



HISTORIC
FRANKLIN
TENNESSEE

ITEM #13
WRKS
08/13/13

MEMORANDUM

August 2, 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 2013-46, a resolution to approve the development plan for the Ralston Row PUD Subdivision on ± 3.75 acres for the property located at 121 and 123 Ralston Lane

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 Ralston Row PUD Subdivision on ± 3.75 acres for the property located at 121 and 123 Ralston Lane.

Background

Please see attached FMPC Report for the Background on this project and the conditions of approval for the Development Plan.

This resolution was recommended unanimously (7-0) by the Planning Commission at the July 25, 2013 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the resolution is recommended.

RESOLUTION 2013-46

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR
RALSTON ROW PUD SUBDIVISION, LOCATED AT 121 & 123
RALSTON LANE, 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
079—00500	2.18
079—00400	1.57
TOTAL	3.75

RALSTON ROW PROPERTY DESCRIPTION

Beginning on the west margin of Ralston Lane (R.O.W. 60-feet) also being the southeast corner of Jean S. Hall as recorded in deed book 5851 Page 865, R.O.W.C.; thence, North 80 degrees 59 minutes 03 seconds West, a distance of 435.00 feet to a point being the northern property line of Hickory Ridge Subdivision as recorded in plat book 7, page 102, R.O.W.C.; thence North 9 degrees 15 minutes 33 seconds East, a distance of 379.62 feet to a point being the eastern property line of Ridgemont Place Subdivision as recorded in plat book 9, page 53, R.O.W.C.; thence South 79 degrees 22 minutes 38 seconds East, a distance of 439.46 feet to a point being the southern property line of Rose Marie S. Fitzgerald; thence along said Ralston Lane R.O.W. South 9 degrees 56 minutes 11 seconds West, a distance 367.34 feet to the POINT OF BEGINNING

Containing 163,276 square feet or 3.75 acres, more or less.

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

Entitlements	Ralston ROW PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay (CFCO) 4
Other Zoning Overlays	N/A
Number of Dwelling Units	14
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: N/A Informal: 0.56 acres Total: 0.56 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 the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

MOS 1: Garage Doors Approved: _____ Denied: _____	Request to permit garage doors exceeding 9 feet in width on side and rear loaded garages. <i>Staff recommended approval with condition that MOS only apply to garages that are not street facing.</i>
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- 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: 3/27/13
CONCEPTUAL PROJECT WORKSHOP: 4/25/13
REQUIRED NEIGHBORHOOD MEETING: 5/16/13
PLANNING COMMISSION RECOMMENDED APPROVAL: 7/25/13
BOMA PASSED/PUBLIC HEARING HELD: _____

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ralston Row PUD Subdivision, development plan
LOCATION: 121 and 123 Ralston Lane
PROJECT DESCRIPTION: 14 detached residential units on 3.75 acres
APPLICANT: John Haas, Edge
OWNER: Tyler Ring, Ralston Franklin, LLC
PROJECT STAFF: Emily Hunter
TYPE OF REVIEW: Development Plan
RECOMMENDATION: Favorable Recommendation to BOMA

PROJECT INFORMATION	
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential
Existing Zoning	R-2
Proposed Zoning	RX
Acreage	3.75
Proposed Number of Lots	15 (14 residential and 1 open space)
Proposed Dwelling Units	14
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: N/A Informal Open Space: 0.56 acres Total Open Space: 0.56 acres</i>
Physical Characteristics	Existing residential lot with residential building and several outbuildings onsite. Existing structures are to be removed upon development of this site.
Development Standard	Conventional
Character Area Overlay	CFCO-4
Other Applicable Overlays	N/A
Water Utility District	City of Franklin
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.1
Trip Generation	Not provided

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	R-2
<i>South</i>	Single Family Residential	R-2
<i>East</i>	Single Family Residential	R-3
<i>West</i>	Single Family Residential	R-2

LAND USE PLAN RECOMMENDATIONS

The Central Franklin Character Area will continue to function as the central core having a unique quality that capitalizes on the history of the area and the diversity of the land uses. The area's small-town identity will be preserved by making attention to massing and scale a priority. Neighborhoods and existing residential uses will be protected by providing a consistent appearance and quality within and outside the Historic Preservation Overlay.

Compatible infill development is encouraged in the downtown core with attention to context sensitive design, particularly with respect to existing residential uses and structures. The area will include a diversity of housing choices, including mixed income housing.

The Conventional Design Concept is applied to areas within Central Franklin to the north and east of the downtown core that have been developed more recently, and consist of predominantly residential neighborhoods with a conventional pattern. The Hillsboro Road and Murfreesboro Road areas consist of established, detached residential subdivisions with units on larger lots. A limited amount of attached residential, civic and institutional uses are also present.

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. 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.

Residential uses, including both detached and attached residential, will remain the predominant land use in the future. 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. 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.

PROJECT BACKGROUND: None;

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable Recommendation to BOMA;

COMMENTS:

This development plan is proposed with 14 single family residential units and one open space lot that borders the subdivision. The applicant is requesting one modification of standards with this development plan.

MODIFICATIONS OF STANDARDS:**MOS1 Garage Doors**

The applicant is requesting a modification of standards to permit garage doors exceeding 9 feet in width on side and rear loaded garages. Staff recommends approval of this modification of standards, with the condition that the modification of standards only applies to side and rear loaded garage doors that are not street-facing (See condition #5).

See attached pages for a list of staff recommended conditions of approval.

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.

***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.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department

of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Sanitary Sewer

- The retaining wall and footings for the wall along the edge of the detention pond must be at least 10 feet from the sewer line.

Ralston Row - PUD Full Set.pdf

2. Sanitary Sewer

- Previous comment not fully addressed: The applicant shall show the correct alignment of the existing sanitary sewer. The applicant shall revise the location of the proposed detention pond and retaining wall as required to keep these items outside of the sewer easement.

The applicant shall show the correct alignment of the existing sanitary sewer on all sheets. It appears that on the Existing Conditions Plan and the Development Plan, 2 sewer mains are shown along Ralston. In addition, the applicant shall show the sewer to continue south from the manhole at the west end of the pond.

The applicant shall revise the location of the proposed detention pond and retaining wall as required to keep these items outside of the sewer easement (20' easement). The applicant shows a portion of the sanitary sewer to be abandoned; however, a new alignment has not been proposed. The applicant shall propose a new alignment or the existing sewer must remain.

Fire

Ralston Row - PUD Full Set.pdf

3. Access

- The requested autoturn exhibit could not be located in the submitted plan set.

The applicant shall provide the necessary autoturn exhibit no later than POST-PC review.

Parks

General Comments

4. fees in lieu

- Applicant shall refer to section (4) of the 5.5.4 Dedication of Public Land for Parks and Greenways/Blueways (c) Time of Payment
The fees-in-lieu of dedication shall be paid prior to recording the first Final Plat for the subdivision to which the fees relate.

Planning

General Comments

5. Design Modification

- If approved, applicant shall revise Design Modification note to specify that it only applies to side and rear loaded garages that are not street-facing.

Ralston Row - PUD Full Set.pdf

6. Water District

- Water District (Domestic) listed in Note 17 on the development plan sheet is incorrect. This is City of Franklin water. This comment was not addressed with the resubmittal.

7. Utility Availability

- The applicant shall provide a copy of the Sewer, and where applicable, Water Utility Availability Letters issued from the City of Franklin. This letter is to be included in the permanent record of the review and approval of this project. This comment was not addressed with the resubmittal.

8. Statement of Impacts

- Applicant shall provide static and residual pressures at the nearest fire hydrant. This was included in a comment regarding statement of impacts at initial submittal and was not addressed with the resubmittal.

9. Streets

- Street classification is only shown on the Development Plan and Existing Conditions sheets. Other sheets shall be updated to include the same data. This comment was made with the initial submittal and was not fully addressed.

10. Retaining Walls

- 2' Retaining Wall noted fronting Ralston Ln shall be revised to state "Maximum 2' Stone Retaining Wall" in order to meet Zoning Requirements. This comment was added in response to a previous comment for the applicant to show and label retaining walls with heights.

11. Addressing

- Street name shall be approved prior to Post PC submittal. When the Post PC plans are submitted for review, they shall have an already approved street name. This comment was made at the pre-application conference and initial submittal, but has not yet been addressed by the applicant.

Planning (Landscape)

General Comments

12. Specimen Trees

- At site plan, the applicant shall submit a grading plan showing how they will grade within the dripline of the trees referred to in Notes B and C on the development plan.

Stormwater

Ralston Row - PUD Full Set.pdf

13. Water Quality

- The applicant shall clarify if a grass channel (50% TSS Removal) or a water quality swale (80% TSS Removal) is proposed for this development. The legend on sheet C-3.0 does not match the call-outs on said sheet nor the Stormwater Management Narrative. The Stormwater Management Plan and sheet C-3.0 were not provided on first submittal.

Streets

Full Set Development Plan.pdf

14. ADA

- Applicant shall install ADA ramps at the corners of road A and accommodate crossing Ralston Lane, preferably across from Glenbrook Drive.

Water/Sewer

Full Set Development Plan.pdf

15. Water

- The water line shall loop in and back to the main on Eddy Lane to eliminate dead end line and shorten long side services. This is a new issue that has not been previously addressed.