



HISTORIC
FRANKLIN
TENNESSEE

ITEM #14
WRKS 07/13/2010

MEMORANDUM

July 6, 2010

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *ES*
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director

SUBJECT: Resolution 2010-53, Franklin Housing Authority PUD Concept Plan (Granbury and Strahl Street Development)

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a Concept Plan for the Franklin Housing Authority (Granbury and Strahl Street Development). (Resolution 2010-53)

Background

This Concept Plan proposes the construction of 114 dwelling units, some of which will be located within the senior living facility and others which will be located on the western side of the site as standalone attached and detached dwellings. There are currently 44 dwelling units on the site at a gross density of 5.5 du/acre. The proposed gross density would increase to 12.90 du/acre if 114 dwelling units are constructed on the site. The applicant is also proposing the addition of a community building, which would be approximately 3,700 square feet.

SITE/CONCEPT PLAN INFORMATION	
Existing Land Use	Attached Residential
Proposed Land Use	Detached and Attached Residential
Existing Zoning	RX
Proposed Zoning	-
Acreage	8.84
Proposed Dwelling Units	114
Proposed Nonresidential Square Footage	± 3,700 sq. ft.
Proposed Open Space	Formal Open Space: ± .44 acres Informal Open Space: N/A Total Open Space: ± .44 acres
Physical Characteristics	22 attached structures on the existing site; the site is fairly level with some minor slope.
Character Area Overlay/ Development Standard	CFCO-3/Traditional
Proposed Building Height	3 stories maximum
Minimum Landscape Surface Ratio	.10

This Concept Plan was unanimously 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 revision to the fifth condition of approval.



Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approve, with conditions.

CONDITIONS OF APPROVAL:

PLANNING:

1. The site layout on the cover sheet shall be revised to match the Concept Plan layout. The configuration of access points and drive aisles needs to match what is shown on Sheet C3.0.
2. The setback notes shall be removed from Sheet 3.0 since no requests were made for a Modification of Standards.

ENGINEERING:

3. The lots and tracts are inconsistently labeled throughout the set. Please choose a naming convention and be consistent.
4. On sheet C-5.0, the detention pond shown in Formal Open Space B (northeast corner of the site) shall be designed such that the runoff entering the pond flows through the length of the pond before exiting through the outlet structure to prevent "short-circuiting."
5. ~~The ROW of Strahl Street must be 50 feet wide. The applicant must dedicate land accordingly.~~ The applicant shall dedicate land to provide 25' of ROW from the centerline of Strahl Street.

FUTURE ACTION/INFORMATION REQUIRED:

1. Staff has concerns that there is insufficient area dedicated to parking to meet the requirements in the Franklin Zoning Ordinance. The senior living facility will require 1.5 parking spaces per housing unit and the additional residential components will require between 2 and 3 spaces per dwelling unit. When the Regulating Plan and Site Plan are submitted, these calculations will need to be carefully considered.
2. Due to the nature of single lot/rental units, fire sprinklers are required in all dwelling units and will need to be accounted for in future submittals.
3. When the Regulating Plan is submitted, the applicant will need to clearly establish where modifications to the setback standards may be needed in order to construct these units on the site.
4. 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.
5. 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.

6. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and COMCAST.

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

*** These are items that are not required, but staff recommends enhancing the project or may require when a future submittal is made.**

1. Formal Open Space Area B is highly unlikely to be approved as shown. Given the limited information we have at this time, it is the opinion of staff that the pond appears undersized, there is an anticipated 5 foot high retaining wall along the northern edge of the pond, and there will need to be a grading adjustment in the bottom of the pond to direct the water through the pond without short-circuiting the system. The burden of proof upon the applicant will be very high to demonstrate that this area will be able to function as formal open space, with required amenities. Engineering recommends this area be counted as detention and water quality only and that the applicant consider other areas to accommodate the required formal open space for the site. Additionally, the applicant should carefully consider the placement of the Formal Open Space Area C and give consideration to future uses that could potentially be located in this area since it is not owned by the Franklin Housing Authority.
2. The off-site stormwater infrastructure in this area has a very low probability of being adequate to handle any increase in flow. Because of this limiting factor, future submittals may be required to have additional detention or make off-site stormwater improvements.
3. The applicant should use better site design in order reduce the amount of stormwater runoff and pollutants that are generated from a development site and provide non-structural on-site treatment and control of runoff by implementing a combination of approaches that are impact reducing (green) site design practices. Use a design that minimizes overall site imperviousness and utilizes natural systems for stormwater management.

RESOLUTION 2010-53

A RESOLUTION APPROVING A CONCEPT PLAN FOR THE FRANKLIN HOUSING AUTHORITY (GRANBURY AND STRAHL STREET DEVELOPMENT) PUD SUBDIVISION, 114 DWELLING UNITS AND ± 3,700 SQUARE FEET OF NONRESIDENTIAL SPACE ON 8.84 ACRES, LOCATED NORTH OF GRANBURY STREET, EAST OF CARTER STREET, AND SOUTH OF STRAHL STREET, 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:

Tract/Map-Group-Parcel	Acres
1/78J-D-1.00	8.03
2/78J-D-5.00	.64
3/78J-D-5.00	.17

Tract 1

Being a tract of land lying in the 9th District, City of Franklin, Williamson County, Tennessee. Tract being bounded on the north by Right of Way (ROW) of Strahl Street (ROW varies); bounded on the east by Danmark Company as recorded in Book 849, Page 579, Register's Office Williamson County (ROWC), by Helen H. Spivey as recorded in Book 4686, Page 181, ROWC, and by Richard C. Williams and Sylvia W. Williams as recorded in Book 474, Page 976, ROWC; bounded on the south by Williamson County as recorded in Book 2266, Page 927, ROWC, by ROW of Granbury Street (ROW varies), and by Macedonia Missionary Baptist Church as recorded in Book 132, Page 270, ROWC; and bounded on the west by ROW of Carter Street (38.11' ROW). Tract being described as follows:

POINT OF BEGINNING being an iron rod (new) lying on the intersection of the eastern ROW of said Carter Street and the northern ROW of said Granbury Street; thence with said eastern ROW of Carter Street North 08°56'42" East 655.48 feet to an iron rod (new) lying on the intersection of said eastern ROW of Carter Street and the southern ROW of said Strahl Street; thence leaving said ROW of Carter Street and with said southern ROW of Strahl Street South 82°41'19" East 772.52 feet to an iron rod (new), said iron rod being the northwest corner of said Danmark Company tract; thence leaving said ROW of Strahl Street and with the common lines of the tract being described and said Danmark Company, Helen H. Spivey and Richard C. Williams and Sylvia W. Williams tracts South 10°57'39" West 310.82 feet to an iron rod (new), said iron rod being the southwest corner of said Richard C. Williams and Sylvia W. Williams tract and the northeast corner of the said Williamson County tract; thence leaving said common lines of Danmark Company, Helen H. Spivey and Richard C. Williams and Sylvia W. Williams tracts and with the common lines of the tract being described and said Williamson County tract North 82°34'27" West 200.59 feet to an iron rod (new); thence South 09°21'48" West 79.64 feet to an iron rod (new) lying on the northern ROW of said Granbury Street; thence leaving said common lines of Williamson County and with said northern ROW of Granbury Street South 64°45'24" West 175.37 feet to an iron rod (new), said rod being the northeast corner of said Williamson County; thence leaving said ROW of Granbury Street and with the common lines of the tract being described and said Williamson County and Macedonia Missionary Baptist Church North 82°11'52" West 289.40 feet to an iron rod (new); thence South 08°49'56" West 175.10 feet to a concrete monument (old) lying on said northern ROW of Granbury Street, said monument being the southwest corner of said Macedonia Missionary Baptist Church; thence leaving said common lines of Williamson County and Macedonia Missionary Baptist Church and with said northern ROW of Granbury Street North 82°11'24" West 126.13 feet to the point of beginning.

Tract contains 349,645 square feet or 8.03 acres.

Bearings based on Tennessee State Plane Coordinate System.

Tract 2

Being a tract of land lying in the 9th District, City of Franklin, Williamson County, Tennessee. Tract being bounded on the west by Macedonia Missionary Baptist Church as recorded in Book 132, Page 270, Register's Office Williamson County (ROWC); bounded on the north by Franklin Housing Authority; and bounded on the east and south by Right of Way (ROW) of Granbury Street (ROW varies). Tract being described as follows:

POINT OF COMMENCEMENT being an iron rod (new) lying on the intersection of the eastern ROW of said Carter Street and the northern ROW of said Granbury Street; thence with said northern ROW of Granbury Street South 82°11'24" East 126.13 feet to a concrete monument (old), thence South 81°03'48" East 72.04' feet to point, thence North 08°48'58" East 3.94 feet to the true and actual POINT OF BEGINNING, said point being an iron rod with "Cherry" cap (old); thence leaving said ROW of Granbury Street and with the common line of the tract being described and said Macedonia Missionary Baptist Church North 08°48'58" East 172.59 feet to an iron rod with "Cherry" cap (old), said iron rod being the northeast corner of said Macedonia Missionary Baptist Church; thence leaving said common line of Macedonia Missionary Baptist Church and with the common line of the tract being described and said Franklin Housing Authority South 82°11'52" East 217.40 feet to an iron rod (new) lying on said northern ROW of Granbury Street; thence leaving said common line of Franklin Housing Authority and with said northern ROW of Granbury Street with the following: South 38°14'50" East 16.41 feet to an iron rod with "Cherry" cap (old); thence with a curve to the left having an arc length of 54.19 feet, a radius of 625.00 feet, a central angle of 04°58'04", a tangent of 27.11 feet, and having a chord bearing and distance of South 49°16'58" West 54.17 feet to an iron rod (new); thence South 46°47'56" West 71.65 feet to an iron rod with "Cherry" cap (old); thence with a curve to the right having an arc length of 155.56 feet, a radius of 175.00 feet, a central angle of 50°55'49", a tangent of 83.34 feet, and having a chord bearing and distance of South 72°15'51" West 150.49 feet to an iron rod with "Cherry" cap (old); thence North 82°16'15" West 15.52 feet to the point of beginning.

Tract contains 27,808 square feet or 0.64 acres.

Bearings based on Tennessee State Plane Coordinate System.

Tract 3

Being a tract of land lying in the 9th District, City of Franklin, Williamson County, Tennessee. Tract being bounded on the west and north by Franklin Housing Authority and bounded on the east and south by Right of Way (ROW) of Granbury Street (ROW varies). Tract being described as follows:

POINT OF COMMENCEMENT being an iron rod (new) lying on the intersection of the eastern ROW of Carter Street and the northern ROW of said Granbury Street; thence with said northern ROW of Granbury Street South 82°11'24" East 126.13 feet to a concrete monument (old), thence South 81°03'48" East 72.04' feet to point, thence North 08°48'58" East 3.94 feet to an iron rod with "Cherry" cap (old); thence South 82°16'15" East 15.52 feet to an iron rod with "Cherry" cap (old); thence with a curve to the left having an arc length of 155.56 feet, a radius of 175.00 feet, a central angle of 50°55'49", a tangent of 83.34 feet, and having a chord bearing and distance of North 72°15'51" East 150.49 feet to an iron rod with "Cherry" cap (old); thence North 46°47'56" East 71.65 feet to an iron rod (new); thence with a curve to the right having an arc length of 54.19 feet, a radius of 625.00 feet, a central angle of 04°58'04", a tangent of 27.11 feet, and having a chord bearing and distance of North 49°16'58" East 54.17 feet to an iron rod with "Cherry" cap (old); thence North 38°14'50" West 16.41 feet to an iron rod (new); thence North 64°45'24" East 175.37 feet to the true and actual POINT OF BEGINNING, said point being an iron rod (new); thence leaving said ROW of Granbury Street and with the common lines of the tract being described and said Franklin Housing Authority North 09°21'48" East 79.64 feet to an iron rod (new); thence South 82°34'27" East 200.59 feet to an iron rod (new) lying on said northern ROW of Granbury Street; thence leaving said common lines of Franklin Housing Authority and with said northern ROW of Granbury Street with the following: South 10°55'32" West 7.01 feet to an iron rod with

“Cherry” cap (old); thence with a curve to the left having an arc length of 216.40 feet, a radius of 625.00 feet, a central angle of 19°50’18”, a tangent of 109.30 feet, and having a chord bearing and distance of South 77°31’57” West 215.32 feet to an iron rod with “Cherry” cap (old); thence North 22°10’59” West 0.78 feet to the point of beginning.

Tract contains 7,417 square feet or 0.17 acres.

Bearings based on Tennessee State Plane Coordinate System.

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

Entitlements	PUD
Base Zone	Residential Variety (RX)
Character Area Overlay	CFCO-3
Other Zoning Overlays	-
Residential Dwelling Units	114
Amount of Nonresidential Square Footage	± 3,700 square feet
Building Height	3 stories maximum
Development Standard	Traditional
Minimum Total Open Space	± .44 acres
Acreage of Site	± 8.84 acres

- 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.
- 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>2/24/10</u>
PREAPPLICATION CONFERENCE:	<u>4/15/10</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>4/22/10</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>2/23/10</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>6/24/10</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____