

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Through the Green PUD Subdivision, Site Plan, Section 1 (The Grove at Shadow Green)

**LOCATION:** Columbia Avenue and Shadow Green Drive

**PROJECT DESCRIPTION:** 196 Multifamily Residential Dwelling Units on 18.62 acres

**APPLICANT:** Jeff Heinze, Littlejohn Engineering (jheinze@leainc.com)

**OWNER:** John Tirrill, Chartwell Residential  
(jtirrill@chartwellresidential.com)

**PROJECT STAFF:** Micah Wood

**TYPE OF REVIEW:** Site Plan

**RECOMMENDATION:** Approval, with conditions

| <b>PROJECT INFORMATION</b>                              |   |
|---|---|
| <b>Existing Land Use</b>                                | Vacant  |
| <b>Proposed Land Use</b>                                | Multifamily residential   |
| <b>Existing Zoning</b>                                  | ML  |
| <b>Proposed Zoning</b>                                  | N/A   |
| <b>Acreage</b>  | 19.56   |
| <b>Proposed Number of Lots</b>                          | N/A   |
| <b>Proposed Dwelling Units</b>                          | 196   |
| <b>Proposed Nonresidential Square Footage</b>           | N/A   |
| <b>Proposed Open Space</b>                              | <i>Formal Open Space: 0.93<br/>Informal Open Space: 3.18<br/>Total Open Space: 4.11</i>             |
| <b>Physical Characteristics</b>                         | Gently rolling terrain, with several ephemeral channels on-site, which could constrain development. |
| <b>Character Area Overlay/<br/>Development Standard</b> | Southall Character Area 1; Southall Character Area 7 / Conventional                                 |
| <b>Other Applicable Overlays</b>                        | Columbia Avenue Overlay<br>HHO 500 foot Buffer  |
| <b>Proposed Building Height</b>                         | 3 stories   |
| <b>Minimum Landscape Surface Ratio</b>                  | 0.20  |

| <b>SURROUNDING ZONING AND LAND USE</b> |                         |               |
|--|-------------------------|---------------|
| <b>Location</b>                        | <b>Land Use</b>         | <b>Zoning</b> |
| <i>North</i>                           | Industrial / Commercial | HI            |

|              |                            |    |
|--------------|----------------------------|----|
| <i>South</i> | Commercial                 | GC |
| <i>East</i>  | Commercial                 | LI |
| <i>West</i>  | Municipal Services Complex | LI |

| <b>INFRASTRUCTURE AVAILABILITY</b> |               |
|------------------------------------|---------------|
| <b>Water</b>                       | Available     |
| <b>Sewer</b>                       | Available     |
| <b>Reclaimed Water</b>             | Not available |

| <b>TRANSPORTATION</b>  |  |
|------------------------|--|
| <b>Site Access</b>     | Public and private street connections to Columbia Avenue, Parkway Commons, Century Court, and to the rear property line for future connectivity to Mack Hatcher. |
| <b>Trip Generation</b> | Average Daily Traffic: 1,312 trips. The City is approaching TDOT for signal warrant approval, based on the trip generation data on Sheet C2.0.                   |

**PROJECT MEETS FRANKLIN'S**

|                                      |            |
|--------------------------------------|------------|
| <b>LAND USE PLAN:</b>                | <b>Yes</b> |
| <b>GREENWAY/OPEN SPACE PLAN:</b>     | <b>Yes</b> |
| <b>HISTORIC DISTRICT GUIDELINES:</b> | <b>N/A</b> |

**PROJECT BACKGROUND:** This Concept Plan was originally approved in 2007. A revision to the Concept Plan was approved in 2010. This is the first section of the PUD to be approved (the Chik-fil-a is part of the subdivision, but was approved prior to the establishment of the PUD). The Regulating Plan was approved in October 2011. The final plat for Section 1 is also on the 1/26/12 FMPC Agenda.

### PROJECT REVIEW

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** None;

### **CONDITIONS OF APPROVAL:**

#### PLANNING:

1. Street names shall be approved before addressing can be done and prior to Planning sign off.
2. The applicant shall revise the Site Data Chart to make the Minimum Landscape Surface Ratio and the Provided Landscape Surface Ratio are legible.

3. The applicant shall provide a key plan with the architectural elevations to clearly provide a reference to building locations.

### **PLANNING (LANDSCAPE):**

4. This note shall be added to the plans: "A planting plan for Isleworth Drive shall be provided and installed when the commercial section is developed. This will include sidewalks and trees."
5. The Landscape performance surety amount shall be based on the approved revised plan and shall be established prior to the issuance of a building permit.

### **ENGINEERING:**

6. Show how the stormwater runoff from the clubhouse roof and the patio adjacent to the pond is treated for water quality prior to flowing into the pond.
7. Provide the elevations of the proposed contours east of the parking near the mail kiosk.
8. Make provisions for ADA compliance. Provide elevations at curbs sidewalks and ramps to indicate the ADA compliance.
9. Provide text for this plan and profile, Sheet C6.6 Stream Crossing Detail.
10. Provide double row of silt fence, where applicable, along stream buffers in order to protect the buffers from sedimentation during construction.

### **BUILDING AND NEIGHBORHOOD SERVICES:**

11. Provide a masonry base on the car wash columns. Base to match the building.
12. Provide a material sample board showing all proposed exterior materials and colors for approval.
13. All proposed decorative dormers shall appear 'real'; no bracing or roofing shall be visible through the dormer windows.
14. Revise exterior elevation 'G1/G1 Rear' to provide real windows in lieu of the fake windows proposed.
15. On the site plan clearly indicate which building elevations go with each building.
16. A separate plan submittal, review and permit is required for any new proposed signage.
17. A separate plan submittal, review and permit is required for any retaining wall 48 inches or greater in height as measured from the bottom of the footing.

### **FIRE:**

18. Isleworth Drive, the bridge, and private road shall be in place prior to issuance of building permits to provide a reliable secondary means of access for emergency and construction vehicles. The process of developing this portion of the site coincides with infrastructure construction and has been a condition since the initial concept plan.

### **PARKS:**

19. The Applicant/HOA shall build and maintain existing property south of the center of Saw Mill Creek until primary route of Mack Hatcher Pkwy from Carters Creek Pike to Columbia Pike is complete and connection is made to the said site. At that time the

Parks Department shall assume ownership and maintain property. Parks Department shall not be responsible for the detention pond/ponds or attached structures/piping that connects detention pond/ponds.

**WATER/SEWER:**

20. None;

**PERFORMANCE AGREEMENTS AND SURETIES:**

|              |           |            |
|--------------|-----------|------------|
| Landscape    | \$        | TBD        |
| Sewer        | \$        | TBD        |
| Water        | \$        | TBD        |
| Streets      | \$        | TBD        |
| Drainage     | \$        | TBD        |
| Sidewalks    | \$        | TBD        |
| <b>Total</b> | <b>\$</b> | <b>TBD</b> |

\* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

**PROCEDURAL REQUIREMENTS:**

1. The applicant shall submit two (2) complete and folded sets and a .pdf file of the corrected Regulating Plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
5. Copies of ARAP permits shall be provided to the Stormwater Coordinator prior to applying for grading permits.

**\*PROJECT CONSIDERATIONS:**

1. Provide a location for a future recycling dumpster.
2. Emergency access for gates has not been shown on submitted site plans. A gate system on the secondary entrance has not been shown on submitted site plans; any addition of such a gate could require a new site plan submission.
3. A fire lane will be required at the emergency connection to the townhouse development (Sheet C5.0) to prevent vehicles from parking in front of the connection.
4. Fire protection equipment including, but not limited to, fire flow meter, backflow, hydrants, and fire department sprinkler system connections cannot be obstructed by vegetation and/or landscape.

\* 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.

## **FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.