

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Resolution 2014-55, Nichol Mill Lofts PUD Subdivision,
Development Plan

LOCATION: 427 Nichol Mill Lane

PROJECT DESCRIPTION: 378 attached residential units on 6.19 acres

APPLICANT: Greg Gamble, Gamble Design Collaborative

OWNER: Thomas Sidwell, Nichol Mill Trust

PROJECT STAFF: Emily Hunter

TYPE OF REVIEW: Development Plan

RECOMMENDATION: Favorable recommendation to BOMA

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Attached Residential
Existing Zoning	General Commercial
Proposed Zoning	Specific Development-Residential (SD-R 61.07)
Acreage	6.19
Proposed Number of Lots	1
Proposed Dwelling Units	378
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 1.05 acres Informal Open Space: 0.27 acres Total Open Space: 1.32 acres</i>
Physical Characteristics	Site relatively flat and open. Site slopes gently towards northwestern corner.
Development Standard	Conventional
Character Area Overlay	MECO-4
Other Applicable Overlays	N/A
Water Utility District	Mallory Valley
Proposed Building Height	50'
Minimum Landscape Surface Ratio	.20
Trip Generation	2,402 trips daily (189 AM peak; 226 PM peak)

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Office/Retail	Brentwood
<i>South</i>	Retail	GC
<i>East</i>	Office/Retail	GC
<i>West</i>	Industrial	LI

LAND USE PLAN RECOMMENDATIONS

The McEwen Area is the principal regional commercial area in the UGB. It includes 3,713 acres and nearly 12 million square feet of commercial, office and industrial space. It is also the principal location for Attached Residential, with 3,520 attached units. There are about 1,100 vacant acres that have development potential. Most of this land is in large parcels under limited ownership. This area is clearly the major economic engine for the City.

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.

More specifically, Special Area 4 of the McEwen Character Area is appropriate for a mixture of Attached and Detached Residential and Neighborhood or Local Retail uses either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses). 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.

PROJECT BACKGROUND: This site is one of the few large remaining vacant properties near the Mallory Lane corridor. The properties encompassed by the proposed PUD are currently zoned General Commercial (GC). Nichol Mill Lane was recently realigned to the south side of this site.

During preliminary meetings, it was noted that the medical office building to the east has a parking demand that exceeds the amount of available parking spaces. The Nichol Mill Lofts applicant has considered a shared parking agreement with the adjacent medical office use. A shared parking arrangement has not been agreed upon at this time, and the applicant is proposing a plan with parking that meets the needs of their site only. If a shared parking agreement with the medical office use is desired in the future, the Zoning Ordinance allows for such parking arrangements to be approved administratively, upon review of supporting analyses and documentation.

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable recommendation to BOMA;

COMMENTS:

Staff has worked closely with the applicant to ensure that adequate transitional features are provided with this proposed development plan since the proposed use, mass, height, and scale of the development is not compatible with nearby existing uses and structures.

The plan has been revised during the review process as follows:

1. The building setbacks on each side are within 25% of the average setbacks of existing structures on the same block face. This equates to a 28' setback on the south; a 25' setback on the north; a 53' setback on the east; and a 70' setback on the west.
2. The LSR onsite is 0.26, which is compatible with the required LSR on General Commercial-zoned lots to the east (0.30) and the required LSR on Light Industrial-zoned lots to the west (0.20). Some of the landscape area is provided via internal court yards, however. The LSR on the perimeter of the site is 0.19.
3. The height of the proposed structure is 4 stories (50 feet). The applicant has provided a height study of adjacent structures, which shows that the proposed height is marginally higher than that of the adjacent medical office building and Academy store.
4. Wall offsets, changes in building materials, and general building articulation have been utilized to break up the scale of the building mass.

MODIFICATIONS OF STANDARDS:

MOS1 Building Length

The applicant is requesting a modification of standards to increase the maximum permitted building length from 200 feet to 450 feet. The urban design intent of this PUD requires a longer building façade since the building spans nearly the entire block. With the additional architectural detailing and façade variation that is proposed, the building will have the appearance and feel of multiple building fronts along the street. Staff will carefully review the proposed architecture at site plan stage to ensure that the façade is varied along the street-fronting sides of buildings. Since the modification of this standard

is essential to the design intent of this PUD and since the facades will be well articulated along the streets, staff recommends approval of this modification of standards.

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. At site plan, applicant shall provide a highly developed, detailed plan for the formal open space illustrating how the space performs at the human scale with site amenities, while also serving surface detention and water quality. If the intent of all these items/requirements cannot be met within the area identified on the development plan, a revision to the development plan may be required to reconfigure the open space areas and/or water quality features.

*** 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. Sidewalks

- The previous comment "Provide pedestrian connection by installing sidewalks along Nichol Mill Lane to the pedestrian cross walk at the intersection of Mallory Lane and Nichol Mill Lane" was not properly addressed. Show the sidewalk extending along Nichol Mill to Mallory on the grading plan. The sidewalk must be located the same distance away from the back of the curb as it is on the southern side of the street. Connect to the sidewalk on the northern side of Old Nichol Mill Lane.

2. Easements

- The applicant shall provide a Public Utility, Drainage, and Access Easement for the extents of Old Nichol Mill Lane within their development.

3. Traffic/Transportation

- The applicant shall design and construct all improvements recommended by the Traffic Impact Study including the closure of the median opening on Mallory Lane at Old Nichol Mill Lane.

Fire

Nichol Mill Dev Plan 5.12.14.pdf

4. Access

- The applicant provided an autoturn template with the most recent submission that was reviewed with the following items to address:
 - Provide a backing movement illustration on the eastern side parking lot (adjacent to medical office building). As shown only a forward movement is provided but no indication on clear backing can be determined.
 - Please provide an entrance turn from the west to the east along Nichol Mill making a left turn onto the proposed Old Nichol Mill Lane (rear access drive) as this is the primary direction for the nearest responding fire department.
 - Please include an autoturn path through the front "drop-off" lane at the front of the building. Although this is not a required fire lane, it is necessary to understand apparatus capability and limitations.

Planning

General Comments

5. Development standard

- Applicant shall verify that all informal and formal open space areas are labeled on the site layout sheet. Staff was not able to identify Informal Open Space #3.

6. Final Plat

- Final plat to consolidate lots is required to be approved along with the site plan and recorded prior to issuance of building permits.

7. Zoning

- Applicant shall include SD-R 61.07 on Sheet 7.

8. Parcels

- Applicant shows 2 parcels as part of the PUD but it looks as if there are 4 parcels encompassed in the PUD. Applicant shall confirm that these parcels are listed in the site data chart and identified on the existing conditions sheet. Applicant shall also update the legal description shown on the plan sheet(s).

(Updated owner affidavits referencing each of the four parcels shall be submitted prior to the FMPC meeting.)

Nichol Mill Dev Plan 5.12.14.pdf

9. Addressing

- Applicant shall submit street names for approval. Old Nichol Mill Lane is not approved. The approved street name shall be shown on the Post PC development plan.

10. Existing Conditions

- Applicant shall update the base zoning information for the parcels labeled "Regional Mixed Use" on the existing conditions and site layout sheets. Most of these properties are zoned Light Industrial.

Solid Waste Service

General Comments

11. Solid Waste Containers

- Applicant shall show dumpster placement.

Water/Sewer

General Comments

12. Wastewater

- All sanitary sewer connections shall be kore-n-seal method, connecting to the manholes. This comment has been added due to the sewer service tie in locations being slightly adjusted.

RESOLUTION 2014-55

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR NICHOL MILL LOFTS PUD SUBDIVISION, LOCATED AT 427 NICHOL MILL LANE, 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 _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
053---11732	±2.66
053---11731	±3.26
053---11724	±0.02
053K-B00701	±0.23
TOTAL	±6.19

Being land in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located 243 feet west of the Nichol Mill Lane and Mallory Lane intersection, also being a portion of property conveyed to Allan D. & Candace Revelette, (Map 53 Parcels 117.32 & 117.24) and by deed of record in Deed Book 2908, Page 561, R.O.W.C.; Athena Cool Springs Hospitality, LLC, (Map 53 Parcel 117.31) and by deed of record in Deed Book 4684, Page 432, R.O.W.C.; and K. Thomas Sidwell, Trustee of Nichol Mill Trust, (Map 53K Group B Parcel 7.01) and by deed of record in Deed Book 5875, Page 374, and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Nichol Mill Lane:

THENCE, with said northerly right-of-way line of Nichol Mill Lane the following calls; N 82°32'03"W, 145.00 feet to an iron rod (new);

With a curve to the right an arc distance of 63.35 feet to an iron rod (new), said curve having a central angle of 01°50'13", a radius of 1975.80 feet, a tangent of 31.68 feet, and a chord of

N 76°37'08"W, 74.34 feet to an iron rod (new);

With a curve to the left an arc distance of 86.06 feet to an iron rod (new), said curve having a central angle of 02°26'07", a radius of 2024.77 feet, a tangent of 43.04 feet, and a chord of N 77°50'12"E, 86.06;

With a curve to the left an arc distance of 111.12 feet to an iron rod (new), said curve having a central angle of 03°08'37", a radius of 2025.37 feet, a tangent of 55.57 feet, and a chord of N 80°37'33"W, 111.11;

N 82°11'50"W, 57.89 feet to an iron rod (new);

With a curve to the left an arc distance of 5.33 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 74.82 feet, a tangent of 2.67 feet, and a chord of S 48°55'29"W, 5.33;

N 82°11'21"W, 57.31 feet to an iron rod (new);

With a curve to the left an arc distance of 15.83 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 294.63 feet, a tangent of 7.91 feet, and a chord of N 84°52'39"E, 15.82;

With a curve to the left an arc distance of 46.44 feet to an iron rod (new), said curve having a central angle of 53°24'07", a radius of 49.82 feet, a tangent of 25.06 feet, and a chord of N 56°38'14"E, 44.77;

With a curve to the left an arc distance of 88.12 feet to an iron rod (new), said curve having a central angle of 20°50'57", a radius of 242.15 feet, a tangent of 44.55 feet, and a chord of N 19°30'41"E, 87.63;

N 09°05'04"E, 243.41 feet to an iron rod (new);

With a curve to the right an arc distance of 86.48 feet to an iron rod (new), said curve having a central angle of 32°31'46", a radius of 152.32 feet, a tangent of 44.44 feet, and a chord of N 25°08'42"E, 85.32;

N 10°45'38"E, 44.96 feet to an iron rod (new);

S 81°20'18"E, 42.86 feet to an iron rod (new);

With a curve to the right an arc distance of 88.50 feet to an iron rod (new), said curve having a central angle of 33°17'23", a radius of 152.32 feet, a tangent of 45.54 feet, and a chord of N 82°00'58"E, 87.26;

S 81°20'18"E, 367.73 feet to an iron rod (new);

S 07°27'56"W, 523.20 feet to the point of beginning and being 269,492 square feet or 6.19 acres± more or less.

A portion of this property also being lot numbers 810 and 814 on the final plat of Galleria Complex Subdivision Revision 34 as of record in Plat Book 53, Page 94 in the Register's Office for Williamson County, Tennessee.

2. That the overall entitlements for the Nichol Mill Lofts PUD Subdivision are as follows:

Entitlements	Nichol Mill Lofts PUD Subdivision
Base Zone	Specific Development-Residential (SD-R 61.07)
Character Area Overlay	McEwen Character Area Overlay #4
Other Zoning Overlays	N/A
Number of Dwelling Units	378
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 1.05 acres Informal: 0.27 acres Total: 1.32 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 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 the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

MOS 1: Building Length	Request to increase the maximum building length of any attached residential building from 200 feet to 450 feet. <i>Staff recommended approval.</i>
Approved: _____	
Denied: _____	

5. 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

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

BOMA APPROVAL: _____