



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #14  
WRKS  
11/12/13

## MEMORANDUM

---

November 5, 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 2013-69, a resolution to approve the development plan for The Cool Springs Galleria PUD Subdivision on ±86.52 acres for the property located at 1800 Galleria Boulevard

### **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 Cool Springs Galleria PUD Subdivision on ±86.52 acres for the property located at 1800 Galleria Boulevard.

### **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 for approval unanimously (7-0) by the Planning Commission at the October 24, 2013 FMPC meeting.

### **Financial Impact**

This project will increase tax revenue.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the resolution is recommended.



HISTORIC  
FRANKLIN  
TENNESSEE

## MEMORANDUM

---

November 5, 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 2013-69, a resolution to approve the development plan for The Cool Springs Galleria PUD Subdivision on ±86.52 acres for the property located at 1800 Galleria Boulevard

### **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 Cool Springs Galleria PUD Subdivision on ±86.52 acres for the property located at 1800 Galleria Boulevard.

### **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 for approval unanimously (7-0) by the Planning Commission at the October 24, 2013 FMPC meeting.

### **Financial Impact**

This project will increase tax revenue.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the resolution is recommended.

**RESOLUTION 2013-69**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE COOL SPRINGS GALLERIA PUD SUBDIVISION, LOCATED AT 1800 GALLERIA BOULEVARD, 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
053---11700	±43.35
053---13900	±12.09
053---11704	±9.23
053---11703	±11.76
R.O.W./Buffers	±10.09
<b>TOTAL</b>	<b>±86.52</b>

## PROPERTY DESCRIPTION:

### **LOT 7**

BEING A PARCEL OF LAND LYING IN THE EIGHT CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. SAID PARCEL BEING LOT 7 AS SHOWN ON THE PLAT ENTITLED "GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION EIGHT", OF RECORD IN PLAT BOOK 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION;

### **LOT 71**

BEING A PARCEL OF LAND LYING IN THE EIGHT CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. SAID PARCEL BEING LOT 71 AS SHOWN ON THE PLAT ENTITLED "GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 1", OF RECORD IN PLAT BOOK 14, PAGE 134, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION;

### **LOT 72**

BEING A PARCEL OF LAND LYING IN THE EIGHT CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. SAID PARCEL BEING LOT 72 AS SHOWN ON THE PLAT ENTITLED "GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 1", OF RECORD IN PLAT BOOK 14, PAGE 134, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION;

### **LOT 73**

BEING A PARCEL OF LAND LYING IN THE EIGHT CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE. SAID PARCEL BEING LOT 73 AS SHOWN ON THE PLAT ENTITLED "GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION EIGHT", OF RECORD IN PLAT BOOK 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION;

2. That the overall entitlements for the Cool Springs Galleria PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Cool Springs Galleria PUD Subdivision (Overall)</b>
Base Zone	General Commercial (GC)
Character Area Overlay	McEwen Character Area Overlay District #4
Other Zoning Overlays	N/A
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	1,576,883 total square feet
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 22,124 square feet Informal: Not required Total: 22,124 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**

CONCEPTUAL PROJECT WORKSHOP:	<u>9/26/13</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>9/3/13</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>10/24/13</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Cool Springs Galleria PUD Subdivision, development plan, revision 1 (The District)

**LOCATION:** 1800 Galleria Boulevard

**PROJECT DESCRIPTION:** Buildings totaling 73,700 additional square feet on 86.52 acres

**APPLICANT:** Caleb Thorne, Ragan Smith

**OWNER:** Ken Wittler, CBL Properties

**PROJECT STAFF:** Emily Hunter

**TYPE OF REVIEW:** Development Plan

**RECOMMENDATION:** Favorable Recommendation to BOMA

---

<b>PROJECT INFORMATION</b>	
<b>Existing Land Use</b>	Commercial
<b>Proposed Land Use</b>	Commercial
<b>Existing Zoning</b>	GC
<b>Proposed Zoning</b>	N/A
<b>Acreage</b>	86.52
<b>Proposed Number of Lots</b>	N/A
<b>Proposed Dwelling Units</b>	N/A
<b>Proposed Nonresidential Square Footage</b>	73,700 additional square feet for a total of 1,576,883 square feet (1,503,183 square feet existing)
<b>Proposed Open Space</b>	<i>Formal Open Space: 22,124 square feet Informal Open Space: N/A Total Open Space: 22,124 square feet</i>
<b>Physical Characteristics</b>	Existing site
<b>Development Standard</b>	Conventional
<b>Character Area Overlay</b>	MECO-4
<b>Other Applicable Overlays</b>	N/A
<b>Water Utility District</b>	Mallory Valley
<b>Proposed Building Height</b>	35'
<b>Minimum Landscape Surface Ratio</b>	0.149 (not to fall below existing LSR)
<b>Trip Generation</b>	Addition of 814 trips per day Addition of 27 trips per day-AM Peak Hour) Addition of 23 trips per day-PM Peak Hour)

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	GC
<i>South</i>	Commercial	GC
<i>East</i>	R.O.W.	I-65
<i>West</i>	Commercial/Office	GC/County Zoning

LAND USE PLAN RECOMMENDATIONS
<p>The McEwen Character Area will continue to be the major economic driver for the City of Franklin. However, economically productive development will respect the residential neighborhoods. High-quality design and people-friendly environments will be encouraged through heightened standards and site design to reinforce the small-town appeal of Franklin.</p> <p>Special Area 4</p> <ol style="list-style-type: none"> <li>1. A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended, either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses).</li> <li>2. Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the interstate.</li> <li>3. Local Retail may be located as a transitional land use between the Regional Retail and surrounding residential neighborhoods.</li> <li>4. Attached Residential is also appropriate as a transition to residential uses to the east.</li> <li>5. All —big box retail shall be located west of I-65.</li> </ol>

**PROJECT BACKGROUND:** This is a revision to the existing approved PUD for Cool Springs Galleria. The proposed development plan revision includes additional square footage to the existing mall site.

### PROJECT REVIEW

**STAFF RECOMMENDATION:** Favorable Recommendation to BOMA;

**COMMENTS:** A project consideration has been added to this project regarding a contribution toward the Adaptive Traffic Control System project in the Cool Springs area. This issue will be revisited with future site plan submittals.

*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." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

## **\*PROJECT CONSIDERATIONS:**

1. The applicant is taking under consideration an Engineering suggestion for the developer to contribute toward the Adaptive Traffic Control System project that will optimize Cool Springs area signal timings in accordance with the TIS recommendation. Applicant has been asked to contribute \$160,000 (20% of estimated project cost) at the site plan stage. Funding for the project has been approved by the U.S. DOT through the Metropolitan Planning Organization. The developer's contribution can provide the needed local funding match.

**\* 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# 2872

## CONDITIONS OF APPROVAL:

### Engineering

#### General Comments

##### 1. Sidewalks

- At all uncontrolled crosswalks, install signs W11-2 with supplemental panels W16-7P.

##### 2. Traffic/Transportation

- Engineering recommends all-way stop control at south perimeter road & South Springs intersection (serves less volume than north perimeter road & Galleria Blvd. intersection which has all-way stop). Please prepare a TIS Addendum addressing this issue and update the plans accordingly.

#### 13.9.9 PUD Development Plan Submittal.pdf

##### 3. Easements

- The P.U.D.E. has been shown but the sanitary sewer line is deeper than 20' so it must have a 30' easement. Per Water Management Department

##### 4. Storm water

- As discussed with the applicant on 10/3/13, water quality requirements for both Phase 1 and Phase 2 will be met within the overall development but will not be included in the project area for this development plan.

The applicant shall add a note to the plans stating that the water quality requirements for both Phase 1 and Phase 2 will be met, the type of proposed water quality, and the approximate location.

### Fire

#### 2013\_10.03 Resubmittal PUD The District.pdf

##### 5. Fire Lane

- For Site Plan Submittal (Project Consideration)

Please provide a Fire Lane Marking Plan with Site Plan Submittal.

Based on the apparatus autoturn exhibit provided in the Development Plan, multiple Fire Lane points are needed to prevent vehicles from parking adjacent to/along a travel path which would impede traffic flow and obstruct emergency vehicles.

The applicant may wish to submit a draft version via email to [fireprevention@franklintn.gov](mailto:fireprevention@franklintn.gov) or contact the fire department for a meeting prior to site plan submittal.

### Planning

#### 13.9.9 PUD Development Plan Submittal.pdf

##### 6. Building info

- On Sheet C1.0, applicant shall label the building footprint with the existing/approved total square footage (total square footage including the Phase 1 renovation that is making its way through FMPC). This is a previous comment that was not fully addressed with the resubmittal.

##### 7. Legal Description

- Applicant shall fill in the property description on the Existing Conditions sheet. This is a new comment that was not noticed with the initial submittal.

#### 2013,10.03 Resubmittal PUD The District.pdf

#### 8. Addressing

- Applicant shall contact Lori Jarosz at [lori.jarosz@franklintn.gov](mailto:lori.jarosz@franklintn.gov) to receive addresses.

#### Zoning

#### General Comments

#### 9. Seasonal Sales

- Seasonal sales are permitted for 30 days per calendar year per parcel. If the sale of goods in this area is desired for more than 30 days per year, more permanent facilities shall be built to house the various yearly sales.