

## MEMORANDUM

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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 2013-50, a resolution approving a development plan for Williamson County Emergency Operations Center PUD Subdivision on  $\pm$  5.00 acres for the property located at 304 Beasley Drive

### **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 Williamson County Emergency Operations Center PUD Subdivision on  $\pm$  5.00 acres for the property located at 304 Beasley Drive.

### **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.

### **Financial Impact**

As this is a County facility, both the City's Road Impact Fees and the Facility Tax, by ordinance, do not apply to this project.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the resolution is recommended.

## RESOLUTION 2013-50

### **A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WILLIAMSON COUNTY EMERGENCY OPERATIONS CENTER PUD SUBDIVISION, LOCATED AT 304 BEASLEY DRIVE, 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
Part of 090 – 00602	5.00

*Being a portion of a parcel of land in the Ninth Civil District of Williamson County, Franklin, Tennessee, located west of U.S. Highway 31, south of Downs Boulevard, and north of Beasley Drive, and being more particularly described as follows:*

*BEGINNING at an Iron Rod (Old) being a common corner of Lot 5 in the Plan of Section 1, Revision 6 Century Industrial Park (Subdivision of Lots 4 Thru 10) of record in Plat Book P34, Page, R.O.W.C., and Lot 13 in the Plan of Re-subdivision of Lots 11, 12, & 13 - Section 1 & Re-subdivision of Lot 66 - Section 4 Century Industrial Park of record in Plat Book P8, Page 33, R.O.W.C.*

*THENCE, with said Lot 13, N 03° 37' 33" W, 257.86 feet to an Iron Rod (Old) in the easterly line of Williamson County property of record in Deed Book 376, Page 202, R.O.W.C.;*

*THENCE, with said Williamson County property N 86° 24' 16" E, 675.05 feet to an Iron Rod (Old) at the westerly terminus of a severance line to the property of Williamson County of record in Deed Book 4207, Page 274, R.O.W.C.;*

*THENCE, with said severance line S 03° 34' 55" E, 385.87 feet to an Iron Rod (Old) in the westerly line of Longview Franklin Partnership of record in Deed Book 4403, Parcel 258, R.O.W.C.;*

*THENCE, with said Longview Franklin Partnership N 83° 08' 05" W, 211.76 feet to an Iron Rod (Old) to the northerly line of said Lot 5;*

*THENCE, with said Lot 5 the following calls:*

*N 82° 43' 46" W, 68.95 feet to an Iron Rod (Old);  
N 82° 43' 46" W, 406.16 feet to the POINT OF BEGINNING;*

*Containing 217,595 Square Feet, or 5.00 Acres more or less.*

2. That the overall entitlements for the Williamson County Emergency Operations Center PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Williamson County Emergency Operations Center PUD Subdivision (Overall)</b>
Base Zone	Light Industrial District (LI)
Character Area Overlay	Southall Character Area Overlay 1 (SOCO-1)
Other Zoning Overlays	N/A
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	123,051
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 0.25 acres Informal: N/A Total: 0.25 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>05/02/13</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>06/27/13</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>07/02/13</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>08/22/13</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Williamson County Emergency Operations Center PUD  
Subdivision, development plan

**LOCATION:** 304 Beasley Drive

**PROJECT DESCRIPTION:** Development plan for a 123,051 square foot civic structure on 5.00 acres

**APPLICANT:** Micky Dobson, Barge Cauthen & Associates Inc.  
(615) 356-9911, mdobson@bargecauthen.com

**OWNER:** Williamson County Emergency Services (Attn: Mac Purdy)  
(615) 790-5752, macp@williamson-tn-org

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Development plan

**RECOMMENDATION:** Approval, with conditions

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PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Civic/institutional
Existing Zoning	LI Light Industrial
Proposed Zoning	N/A
Acreage	5.00 acres
Proposed Number of Lots	1 lot
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	123,051
Proposed Open Space	Formal Open Space: 0.35 acres Informal Open Space: N/A Total Open Space: 0.35 acres
Physical Characteristics	Western third of site is heavily wooded; Swanson Branch flows through the southeastern corner of the site
Development Standard	Conventional
Character Area Overlay	SOCO-1 Southall Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin
Proposed Building Height	3 stories (maximum in final phase)

<b>Minimum Landscape Surface Ratio</b>	0.20
<b>Trip Generation</b>	Not provided

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Civic/institutional	LI
<i>South</i>	Industrial	HI
<i>East</i>	Vacant	LI
<i>West</i>	Industrial	LI

<b>LAND USE PLAN RECOMMENDATIONS</b>
<p>Southall Character Area Special Area 1</p> <ol style="list-style-type: none"> <li>1. The Columbia Avenue corridor shall be improved pursuant to the Franklin Major Thoroughfare Plan.</li> <li>2. Streetscape improvements, including sidewalks, shall be implemented along this corridor.</li> <li>3. The existing land use pattern is expected to remain along the Columbia Avenue corridor, with the application of the City's improved design standards gradually improving the quality of development in this area.</li> <li>4. Appropriate land uses include Light Industry and related uses.</li> </ol>

**PROJECT BACKGROUND:** Williamson County Government plans to construct a 123,051 square foot public safety / emergency operations center at 304 Beasley Drive over the next 20 years. The facility will be constructed in three phases, beginning in Fall 2013; this initial phase of the structure will include 38,221 square feet. A second phase in 2023 would add 13,697 square feet. A third phase in 2033 would add 71,133 square feet.

### **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# 2809

### CONDITIONS OF APPROVAL:

#### Planning

##### General Comments

###### 1. Project number

- Applicant shall add COF# 2809 to sheets L-1.0 and L-1.1.

(At initial staff review, applicant was advised to add the COF# to all sheets in the plans set. At resubmittal, the COF# was added to all sheets except the landscape sheets.)

###### 2. Static and residual pressures

- Applicant shall provide static and residual pressures at nearest fire hydrant.

(This information was requested at initial staff review. At resubmittal, applicant indicated that a flow test has been scheduled.)

###### 3. Open space calculations

- Applicant shall set aside at least five percent of the site as formal open space.

(At initial staff review, staff asked applicant to provide open space calculations for the site. At resubmittal, applicant included open space information, which indicated that three percent of the site had been set aside as open space. In accordance with Table 5-7, sites in conventional areas are required to set aside five percent for formal open space.)

###### 4. Signed plans

- Landscape sheets shall be signed at resubmittal.

(At first staff review, staff noted that some plan sheets referred to a landscape plan; however, the landscape plan sheet was not included in the submittal. At resubmittal, the applicant included two landscape sheets, one of which included open space calculations. However, the calculations appeared to be based on requirements for traditional areas, rather than conventional areas.)

#### Planning (Landscape)

##### General Comments

###### 5. Tree Preservation

- Since the landscape sheet was not shown with the original submittal, it shall be signed and dated by the Landscape Architect.

###### 6. Landscape Architect

- Landscape Architect did not date and sign the plans, this shall be done.

###### 7. Landscape Sheet

- Sheet L-1.1 was not shown with the original submittal. This sheet shall have all of the landscape requirements shown on the site plan when it is submitted.

#### Water/Sewer

##### Development Plan Resubmittal-WCEOC (08-01-13).pdf

###### 8. Water

- In conversation with senior staff about earlier agreements, the water main will be the City of Franklin's when Longview is completed. The proposed extension to the water main shall be designed with meter vaults at the property line, so meters may be installed at that time. The fire line and domestic water shall be shown separately. We do not require a fire meter, but the double detector check shall be at the property line. This comment has been added due to learning about this previous agreement.