



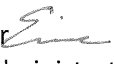
HISTORIC
FRANKLIN
TENNESSEE

ITEM #12
WRKS 10/09/2012

MEMORANDUM

September 28, 2012

TO: Board of Mayor and Aldermen

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

SUBJECT: Resolution 2012-52, A Resolution To Approve The PUD Development Plan For Simmons Ridge On \pm 88.67 Acres For 408 Attached And Detached Units On The Property Located At 4408 South Carothers Road

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve the PUD Development Plan for Simmons Ridge on \pm 88.67 acres for 408 attached and detached units on the property located at 4408 South Carothers Road.

Background

This ordinance was unfavorably recommended to the BOMA by the Planning Commission with a 4-3 vote at the September 27, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION

Existing Land Use: Vacant

Proposed Land Use: Residential Attached

Existing Zoning: RX Residential Variety District

Proposed Zoning: RX Residential Variety District

Acreage: 88.67

Proposed Number of Lots: 422

Proposed Dwelling Units: 408

Proposed Nonresidential

Square Footage: 0

Proposed Open Space: Formal Open Space: 5.3 acres

Informal Open Space: 40.44 acres

Total Open Space: 45.74 acres

Physical Characteristics: The site is a vacant property, once used for agriculture. Several deteriorated agricultural structures exist on the property. The site is partially forested with hardwoods and cedars. Cedar Creek crosses the property in the northwest corner.

Character Area Overlay/Development Standard: MECO-6/Conventional

Other Applicable Overlays: N/A

Proposed Building Height: 2

Minimum Landscape Surface Ratio: 0.1

SURROUNDING ZONING AND LAND USE

Location	Land Use	Zoning
North	Vacant/Agriculture	Williamson County
South	Agriculture/Residential	Williamson County
East	Residential	Williamson County
West	Vacant/Residential	Residential Variety

INFRASTRUCTURE AVAILABILITY

WATER: Milcrofton Utility District

SEWER: Available from City of Franklin

RECLAIMED WATER: Not Available

TRANSPORTATION

Site Access: South Carothers Road

Trip Generation: LUC 230

Land Use: Sin Condos

Size: 417

Average Daily Traffic 2,246

Daily Enter 1,123

Daily Exit 1 1,123

AM Peak Hour Total 163

AM Peak Hour Enter 28

AM Peak Hour Exit 135

Mid Peak Hour Total (7%) 157

Mid Peak Hour Enter 79

Mid Peak Hour Exit 79

PM Peak Hour Total 195

PM Peak Hour Enter 131

PM Peak Hour Exit 64

PROJECT MEETS FRANKLIN'S LAND USE PLAN: YES

GREENWAY/OPEN SPACE PLAN: YES

HISTORIC DISTRICT GUIDELINES: N/A

PROJECT BACKGROUND:

This is the second revision to a Concept Plan that was originally approved in 2003. The property had originally been zoned Estate Residential (ER) prior to the approval of the Simmons Ridge PUD. The original concept plan for this property was approved for 156 detached units. A Land-use Plan Amendment was approved at the June 24, 2010 FMPC meeting to move this property from the Seward Hall Character Area 3 to the McEwen Character Area 6. The property was then rezoned from R-2 to RX and from SWCO-3 to MECO-6 at the December 14, 2010 BOMA meeting. The revised concept plan for this development was approved for 240 detached units by BOMA on November 23, 2010. Due to compliance with Zoning Ordinance requirements, the applicant reduced the number of units with the approved Regulating Plan to 222 units. The applicant is now requesting approval of a development plan that includes a mix of detached and attached residential units (90 single family detached and

318 attached townhomes for a total of 408 units). These types of residential units are allowed uses under the RX Zoning District.

PROJECT REVIEW

COMMENTS: The applicant is requesting one special condition that may be granted by the Planning Commission and four modifications of standards from the Zoning Ordinance. Section 5.3.5(3)(g)(ii) allows the Planning Commission to approve garage doors facing primary streets on attached residential structures when it is necessary to retain existing trees or address difficult topography. The applicant contends that the steep topography of the site and the tree canopy retention required by the Zoning Ordinance make it difficult to provide garages for the attached units in any configuration, other than facing the street. While staff discourages street-loaded garages, staff agrees that the terrain and existing vegetation make it difficult to fit 318 attached structures with garages on the site while being sensitive to the natural characteristics of the site. Therefore, staff recommends approval of this request. The applicant is also requesting a modification of standards (MOS1) from Section 5.3.5(2)(d)(iii), which requires that street-facing garages be a minimum of ten (10) feet behind the front facade of the dwelling they serve. The applicant is asking to modify the standard from 10 feet behind the front facade (not including porches) to 3 feet behind the front facade (including porches). Staff recommends that the Planning Commission deny the applicant's request for this modification of standards. This zoning requirement was recently revised down to ten (10) feet from twenty (20) feet, after the Planning Commission requested that staff study this issue and bring forth a revised requirement. The applicant has also failed to demonstrate that the conditions upon which this request is based are unique to the design intent of this development and are not applicable generally to other property. The topography of this site is not unlike many other undeveloped properties in Franklin and should not be considered as a sole reason to exempt a development from a City-wide standard. The Franklin Land Use Plan recommends that new development within this McEwen Character Area reflect the existing character of the area and that high-quality design be utilized. One of the reasons this design standard was originally adopted was to prevent development that does not meet the high design criteria desired by the Franklin community.

The applicant is requesting a second modification of standards (MOS2) from Section 5.3.5(1)(e)(i), which requires that the finished floor elevation be a minimum of 18 inches above grade for residential units with front yard setbacks of ten feet or more. The applicant is requesting that a maximum of 25% of the units in the subdivision be allowed to reduce the foundation from 18" above grade to 8" above grade in order to provide a 0" entry from the garage to the living level. Staff recommends approval of this modification of standards with the condition that the applicant designate these particular lots as critical lots. By designating the lots as critical lots, the Engineering Department will have an opportunity to review the drainage conditions on the property prior to issuance of building permits.

Lastly, the applicant is requesting modifications of standards (MOS 3 & 4) from Sections 5.9.3(4)(a)(iv) and 5.9.3(4)(b), which prohibit backing onto public streets from off-street parking areas or maneuvering incidental to parking within a public right-of-way. Staff recommends approval of these modifications of standards, with the condition that the parking spaces delineated on the attached exhibit, labeled MOS 3 & 4 Staff Exhibit, are removed. Staff recommends that these parking spaces be removed from the development due to insufficient sight lines and the safety issues that would result. This requirement shall not exempt the applicant from the minimum parking requirements set forth by the Franklin Zoning Ordinance. The applicant shall update the

parking calculations to reflect the eliminated spaces, and if necessary, provide additional parking to meet the minimum requirements.

STAFF RECOMMENDATION: Favorable Recommendation to BOMA

FMPC RECOMMENDATION: Unfavorable Recommendation to BOMA

CONDITIONS OF APPROVAL:

1. Affordable Housing

Affordable housing units are required to be provided in this development. With the submittal to BOMA, the on site location of these units shall be indicated for approval. For additional information and guidance on satisfying this condition contact Interim Housing Development Coordinator, Kathleen Sauseda at 615-550-6608.

2. Traffic/Transportation

The applicant shall be required to improve South Carothers Road to current City standards by rebuilding the roadway along the frontage of their property. In particular, care needs to be given to redesigning the horizontal and vertical deficiencies in the redesign. The new section will be per TS-9 from the City of Franklin Street Standards, except that no bike lane or sidewalk will required due to the dedication of the multi-use path along the frontage of the development. Depending on the timing of who starts construction first (City or Developer), improvements will need to be made to accommodate the City's connector road design for the New South Carothers Parkway project.

3. Traffic/Transportation

The modification of standards request is approved as follows: Paired driveways for town homes serving no more than 2 garage bays shall be permitted. These paired driveways shall maintain a minimum separation of 20 feet.

4. Traffic/Transportation

For MOS request to permit parking directly from the public street right-of-way, all such parking is to be located only outside of the Intersection Sight Triangle according to Section 5.10.9 of the Zoning Ordinance. All such parking shall also be located outside of sight obstruction and stopping sight distance limitations on horizontal curves.

5. Traffic/Transportation

At the right-angle bend of South Carothers Road, modify the intersection so as to turn it into a 3-way stop with the Carothers Connector right-of-way, per item #2 of the traffic study addendum of 8/1/12. This improvement is to be completed and accepted prior to the issuance of the second 50% of the Certificates of Occupancy.

6. Traffic/Transportation

For the southbound left turn roadway improvement at the main Simmons Ridge project access, coordinate this improvement with the Nichols Bend development construction as needed. This improvement is to be completed and accepted prior to the opening of the main Simmons Ridge project access.

7. Traffic/Transportation

Regarding modification of standards to section 5.9.3(4)(b), the off-street parking areas shall be set off from the traveled way by a rolled curb, shall be pervious pavers, and shall be maintained by the Homeowners Association.

8. Residential Fire Sprinkler System

Note 4 of Infrastructure shall be removed or modified as the statement that residential fire sprinklers are not required is not valid. The requirement lies with available water supply, flow testing, and/or modeling to determine if 1,500 gpm at 20 psi is available. If this minimum fire flow is not available, residential fire sprinklers may be required.

9. Connectivity

The roadway appearing to be Robin Drive is not shown extended to the property line as required for future connectivity. Only Sheet C2.2 shows the full extension. All pages shall show the roadway/roadway easement to the property line.

10. Development within the Incompatible Use Buffer

The applicant shall remove all development shown inside the incompatible use buffer. It appears that there is a dumpster or turnaround proposed adjacent to the parking lots on the southern edge of the property. These shall be removed from the buffer.

11. Connectivity

The applicant shall update the development plan to show the R.O.W. connection to the northeastern corner of the site.

12. Lighting

The applicant shall note the height of the typical light pole shown on the Utility Sheet.

13. Special Condition Request

Special Condition Request, Garage Orientation for Attached Units: Approve the special condition request regarding front-facing garage doors for the attached homes, based on the proposed elevations and the site's topography.

14. Modification of Standards-Foundations

MOS2 Foundations: Approve the applicant's request for a modification of standards (MOS2) to decrease the minimum FFE from 18" above grade to 8" above grade for a maximum of 25% of the attached units. The applicant shall designate these particular lots as critical lots so that the Engineering Department can review the lots for drainage concerns prior to issuance of building permits.

15. Modification of Standards-Parking

MOS 3/4 Backing onto a public street: Approve the applicant's modification of standards requests (MOS3/4) from Sections 5.9.3(4)(a)(iv) and 5.9.3(4)(b) to allow maneuvering incidental to parking in the public Right-of-Way and to allow backing from off-street parking onto public streets, with the exception of the parking spaces highlighted on the attached exhibit (MOS 3 & 4). The applicant shall update the parking calculations to account for the removal of these spaces. The plan shall meet the City's minimum parking requirement.

16. Architecture

The applicant shall provide a rear elevation for the single family units that do not front formal open space areas.



17. Modification of Standards-Single Family Garages

MOS1 Garage Location for Detached Residential Units: Disapprove the applicant's modification of standards request (MOS 1) to locate the garages for detached residential units 3 feet behind the front facade (including porches) rather than 10 feet behind the front facade (not including porches), as the Zoning Ordinance requires.

18. Attached Dwelling Facing Parking Lot

The Development Plan layout shall be revised so that no residential structures are oriented towards off-street parking lots (specifically lots 190-193).

19. Amenity Center

A note shall be added to the plan to state that the amenity center shall be approved and constructed no later than the time at which 50% of the units are constructed.

20. Stormwater Management Plan

The applicant shall submit a revised Stormwater Management Plan narrative that correctly identifies the "Blue Line Stream" as "Carothers Branch".

21. Stream Buffer

No grading, or disturbance of any kind shall be allowed in stream buffers, this includes the 30' stream buffer applied to the spring.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

FMPC provided an unfavorable recommendation at the 9/27/12 FMPC Meeting (4-3 vote).

RESOLUTION 2012-52

RESOLUTION 2012-52, A RESOLUTION APPROVING A REVISION TO THE DEVELOPMENT PLAN FOR SIMMONS RIDGE PUD SUBDIVISION, LOCATED AT 4408 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The PUD process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2012:

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

Map--Parcel	Acres
89-037.00	±88.67
TOTAL	±88.67

Commencing at the east right-of-way line of South Carothers Road and the northwest corner of Parcel 37, Map 89, all parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, which is also the point of beginning.

Thence east, along a north line of Parcel 37, 571 feet; thence south 5 degrees west 87 degrees east 238 feet; thence east, along a north line of Parcel 37, 1,430 feet, to the northeast corner of Parcel 37; southeast corner of Parcel 37; thence west, along a south line of Parcel 37, 1,394 feet to the north right-of-way line of South Carothers Road; thence generally west along a south line of Parcel 37 and north along the west line of Parcel 37 and along the north and east right-of-way line of South Carothers Road, 2,160 feet; to the northwest corner of Parcel 37, which is also the point of beginning, and containing 88.67 acres, more or less.

2. That the overall entitlements for the Simmons Ridge PUD are as follows:

Entitlements	Simmons Ridge PUD (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	McEwen Character Area 6
Other Zoning Overlays	N/A
Number of Dwelling Units	408
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.39
Development Standard	Conventional
Open Space Requirements	Formal: 4.43 acres Informal: 8.87 acres Total: 13.30 acres

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____

**ERIC STUCKEY
CITY ADMINISTRATOR**

BY: _____

**DR. KEN MOORE
MAYOR**

PRELIMINARY CONCEPT MEETING:

6/20/12

PREAPPLICATION CONFERENCE:

6/26/12

CONCEPTUAL PROJECT WORKSHOP:

6/28/12

REQUIRED NEIGHBORHOOD MEETING:

7/11/12

PLANNING COMMISSION RECOMMENDED DISAPPROVAL:

9/27/12

BOMA PASSED/PUBLIC HEARING HELD:
