



MEMORANDUM

June 11, 2013

TO: Board of Mayor and Aldermen

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

SUBJECT: Resolution 2013-24, a resolution to approve the development plan for the Village at West Main PUD Subdivision on ± 1.45 acres for the property located at 1319 West Main Street

**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 Village at West Main Planned Unit Development (PUD) Subdivision on ± 1.45 acres for the property located at 1319 West Main Street.

**Background**

This resolution was favorably recommended to the BOMA by the Planning Commission with a 4-3 vote at the May 23, 2013, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Residential (attached)
Existing Zoning	OR Office Residential
Proposed Zoning	RX Residential Variet
Acreage	1.45 acres
Proposed Number of Lots	1 lot
Proposed Dwelling Units	35 dwelling units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 4,068 square feet          Informal Open Space: N/A          Total Open Space: 4,068 square feet</i>
Physical Characteristics	Relatively flat site with mature trees prominent on the eastern and southern portions of the site; a stream flows along the northern and eastern boundary of the site
Development Standard	Traditional
Character Area Overlay	CFCO-8 Central Franklin Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin
Proposed Building Height	3 stories
Minimum Landscape Surface Ratio	0.10



<b>Trip Generation</b>	See Below
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TRIP GENERATION DATA (per ITE data pages 306-309)				
CLASSIFICATION:		APARTMENTS		
TOTAL # OF UNITS:		35		
Time	Notes	Direction Distribution	Avg. Trip Per Dwelling Unit	Total Est. Trips
Weekday	general weekday	50% entering/50% exiting	6.72	235.2
Weekday (peak am)	one hour between hours 7 am - 9 pm	20% entering/80% exiting	0.51	17.9
Weekday (peak evening)	one hour between hours 5 pm - 7 pm	65% entering/35% exiting	0.62	21.7

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Civic	CI
South	Residential	R-3
East	Commercial	OR
West	Commercial	OR

LAND USE PLAN RECOMMENDATIONS
<p>Central Franklin Character Area Overlay Special Area 8</p> <p>Development Form</p> <p>5. The West Main corridor should follow standards for traditional areas.</p> <p>6. Development standards derived from the adopted Columbia Avenue Overlay district will further apply along the corridor. These standards will be unique to West Main, as the area differs in character from Columbia Avenue.</p> <p>7. Buildings should reflect a lesser intensity and scale. Buildings will be at a scale of 1-2 stories in height.</p> <p>8. 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. Surface parking areas should be lined with buildings to diminish the appearance of parking from</p>

public view. Structured parking, if provided, must be lined with active ground floor uses. Landscape and/or architectural features should 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 standards provide for connectivity including sidewalks. The expansion and connection of sidewalks is encouraged for the area, including already developed areas.

Open Space

10. Open space will be minimal given the urban character of this area. Established civic and institutional sites contribute to open space. Future open space may include small greens or outdoor plaza spaces.

**PROJECT BACKGROUND:**

This project was deferred at the November 15, 2012, and April 25, 2013, FMPC meetings. The applicant has made several adjustments to the development plan during the interim period, most noticeably reducing the number of dwelling units from 48 to 35, providing cross-access to the neighboring ProHealth lot, and increasing the parking ratio to 1.51 parking spaces per one-bedroom dwelling unit.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:**

The applicant requests three modifications of standards for this project.

Modification of Standards Request #1: Building Setback

This project is subject to the terms of Section 5.3.4 (Transitional Features) of the Zoning Ordinance due to the lack of design compatibility between the proposed structure and the existing structures to the east and west of it. Among the standards required by subsection 5.3.4(3) is the following: "Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right-of-way than any existing use."

The applicant notes that the transitional setback standard conflicts with the aims of traditional development. Since this property falls within a traditional area, the applicant is required to employ a minimum front setback of 0 feet and a maximum front setback of 25 feet. Front

setbacks among neighboring properties vary widely. The structure to the west of this property has a front setback of more than 100 feet, while the two structures to the east are set back approximately 30 feet from West Main. The two structures on the north side of West Main, directly across the street from the applicant's property, have front setbacks of 20 feet and 215 feet, respectively.

Staff agrees with the applicant that a balance between the existing context of West Main and the traditional design standards is most desirable. The applicant proposes a front setback of 15 feet in order to accomplish this balance. A setback of 15 to 20 feet is optimal for this project. Staff recommends approval of Modification of Standards request #1.

#### Modification of Standards Request #2: Building Height

The applicant seeks a modification of standards to allow the height of the proposed structure to exceed two stories. Table 3-27 of the Franklin Zoning Ordinance establishes a maximum height of three stories for structures within the RX base zone. Thus, using the base district height standards, the proposed structure would be allowed to reach three stories. However, the overlay district standards established in the Franklin Land Use Plan for Special Area 8 of the Central Franklin Character Area limit building height for this area to two stories. Notably, the most prominent structure in the area--the Williamson County office complex across the street--reaches a height of four stories.

The applicant desires to employ transitional features (Section 5.3.4 of the Zoning Ordinance) by graduating the building height from two stories at the front facade to three stories. The applicant has provided sketches showing one possible scenario for such a transition. Staff has reservations about these particular sketches and intends to require better-defined sketches at the site plan stage. Staff supports the general intent of Modification of Standards request #2 and recommends approval. It should be clearly understood that approval of this Modification request does not equate to approval of the submitted elevations.

#### Modification of Standards Request #3: Parking

The applicant seeks a modification of standards to reduce the amount of required parking on the site. Section 5.9.4(2) of the Franklin Zoning Ordinance requires 2 parking spaces for the first bedroom and 0.50 spaces for each additional bedroom. The development plan indicates that all 35 dwelling units will be 1-bedroom units. Thus, under the standards set forth in the Zoning Ordinance, this project requires 70 parking spaces.

The applicant wishes to provide 53 parking spaces, a reduction of 17 spaces from the required 70 spaces. The reduction would represent a parking ratio of 1.51 spaces per dwelling unit. A recent parking study conducted by Planning staff indicated that a ratio of 1.50 spaces per dwelling unit (1-bedroom) would be an appropriate minimum. Therefore, recommends approval of Modification of Standards #3.

**CONDITIONS OF APPROVAL:**

**Engineering**

**1. Traffic/Transportation**

Joint property signatures as obtained for cross easement will require plat revisions on these two properties for shared access easement. Plat revisions and recordings prior to post-PC site plan approval become a condition of approval for this development.

**Fire**

**2. Access**

Please provide an autoturn plan using City of Franklin/Franklin Fire Department Tower 2 with travel around site to illustrate sufficient movement from West Main along the primary drive lane exiting the site using the proposed cross access connection to 1325 W. Main Street. The travel path should demonstrate clear turning movements from the project site to the adjacent property without collision of fire apparatus and parked vehicles, structures, landscaping, or other objects. The cross connection was not previously shown on earlier submissions.

**Parks**

**3. parkland dedication**

The Applicant shall note the new unit counts and square footages for parkland dedication.

**Planning**

**4. Conceptual workshop notes**

Applicant shall upload written summary of conceptual workshop comments and questions to the IDT site with post-PC resubmittal.

**5. MOS #1**

Applicant's modification of standards request for reduced front building setback shall be approved. (See above for MOS summary.) The front setback for this building shall be 15 to 20 feet from existing right-of-way. *(FMPC approved 4-3)*

**6. MOS #2**

Applicant's modification of standards request for increased building height shall be approved. (See above for MOS summary.) Building height shall be allowed to transition from 2 to 3 stories, and upper story shall be stepped-back from front of building in accordance with transitional features standards set forth in section 5.3.4 of the Zoning Ordinance. Approval of MOS #2 shall not be interpreted as approval of the draft building elevations submitted with the development plan. *(FMPC approved 4-3)*



**7. MOS #3**

Applicant's modification of standards request for reduction in required parking shall be approved. (See above for MOS summary.) Applicant shall provide 53 parking spaces for 35 dwelling units, a ratio of 1.51 spaces per unit. (FMPC approved 7-0)

**8. Draft elevations (development plan)**

Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development plan shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.

**9. Addressing**

Applicant shall submit an addressing plan showing how many units per floor at site plan.

**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.

**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approval of Resolution 2013-24 is recommended.

**RESOLUTION 2013-24**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE VILLAGE AT WEST MAIN PUD SUBDIVISION, LOCATED AT 1319 WEST MAIN STREET, 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
078J—B01300	1.45

Beginning at an Iron Pin Found (IPF) in the southerly right of way of West Main Street, said IPF being the northeast corner of White Family LP, as recorded in Deed Book 1757, Page 458, Register of Williamson County (R.O.W.C.); thence, with said right of way, N 52 deg. 00' 00" E, 124.53 feet to an Iron Pin Set (IPS) at the northwest corner of Joseph Willoughby, as recorded in Deed Book 761, Page 849, R.O.W.C.; thence, with Willoughby, S 38 deg. 09' 29" E, 459.10 feet to an IPS; thence, S 16 deg. 07' 00" W, 155.30 feet to an IPS at the southeast corner of said White Family; thence, N 38 deg. 00' 00" W, 550.10 feet to the point of beginning. Containing 1.45 acres, more or less, as surveyed this 29<sup>th</sup> day of August, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS # 1859.

Being the same property conveyed to J. Gary Owen, James L. Ferguson, Jr., A. Jeff Bethurum and W. Patrick Williams, as tenants in common, by deed of James C. Maupin, ALine Bushnell and James (Jay) William Maupin of record in Book 256, page 545, Register's Office of Williamson County, Tennessee. By QuitClaim Deed of record in Book 803, page 812, said Register's Office, J. Gary Owen created a tenancy by the entirety in J. Gary Owen and wife, Anne B. Owen with regard to his interest in the subject property.

This is (X ) unimproved ( ) improved property with an address of 1319 West Main Street, Franklin, TN 37064

2. That the overall entitlements for the Village at West Main PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Village at West Main PUD Subdivision (Overall)</b>
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay (CFCO) 8
Other Zoning Overlays	N/A
Number of Dwelling Units	35
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Traditional
Open Space Requirements	Formal: 0.09 acres Informal: N/A Total: 0.09 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: 9/25/12

CONCEPTUAL PROJECT WORKSHOP: 9/27/12

REQUIRED NEIGHBORHOOD MEETING: 11/08/12

PLANNING COMMISSION RECOMMENDED APPROVAL: 5/23/13

BOMA PASSED/PUBLIC HEARING HELD: \_\_\_\_\_