

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 2012-51, a resolution to approve the PUD Development Plan for The Commons at Gateway Village on ± 17.40 acres for 42 attached and detached on the property located at 567 Franklin 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 Planned Unit Development (PUD) Development Plan for The Commons at Gateway Village on ± 17.40 acres for 42 attached and detached units on the property located at 567 Franklin Road

Background

This ordinance was favorably recommended to the BOMA by the Planning Commission with a 7-0 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: R-2 Medium Residential District

Proposed Zoning: RX Residential Variety District

Acreage: 17.4

Proposed Number of Lots: 46

Proposed Dwelling Units: 42

Proposed Nonresidential Square

Footage: 0

Proposed Open Space: Formal Open Space: 0.87 acres

Informal Open Space: 11.99 acres

Total Open Space: 12.86 acres

Physical Characteristics:

To the eastern part of the property, the site is flat. On the western portion of the property, the site slopes to hilly.

Character Area Overlay/Development Standard: BCCO-2 and BCCO-4/Traditional

Other Applicable Overlays: HHO, HHO Buffer

Proposed Building Height: 3

Minimum Landscape Surface Ratio: 0.1

SURROUNDING ZONING AND LAND USE

Location	Land Use	Zoning
North	Residential Single Family and Multifamily	ML (Local Mixed Use)
South	Residential Estate	CI (Civic and Institutional)
East	Residential Estate	R-1 (Low Residential)
West	Residential Single Family	ER (Estate Residential)

INFRASTRUCTURE AVAILABILITY

WATER: Mallory Valley Utility District

SEWER: Available from City of Franklin

RECLAIMED WATER: Not Available

TRANSPORTATION

Site Access: Access provided from Moher Blvd and Clare Park Blvd.

Trip Generation:

Weekday 7am-9am: 28.14 trips

Weekday 4pm-6pm: 32.76 trips

PROJECT MEETS FRANKLIN'S LAND USE PLAN: YES

GREENWAY/OPEN SPACE PLAN: YES

HISTORIC DISTRICT GUIDELINES: N/A

PROJECT BACKGROUND:

A concept plan for this site was approved by BOMA on June 14, 2005. The approved concept plan included 25 attached and detached residential units on 17.5 acres for a gross density of 1.43 units per acre. The proposed development plan includes an increased density of 42 units (gross density of 2.41). The character and design of the development is proposed as a continuation of Gateway Village to the north.

Project Review

STAFF RECOMMENDATION: Approval with conditions

COMMENTS: None;

Conditions of Approval

1. Affordable Housing

Affordable housing units are required to be provided in this development. These units shall be calculated on the approved, increased density. (MC Title 21 Chapter 7) The applicant has indicated they wish to pay the fees in lieu of providing these units. With the submittal to BOMA, the applicant shall determine the amount that will be paid. This fee shall be calculated on the approved, increased density and the amount, including the appraisal and the calculations, is required to be submitted. For additional information and guidance on satisfying this condition contact Interim Housing Development Coordinator, Kathleen Sauseda at 615-550-6608.

2. Elevations

Color elevations required for all facades.

3. Elevations

Any side elevation visible from a street shall have the same degree of architectural detailing as the front facade.

4. Traffic/Transportation

The street parking in this section shall have the same configuration as the neighboring section. The parking shall be pocket parking parallel to the street. The travel lane shall be 12 feet wide and the parking stall 8 feet wide. The parking spaces in the alley shall be angled, or the distance across the drive aisle shall increase to make the total distance from curb to curb at least 40 feet. The minimum paved width of an alley is 18 feet.

5. Addressing

The applicant shall have the street names approved by Williamson County and the City of Franklin.

6. Open Space

The Open Space Requirement Chart shall be revised to meet the Zoning Ordinance requirements. This site only requires formal open space. Therefore, the chart shall be updated to delete the informal open space requirement.

7. Parkland dedication

The applicant shall revise Note #13 on the Development Plan sheet to state that fees-in-lieu will be provided for the required parkland dedication of 20,400 square feet.

8. Site Data Chart

The applicant's contact information shall be listed in the site data chart, where shown.

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 department relative to this project.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Resolution 2012-51 is recommended.

RESOLUTION 2012-51

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE COMMONS AT GATEWAY VILLAGE PUD SUBDIVISION, LOCATED AT 567 FRANKLIN 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
053---003.00	±17.4
TOTAL	±17.4

Legal Description Map 53 Par 3

Being a tract of land lying in Franklin, Williamson County, Tennessee and being more particularly described as follows:

Beginning on the westerly right-of-way line of Franklin Road, width varies, at the southeast corner of Gateway Village, Section 1, Residential of record in Plat Book 42, page 38 at the Register's Office for Williamson County, Tennessee;

Thence with the southerly line of said Section 1 for the following five calls:

- 1) North 56 deg 01 min 15 sec West, 185.93 feet to a point,
- 2) With a curve to the right having a radius of 35.00 feet, a curve length of 30.40 feet and a chord bearing and distance of North 80 deg 58 min 40 sec West, 29.45 feet to a point,
- 3) North 56 deg 06 min 03 sec West, 233.00 feet to a point,
- 4) With a curve to the right having a radius of 35.00 feet, a curve length of 27.60 feet and a chord bearing and distance of North 33 deg 30 min 53 sec West, 26.89 feet to a point,
- 5) North 56 deg 14 min 49 sec West, 166.18 feet to a corner common with Gateway Village, Section 2, Residential of record in Plat Book 45, page 86;

Thence with the southerly line of said Section 2 for the following two calls:

- 1) North 56 deg 25 min 09 sec West, 336.50 feet to a point,
- 2) North 56 deg 14 min 50 sec West, 125.00 feet to a corner common with the property conveyed to Gateway Village Residential, LLC of record in Book 4201, page 446;

Thence with the southerly line of Gateway Village Residential, LLC for the following four calls:

- 1) North 56 deg 18 min 10 sec West, 139.49 feet to a point,
- 2) North 57 deg 03 min 21 sec West, 268.17 feet to a point,
- 3) North 56 deg 40 min 59 sec West, 373.35 feet to a point,
- 4) North 56 deg 23 min 02 sec West, 149.24 feet to a point on the easterly line of Treemont Subdivision of record in Plat Book 44, Page 85;

Thence with the easterly line of Treemont, South 09 deg 52 min 09 sec West, 742.64 feet to a point on the northerly line of Clearview Baptist Church of record in Book 4201, page 446;

Thence with the northerly line of Clearview Baptist Church for the following seven calls:

- 1) South 84 deg 15 min 52 sec East, 147.37 feet to a point,
- 2) South 76 deg 42 min 02 sec East, 206.10 feet to a point,
- 3) South 63 deg 25 min 11 sec East, 104.00 feet to a point,
- 4) South 71 deg 35 min 36 sec East, 125.80 feet to a point,
- 5) South 67 deg 07 min 37 sec East, 509.86 feet to a point,
- 6) North 23 deg 32 min 18 sec East, 205.61 feet to a point,
- 7) South 60 deg 24 min 30 sec East, 756.46 feet to a point on the westerly right-of-way line of Franklin Road;

Thence with the westerly right-of-way of Franklin Road for the following two calls:

- 1) North 31 deg 41 min 56 sec East, 146.73 feet to a point,
- 2) North 56 deg 01 min 15 sec West, 33.46 feet to the point of beginning; containing 17.4 acres more or less.

Being part of the property conveyed to Cumberland Park, LLC of record in Book 3234, page 422 at the Register's Office for Williamson County, Tennessee.

2. That the overall entitlements for the Commons at Gateway Village PUD are as follows:

Entitlements	The Commons at Gateway Village PUD (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Berrys Chapel Character Area Overlay District #2 & #4
Other Zoning Overlays	HHO/HHO Buffer
Number of Dwelling Units	42
Number of Nonresidential Square Footage	N/A
Connectivity Index	2.0
Development Standard	Traditional
Open Space Requirements	Formal: 0.87 acres Informal: N/A Total: 0.87 acres

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PRELIMINARY CONCEPT MEETING:	<u>4/30/12</u>
PREAPPLICATION CONFERENCE:	<u>7/26/12</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>8/23/12</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>8/9/12</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>9/27/12</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____