




HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

October 12, 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 2010-70, Simmons Ridge PUD 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 Simmons Ridge PUD Subdivision on 88.67 acres located at 4408 South Carothers Road. (Resolution 2010-70)

Background

This is a revision to a Concept Plan that was originally approved in 2003. The property had previously been zoned Estate Residential (ER) prior to the approval of the Simmons Ridge PUD. The 2008 Zoning Map translated the Zoning District from PR to R-2. A Land-use Plan Amendment was approved at the June 24, 2010 FMPC meeting to move this property from the Seward Hall Character Area 3 to the McEwen Character Area 6. A Rezoning accompanies this requested Concept Plan revision to rezone the property from R-2 to RX and to rezone the Character Area Overlay from SWCO-3 to MECO-6. The current Simmons Ridge PUD Subdivision has 156 single family dwelling units approved. This revision proposes to add 84 dwelling units, for a total of 240 single-family detached homes.

PROJECT INFORMATION	
Existing Land Use	Vacant/Agricultural
Proposed Land Use	Residential
Existing Zoning	R-2
Proposed Zoning	RX and MECO-6
Acreage	88.67
Proposed Number of Lots	240 plus open space lots
Proposed Dwelling Units	240
Proposed Nonresidential Square Footage	Neighborhood Amentiy Center
Proposed Open Space	<i>Formal Open Space: 5.6 acres</i> <i>Informal Open Space: 14.4 acres</i> <i>Total Open Space: 20.0 acres*</i> <i>* Proposed Concept Plan, submitted for the 9/23/10 FMPC meeting, specifies 24.9 acres of total open space; however, the formal plus informal amounts totals 20 acres. A condition of approval has been placed on the Concept Plan that the total amount of Open Space for this PUD shall be coordinated prior to final approval of the Concept Plan.</i>



Physical Characteristics	Rolling terrain, with areas of steep slopes and several wet weather conveyances.
Character Area Overlay/ Development Standard	SWCO-3 (proposed to be rezoned into MECO-6)/Conventional
Other Applicable Overlays	N/A
Proposed Building Height	3 stories
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant/Agriculture	Williamson County
<i>South</i>	Agriculture/Residential	Williamson County
<i>East</i>	Residential	Williamson County
<i>West</i>	Vacant/Residential	Residential Variety

INFRASTRUCTURE AVAILABILITY	
Water	Provided by Milcrofton Water Utility District via 6 inch water main within South Carothers Road ROW.
Sewer	Service to site is currently under construction.
Reclaimed Water	N/A

TRANSPORTATION	
Site Access	Connections to South Carothers Road, as well as several stub-outs to adjoining properties in order to allow for future connectivity. Construct a left turn lane on southbound Carothers Road at the main entrance.
Trip Generation	To and from 232 Single-Family homes, expect 2,256 trips per day of which 172 occur in the AM Peak Hour and 224 occur in the PM Peak Hour.

LAND USE PLAN RECOMMENDATIONS	
<p>This site is in the McEwen Character Area, Special Area 6 where the suburban/conventional design concept is appropriate. The character of this special area is largely established, with conventional subdivisions consisting mostly of detached residential units. New development should reflect this existing character. Suburban Neighborhoods should emphasize more connectivity between subdivisions, while avoiding the creation of isolated islands of development. More street connections should be encouraged in residential subdivision design. When new development occurs, it should be designed around and connected to any open-space corridors or networks.</p>	



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PROJECT MEETS FRANKLIN'S:

LAND USE PLAN:	Yes
GREENWAY/OPEN SPACE PLAN:	Yes
HISTORIC DISTRICT GUIDELINES:	N/A

This Concept Plan was favorably recommended to the Board of Mayor and Alderman by a vote of 7 to 0, with 1 Planning Commissioner recusing himself at the September 23, 2010 Franklin Municipal Planning Commission meeting. The Planning Commission supported the concept plan as revised to the recommendation and conditions listed below.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval with conditions is recommended.

CONDITIONS OF APPROVAL:

PLANNING:

1. Site data charts shall be revised to say MECO-6 instead of MECO-3 and to list the proposed density as 2.71 instead of 2.72. The site data charts shall also be revised to list 4.4 acres as required formal open space and 8.9 acres as informal open space.
2. The applicant shall contact Lori Jarosz at 550-6728 or lori.jarosz@franklin-gov.com for addressing and street name issues.
3. The applicant shall revise the acreage of site to 88.67 acres on the plans.
4. On Sheet C1.0, the note in the bottom left corner regarding Character Areas shall be revised to state, "Development Standards: The Conventional Development standard applies to all parcels within 500 feet of the site."
5. Sheet C1.0 shall be revised to show approved, although not complete, development to the west (Nichol's Bend).

PLANNING (LANDSCAPE):

6. Amenity Area shall be shown with a generalized bubble and shall be labeled Formal Open Space.



7. All General Open Space Area shall be labeled as either Formal or Informal Open Space. The amount of each type of open space depicted and labeled on the plans shall correspond to the amount of each type of open space shown in the Site Data Chart.

ENGINEERING:

8. The applicant's request to reduce the connectivity index shall be approved based upon the applicant providing a pedestrian connection from the northwest corner of the site into the main development. Plans shall be revised to show this pedestrian connection.
9. The applicant shall provide a 25 foot stream buffer around the wetlands. Based on letters from the U.S. Corps of Engineers, the applicant may submit documentation from an environmental consultant regarding the status and delineation of each wetland. If the environmental consultant petitions TDEC on its jurisdictional status of either wetland, copies of TDEC's ruling shall be submitted to the Engineering Department.
10. A 25 foot stream buffer shall be placed around the spring located at the intersection Guildhall Boulevard and Palatial Place. This intersection will likely need to be reconfigured due to the buffer placed around the spring.

BUILDING AND NEIGHBORHOOD SERVICES:

11. None;

FIRE:

12. Country Fair Lane exceeds the allowable distance without a turnaround. IFC Appendix D requires that a turnaround feature be provided when road lengths exceed 150 feet. The road design shall allow for the property to the north to connect to Country Fair Lane at the property line and allow proper turnaround required by IFC.

PARKS:

13. The applicant shall construct a 12 foot multi-use path in the South Carothers Road ROW and shall maintain the path until a connection is made at either end in accordance with the Greenway and Open Space Plan.

WATER/SEWER:

14. None;

PROCEDURAL REQUIREMENTS:

1. After final BOMA approval, the applicant shall submit one (1) complete and folded sets and a .pdf file of the corrected Rezoning Plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter



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addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.

2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. At the site plan stage, it shall be determined if the amenity center can be built on the slopes where it is located on this Concept Plan.
2. A flow test to determine water availability for adequate fire protection is needed during subsequent submissions (site plan and regulating plan). A minimum of 1,500 gpm is necessary at the most remote point.
3. Open Space on eastern property line in line with Orangery Crossing should be ROW for future connection to adjacent parcel(s).
4. 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 nonstructural onsite treatment and control of runoff by implementing a combination of approaches that are impact reducing (green) site design practices.
5. The applicant should 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.

***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.**

RESOLUTION 2010-70

A RESOLUTION APPROVING A CONCEPT PLAN FOR SIMMONS RIDGE PUD SUBDIVISION, 240 DWELLING UNITS ON 88.67 ACRES, LOCATED AT 4408 SOUTH CAROTHERS ROAD, 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 _____, 20____:

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

Commencing at the east right-of-way line of South Carothers Road and the northwest corner of Parcel 37, Map 89, all parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, which is also the point of beginning.

Thence east, along a north line of Parcel 37, 571 feet; thence south 5 degrees west 87 degrees east 238 feet; thence east, along a north line of Parcel 37, 1,430 feet, to the northeast corner of

Parcel 37; southeast corner of Parcel 37; thence west, along a south line of Parcel 37, 1,394 feet to the north right-of-way line of South Carothers Road; thence generally west along a south line of Parcel 37 and north along the west line of Parcel 37 and along the north and east right-of-way line of South Carothers Road, 2,160 feet; to the northwest corner of Parcel 37, which is also the point of beginning, and containing 88.67 acres, more or less.

Map-Parcel	Acres
89-037.00	88.67
TOTAL	88.67

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

Entitlements	PUD
Base Zone	Residential Variety (RX)
Character Area Overlay	McEwen Character Area 6
Other Zoning Overlays	N/A
Amount of Nonresidential Square Footage	N/A
Number of Dwelling Units	240
Building Height	3 stories
Development Standard	Conventional
Minimum Total Open Space	Formal: 5.6 ac Informal: 14.4 ac Total: 20.0 ac*
Acreage of Site	± 48.95 acres

**Proposed Concept Plan, submitted for the 9/23/10 FMPC meeting, specifies 24.9 acres of total open space; however, the formal plus informal amounts totals 20 acres. A condition of approval has been placed on the Concept Plan that the total amount of Open Space for this PUD shall be coordinated prior to final approve of the Concept Plan.*

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>7/6/10</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>7/22/10</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>7/29/10</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>9/23/10</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____