




HISTORIC
FRANKLIN
TENNESSEE

ITEM #22
WRKS 06/14/2011

MEMORANDUM

June 7, 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 2011-27, to Reapprove the Concept Plan for Franklin First United Methodist Church for one year

Purpose

The purpose of this memorandum is to present information to the Board of Mayor and Aldermen (BOMA) to consider Resolution 2011-27, which will reapprove, for one year, the Concept Plan for Franklin First United Methodist Church that was approved by the BOMA on July 27, 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.” Since the applicant for Franklin First United Methodist Church has not submitted a Regulating Plan or Pattern Book and the *FZO* does not provide a process whereby an applicant can request an extension, Resolution 2011-27 is brought forth to reapprove the Concept Plan for an additional year. A request letter from the applicant is included as part of this item.

Financial Impact

There is no financial impact to the City attributable to approval of this resolution.

Recommendation

Approval of this resolution renewing for one year the Concept Plan for Franklin First Methodist Church as presented is recommended.

RESOLUTION 2011-27

A RESOLUTION TO REAPPROVE A CONCEPT PLAN FOR FRANKLIN FIRST UNITED METHODIST CHURCH, TOTALING 106.15 ACRES, LOCATED AT 111 DANIEL MCMAHON LANE, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, on July 27, 2010, the Board of Mayor and Aldermen (BOMA) approved, through resolution, a Concept Plan for Franklin First United Methodist Church, totaling 106.15 acres, located at 111 Daniel McMahon Lane; 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 First United Methodist Church, 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 First United Methodist Church 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
063---022.00	106.15
TOTAL	106.15

ALL THAT IS CERTAIN TRACT OR PARCEL OF LAND, situate in the Ninth Civil District, Williamson County, Tennessee. Said parcel of land shown on the Williamson County Property Map 63 as parcel 22.00. Being the same property conveyed to D.C. Bowman by Deed of record in deed book 62, page 102 and deed book 62, page 213, Register’s Office of Warehouse County, Tennessee (R.O.W. C., TN). D.C. Bowman died intestate on May 9, 1957, his sole heir-at-law was his son, Dunklin C. Bowman, Jr.

Said property is more particularly described as follows:

BEGINNING, at a found iron pin at the Northeast corner and lands owned by The City of Franklin, of record in deed book 924, page 386, R.O.W.C., TN. Said pin being on the Southerly line of Mack Hatcher Parkway as conveyed to the State of Tennessee by instrument of record in deed book 1071, page 271 R.O.W. C, TN.

Thence, along the Southerly line of Mack Hatcher Parkway as conveyed to the State of Tennessee by instrument of record in deed book 1071 page 271, R.O.W.C., TN, the following eleven (11) courses;

N 74° 49' 25" E a distance of 43.16 feet to a set iron pin and cap (RLS 2039);

Thence, along a curve to the right, having a radius of 2166.83 feet, an arc distance of 657.80 feet and a chord bearing N 85° 59' 16" E a distance of 655.28 feet to a found concrete right-of-way monument;

Thence, S 82° 44' 51" E a distance of 291.76 feet to a set iron pin and cap (RLS 2039);

Thence, S 81° 30' 54" E a distance of 902.22 feet to a found concrete right-of-way monument;

Thence, S 78° 04' 53" E a distance of 250.45 feet to a found concrete right-of-way monument;

Thence, S 85° 48' 15" E a distance of 200.56 feet to a found concrete right-of-way monument;

Thence, S 78° 39' 09" E a distance of 200.25 feet to a found concrete right-of-way monument;

Thence, S 85° 36' 02" E a distance of 140.36 feet to a found concrete right-of-way monument.

Thence, S 07° 03' 16" W a distance of 64.73 feet to a found concrete right-of-way monument;

Thence, S 36° 51' 16" E a distance of 68.62 feet to a set iron pin and cap (RLS 2039);

Thence, S 89° 51' 29" E a distance of 34.44 feet to a set iron pin and cap (RLS 2039) on the West line of lands owned by Adkerson Creekside Farm, of record in deed book 1606, page 532, R.O.W.C., TN.;

Thence, S 06° 07' 20" W a distance of 998.26 feet, along the West line of said lands of Adkerson Creekside Farm, flowing an old stone wall, to a set iron pin and cap (RLS 2039) at the Southwest corner of said lands of Adkerson Creekside Farm;

Thence, S 49° 54' 47" E a distance of 275.22 feet, along the Southerly line of said lands Adkerson Creekside Farm, following an old stone wall, to a point in the centerline of Franklin Road (60' right-of-way);

Thence, S 33° 20' 13" W a distance of 282.31 feet, along the centerline of said Franklin Road, to a point in the centerline of

Franklin Road on a south projection of the East line of lands owned by John Walter Guider, of record in deed book 1829, page 336, R.O.W.C., TN;

Thence, N 00° 04' 57"W a distance of 163.35 feet, leaving the centerline of Franklin Road, along the East line of said lands of Guider, to a set iron pin and cap (RLS 2039) at the Northeast corner of said lands of Guider;

Thence, along the North line of said lands of Guider, the following five (5) courses;

N 49° 33' 04" W distance of 99.00 feet to a set iron pin and cap (RLS 2039);

Thence, N 06° 25' 15" E a distance of 49.67 feet to a found iron pin;

Thence, N 84° 12' 20" W a distance of 491.70 feet to a point in the center of Spencer Creek;

Thence, S 40° 40' 58" W a distance of 95.27 feet, along the center of Spencer Creek, to a point;

Thence, N 89° 17' 49" W a distance of 610.47, feet leaving the center of Spencer Creek, to a found iron pin in an old stone wall, at the Northwest corner of said lands of Guider;

Thence, S 06° 15' 14" W a distance of 23.24 feet, along the West line of said lands of Guider, to a set iron pin in an old stone wall, at the Northwest corner of lands owned by the City of Franklin, of record in deed book 3390, page 181, R.O.W.C., TN.;

Thence, along the Northerly line of said lands of the City of Franklin, the following three (3) courses;

N 82° 17' 29" W a distance of 283.54 feet, Along an old stone wall, to a set iron pin and cap (RLS 2039) in an old stone wall;

Thence, S 29° 15' 42"W a distance of 410.06 feet to a set iron pin and cap (RLS 2039);

Thence, N 82° 11' 31" W a distance of 1222.71 feet, following along an old wire fence line and remnants of an old stone wall, to a found iron pin at the Northwest corner of said lands of the City of Franklin and on the East line of lands owned by the City of Franklin, of record in deed book 924, page 386, R.O.W.C., TN.;

Thence, N 08° 06' 36" E a distance of 1786.27 feet, along the East line of said lands of the City of Franklin, to the point of beginning, containing 106.151 acres of land, more or less.

2. That the overall entitlements for the Franklin First United Methodist Church PUD Concept Plan are as follows:

Entitlements	Franklin First United Methodist Church (Overall)
Base Zone	Civic and Institutional (CI)
Character Area Overlay	Central Franklin Character Area Overlay District #5
Other Zoning Overlays	Floodway Fringe Overlay (FFO) and Historic Preservation Overlay (HPO)
Number of Dwelling Units	n/a
Number of Nonresidential Square Footage	200,000
Connectivity Index	n/a
Development Standard	Traditional
Open Space Requirements	±3.18 acres formal open space

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 STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PRELIMINARY CONCEPT MEETING:	<u>11/13/09</u>
PREAPPLICATION CONFERENCE:	<u>11/17/09</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>02/25/10</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>02/18/10</u>
HISTORIC ZONING COMMISSION MEETING:	<u>05/10/10</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>05/27/10</u>
BOMA PASSED/PUBLIC HEARING HELD:	<u>07/27/10</u>
BOMA REAPPROVAL:	_____