

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Resource Centre PUD Subdivision, site plan
(Circle at Resource Centre Apartments)
LOCATION: Carothers Pkwy and Resource Pkwy
PROJECT DESCRIPTION: 251 dwelling units on 13.81 acres
APPLICANT: Brett Creasman
OWNER: Scott Makee, Crescent Resources, LLC
PROJECT STAFF: Emily Hunter
TYPE OF REVIEW: Site Plan
RECOMMENDATION: Deferral to the December 20, 2012 FMPC Meeting

PROJECT INFORMATION

Existing Land Use: Vacant
Proposed Land Use: Residential Attached
Existing Zoning: RX Residential Variety District
Proposed Zoning: N/A
Acreage: 13.81 acres
Proposed Number of Lots: 3
Proposed Dwelling Units: 251
Proposed Nonresidential Square Footage: N/A
Proposed Open Space: Formal Open Space: 0.76 acres
 Informal Open Space: 1.87 acres
 Total Open Space: 2.63 acres
Physical Characteristics: Vacant, somewhat hilly property with wooded areas
Character Area Overlay/Development Standard: MECO-4/Conventional
Other Applicable Overlays: HTO
Proposed Building Height: 3 stories
Minimum Landscape Surface Ratio: 0.1

SURROUNDING ZONING AND LAND USE

Location	Land Use	Zoning
North	Office	GC
South	Vacant	GC
East	Vacant/Multifamily Residential	GC
West	Vacant	GC

INFRASTRUCTURE AVAILABILITY

WATER: Mallory Valley Utility District
SEWER: Available from City of Franklin

RECLAIMED WATER: Not Available

TRANSPORTATION

Site Access: Access provided from Resource Parkway
Trip Generation: 1,656 trips daily

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

PROJECT BACKGROUND: A development plan was conditionally approved for this project at the September 11, 2012 BOMA meeting. This site plan was deferred at the October 25, 2012 FMPC meeting so that an agreement regarding Carothers R.O.W. dedication could be reached.

Project Review

STAFF RECOMMENDATION: Deferral to the December 20, 2012 FMPC Meeting

COMMENTS: Staff recommends that this site plan be deferred because the retaining walls require revisions that will further impact the design of the site.

Segmental walls, such as those specified on the plans, require space for the geogrid fabric that holds them up. These walls will be installed in an area with clay soils which require additional fabric to hold them up. A wall 8 feet high will require 10 feet of fabric behind the wall on the top geogrid level.

Between the walls and the parking area, there is a requirement for landscape material. The installation of this landscape material must not disturb the geogrid that holds up the wall. The landscape material must be between the end of the geogrid and the parking. The landscape area must be at least 3 feet wide.

There is also a requirement that prevents the front overhang of a parked vehicle from causing damage to the landscape material. That requirement is to provide a space 2 feet wide between the curb and the landscape material.

All together, the space required between the back of the top of the wall and the curb is 15 feet.

A segmental wall installed in clay soil also requires each level of the stone to set back from the lower level making an angle off of vertical of 12 degrees. For a wall 8 feet high, the top face of the wall will be setback 1 foot and 8 inches from the bottom face of the wall.

Staff has not been provided with the elevations for the top of the wall and the bottom of the wall for the wall adjacent to the future multi-use trail. Using the proposed and existing elevations provided, the grading plans indicate that the vertical difference between the top of the terraced walls and the bottom of the terraced walls is 20 feet. The maximum vertical difference permitted in the Zoning Ordinance is 16 feet. It appears the site elevations along the back of the terraced wall must be 4 feet lower than those provided on the plans.

Staff recommends deferral because the proposed site plan will be impacted by the required changes to the retaining walls along Carothers Parkway. The nature of the impact is such that significant numbers of parking spaces are expected to be lost. Additionally, the impact of the retaining wall revisions will likely require extensive re-grading of the site leading to a site layout that is altered from the one approved with the Development Plan in September. Staff cannot recommend approval of this site plan until the retaining wall impacts are better understood. Consequently, staff recommends deferral of this site plan until the **December 20, 2012** FMPC meeting.

To be placed on the December 20, 2012 FMPC Agenda, the applicant shall resubmit revised plans by 5PM December 6, 2012.

If FMPC wishes to conditionally approve this site plan, the following design modification shall be considered. The applicant is requesting a design modification to permit garages facing Carothers Parkway. Due to the substantial grade changes and site visibility from the road and adjacent properties, staff recommends approval of this design modification, with the condition that additional landscape material be provided if any of the garages are visible from Carothers Parkway.

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 004.pdf [6 redlines]

1. Landscape

Larry Mizell
City of Franklin
11/06/12 10:03 AM
Review 3

Landscape Surety shall be established at Post PC - TBD \$

Engineering

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 002.pdf [5 redlines]

1. Cut/Fill in the Floodplain

Emily Hunter
City of Franklin
11/08/12 11:03 AM
Review 3

Per Dan Allen, based on information provided verbally from both Crescent and Spectrum, there appears to be an agreement that allows for balancing cut and fill in the floodplain on both properties. The applicant shall provide the final terms of this agreement and shall demonstrate that grading of detention areas at the southern area of the project have adequately taken the additional cut of the floodplain into consideration.

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 003.pdf [1 redline]

1. Traffic/Transportation

Carl Baughman
City of Franklin
11/06/12 01:56 PM
Review 3

Per the October 30, 2012 meeting with the applicant, the applicant shall provide a dedicated right turn storage lane adjacent to the thru lane on Resource Parkway approaching Carothers Parkway; applicant shall use 100 feet of storage length plus taper length based on 30 mph.

[Ver. 2] [Edited By Emily Hunter]

2. Traffic/Transportation

Tom Ingram
city of Franklin Tn
11/08/12 09:15 AM
Review 3

Indicate the Carothers Parkway right of way dedication of all of the plans.

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 004.pdf [6 redlines]

1. Grading

Tom Ingram
city of Franklin Tn
11/02/12 01:28 PM
Review 3

Provide the top and bottom of wall elevations for the segment wall along the future location of the multipurpose trail.

2. Traffic/Transportation

Carl Baughman
City of Franklin
11/02/12 03:01 PM
Review 3

The dedicated right turn lane on Carothers Parkway approaching Pacific Drive is shown as 80 feet. Recommend 120 feet of storage plus taper based on design speed of 40 mph (allows 60% of the length of deceleration to 20 mph to occur in the storage lane). Also minimizes lane blockage by adjacent through lane stacking.

3. Grading

Katie Rubush
City of Franklin
11/07/12 12:27 PM
Review 3

Along Carothers Parkway, the applicant shall set the bottom of the retaining wall at an elevation that allows for the future construction of the multiuse trail.

[Ver. 2] [Edited By Katie Rubush]

4. Utility Services

Katie Rubush
City of Franklin
11/07/12 12:28 PM
Review 3

The applicant shall show all utility crossings on Sanitary Sewer Profiles.

[Ver. 2] [Edited By Katie Rubush]

5. Utility Services

Katie Rubush
City of Franklin
11/07/12 12:29 PM
Review 3

The applicant shall show the retaining wall footings on the sanitary sewer profiles.

[Ver. 2] [Edited By Katie Rubush]

6. Traffic/Transportation

Tom Ingram
city of Franklin Tn
11/08/12 08:38 AM
Review 3

The site must be graded along the future Carothers Parkway right of way to provide the proper space for the additional lane and the future location of the multiuse trail. The retaining walls along the future right of way must be placed at an elevation that will not compromise the construction of the future multiuse trail or the footings of the retaining walls. Terraced retaining walls can provide no more than 16 vertical feet of grade change from the bottom of the lower wall to the top of the upper wall.

[Ver. 2] [Edited By Emily Hunter]

7. Notes

Tom Ingram
city of Franklin Tn
11/07/12 02:03 PM
Review 3

Segmental retaining walls must be constructed as specified by the wall manufacturer. The soils must be tested and the walls must be constructed as designed by a geotechnical engineer. Wall footings must remain outside of the future Carothers Parkway right of way.

Planning

General Comments

1. Design Modification

4

Emily Hunter
City of Franklin
11/06/12 01:59 PM
Review 3

Design Modification (garages facing Carothers Parkway): Approve the applicant's request for garages facing Carothers Parkway with the condition that additional landscape screening shall be provided if the garages are visible from the R.O.W. once the buildings are constructed. If retaining walls along Carothers are redesigned, space for potential required screening shall be provided.

[Ver. 2] [Edited By Emily Hunter]

2. Post PC Development Plans

Emily Hunter
City of Franklin
11/02/12 08:01 AM
Review 3

The Post PC Development Plan shall be approved prior to final approval of site plans.

3. Final Plat

Emily Hunter
City of Franklin
11/02/12 08:31 AM
Review 3

The final plat (COF 2545) shall be recorded prior to issuance of building permits.

4. Easements

Emily Hunter
City of Franklin
11/05/12 08:06 AM
Review 3

The parking drives shall be labeled as private streets and as shared access easements. The access easements shall be recorded prior to issuance of a building permit.

[Ver. 2] [Edited By Emily Hunter]

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 002.pdf [5 redlines]

1. Retaining Walls

Emily Hunter
City of Franklin
11/02/12 08:01 AM
Review 3

A color detail of the exterior material of the segmental retaining wall shall be provided to verify that all retaining wall standards have been met. The segmental retaining wall shall have a masonry appearance and match one of the primary colors used on the buildings. Detail of the segmental retaining wall shall be subject to staff approval.

2. Lighting

Emily Hunter
City of Franklin
11/02/12 09:25 AM
Review 3

Photometric grid shall be extended to 0.0 fc in all directions. This applies to the offsite parking area, as well.

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 003.pdf [1 redline]

1. Architecture

Emily Hunter
City of Franklin
11/06/12 02:18 PM
Review 3

The parapet wall of the clubhouse building shall be raised on the Carothers (west) and Resource Parkway (east) facades so that the rear of the higher parapet on the adjacent building facades are not visible.

[Ver. 2] [Edited By Emily Hunter]

2. Architecture

Emily Hunter
City of Franklin
11/06/12 02:13 PM
Review 3

For buildings 6-17, the brick is proposed to be the same color as the stucco and siding. In order to give more definition to the transition between materials, the applicant shall use a separate, but complimentary color for the brick veneer. The applicant shall also note the color of the stucco on the material charts.

[Ver. 2] [Edited By Emily Hunter]

3. Parkland dedication

Emily Hunter
City of Franklin
11/02/12 08:13 AM
Review 3

The applicant shall revise the note in the site data chart to state that the fees-in-lieu of parkland dedication shall be paid prior to the recording of the first final plat for this subdivision (COF 2545 Resource Centre PUD Subdivision, final plat, lots 1-3).

4. Architecture

Emily Hunter
City of Franklin
11/06/12 02:35 PM
Review 3

Building details, including roof forms, siding materials, windows, doors, and trim shall reflect a consistent architectural style. Additionally, developments with more than one residential structure shall use materials that are compatible with one another.

The proposed development does not meet the above zoning requirement because the architectural style of the buildings is not consistent. Some buildings are warehouse-style, while others are referred to as urban mansion-style. The proposed building materials for the two styles are not consistent within the development. The warehouse buildings are all red brick, whereas, the urban mansion-style buildings are a combination of beige/neutral brick, stucco, and siding. The variety of building materials proposed shall be better integrated into each building design to create a more defined architectural identity that is consistent throughout the development and compatible with the overarching character of the area.

Additionally, the zoning standard is not met since the warehouse building style is not consistent with the Carothers corridor. This corridor incorporates a variety of nonresidential styles, none of which are similar to warehouses. The applicant shall modify some of the building designs to reflect the existing building form in the surrounding office corridor, rather than employing design features that are integral to architecture associated with other distinct areas of the City. The applicant shall incorporate building design that is more consistent with some of the nearby architecture, such as the contemporary glass/precast concrete/brick office buildings, the adjacent multifamily units at the Venue that have a combination of siding and brick, or the medical facilities that are primarily brick and glass located just down the corridor.

[Ver. 3] [Edited By Emily Hunter]

5. Street names

Lori Jarosz
City of Franklin Planning
Department
11/08/12 08:39 AM
Review 3

Applicant shall remove street names Carob Lane, Flannigan Place, and Glacier Court.

[Ver. 2] [Edited By Emily Hunter]

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 004.pdf [6 redlines]

1. Building Setbacks

Emily Hunter
City of Franklin
11/02/12 08:59 AM
Review 3

The applicant shall note in the site data chart what the minimum building setback along Carothers is if the reserved ROW area becomes ROW.

Planning (Landscape)

General Comments

1. Tree Preservation Easement

Emily Hunter
City of Franklin
11/06/12 01:54 PM
Review 3

Required landscape located on Lot 2 shall be placed in a Tree Preservation easement.

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 004.pdf [6 redlines]

1. Red Buds

Larry Mizell
City of Franklin
11/06/12 09:51 AM
Review 3

At the entrance off Carothers by the proposed pond, the existing Red Buds have grading into them. This shall be corrected.

2. Perimeter Parking screening

Larry Mizell
City of Franklin
11/06/12 10:02 AM
Review 3

The top of walls around Carothers shall have between the back of wall and back of curb a minimum of 5' and shall have the COF Zoning requirement of 30" shrubs and trees as required.

Solid Waste

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 004.pdf [6 redlines]

1. Dumpster Enclosure

Becky Caldwell
City of Franklin, Solid Waste
Department
11/08/12 08:41 AM
Review 3

No dumpster enclosures indicated on the plans. Multi-family developments are typically served by dumpsters and enclosures are required for each dumpster. Dumpsters and enclosures, with details, shall be included on the site plan.

[Ver. 2] [Edited By Emily Hunter]

Stormwater

General Comments

1. Pond Outlet Structure

Crystal Piper
City of Franklin
11/06/12 04:13 PM
Review 3

The pond outlet structure shall be designed in a manner that does not discharge concentrated flows into the stream buffer. The outlet structure shall be located and installed in a manner that discharges runoff as overland flow into the stream buffer. As designed it appears discharge will be channelized upon entering the stream buffer and there does not appear to be adequate room between the outfall and the stream buffer to allow for the runoff to disperse as overland flow upon entering the buffer.

Zoning

Resource PUD subdivision - Circle at Resource Centre Apartments - submittal 002.pdf [5 redlines]

1. Walls

Molly Pike
City of Franklin
11/06/12 09:14 AM
Review 3

With the retaining wall construction plan submittal, a material and color sample board for the retaining walls shall be submitted for review and approval.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and two (2) full-size copies of the corrected grading/drainage and five (5) full-size copies of the corrected water/sewer plans (two separate plan submittals) to the Department of Building and Neighborhood Services to be stamped and signed by city officials prior to the issuance of a grading permit and water/sewer approval, where applicable.
4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.

*PROJECT CONSIDERATIONS:

1. None;

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda. The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

