




MEMORANDUM

December 2, 2011

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 2011-57, a resolution to approve a PUD Concept Plan for Alexander Plaza Kroger renovations for 175,442 nonresidential square feet on 19.14 acres on the northwest corner of North Royal Oaks Boulevard and Murfreesboro Road

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a resolution to approve a PUD Concept Plan for Alexander Plaza Kroger renovations for 175,442 nonresidential square feet on 19.14 acres on the northwest corner of North Royal Oaks Boulevard and Murfreesboro Road (Resolution 2011-57).

Background

This resolution was favorably recommended onto the BOMA by the Planning Commission by a unanimous vote (8-0) at the November 17, 2011, FMPC Meeting.

PROJECT INFORMATION	
Existing Land Use	Mixed Nonresidential
Proposed Land Use	N/A
Existing Zoning	GC
Proposed Zoning	N/A
Acreage	19.14
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	175,442
Proposed Open Space	Formal Open Space: 10,675 square feet* Informal Open Space: N/A Total Open Space: 10,675 square feet*
Physical Characteristics	Existing shopping center located onsite; steep rock wall located along northern property line
Character Area Overlay/ Development Standard	MECO-9/Conventional
Other Applicable Overlays	HHO Buffer
Proposed Building Height	36 feet
Minimum Landscape Surface Ratio	0.3, Conventional Area Standard**

*Amount of open space listed is less than required by the FZO. The applicant has requested a modification of standards to decrease the amount of required formal open space for this PUD.

**Existing site has an LSR of 0.121. Proposed concept plan increases LSR to 0.192.



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Vacant/Open Space/Retail/Residential Multifamily	R-2/GC/RX
South	Mixed Nonresidential	GC
East	Mixed Nonresidential	GC
West	Mixed Nonresidential	GC

INFRASTRUCTURE AVAILABILITY	
Water	Available
Sewer	Available
Reclaimed Water	N/A

LAND USE PLAN RECOMMENDATIONS
<p>The McEwen Character Area encompasses 6,680 acres and two major interchanges with I-65: Cool Springs Boulevard and Murfreesboro Road, and part of a third interchange, at Moores Lane. It is bound on the north by the UGB, to the west by the Berrys Chapel and Central Franklin Character Areas, to the south by the Harpeth River, and to the east by the Seward Hall Character Area. The McEwen Area is the principal regional commercial area in the UGB. It includes 3,713 acres and nearly 12 million square feet of commercial, office and industrial space. It is also the principal location for Attached Residential, with 3,520 attached units. There are about 1,100 vacant acres that have development potential. Most of this land is in large parcels under limited ownership. This area is clearly the major economic engine for the City.</p> <p>Regional traffic creates traffic congestion at peak hours, particularly in the area around Alexander Plaza and Royal Oaks Boulevard, which is exacerbated by numerous curb cuts and poorly defined driveways. The Cool Springs area and the Royal Oaks Boulevard and Murfreesboro Road intersections also experience congestion.</p> <p>The commercial development along Murfreesboro Road is older and is experiencing deterioration that detracts from the quality of the area, although recent investments have helped to stabilize the area. These investments do not alter the fact that many of the commercial parcels and buildings along the corridor are outdated and occupied by marginal uses. Special attention and incentives may be necessary to encourage these significant redevelopment opportunities.</p> <p>This particular site is located in the McEwen Character Area - Special Area 9 and has been identified as an Activity Center. In general, Activity Centers are focal points that have a combination of land uses that attract large numbers of people. There are different types of Activity Centers identified in the Land Use Plan, and they may include Light Industry, Office, Retail or a mixture of uses. These areas include major revenue or employment generators and should be viewed as community resources.</p>

PROJECT MEETS FRANKLIN'S

LAND USE PLAN:

Yes

GREENWAY/OPEN SPACE PLAN:

N/A

HISTORIC DISTRICT GUIDELINES:

N/A

PROJECT BACKGROUND: This concept plan proposes site renovations for an existing shopping center in the Alexander Plaza PUD Subdivision, which includes the demolition of an existing building, a building addition to another existing building, a fuel center addition, as well as parking and circulation modifications.

PROJECT REVIEW

COMMENTS: The applicant has requested 7 modifications of standards with this concept plan. A modification of standards request for signage is not included with this concept plan.

MODIFICATIONS OF STANDARDS:

MOS1 Formal Open Space

The applicant requests a modification of standards from the 5% required formal open space (41,689 square feet) to 1.3% formal open space (10,675 square feet). The existing shopping center does not have any formal open space. While the site is limited in remaining area to contribute to formal open space, the intent of the City's open space standards could still be achieved. In staff's analysis of the site, the applicant has not maximized the use, design, function, or area of the formal open spaces. The series of formal open spaces lining the front of the proposed Kroger store do not meet the minimum size requirement of 2,500 square feet for formal open space. Staff believes that the entire frontage of the store could be used as formal open space to meet the size requirements. There is also a green space, currently serving as detention, just south of the Bar-b-cutie building that could potentially be incorporated into some type of formal open space. Staff agrees with the applicant that there is little area on the site for formal open space; however, staff believes that the applicant could slightly increase the amount of formal open space provided and that the quality of the formal open space provided is critical. Since the quality of the small amount of open space provided is so important, staff requests that the applicant provide conceptual details of the development of the open spaces with the concept plan. FMPC and Staff recommend approval of this MOS with conditions (#8, 9, 11, and 13-revised), as discussed above.

MOS2 Maximum Light Pole Height

This request was removed by the FMPC, the applicant has agreed to meet the FZO requirements for maximum light pole height

MOS3 Maximum Light Level

The applicant requests a modification of standards from the maximum light level permitted in nonresidential parking lots of 10.0 foot-candles to 15.0 foot-candles. FMPC and Staff recommend approval of the applicant's request to modify the maximum light level in parking lots to 15.0 fc. If

security in this parking area is a concern for the applicant, the applicant may request exterior lighting exemptions by submitting a Site Security Plan with the Site Plan submittal for this project, per Subsection 5.11.7 of the Franklin Zoning Ordinance.

MOS4 Landscape Islands

Landscape Islands are required at every 12 parking space interval and at the end of each parking bay and are required to be at least 8 feet in width and 250 square feet in area per planted tree in the island. The applicant requests a modification of standards from this requirement to not provide 17 required landscape islands in the parking area in front of the proposed Kroger. FMPC recommends approval of this MOS, subject to the applicant adding 3 landscape islands near the proposed fuel center and the inclusion of pervious pavement adjacent to the other proposed landscape islands to provide for infiltration for the proposed trees.

MOS5 Large Parking Lot Landscape Islands

Subsection 5.4.5(2)(c)(ii) requires that a minimum 8-foot wide landscape island be provided for every four parking bays in large surface parking lots with spaces exceeding 100 spaces. Due to the fact that this is an existing shopping center with limited area for parking and open space, staff believes any remaining area is best utilized in formal open space areas and in landscape islands used to meet MOS3. Therefore, FMPC and Staff recommend approval of the requested modification of standards of the requirement for the lengthwise landscape islands that are required in other large surface parking lots.

MOS6 Parking Space/Canopy Tree Separation

This landscape requirement is associated with the required landscape island per every 12 parking spaces. Subsection 5.4.5(2)(c)(iii) requires that every parking space be located within 60 feet of a canopy tree (often provided in a required landscape island). FMPC recommends approval of this MOS, with the condition that the applicant make a contribution to the City's tree bank for the total caliper inches of trees that would have been required in the 17 landscape islands (2" trees).

MOS7 Perimeter Landscaping

Subsection 5.4.5(3)(b)(ii)(B) requires that a continuous double staggered row of evergreen shrubs be provided along the outer edges of vehicular use areas of conventional properties. Due to width constraints, the applicant has requested to modify this standard to a single row of shrubs in a particular area along the western property line. Since the topography along the western property line also screens the view of this vehicular use area, FMPC and Staff recommends approval of this modification of standards request.

FMPC AND STAFF RECOMMENDED CONDITIONS OF APPROVAL:

MODIFICATIONS OF STANDARDS:



1. MOS1 Formal Open Space: Approve the applicant's request to reduce the required formal open space from 41,689 square feet to 10,675 square feet with conditions (Planning Conditions of Approval #8, 9, 11, and 13-revised).
2. (MOS2 Maximum Light Pole Height Removed by FMPC--this MOS request is no longer necessary, the applicant has agreed to meet the FZO requirements for maximum light pole height).
3. MOS3 Maximum Light Level: Approve the applicant's request to increase the maximum light level allowed in parking lots from 10.0 foot-candles to 15.0 foot-candles.
4. MOS4 Landscape Islands: Approve the applicant's request to remove the required landscape islands in front of the proposed Kroger, as shown on the proposed concept plan, with the conditions that the applicant add 3 landscape islands near the fuel center and that the applicant use pervious pavers for the parking spaces adjacent to the landscape islands that are currently proposed.
5. MOS5 Large Parking Lot Landscape Islands: Approve the applicant's request to not provide a minimum 8-foot wide landscape island per every four parking bays.
6. MOS6 Parking Space/Canopy Tree Separation: Approve the applicant's request that parking spaces shall be allowed to be spaced more than 60 feet from a canopy tree with the condition that a contribution be made to the tree bank for the trees that would have been required to be planted in the landscape islands, as recommended by staff.
7. MOS7 Perimeter Landscaping: Approve the applicant's request to reduce the perimeter landscaping from a double staggered row of evergreen shrubs to a single row of evergreen shrubs along a portion of the western property line where there are width limitations.

PLANNING:

8. The applicant shall give each formal open space area an identification number for reference and shall label as such on the concept plan.
9. The formal open space in front of the Kroger store shall be expanded to include more of the storefront and to meet the minimum formal open space size requirement of 2,500 square feet.
10. (REMOVED by FMPC)
11. The applicant shall provide conceptual details of how each formal open space is to function.
12. A pedestrian connection shall be shown from the eastern Murfreesboro Road entrance to the commercial building at the southeast corner of the development.
13. The applicant shall incorporate an additional formal open space formal open space in the current detention area, just south of the Bar-b-cutie building. The applicant shall work with Planning and Engineering staff regarding the design of this open space.
14. The site data chart shall be revised to list the Parcel ID's instead of lot numbers. The applicant shall remove the reference to Phases under the Lot number heading. The parcels shall be labeled with their Parcel ID on the Concept Plan layout, as well.

PLANNING (LANDSCAPE):

15. None;

ENGINEERING:

16. None;



HISTORIC
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MEMORANDUM

BUILDING AND NEIGHBORHOOD SERVICES:

17. None;

FIRE:

18. None;

PARKS:

19. None;

WATER/SEWER:

20. 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), two (2) copies 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.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the PUD Concept Plan with conditions is recommended.

RESOLUTION 2011-57

A RESOLUTION APPROVING A CONCEPT PLAN FOR ALEXANDER PLAZA PUD SUBDIVISION (KROGER SITE RENOVATIONS) LOCATED AT THE NORTHWEST CORNER OF NORTH ROYAL OAKS BOULEVARD AND MURFREESBORO 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 _____, 2011:

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

Map--Parcel	Acres
079--02303	10.15
079--02304	7.68
079--02305	1.31
TOTAL	19.14

Tax Map 79, Parcel 23.03

Being a tract of land lying in Franklin, Williamson County, Tennessee, also being Phase I of Alexander Plaza, as of record in Plat Book 8, Page 43, at the Register's Office for Williamson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Murfreesboro Road, 140 feet in width, at a corner common with Lot 1, Alexander Subdivision, as of record in Plat Book 31, Page 61, at the Register's Office for Williamson County, Tennessee, also being the property of Alexander Auto Group Realty, LP, as of record in Deed Book 1384, Page 161, at the Register's Office for Williamson County, Tennessee, said existing iron rod being located at Northing: 577,161.68; Easting: 1,721,938.23; on the State Plane Coordinate System NAD-83 (2007);

Thence leaving the northerly right-of-way line of Murfreesboro Road, with the easterly property line of said Lot 1, North 07 deg 38 min 09 sec East, 700.00 feet to an iron rod set;

Thence North 82 deg 21 min 51 sec West, 45.00 feet to an existing iron rod;

Thence North 07 deg 38 min 09 sec East, 291.16 feet to an existing iron rod;

Thence with the southerly property line of said Lot 1, South 80 deg 47 min 47 sec East, 162.46 feet to an existing iron rod, at a corner common with the property of J. Donald Nichols, as of record in Deed Book 5165, Page 555, at the Register's Office for Williamson County, Tennessee;

Thence with the westerly property line of J. Donald Nichols, South 07 deg 54 min 42 sec West, 147.49 feet to a pk nail set;

Thence with the southerly property line of J. Donald Nichols, South 82 deg 05 min 18 sec East, 248.50 feet to an existing iron rod;

Thence South 07 deg 54 min 42 sec West, 40.00 feet to an existing iron rod;

Thence South 82 deg 05 min 08 sec East, 160.00 feet to an existing iron rod, at a corner common with Phase II of said Alexander Plaza, also being the property of Charles E. Cooke, as of record in Deed Book 3733, Page 854, at the Register's Office for Williamson County, Tennessee;

Thence with the westerly property line of said Phase II, South 07 deg 39 min 39 sec West, 450.05 feet to a point in the northerly property line of Bank of America, as of record in Deed Book 343, Page 6, at the Register's Office for Williamson County, Tennessee;

Thence with the northerly property line of Bank of America, North 82 deg 20 min 17 sec West, 64.80 feet to an existing pk nail;

Thence with the westerly property line of Bank of America, South 07 deg 38 min 25 sec West, 350.00 feet to an existing iron rod in the northerly right-of-way line of Murfreesboro Road;

Thence with the northerly right-of-way line of Murfreesboro Road, with a curve to the left, along an arc length of 128.96 feet, the central angle of which is 01 deg 16 min 27 sec, the radius of which is 5799.58 feet, the chord of which is North 81 deg 51 min 48 sec West, 128.96 feet to an existing iron rod;

Thence North 82 deg 04 min 47 sec West, 331.02 feet to the POINT OF BEGINNING. Containing 442,225 square feet or 10.152 acres more or less.

Being the same property conveyed to Charles E. Cooke, as of record in Deed Book 3733, Page 845, at the Register's Office for Williamson County, Tennessee.

Tax Map 79, Parcel 23.04

Being a tract of land lying in Franklin, Williamson County, Tennessee, also being Phase II of Alexander Plaza, as of record in Plat Book 8, Page 43, at the Register's Office for Williamson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod, in the northerly right-of-way line of Murfreesboro Road, 140 feet in width, at a corner common with the property of Bank of America, as of record in Deed Book 343, Page 6, at the Register's Office for Williamson County, Tennessee, said existing iron rod being located at Northing: 577,054.32; Easting: 1,722,640.17; on the State Plane Coordinate System NAD-83 (2007);

Thence leaving the northerly right-of-way line of Murfreesboro Road, with the easterly property line of Bank of America, North 07 deg 36 min 02 sec East, 360.25 feet to a pk nail set;

Thence with the northerly property line of Bank of America, North 82 deg 20 min 17 sec West, 184.96 feet to a point, at a corner common with Phase I of the said Alexander Plaza, also being the property of Charles E. Cooke, as of record in Deed Book 3733, Page 845, at the Register's Office for Williamson County, Tennessee;

Thence with the westerly property line of said Phase I, North 07 deg 39 min 39 sec East, 450.05 feet to an existing iron rod in the southerly property line of J. Donald Nichols, as of record in Deed Book 5165, Page 555, at the Register's Office for Williamson County, Tennessee;

Thence with the southerly property line of J. Donald Nichols, South 81 deg 23 min 43 sec East, 228.81 feet to an iron rod set;

Thence North 07 deg 36 min 52 sec East, 15.00 feet to an existing iron rod;

Thence South 82 deg 23 min 08 sec East, 229.82 feet to an existing iron rod;

Thence South 08 deg 37 min 53 sec West, 14.85 feet to an existing pk nail;

Thence South 82 deg 21 min 35 sec East, 267.87 feet to an "X" in concrete, in the westerly right-of-way line of North Royal Oaks Boulevard, width varies;

Thence with the westerly right-of-way line of North Royal Oaks Boulevard, South 17 deg 00 min 13 sec West, 1.69 feet to an "X" in concrete;

Thence South 18 deg 52 min 16 sec West, 28.90 feet to a point at a corner common with Phase III of said Alexander Plaza, also being the property of G. Edwards Cooke, as of record in Deed Book 3995, Page 64, at the Register's Office for Williamson County, Tennessee;

Thence leaving the westerly right-of-way line of North Royal Oaks Boulevard, with the northerly property line of Phase III, North 82 deg 22 min 00 sec West, 100.77 feet to a hole in asphalt;

Thence South 07 deg 11 min 25 sec West, 10.00 feet to an existing pk nail;

Thence North 82 deg 22 min 00 sec West, 173.55 feet to an existing pk nail;

Thence with the westerly property line of Phase III, South 07 deg 11 min 25 sec West, 225.36 feet to an existing pk nail;

Thence with the southerly property line of Phase III, South 82 deg 48 min 34 sec East, 226.09 feet to a point in the westerly right-of-way line of North Royal Oaks Boulevard;

Thence with the westerly right-of-way line of North Royal Oaks Boulevard, South 18 deg 52 min 16 sec West, 66.43 feet to an iron rod set;

Thence South 21 deg 00 min 01 sec West, 81.77 feet to an iron rod set, at a corner common with part of 1, Herbert Properties Subdivision, as of record in Plat Book 8, Page 26, at the Register's Office for Williamson County, Tennessee, also being the property of the City of Franklin, as of record in Deed Book 3285, Page 17, at the Register's Office for Williamson County, Tennessee;

Thence leaving the westerly right-of-way line of North Royal Oaks Boulevard, with the northerly property line of the City of Franklin, with a curve to the right, along an arc length of 38.17 feet, the central angle of which is 87 deg 29 min 23 sec, the radius of which is 25.00 feet, the chord of which is North 64 deg 44 min 42 sec East, 34.57 feet to an iron rod set;

Thence North 71 deg 30 min 36 sec West, 26.15 feet to an iron rod set;

Thence with a curve to the left, along an arc length of 99.37 feet, the central angle of which is 10 deg 51 min 20 sec, the radius of which is 524.50 feet, the chord of which is North 76 deg 56 min 16 sec West, 99.23 feet to an iron rod set;

Thence North 82 deg 21 min 56 sec West, 42.81 feet to an "X" in concrete;

Thence with the westerly property line of the City of Franklin, South 12 deg 42 min 02 sec West, 414.06 feet to an existing iron rod, at a corner common with Lot 2, 3 and Part of 1, of said Herbert Properties Subdivision, also being the property of McDonald's Real Estate Co., as of record in Deed Book 4869, Page 824 and Deed Book 4398, Page 777, at the Register's Office for Williamson County, Tennessee, and in the northerly right-of-way line of Murfreesboro Road;

Thence with the northerly right-of-way line of Murfreesboro Road, with a curve to the left, along an arc length of 224.99 feet, the central angle of which is 02 deg 13 min 22

sec, the radius of which is 5799.58 feet, the chord of which is North 77 deg 38 min 34 sec West, 224.97 feet to the POINT OF BEGINNING. Containing 334,634 square feet or 7.682 acres more or less.

Being the same property conveyed to Charles E. Cooke, as of record in Deed Book 3733, Page 854, at the Register's Office for Williamson County, Tennessee.

Tax Map 79, Parcel 23.05

Being a tract of land lying in Franklin, Williamson County, Tennessee, also being Phase III of Alexander Plaza, as of record in Plat Book 8, Page 43, at the Register's Office for Williamson County, Tennessee, and being more particularly described as follows:

Commencing at an "X" in concrete, in the westerly right-of-way line of North Royal Oaks Boulevard, at a corner common with the property of J. Donald Nichols, as of record in Deed Book 5165, Page 555, at the Register's Office for Williamson County, Tennessee and with Phase II of said Alexander Plaza, also being the property of Charles E. Cooke, as of record in Deed Book 3733, Page 854, at the Register's Office for Williamson County, Tennessee;

Thence with the westerly right-of-way line of North Royal Oaks Boulevard, South 17 deg 00 min 13 sec West, 1.69 feet to an "X" in concrete;

Thence South 18 deg 52 min 16 sec West, 28.90 feet to the TRUE POINT OF BEGINNING, said true point of beginning being located at Northing: 577,753.02; Easting: 1,723,273.94; on the State Plane Coordinate System NAD-83 (2007);

Thence continuing with the westerly right-of-way line of North Royal Oaks Boulevard, South 18 deg 52 min 16 sec West, 238.17 feet to a point, at a corner common with said Phase II;

Thence leaving the westerly right-of-way line of North Royal Oaks Boulevard, with the northerly property line of said Phase II, North 82 deg 48 min 34 sec West, 226.09 feet to an existing pk nail;

Thence with the easterly property line of Phase II, North 07 deg 11 min 25 sec East, 225.36 feet to an existing pk nail;

Thence with the southerly property line of Phase II, South 82 deg 22 min 00 sec East, 173.55 feet to an existing pk nail;

Thence North 07 deg 11 min 25 sec East, 10.00 feet to a hole in asphalt;

Thence South 82 deg 22 min 00 sec East, 100.77 feet to the POINT OF BEGINNING. Containing 56,911 square feet or 1.307 acres more or less.

Being the same property conveyed to G. Edward Cooke, as of record in Deed Book 3995, Page 64, at the Register's Office for Williamson County, Tennessee.

2. That the overall entitlements for the Alexander Plaza PUD Subdivision are as follows:

Entitlements	Alexander Plaza PUD Subdivision (Overall)
Base Zone	General Commercial (GC)
Character Area Overlay	McEwen Character Area Overlay District #9
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	175,442
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 10,675 square feet* Informal: N/A Total: 10,675 square feet*

**Amount of open space listed is less than required by the FZO. The applicant has requested a modification of standards to decrease the amount of required formal open space for this PUD.*

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: _____
DR. KEN MOORE
MAYOR

PRELIMINARY CONCEPT MEETING:	<u>08/03/11</u>
PREAPPLICATION CONFERENCE:	<u>08/11/11</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>09/22/11</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>09/26/11</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>11/17/11</u>
BOMA PASSED/PUBLIC HEARING HELD:	_____