

RESOLUTION 2010-78

A RESOLUTION APPROVING A REVISED CONCEPT PLAN FOR CREEKSTONE COMMONS PUD SUBDIVISION, 124 UNITS ON 51.09 ACRES, LOCATED ALONG CREEKSTONE BOULEVARD, 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
089B—N00200	0.18
089B—N00300	0.20
089B—N00400	0.21
089B—N00500	0.18

089B—N00600	0.24
089B—N00700	0.27
089B—N00800	0.27
089B—N00900	0.23
089B—N01000	0.19
089B—N01100	0.19
089B—N01200	0.22
089B—N01300	0.19
089B—N01400	0.19
089B—N01500	0.16
089B—N01600	0.59
089B—N01700	0.15
089B—N01800	0.10
089B—N01900	0.09
089B—N02000	0.07
089B—N02100	0.07
089B—N02200	0.09
089B—N02300	0.11
089B—N02400	0.15
089B—N02500	0.18
089B—N02600	0.13
089B—N02700	0.10
089B—N02800	0.16
089B—N02900	0.16
089B—N03000	0.13
089B—N03100	0.10
089B—N03200	0.17
089B—N03300	0.57
089B—N03400	0.03
089B—N03500	0.15
089B—N03600	0.12
089B—N03700	0.10
089B—N03800	0.21
089B—N03900	0.11
089B—N04000	0.18
089B—N04100	0.11
089B—N04200	0.10
089B—N04300	0.15
089B—N04400	0.49
089B—N04500	0.13
089B—N04600	0.11
089B—N04700	0.09
089B—N04800	0.08
089B—N04900	0.09

089B—N05000	0.11
089B—N05100	0.13
089B—N05200	1.04
089B—N05300	1.69
089B—N05400	35.22
TOTAL	51.09

A TRACT OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE AND BEING RESIDENTIAL LOTS 1 THROUGH 14, 16 THROUGH 47, OPEN SPACE LOTS 48 THROUGH 54, SECTION TWO LOT 55, CREEKSTONE BOULEVARD, VALLEY VIEW DRIVE, WADESTONE TRAIL PUBLIC RIGHT OF WAYS, POOLE PARK, WOODEN GATE AND UN-NAMED ALLEY, PUBLIC ALLEYS AS SHOWN ON THE RECORDED PLAN ENTITLED "CREEKSTONE COMMONS P.U.D. SUBDIVISION, SECTION 1, (A RESUBDIVISION OF LOT 31, CREEKSTONE COMMONS SUBDIVISION, REVISION 5)" OF RECORD IN PLAT BOOK 51, PAGE 83, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, (R.O.W.C.) TENNESSEE AND ON THE RECORDED PLAN ENTITLED "CREEKSTONE COMMONS P.U.D. SUBDIVISION, SECTION ONE, REVISION ONE, (A RESUBDIVISION OF LOT 31, CREEKSTONE COMMONS SUBDIVISION, REVISION 5)" OF RECORD IN PLAT BOOK 51, PAGE 100, R.O.W.C., TENNESSEE AND BEING GENERALLY BOUNDED ON THE WEST BY CREEKSTONE BOULEVARD,(RIGHT OF WAY WIDTH VARIES) NORMAND COURT (A 60 FOOT WIDE RIGHT OF WAY), LOT ONE AS SHOWN ON THE RECORDED PLAN ENTITLED "CREEKSTONE COMMONS" OF RECORD IN PLAT BOOK 31, PAGE 125, R.O.W.C., TENNESSEE AND LOT EIGHT AS SHOWN ON THE RECORDED PLAN ENTITLED "CREEKSTONE COMMONS SUBDIVISION, REVISION 3, (RESUBDIVISION OF LOTS 7, 8 AND 9)" OF RECORD IN PLAT BOOK 49, PAGE 109, R.O.W.C., TENNESSEE, ON THE NORTH BY LOT 27 AS SHOWN ON THE RECORDED PLAN ENTITLED "CREEKSTONE COMMONS SUBDIVISION, REVISION 4, (RESUBDIVISION OF LOTS 15 AND 27)" OF RECORD IN PLAT BOOK 49, PAGE 110, R.O.W.C., TENNESSEE AND LOT 24 AS SHOWN ON THE RECORDED PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, (RESUBDIVISION OF LOT 2 AND RIVERSIDE BUSINESS PARK SUBDIVISION, SECTION 1, REVISION 4, LOT 11) OF RECORD IN PLAT BOOK 29, PAGE 139, R.O.W.C., TENNESSEE, ON THE EAST BY THE NASHVILLE LODGE NO. 72, B.P.O. ELKS OF RECORD IN DEED BOOK 1708, PAGE 12, R.O.W.C., TENNESSEE AND ON THE SOUTH BY LOTS 10 THROUGH 15 AS SHOWN ON THE PLAN ENTITLED "RIVERVIEW PARK, SECTION 1" OF RECORD IN PLAT BOOK 8, PAGE 111, R.O.W.C., TENNESSEE, LOTS 918 AND 919 AND VALLEY VIEW DRIVE, (A 50 FOOT WIDE RIGHT OF WAY) AS SHOWN ON THE PLAN ENTITLED "RIVERVIEW PARK, SECTION 9B" OF RECORD IN PLAT BOOK 9, PAGE 30,

R.O.W.C., TENNESSEE AND LOTS 1014 THROUGH 1019 AS SHOWN ON THE PLAN ENTITLED "RIVERVIEW PARK, SECTION 10B" OF RECORD IN PLAT BOOK 9, PAGE 31, R.O.W.C., TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY DATED AUGUST 27, 2010 AND PREPARED KEVIN L. BIRDWELL, R.L.S. NO. 1797, RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TENNESSEE 37206, TELEPHONE 615-244-8591 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOCIATES" IN THE NORTHEASTERLY RIGHT OF WAY OF CREEKSTONE BOULEVARD, (RIGHT OF WAY WIDTH VARIES) AT THE NORTHWEST CORNER OF OPEN SPACE LOT 53 AND THE SOUTHEAST LINE OF LOT ONE AS SHOWN ON SAID PLAN OF CREEKSTONE COMMONS SUBDIVISION; THENCE,

LEAVING THE NORTHEAST RIGHT-OF-WAY LINE OF CREEKSTONE BOULEVARD AND WITH THE SOUTHEAST LINE OF LOT ONE ON SAID PLAN OF "CREEKSTONE SUBDIVISION", NORTH 55 DEGREES 00 MINUTES 12 SECONDS EAST, 329.53 FEET TO AN IRON ROD (NEW); THENCE,

CONTINUING WITH THE EAST LINE OF SAID LOT ONE, AND WITH LOT 27 ON SAID PLAN OF "CREEKSTONE COMMONS SUBDIVISION, REVISION 4, (RESUBDIVISION OF LOTS 15 AND 27)" NORTH 12 DEGREES 15 MINUTES 04 SECONDS WEST, 369.29 FEET TO A POINT IN A DETENTION POND; THENCE,

WITH THE SOUTH LINE OF LOT 27 THE NEXT EIGHT BEARINGS AND DISTANCES:

1. NORTH 71 DEGREES 38 MINUTES 39 SECONDS EAST, 226.44 FEET TO A POINT IN A DETENTION POND; THENCE,
2. NORTH 55 DEGREES 33 MINUTES 14 SECONDS EAST, 143.54 FEET TO AN IRON ROD (NEW); THENCE,
3. SOUTH 83 DEGREES 17 MINUTES 46 SECONDS EAST, 139.47 FEET TO AN IRON ROD (NEW); THENCE,
4. NORTH 80 DEGREES 16 MINUTES 33 SECONDS EAST, 149.65 FEET TO AN IRON ROD (NEW); THENCE,
5. SOUTH 57 DEGREES 02 MINUTES 53 SECONDS EAST, 131.16 FEET TO AN IRON ROD (NEW); THENCE,
6. SOUTH 38 DEGREES 06 MINUTES 10 SECONDS EAST, 155.45 FEET TO AN IRON ROD (NEW); THENCE,
7. SOUTH 65 DEGREES 06 MINUTES 16 SECONDS EAST, 113.71 FEET TO AN IRON ROD (NEW); THENCE,

8. NORTH 33 DEGREES 47 MINUTES 47 SECONDS EAST, 61.25 FEET TO A POINT IN WATSON BRANCH CREEK AND THE SOUTH LINE OF LOT 24 AS SHOWN ON SAID PLAN OF "WATSON GLEN SUBDIVISION, SECTION ONE, REVISION 10, (RESUBDIVISION OF LOT 2 AND RIVERSIDE BUSINESS PARK SUBDIVISION, SECTION ONE, REVISION 4, LOT 11)"; THENCE,

WITH THE SOUTH LINE OF LOT 24 AND WITH WATSON BRANCH THE NEXT SEVEN BEARINGS AND DISTANCES:

1. SOUTH 52 DEGREES 04 MINUTES 01 SECONDS EAST, 87.69 FEET TO A POINT IN WATSON BRANCH; THENCE,
2. SOUTH 84 DEGREES 36 MINUTES 00 SECONDS EAST, 115.35 FEET TO A POINT IN WATSON BRANCH; THENCE,
3. SOUTH 24 DEGREES 43 MINUTES 04 SECONDS EAST, 244.21 FEET TO A POINT IN WATSON BRANCH; THENCE,
4. SOUTH 65 DEGREES 28 MINUTES 52 SECONDS EAST, 120.02 FEET TO A POINT IN WATSON BRANCH; THENCE,
5. NORTH 86 DEGREES 48 MINUTES 30 SECONDS EAST, 198.12 FEET TO A POINT IN WATSON BRANCH; THENCE,
6. NORTH 61 DEGREES 46 MINUTES 08 SECONDS EAST, 106.65 FEET TO A POINT IN WATSON BRANCH; THENCE,
7. SOUTH 83 DEGREES 48 MINUTES 10 SECONDS EAST, 161.16 FEET TO A POINT IN WATSON BRANCH AND THE WEST LINE OF THE NASHVILLE LODGE NO. 72 B.P.O. ELKS PROPERTY; THENCE,

WITH THE WEST LINE OF THE NASHVILLE LODGE NO. 72 B.P.O. ELKS PROPERTY, SOUTH 05 DEGREES 14 MINUTES 47 SECONDS WEST, 32.95 FEET TO AN 5/8 INCH IRON ROD (OLD); THENCE,

CONTINUING WITH THE WEST LINE OF THE NASHVILLE LODGE NO. 72 B.P.O. ELKS PROPERTY, SOUTH 05 DEGREES 13 MINUTES 47 SECONDS WEST, 1032.50 FEET TO A CONCRETE MONUMENT OLD AT THE SOUTHWEST CORNER OF SAID NASHVILLE LODGE NO. 72 B.P.O. ELKS PROPERTY AND IN THE NORTH LINE OF LOT 10 ON SAID PLAN OF "RIVERVIEW PARK, SECTION ONE"; THENCE,

WITH THE NORTH LINE OF LOTS 10 THROUGH 15 AS SHOWN ON THE PLAN ENTITLED "RIVERVIEW PARK, SECTION ONE", LOTS 918 AND 919 AND ACROSS THE RIGHT-OF-WAY OF VALLEY VIEW DRIVE, (A 50 FOOT WIDE RIGHT OF WAY) AS SHOWN ON THE PLAN ENTITLED "RIVERVIEW PARK, SECTION 9B" AND LOTS 1014 THROUGH 1019 AS SHOWN ON THE PLAN ENTITLED "RIVERVIEW PARK, SECTION 10B", NORTH 82 DEGREES 40 MINUTES 54 SECONDS WEST, 1816.17 FEET TO AN IRON ROD (NEW), SAID IRON ROD (NEW) BEING THE SOUTHEAST CORNER OF LOT 8 AS SHOWN ON SAID PLAN ENTITLED "CREEKSTONE COMMONS

SUBDIVISION, REVISION 3, (RESUBDIVISION OF LOTS 7, 8 AND 9)";
THENCE,

WITH THE EAST LINE OF LOT 8, NORTH 07 DEGREES 19 MINUTES 06
SECONDS EAST, 64.17 FEET TO AN IRON ROD (NEW); THENCE,

CONTINUING WITH THE EAST LINE OF LOT 8, NORTH 34 DEGREES 09
MINUTES 53 SECONDS WEST, 444.29 FEET TO AN IRON ROD (OLD) WITH
A CAP STAMPED "1941" IN THE SOUTHEAST RIGHT OF WAY OF
NORMAND COURT; THENCE,

WITH THE SOUTHEAST RIGHT OF WAY OF NORMAND COURT AND
CROSSING INTO CREEKSTONE BOULEVARD, NORTH 55 DEGREES 02
MINUTES 54 SECONDS EAST, 210.02 FEET TO A PK NAIL (NEW); THENCE,

WITH A LINE WITHIN CREEKSTONE BOULEVARD AS SHOWN ON SAID
PLAN OF "CREEKSTONE COMMONS P.U.D. SUBDIVISION, SECTION ONE,
(A RESUBDIVISION OF LOT 31, CREEKSTONE COMMONS SUBDIVISION,
REVISION 5)", NORTH 34 DEGREES 09 MINUTES 53 SECONDS WEST,
60.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,225,485
SQUARE FEET OR 51.09 ACRES MORE OR LESS.

2. That the overall entitlements for the Creekstone Commons PUD Subdivision are as follows:

Entitlements	Creekstone Commons PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	McEwen Character Area Overlay District #5
Other Zoning Overlays	N/A
Number of Dwelling Units	124
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.6; street layout approved with the original Creekstone Commons Concept Plan
Development Standard	Conventional
Open Space Requirements	Formal: 2.555 acres Informal: 5.109 acres Total: 7.664 acres

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>N/A</u>
PREAPPLICATION CONFERENCE:	_____ <u>06/01/10</u>
CONCEPTUAL PROJECT WORKSHOP:	_____ <u>06/24/10</u>
REQUIRED NEIGHBORHOOD MEETING:	_____ <u>09/20/10</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
BOMA PASSED/PUBLIC HEARING HELD:	_____



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

November 9, 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 2010-78, Creekstone Commons PUD Concept Plan, Revision 1

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a Concept Plan revision for the Creekstone Commons PUD Subdivision on 51.09 acres located at along Creekstone Boulevard, south of South Royal Oaks Boulevard. (Resolution 2010-78)

Background

Creekstone Commons PUD Subdivision was originally approved for 263 dwelling units (113 detached, 42 townhome, and 108 condominium). The concept plan for this site was approved by FMPC on July 26, 2007 and was approved on third reading by BOMA on October 9, 2007. Recently proposed revisions to the approved concept plan triggered a Regulating Plan submittal for approval by FMPC. This Regulating Plan showed a reduced density of 124 detached dwelling units and was approved by FMPC at its August 26, 2010 meeting. A condition of approval on the Regulating Plan required the applicant to submit a revised Concept Plan to lower the entitlements for the subdivision so that there would not be remaining entitlements on the property after the subdivision has been built out according to its approved Regulating Plan. This Concept Plan matches the previously approved Regulating Plan.

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Single Family Residential
Existing Zoning	RX
Proposed Zoning	RX
Acreage	51.09
Proposed Number of Lots	124
Proposed Dwelling Units	124
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 2.555 acres Informal Open Space: 12.344 acres Total Open Space: 14.889 acres</i>
Physical Characteristics	Watson Branch runs along the northern boundary of the site. Areas of 14-19% slope and



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

	20%+ slope are located in the northern portion of the site, mainly in the northeast part of the property.
Character Area Overlay/ Development Standard	MECO-5/Conventional
Other Applicable Overlays	N/A
Proposed Building Height	36 feet
Minimum Landscape Surface Ratio	0.10, Conventional Area Standard

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant	GO/GC
<i>South</i>	Single Family Residential	R-3
<i>East</i>	Civic/Institutional	GO
<i>West</i>	Office/Vacant	GO

INFRASTRUCTURE AVAILABILITY	
Water	Available; City of Franklin
Sewer	Available; City of Franklin
Reclaimed Water	N/A

LAND USE PLAN RECOMMENDATIONS

This site is in the McEwen Character Area, Special Area 5 with an Activity Center Design Concept. This particular area is appropriate for a mixture of uses, including Attached and Detached Residential and Neighborhood Retail. Although the vision for the McEwen Character Area as a whole is that it will continue to be the major economic driver for the City of Franklin, economically productive development will respect the residential neighborhoods. Just south of this site is Special Area 6 supports a character similar to that of existing uses and design of suburban/conventional detached residential. Proposed uses and site layout are consistent with the Land Use Plan's recommendations.

PROJECT MEETS FRANKLIN'S	LAND USE PLAN:	Yes
	GREENWAY/OPEN SPACE PLAN:	N/A
	HISTORIC DISTRICT GUIDELINES:	N/A



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

This Concept Plan was unanimously favorably recommended onto the Board of Mayor and Alderman by a vote of 8 to 0 at the October 28, 2010, of the Franklin Municipal Planning Commission meeting with the recommendation and conditions below.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approve, with conditions.

CONDITIONS OF APPROVAL:

PLANNING:

1. The applicant shall note the existing land use, development standard, and character area overlay district of all parcels within 500 feet of the property.
2. The applicant shall remove the node shown at the entrance to the subdivision on Creekstone Boulevard. The applicant shall revise the connectivity calculations accordingly (16 links, 10 nodes, Index=1.6).
3. The applicant shall include additional documentation about mineral rights. If there is no additional documentation to provide, the applicant shall state such in the response letter submitted with the revised plans and with a note on the plans.

PLANNING (LANDSCAPE):

4. None;

ENGINEERING:

5. None;

BUILDING AND NEIGHBORHOOD SERVICES:

6. None;

FIRE:

7. None;

PARKS:

8. None;

WATER/SEWER:



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

9. None;

PROCEDURAL REQUIREMENTS:

1. 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.
2. Upon final approval by the Board of Mayor and Alderman (BOMA), one (1) copy and an electronic PDF copy on a CD of the revised Concept Plan shall be submitted to the Building and Neighborhood Services Department 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 below, shall be included with the first site plan submittal.

PROJECT CONSIDERATIONS:

1. The amount of formal and informal open space provided with this Concept Plan has been approved to meet the minimum requirements of the Zoning Ordinance. However, staff reserves the right to adjust the formal open spaces for better utilization of the site when the site plan is submitted.
2. Due to several lots being removed and/or altered, multiple existing water and sewer service lines will be unused or require relocation. All unused water or sewer service lines shall be removed and terminated at the main line. Abandonment of alley(s) shall require the complete removal of water and sewer mains. The water and sewer infrastructure within the proposed project area is public infrastructure and will need TDEC approved plans to modify.

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.