




HISTORIC
FRANKLIN
TENNESSEE

ITEM #4
WRKS 11/08/2011

MEMORANDUM

October 30, 2011

TO: Board of Mayor and Aldermen

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

SUBJECT: Discussion of Columbia State Community College Proposed Campus and Consideration of Resolution 2011-53 to Revoke the Concept Plan for Waterford Crest PUD Subdivision

Purpose

The purpose of this memorandum is to provide information to the Mayor and Board of Alderman (BOMA) in consideration of Resolution 2011-53, which will revoke the Concept Plan and all the associated conditions and restrictions for the Waterford Crest PUD Subdivision. The action of revoking the Concept Plan will also rescind entitlements associated with the approval allowing the eastern portion of the property to be acquired by the Tennessee Board of Regents for a new and expanded Columbia State Community College Campus.

Background

Since development has not progressed within the Waterford Crest PUD Subdivision located on Liberty Pike east of Interstate 65, the two property owner(s) and developer have formally requested that the current Concept Plan approved by Resolution 2009-06, be revoked. The primary reason this action is being requested is to facilitate the transfer of the eastern most portion of the property to the Tennessee Board of Regents for a new City of Franklin Columbia State Community College Campus.

Revoking the Waterford Crest Concept Plan is the first of several actions. In December, the Franklin Municipal Planning Commission is expected to consider a new plat(s) which essentially re-divides the Waterford Crest PUD into three, stand-alone parcels. A later action is scheduled for the spring of 2012 when the Planning Commission and BOMA will consider rezoning the Columbia State parcel from ML-Local Mixed-Use to CI-Civic Institutional.

The City's development approval processes remain applicable when any of the three parcels are ready to proceed with development.

Financial Impact

A new and expanded Columbia State Community College campus will contribute significantly to the citizens of Franklin by creating the environment for students to pursue exploration, innovation, entrepreneurship, and receive the technical training needed to succeed in today's workplace.

Recommendation

Staff Recommends Approval of Resolution 2011-53 to revoke the Concept Plan, Resolution 2009-06, for the Waterford Crest PUD Subdivision.

RESOLUTION 2011-53

A RESOLUTION TO REVOKE THE CONCEPT PLAN FOR WATERFORD CREST PUD, REVISION 1, TOTALING 68.65 ACRES, LOCATED NORTH OF LIBERTY PIKE AND 500 FEET EAST OF CAROTHERS PARKWAY, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Section 2.4.2(5)(i)(iii) of the Franklin Zoning Ordinance state that Board of Mayor and Aldermen may initiate steps to rehear, reconsider, or revoke a Concept Plan if a Regulating Plan or Pattern Book is not submitted within one (1) year of the date of the Concept Plan approval; and

WHEREAS, the attached PUD Concept Plan was approved by Board of Mayor and Aldermen on 3/10/09 and has remained inactive in the intervening time period, without the submittal of a Regulating Plan or Pattern Book; and

WHEREAS, the Board of Mayor and Alderman believe it to be in the best interest of the City of Franklin to revoke the attached Concept Plan.

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. The above recitals are incorporated herein as if set forth at length.
2. That the legal description of the property is as follows:

Map-Parcel	Acres
079---040.12	20.5
079---040.13	4.9
079---040.14	3.9
079---040.09	36.0
TOTAL	65.3

Being a tract of land in the 9th Civil District Williamson County, Tennessee, and being Waterford Crest as recorded in Plat Book P47, Page 109, Registers Office of Williamson County (ROWC). Bounded on the west by Duke Realty, LP, as recorded in Deed Book 4295, Page 833, ROWC; bounded on the north by N. R. Pickering Properties, L.P., as recorded in Deed Book 1445, Page 735, ROWC; bounded on the east by City of Franklin as recorded in Deed Book 580, Page 648, ROWC, by John R. Williams, Sr. as recorded in Deed Book 3777, Page 992, ROWC, and by Right of Way (ROW) of Liberty Pike; and bounded on the south by ROW of said Liberty Pike. Tract being described as follows:

POINT OF COMMENCEMENT being the northeast ROW intersection of said Liberty Pike and Carothers Parkway; thence along the ROW of said Liberty Pike with the following: South 84°13'24" East 159.44 feet to a point; thence along a curve to the right having a length of 113.20 feet, having a radius of 627.96 feet, having a central angle of 10°19'42", having a tangent of 56.75 feet, and having a chord bearing and distance of South 79°03'33" East 113.05 feet to a point; thence South 73°53'42" East 231.31 feet to a point; thence South 72°04'57" East 61.02 feet to the true and actual POINT OF BEGINNING being the southwest corner of Lot 3 of said plat; thence leaving said ROW of Liberty Pike with the following: North 00°16'25" East 999.72 feet to a point; thence North 06°59'19" West 415.06 feet to a point being the northwest corner of said Lot 3; thence South 83°00'45" East 2684.32 feet to a point being the northeast corner of Lot 4 of said plat; thence South 07°12'29" West 454.35 feet to a point lying on said ROW of Liberty Pike; thence along said ROW of Liberty Pike with the following: North 87°07'06" West 120.95 feet to a point; thence along a curve to the left having a length of 689.62 feet, having a radius of 755.75 feet, having a central angle of 52°16'56", having a tangent of 370.91 feet, and having a chord bearing and distance of South 66°44'59" West 665.94 feet to a point; thence South 40°37'04" West 628.42 feet to a point; thence along a curve to the right having a length of 609.37 feet, having a radius of 532.93 feet, having a central angle of 65°30'50", having a tangent of 342.88 feet, and having a chord bearing and distance of South 73°22'12" West 576.71 feet to a point; thence North 73°51'51" West 487.63 feet to a point; thence North 72°04'57" West 419.22 feet to the point of beginning.

Containing 2,990,267 square feet or 68.65 acres.

Bearings based on Plat Book 47, Page 109, ROWC.

3. That the overall entitlements approved by Resolution 2009-06 for the Waterford Crest PUD Subdivision are revoked, as follows, leaving the a density and nonresidential square footage of zero:

Entitlements	Waterford Crest PUD (Overall)
Number of Dwelling Units	356
Number of Nonresidential Square Footage	300,000 square feet
Connectivity Index	2.0
Development Standard	Conventional
Open Space Requirements	±3.237 acres

4. 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 Board of Mayor and Aldermen approved in conjunction with Resolution 2009-16 shall be revoked by this Resolution.

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.

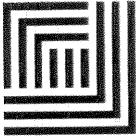
ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

BOMA PASSED: _____



**LITTLEJOHN
ENGINEERING
ASSOCIATES**

ENGINEERING PLANNING
ARCHITECTURAL SERVICES
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
NATURAL TENSILE 3710
NATURAL TENSILE 3710

**CITY OF FRANKLIN #1831
AMENDED CONCEPT PLAN
WATERFORD CREST, REV. 1**

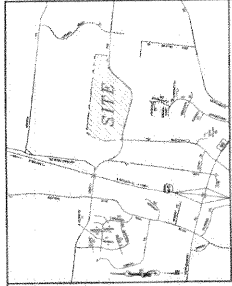
Liberty Pike
Franklin, Williamson County, Tennessee

**CRESCENT
RESOURCES, L.L.C.**
Attn: Albert
350 Liberty Pike, L.L.C.
4000 Liberty Pike, 2nd
Floor
Chattanooga, TN 37406
905.271.6599



NO.	DATE	BY	DESCRIPTION
1	12/29/09	ALBERT	PREPARED
2	12/29/09	ALBERT	REVISED

C3.0
OVERALL
SITE CONCEPT
PLAN



GENERAL NOTES

1. THE DEVELOPMENT SHALL BE SUBMITTED TO THE CITY OF FRANKLIN FOR REVIEW AND APPROVAL. THE CITY OF FRANKLIN IS THE LEADING AGENCY FOR REVIEW AND APPROVAL OF THIS DEVELOPMENT. THE CITY OF FRANKLIN IS THE LEADING AGENCY FOR REVIEW AND APPROVAL OF THIS DEVELOPMENT.

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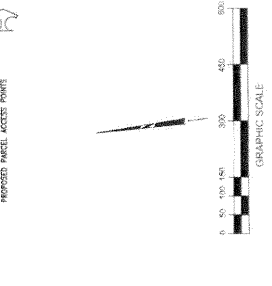
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LOT TABLE

LOT NO.	AREA (SQ. FT.)	USE
1	12,500 S.F.	OFFICE DEVELOPMENT
2	17,000 S.F.	OFFICE DEVELOPMENT
3	17,000 S.F.	OFFICE DEVELOPMENT
4	17,000 S.F.	OFFICE DEVELOPMENT
5	17,000 S.F.	OFFICE DEVELOPMENT
6	17,000 S.F.	OFFICE DEVELOPMENT
7	17,000 S.F.	OFFICE DEVELOPMENT
8	17,000 S.F.	OFFICE DEVELOPMENT
9	17,000 S.F.	OFFICE DEVELOPMENT
10	17,000 S.F.	OFFICE DEVELOPMENT

LEGEND

CONCEPTUAL BUILDING PLACEMENT
HILLTOP/PARKWAY OVERLAY
SPECIALLY DESIGNATED TO BE PRESERVED
PROPOSED PARCEL ACCESS POINTS



CONNECTIVITY INDEX SCORE

SCORE: 2.8
OVERALL SCORE

MINIMUM OPEN SPACE REQUIREMENTS

MINIMUM OPEN SPACE (SQ. FT. OF GREEN DEVELOPMENT AREA)	SCORE
10,000 S.F.	2.8
15,000 S.F.	2.7
20,000 S.F.	2.6
25,000 S.F.	2.5
30,000 S.F.	2.4
35,000 S.F.	2.3
40,000 S.F.	2.2
45,000 S.F.	2.1
50,000 S.F.	2.0
55,000 S.F.	1.9
60,000 S.F.	1.8
65,000 S.F.	1.7
70,000 S.F.	1.6
75,000 S.F.	1.5
80,000 S.F.	1.4
85,000 S.F.	1.3
90,000 S.F.	1.2
95,000 S.F.	1.1
100,000 S.F.	1.0

LAND USE SUMMARY

LAND USE	AREA (SQ. FT.)	PERCENTAGE
RESIDENTIAL	12,500 S.F.	12.5%
OFFICE	17,000 S.F.	17.0%
COMMERCIAL	17,000 S.F.	17.0%
INDUSTRIAL	17,000 S.F.	17.0%
RECREATION	17,000 S.F.	17.0%
OPEN SPACE	17,000 S.F.	17.0%
TOTAL	100,000 S.F.	100.0%

MULTI-FAMILY APARTMENTS

200 UNITS SITED ON 14.816 ACRES
300 UNITS SITED ON 14.816 ACRES
300 UNITS SITED ON 14.816 ACRES
300 UNITS SITED ON 14.816 ACRES
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OFFICE DEVELOPMENT

17,000 S.F. TOTAL BUILDING AREA
ONE 3-STORY BUILDING

RETAIL OR SERVICE COMMERCIAL DEVELOPMENT

17,000 S.F. TOTAL BUILDING AREA
ONE 3-STORY BUILDING

SITE DATA

1. SITE AREA: 100,000 S.F.
2. TOTAL BUILDING AREA: 68,000 S.F.
3. TOTAL OPEN SPACE: 32,000 S.F.
4. TOTAL PARKING SPACES: 100
5. TOTAL TRUCK SPACES: 10
6. TOTAL BIKE SPACES: 10
7. TOTAL BIKE LOCKERS: 10
8. TOTAL BIKE REPAIR STATIONS: 10
9. TOTAL BIKE STORAGE: 10
10. TOTAL BIKE REPAIR STATIONS: 10

CONNECTIONS

1. HILLTOP ZONE
2. FUTURE CONNECTIVITY
3. HILLTOP ZONE
4. FUTURE CONNECTIVITY
5. HILLTOP ZONE
6. FUTURE CONNECTIVITY

OFFICE DEVELOPMENT

17,000 S.F. TOTAL BUILDING AREA
ONE 3-STORY BUILDING

OFFICE DEVELOPMENT

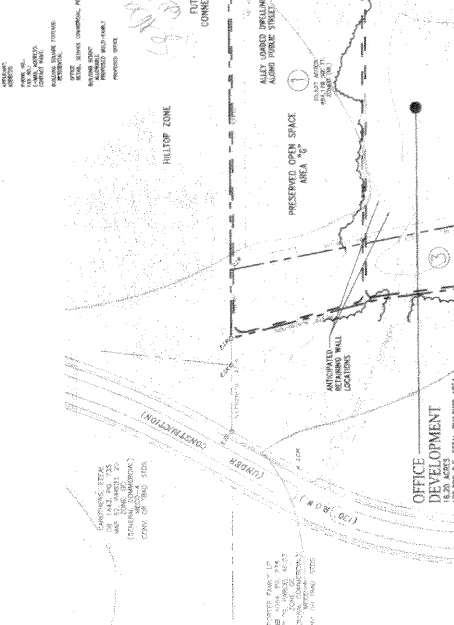
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RETAIL OR SERVICE COMMERCIAL DEVELOPMENT

17,000 S.F. TOTAL BUILDING AREA
ONE 3-STORY BUILDING

CONNECTIONS

CONNECTION	AREA (SQ. FT.)	PERCENTAGE
HILLTOP ZONE	12,500 S.F.	12.5%
FUTURE CONNECTIVITY	17,000 S.F.	17.0%
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OFFICE DEVELOPMENT

17,000 S.F. TOTAL BUILDING AREA
ONE 3-STORY BUILDING

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ONE 3-STORY BUILDING

RETAIL OR SERVICE COMMERCIAL DEVELOPMENT

17,000 S.F. TOTAL BUILDING AREA
ONE 3-STORY BUILDING

SSI LIBERTY PIKE, LLC
5111 Maryland Way, Suite 201
Brentwood, TN 37027
Tel: (615) 221-1122
Fax: (615) 221-1199

October 27, 2011

Ms. Catherine Powers
Director of Planning and Sustainability
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Re: Waterford Crest Concept Plan

Dear Ms. Powers:

Please accept this letter as a request for the City of Franklin Board of Mayor and Alderman to rescind the current Waterford Crest Concept Plan. This request is made in conjunction with the ownerships desire to sale the property to the State of Tennessee to be utilized as the Franklin campus of Columbia State University. The State of Tennessee is not able to purchase a property which is part of a PUD encumbered with conditions and thus this is the first step, in cooperation with the other property owner's in the Waterford Crest PUD, in dissolving the PUD and re-platting the property to meet the state's requirements. We reserve the right to withdraw this request until the time it is voted on by the Board of Mayor and Alderman which is understood to occur on Tuesday, November 22.

Thank you for your consideration of this matter.

Sincerely,

SSI LIBERTY PIKE, LLC



Bradley E. McNutt
Authorized Signatory



Jeffrey D. Palmquist,
Senior Vice President, Nashville Group
Office: 615/884-2300
Email: jeff.palmquist@dukerealty.com

October 28, 2011

Ms. Catherine Powers
Director of Planning and Sustainability
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Re: Waterford Crest Concept Plan

Dear Ms. Powers:

As owners of tract #3 in the Waterford Crest PUD, we are submitting this letter as a request for the City of Franklin Board of Mayor and Alderman to rescind the current Waterford Crest Concept Plan. We understand that this dissolution is required in order to facilitate the sale of tract #4 to the State of Tennessee for the Franklin campus of Columbia State University. We will address any site specific easements and access points within a plat or site plan submission if they are deemed necessary in the near future.

We reserve the right to withdraw this request until the time it is voted on by the Board of Mayor and Alderman on Tuesday, November 22. Please contact me at 615-884-2301, if any additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey D. Palmquist".

Jeffrey D. Palmquist
Senior Vice President - Nashville Group

cc: Mr. Vernon Gerth, City of Franklin
Mr. Trent Skillman, Duke Realty Corporation

SSI LIBERTY PIKE, LLC
5111 Maryland Way, Suite 201
Brentwood, TN 37027
Tel: (615) 221-1122
Fax: (615) 221-1199

October 27, 2011

Ms. Catherine Powers
Director of Planning and Sustainability
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Re: Waterford Crest Concept Plan

Dear Ms. Powers:

Please accept this letter as a request for the City of Franklin Board of Mayor and Alderman to rescind the current Waterford Crest Concept Plan. This request is made in conjunction with the ownerships desire to sale the property to the State of Tennessee to be utilized as the Franklin campus of Columbia State University. The State of Tennessee is not able to purchase a property which is part of a PUD encumbered with conditions and thus this is the first step, in cooperation with the other property owner's in the Waterford Crest PUD, in dissolving the PUD and re-platting the property to meet the state's requirements. We reserve the right to withdraw this request until the time it is voted on by the Board of Mayor and Alderman which is understood to occur on Tuesday, November 22.

Thank you for your consideration of this matter.

Sincerely,



Thomas Quinn
Mars Petcare US, Inc.

RESOLUTION 2011-55

A RESOLUTION AUTHORIZING THE ABANDONMENT OF RIGHT-OF-WAY (WEATHERED BARN ROAD) IN THE WATERFORD CREST PUD TO DOANE PET CARE CO LLC.

WHEREAS, Weathered Barn Road right-of-way was dedicated to the City of Franklin by SSI Liberty Pike, LLC as part of the platting requirements for the Waterford Crest PUD recorded at the Williamson County Register of Deeds on June 7, 2007; and

WHEREAS, the Waterford Crest PUD was not developed and Weathered Barn Road was never constructed; and

WHEREAS, SSI Liberty Pike, LLC, Doane Pet Care Co LLC, and Duke Realty LP have requested to dissolve the Waterford Crest PUD and re-plate the property, including the consolidation of Lots 1 and 2 of the Waterford Crest PUD, as evidenced in Resolution 2011-53; and

WHEREAS, Weathered Barn Road right-of-way presently separates Lots 1 and 2 of the Waterford Crest PUD; and

WHEREAS, SSI Liberty Pike, LLC, Doane Pet Care Co LLC, and Duke Realty LP have requested assignment of the Weathered Barn Road right-of-way to Doane Pet Care Co LLC to facilitate the re-plating of the property; and

WHEREAS, the right-of-way is unused and not needed for public use; and

WHEREAS, the Board of Mayor and Aldermen may sell or dispose of unused right-of-way of less than \$25,000 by negotiated contract (quit claim deed) or by other means that will adequately protect the public interest (Franklin Municipal Code Sec. 5-802 (3)); and

WHEREAS, abandonment of the Weathered Barn Road right-of-way allows the Waterford Crest PUD to be dissolved, re-plated, and acquisition of the eastern portion of the property by the Tennessee Board of Regents for a new, Columbia State Community College Campus; and

WHEREAS, the Board of Mayor and Aldermen find that abandoning the Right-of-Way in the Waterford Crest PUD to Doane Pet Care Co LLC to be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED, that the above recitals are incorporated herein as if set forth at length.

BE IT FURTHER RESOLOVED, since the Waterford Crest PUD will not be developed as previously approved by the Board of Mayor and Aldermen, the Board of Mayor and Alderman declare that the Weathered Barn Road right-of-way is surplus property and be returned to the previous property owner in conjunction with dissolving the Waterford Crest PUD.

BE IT FURTHER RESOLVED, the City of Franklin and its officials are authorized and directed to assume full responsibility for executing the quit-claim deeds transferring the property to Doane Pet Care Co LLC.

Approved this _____ day of December, 2011

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
City Recorder/Administrator

BY: _____
DR. KEN MOORE
Mayor

