



HISTORIC
FRANKLIN
TENNESSEE

ITEM #13
WRKS
11/12/13

MEMORANDUM

November 5, 2013

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *Eric*
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Resolution 2013-64, a resolution to approve the development plan for the Andover PUD Subdivision on $\pm$ 1.57 acres for the property located at 1126 Liberty Pike

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 Andover PUD Subdivision on $\pm$ 1.57 acres for the property located at 1126 Liberty 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 for approval (5-2, with 1 person recused) by the Planning Commission at the October 24, 2013 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the resolution is recommended.

RESOLUTION 2013-64

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ANDOVER PARK PUD SUBDIVISION, LOCATED AT 1126 LIBERTY 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
062N---A02500	±1.57
TOTAL	±1.57

Legal Descriptions:

Beginning at a iron pin on the northern ROW of Liberty Pike

1. Then N 15°16'35"E 239.15 USF to an iron pin
2. Then S 89°20'50"E for 218.39 USF to an iron pin
3. Then S 10°35'09"W for 353.43 USF to an iron pin
4. Then S 10°35'09"W for 10.45 USF to a point
5. Then following the ROW of Liberty pike with a delta of 05°57'30", R 1861.71', tangent 96.89, Length 193.61, Chord 193.52 Bearing N59°34'03"W to a point
6. Then N56°35'20"W to point of beginning

Containing 1.57 Acres +/- according to the survey of Scott Cherry and is lot 99 of Andover Subdivision Section one. Civil District 8 of Williamson County, TN of Book NO. 24 PG 109, # 219270

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

Entitlements	Andover Park PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	McEwen Character Area Overlay District #3
Other Zoning Overlays	N/A
Number of Dwelling Units	5
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: Not required Informal: Not required Total: Not required

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: 2/28/12

REQUIRED NEIGHBORHOOD MEETING: 3/27/13

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

BOMA PASSED/PUBLIC HEARING HELD: _____

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Andover Park PUD Subdivision, development plan

LOCATION: 1126 Liberty Pike

PROJECT DESCRIPTION: 5 Single-family residential units on 1.57 acres

APPLICANT: Bob Haemmerlein

OWNER: Jimmy Franks, Old South Construction of TN, 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	RX
Proposed Zoning	N/A
Acreage	1.57
Proposed Number of Lots	7 (5 residential; 2 open space)
Proposed Dwelling Units	5
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: Not required</i> <i>Informal Open Space: Not required</i> <i>Total Open Space: Not required</i>
Physical Characteristics	One home is currently located on this lot; Ralston Creek passes through the northern portion of the lot.
Development Standard	Conventional
Character Area Overlay	MECO-3
Other Applicable Overlays	N/A
Water Utility District	Mallory Valley
Proposed Building Height	28'
Minimum Landscape Surface Ratio	0.10
Trip Generation	Not required

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

LAND USE PLAN RECOMMENDATIONS
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. Special Area 3 1. This area is largely built out with little change expected.

PROJECT BACKGROUND: This development plan proposes demolition of an existing single family residence and the addition of 5 new detached residential units on the 1.57 acre site.

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable Recommendation to BOMA;

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." 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. 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:

BNS

Andover Submittal Set.pdf

1. Garages

- Note 3 on sheet 6 states that front loaded garage doors will be a minimum of 10' behind the front facade of the residence in accordance with ZO requirements. In addition to this standard relative to the front facade of the house, section 5.3.5 of the ZO also requires that street-facing garages shall be a minimum of 22 feet from the sidewalk. This is only the Development Plan stage, but it does not appear that the house on lot 110 meets this standard. At site plan stage, this issue shall be addressed, or the development of Lot 110 may not be feasible.

This comment is in response to a previous Engineering comment.

Engineering

General Comments

2. Parking

- The previous comment "The on street parking spaces require a minimum length of 22 feet and a minimum width of 8 feet. Provide parking spaces that meet or exceed the minimum requirements. Relocate the driveway locations as necessary. The parking spaces are not drawn at the proper width. The parking spaces indicated on the driveways are not the proper size to park nominally sized vehicles. A single parking space adjacent to a wall or landscape area must be 20 feet long and 10 feet wide. Parking on sidewalks will not be permitted. A parking space in front of a garage door must provide adequate space to stop the vehicle short of the door" was not completely addressed. The minimum distance from the back of the sidewalk to the garage door is 22 feet. The current plan indicates a vehicle parked in front of the garage of lot 107 will be permitted to also be parked on lot 106. No vehicle will be permitted to park on an adjacent lot.

This issue shall be addressed with the site plan submittal. Parking that does not comply with Zoning Ordinance requirements will not be permitted. A revision to the number of developable lots may result.

3. ROW

- The original comment "Provide the location of the street right-of-way on the site development plan and the autoturn detail. Provide the inner right-of-way line. Provide the turning movement of the emergency vehicle turning off and onto Liberty Pike on the autoturn detail" was not completely addressed. The street label states that the right-of-way is 35 feet. Remove the indication that the street right-of-way is all 35 feet.

4. Easements

- The previous comment "Provide the location of the ingress/egress access easements on the shared driveways. Provide a note that clarifies parking will not be permitted in the ingress/egress access easements" was not completely addressed. The access easements must provide all of the area needed for the vehicles to cross the adjacent properties. No vehicular parking will be permitted in the access easements. Provide an area that is 22 feet long in front of the garage doors and outside of the access easements for parking.

This issue shall be addressed with the site plan submittal. Parking that does not comply with Zoning Ordinance requirements will not be permitted. A revision to the number of developable lots may result.

5. Water

- The previous comment "Provide the location of the water line and water services on the utility sheet" was not completely addressed. Provide the location of the sewer service for lot 108. Provide at least 10 feet of horizontal separation between all water services and the sewer manhole.

6. drainage

- The previous comment "Provide an accurate account of the area for bioretention. Bioretention must not be located within the drip line of a tree that is located along the property line" was not completely addressed. The area of the bioretention must include only the relatively flat depressed area that will provide bioretention. The area that will be backfilled with stone adjacent to the curb and the graded slopes at the perimeter of the bioretention area do not provide bioretention.

7. Streets

- The previous comment "Provide the width of the proposed street right-of-way at 7 equally spaced locations" was not completely addressed. Remove all indications on the plans that the right-of-way is not a varying width.

8. ROW

- Update Local Street width call-out to the variable range, i.e. 35'-47'.

PUD Development Plan Resubmittal 9.5.2013.pdf

9. Easements

- As originally stated on 7/12, "Bioretention cannot be located in a utility district's exclusive easement". At site plan submittal, the applicant shall comply with this comment. Additionally, the applicant shall correctly label the area of the bioretention so that it matches the actual area.

Planning

Andover Park PUD Development Plan - submittal 001.pdf

10. Addressing

- Street name shall be approved and shown with the development plan. Applicant shall contact Lori Jarosz in Planning for approval of street name. This comment was not fully addressed with the previous submittals.

11. Site Diagram

- Open space required counts shall be corrected on Sheet 4. Informal and formal open space are not required for this PUD since it is only 5 lots. This comment was made during a previous review, as well.