

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Rizer Point PUD Subdivision, development plan, revision 2

LOCATION: North of Del Rio Pike, west of Wedgewood Place subdivision

PROJECT DESCRIPTION: Development plan revision for 95 residential units and 6 open space lots on 35.94 acres

APPLICANT: Greg Gamble, Gamble Design Collaborative
(615) 224-8378, greggamble209@gmail.com

OWNER: 1. John and Ronald Voss (Attn: Jimmy Pilkerton)
jpilkerton@pilkertonrealestate.com
2. Owen Reese
oreese2@aol.com

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Agricultural, residential
Proposed Land Use	Residential (mixed detached and attached)
Existing Zoning	RX Residential variety
Proposed Zoning	N/A
Acreage	35.94 acres
Proposed Number of Lots	101 lots (95 residential and 6 open space)
Proposed Dwelling Units	95 dwelling units (71 detached and 24 attached)
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 2.08 acres Informal Open Space: 11.70 acres Total Open Space: 13.78 acres</i>
Physical Characteristics	Gently rolling agricultural land bounded by the Harpeth River on the north and the historic Rizer House on the east
Development Standard	Conventional
Character Area Overlay	WHCO-2 West Harpeth Character Area Overlay
Other Applicable Overlays	FFO

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>	Vacant	AG
<i>South</i>	Civic/Institutional	CI
<i>East</i>	Residential	R-3
<i>West</i>	Agricultural	AG

LAND USE PLAN RECOMMENDATIONS
<p>Special Area 2</p> <ol style="list-style-type: none"> 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: The development plan (COF# 2423) for this project was considered by the FMPC at its May 24, 2013, meeting and was subsequently reviewed and approved by the BOMA. With this revision, the applicant seeks the FMPC's approval to reduce the widths of 55-foot and 65-foot lots by three feet to 52 feet and 62 feet, respectively.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

See attached pages for a list of staff recommended conditions of approval.

2

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:

Planning

General Comments

1. Previous plans and plats

- Applicant shall revise any previously-approved site plans and plats affected by the change in typical lot widths. Revised plans and plats shall be submitted to the Planning Department for full review following the FMPC/Administrative calendar.

Stormwater

General Comments

2. Stream Buffer

- On sheet C2.0 the stream buffer is still labeled as Zone 2. Applicant shall label as a Zone 1 buffer.

Zoning

General Comments

3. FFO

- The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

4. FFO/FEMA

- The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

RESOLUTION 2014-15

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR
RIZER POINT PUD SUBDIVISION, LOCATED NORTH OF 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 by the Franklin Municipal Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the map-parcel number of the property is as follows:

Map—Parcel	Acres
063—00103	13.80
063—00300	19.25
063—00302	2.89
TOTAL	35.94

2. That the overall entitlements for the Rizer Point PUD Subdivision are as follows:

5

Entitlements	Franklin Christian Academy PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	West Harpeth Character Area Overlay #2
Other Zoning Overlays	FFO
Number of Dwelling Units	95
Amount of Nonresidential Square Footage	N/A
Connectivity Index	1.55
Development Standard	Conventional
Open Space Requirements	Formal: 1.79 acres Informal: N/A Total: 3.59 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 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 and Sustainability Department.

4. That this Resolution shall take effect from and after its passage, 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

PLANNING COMMISSION APPROVAL: _____

6