




HISTORIC
FRANKLIN
TENNESSEE

ITEM #17
WRKS 03/08/2011

MEMORANDUM

March 1, 2011

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
Vernon Gerth, Asst. City Administrator, Community and Economic Development
Catherine Powers, Director of Planning and Sustainability

SUBJECT: Resolution 2011-14, to Reapprove the Concept Plan for Franklin Christian Academy for one year

Purpose

The purpose of this memorandum is to present information to the Board of Mayor and Aldermen (BOMA) to consider Resolution 2011-14, which will reapprove, for one year, the Concept Plan for Franklin Christian Academy that was originally approved by the BOMA on April 14, 2009 and granted a one year reapproval March 23, 2010.

Background

The *Franklin Zoning Ordinance (FZO)* provides in Section 2.4, Subsection 2.4.2(6)(i)(iii) that if an applicant “does not submit a Regulating Plan or Pattern Book within one year of the date of the Concept Plan approval, BOMA may initiate steps to rehear, reconsider, or revoke the Concept Plan.” A Regulating Plan for this PUD has not been presented within the one year approval period; therefore, Resolution 2011-14 is presented to reapprove the Concept Plan for an additional year. A request letter from the applicant is included as part of this item.

If the reapproval is not granted, the Concept Plan shall expire on April 14, 2011.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Resolution 2011-14, renewing for one year the Concept Plan for Franklin Christian Academy as presented, is recommended.



LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

February 15, 2011

HAND DELIVERED

Mr. Jonathan Langley
Planning and Sustainability Department
City of Franklin
109 Third Avenue, South, Suite 135
Franklin, Tennessee 37064

**RE: FRANKLIN CHRISTIAN ACADEMY
CONCEPT PLAN
CITY OF FRANKLIN PROJECT NUMBER 1844
FRANKLIN, TENNESSEE**

Dear Mr. Langley:

The purpose of this letter is to respectfully request another one year extension to the Concept Plan for Franklin Christian Academy PUD Subdivision, City of Franklin Project Number 1844 from the current extension date of April 14, 2011. We are requesting this extension prior to the current expiration date in efforts to get the extension granted through the BOMA Work Sessions and the BOMA voting meeting.

If you have any questions or need any additional information, please let us know.

Sincerely,

RAGAN-SMITH-ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Scotty Bernick", is written over a faint, circular stamp or watermark.

Scotty Bernick, RLA
Project Manager

SB:ps

enclosures

c: Micah Woods
Alan Thompson

RESOLUTION 2011-14

A RESOLUTION TO REAPPROVE A CONCEPT PLAN FOR FRANKLIN CHRISTIAN ACADEMY FOR ONE YEAR, ON LAND TOTALING 27.91 ACRES, LOCATED AT 1720 NEW HIGHWAY 96 WEST, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, on April 14, 2009, the Board of Mayor and Aldermen (BOMA) approved, through resolution, a Concept Plan for Franklin Christian Academy, totaling 27.91 acres, located at 1720 New Highway 96 West; and

WHEREAS, the BOMA, reapproved the Concept Plan for one additional year at the March 23, 2010 meeting, causing the Concept Plan to expire April 14, 2011; and

WHEREAS, the BOMA, charged by Section 2.4, Subsection 2.4.2(6)(i)(iii) of the *Franklin Zoning Ordinance*, “may initiate steps to rehear, reconsider, or revoke” a Concept Plan within one year of the date of the Concept Plan approval if a Regulating Plan or Pattern Book is not submitted; and

WHEREAS, a Regulating Plan or Pattern Book has not been submitted by the applicant for Franklin Christian Academy, pursuant to Section 2.4, Subsection 2.4.2(6)(i)(iii); and

WHEREAS, the applicant submitted a letter requesting reapproval of the Concept Plan for Franklin Christian Academy for one year.

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 _____, 2011:

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

Map-Parcel	Acres
64-19.00	27.91

BEING a tract of land lying in the 9th Civil District of Williamson County, Tennessee and being further identified as Parcel 19 on Williamson County Property Assessor’s Map 64 as of record in Deed Book 1899, Page 532, Register’s Office for Williamson County, Tennessee (R.O.W.C.). Said tract is more particularly described as follows:

BEGINNING at an existing concrete monument in the northerly right-of-way margin of New Highway 96 West (120' R.O.W.), said monument being 749.32 feet north of an existing concrete monument at the intersection of the westerly right-of-way margin of Carlisle Lane with said northerly right of way of New Highway 96 West;

THENCE, with said right of way of New Highway 96 West, North 87° 44' 39" West, 690.88 feet to an iron rod, said iron rod being the southeasterly corner of Short Properties as of record in Book 1137, Page 603, R.O.W.C. and the southwesterly corner of said herein-described parcel;

THENCE, leaving said New Highway 96 West right of way with the easterly line of Short Properties and with the centerline of a 100'-wide T.V.A. transmission line easement as of record in Book 3536, Page 173, R.O.W.C., North 07° 09' 46" East, 1,640.64 feet to an iron rod, said iron rod being in the southerly right-of-way margin of Old Charlotte Pike East (30' R.O.W.), and being the northwesterly corner of said herein-described tract;

THENCE, with said right of way of Old Charlotte Pike East, North 59° 50' 26" East, 53.76 feet to an iron rod;

THENCE, continuing with said right of way of Old Charlotte Pike East, North 67° 20' 06" East, 704.15 feet to an iron rod, said iron rod being the northwesterly corner of Joseph Meltz as of record in Book 2558, Page 951, R.O.W.C. and being the northeasterly corner of said herein-described tract;

THENCE, leaving Old Charlotte Pike East with the westerly line of Meltz, and being the westerly line of Tomlinson Fort as of record in Book 1269, Page 973, R.O.W.C., South 06° 09' 00" West, 1,964.68 feet to the POINT OF BEGINNING, and containing 27.91 acres, more or less, according to a survey by James L. Terry, Tennessee R.L.S. # 563 dated August 12, 2008.

THIS being the property conveyed to Franklin Freewill Baptist Church, Inc. by deed of record in Book 1899, Page 532, Register's Office for Williamson County, Tennessee.

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

Entitlements	Franklin Christian Academy PUD
Base Zone	Civic and Institutional (CI)
Character Area Overlay	West Harpeth Character Area Overlay District #2
Other Zoning Overlays	500 ft. buffer of HHO
Number of Nonresidential Square Footage	±160,000 square feet
Building Height	35 feet Maximum
Development Standard	Conventional
Minimum Total Open Space	± 4.2 acres
Acreeage of Site	± 27.91 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 the BOMA 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 the BOMA shall reconsider the Concept Plan within one year from the date of this one-year Concept Plan reapproval if a Regulating Plan or Pattern Book is not submitted.
5. 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: _____
Dr. Ken Moore
MAYOR

PRELIMINARY CONCEPT MEETING:	<u>10/07/08</u>
PREAPPLICATION CONFERENCE:	<u>10/30/08</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>11/20/08</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>12/02/08</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>1/22/09</u>
BOMA PASSED/PUBLIC HEARING HELD:	<u>4/19/09</u>
BOMA REAPPROVAL PASSED:	<u>3/23/10</u>
BOMA REAPPROVAL:	_____