

RESOLUTION 2018-82

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR PARISH PRESBYTERIAN CHURCH PUD DEVELOPMENT PLAN WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (BASE AND CAP), FOR THE PROPERTY LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF MARKET STREET (4150-4160 CLOVERCROFT ROAD).

WHEREAS, the Planned Unit Development (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; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA) after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2015-76 on 2/22/2016, and originally approved a Development Plan for the subject property as part of Resolution 2015-108 on 2/9/2016; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2015-73, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
80---11.01	3.6
80---12.05	10.0
Total	13.6

SECTION II: That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Parish Presbyterian Church are as follows:

Entitlements	Parish Presbyterian PUD
Base Zone District	Civic-Institutional (CI)
Character Area Overlay	SWCO-2 & SWCO-4
Other Zoning Overlays	HHO
Development Standard	Conventional
Number of Nonresidential Square Footage	602,830 SQFT
Open Space Requirements	29,621 SQFT
Number of Phases in Development	2
Original Development Plan Approval	Resolution No. 2015-108 Date of approval: 2/9/2016
Development Plan Revision Number	1

SECTION IV: That the Revised Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development 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 Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V: That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: <u>Base and Cap</u> Approved: _____ Denied: _____	5.3.6(4)(C)- BUILDING FACADES BASE AND CAP REQUIREMENT. Request to <u>approve</u> . <i>Staff recommended <u>Approval</u></i> _____ .
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ERIC S. STUCKEY
City Administrator

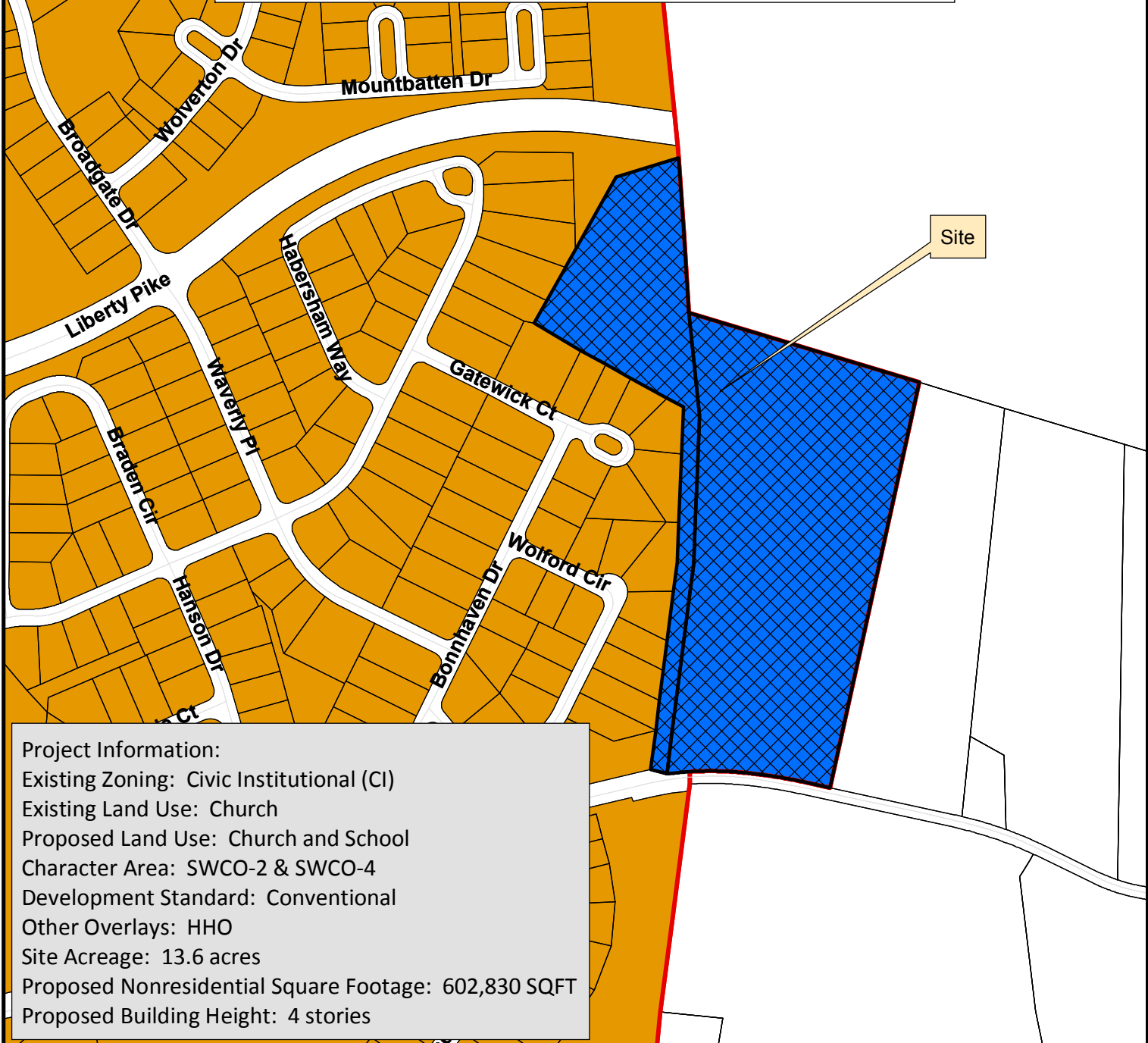
DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

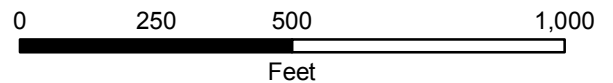
PREAPPLICATION CONFERENCE:	<u>8/7/2018</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>8/23/2018</u>
NEIGHBORHOOD MEETING:	<u>8/7/2018</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

PARISH PRESBYTERIAN CHURCH PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2018-82
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/28/2018



Project Information:
 Existing Zoning: Civic Institutional (CI)
 Existing Land Use: Church
 Proposed Land Use: Church and School
 Character Area: SWCO-2 & SWCO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 13.6 acres
 Proposed Nonresidential Square Footage: 602,830 SQFT
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Parish Presbyterian PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.



SITE DATA:

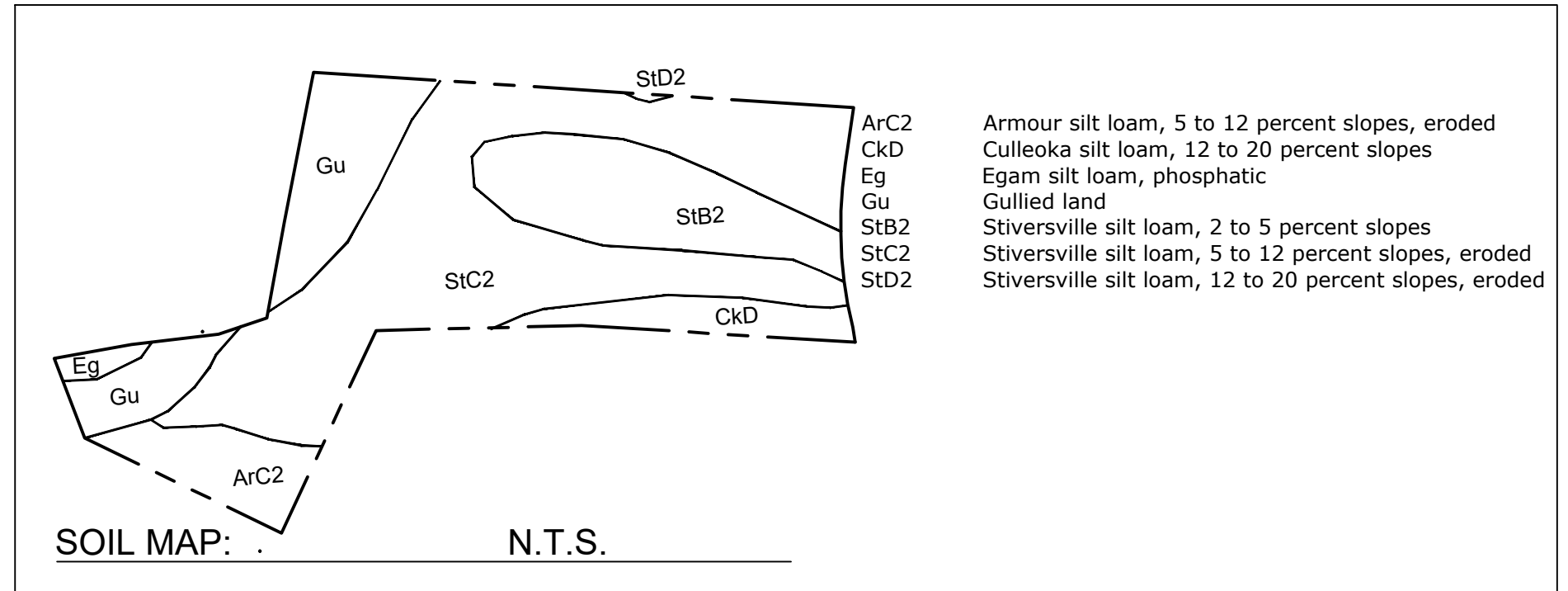
PROJECT NAME: PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN, REV 1
 PROJECT NUMBER: 6795
 SUBDIVISION: NA
 LOT NUMBER: NA
 ADDRESS: 4150-60 CLOVERCROFT ROAD
 CITY: FRANKLIN, TN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH CIVIL DISTRICT
 MAP, GROUP, PARCEL NUMBERS: MAP 80, PARCELS 11.01 & 12.05
 EXISTING ZONING: CI CIVIC & INSTITUTIONAL
 CHARACTER AREA OVERLAY: TRACT 1 SWCO-2 TRACT 2 SWCO-4
 OTHER APPLICABLE OVERLAYS: HHO (HILLTOP OVERLAY) CONVENTIONAL
 APPLICABLE DEVELOPMENT STANDARD: 602,830 SF
 TOTAL ACRES: 13.84 AC
 TOTAL SQUARE FOOTAGE: 1,482,000 SF
 MINIMUM REQUIRED SETBACKS: FRONT YARD: 20' SIDE YARD: 10' REAR YARD: 25'

**PARISH PRESBYTERIAN CHURCH
 DEVELOPMENT PLAN, REVISION 1**
 Franklin, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

OVERALL EXISTING CONDITIONS



TREE CANOPY DATA

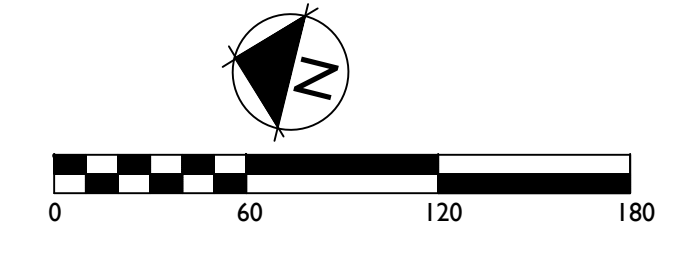
TREE AREA	EXISTING
TREE A:	142,523 SF
TREE B:	27,246 SF
TOTAL TREE CANOPY: 169,770 SF (28.2% OF TOTAL SITE)	
REQUIRED CANOPY PRESERVATION = 24%	
REQUIRED PRESERVATION = 40,745 SF (0.94 AC)	

TREE CANOPY KEY:

EXISTING TREE CANOPY

EXISTING SLOPES:

	14% - 19%
	20% AND GREATER



SURVEY METHOD: FIELD RUN
 SURVEY DATE: OCTOBER 16, 2015
 SURVEY COMPANY: ENERGY, LAND, AND INFRASTRUCTURE