



HISTORIC
FRANKLIN
TENNESSEE

ITEM #10
WRKS
09/10/13

MEMORANDUM

August 23, 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 2013-43, a resolution approving a development plan for Blossom Park PUD Subdivision on $\pm$ 9.04 acres for the property located at 3003 Del Rio Pike

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution approving a development plan for Blossom Park PUD Subdivision on $\pm$ 9.04 acres for the property located at 3003 Del Rio Pike.

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 August 22, 2013 FMPC meeting. Also, one condition of approval was removed from the FMPC Report by the FMPC and is indicated with a "strikethrough" in red in the FMPC Report.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the resolution is recommended.

RESOLUTION 2013-43

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BLOSSOM PARK PUD SUBDIVISION, LOCATED AT 3003 DEL RIO PIKE, 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
064 – 01300	9.04

Being a Tract of land in the 5th Civil District of Williamson County, Tennessee and being Tax Map 64, Parcel 13.00, being property of Dwight Lynch, Mike Lynch and Todd Lynch of record in Record Book 5716, Page 695, being bounded on the north by Del Rio Pike, on the east by Chapman property of record in Deed Book 189, page 241, on the south by Lots 22-25 Cornerstone Subdivision of record in Plat Book P38, page 57 and on the west by Lot 46 (Open Space) said Plat, Melz Commercial Properties, LLC property of record in Record Book 4067, page 124, Gill property of record in Record Book 4751, page 759, Billy and Elizabeth Lynch property of record in Deed Book 661, page 264 and Carlisle Lane and being more particularly described as follows:

Beginning at a point in the southerly margin of Del Rio Pike at the northwest corner of Chapman and being the northeast corner of the herein described tract;

Thence with Chapman's west line, S 06 deg. 40' 08" W, 1200.00' to an iron pin old and corner of Lots 21 & 22 said Plat;

Thence, with the north line of Lots 21-25, N 84 deg. 53' 28" W, 332.00' to An iron pin old and being the southwest corner of the herein described tract and a corner with Lot 46 (Open Space) of said Plat;

Thence, with the east line said Lot 46, Melz Commercial Properties, LLC, Gill and Billy and Elizabeth Lynch, N 06 deg. 29' 41" E, 968.80' to a point in the margin of Carlisle Lane;

Thence, with the easterly margin of Carlisle Lane for the following 2 calls:

N 30 deg. 07' 37" E, 49.37' to a point;

N 13 deg. 42' 37" E, 186.30' to the Point of Beginning and containing 393,795 square feet, or 9.04 acres, more or less.

2. That the overall entitlements for the Blossom Park PUD Subdivision are as follows:

Entitlements	Blossom Park PUD Subdivision (Overall)
Base Zone	High Residential District (R-3)
Character Area Overlay	West Harpeth Character Area Overlay (WHCO) 2
Other Zoning Overlays	N/A
Number of Dwelling Units	26
Number of Nonresidential Square Footage	N/A
Connectivity Index	4.00
Development Standard	Conventional
Open Space Requirements	Formal: 0.45 acres Informal: 0.90 acres Total: 1.35 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: 05/20/13

CONCEPTUAL PROJECT WORKSHOP: 05/23/13

REQUIRED NEIGHBORHOOD MEETING: 06/13/13

PLANNING COMMISSION RECOMMENDED APPROVAL: 08/22/13

BOMA PASSED/PUBLIC HEARING HELD: _____

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Blossom Park PUD Subdivision, development plan

LOCATION: 3003 Del Rio Pike

PROJECT DESCRIPTION: Development plan for 26 dwelling units on 9.04 acres

APPLICANT: Bill Charles, Land Management Group Inc.
(615) 371-8886, bill@land-management.com

OWNER: Mike Lynch
4031 Arno Road, Franklin TN 37064

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Residential
Proposed Land Use	Residential (detached)
Existing Zoning	ER Estate Residential
Proposed Zoning	R-3 High Residential
Acreage	9.04 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	26 dwelling units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 0.94 acres</i> <i>Informal Open Space: 0.43 acres</i> <i>Total Open Space: 1.37 acres</i>
Physical Characteristics	Gentle slopes; site presently includes 1 single-family house
Development Standard	Conventional
Character Area Overlay	WHCO-2 West Harpeth Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.40

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Agricultural	AG
<i>South</i>	Residential	R-3
<i>East</i>	Residential	ER
<i>West</i>	Residential	ER

LAND USE PLAN RECOMMENDATIONS
West Harpeth Character Area Overlay Special Area 2 1. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided. 2. Neighborhood Retail is appropriate at the southeast quadrant of Horton Lane and Willow Springs Boulevard, but only in conjunction with other uses. 3. Although Design Concepts other than TND are appropriate, nonresidential uses should have buildings that front the street, with parking to the side or rear of the structures, and shall be incorporated in a location that promotes pedestrian access.

PROJECT BACKGROUND: None

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

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.

COF# 2779

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Streets

- ~~Show (with dashed lines) the street configuration to accommodate shifting of Del Rio access point to the east in the future.~~

2. Easements

- This is a new comment. Show all required drainage easements on the site utility plan.

Planning

General Comments

3. 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.
(This condition was included in the comments provided to the applicant following previous submittals and is reiterated here.)