



# MEMORANDUM

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January 2, 2013

**TO:** Board of Mayor and Aldermen

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

**SUBJECT:** Resolution 2012-69, a resolution to approve the PUD Development Plan for Riverbluff PUD Subdivision on ± 45.9 acres for 91 single-family lots on the property located along Lewisburg Pike

### 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 Riverbluff Subdivision on ± 45.9 acres for 91 single-family lots on the property located at 567 Franklin Road

### Background

This ordinance was favorably recommended to the BOMA by the Planning Commission with a 6-1 vote at the December 20, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

### PROJECT INFORMATION

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential Detached

**Existing Zoning:** R-2 Medium Residential District

**Proposed Zoning:** N/A

**Acreage:** 45.9 acres

**Proposed Number of Lots:** 96

**Proposed Dwelling Units:** 91

**Proposed Nonresidential Square Footage:** 0

**Proposed Open Space:** Formal Open Space: 2.32 acres

Informal Open Space: 17.2 acres

Total Open Space: 19.52 acres

**Physical Characteristics:** Property is gently rolling and rises from Lewisburg Pike to a highpoint near the center of the property. The rear (eastern) edge of the property drops to the Harpeth River. The property is bisected by TVA and gas easements.

**Character Area Overlay / Development Standard:** CNCO-2/Conventional

**Other Applicable Overlays:** FWO/FFO

**Proposed Building Height:** 3 stories

**Minimum Landscape Surface Ratio:** 0.4

### SURROUNDING ZONING AND LAND USE

#### Location Land Use Zoning



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*North Recreation/Open Space R-2*  
*South Single Family Residential ER/County Zoning*  
*East Estate Residential ER*  
*West Single Family Residential R-3*

## INFRASTRUCTURE AVAILABILITY

**Water:** Available from City of Franklin  
**Sewer:** Available from City of Franklin  
**Reclaimed Water:** Available within 1,000 feet

## TRANSPORTATION

### **Site Access:**

Primary Entrance is from Lewisburg Pike. An emergency access is proposed along TVA easement. Future connections provided to undeveloped tracts both north and south.

**Trip Generation:** Daily Traffic: 954

AM Peak Hour: 18 Enter; 55 Exit

PM Peak Hour: 61 Enter; 36 Exit

**Project Meets Franklin's Land Use Plan:** YES

**Greenway/Open Space Plan:** YES

**Historic District Guidelines:** N/A

**Project Background:** This development plan complies with the existing zoning of R-2. The development plan proposes 91 single family dwelling units on approximately 45 acres.

## PROJECT REVIEW

**Staff Recommendation:** Approval;

**Comments:** None;

### **1. Areas of disturbance**

The areas that are indicated to be bioretention, grass swales or any other areas of disturbance must be matched to the area of tree canopy to be removed.

### **2. Traffic/Transportation**

Obtain and provide TDOT approval of access design.

### **3. Property agreements**

Provide a letter from TVA confirming that the nature trail, detention/water quality ponds, and swales will be allowable in the TVA easement.

### **4. Adjacent Property Sewer Access**

The applicant shall work with staff and the adjacent property owner within the City limits to the east of this project to make provision for sewer access.

### **5. Street names**

Street names shall be approved with the PUD Development Plan. Street names shall be labeled on the Development Plan.

#### **6. Setbacks**

The minimum setback entry in the site data chart shall refer to the typical lot section rather than stating "N/A."

#### **7. Critical Tree Lot**

Lot 15 shall be designated as a critical tree lot.

#### **8. Tree Fence rows/Hedge rows**

Tree fence rows and hedge rows shall be preserved. The applicant will need to adjust the plans between the TVA and Gas easements to preserve the tree fence rows.

#### **9. Tree Preservation**

The tree preservation Plan and the bio retention plans do not correlate. These shall be corrected at Post PC.

#### **10. Reclaim Water**

The Developer needs to review Municipal Code Title 18, Chapter 4; Specifically Title 18-404 as it relates to the requirements for the development of a Reclaim Water system.

#### **11. Wastewater**

The offsite sewer line that connects to the existing sewer line north of the site must be located outside of the Lewisburg Pike State right-of-way. The developer is required to obtain all of the easements prior to approval of the sewer plans.

#### **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.

#### **\*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.

#### **Financial Impact**

Not applicable to this item.

#### **Recommendation**

Approval of Resolution 2012-69 is recommended.

**RESOLUTION 2012-69**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE RIVERBLUFF PUD SUBDIVISION, LOCATED ALONG LEWISBURG PIKE ACROSS FROM DONELSON CREEK PARKWAY, 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 session this \_\_\_\_\_ day of \_\_\_\_\_, 2013:

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

Map--Parcel	Acres
089---19.05	±43.0
089---19.02 (portion)	
089---19.03 (portion)	
<b>TOTAL</b>	<b>±45.9</b>

From the POINT OF BEGINNING on the easterly right of way of Lewisburg Pike at the northwest corner of the frontage of the herein described tract;

Thence, N 87° 03' 19" E for a distance of 259.17 feet to a point on a line.  
 Thence, N 37° 04' 56" E for a distance of 379.50 feet to a point on a line.  
 Thence, N 46° 14' 31" E for a distance of 423.25 feet to a point on a line.  
 Thence, N 89° 00' 34" W for a distance of 119.95 feet to a point on a line.  
 Thence, N 02° 32' 01" W for a distance of 325.33 feet to a point on a line.  
 Thence, S 88° 45' 42" E for a distance of 1056.82 feet to a point on a line.  
 Thence, S 05° 17' 10" E for a distance of 203.28 feet to a point on a line.  
 Thence, S 11° 42' 09" E for a distance of 112.80 feet to a point on a line.  
 Thence, S 34° 45' 23" E for a distance of 85.96 feet to a point on a line.  
 Thence, S 10° 13' 58" E for a distance of 92.17 feet to a point on a line.  
 Thence, S 10° 13' 58" E for a distance of 188.72 feet to a point on a line.  
 Thence, S 01° 51' 54" E for a distance of 345.62 feet to a point on a line.  
 Thence, S 03° 50' 03" E for a distance of 359.68 feet to a point on a line.  
 Thence, S 86° 07' 13" W for a distance of 997.95 feet to a point on a line.  
 Thence, N 03° 15' 22" W for a distance of 83.44 feet to a point on a line.  
 Thence, S 87° 09' 20" W for a distance of 671.71 feet to a point on a line.  
 Thence, N 02° 22' 17" W for a distance of 164.17 feet to a point on a line.  
 Thence, S 76° 57' 37" W for a distance of 200.30 feet to a point on a line.  
 Thence N 02° 58' 52" W a distance of 350.38 feet to the POINT OF BEGINNING; containing 46.0 acres more or less.

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

<b>Entitlements</b>	<b>Riverbluff PUD Subdivision (Overall)</b>
Base Zone	Medium Residential (R-2)
Character Area Overlay	Carnton Character Area Overlay District #2
Other Zoning Overlays	FFO/FWO
Number of Dwelling Units	91
Number of Nonresidential Square Footage	N/A
Connectivity Index	2.0
Development Standard	Conventional
Open Space Requirements	Formal: 2.32 acres Informal: 17.2 acres Total: 19.52 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**

PREAPPLICATION CONFERENCE:	<u>10/09/12</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>10/25/12</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>11/05/12</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>12/20/12</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____