305
(615) 791-3218 TELEPHONE (615) 791-3293 FAX

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REC'D OCT 08 2004

October 5, 2004

1320 West Main Street, Suite 202
Franklin, TN 37064-3700
(615) 472-4000
fax (615) 472-4190



City of Franklin
Attn: Tom Marsh
Planning Commission
Franklin, TN 37064

Dear Sirs:

We have been asked to furnish a letter confirming that the Williamson County School System can absorb the students from a new development located on Lewisburg Pike, South of Goose Creek By-pass and East of I-65 being developed by LandDesign. We will attempt to do so through this communication. We realize that your governmental bodies can make the best decisions when they have the most information possible. Please know that we realize that counties and municipalities have the responsibility to approve the existence of subdivisions and appropriate zoning. The school system does not bear that responsibility, and by giving you data, we are not usurping that responsibility.

As our transportation zoning currently stands, students living in this development would attend Bethesda Elementary, Heritage Middle, and Independence High Schools. Please realize that the Board of Education addresses transportation zoning on approximately an annual basis. Therefore, the transportation zone for these students could change before or after families move into the development, and thus, the schools for these students could change. As of today, there would be available capacity at all of the schools stated above. That could also change depending on re-zoning or potential new building. We have a fifteen year history of building at least one school every year.

It is our job to provide educational services for students within the Williamson County School System whether they are in a subdivision within the city of Franklin or the county itself. We have accomplished that in the past and will continue to do so. We will continue to request funding from the county commission to build schools as the population demands based upon the numbers of students who move into subdivisions approved by governmental agencies. All we can ever do is accept the students who reside in the county and continue to request funding to build new schools to house them. If you are still lacking information regarding your request, please feel free to call Susan Parker, Zoning Specialist, at 472-4002.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Rebecca H. Schwab'.

Rebecca H. Schwab
Director of Schools

cc: LandDesign, Inc.

Handwritten initials, possibly 'RS', in the bottom right corner of the page.

REC'D NOV 29 2004

1320 West Main Street, Suite 202
Franklin, TN 37064-3700
(615) 472-4000
fax (615) 472-4190



November 23, 2004

City of Franklin
Attn: Tom Marsh
Planning Commission
Franklin, TN 37064

Dear Sirs:

We have been asked to furnish a letter confirming that the Williamson County School System can absorb the students from a new subdivision called Stream Valley being developed by Land Design and Park Trust Development. We will attempt to do so through this communication. We realize that your governmental bodies can make the best decisions when they have the most information possible. Please know that we realize that counties and municipalities have the responsibility to approve the existence of subdivisions and appropriate zoning. The school system does not bear that responsibility, and by giving you data, we are not usurping that responsibility.

As our transportation zoning currently stands, students living in this subdivision would attend Bethesda Elementary, Heritage Middle, and Independence High Schools. Please realize that the Board of Education addresses transportation zoning on approximately an annual basis. Therefore, the transportation zone for these students could change before or after families move into the subdivision, and thus, the schools for these students could change. As of today, there would be available capacity at Bethesda Elementary and Independence High; however, there is limited capacity at Heritage Middle School. That could also change depending on re-zoning or potential new building. We have a fifteen year history of building at least one school every year.

It is our job to provide educational services for students within the Williamson County School System whether they are in a subdivision within the city of Franklin or the county itself. We have accomplished that in the past and will continue to do so. We will continue to request funding from the county commission to build schools as the population demands based upon the numbers of students who move into subdivisions approved by governmental agencies. All we can ever do is accept the students who reside in the county and continue to request funding to build new schools to house them. If you are still lacking information regarding your request, please feel free to call Susan Parker, Zoning Specialist, at 472-4002.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rebecca H. Schwab".

Rebecca H. Schwab
Director of Schools

cc: Land Design

24

Thomas R. Miller
Mayor

**CITY OF FRANKLIN
TENNESSEE**

RECEIVED NOV 16 2004

James R. Johnson
Administrator
Randy A. Wetmore
Assistant City Administrator

MEMORANDUM...

**TO: BOB MARTIN, PLANNING DIRECTOR
DAVID PARKER, CITY ENGINEER**

FROM: 
JAY R. JOHNSON, CITY ADMINISTRATOR

DATE: NOVEMBER 15, 2004

RE: STREAM VALLEY PUD

As many of the Franklin Municipal Planning Commission members have, I met today with the developer and engineer of Stream Valley PUD on the I-65 crossover options, as requested by the City's Engineering Department per the City's Major Thoroughfare Plan.

While either location option meets criteria, from my perspective as City Administrator, proposed "Option A", the northern-most bridge over I-65 (which connects to Peytonsville Road) is the preferred option.

I submit this option best meets internal traffic needs on both sides of the interstate, and provides a clear collector route through both new developments to Lewisburg Pike.

/bjj

G:\Admin\Planning\Stream Valley PUD, 11-15-04.doc

REC'D NOV 16 2004

LandDesign urban design land planning civil engineering landscape architecture

November 16, 2004

Mr. Tom Marsh
Franklin Planning Department
109 Third Avenue South
Franklin TN 37065

RE: Stream Valley Park
City of Franklin Ordinance 2004-108
LDI Project No. 3004015
Staff comments dated: November 18, 2004

Dear Mr. Marsh,

Attached please find two (2) exhibits that we have prepared for the Stream Valley Park project for your review and comment. These exhibits were developed in response to the recently received Fire Marshall and Engineering Department staff comments that recommended disapproval of Ordinance 2004-108 for the following principal reasons:

1. Until adjacent properties are developed, the only access to the entire development would be the single access from Lewisburg Pike
2. The area identified as the possible location for connection to the Interstate 65 overpass called for in the Major Thoroughfare Plan (MTP) does not comply with the MTP. If the overpass is located as recommended in the MTP, it would necessitate a significant redesign of the Stream Valley concept plan.

We have developed Option 'A' and Option 'B' to respond to these comments. Both options provide a second means of access to/from the site via a proposed street connection to Goose Creek Bypass via property controlled by the developer. The access point at Goose Creek Bypass would be designed to align with the proposed entrance to Berry Farms to the North. This intersection is planned to be signalized per current planning.

As you are aware, we did not indicate the inclusion of this street on this submittal based on the discussed knowledge that the Berry Property, directly adjacent to this site, would include provisions for a street network that would have connectivity to our site, and thereby provide the second means of access in question. However, given the staff comments we are proposing development of this street in order to comply with staff's concerns.

Washington DC Charlotte NC Pinehurst NC Asheville NC Tampa FL Nashville TN Beijing PRC

135 Second Avenue N. Suite 201 Franklin, TN 37064 V: 615.591.7164 F: 615.591.9718

26

Regarding the alignment of the Interstate 65 overpass indicated on the MTP, we have developed option 'B' which creates an overpass location that "aligns exactly" per the approved MTP. This alignment does not "necessitate a significant redesign of the Stream Valley concept plan" as noted by the Engineering Department and exhibited in this option. However, based on my review of the adjacent surrounding topography and existing road alignments I question the validity of this location. For that reason, we have indicated an alternative alignment, Option 'A'; that we feel provides a better solution.

The Option 'A' location would align with Peytonsville Road on the east side of Interstate 65 as it makes a 90 degree turn to the east thereby serving a larger property and population base as opposed to the Pratt Lane alignment. Given the fact that Franklin's Land Use Plan calls for Activity Center uses for both the Berry Property and the Eddy Arnold (subject) property immediately adjacent to this proposed alignment, the new street developed under this scenario would serve higher intensity uses immediately fronting Interstate 65 as opposed to the Pratt Lane route which would serve primarily residential uses to the west and Williamson County large lots and farms to the east. This route would also access Lewisburg Pike (same as the Pratt Lane option) and provide easy access to State Route 840 to the south; however, this access point would be developed in phase 1 of the Stream Valley Park development in coordination with a "willing" property owner.

However, we have indicated both options as possible solutions to the overpass alignment and will gladly accept either scenario based on staffs recommendations.

It is my intention to make these exhibits available to the Planning Commissioners for their consideration at the November 18, 2004 Planning Commission meeting. Input from the staff regarding these options will be welcomed.

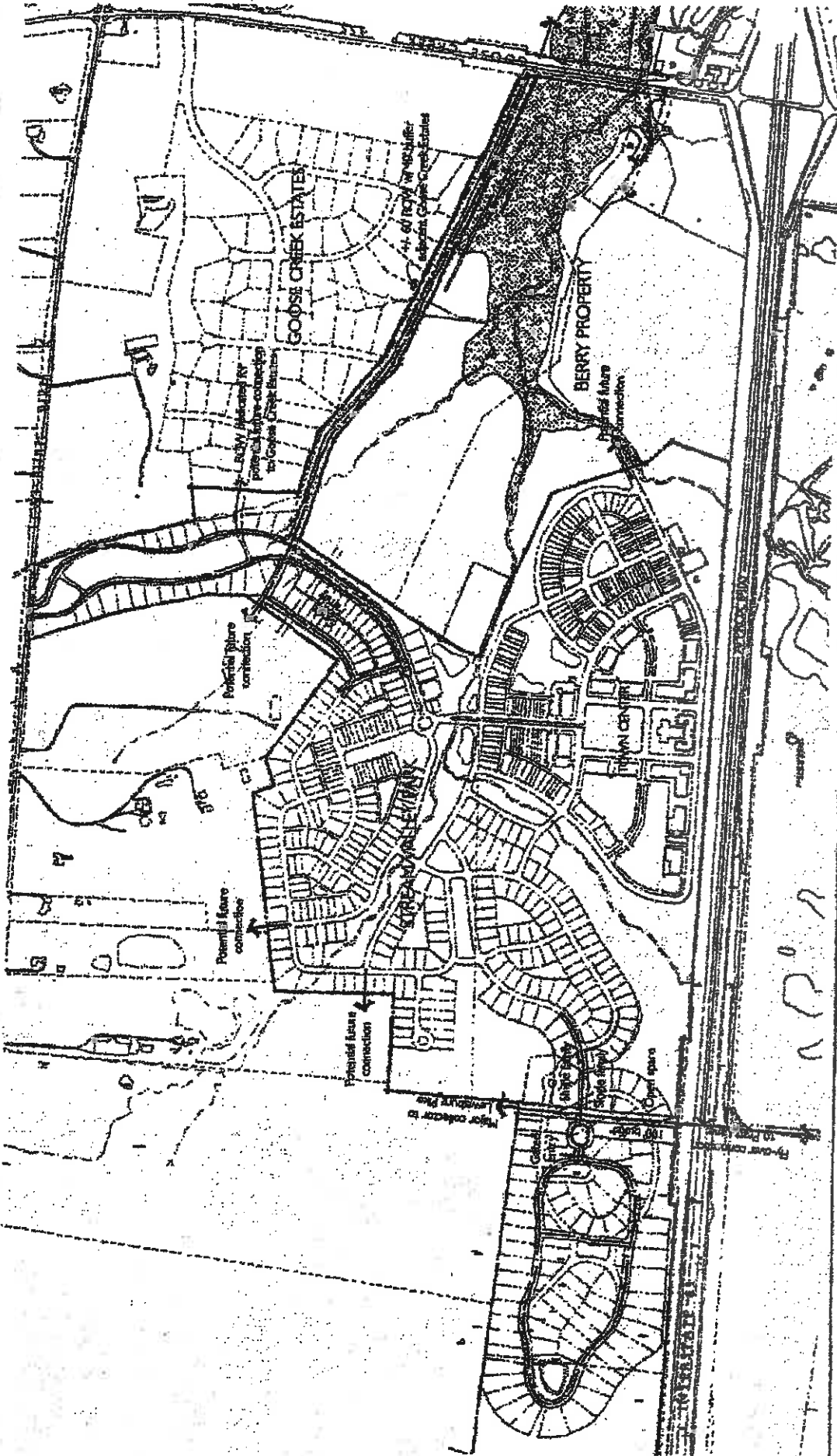
Please do not hesitate to call me if you have any questions or comments.

Sincerely,



Dwight E. Klaer, Partner
LandDesign | Nashville, TN
615.591.7164

CC. Andy King, Fire Marshal
Bob Martin, Planning Director
Dave Parker, City Engineer
Jim Fuller, Engineering Department
Ken Green, ParkTrust Development
Planning Commissioners

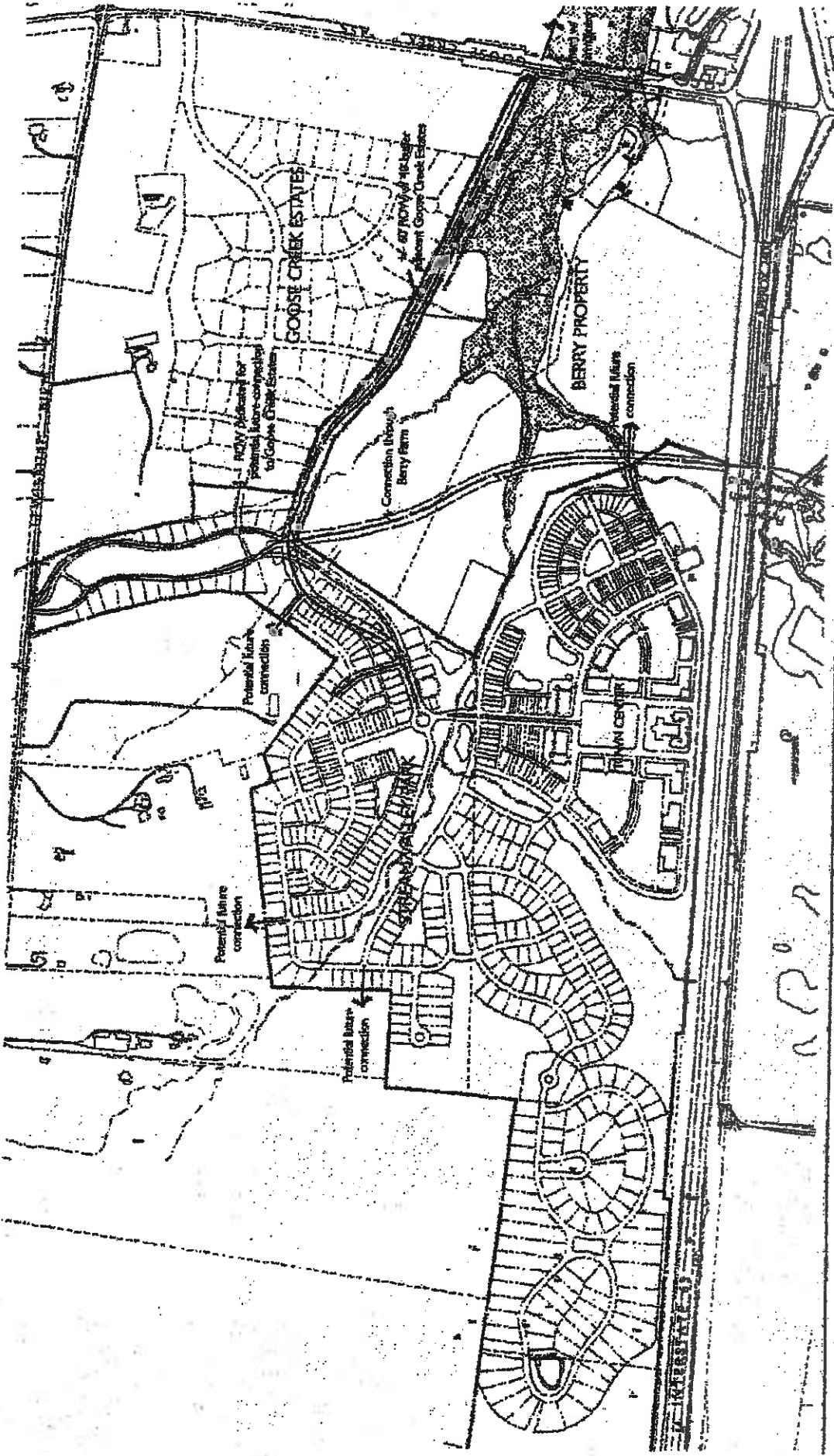


11.15.14/14.03.2015
 sheets 1 of 607



STREAM VALLEY PARK
 Goose Creek Bypass Access & Interstate 65 Fly-Over
 Option B

LandDesign .



11.15.04.93D4015
Scale 1" = 600'



STREAM VALLEY PARK
Goose Creek Bypass Access & Interstate 45 Fly-Over
Option A

REC'D NOV 16 2004

LandDesign.

REC'D NOV - 2 2004

Stream Valley

Lewisburg Pike, Williamson County, Tennessee

**ANNEXATION AND REZONING REQUEST
WITH CONCEPT PLAN FOR:
PLANNED RESIDENTIAL (PR 2.2)
AND PLANNED COMMERCIAL (PC 4.8)**

LOCATION:

Lewisburg Pike, South of Goose Creek By-Pass, and West of Interstate 65.

PROPERTY DESCRIPTION:

Parcels 19.00, 19.04 and 19.05 on Tax Map 117, and Parcel 16.01 on Tax Map 133
consisting of +/- 363.3 acres.

Franklin, Williamson County, Tennessee

DEVELOPER:

PARKTRUST DEVELOPMENT/
MAINSTREET HOMES
198 EAST MAIN STREET
FRANKLIN, TN 37064

APPLICANT:

LandDesign

LDI No. 3004015

September 14, 2004
Revised: October 5, 2004
Revised: November 2, 2004

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I. Rezoning Request with concept Plan

City of Franklin checklist

- (1-7) Items 1-7 have been acknowledged and/or addressed.
- (8a) **Name of the Development:**
 Stream Valley
 (Approved by Williamson County Department of Emergency Communications)
- (8b) **Key Map**
 Please see the attached Concept Plan
- (8c) **Owner information and signed consent for application filing**
 Owner- refer to attached consent letter on page 11

 Developer- ParkTrust Development/MainStreet Homes
 198 East Main Street
 Franklin, TN 37064
 (615) 896-4045
 Contact: Ken Green
- (8d) **Applicant**
 LandDesign, Inc.
 135 Second Ave. North, Suite 201
 Franklin, TN 37065
 (615) 591-7164
 Contact: Greg Gamble
- (8e-8j) **Miscellaneous plan information**
 Please see the attached Concept Plan.
- (8k) **Information and seals of all participating professional consultants**
 Please see the attached Concept Plan.
- (8l-8n) **Information regarding site boundaries, land use and open space/buffers**
 Please see the attached Concept Plan.

- (8o) **Floodway (FW) and Floodway Fringe (FF) boundaries**
The subject property is referenced on FIRM (Flood Insurance Rate Map) Number 47187C0140E, Panel 140 of 280 and depicts that no portion of this site lies within a floodway (FW) or floodway fringe (FF) boundary.
- (8p) **Locations and widths of existing and proposed street and alley rights-of-way, including projected trip generation**
Please see the attached Concept Plan.
- (8q) **Existing and proposed land use locations**
Please see the attached Concept Plan.
- (8r) **General statement addressing proposed lighting**
Lighting will be pedestrian in scale and located to ensure safe movement of pedestrians/vehicles and for security purposes. Street light standards will be approved by MTEMC. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
- Proposed lighting shall include:
*Intermittent street lighting per City of Franklin and MTEMC approval.
*Lighting of identification signage located at development and neighborhood entrances.
- (8s) **General statement addressing proposed sign controls**
Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be an appropriate scale, and will express the identity of the development.
- (8t-x) **Information on nearby properties, topography, existing physical features, and trees**
Please see the attached Concept Plan and Pattern Book.
- (8y) **Tree Preservation and transplantation program**
The applicant will endeavor, to the extent possible, to preserve existing suitable trees on the site. The proposed Concept Plan has been developed with respect of existing trees located in forested areas and tree rows. Throughout the design process, and in conjunction with the City of Franklin Planning Staff, some trees and tree rows have been deemed insignificant. The plan has been developed, and modified in some instances, to preserve existing healthy trees where ever possible and to minimize disruption where unavoidable. Existing trees to be saved will be flagged prior to the commencement of construction. During the construction phase, tree protection fencing shall be installed near the drip line of the preserved trees. No construction activity or storage shall occur within the tree protection zones. Please refer to the attached Concept Plan for trees to be removed. As detailed site plans are developed, applicant may endeavor to save additional specimen trees as appropriate.
- (8z-cc) **Soils map, street classification, and plans relating to existing structures**
Please see the attached Pattern Book.
- (8dd) **General statement regarding proposed covenants, easements or other restrictions**
The Declarations of Covenants, Conditions, and Restrictions (CCR) to be entered into by the developer and builder of the project shall state that the property shall be developed as a residential neighborhood and a planned retail/office neighborhood. Among other provisions the CCR will address are issues related to maintenance, architectural standards, landscaping, signage, location of buildings, materials and construction, use restrictions, exterior alterations, disposal of refuse and the creation and meetings of a design review committee (DRC) and homeowners association.

(8ee) Water and sewer facilities**i) Existing facilities:****(a) Utility district jurisdiction**

The water for this development will be provided by HB&TS. The source for treated water is the Harpeth Valley Utility District. The sanitary sewer service will be provided by the City of Franklin.

(b) Utility district capacity, by gallons per day

There is a 3.0 Million gallon water tank that will service this area, and a 12 inch waterline in the subdivision adjacent the property.

The anticipated wastewater loading for this development is approximately 284,398 gallons per day.

ii) Proposed facilities:

Water- Service for this development will be furnished by HB&TS. Based on preliminary discussions with the HB&TS, there is a 3.0 Million gallon water tank located that will serve this area. Franklin CIP includes up sizing at the water mains to provide water service to this area.

Sewer- Sanitary sewer for this development will be furnished by the City of Franklin. The City of Franklin current Water Treatment Capacity is 2.2 MGD and is being expanded to 4.1 MGD. The City of Franklin also purchases water from the Harpeth Valley Utility District.

The number of proposed lots for this development is 407 single family units, and 417 multi-family homes. The proposed square footage for non-residential uses is 323,000. The anticipated wastewater loading for this development is approximately 289,998 gallons per day.

(8ff) Driving distance to the nearest fire and police facilities

Please see the attached Concept Plan, General Note #7

(8gg) Statement describing the probable impact of the rezoning on the following:**1. Water facilities**

Refer to 8ee

2. Sewer facilities

Refer to 8ee

3. Streets as shown on the major thoroughfare plan

Lewisburg Pike- Lewisburg Pike is a two-lane roadway serving as the Westerly boundary of Stream Valley, and access for the main entry. The City of Franklin Thoroughfare plan classifies this segment of Lewisburg Pike as a *major arterial*.

Goose Creek By-Pass- A pedestrian connection/trail is planned for connecting this roadway to the site. A possible future street connection to the area to the north of the site, between the site and Goose Creek By-Pass is planned.

I-65 Fly-Over – A fly-over location is shown on the master plan, and is planned to connect the new community with Peytonsville Road to the East.

4. Drainage facilities
Please see Concept Plan Storm Water Notes.

5. Police, fire and recreational facilities
Please see Concept Plan General Note #7.

(8hh) **Projected student population**
Please see the attached Concept Plan, General Note #8.

(8il) **General statement addressing refuse storage and sanitation collection facilities**
Refuse storage and sanitation collection will be as per the City of Franklin Sanitation Department for each housing unit and non-residential use building.

II. Modification of Standards

I. Request for modifications of street design standards

The developer requests a modification of street standards for this neighborhood. Street sections have been designed to meet practical, yet safe standards. This is accomplished with reduced pavement width and design speed and allowing parallel parking in most instances. These criteria will factor in to providing street sections more conducive to the pedestrian scale and safety. Please refer to the Stream Valley Pattern Book for street design modifications.

II. Request for modification of parking design standards

Parking for uses within the Activity Center will be accommodated through on-site parking, shared parking and on-street parking. These areas have been delineated on the site plan. The Parking Matrix for shared parking is shown in the Stream Valley Pattern Book. Due to close proximity of the Town Hall/Church/Daycare to the office and retail uses of the site, a reduced parking ratio of 1 car per 1000 square feet is requested. Parking for this facility will be shared with office and retail during non-peak hours in the evenings and on the weekends. Parking for the Multifamily Condominium/Apartments is requested at 2 cars per unit. On-street parking within the Activities Center, and shared parking with the Office and Retail Uses will provide guest parking.

III. Correspondence

III-a. Notification Letter

October 4, 2004

CERTIFIED MAIL- RETURN RECEIPT REQUESTED

Re: **Stream Valley
Annexation/ Concept Plan Rezoning
Planning Commission Meeting Notification**

Dear Neighbors:

On behalf of our client, ParkTrust Development/Mainstreet Homes, we have submitted an application for a Concept Plan requesting annexation to the City of Franklin and rezoning of approximately 363 acres located east of Lewisburg Pike, west of Interstate 65, south of Goose Creek By-Pass and Goose Creek Estates. The property referenced is located within the City of Franklin urban growth boundary and conforms to the recently adopted City of Franklin Land Use Plan, of parcels 19.00, 19.04, and 19.00 on tax map 117, and parcel 16.01 on tax map 133. This has been scheduled on the City of Franklin Planning Commission Agenda for the October 21st, 2004 meeting at 7:00 p.m. in the City Hall Board Room.

Sincerely,

Greg Gamble
LandDesign, Inc.

cc: Mr. Tom Marsh, Franklin Planning Department
ParkTrust Development
File LDI #3004015

III-b. Adjacent Owners

**ADJACENT PROPERTY OWNERS WITHIN 500 FEET
PROJECT 3004015
8.17.04**

KOELLEIN CHARLES ETUX KAREN F 1573 LEWISBURG PK FRANKLIN , TN 37064	WESTBROOK LARRY L ETUX JANIEL S PO BOX 243 FRANKLIN , TN 37065	BATES WALTER T AND ARTHUR TRAVIS BATES 1495 LEWISBURG PK FRANKLIN , TN 37064
WOODSIDE CHARLES ETUX BRENDA 4480 LES WATKINS RD FRANKLIN , TN 37064	BATES WALTER T ETUX MARY JO 1495 LEWISBURG PK FRANKLIN , TN 37064	CEMETERY READ FAMILY PLOT LEWISBURG PK FRANKLIN , TN 37064
PRATT MARVIN H FAM LP 6408 WORCHESTER DR NASHVILLE , TN 37221	PRATT MARVIN H FAM LP 6408 WORCHESTER DR NASHVILLE , TN 37221	WELTON INVESTMENTS 7101 COCKRILL BEND BLVD NASHVILLE , TN 37209
GC PARTNERS %STANLEY B COHEN 15 HEARDS OVERLOOK CT NW ATLANTA , GA 30328	CHADWELL PARTNERSHIP %BOYLE INVESTMENT CO 5900 POPLAR AVE STE 100 MEMPHIS , TN 38119	REAMS-FLEMING PARTNERSHIP %BOYLE INVESTMENT CO 5900 POPLAR AVE STE 100 MEMPHIS , TN 38119
WELTON INVESTMENTS 7101 COCKRILL BEND BLVD NASHVILLE , TN 37209	MORAN MARTHA L 1333 NORTH KINGSBURY CHICAGO , IL 60622	CROSS CAROLINE J 1190 LEWISBURG PK FRANKLIN , TN 37064
STACEY DWIGHT ETUX SHARON 1490 LEWISBURG PK FRANKLIN , TN 37064	MCKEITHAN FLORENCE E H 4416 BEEKMAN DR NASHVILLE , TN 37215	STACEY DWIGHT ETUX SHARON 1490 LEWISBURG PK FRANKLIN , TN 37064
STACEY DWIGHT ETUX SHARON 1490 LEWISBURG PK FRANKLIN , TN 37064	COLLOM CHARLES T ETUX PATRICIA T 4822 BETHESDA DUPLEX RD COLLEGE GROVE , TN 37046	RURAL PLAINS PARTNERSHIP %BOYLE INVESTMENT CO 5900 POPLAR AVE STE 100 MEMPHIS , TN 38119
ARNOLD R E SUCCESSOR TR GOOSE CREEK SYNDICATE P O BOX 97 BRENTWOOD , TN 37024	VAUGHAN CHARLES D ETUX NANCY S 1589 LEWISBURG PK FRANKLIN , TN 37064	MATTHEWS RANDOLPH STODDARD 1669 LEWISBURG PK FRANKLIN , TN 37064-1111
RDC MICROWAVE INC %AMERICAN TOWER RENTAL INC 3411 RICHMOND STE 400 HOUSTON , TX 77046	CHURCH GRACELAND COMMUNITY INC 2307 HILLSBORO RD FRANKLIN , TN 37069	

GOOSE CREEK ESTATES SEC. 2

BAILEY WILLIAM JEFFREY ETUX KATHLEEN LYNAM 600 CATTAIL LN FRANKLIN , TN 37064	WILSON JOHN R ETUX MONICA D 604 CATTAIL LANE FRANKLIN , TN 37064	BLAKE MARK V ETUX PEGGY J 608 CATTAIL LN FRANKLIN , TN 37064
RIETZ ARTHUR L ETUX CAROLE J 612 CATTAIL LN FRANKLIN , TN 37064	DORRIS THOMAS GREGORY ETUX LYNN V 611 CATTAIL LN FRANKLIN , TN 37064	MCINTYRE MICHAEL M ETUX KELLY R 607 CATTAIL LN FRANKLIN , TN 37064
CASTELLI DONALD LEE ETUX MARY RUTH 601 CATTAIL LN FRANKLIN , TN 37064	ROSS JERRY BEN II ETUX ANDREA SHEA 2073 GOOSE CREEK DR FRANKLIN , TN 37064	ROSEN STEVEN JON ETUX KARA E 2077 GOOSE CREEK DR FRANKLIN , TN 37064
MOODY STEPHEN P SR ETUX DENISE G 4216 MURFREESBORO RD FRANKLIN , TN 37067	GREENE JAMES T ETUX BARBARA V 2074 GOOSE CREEK DR FRANKLIN , TN 37064	GREEN JOSEPH D ETUX BRENDA P 2072 GOOSE CREEK DR FRANKLIN , TN 37064
MILLER KEITH A ETUX TEENA J 2068 GOOSE CREEK DR FRANKLIN , TN 37064	SMITH JAMES BRADLEY ETUX CYNTHIA C 2064 GOOSE CREEK DR FRANKLIN , TN 37064	PARRILLO DANIEL ETUX JOAN 501 DOWNY MEADE DR FRANKLIN , TN 37064
CHEATHAM RONALD D 505 DOWNY MEADE DR FRANKLIN , TN 37064	DELAP ROLLIN S ETUX BEVERLY K 509 DOWNEY MEADE DR FRANKLIN , TN 37064	CUNNINGHAM KELLY A 513 DOWNY MEADE DR FRANKLIN , TN 37064
PHILLIPS JOEL ETUX KATHERINE A 516 DOWNY MEADE DR FRANKLIN , TN 37064	DEAN DAVID F JR ETUX PATRICIA H 512 DOWNY MEADE DR FRANKLIN , TN 37064	BARNES ROSCOE B ETUX MICHELE G 508 DOWNY MEADE DR FRANKLIN , TN 37064
DANIEL THOMAS W ETUX LORI E 604 DOWNY MEADE DR FRANKLIN , TN 37064	COLLINS JAMES V ETUX ANGELA L 500 DOWNY MEADE DR FRANKLIN , TN 37064	

GOOSE CREEK ESTATES SEC 1

DENTON BENNIE P ETUX CYNTHIA L 128 GOSLING DR FRANKLIN , TN 37064	HARPER CATHERINE L 132 GOSLING DR FRANKLIN , TN 37064	DENNIS JERRY C ETUX ANITA L 136 GOSLING DR FRANKLIN , TN 37064
LAMB DUDLEY R ETUX ELISABETH M 140 GOSLING DR FRANKLIN , TN 37064	IZZO BARBARA J 137 GOSLING DR FRANKLIN , TN 37064	IRVIN TOMMY AND DEBORAH IRVIN 221 EIDERDOWN DR FRANKLIN , TN 37064
ELLINGTON LYNN N ETVIR JOHN E 217 EIDERDOWN DR FRANKLIN , TN 37064	BELD THOMAS ETUX MARY 213 EIDERDOWN DR FRANKLIN , TN 37064	PUGH DANIEL F ETUX KAREN V 209 EIDERDOWN DR FRANKLIN , TN 37064
ALLAIN RODNEY R ETUX ELIZABETH A 119 GOSLING DR FRANKLIN , TN 37064	MITCHELL WALTER D AND MILOS A MITCHELL TR 205 EIDERDOWN DR FRANKLIN , TN 37064	WIGGINTON GREGG ETUX MARY KAY 224 EIDERDOWN DR FRANKLIN , TN 37064
CHRISTIAN RALPH B II ETUX SHARON J 201 EIDERDOWN DR FRANKLIN , TN 37064	PRICE ROBERT M ETUX LISA T 301 EIDERDOWN CT FRANKLIN , TN 37064	JANISSE THOMAS 305 EIDERDOWN CT FRANKLIN , TN 37064
SANFILIPPO VINCENZO ETUX VINCENZA 309 EIDERDOWN CT FRANKLIN , TN 37064-5047	ISENBERGER AUSTIN R ETUX SANDRA K 308 EIDERDOWN CT FRANKLIN , TN 37064	MCGREW MICHAEL A ETUX MARLIN W 2035 GOOSE CREEK DR FRANKLIN , TN 37064
COOK MARSHA K 2038 GOOSE CREEK DR FRANKLIN , TN 37064	SANTRY JAMES M ETUX SUSAN F 208 EIDERDOWN DR FRANKLIN , TN 37064	DANGER LAWRENCE A ETUX JOYCE A 216 EIDERDOWN DR FRANKLIN , TN 37064
BHULLAR RAMNEET 200 EIDERDOWN DR FRANKLIN , TN 37064		

ALL OTHER RESIDENTS IN GOOSE CREEK ESTATES SEC 1 & 2

WATSON DAVID W ETUX DEBRA L 2025 GOOSE CREEK DR FRANKLIN , TN 37064	SULLIVAN JOHN ADAM ETUX LAUREN BOND 2020 GOOSE CREEK DR FRANKLIN , TN 37064	TOKARZ BRYANT AND KAREN L CORNELIUS 116 GOSLING DR FRANKLIN , TN 37064
DANIEL THOMAS W ETUX LORI E 504 DOWNY MEADE DR FRANKLIN , TN 37064	DEA DAVID ALAN ETUX SHEILA LYNN 401 DOWNY MEADE CT FRANKLIN , TN 37064	EXUM RONALD E ETUX GLORIA A 404 DOWNY MEADE CT FRANKLIN , TN 37064
GRAHAM MICHAEL J ETUX JANICE M 408 DOWNY MEADE CT FRANKLIN , TN 37064	CARTEE TRACEY S ETUX KIMBERLY A 412 DOWNY MEADE CT FRANKLIN , TN 37064	LANE PAUL E JR AND ALICE B SYKES 411 DOWNY MEADE CT FRANKLIN , TN 37064
NICHOLAS DAVID C ETUX GWEN G 400 DOWNY MEADE CT FRANKLIN , TN 37064	SCHMIDT JOHN A JR ETUX LAURA K 405 DOWNY MEADE CT FRANKLIN , TN 37064	SHAFFER CAROLYN J 2048 GOOSE CREEK DR FRANKLIN , TN 37064
STORY JOHN ETUX MONICA 409 DOWNY MEADE CT FRANKLIN , TN 37064	WEBB MICHAEL A ETUX REBECCA A 2047 GOOSE CREEK DR FRANKLIN , TN 37064	BUKOWSKI DALE ETUX JENNIFER Y 112 GOSLING DR FRANKLIN , TN 37064
CALDWELL BRADLEY ETUX ANGELA LYNN 100 GOSLING DR FRANKLIN , TN 37064	DAVIS BRIAN NEAL ETUX TINDA LOU 115 GOSLING DR FRANKLIN , TN 37064	COWAN BRADLEY ETUX ELIZABETH A 304 ELDERDOWN CT FRANKLIN , TN 37064
CRIGGER JAMES CJR ETUX VICKI W 124 GOSLING DR FRANKLIN , TN 37064	FIELDS RONALD D ETUX BRENDA L 104 GOSLING DR FRANKLIN , TN 37064	GARRETSON RICHARD M ETUX ALLISON W 2034 GOOSE CREEK DR FRANKLIN , TN 37064
HOYT JEFFERY A ETUX PATRICIA A 108 GOSLING DR FRANKLIN , TN 37064	LIDDLE GLENN B & CHRISTIANA LIDDLE & ETUX 120 GOSLING DR FRANKLIN , TN 37064	POWLUS JIMMY STEPHEN ETUX SHARON LYNN 2024 GOOSE CREEK DR FRANKLIN , TN 37064

III-c. Owners Consent

September 13, 2004

Planning Department
City of Franklin
City Hall
Franklin, Tennessee 37064

Dear Planning Department:

This is to grant permission for Packtrust Development, LLC and LDI Design, Inc. to submit an application for annexation into the City of Franklin, and rezoning of the property to Planned Residential at 2.2 units per acre, and also to Planned Commercial (allowing residential and Office use.)


This application does not in any way change the terms or conditions of the original contract dated November 10, 2003.

Respectfully,



R. E. ARNOLD
Mr. R. E. Arnold, Successor Trustee
Goose Creek Syndicate

Tax MAP 717, Parcel 19,
and Tax MAP 133, Parcel

16.01
Williamson County 

September 13, 2004

Planning Department
City of Franklin
City Hall
Franklin, Tennessee 37064

Attention: Planning Department

This letter is to grant authorization to ParkTrust Development, LLC and LDI Design, Inc., to submit an application for annexation into the City of Franklin, and rezoning of the property to Planned Residential at 2.2 units per acre, and also to Planned Commercial (allowing residential and office use).

This authorization and referenced application does not in any way change or modify the terms and conditions of the original Contract For Sale Of Real Estate dated November 10, 2003 between ParkTrust Development, LLC and GC Partners.

Respectfully,



GC Partners, a Georgia General Partnership
by Smith Golden Nashville Partners, Ltd., General Partner
by OC Nashville, I.J.C.
by Stanley B. Cohen, Member

III-d. Letter to School Superintendent

September 8, 2004
Revised-September 13, 2004

Dr. Rebecca Schwab, Superintendent
Williamson County School System
1320 West Main Street
Franklin, TN 37064

Re: Rezoning property located on Lewisburg Pike, South of the Goose Creek By-pass and East of Interstate 65. Described property is listed as Parcels 19.00, 19.04, and 19.05 of Tax Map 117, and Parcel 16.01 of Tax Map 133.

Dear Dr. Schwab:

Park Trust Development Homes is requesting a zoning of Planned Residential (PR) and Planned Commercial (PC) for the property described above. This request will result in an increase of 407 single-family detached homes, 177 single family attached homes, and 240 multifamily apartments. We estimate, based on .64 students/ single family home and .23 students/multifamily and attached homes, that this will result in an increased school population of approximately 356 students attending Independence High School, Heritage Middle School, and Bethesda Elementary School.

This zoning request will be considered at the October 21, 2004 meeting of the Franklin Municipal Planning Commission. Your review and assessment of the impact to this zoning request will be appreciated and considered by the planning commission and board. Please forward your comments to Tom Marsh, Planner, for the City of Franklin.

This letter has been sent to satisfy requirements by the City of Franklin.

Thank you for your attention to this matter.

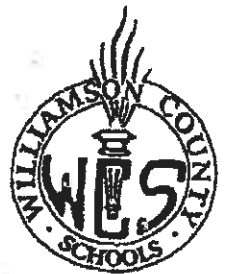
Sincerely,

Greg Gamble
LandDesign, Inc.

cc: Tom Marsh, City of Franklin
Park Trust Development/Mainstreet Homes

October 5, 2004

1320 West Main Street, Suite 202
Franklin, TN 37064-3700
(615) 472-4000
fax (615) 472-4190



City of Franklin
Attn: Tom Marsh
Planning Commission
Franklin, TN 37064

Dear Sirs:

We have been asked to furnish a letter confirming that the Williamson County School System can absorb the students from a new development located on Lewisburg Pike, South of Goose Creek By-pass and East of I-65 being developed by LandDesign. We will attempt to do so through this communication. We realize that your governmental bodies can make the best decisions when they have the most information possible. Please know that we realize that counties and municipalities have the responsibility to approve the existence of subdivisions and appropriate zoning. The school system does not bear that responsibility, and by giving you data, we are not usurping that responsibility.

As our transportation zoning currently stands, students living in this development would attend Bethesda Elementary, Heritage Middle, and Independence High Schools. Please realize that the Board of Education addresses transportation zoning on approximately an annual basis. Therefore, the transportation zone for these students could change before or after families move into the development, and thus, the schools for these students could change. As of today, there would be available capacity at all of the schools stated above. That could also change depending on re-zoning or potential new building. We have a fifteen year history of building at least one school every year.

It is our job to provide educational services for students within the Williamson County School System whether they are in a subdivision within the city of Franklin or the county itself. We have accomplished that in the past and will continue to do so. We will continue to request funding from the county commission to build schools as the population demands based upon the numbers of students who move into subdivisions approved by governmental agencies. All we can ever do is accept the students who reside in the county and continue to request funding to build new schools to house them. If you are still lacking information regarding your request, please feel free to call Susan Parker, Zoning Specialist, at 472-4002.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca H. Schwab".

Rebecca H. Schwab
Director of Schools

cc: LandDesign, Inc.

**III-e. Inter-planning department review
- Submittal to Williamson County**

October 13, 2004

Mr. Gregory Langellers
Williamson County Planning Department
Williamson County Administrative Complex
1320 West Main Street, Suite 400
Franklin, TN 37064

RE: Stream Valley
LDI Project No.: 3004015

Dear Mr. Langellers:

On behalf of our client, ParkTrust Development, LandDesign, Inc. has submitted an application for Concept Plan requesting rezoning and annexation for Stream Valley Park to the City of Franklin Planning Dept. Stream Valley Park is a proposed mixed-use community consisting of approximately 363 acres located on Lewisburg Pike, south of the Goose Creek By-pass and West of Interstate 65. The property referenced consists of parcels 19.00, 19.04, and 19.05 on Tax Map 117, and parcel 16.01 on Tax Map 133.

In accordance with the City of Franklin/ Williamson County inter-planning department review policies, we have been requested by Mr. Tom Marsh, City of Franklin Planning, to submit to you the attached Concept Plan for your department's review and comment. Please provide your any comments to myself or Tom Marsh, City of Franklin Planning.

The above mentioned project was submitted to the City of Franklin on September 14th, 2004 for an anticipated October 21st City of Franklin Planning Commission Agenda. This submittal has now been deferred to the November 18th, 2004.

We have included the following:

1. Technical drawings. (C - L7)

Please contact me at your convenience if you require additional information or clarification of the attached.

Sincerely,

Greg Gamble
LandDesign, Inc.

Enclosures

cc: Ken Green, ParkTrust Development
Tom Marsh, City of Franklin Planning
File: 3004015

H. B. & T. S. Utility District

2000 Columbia Avenue Franklin, Tennessee 37064
615-794-7796 Fax: 615-591-8094

September 24, 2004

Kevin McCullough, E.I.
LandDesign
135 second Avenue North
Suite 201
Franklin, Tennessee 37064

OCT 20 2004
FAX TO Greg Gamble LDI
591-9718
From Tom Puckett
Cc. Ken Green
849-2217

**RE: Stream Valley Park
Concept Plan 09/14/04
Availability of Water Service**

This is to confirm your request for a determination of availability of water service to subject development from H.B. & T.S. Utility District. The site is located on the south side of Goose Creek Bypass and west of Interstate 65 within the territory of HB&TS Utility District.

The District has water service available at this location. There is a 3.0 Million gallon water tank that will serve this area, and there is a 12 inch waterline in the subdivision adjacent to subject property. The source of treated water for this area is the Harpeth Valley Utility District.

Herewith enclosed is an application package to be used by the developer to request water service to the property. After receiving complete information on the development, the District's Engineer will prepared a report and hydraulic analysis in order to determine the off-site and on-site water infrastructure necessary for the proposed development.

This letter is conditioned on the payment by the Developer of all costs and fees for water system improvements as required by the engineering study and Rules and Regulations, and a Water Service Contract being executed.

If you have any questions, do not hesitate to call.

Sincerely,



THOMAS C. PUCKETT
General Manager
HB&TS Utility District

Enclosure : Application, Section 14, Schedule of Charges

COPY

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Thomas R. Miller
Mayor

RECEIVED NOV 16 2004

James R. Johnson
Administrator
Randy A. Wetmore
Assistant City Administrator

CITY OF FRANKLIN
TENNESSEE

FMPC mtg - 11/18/04
Item 12 - Ord. 2004-108
Exhibit 12

MEMORANDUM...

**TO: BOB MARTIN, PLANNING DIRECTOR
DAVID PARKER, CITY ENGINEER**

FROM: 
JAY R. JOHNSON, CITY ADMINISTRATOR

DATE: NOVEMBER 15, 2004

RE: STREAM VALLEY PUD

As many of the Franklin Municipal Planning Commission members have, I met today with the developer and engineer of Stream Valley PUD on the I-65 crossover options, as requested by the City's Engineering Department per the City's Major Thoroughfare Plan. .

While either location option meets criteria, from my perspective as City Administrator, proposed "Option A", the northern-most bridge over I-65 (which connects to Peytonsville Road) is the preferred option.

I submit this option best meets internal traffic needs on both sides of the interstate, and provides a clear collector route through both new developments to Lewisburg Pike.

/bjj

G:\Admin\Planning\Stream Valley PUD, 11-15-04.doc

109 3RD AVENUE SOUTH P.O. BOX 305 FRANKLIN, TENNESSEE 37065-0305
(615) 791-3217 TELEPHONE (615) 790-0469 FAX

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STREAM VALLEY PARK

Proposed Condition:

The developer has agreed that there will be no apartments in this Project. All multi-family residential units within the Stream Valley Park development will have fee-simple ownership.

