




HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #15  
WRKS 07/13/2010

# MEMORANDUM

July 6, 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 2010-54, Through the Green PUD Concept Plan (Shadow Green)

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a Concept Plan for the Through the Green PUD (Shadow Green). (Resolution 2010-54)

**Background**

SITE/CONCEPT PLAN INFORMATION	
Existing Land Use	Mixed-use
Proposed Land Use	Continue mixed-use, add density to PUD
Existing Zoning	Mixed-use, Local (ML)
Proposed Zoning	N/A
Acreage	48.95
Dwelling Units	<i>Existing Approved Dwelling Units: 196</i> <i>Proposed New Dwelling Units: 68</i> <i>Total Dwelling Units upon approval: 264</i>
Nonresidential Square Footage	125,178 square feet
Open Space	9.78 acres of Open Space <i>Amounts taken from the original Concept Plan approval, 20% of 48.94 acres. It is unclear from the plans submitted if the open space is proposed to change with this revision.</i>
Physical Characteristics	Gently rolling terrain, with several ephemeral channels on-site, which could constrain development.
Character Area Overlay/ Development Standard	Southall Character Area 1; Southall Character Area 7 / Conventional
Other Applicable Overlays	Columbia Avenue Overlay HHO 500 foot Buffer
Proposed Building Height	Maximum of 3 stories
Minimum Landscape Surface Ratio	0.20



This Concept Plan was favorably recommended onto the Board of Mayor and Alderman by a vote of 8 to 0 at the June 24, 2010 Franklin Municipal Planning Commission meeting, with a condition of approval, number 7, added at the request of staff.

**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approve, with conditions

**PLANNING:**

1. The applicant shall revise the Site Data Chart to conform exactly to the Site Data Chart, as shown in the Administrative Manual page 5-29. Duplicate references to the site's zoning shall be deleted. The applicant shall list all information, as specified in the Site Data Chart.

**ENGINEERING:**

2. Whitehorse Branch shall not be piped.
3. The potential connection shown at the northeast corner of the site would be a limited access, right in/right out entrance if allowed. The future widening project, as planned for at this time, does not provide for a median break at Alpha Drive.
4. The applicant shall note on the Concept Plan that signal warrant study is to be submitted with the first Regulating Plan for this development.

**ENGINEERING, FIRE, & PLANNING:**

5. In order to provide connectivity, the internal street network of the development shall be connected to Century Court in order to provide two entrances into and out of the development prior to issuance of a building permit.

**BUILDING AND NEIGHBORHOOD SERVICES:**

6. The applicant shall provide affordable housing units in accordance with the requirements of the Inclusionary Housing Ordinance as adopted by the Board of Mayor and Aldermen on April 13, 2010. The applicant shall declare and specify how they intend to meet these requirements.

**ENGINEERING ADDED BY FMPC:**

7. Whitehorse Branch and associated stream buffer shall be placed in an open space area.

**FUTURE ACTION/INFORMATION REQUIRED:**

1. 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,



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## MEMORANDUM

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addressing each condition of approval listed, shall be included with the first Post-PC plan submittal. (Plan)

2. 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)
3. 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.
4. 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.
5. The applicant shall, prior to the submission of the first Regulating Plan for this development, secure street names, approved by Williamson County EOC and City of Franklin. The approved street names shall be provided on the first Regulating Plan submitted for this development.

**\*STAFF SUGGESTIONS; SPECIFIC TO THIS PROJECT:**

Staff suggests that the residential portion of the site be moved as far from the western property line as practicable in order to reduce negative impacts from the surrounding industrial and municipal services that may have a negative impact on the future residents of this proposed development.

**RESOLUTION 2010-54**

**A RESOLUTION APPROVING A CONCEPT PLAN FOR THROUGH THE GREEN PUD SUBDIVISION (SHADOW GREEN), 264 DWELLING UNITS AND ±125,178 SQUARE FEET OF NONRESIDENTIAL SPACE ON 43.08 ACRES, LOCATED ALONG COLUMBIA AVENUE AT SHADOW GREEN DRIVE, 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:

BEING LOT 1 OF THROUGH THE GREEN SUBDIVISION, RECORDED IN PLAT BOOK 23, PAGE 138 R.O.W.C.T., SAID LOT 1 BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CENTURY COURT AND COLUMBIA AVENUE (US 31); THENCE SOUTH 09 DEGREES 59 MINUTES 46 SECONDS WEST A DISTANCE OF 550.87 FEET TO A ½ INCH IRON PIN FOUND IN THE WEST RIGHT OF WAY LINE OF SAID COLUMBIA AVENUE, SAID ½ INCH IRON PIN FOUND BEING THE TRUE POINT OF BEGINNING OF SAID LOT 1 THROUGH THE GREEN SUBDIVISION; THENCE WITH SAID RIGHT OF WAY LINE SOUTH 06 DEGREES 34 MINUTES 17 SECONDS WEST A DISTANCE OF 634.35 FEET TO 5/8 INCH IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE NORTH LINE OF THE SOUTH LOOP JOINT VENTURE (RECORDED IN BOOK 571, PAGE 228) AS FOLLOWS: NORTH 83 DEGREES 37 MINUTES 12 SECONDS WEST A DISTANCE OF 972.22 FEET TO A 5/8

INCH IRON PIN SET; THENCE SOUTH 72 DEGREES 18 MINUTES 37 SECONDS WEST A DISTANCE OF 1331.44 FEET TO A 5/8 INCH IRON PIN FOUND; THENCE WITH THE EAST LINE OF THE KENNETH HOLT PROPERTY (RECORDED IN BOOK 377, PAGE 916) NORTH 05 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 710.44 FEET TO ½ INCH IRON PIN FOUND; THENCE WITH LOT 2 METRO READY MIX SUBDIVISION (RECORDED IN PLAT BOOK 32, PAGE 30) AS FOLLOWS: SOUTH 79 DEGREES 05 MINUTES 45 SECONDS EAST A DISTANCE OF 241.17 FEET TO A 5/8 INCH IRON PIN SET; THENCE NORTH 06 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 790.98 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH THE SOUTH LINE OF LOT 53 CENTURY INDUSTRIAL PARK SECTION 3, REVISION 2 RESUBDIVISION OF LOTS 53-58 (RECORDED IN PLAT BOOK 25, PAGE 128) AS FOLLOWS: SOUTH 84 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 98.38 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 82 DEGREES 54 MINUTES 11 SECONDS EAST A DISTANCE OF 199.69 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 82 DEGREES 02 MINUTES 05 SECONDS EAST A DISTANCE OF 40.02 FEET TO 5/8 INCH IRON PIN SET; THENCE SOUTH 82 DEGREES 59 MINUTES 58 SECONDS EAST A DISTANCE OF 102.17 FEET TO A ½ INCH IRON PIN FOUND; THENCE WITH THE SOUTH LINE OF CENTURY INDUSTRIAL PARK SECTION 3, (RECORDED IN PLAT BOOK 7, PAGE 11) SOUTH 82 DEGREES 51 MINUTES 19 SECONDS EAST A DISTANCE OF 199.91 FEET TO A ½ INCH IRON PIN FOUND; THENCE WITH THE SOUTH LINE OF CENTURY INDUSTRIAL PARK SECTION 3, REVISION 1 (RECORDED IN PLAT BOOK 14, PAGE 61) AS FOLLOWS: SOUTH 82 DEGREES 56 MINUTES 30 SECONDS EAST A DISTANCE OF 65.03 FEET TO A 5/8 INCH IRON PIN SET; THENCE SOUTH 82 DEGREES 56 MINUTES 31 SECONDS EAST A DISTANCE OF 65.04 FEET TO A ½ INCH IRON PIN FOUND; THENCE WITH THE SAID SOUTH LINE OF CENTURY INDUSTRIAL PARK SECTION 3 (RECORDED IN PLAT BOOK 7, PAGE 11) SOUTH 82 DEGREES 55 MINUTES 27 SECONDS EAST A DISTANCE OF 200.14 FEET TO A CONCRETE MONUMENT FOUND; THENCE WITH THE SOUTH LINE OF CENTURY INDUSTRIAL PARK SECTION 2, REVISION ONE (RECORDED IN PLAT BOOK 7, PAGE 31) AS FOLLOWS: SOUTH 82 DEGREES 21 MINUTES 31 SECONDS EAST A DISTANCE OF 286.71 FEET TO A 5/8 INCH IRON PIN SET; THENCE SOUTH 83 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 226.16 FEET TO 5/8 INCH IRON PIN FOUND; THENCE WITH LOT 2 OF SAID THROUGH THE GREEN SUBDIVISION (RECORDED IN PLAT BOOK 23, PAGE 138) AS FOLLOWS: SOUTH 68 DEGREES 30 MINUTES 30 SECONDS EAST A DISTANCE OF 135.18 FEET TO A POINT; THENCE SOUTH 57 DEGREES 28 MINUTES 41 SECONDS EAST A DISTANCE OF 83.73 FEET TO A POINT; THENCE SOUTH 44 DEGREES 04 MINUTES 38 SECONDS EAST A DISTANCE OF 108.78 FEET TO A ½ INCH IRON PIN FOUND; THENCE WITH THE SOUTH LINE OF THE HB & TS UTILITY DIST. (RECORDED IN BOOK 1058, PAGE 567) SOUTH 45 DEGREES 29 MINUTES 07 SECONDS EAST A DISTANCE OF 237.31 FEET TO THE POINT OF BEGINNING. SAID LOT 1 CONTAINING 2,131,773.02+/- SQUARE FEET, OR 48.939+/- ACRES.

Map-Parcel	Acres
90-26.11	7.8
90-26.12	2.42
90-26.13	1.82
90-26.14	1.07
90-26.15	1.21
90-26.16	2.02
90-26.17	1.37
90-26.18	29.48

2. That the overall entitlements for the PUD Concept Plan are as follows:

<b>Entitlements</b>	<b>PUD</b>
Base Zone	Mixed-use, Local (ML)
Character Area Overlay	Southall Character Area 1; Southall Character Area 7
Other Zoning Overlays	Columbia Avenue Overlay HHO 500 foot Buffer
Amount of Nonresidential Square Footage	±125,178 square feet
Number of Dwelling Units	264
Building Height	3 stories
Development Standard	Conventional
Minimum Total Open Space	9.78 acres of Open Space*
Acreage of Site	± 48.95 acres

*\*Amounts taken from the original Concept Plan approval, 20% of 48.94 acres. It is unclear from the plans submitted if the open space is proposed to change with this revision.*

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**

PREAPPLICATION CONFERENCE:	<u>4/6/10</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>4/22/10</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>5/5/10</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>6/24/10</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____