




HISTORIC
FRANKLIN
TENNESSEE

ITEM #23
WRKS
08/12/14

MEMORANDUM

July 25, 2014

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
Amy Diaz-Barriga, Principal Planner

SUBJECT: Ordinance 2014-17, an ordinance to zone 61.01 acres Specific Development-Residential (SD-R 2.28) for a portion for the property located at 4101 Clovercroft Road (Tap Root Hills PUD Subdivision).

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a zoning request for a portion of the property located at 4101 Clovercroft Road to Specific Development – Residential District (SD-R 2.28) on 61.01 acres. This zoning would allow the following entitlements for the property: a residential density of 2.28 dwelling units per acre.

Background

Please see attached FMPC Report for the background on this project.

This zoning request was recommended favorably (5-2) by the Planning Commission at the July 24, 2014 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the rezoning is recommended.

ORDINANCE 2014-17

TO BE ENTITLED “AN ORDINANCE TO ZONE 61.01 ACRES SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 2.28) FOR A PORTION OF THE PROPERTY LOCATED AT 4101 CLOVERCROFT ROAD (TAP ROOT HILLS PUD SUBDIVISION).”

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the City of Franklin, Tennessee has reviewed a Plan of Services (POS) and a request for annexation of this property; and

WHEREAS, the proposed SD-R zone would allow for responsible residential development by permitting a maximum residential density based on provision of services and infrastructure.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I: The following described property shall be, and are hereby, zoned Specific Development-Residential (SD-R 2.28):

Being a tract of land lying in Williamson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the southerly line of the property conveyed to Pulte Home Corporation of record in Book 6028, Page 944 at the Register’s Office for Williamson County, Tennessee also being proposed Amelia Park subdivision, to be recorded.

Thence with the southerly line of proposed Amelia Park Subdivision for the following two calls.

1. North 87 deg 37 min 38 sec East, 408.35 feet to an existing iron rod,
2. North 88 deg 02 min 09 sec East, 1557.57 feet to an existing iron rod at a corner common with the property conveyed to the Life Estate of Joan Herbert in Book 3162, Page 516;

Thence along a common line with said Joan Herbert for the following two calls.

1. South 00 degrees 39 minutes 49 sec West, 22.50 feet to an iron rod set,
2. South 89 deg 54 min 40 sec East, 410.40 feet to an existing iron rod on the westerly line of the property conveyed to Herbert Family #1, L.P. of record in Book 1777, Page 605;

Thence with the westerly line of the property conveyed to the above mentioned Herbert Family #1, L.P., South 07 deg 50 min 55 sec West, 147.88 feet to an iron rod set at a corner common with the property conveyed to Leah Anita Van Driest of record in Book 2190, page 229;

Thence with the westerly line of said Leah Anita Ban Driest, South 07 deg 22 min 00 sec West, 387.53 feet to an existing iron rod at a corner common with the property conveyed to Leah Anita Van Driest of record in Book 5589, Page 350;

Thence with the westerly line of Leah Anita Ban Driest of record in Book 5589, Page 350, South 07 deg 24 min 17 sec West, 970.68 feet to an existing iron rod on the northerly line of the property conveyed to John Walker Osborne and Lorene Osborne of record in Book 464, Page 749;

Thence with the northerly line of said John Walker and Lorene Osborne, North 83 deg, 04 min 26 sec West, 106.63 feet to an existing iron rod at a corner common with the Final Plat, Section Five, Watkins Creek Subdivision of record in Plat Book 56, Page 54;

Thence with the northerly line of Watkins Creek Subdivision for the following two calls:

1. North 82 deg 36 min 46 sec West, 445.98 feet to an existing iron rod,
2. North 83 deg 43 min 31 sec West, 867.97 feet to an iron rod set,

Thence with a severance line through the property conveyed to Ingraham Partners, L.P. of record in Book 1477, Page 267 for the following thirteen calls.

1. North 32 deg 11 min 47 sec West, 218.55 feet to an iron rod set,
2. North 49 deg 56 min 12 sec West, 102.08 feet to an iron rod set,
3. North 26 deg 53 min 29 sec West, 88.73 feet to an iron rod set,
4. North 28 deg 13 min 26 sec West, 186.51 feet to an iron rod set,
5. North 24 deg 22 min 29 sec West, 106.75 feet to an iron rod set,
6. North 24 deg 22 min 29 sec West, 92.19 feet to an iron rod set,
7. North 41 deg 46 min 47 sec West, 103.13 feet to an iron rod set,
8. North 30 deg 51 min 44 sec West, 48.17 feet to an iron rod set,
9. With a curve to the left having a radius of 365.50 feet, a curve length of 122.98 feet and a chord bearing and distance of North 00 deg 41 min 32 sec East, 122.40 feet to an iron rod set,
10. South 81 deg 00 min 14 sec West, 78.00 feet to an iron rod set,
11. With a curve to the left having a radius of 387.50 feet, a curve length of 139.37 feet and a chord bearing and distance of North 22 deg 49 min 16 sec West, 138.01 feet to an iron rod set,
12. North 36 deg 42 min 33 sec West, 123.52 feet to an iron rod set,

13. With a curve to the right having a radius of 378.50 feet, a curve length of 166.94 feet and a chord bearing and distance of North 24 deg 04 min 25 sec West, 165.59 feet to the point of beginning; containing 2,657,689 square feet or 61.01 acres more or less.

Zoning Reference Number: 14-02:

Map-Group-Parcel	Acres
Part of 080---04401	±61.01
TOTAL	±61.01

SECTION II: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

7/24/14

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ordinance 2014-17, Tap Root Hills PUD Subdivision, zoning request

LOCATION: 4101 Clovercroft Road

PROJECT DESCRIPTION: Request to zone 61.01 acres to Specific Development-Residential with a residential density of 2.28 units per acre (SD-R 2.28)

APPLICANT: Greg Gamble, Gamble Design Collaborative

OWNER: Ingraham Partners, L.P.

PROJECT STAFF: Amy Diaz-Barriga

TYPE OF REVIEW: Zoning Request

RECOMMENDATION: Favorable recommendation to BOMA

PROJECT INFORMATION	
Existing Land Use	Agricultural
Proposed Land Use	Single Family Residential
Existing Zoning	MGA-1 (Williamson County)
Proposed Zoning	Specific Development-Residential (SD-R 2.28)
Acreage	61.01
Proposed Number of Lots	146
Proposed Dwelling Units	139
Proposed Nonresidential Square Footage	n/a
Proposed Open Space	<i>Formal Open Space: 3.26 acres Informal Open Space: 13.58 acres Total Open Space: 16.84 acres</i>
Physical Characteristics	Property gently slopes along perimeter, with a ridge of steeper slopes in the center of the development running north to south; potential spring/sink hole in southeast corner of development
Development Standard	Conventional
Character Area Overlay	SWCO-2
Other Applicable Overlays	n/a
Water Utility District	Milcrofton

Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.40
Trip Generation	1,398 average daily (109 AM peak, 147 PM peak)

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Residential/Agricultural	RX/MGA-1 (county)
<i>South</i>	Residential/Agricultural	MGA-1 (county)
<i>East</i>	Agricultural	MGA-1 (county)
<i>West</i>	Agricultural	MGA-1 (county)

LAND USE PLAN RECOMMENDATIONS
<p>The Seward Hall Character Area Overlay District is comprised of seven distinct development districts, all of which are predominantly residential in use. The area shall retain a suburban and rural character. The preservation and use of natural features are critical in order to retain its current character. Specifically for Area 2, a mixture of attached and detached residential dwellings are appropriate use types. Smaller lots shall not be located on the exterior of a new development adjacent to, or across the street from, larger lots of an existing development. A well-integrated network of connected open space and parks shall be included in PUDs to add public amenities and to preserve the qualities of the area.</p>

PROJECT BACKGROUND: This rezoning coincides with a request for annexation and Plan of Services. This property is surrounded by county properties which are zoned with a low density of 1 dwelling unit per acre. Properties within this character area have densities that range from 1 du/acre to 2.28 du/acre (see attached map for a geographic depiction of nearby densities). Accordingly, lots are either sized to accommodate the low density of their zoning, or are smaller lots that are included within PUDs to allow for open space. The result is a mix of larger and smaller lots, with larger green spaces sprinkled throughout the character area. This type of suburban development pattern creates a smooth transition between the more dense character areas to the north and west, and the rural areas to the south and east.

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable recommendation to BOMA;

COMMENTS: Planning staff recommends maintaining the existing development pattern of this character area by keeping the

overall densities of larger developments within a range of 2 dwelling units per acre. Controlling density is especially important as you approach the borders of character areas and/or city limits, where the density of the adjacent character areas drops significantly to 1 du/acre. Since this property is on the edge of both the city/county limits and the SWCO-2/SWCO-4 boundary, planning staff advise limiting density for this property to 2 dwelling units per acre or less to provide an overall transition in gross density as you move away from the City's core. Planning staff further recommend that the density for this property should not exceed the existing maximum density of any one development within the character area, which is 2.28 du/acre.

Staff has worked closely with the applicant to lower the density of this proposed development and to provide the necessary transitional features to complement existing development patterns both in the city and in the county.

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

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Rezoning 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. 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.

ORDINANCE 2014-17

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CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

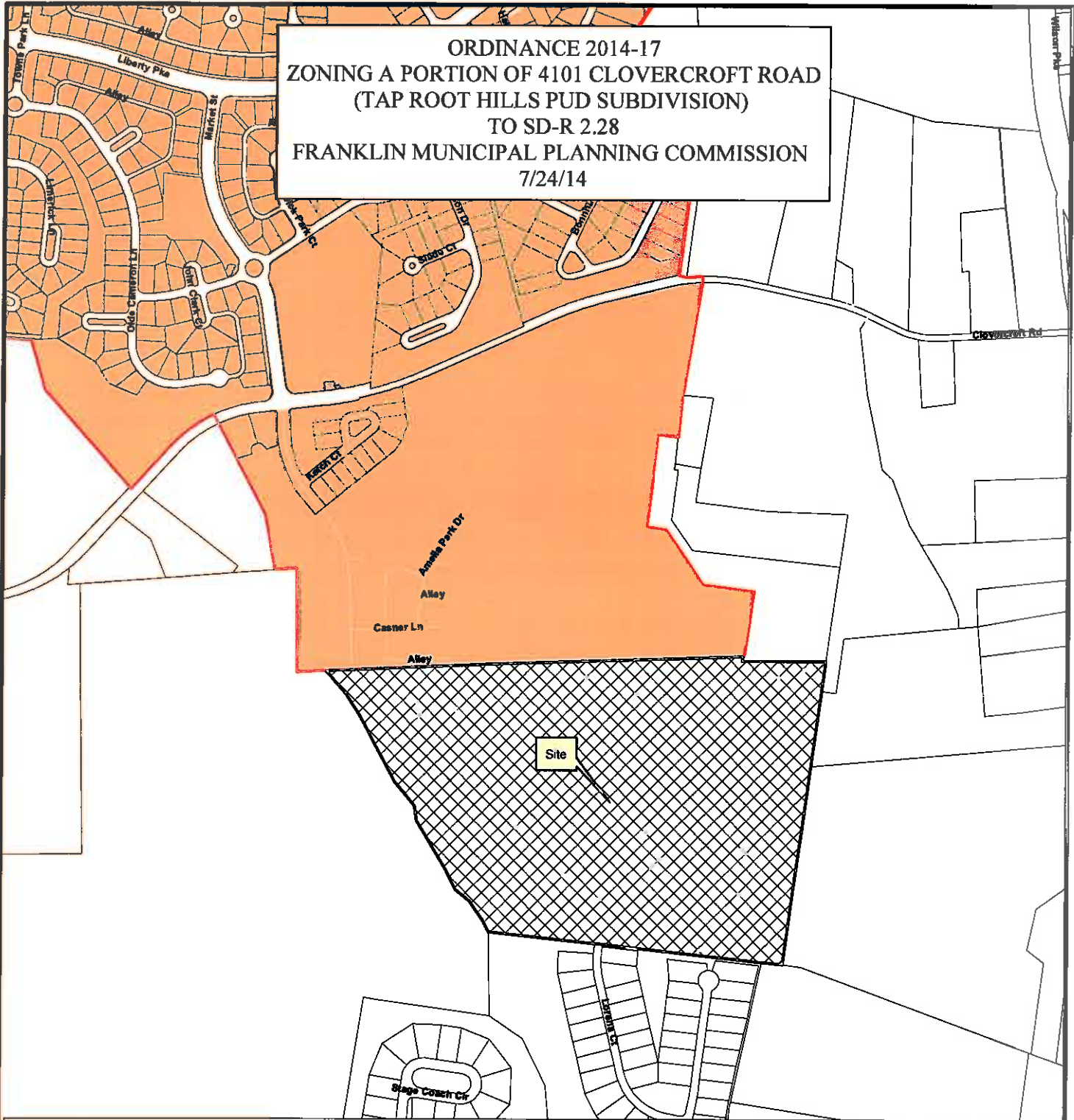
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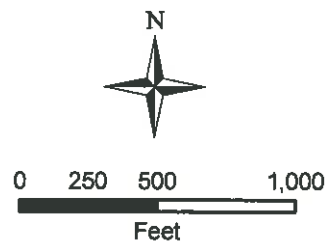
ORDINANCE 2014-17
ZONING A PORTION OF 4101 CLOVERCROFT ROAD
(TAP ROOT HILLS PUD SUBDIVISION)
TO SD-R 2.28
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/24/14



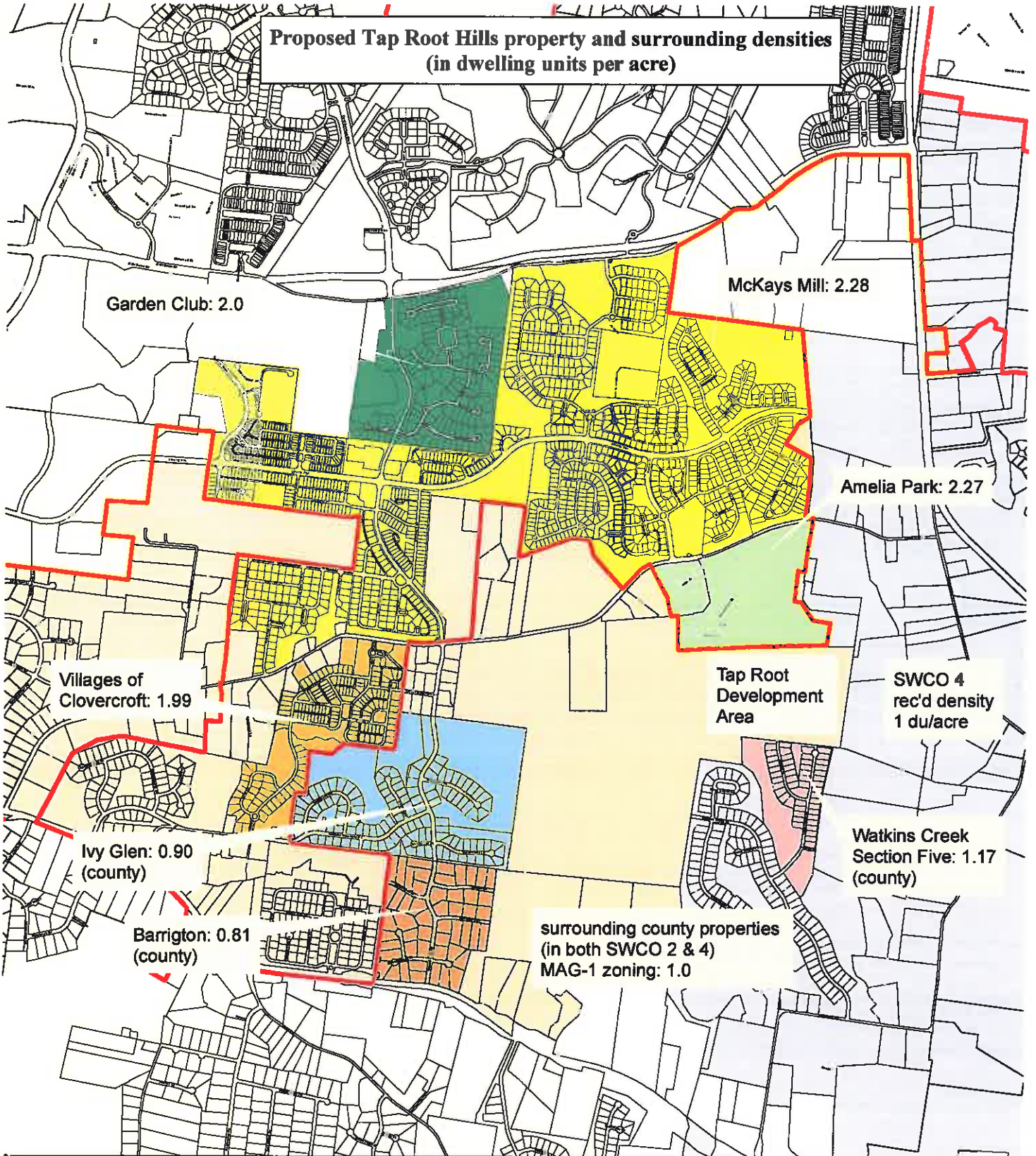
Legend

- | | |
|------------------------------------|-------------------------------------|
| Tap Root Hills PUD | GO General Office District |
| Zoning | CC Central Commercial District |
| AG Agricultural District | NC Neighborhood Commercial District |
| ER Estate Residential | GC General Commercial District |
| R-1 Residential District | MN Neighborhood Mixed-Use District |
| R-2 Residential District | ML Local Mixed-Use District |
| R-3 Residential District | MX Regional Mixed-Use District |
| Historic Core Residential District | LI Light Industrial District |
| RX Residential Variety | HI Heavy Industrial District |
| OR Office Residential District | CI Civic and Institutional District |

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.



**Proposed Tap Root Hills property and surrounding densities
(in dwelling units per acre)**



Legend

- Streets
- Parcels
- Clovercroft
- Ivy Glen
- Amelia Park
- Seward Hall 2
- Limits
- McKays Mill
- Garden Club
- Barrington
- Seward Hall 4

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