

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Franklin Christian Academy PUD Subdivision, development plan, revision 1

LOCATION: Along southern side of Old Charlotte Pike, northern side of New Highway 96, eastern side of proposed Mack Hatcher Parkway, and west of Carlisle Lane

PROJECT DESCRIPTION: Development plan revision for 6 civic/institutional structures on 27.21 acres

APPLICANT: Allen Jones, Ragan Smith Associates
(615) 490-9400, ajones@ragansmith.com

OWNER: Franklin Christian Academy (Attn: Hugh Harris)
(615) 599-9229, hharris@franklinchristianacademy.org

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	School and assisted living
Existing Zoning	CI Civic and institutional
Proposed Zoning	N/A
Acreage	27.21 acres
Proposed Number of Lots	2 lots
Proposed Dwelling Units	125 beds across 2 facilities
Proposed Nonresidential Square Footage	167,382 square feet
Proposed Open Space	<i>Formal Open Space: 1.36 acres Informal Open Space: N/A Total Open Space: 1.36 acres</i>
Physical Characteristics	Wooded with steep terrain on northeastern edge of property; remainder of northern lot and entirety of southern lot are defined by treerows and gentler slopes
Development Standard	Conventional

Character Area Overlay	WHCO-2 West Harpeth Character Area Overlay
Other Applicable Overlays	HHO
Water Utility District	City of Franklin
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.40

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant	ER
<i>South</i>	Vacant	ML
<i>East</i>	Residential	ER
<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 Franklin Christian Academy PUD Subdivision development plan (COF# 2620) was considered by the FMPC at its January 24, 2013, meeting and was subsequently reviewed and approved by the BOMA. The approved development plan included a school on the northern half of the site and a church on the southern half. A site plan (COF# 2697) and final plat (COF# 2696) for the northern (school) half of the property were subsequently approved.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

2

COMMENTS:

The applicant requests a modification of the design standards set forth in Section 5.3.6(7)(a)(i) of the Zoning Ordinance. That subsection requires the following: "Building facades of buildings three stories or less facing an arterial street, Mack Hatcher Parkway, and Interstate 65 shall include brick, stone (real or faux), marble, or scored precast concrete for a minimum of 75 percent of the net façade area."

The applicant's request follows:

DESIGN MODIFICATION REQUEST

The design team would like to seek a modification of design standard 5.3.6(7)(i) from the FMPC per the provisions of section 5.3.11. The required design standard states that masonry must occupy a minimum of 75 percent of both the southern and western facades since they face an arterial road and the proposed Mack Hatcher Extension. The design team would like a reduction from 75% masonry to 46% masonry.

- The requested reduction is no less conforming than what was approved for Franklin Christian Academy
- The western facade is approx. 320 ft from the travel way of the future Mack Hatcher Extension. Due to this large distance, the facade's visibility will be greatly reduced once landscaping is installed and the existing TVA transmission lines and poles. The facade being presented follows the craftsman style with residential textures and shapes familiar to Franklin. These include the use of manufactured stone and clap board with sloped shingled roofs to give and maintain a residential character that is within the City of Franklin. This look will help provide a transitional design between commercial and residential areas.
- The southern facade is approx. 250 ft from the property line. Due to this large distance, the facade's visibility will be greatly reduced once landscaping is installed.
- The design modification as requested will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
- The conditions upon which this request is based are unique to the design intent for the development and are only applicable to this property and its future phases.

The applicant made a similar request for the school facility when the FMPC reviewed the school site plan at the April 25, 2013, FMPC meeting. At that time, the FMPC granted the applicant's request.

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:

Engineering

General Comments

1. Drainage

The previous comment "All stormwater that flows from impervious areas must be channelled to detention and pass through the required water quality treatment facilities." was not addressed. Remove the grading from the grading and drainage plans that show stormwater will flow off site prior to detention.

2. Water

- The previous comment "In order to provide adequate emergency water flow the water line must be extended to Old Charlotte Pike." was not completely addressed. Provide the location of water line and reclaim line in Old Charlotte Pike and show the connections to those lines. Provide the location of the reclaim line to the proposed development site.

3. Infrastructure Coordination

- Update the MHP & SR 96 intersection to the latest signalized intersection proposal, as uploaded into IDT. The roundbout proposal has been withdrawn. This is a new issue based on the current submittal.

Planning

General Comments

4. Modification of design standards request

- Applicant has requested modification of design standards. Should the modification be denied by the FMPC, the applicant shall revise elevations to comply with all building material standards set forth in the Zoning Ordinance.

5. Setbacks

- Applicant shall revise setback information to include internal setbacks for the memory care lot/structure.

(This is a new condition. Staff realized that the memory care structure was situated within the listed setbacks.)

Planning (Landscape)

General Comments

6. Tree removal

- At site plan, all specimen trees that are removed outside of the Tree Preservation area shall be shown and their replacement provided at 2:1.

RESOLUTION 2014-14

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FRANKLIN CHRISTIAN ACADEMY PUD SUBDIVISION, LOCATED ALONG OLD CHARLOTTE PIKE AND NEW HIGHWAY 96, 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 legal description of the property is as follows:

Map--Parcel	Acres
064---19.08	±13.7
064---19.00	±13.5
TOTAL	±27.2

6

Parcel 19.08:

BEING A CERTAIN PARCEL OF LAND LYING IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE. SAID PARCEL IS LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF OLD CHARLOTTE PIKE AND PROPOSED MACK HATCHER MEMORIAL PARKWAY OF RECORD IN DEED BOOK 5159, PAGE 113, AND DEED BOOK 5335, PAGE 273, R.O.W.C.T., (REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE), AS SHOWN ON TENNESSEE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, PROJECT NUMBER STP/HPP-397(10), DATED 2009, SHEET NUMBERS 7, 7-G, 8 AND 9, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE AND THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MACK HATCHER MEMORIAL PARKWAY;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE FOR THE NEXT THREE CALLS:

1) NORTH 64 DEGREES 18 MINUTES 38 SECONDS EAST, 185.34 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;

2) NORTH 28 DEGREES 48 MINUTES 23 SECONDS EAST, 39.05 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;

3) NORTH 67 DEGREES 09 MINUTES 25 SECONDS EAST, 525.97 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE NORTHWESTERLY CORNER OF JOSEPH MELZ & SANDRA MELZ OF RECORD IN DEED BOOK 2558, PAGE 951, R.O.W.C.T.; THENCE, WITH SAID MELZ, SOUTH 05 DEGREES 59 MINUTES 30 SECONDS WEST, 963.52 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RLS 1859 AT THE NORTHEASTERLY CORNER OF TOMLINSON FORT, JR. TRUSTEE OF RECORD IN DEED BOOK 4352, PAGE 326, R.O.W.C.T.;

THENCE, WITH SAID FORT, SOUTH 06 DEGREES 03 MINUTES 51 SECONDS WEST, 36.27 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES AT THE NORTHWESTERLY CORNER OF FRANKLIN CHURCH COMMUNITY, INC OF RECORD IN DEED BOOK 5176, PAGE 528, R.O.W.C.T.;

THENCE, WITH SAID FRANKLIN CHURCH, INC, SOUTH 80 DEGREES 06 MINUTES 32 SECONDS WEST, 701.78 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RLS 2287 IN THE EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED MACK HATCHER MEMORIAL PARKWAY IN A WOVEN WIRE FENCE;

THENCE, WITH SAID RIGHT-OF-WAY LINE AND GENERALLY WITH THE WOVEN WIRE FENCE, NORTH 07 DEGREES 01 MINUTES 00 SECONDS EAST, 420.81 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE AND LEAVING SAID FENCE, NORTH 11 DEGREES 01 MINUTES 59 SECONDS EAST, 385.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 596.787 SQUARE FEET OR 13.70 ACRES, MORE OR LESS.

Parcel 19.00:

A tract of land lying in the 9th Civil District of Williamson County, Tennessee, being a portion of the Franklin Freewill Baptist Church, Inc., property, as of record in Book 1899, page 532, Register's Office of Williamson County, Tennessee. Being more particularly described according to a survey prepared by James Terry & Associates, dated 9/10/2007 and revised 7/17/2009 and proceeding as follows:

Beginning at a existing concrete monument lying on the northerly margin of Highway 96 West, said existing concrete monument further described as lying on the southwest corner of the Tomlinson Fort property as of record in Book 1269, page 973, Register's Office of Williamson County, Tennessee; thence running with the said margin of Highway 96 West north 87 degrees, 44 minutes, 39 seconds west a distance of 690.88 feet to a point lying at the southeast corner of the Short Properties as of record in Book 1137, page 603, Register's Office of Williamson County, Tennessee; thence leaving the said margin of Highway 96 west and running with the easterly line of the Short Properties north 07 degrees, 09 minutes, 46 seconds east a distance of 820.32 feet to a point; thence leaving the said line of Short and running with a new line north 80 degrees, 17 minutes, 50 seconds east a distance of 701.46 feet to a point lying on the westerly line of the said Tomlinson Fort property; thence leaving the said new line and running with the said line of Fort south 06 degrees, 09 minutes, 00 seconds west a distance of 964.89 feet to the point of beginning, containing 13.955, more or less, acres.

Being the same property conveyed to Grantor by deed of record in Book 4907, page 86, Register's Office for Williamson County, Tennessee.

2. That the overall entitlements for the Franklin Christian Academy PUD Subdivision are as follows:

Entitlements	Franklin Christian Academy PUD Subdivision (Overall)
Base Zone	Civic and Institutional (CI)
Character Area Overlay	West Harpeth Character Area Overlay #2
Other Zoning Overlays	HHO
Amount of Nonresidential Square Footage (School)	80,000
Amount of Nonresidential Square Footage (Assisted Living / Memory Care)	87,382
Connectivity Index	1.66
Development Standard	Conventional
Open Space Requirements	Formal: 1.36 acres Informal: N/A Total: 1.36 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 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:

12/19/13

PLANNING COMMISSION APPROVAL:
