



MEMORANDUM

February 1, 2013

TO: Board of Mayor and Aldermen

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

SUBJECT: Resolution 2013-05, a resolution to approve the development plan for the Preserve at Echo Estates PUD Subdivision on ± 86.3 acres for the property located at the termini of Echo Lane and Alpine Court

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve the development plan for the Preserve at Echo Estates PUD Subdivision on ± 86.3 acres for the property located at the termini of Echo Lane and Alpine Court.

Background

This resolution was favorably recommended to the BOMA by the Planning Commission with a 8-0 vote at the January 24, 2013, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Single family residential/Vacant
Proposed Land Use	Single family residential
Existing Zoning	ER
Proposed Zoning	N/A
Acreage	86.34
Proposed Number of Lots	46 (43 residential and 3 open space)
Proposed Dwelling Units	43 (1 existing and 42 proposed)
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 4.45 acres Informal Open Space: 20.50 acres Total Open Space: 24.95 acres</i>
Physical Characteristics	Much of the northern half of the site is located within the HHO or 500' HHO Buffer. In that location, slope range from 14 - 20+%. Berrys Chapel Branch and Glen Echo Branch are located on the southern portion of the site. There is one existing house onsite, as well.
Development Standard	Conventional
Character Area Overlay	BCCO-1
Other Applicable Overlays	HHO; HHO Buffer
Water Utility District	Mallory Valley Utility District
Proposed Building Height	1-3 stories
Minimum Landscape Surface Ratio	0.60



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Agriculture/Single family residential	County Zoning
<i>South</i>	Single family residential	R-1
<i>East</i>	Agriculture/Vacant	County Zoning
<i>West</i>	Estate Residential	County Zoning

PROJECT BACKGROUND:

A previous conservation design plan was approved for this subdivision in January 2008. That plan has since expired, and the applicant has submitted a new development plan for approval. The plan complies with the base zoning density of 0.5 units per acre, but the lot sizes proposed are smaller than permitted in the ER zone in order to preserve the hilltop located in the northern portion of the site.

An access easement to the western property line was a point of contention with the previous conservation design plan. With this development plan, staff recommends that a 24-foot access easement be provided somewhere along the western property line to allow two way traffic if a connection is ever made to the west. The Zoning Ordinance requires full street connection in all directions. The hilltop to the north prevents a feasible connection in that direction. A full connection has been provided to the east. To the west, there is an existing subdivision that lacks planned street connections to this property. Since there are currently no planned street connections to the west, staff recommends that an access easement, rather than a full street connection, be provided.

Since the Deerfield subdivision is within the City's Urban Growth Boundary, staff must review this development plan under the assumption that, at some point in the future, Deerfield and the Waltrip property may be annexed into the City. At that point, the Land Use Plan policy would permit further subdivision of the Waltrip property and some of the larger lots within the Deerfield subdivision that are adjacent to the Preserve at Echo Estates property. Even though the subdivision is governed by covenants that may restrict subdivision of property, these are private restrictions that are not regulated by the City and are subject to change. Since it is possible that the larger lots within the Deerfield Subdivision could be subdivided in the future, staff recommends that a 24' access easement be provided somewhere along the western property line with this development plan.

PROJECT REVIEW



STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

CONDITIONS OF APPROVAL:

Engineering:

1. Traffic/Transportation: Access easement to western property line shall be at least 24 feet wide to accommodate two-way traffic.

2. The applicant shall clearly indicate that lots 21 through 43 are critical lots. Refer to City of Franklin Ordinance 2010-68 or Title 23.

Fire:

3. Fire Protection

In accordance with the minimum fire flow requirements of Table B105.1 in Appendix B of the 2009 IFC, the developer shall be required to provide sprinklers for homes within the Preserve at Echo Estates. Should the flows change due to extensions, system upgrades etc., the developer would be eligible to request a change from Engineering and Fire at the site plan review if evaluation criteria are met or exceeded for fire flow requirements.

Parks:

4. Parkland dedication: Since the area proposed for parkland dedication contains a stream and stream buffer, as well as, significant areas of slope exceeding 14%, staff is unable to verify that the proposed area meets the parkland dedication requirements listed in Section 5.5.4(2)(b-g) of the Franklin Zoning Ordinance. The applicant shall clearly show how the proposed area meets the requirements listed in Section 5.5.4(2)(b-g) and show how the proposed area could be beneficial for a City Park. This site location is not identified as a public park location on the Greenways Master Plan. If the proposed park area cannot meet the Zoning Ordinance standards and is not suitable for use as a public park, then Fees-in-lieu of parkland dedication shall be paid for this development. The plans shall clearly show the method and timing of parkland dedication.

5. Parkland information: The applicant shall update the square footage required for parkland dedication. There are 42 proposed residential units shown on the plan with one existing lot. The parkland dedication required is based on the new residential units only. The requirements are as calculated below, per the Franklin Zoning Ordinance.

35 units@1200=42,000sf

7 units @600=4,200sf

For a total of 42,000sf + 4,200sf=46,200sf

Planning

6. Utility Availability: A Water Utility Availability letter shall be submitted with the Post PC plans.
7. HHO: The applicant shall label the 500' Buffer of the HHO boundary on existing conditions sheet.
8. Street names: Street names shall be approved with this development plan and shall be labeled on all sheets. Please contact Lori Jarosz for City approval.
9. Site Data Chart: The applicant shall provide correct entries on the site data chart on the cover sheet for building height (in stories), minimum LSR, provided LSR, and minimum parking. The applicant shall also note under "parking provided" how the minimum parking requirement is planned to be met.

Planning (Landscape):

10. Critical Tree Lots: This is a development plan at this phase and the any tree over 24" in caliper outside the Tree Preservation Plan that is removed shall be replaced at 2" for every 1" removed. Therefore unless a complete tree survey is provided showing all trees on the site, all lots shall be labeled critical tree lots.

Stormwater:

11. Water Quality: The applicant shall indicate the location of any berm or swale conveying stormwater runoff from impervious areas to the detention.
12. Water Quality: Stormwater site-design credits for water quality will be evaluated and approved with the site plan submittal. At that time, additional water quality BMPs may be required in order to meet stormwater management requirements.
13. Stream Buffer: The streamside buffer shall be placed in an open space lot per FMC 23-107. The streamside buffer is comprised of streamside zone 1 and stormwater infiltration zone 2. For this development the streamside buffer is a typical width of 60ft measured from top of bank on each side of the stream.
14. Riparian Restoration: Stream riparian areas (the area located within the stream buffer) shall be enhanced for the ecological benefit of the area, which includes, but is not limited to native tree plantings and invasive species removal. Specifics to be addressed at site plan submittal.

Water/Sewer:



15. Wastewater: The applicant shall provide a sewer line to the eastern boundary for a connection in the future. Determine the potential flow for the sewer line from the area upstream.

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.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Resolution 2013-05 is recommended.

RESOLUTION 2013-05

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE PRESERVE AT ECHO ESTATES PUD SUBDIVISION, LOCATED AT THE TERMINI OF ECHO LANE AND ALPINE COURT, 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 12th day of March, 2013:

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

Map--Parcel	Acres
052---84.01	±30.2
052---84.02	Portion
052---84.04	±47.9
TOTAL	±86.3

Commencing at an iron rod (old) on the east margin of Echo Lane (R.O.W. 50-feet); thence, North 76 degrees 16 minutes 46 seconds West, a distance of 208.73 feet to a point to the POINT OF BEGINNING; thence, North 83 degrees 21 minutes 24 seconds West, a distance of 164.83 feet to a point; thence, North 07 degrees 19 minutes 28 seconds East, a distance of 139.95 feet to a point; thence, North 81 degrees 35 minutes 00 seconds West, a distance of 453.81 feet to a point; thence, North 08 degrees 26 minutes 53 seconds East, a distance of 200.04 feet to a point; thence, North 81 degrees 34 minutes 18 seconds West, a distance of 478.69 feet to a point; thence, North 07 degrees 29 minutes 17 seconds East, a distance of 636.86 feet to a

point; thence, North 12 degrees 02 minutes 41 seconds East, a distance of 64.97 feet to a point; thence continue northerly along said line, a distance of 50.99 feet to a point; thence, North 06 degrees 52 minutes 14 seconds East, a distance of 247.74 feet to a point; thence, North 07 degrees 54 minutes 20 seconds East, a distance of 1,255.76 feet to a point; thence, South 83 degrees 06 minutes 19 seconds East, a distance of 258.96 feet to a point; thence, South 83 degrees 24 minutes 45 seconds East, a distance of 224.55 feet to a point; thence, South 81 degrees 54 minutes 04 seconds East, a distance of 274.92 feet to a point; thence, South 83 degrees 00 minutes 04 seconds East, a distance of 207.23 feet to a point; thence, South 19 degrees 36 minutes 13 seconds East, a distance of 40.54 feet to a point; thence, South 28 degrees 28 minutes 53 seconds East, a distance of 64.92 feet to a point; thence, South 47 degrees 18 minutes 02 seconds East, a distance of 120.31 feet to a point; thence, South 35 degrees 17 minutes 11 seconds East, a distance of 153.08 feet to a point; thence, South 36 degrees 10 minutes 58 seconds East, a distance of 288.16 feet to a point; thence, South 82 degrees 36 minutes 32 seconds East, a distance of 73.65 feet to a point; thence, South 01 degrees 37 minutes 48 seconds West, a distance of 804.16 feet to a point; thence, South 04 degrees 25 minutes 48 seconds West, a distance of 596.51 feet to a point; thence, South 03 degrees 47 minutes 47 seconds West, a distance of 340.16 feet to a point; thence, South 08 degrees 56 minutes 35 seconds West, a distance of 459.35 feet to a point; thence, North 76 degrees 16 minutes 46 seconds West, a distance of 545.89 feet to a point to the POINT OF BEGINNING. Containing 3,761,085 square feet or 86.34 acres, more or less.

2. That the overall entitlements for the Preserve at Echo Estates PUD Subdivision are as follows:

Entitlements	Preserve at Echo Estates PUD Subdivision (Overall)
Base Zone	Estate Residential (ER)
Character Area Overlay	Berry's Chapel Character Area Overlay District #1
Other Zoning Overlays	HHO/HHO Buffer
Number of Dwelling Units	43
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.5
Development Standard	Conventional
Open Space Requirements	Formal: 4.45 acres Informal: 20.50 acres Total: 24.95 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>11/13/12</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>10/25/12</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>9/24/12</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>1/24/13</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____