




HISTORIC
FRANKLIN
TENNESSEE

ITEM #11
WRKS
10/08/13

MEMORANDUM

September 27, 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
Donald Anthony, Principal Planner

SUBJECT: RESOLUTION 2013-54, TO BE ENTITLED “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE COTTAGES ON CUMMINS STREET PUD SUBDIVISION, LOCATED AT 411 CUMMINS STREET, BY THE CITY OF FRANKLIN, TENNESSEE.”

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 Cummins Cottages on 0.29 acres for the property located at 411 Cummins Street.

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 with the FMPC Report.

Financial Impact

This project will generate Building Permit fees and Property taxes on two properties.

Options

Not applicable to this item.

Recommendation

Approval of the rezoning is recommended.

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: The Cottages on Cummins Street PUD Subdivision,
development plan, revision 1

LOCATION: 411 Cummins Street

PROJECT DESCRIPTION: Development plan for 2 dwelling units on 0.29 acres

APPLICANT: Dustin Briggs, Gresham Smith and Partners
(615) 770-8467, briggs@gspnet.com

OWNER: McGowan Family Limited Partnership (Attn: David McGowan II)
(615) 333-9000, david.mcgowan@regenthomes-tn.com

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Residential (detached)
Existing Zoning	R-6 Historic Core Residential
Proposed Zoning	RX Residential Variety
Acreage	0.29 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	2 dwelling units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 563 square feet</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: 563 square feet</i>
Physical Characteristics	Site previously had multiple residential structures
Development Standard	Traditional
Character Area Overlay	CFCO-7 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

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Residential	R-6
<i>South</i>	Residential	R-6
<i>East</i>	Residential	R-3
<i>West</i>	Commercial	CC

LAND USE PLAN RECOMMENDATIONS
<p>Central Franklin Character Area Special Area 7</p> <p>Development Form</p> <p>5. The Columbia Avenue Corridor should follow standards for traditional areas. The four block area extending south on Columbia Avenue from Five Points to Fowlkes Street and the existing mixed use area on the block north of Downs Boulevard are contemplated as Mixed-Use Centers.</p> <p>6. A set of development standards derived from the adopted Columbia Avenue Overlay District will further apply along the corridor. These standards recognize three distinct areas along the corridor, each having unique standards.</p> <p>7. Buildings will be at a scale up to 2 stories. Buildings may be at a scale up to 3 stories pursuant to a PUD in certain circumstances.</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 public view.</p> <p>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.</p> <p>Connectivity</p> <p>9. Development standards provide for connectivity including sidewalks.</p> <p>Open Space</p> <p>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.</p>

PROJECT BACKGROUND:

The Historic Zoning Commission determined at its June 2013 meeting that a 5-foot buffer should separate the northernmost proposed house from the neighboring Tarter House at 403 Cummins Street. The development plan submitted by the applicant includes the 5-foot buffer.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: A previous development plan for this property was considered by the FMPC at its July 25, 2013, meeting. The FMPC voted to not send the plan forward to BOMA with a favorable recommendation. The previous plan included three detached dwelling units, while the revised plan includes two units.

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# 2861

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Parking

- The autoturn exhibit must prove that all vehicles entering the garages and all vehicles leaving the garages can maneuver as is normally expected.

2. Parking

- ~~The steps and porches on sheet C3.0 indicate these housing units will be duplexes. Provide the proper amount of parking for duplex units.~~

3. drainage

- Provide fencing around the raingardens to prevent vehicles from parking or driving over the raingardens.

4. drainage

- Provide the proper stone bedding under the detention structures.

Planning

General Comments

5. Project number

- Applicant shall add COF# 2861 to all sheets in the plans set.

(The new COF number for this project was assigned after the project was resubmitted. Thus, the plans currently lack a COF number.)

6. 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.)

7. Auto-turn exhibit

- The AutoTurn exhibit(s) provided by the applicant shall not be construed in any way as being approved with this project. The applicant shall provide an updated AutoTurn exhibit at the site plan stage and shall work with staff to ensure that vehicles may safely and efficiently park, maneuver, and travel in the areas designated for those purposes.

(This condition appeared on the previous staff report and is reiterated here.)

Planning (Landscape)

General Comments

8. Lot Tree Chart

- Lot tree chart shall be provided on the Final Plat.

RESOLUTION 2013-54

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE COTTAGES ON CUMMINS STREET PUD SUBDIVISION, LOCATED AT 411 CUMMINS 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
079F – B02302	0.29

Lot 3 of Margie Tyrie Subdivision, recorded on Plat Book P57, Page 56

2. That the overall entitlements for The Cottages on Cummins Street PUD Subdivision are as follows:

Entitlements	The Cottages on Cummins Street PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay (CFCO) 7
Other Zoning Overlays	N/A
Number of Dwelling Units	2
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Traditional
Open Space Requirements	Formal: 563 square feet Informal: N/A Total: 563 square feet

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:

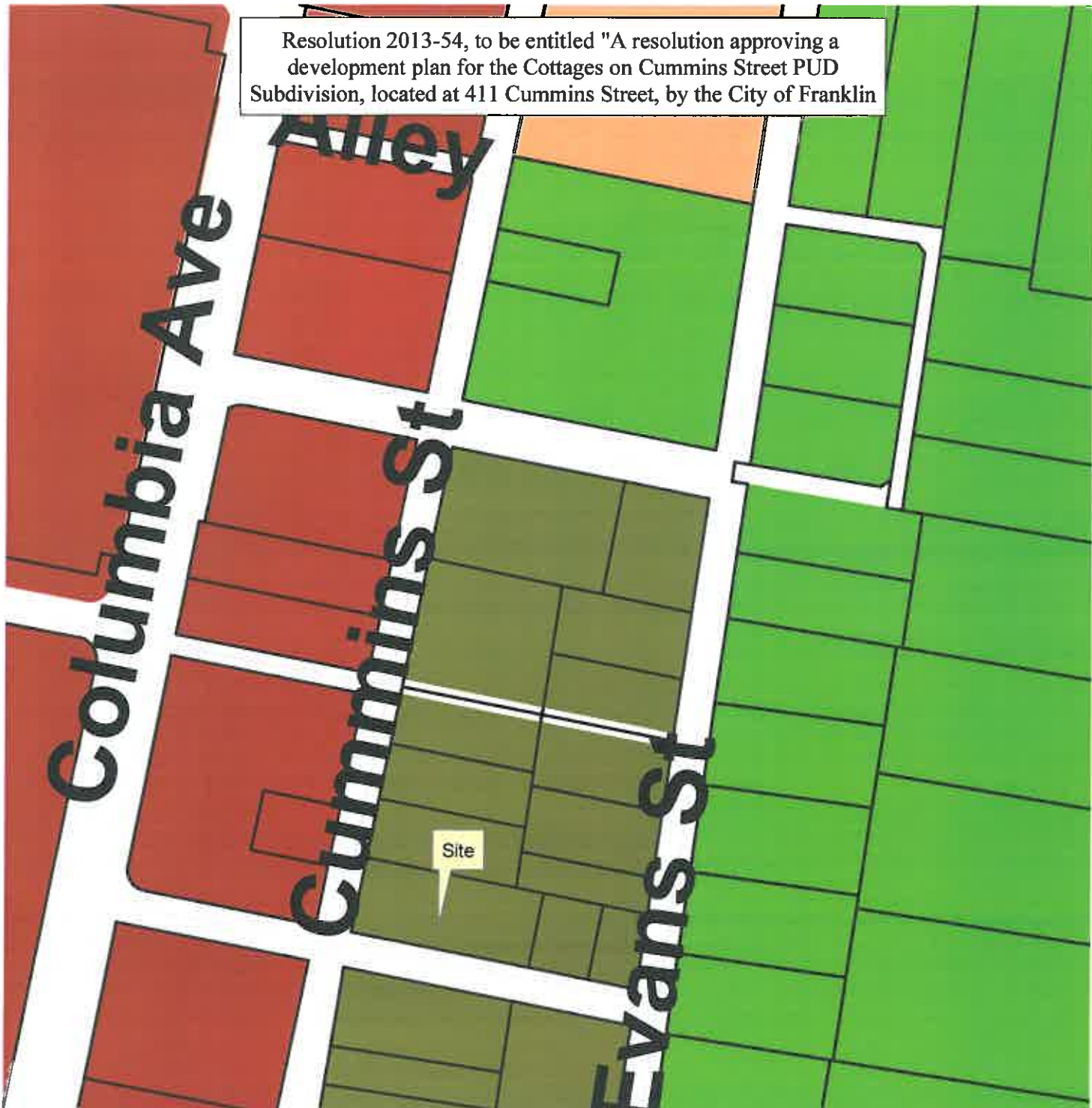
CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE: 02/07/13
CONCEPTUAL PROJECT WORKSHOP: 02/28/13
REQUIRED NEIGHBORHOOD MEETING: 03/04/13
PLANNING COMMISSION RECOMMENDED APPROVAL: _____
BOMA PASSED/PUBLIC HEARING HELD: _____

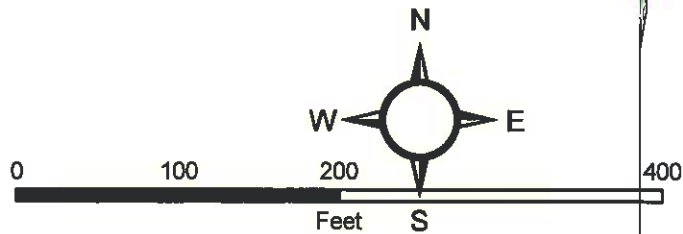
Resolution 2013-54, to be entitled "A resolution approving a development plan for the Cottages on Cummins Street PUD Subdivision, located at 411 Cummins Street, by the City of Franklin



Legend

- | | |
|------------------------------------|-------------------------------------|
| Parcels selection | GO General Office District |
| Zoning | CC Central Commercial District |
| AG Agricultural District | NC Neighborhood Commercial District |
| ER Estate Residential | GC General Commercial District |
| R-1 Residential District | MN Neighborhood Mixed-Use District |
| R-2 Residential District | ML Local Mixed-Use District |
| R-3 Residential District | MX Regional Mixed-Use District |
| Historic Core Residential District | LI Light Industrial District |
| RX Residential Variety | HI Heavy Industrial District |
| OR Office Residential District | CI Civic and Institutional District |

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2012. All rights reserved.





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GRESHAM
SMITH AND
SMITH AND
PARTNERS

1400 MARSHALL CITY CENTER
NASHVILLE, TN 37219
615-259-3333
WWW.GS&P.COM

**THE COTTAGES ON
CUMMINS STREET**
BUILDER: REGENT HOMES
411 CUMMINS STREET
FRANKLIN, TENNESSEE
CITY OF FRANKLIN PROJECT NUMBER



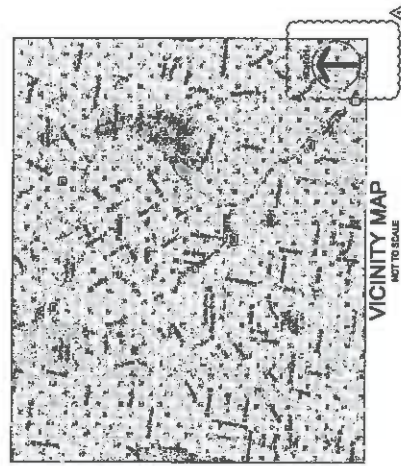
DATE	BY	REVISION

COVER SHEET

C0.1
DDP PROJECT # 650
DATE: APRIL 20, 2010

PUD DEVELOPMENT PLAN
FOR
THE COTTAGES ON CUMMINS STREET
411 CUMMINS STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MAP GROUP & PARCEL: 078F-B02300
(LOT 3 OF MARGIE TREY SUBDIVISION RECORDED ON PLAT BOOK 957, PAGE 56)
CITY OF FRANKLIN PROJECT NUMBER



LANDSCAPE ARCHITECT:
Greaham, Smith and Partners
511 Union Street, Suite 1400
Nashville, TN 37219
Contact: Terry Mulvaney
Phone: 615-770-9674
Email: Terry_Mulvaney@gspnet.com

ENGINEER:
Greaham, Smith and Partners
511 Union Street, Suite 1400
Nashville, TN 37219
Contact: Rob Whitson
Phone: 615-770-8312
Email: Rob_Whitson@gspnet.com

LAND OWNER:
McGowan Family Limited Partnership
(David McGowan, II, Roxann Marie McGowan,
Britney Marie McGowan, & David McGowan, III)
6901 Lenox Village Drive, #107
Nashville, TN 37211
Contact: David McGowan II
Phone: 615-333-9000
Email: david.mcgowan@regenthomes-tn.com

SHEET INDEX
C0.1 COVER SHEET
C1.0 EXISTING CONDITIONS PLAN
C2.0 DEVELOPMENT PLAN



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- Jacksonville
- Knoxville
- Louisville
- Memphis
- Nashville
- Richmond
- Tampa

**GRESHAM
SMITH AND
PARTNERS**
LANDSCAPE ARCHITECTS
1488 N. W. 11TH AVENUE
SUITE 100
MIAMI, FL 33136
305.755.8188

**THE COTTAGES ON
CUMMINS STREET**
411 CUMMINS STREET
FRANKLIN, TENNESSEE
BUILDER: RECENT HOMES



No.	Date	Revised
1	12/11/16	FOR COMMENTS
2	12/11/16	FOR COMMENTS
3	12/11/16	FOR COMMENTS
4	12/11/16	FOR COMMENTS
5	12/11/16	FOR COMMENTS
6	12/11/16	FOR COMMENTS
7	12/11/16	FOR COMMENTS
8	12/11/16	FOR COMMENTS
9	12/11/16	FOR COMMENTS
10	12/11/16	FOR COMMENTS

**EXISTING CONDITIONS
PLAN**

C1.0
COP PROJECT / 100%
DATE: APRIL 8, 2016

EXISTING SITE DATA

ADDRESS: 411 Cummins Street, Franklin, Tennessee

WATER UTILITY DISTRICT: City of Franklin Water & Sewer

ZONING: R-4 (Franklin Core Residential District)

DEVELOPMENT STANDARDS DESIGNATION: Traditional (CPOD-7)

ADDITIONAL DESIGNATIONS: Historic Overlay District (HOD)

APPROXIMATE ACREAGE: 0.235 A.C. (25%)

OWNER: Recent Homes LLC

PREPARED BY: Gresham Smith & Partners

DATE: 12/11/16

SCALE: As Shown

NOTES: The information on this site data is for informational purposes only and is not intended to be used as a basis for any legal action.

REVISIONS: None

APPROVED: Terry M. Williams, P.E.

DATE: 12/11/16

PROJECT: The Cottages on Cummins Street

CLIENT: Recent Homes LLC

LOCATION: 411 Cummins Street, Franklin, Tennessee

DATE: 12/11/16

SCALE: As Shown

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REVISIONS: None

APPROVED: Terry M. Williams, P.E.

DATE: 12/11/16



AERIAL IMAGE, TOPO, & PARCELS
FRANKLIN COUNTY, TN



**DESIGN STANDARDS
MAP**
CITY OF FRANKLIN, TN
NOT TO SCALE



ZONING OVERLAY MAP
CITY OF FRANKLIN, TN
NOT TO SCALE



ZONING MAP
CITY OF FRANKLIN, TN
NOT TO SCALE



LAND USE MAP
CITY OF FRANKLIN, TN
NOT TO SCALE

- 100' BUFFER OF INTEREST (TYP.)
- SITE: PROPOSED R4 (TYP.)
- R-4 RESIDENTIAL DISTRICT
- R-4A RESIDENTIAL CORE
- R-4B RESIDENTIAL VARIETY
- R-4C CENTRAL COMMERCIAL DISTRICT
- R-4D OFFICE RESIDENTIAL DISTRICT
- VACANT
- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- R-3 SMALL FAMILY RESIDENTIAL
- CO-1 OFFICE
- CO-2 OFFICE
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- CO-100 OFFICE

LEGEND

STORMWATER MANAGEMENT PLANS

FOR CUMMINS STREET SUBDIVISION 411 CUMMINS ST, 906 EVANS ST & 908 EVANS ST FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUED JUNE 4, 2013

REVISED JULY 3, 2013



VICINITY MAP

NOT TO SCALE

SHEET INDEX

- COVER SHEET
- C0.1 STORMWATER MANAGEMENT NOTES
- C0.2 STORMWATER MANAGEMENT PLAN
- C0.3 STORMWATER MANAGEMENT DETAILS

DEVELOPER

REGENT HOMES
6801 LENOX VILLAGE DRIVE, #107
NASHVILLE, TN 37211
CONTACT: DAVID MCGOWAN
PHONE: 615-333-9000
EMAIL: DAVID.MCGOWAN@REGENTHOMES-TN.COM

ENGINEER

GRESHAM, SMITH AND PARTNERS
571 UNION STREET, SUITE 1400
NASHVILLE, TN 37219
CONTACT: ROB WHITSON
PHONE: 615-770-8912
EMAIL: ROB.WHITSON@GSPNET.COM



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SMITH AND
PARTNERS
1400 UNION STREET, SUITE 1400
NASHVILLE, TN 37219
WWW.GSPNET.COM

STORMWATER MANAGEMENT PLANS
CUMMINS STREET

BILL DER
REGENT HOMES
1301 LENOX VILLAGE DRIVE, #107
NASHVILLE, TN 37211
PHONE: (615) 333-9000



NO.	DATE	REVISION

COVER SHEET

C0.1

STORMWATER
MANAGEMENT
PLANS



G & P
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GREEN AND SKIFFS AND PARTNERS
1405 AVENUE 2000, SUITE 100
DALLAS, TEXAS 75241
TEL: 214.774.1300
WWW.GSPNET.COM

STORMWATER MANAGEMENT PLANS
CUMMINS STREET
BUILDER:
3201 LENOX VILLAGE DRIVE, #107
DALLAS, TEXAS 75241
PHONE: (972) 353-9000



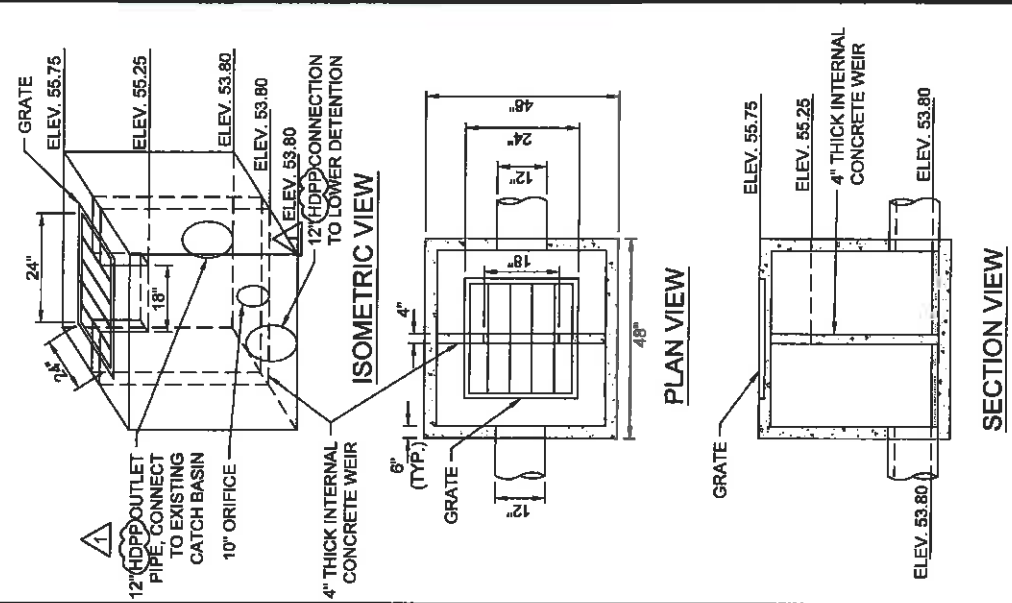
DATE	DESCRIPTION

SITE DETAILS

C4.0
PROJECT: CUMMINS STREET
SHEET: C4.0

NOTES:

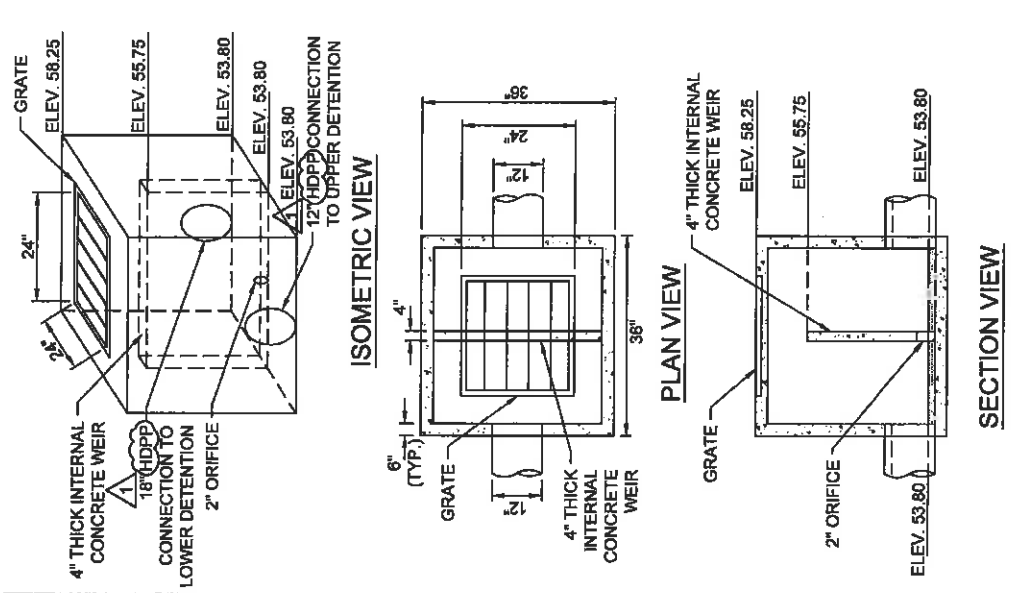
- CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
- PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.



1 LOWER DETENTION OUTLET STRUCTURE
N.T.S.

NOTES:

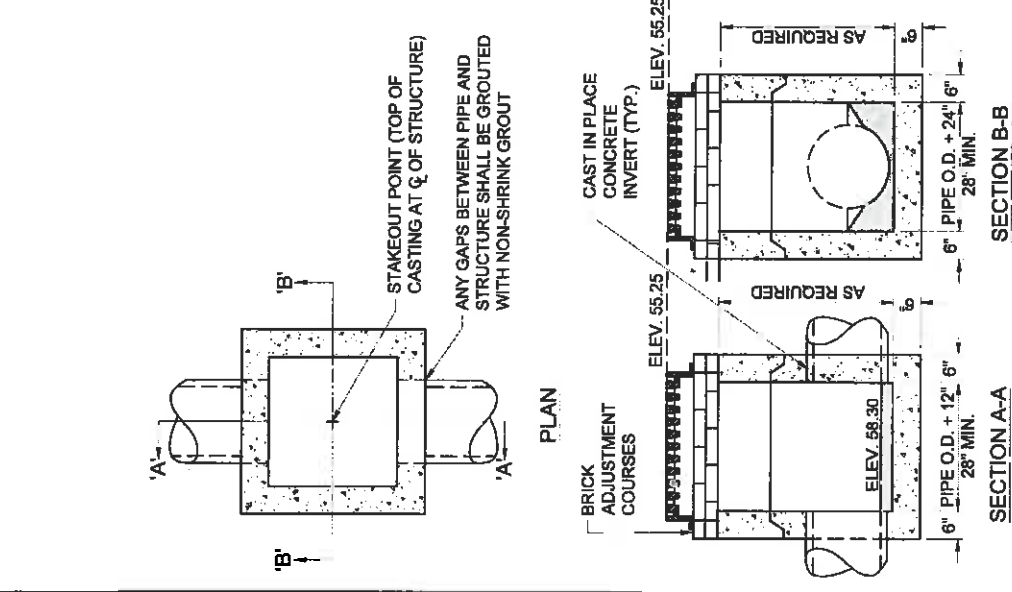
- CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
- PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.



2 UPPER DETENTION OUTLET STRUCTURE
N.T.S.

NOTES:

- CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
- PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.
- CASTING EQUAL OF JOHN BOUCHARD 4310 OR NEEHAH R-3 339-A.



3 PRECAST AREA INLET
N.T.S.