



MEMORANDUM

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



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)	
TOTAL	±45.9

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:

Entitlements	Riverbluff PUD Subdivision (Overall)
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:	_____

RiverBluff PUD Subdivision Development Plan

SHEET INDEX:

CVR	Cover Sheet	Date	Revised
L1.0	Existing Conditions and Surrounding Uses Plan	11/12/12	12/6/13
L2.0	PUD Development Plan	11/12/12	12/6/13
L2.1	PUD Development Plan - Aesthetics Exhibits	11/12/12	12/6/13
C-1.0	Conceptual Stormwater Management Plan	11/12/12	12/6/13

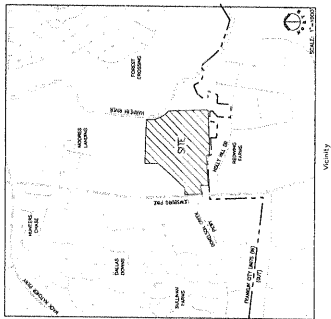
OWNER
Marnie Ieter
1093 Levisburg Pike
Franklin, TN 37064

DEVELOPER
ParkTrust Development
8119 Isabella Ln, Suite 105
Brentwood, TN 37027
Bob Parks
615.500.0087
bobparks@booparks.com

**PLANNER/
LANDSCAPE
ARCHITECT**
DesignStudio
908 High Point Ridge Road
Franklin, TN 37069
Jason Goodhart
615.218.8118
jgoodhart@designstudioplan.com

ENGINEER
CivilSite Design Group
630 Southgate Avenue
Suite A
Nashville, TN 37203
Sean DeCoster
615.248.9999
sean@civil-site.com

SURVEYOR
Donon Land Surveying, LLC
8120 Sawyer-Brown Road
Suite 110 A
Nashville, TN 37221
Mark Donon
615.673.9116
mndonon@bellsouth.net



PROPERTY DESCRIPTION:
45.9 Acre Subject Property - Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.

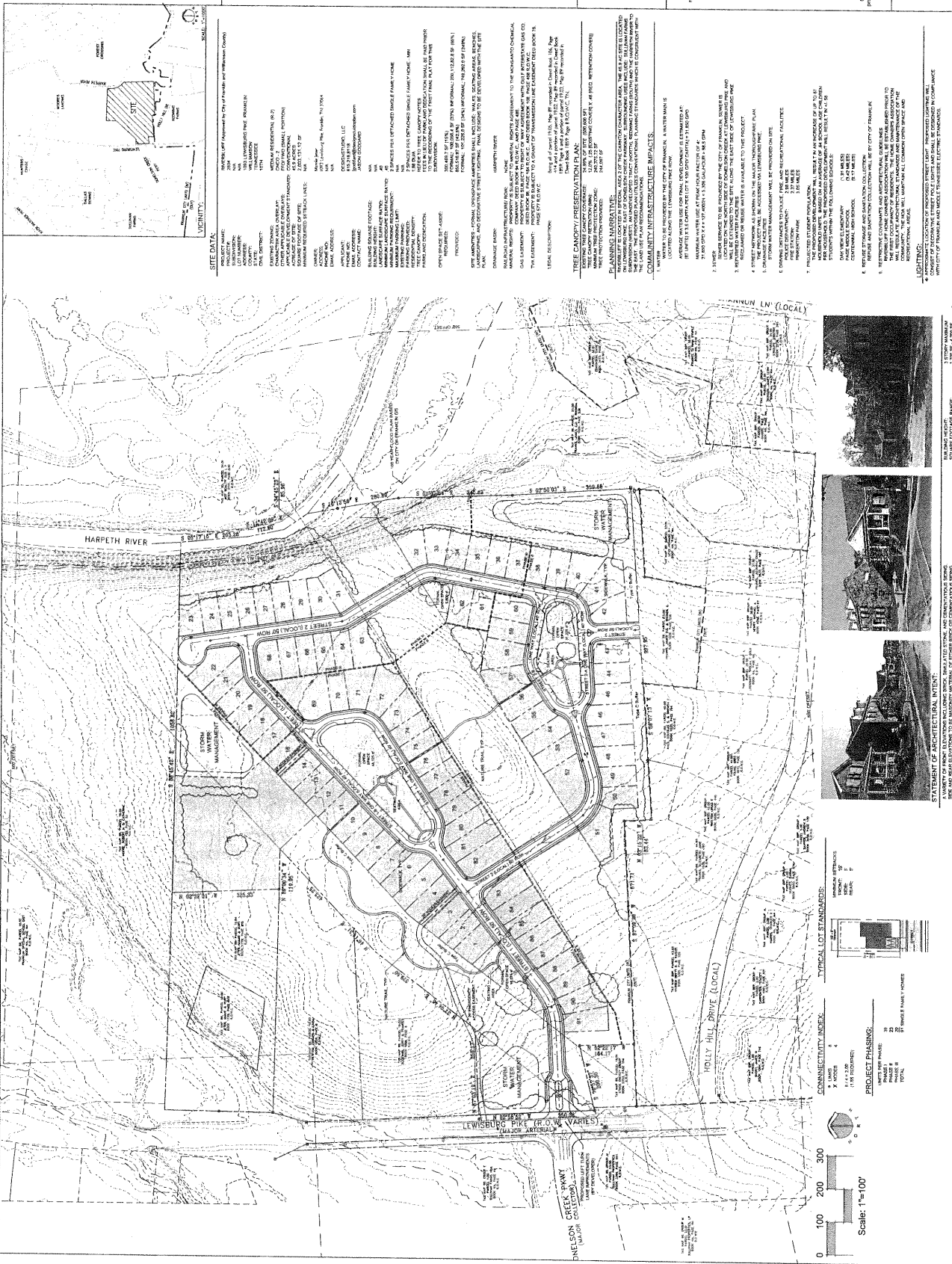
City of Franklin # 2604
Job No. 12012

Sheet No. **CVR**

Date: 11/12/12
Revised: 12/6/12



DATE: 06/11/2013
 PROJECT NO: 130013
 SHEET: 1 OF 10



SITE DATA:

PROJECT NAME: RIVERBLUFF PUD SUBDIVISION
OWNER: DESIGNSTUDIO, LLC
DESIGNER: DESIGNSTUDIO, LLC
DATE: 06/11/2013
SCALE: AS SHOWN
PROJECT ADDRESS: LEWISBURG PIKE, FRANKLIN, TN 37068
APPLICANT: DESIGNSTUDIO, LLC
CONTACT: 615.781.4400
PROJECT NO.: 130013
DATE: 06/11/2013
SCALE: AS SHOWN
PROJECT ADDRESS: LEWISBURG PIKE, FRANKLIN, TN 37068

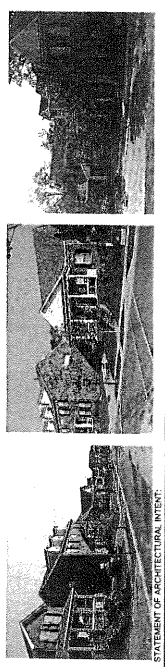
ADJACENT PARCELS:
 TO THE NORTH: [Parcel Description]
 TO THE SOUTH: [Parcel Description]
 TO THE EAST: [Parcel Description]
 TO THE WEST: [Parcel Description]

UTILITIES:
 WATER: [Description]
 SEWER: [Description]
 GAS: [Description]
 POWER: [Description]
 TELEPHONE: [Description]

PERMITS:
 CITY OF FRANKLIN: [Description]
 TOWN OF FRANKLIN: [Description]
 STATE OF TENNESSEE: [Description]

GENERAL NOTES:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FRANKLIN AND THE TOWN OF FRANKLIN.
 2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PARCELS AT ALL TIMES.
 3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND SIDEWALKS.
 5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS.
 6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.
 7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING WATERWAYS AND DRAINAGE.
 8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL.
 9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LIGHTING.
 10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SIGNAGE.

COMMUNITY INFRASTRUCTURE IMPACTS:
 1. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE COMMUNITY INFRASTRUCTURE.
 2. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE ENVIRONMENT.
 3. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE CULTURAL HERITAGE.
 4. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE HISTORIC LANDMARKS.
 5. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE OPEN SPACE.
 6. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE VISUAL QUALITY.
 7. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE AIR QUALITY.
 8. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE NOISE LEVELS.
 9. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE TRAFFIC VOLUMES.
 10. THE DEVELOPER SHALL CONSIDER THE IMPACTS OF THE PROJECT ON THE PARKING DEMAND.



STATEMENT OF ARCHITECTURAL INTENT:
 THE ARCHITECTURAL INTENT OF THIS PROJECT IS TO PROVIDE A HIGH-QUALITY, WELL-DESIGNED COMMUNITY INFRASTRUCTURE THAT ENHANCES THE QUALITY OF LIFE FOR THE RESIDENTS OF THE SUBDIVISION.

COMMUNITY STANDARDS:

STANDARD	REQUIREMENT
MINIMUM LOT SIZE	0.5 ACRES
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM FRONT SETBACK	25 FEET
MINIMUM SIDE SETBACK	10 FEET
MINIMUM REAR SETBACK	10 FEET
MINIMUM FRONT YARD SETBACK	5 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	5 FEET
MINIMUM FRONT PORCH SETBACK	5 FEET
MINIMUM SIDE PORCH SETBACK	5 FEET
MINIMUM REAR PORCH SETBACK	5 FEET
MINIMUM FRONT PORCH SETBACK	5 FEET
MINIMUM SIDE PORCH SETBACK	5 FEET
MINIMUM REAR PORCH SETBACK	5 FEET

PROJECT PHASING:
 PHASE 1: [Description]
 PHASE 2: [Description]
 PHASE 3: [Description]
 TOTAL: [Description]

COMMUNITY INDEX:
 0 100 200 300
 SCALE: 1"=100'

GENERAL NOTES:
 1. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PARCELS AT ALL TIMES.
 2. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
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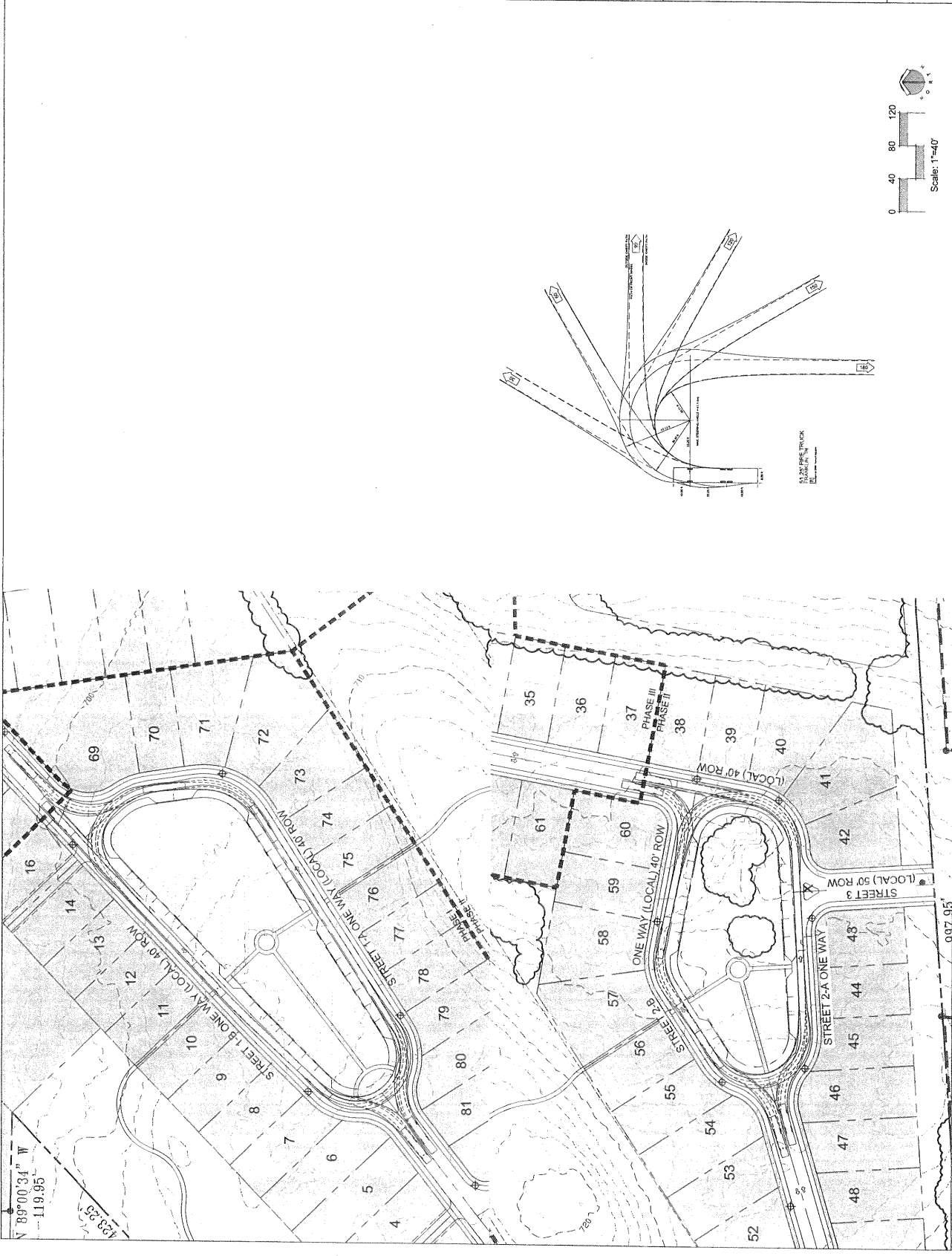
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 THE ARCHITECTURAL INTENT OF THIS PROJECT IS TO PROVIDE A HIGH-QUALITY, WELL-DESIGNED COMMUNITY INFRASTRUCTURE THAT ENHANCES THE QUALITY OF LIFE FOR THE RESIDENTS OF THE SUBDIVISION.

DATE: 06/11/2013
 PROJECT NO: 130013
 SHEET: 1 OF 10



DATE: 08/17/2017
 SHEET NO.: 02012
 SHEET: 1"=40'

L-2.1



CIVIL SITE DESIGN GROUP

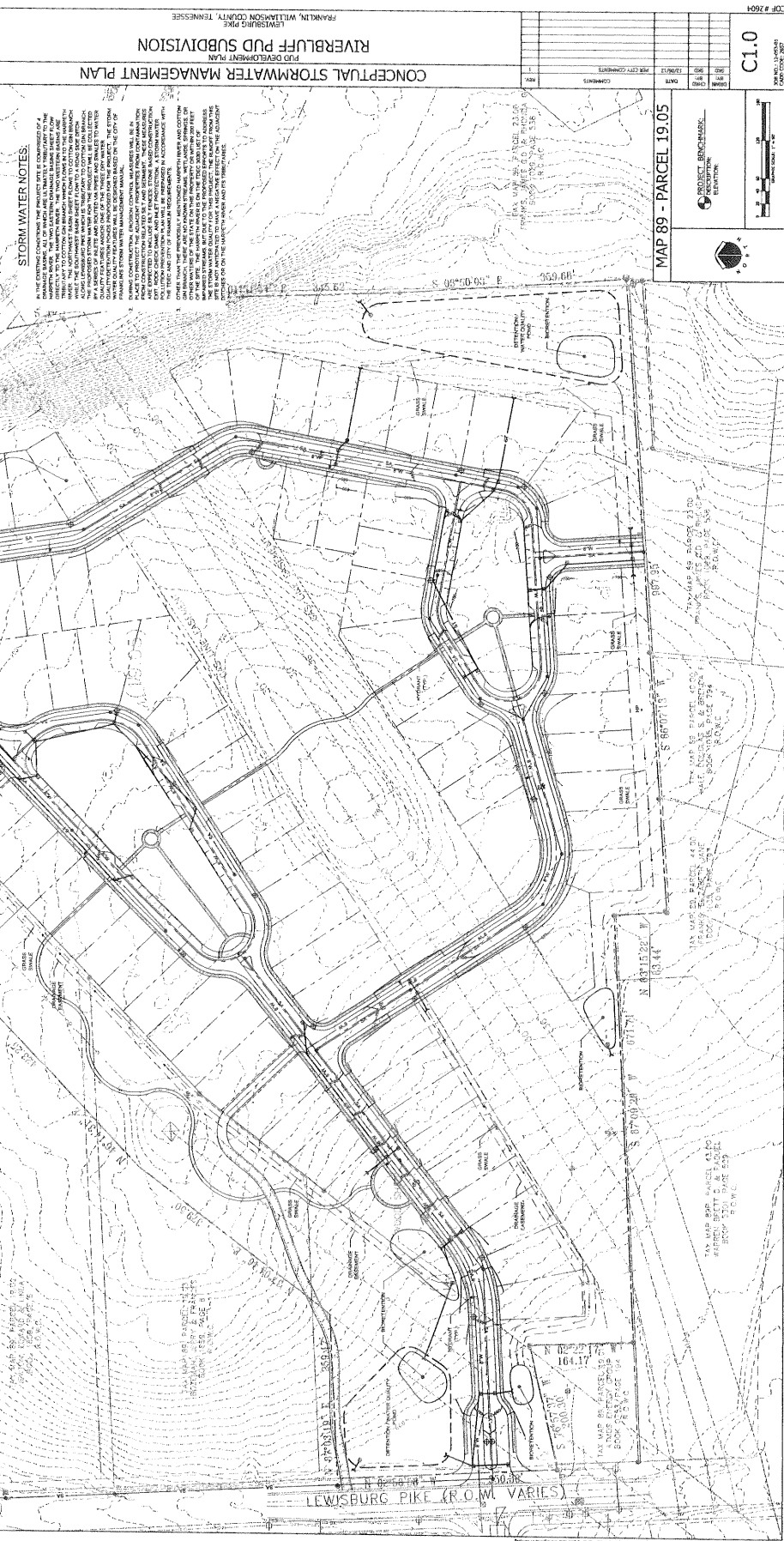
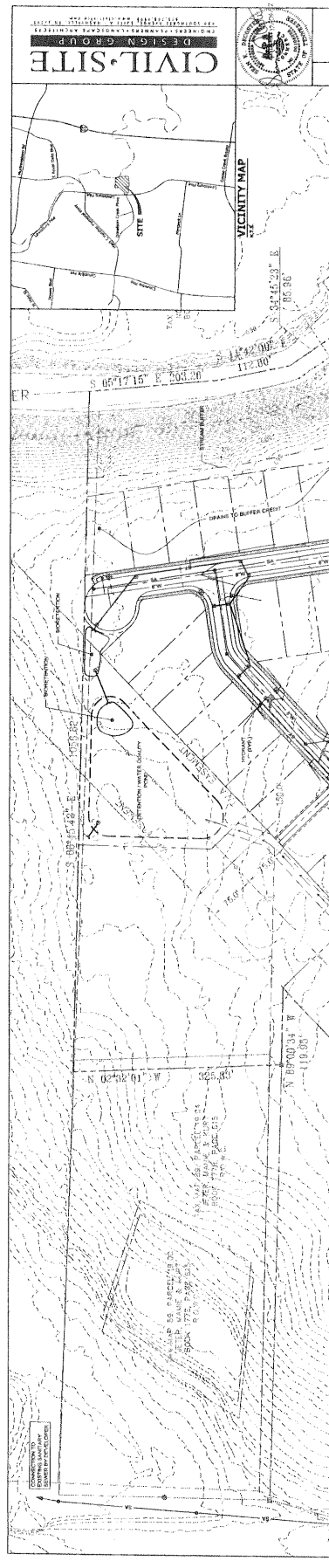
CONCEPTUAL STORMWATER MANAGEMENT PLAN
PUD DEVELOPMENT PLAN
RIVERBLUFF PUD SUBDIVISION

FRANKLIN, WILLSONG COUNTY, TENNESSEE

NO.	DATE	REVISION

C1.0
DATE PLOTTED: 11/03/07
DRAWN BY: [unintelligible]

STORM WATER NOTES:
THE DESIGN OF THIS STORM WATER MANAGEMENT PLAN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE ATTACHED STORM WATER MANAGEMENT MANUAL.
THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND SURROUNDING AREAS. THE DESIGNER HAS NOT CONDUCTED A SURFACE WATER SURVEY OR A HYDROLOGIC ANALYSIS.
THE DESIGNER HAS ASSUMED THAT THE GROUNDWATER TABLE IS AT LEAST 5 FEET BELOW THE FINISH GRADE OF ALL EXISTING AND PROPOSED AREAS.
THE DESIGNER HAS ASSUMED THAT THERE IS NO SIGNIFICANT GROUNDWATER CONTAMINATION.
THE DESIGNER HAS ASSUMED THAT ALL EXISTING AND PROPOSED AREAS ARE UNDESIGNATED FOR PROTECTIVE USES.
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THE DESIGNER HAS ASSUMED THAT ALL EXISTING AND PROPOSED AREAS ARE UNDESIGNATED FOR PROTECTIVE USES.



DATE: 11/03/07
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]

MAP 89 - PARCEL 19.05

PROJECT BENCHMARKS:
PROJECT ELEVATION

THE MAP IS BASED ON THE
WATER SURVEY OF [unintelligible]
CONDUCTED BY [unintelligible]

THE MAP IS BASED ON THE
WATER SURVEY OF [unintelligible]
CONDUCTED BY [unintelligible]

THE MAP IS BASED ON THE
WATER SURVEY OF [unintelligible]
CONDUCTED BY [unintelligible]

THE MAP IS BASED ON THE
WATER SURVEY OF [unintelligible]
CONDUCTED BY [unintelligible]

THE MAP IS BASED ON THE
WATER SURVEY OF [unintelligible]
CONDUCTED BY [unintelligible]

LEWISBURG PIKE (R.O.M. VARIES)