



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #21  
WRKS 06/08/2010

# MEMORANDUM

June 3, 2010

**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

**SUBJECT:** Resolution 2010-40, Franklin First Methodist Church Concept Plan

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a Concept Plan for the Franklin First United Methodist Church. (Resolution 2010-40)

**Background**

The Concept Plan for this development proposes a maximum of 200,000 nonresidential square footage for First United Methodist Church of Franklin. Under the *Franklin Zoning Ordinance (FZO)*, this property must be rezoned from ER (Estate Residential) to CI (Civic and Institutional) in order for a church to be located on this site. Therefore, an accompanying Zoning Ordinance Map Amendment is requested by the applicant and is following this Concept Plan through the FMPC and BOMA approval process, as Ordinance 2010-39. The chart below details some of the physical characteristics of the site and the major entitlements proposed by this Concept Plan.

SITE/CONCEPT PLAN INFORMATION	
<b>Existing Land Use</b>	Agriculture
<b>Proposed Land Use</b>	Civic/Institutional
<b>Existing Zoning</b>	ER
<b>Proposed Zoning</b>	CI
<b>Acreage</b>	±106.15 acres
<b>Proposed Dwelling Units</b>	none
<b>Proposed Open Space</b>	±3.29 acres formal and ±46.57 acres informal for a total of ±49.86 acres of open space
<b>Physical Characteristics</b>	<p><i>Topography:</i> The majority of the site is gently sloping downward from Mack Hatcher Parkway toward Spencer Creek, which is located along the southern edge of the property. An unnamed stream also bisects the site. Areas of steeper slopes are located along the banks of Spencer Creek, the unnamed stream, and the existing track. Approximately half of the property is located in the 100-year floodplain/Floodway Fringe Overlay District.</p> <p><i>Vegetation:</i> Existing Tree Canopy = ±31.8 acres of site</p> <p><i>Other:</i> This property contains several historic features. The existing track, Daniel McMahon House and nearby shed are to remain on site. There are several barns currently located on the site that are to be removed.</p>
<b>Character Area Overlay/Development Standard</b>	CFCO-5/ Traditional
<b>Other Applicable Overlays</b>	HPO; FFO
<b>Proposed Building Height</b>	Varies, maximum of 160 feet to tip of steeple
<b>Minimum Landscape Surface Ratio</b>	.10, Traditional Area Standard



This Concept Plan was unanimously favorably recommended onto the Board of Mayor and Alderman by a vote of 8 to 0 at the May 27, 2010, of the Franklin Municipal Planning Commission meeting, with a revision to the fourth condition of approval.

**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Staff recommends approval, with the following conditions:

1. The minimum LSR for the site shall be 0.10. The site data chart shall be revised to state the minimum required LSR. (Plan)
2. The plans delineate an area to be used as an active recreational facility. Plans shall be revised to give more detailed information on this use. (Plan)
3. The legend on the Concept Plan sheet shall be revised to name the orange-hatched area as “Reserve Area (not open space).” (Plan)
4. A 50’ foot public all access easement to be placed along the southern bank of Spencer Creek. A 12’ foot multi-use paved/quarter down crushed limestone trail shall be indicated and provided along the southern edge of Spencer Creek, as identified in the Greenway and Open Space Master Plan. The details for The Franklin Greenway – United Methodist Church connection shall be identified and bonded at the site plan stage. The applicant shall construct and maintain a 12’ multi-use path to the City of Franklin Standards as specified on page 27 of the Greenway and Open Space Master Plan. If the requested easement width does not fit the current site layout, then the applicant shall contact the City Parks Department to arrange for a site visit and discuss alternatives or can be field located due to terrain difficulties. ***The location and details of the greenway may be further discussed and determined with the Regulating Plan.*** (Parks/Plan)
5. The location of the stormwater detention for the proposed impervious area shall be provided. (Eng)
6. The applicant shall re-label “Unnamed Stream” to “Berry’s Chapel Creek”. (Eng)
7. The applicant shall show the location of floodplain Cut/Fill compensation areas. (Eng)
8. The reserved area shall be required to provide additional stormwater features at the time it is developed. (Eng)
9. The applicant shall delineate which areas of the site drain into Berry’s Chapel Creek and which areas drain *DIRECTLY* into Spencer Creek. To the maximum extent possible, the applicant shall keep these existing drainage patterns. (Eng)
10. The applicant shall use better site design in order reduce the amount of stormwater runoff and pollutants that are generated from a development site and provide nonstructural onsite treatment and control of runoff by implementing a combination of approaches that are impact reducing (green) site design practices. (Eng)
11. The applicant shall maximize the protection of natural features (e.g. sinkholes and wet-weather conveyances), develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng)



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## MEMORANDUM

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12. The following conditions related to technical requirements shall be addressed:
  - a. Upon final approval by the Board of Mayor and Alderman, nine (9) paper copies and electronic copy (.pdf) of the revised Concept Plan shall be submitted to the Department of Building and Neighborhood Services prior to the submittal of any subsequent plans, unless otherwise expressly noted. All revisions to the approved plans shall be “clouded.” A response letter, addressing each condition of approval listed, shall be included with the first Post-PC plan submittal. (Plan)
  - b. The city’s project identification number shall be included in the title block of all sheets and on all correspondence with any city department relative to this project. (Plan/Build)

**RESOLUTION 2010-40**

**A RESOLUTION APPROVING A CONCEPT PLAN FOR FRANKLIN FIRST UNITED METHODIST CHURCH, TOTALING 106.15 ACRES, LOCATED AT 111 DANIEL MCMAHON 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 is divided into two major phases. The first phase is the approval of a Concept Plan by the Board of Mayor and Aldermen (BOMA), by resolution, that addresses land uses, density and intensity of development, public facilities, transportation, infrastructure provision, open space, and other major development issues. The second phase is the approval of a Regulating Plan by the FMPC that demonstrates compliance with the approved Concept Plan and the *Franklin Zoning Ordinance*.

**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 \_\_\_\_\_, 2010:

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

Map-Parcel	Acres
063---022.00	106.15
TOTAL	106.15

ALL THAT IS CERTAIN TRACT OR PARCEL OF LAND, situate in the Ninth Civil District, Williamson County, Tennessee. Said parcel of land shown on the Williamson County Property Map 63 as parcel 22.00. Being the same property conveyed to D.C.

Bowman by Deed of record in deed book 62, page 102 and deed book 62, page 213, Register's Office of Warehouse County, Tennessee (R.O.W. C., TN). D.C. Bowman died intestate on May 9, 1957, his sole heir-at-law was his son, Dunklin C. Bowman, Jr.

Said property is more particularly described as follows:

BEGINNING, at a found iron pin at the Northeast corner and lands owned by The City of Franklin, of record in deed book 924, page 386, R.O.W.C., TN. Said pin being on the Southerly line of Mack Hatcher Parkway as conveyed to the State of Tennessee by instrument of record in deed book 1071, page 271 R.O.W. C, TN.

Thence, along the Southerly line of Mack Hatcher Parkway as conveyed to the State of Tennessee by instrument of record in deed book 1071 page 271, R.O.W.C., TN, the following eleven (11) courses;

N 74° 49' 25" E a distance of 43.16 feet to a set iron pin and cap (RLS 2039);

Thence, along a curve to the right, having a radius of 2166.83 feet, an arc distance of 657.80 feet and a chord bearing N 85° 59'16" E a distance of 655.28 feet to a found concrete right-of-way monument;

Thence, S 82° 44' 51" E a distance of 291.76 feet to a set iron pin and cap (RLS 2039);

Thence, S 81° 30' 54" E a distance of 902.22 feet to a found concrete right-of-way monument;

Thence, S 78° 04' 53" E a distance of 250.45 feet to a found concrete right-of-way monument;

Thence, S 85° 48' 15" E a distance of 200.56 feet to a found concrete right-of-way monument;

Thence, S 78° 39' 09" E a distance of 200.25 feet to a found concrete right-of-way monument;

Thence, S 85° 36' 02" E a distance of 140.36 feet to a found concrete right-of-way monument.

Thence, S 07° 03' 16" W a distance of 64.73 feet to a found concrete right-of-way monument;

Thence, S 36° 51' 16" E a distance of 68.62 feet to a set iron pin and cap (RLS 2039);

Thence, S 89° 51' 29" E a distance of 34.44 feet to a set iron pin and cap

(RLS 2039) on the West line of lands owned by Adkerson Creekside Farm, of record in deed book 1606, page 532, R.O.W.C., TN.;

Thence, S 06° 07' 20" W a distance of 998.26 feet, along the West line of said lands of Adkerson Creekside Farm, flowing an old stone wall, to a set iron pin and cap (RLS 2039) at the Southwest corner of said lands of Adkerson Creekside Farm;

Thence, S 49° 54' 47" E a distance of 275.22 feet, along the Southerly line of said lands Adkerson Creekside Farm, following an old stone wall, to a point in the centerline of Franklin Road (60' right-of-way);

Thence, S 33° 20' 13" W a distance of 282.31 feet, along the centerline of said Franklin Road, to a point in the centerline of Franklin Road on a south projection of the East line of lands owned by John Walter Guider, of record in deed book 1829, page 336, R.O.W.C., TN;

Thence, N 00° 04' 57"W a distance of 163.35 feet, leaving the centerline of Franklin Road, along the East line of said lands of Guider, to a set iron pin and cap (RLS 2039) at the Northeast corner of said lands of Guider;

Thence, along the North line of said lands of Guider, the following five (5) courses;

N 49° 33' 04" W distance of 99.00 feet to a set iron pin and cap (RLS 2039);

Thence, N 06° 25' 15" E a distance of 49.67 feet to a found iron pin;

Thence, N 84° 12'20" W a distance of 491.70 feet to a point in the center of Spencer Creek;

Thence, S 40° 40' 58" W a distance of 95.27 feet, along the center of Spencer Creek, to a point;

Thence, N 89° 17' 49" W a distance of 610.47, feet leaving the center of Spencer Creek, to a found iron pin in an old stone wall, at the Northwest corner of said lands of Guider;

Thence, S 06° 15' 14" W a distance of 23.24 feet, along the West line of said lands of Guider, to a set iron pin in an old stone wall, at the Northwest corner of lands owned by the City of Franklin, of record in deed book 3390, page 181, R.O.W.C., TN.;

Thence, along the Northerly line of said lands of the City of Franklin, the following three (3) courses;

N 82° 17' 29" W a distance of 283.54 feet, Along an old stone wall, to a set iron pin and cap (RLS 2039) in an old stone wall;

Thence, S 29° 15' 42"W a distance of 410.06 feet to a set iron pin and cap (RLS 2039);

Thence, N 82° 11' 31" W a distance of 1222.71 feet, following along an old wire fence line and remnants of an old stone wall, to a found iron pin at the Northwest corner of said lands of the City of Franklin and on the East line of lands owned by the City of Franklin, of record in deed book 924, page 386, R.O.W.C., TN.;

Thence, N 08° 06' 36" E a distance of 1786.27 feet, along the East line of said lands of the City of Franklin, to the point of beginning, containing 106.151 acres of land, more or less.

2. That the overall entitlements for the Franklin First United Methodist Church PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Franklin First United Methodist Church (Overall)</b>
Base Zone	Civic and Institutional (CI)
Character Area Overlay	Central Franklin Character Area Overlay District #5
Other Zoning Overlays	
Number of Dwelling Units	n/a
Number of Nonresidential Square Footage	200,000
Connectivity Index	n/a
Development Standard	Traditional
Open Space Requirements	±3.18 acres formal open space

3. That the Concept Plan, the exhibits accompanying the Concept Plan, and all conditions and restrictions placed upon the Concept 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 Concept Plan, the exhibits accompanying the concept 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:** \_\_\_\_\_  
**JOHN SCHROER**  
**MAYOR**

PRELIMINARY CONCEPT MEETING:	<u>11/13/09</u>
PREAPPLICATION CONFERENCE:	<u>11/17/09</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>02/25/10</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>02/18/10</u>
HISTORIC ZONING COMMISSION MEETING:	<u>05/10/10</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>05/27/10</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____

May 28, 2010

Ms. Emily Hunter  
Planning Department  
City of Franklin  
109 Third Avenue South  
Franklin, Tennessee 37064

Re: Franklin First United Methodist Church  
Concept Plan  
COF# 2033

Dear Ms. Hunter:

Barge Cauthen & Associates received the recommendation from the City of Franklin Staff regarding "A Resolution Approving a Concept Plan for Franklin First United Methodist Church..." on May 19, 2010. Staff's conditions of approval are listed below, with our responses in bold:

Recommendation

Staff recommends approval, with the following conditions:

1. The minimum LSR for the site shall be 0.10. The site data chart shall be revised to state the minimum required LSR. (Plan) **Complete.**
2. The plans delineate an area to be used as an active recreational facility. Plans shall be revised to give more detailed information on this use. (Plan) **This area has been defined as a Recreational Area. The "Active Park Facility" land use has been removed from the chart and this area has been added to the "Passive Parks and Open Space" land use.**
3. The legend of the Concept Plan sheet shall be revised to name the orange-hatched area as "Reserve Area (Not Open Space)". (Plan) **Complete.**
4. A 50' foot public all access easement to be placed along the southern bank of Spencer Creek. A 12' foot multi-use paved/quarter down crushed limestone trail shall be indicated and provided along the southern edge of Spencer Creek, as identified in the Greenway and Open Space Master Plan...If the requested easement does not fit the current site layout, then the applicant shall contact the City Parks Department to arrange for a site visit and discuss alternatives or can be field located due to terrain difficulties. (Parks/Plan) **We request this condition to be revised to state, "The applicant will coordinate with City staff during the Regulating Plan stage regarding details of the easement and construction of the greenway depicted on the Concept Plan.**
5. The location of stormwater detention for the proposed impervious area shall be provided. (Eng) **Detention and stormwater quality treatment areas are labeled as "Stormwater Treatment Areas".**
6. The applicant shall re-label "Unnamed Stream" to "Berry's Chapel Creek". (Eng) **Complete.**

Civil Engineers

Architects

Planners

Landscape Architects



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7. The applicant shall show the location of floodplain Cut/Fill compensation areas. (Eng) **These areas will be shown in the Regulating Plan stage, when a grading concept is developed.**
8. The reserved area shall be required to provide additional stormwater features at the time it is developed. (Eng) **Agreed.**
9. The applicant shall delineate which areas of the site drain into Berry's Chapel Creek and which areas drain DIRECTLY into Spencer Creek. To the maximum extent possible, the applicant shall keep these existing drainage patterns. (Eng) **Agreed.**
10. The applicant shall use better site design in order reduce the amount of stormwater runoff and pollutants that are generated from a development site and provide nonstructural onsite treatment and control of runoff by implementing a combination of approaches that are impact reducing (green) site design practices. (Eng) **Agreed.**
11. The applicant shall maximize the protection of natural features (e.g. sinkholes and wet-weather conveyances), develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng) **Agreed.**
12. The following conditions related to technical requirements shall be addressed:
  - a. Fifteen (15) half-size copies of the Concept Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Tuesday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda. (Plan) **Complete.**
  - b. Upon final approval by the Board of Mayor and Alderman, nine (9) paper copies and electronic copy (.pdf) of the revised Concept Plan shall be submitted to the Department of Building and Neighborhood Services prior to the submittal of any subsequent plans, unless otherwise expressly noted. All revisions to the approved plans shall be "clouded". A response letter, addressing each condition of approval listed, shall be included with the first Post-PC plan submittal. (Plan) **Agreed.**
  - c. The city's project identification number shall be included in the title block of all sheets and on all correspondence with any city department relative to this project. (Plan/Build) **Agreed.**

Please review the responses and let me know if you have additional comments prior to the Board of Mayor and Aldermen Meeting. We appreciate your time and attention to this project.

Sincerely,



Jeff Hooper, P.E.  
Vice President

cc: Mr. Stephen Brown, FFUMC  
Mr. Steve Johnson, Tuck Hinton Architects