


MEMORANDUM

August 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 2010-39, Eddy-Thompson PUD Concept Plan

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a Concept Plan for the Eddy-Thompson Subdivision. (Resolution 2010-39)

Background

The Concept Plan for this development proposes five (5) dwelling units, four (4) of which are existing duplex units, on 0.7 acres. Under the Franklin Zoning Ordinance (FZO), this property must be rezoned from R-2 (Medium Residential) to RX (Residential Variety) in order for a new single family residential lot to be created. 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. The chart below details some of the physical characteristics of the site and the major entitlements proposed by this Concept Plan.

PROJECT INFORMATION	
Existing Land Use	Attached Residential
Proposed Land Use	Attached and Detached Residential
Existing Zoning	R-2
Proposed Zoning	RX
Acreage	0.7 acres
Proposed Number of Lots	3
Proposed Dwelling Units	5
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Topography: Flat, no slopes over 2% Vegetation: N/A Other: N/A
Character Area Overlay/ Development Standard	CFCO-4/ Conventional
Other Applicable Overlays	N/A
Proposed Building Height	A maximum of three (3) stories
Minimum Landscape Surface Ratio	.10, Conventional Area Standard

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Detached Residential	R-2
<i>South</i>	Detached Residential	R-2
<i>East</i>	Detached Residential	R-2
<i>West</i>	Detached Residential	R-2

INFRASTRUCTURE AVAILABILITY	
Water	Water available from the City of Franklin along Lucinda Court;
Sewer	Sewer available from the City of Franklin along Lucinda Court;
Reclaimed Water	Not available;

TRANSPORTATION	
Site Access	Eddy Lane, Major Collector Lucinda Court, Local Street
Trip Generation	Traffic Impact Study not required.

LAND USE PLAN RECOMMENDATIONS
<p>This site is located in Central Franklin Character Area, Special Area 4. This special area is to the north and east of the downtown core and has been developed more recently compared to the rest of Central Franklin, consisting of predominantly residential neighborhoods. The character of this area is primarily conventional, with a conventional or suburban development pattern. New infill and redevelopment in the area will be mostly conventional to respect the character of established conventional area. Neighborhoods reflect a low to medium density. Residential uses, including both detached and attached residential, will remain the predominant land use in the future.</p>

This Concept Plan was unanimously recommended onto the Board of Mayor and Alderman by a vote of 8 to 0 at the July 22, 2010, of the 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

Approval of the proposed concept plan is recommended.

RESOLUTION 2010-39

A RESOLUTION APPROVING A CONCEPT PLAN FOR EDDY-THOMPSON PUD, TOTALING 0.7 ACRES, LOCATED ALONG EDDY LANE BETWEEN GLENCOE COURT AND LUCINDA COURT, 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
078---067.03	.35
078---067.04	.35
TOTAL	.7

Being land in the 9th Civil District of Williamson County, Franklin Tennessee, Being lots 4 and 5 as of record in Plat Book 8, Page 114, R.O.W.C., and being the land conveyed to Mildred Paunee Thompson as of record in Deed Book 1076, Page 952, R.O.W.C.. Being generally located on the north side of Lucinda Court and on the east side of Eddy and being more particularly described as follows:

Beginning at an existing iron pin at the southwesterly corner of said lot 4 at the intersection of the easterly right-of-way line of Eddy Lane and the northerly right-of-way line of Lucinda Court;

Thence, with said easterly right-of-way line of Eddy Lane the following calls:

N 09°22'22" E, a distance of 63.99' to a P.K. nail set;

N 09°21'15" E, a distance of 66.57' to an existing iron pin 5/8" on the southerly line of lot 8 Glencoe Meadows as of record in Plat Book 12, Page 2, R.O.W.C.;

Thence, with the southerly line of lot 8 Glencoe Meadows S 79°49'17" E, a distance of 236.03' to an existing iron pin ½" at the northwesterly corner of Lot 1 Winchester Estates Section 2 as of record in Plat Book 9, Page 84. R.O.W.C.;

Thence, with the westerly line of said Lot 1 Winchester Estates Section 2 the following calls:

S 09°27'08" W, a distance of 61.38' to a set iron pin & cap;

S 09°17'43" W, a distance of 63.99' to a set iron pin & cap on the northerly right-of-way line of Lucinda Court;

Thence, with said northerly right-of-way line of Lucinda Court. N 81°04'50" W, a distance of 235.99'; which is the point of beginning.

Having an area of 30,193 square feet or 0.69 of an acre more or less.

2. That the overall entitlements for the Eddy-Thompson PUD Subdivision are as follows:

Entitlements	Eddy-Thompson PUD (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay District #4
Other Zoning Overlays	n/a
Number of Dwelling Units	5
Number of Nonresidential Square Footage	n/a
Connectivity Index	n/a
Development Standard	Conventional
Open Space Requirements	n/a

3. That the exhibits Concept

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.

Concept Plan, the accompanying the Plan, and all conditions

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 S. STUCKEY
CITY ADMINISTRATOR

BY: _____
JOHN C. SCHROER
MAYOR

PRELIMINARY CONCEPT MEETING: 8/25/09

PREAPPLICATION CONFERENCE: 11/5/09

CONCEPTUAL PROJECT WORKSHOP: 1/28/10

REQUIRED NEIGHBORHOOD MEETING: 1/21/10

PLANNING COMMISSION RECOMMENDED APPROVAL: 7/22/10

BOMA PASSED/PUBLIC HEARING HELD: _____