




HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

March 29, 2013

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 2013-16, a resolution to approve the development plan for the 711 Hillsboro PUD Subdivision on ± 0.96 acres for the property located at 711 Hillsboro 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 development plan for the 711 Hillsboro Road PUD Subdivision on ± 0.96 acres for the property located at 711 Hillsboro Road.

Background

This resolution was favorably recommended to the BOMA by the Planning Commission with a 8-0 vote at the March 28, 2013, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Residential
Proposed Land Use	Residential (detached, single-family)
Existing Zoning	R-1 Low Residential District
Proposed Zoning	RX Residential Variety
Acreage	0.96 acres
Proposed Number of Lots	2 lots
Proposed Dwelling Units	2 dwelling units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
Physical Characteristics	Flat terrain, presently occupied by 1 house
Development Standard	Conventional
Character Area Overlay	CFCO-4 Central Franklin Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.10
Trip Generation	Not provided



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Residential	RX
<i>South</i>	Residential	R-1
<i>East</i>	Residential	R-1
<i>West</i>	Residential	RX

LAND USE PLAN RECOMMENDATIONS

SPECIAL AREA 4

Character

1. The area to the north and east of the downtown core has been developed more recently compared to the rest of Central Franklin, and consists of predominantly residential neighborhoods. The character of this area is primarily conventional, with a conventional development pattern.
2. The Hillsboro Road and Murfreesboro Road areas consist of established, detached residential subdivisions with homes on larger lots. Neighborhoods reflect a low to medium density. The presence of open space, in the form of larger lots and building setbacks, contributes to the character of these areas. A limited amount of attached residential, civic and institutional uses are also present. The Liberty Pike area includes established residential development with smaller lots.
3. Remaining infill that occurs on properties in this area will reflect the existing character. These areas will remain important gateways and corridors into Central Franklin.

Land Use

4. Residential uses, including both detached and attached residential, will remain the predominant land use in the future. Future commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets. Future commercial uses should be permitted at the intersection of Hillsboro Road and Del Rio Pike. This area is contemplated as a Mixed-Use Center.
5. Established single family residential uses along Hillsboro Road, Liberty Pike and Murfreesboro Road should be preserved and commercial intrusion and attached residential uses should be discouraged.



Development Form

6. The area should follow standards for conventional areas. New infill and redevelopment in the area will be mostly conventional to respect the character of established conventional area, with a conventional development pattern. Either traditional or conventional standards may apply to the site located at the northwest corner of the intersection of Hillsboro Road and Del Rio Pike, that includes the Independence Square Shopping Center (see Key Area description below).

7. Buildings will be at a scale of 1-3 stories in height. Buildings may be at a scale up to 4 stories pursuant to a PUD in certain circumstances. However, buildings at a height of 4 stories is inconsistent with the established character of a majority of the area and should be discouraged.

8. For the site located at the northwest corner of Hillsboro Road and Del Rio Pike, development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Structured parking, if provided, must provide active ground floor uses and landscape and/or architectural features to diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.

Connectivity

9. Development will provide an interconnected street network with sidewalks present. Pedestrian connectivity will be enhanced for all streets, but particularly along Hillsboro Road, Franklin Road and Murfreesboro Road to the downtown core.

Open Space

10. Floodplain regulations represent a constraint to be considered for future private development in the area to the east of the Harpeth River. Open space in the Murfreesboro Road area, now established, will remain mostly private with the exception of the highly visible Pinkerton Park and Fort Granger Park. Public accessibility to the Harpeth River, in the area to the west of the Harpeth River, is needed to accommodate a planned greenway network that extends north-south along the river.

PROJECT BACKGROUND:

The applicant previously sought a rezoning to R-3 to accommodate one additional house on the existing lot at 711 Hillsboro Road. The FMPC reviewed that rezoning request (COF# 2462) at its June 28, 2012, meeting and voted to recommend disapproval.



PROJECT REVIEW

STAFF RECOMMENDATION: Favorable recommendation to the BOMA

COMMENTS: None

CONDITIONS OF APPROVAL:

Engineering

1. Utility Services

The applicant shall show the existing utilities in Hillsboro Road and shall show how the proposed development will connect to these utilities. These utilities shall be surveyed and the elevations of the sanitary sewer shall be noted.

2. Utility Services

The applicant shall apply for water and sewer availability.

Planning

General Comments

3. Impact statements

Applicant shall furnish complete project impact statements.

4. Property line

Applicant shall show and clearly label new property line dividing existing lot.

5. Project number

Applicant shall update site data charts to reflect correct project number (COF# 2661).

Stormwater

6. Stormwater Management Plan

The applicant shall show proposed locations of stormwater management BMPs.



PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. 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.
3. 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 2013-16 is recommended.

RESOLUTION 2013-16

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 711 HILLSBORO ROAD PUD SUBDIVISION, LOCATED AT 711 HILLSBORO 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 _____, 2013:

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

Map--Parcel	Acres
063G—00900	0.96
TOTAL	0.96

Land located in the 9th Civil District of Williamson County, Tennessee, on the Hillsboro highway and described as follows:

Beginning at a point in the west margin of the Hillsboro Highway, the northeast corner of Lot No. 2 acquired by Bogbie et ux from Crawford et ux by deed dated sixth day of October 1945 and registered in Deed Book No. 84, Page 254, ROWCT. Acquired by Crawford and et ux from Watson in Deed Book No. 84, Page 298, ROWCT, thence along the west margin of say highway, south 16 east 200 feet to a stake, thence south 72 west 210 feet to a stake in Reese's line, thence north 16 west with said line 200 feet to a stake, thence northwest corner of said Lot No. 2, thence north 72 east 210 feet to the beginning, being a part of said Lot No. 2, acquired by Crawford et ux, under the deed above referred to.

Being the same property conveyed to J.H. Beasley and wife, Norine Hussey Beasley by deed from C.A. Bogbie and wife, Ethel P. Bogbie, dated June 14, 1948, recorded in Deed Book 86, Page 248, said Register's Office. Norine Hussey Beasley having since died and property passed to her husband, J.H. Beasley as surviving tenant by entirety. J.H. Beasley (a/k/a James Hiram Beasley, Sr.) having since died intestate, property now vested in his children, James Hiram Beasley, Jr. and Thomas Larry Beasley.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 711 Hillsboro Road, Franklin, TN 37064.

2. That the overall entitlements for the 711 Hillsboro Road PUD Subdivision are as follows:

Entitlements	Amelia Park PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay #4
Other Zoning Overlays	N/A
Number of Dwelling Units	2
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: N/A Informal: N/A Total: N/A

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>1/16/13</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>2/28/13</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>2/07/12</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>3/28/13</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____