

Berrys Chapel Character Area, Special Area 7

Land Use Plan Map Amendment

Prepared for Embrey Partners

May 9, 2016

Revised: June 2, 2016

COF # 6142

Land Use Plan Amendment

DESCRIPTION

Embrey Partners requests an amendment to the City of Franklin Land Use Plan text for the property located at 145 Legends Club Lane. This property is located in the Berry's Chapel, Special Area 7 and is currently zoned Civil Institutional with a Scientific Research Overlay.

Embrey Partners is currently developing a proposal for a Master Plan PUD and Rezoning Request for the subject property.

The request for the Land Use Plan Text Amendment is to permit greater flexibility in designing a PUD development proposal.

Two text amendments are being proposed and will be detailed in this request.

- 1. Berrys Chapel Special Area 7 text to permit three story residential in a PUD.**
- 2. Franklin Road Small Area Plan text to permit an emergency access onto Franklin Road from the property located at the Northeast Corner of the intersection.**

TABLE OF CONTENTS

► LOCATION MAP	3
► ZONING AND EXISTING USES	4
► PHYSICAL FEATURES MAP	5
► BERRYS CHAPEL CHARACTER AREA MAP	6
► BCCO-7 PROPOSED TEXT AMENDMENT	7
► FRANKLIN RD SMALL AREA PLAN PROPOSED TEXT AMENDMENT	8
► JUSTIFICATION	9

Location Map and Site Data



PROJECT NAME: IRON HORSE
SUBDIVISION NAME: IRON HORSE
ADDRESS: 145 LEGENDS CLUB LANE
MAP AND PARCEL: MAP 62, PARCEL 43
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE

EXISTING ZONING: CIVIC INSTITUTIONAL
EXISTING CHARACTER AREA: BCCO-7
OTHER APPLICABLE OVERLAYS: SCIENTIFIC RESEARCH OVERLAY
ACREAGE OF SITE: +/-20 ACRES

OWNER: IRON HORSE PARK, LLC
Address: 145 LEGENDS CLUB LANE,
FRANKLIN, TN

APPLICANT: GAMBLE DESIGN COLLABORATIVE
Address: 144 S.E.PARKWAY, SUITE 200
FRANKLIN, TN 37064
Phone No.: (615) 975-5765
E-mail address: greg.gamble@gdc-tn.com
Contact Name: GREG GAMBLE

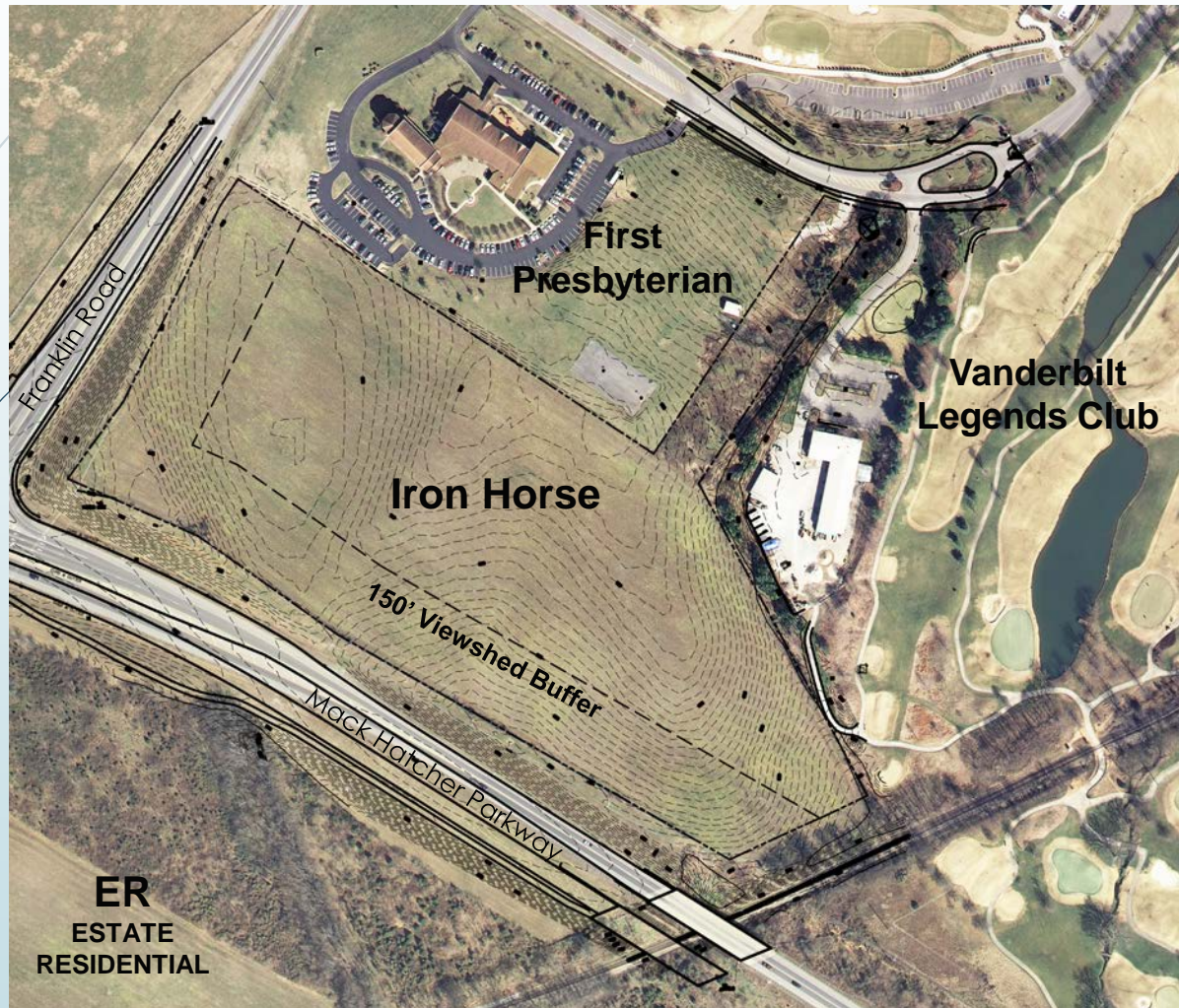
Zoning and Existing Uses



Berrys Chapel Character Area, Special Area 7 LUP Amendment, COF#6142

- Property is zoned Civic Institutional with a Scientific Research Overlay
- The property is currently an undeveloped property in agricultural use.

Physical Features Map



Berrys Chapel Character Area, Special Area 7 LUP Amendment, COF#6142

Base Zoning District: Civic Institutional
Special Area Designation: BCCO 7
Overlay Zoning Districts: SRO
Existing Land Use: Agricultural

Existing or Planned Road Network:

- accessed by Legends Club Drive

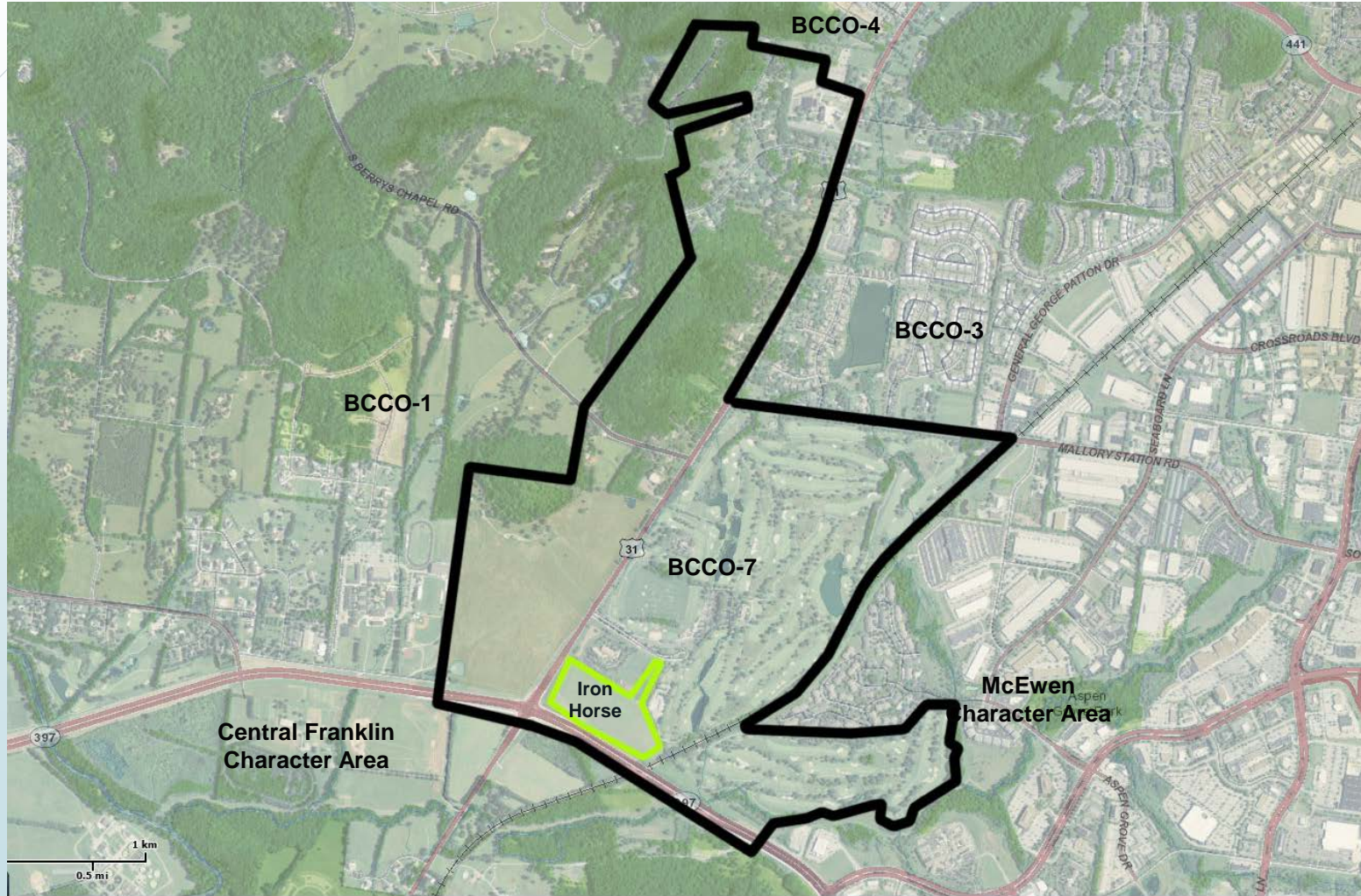
Railroad infrastructure or ROW:
located adjacent to the property's
southeastern border

Historic Properties: N/A

Natural Features that may limit development:

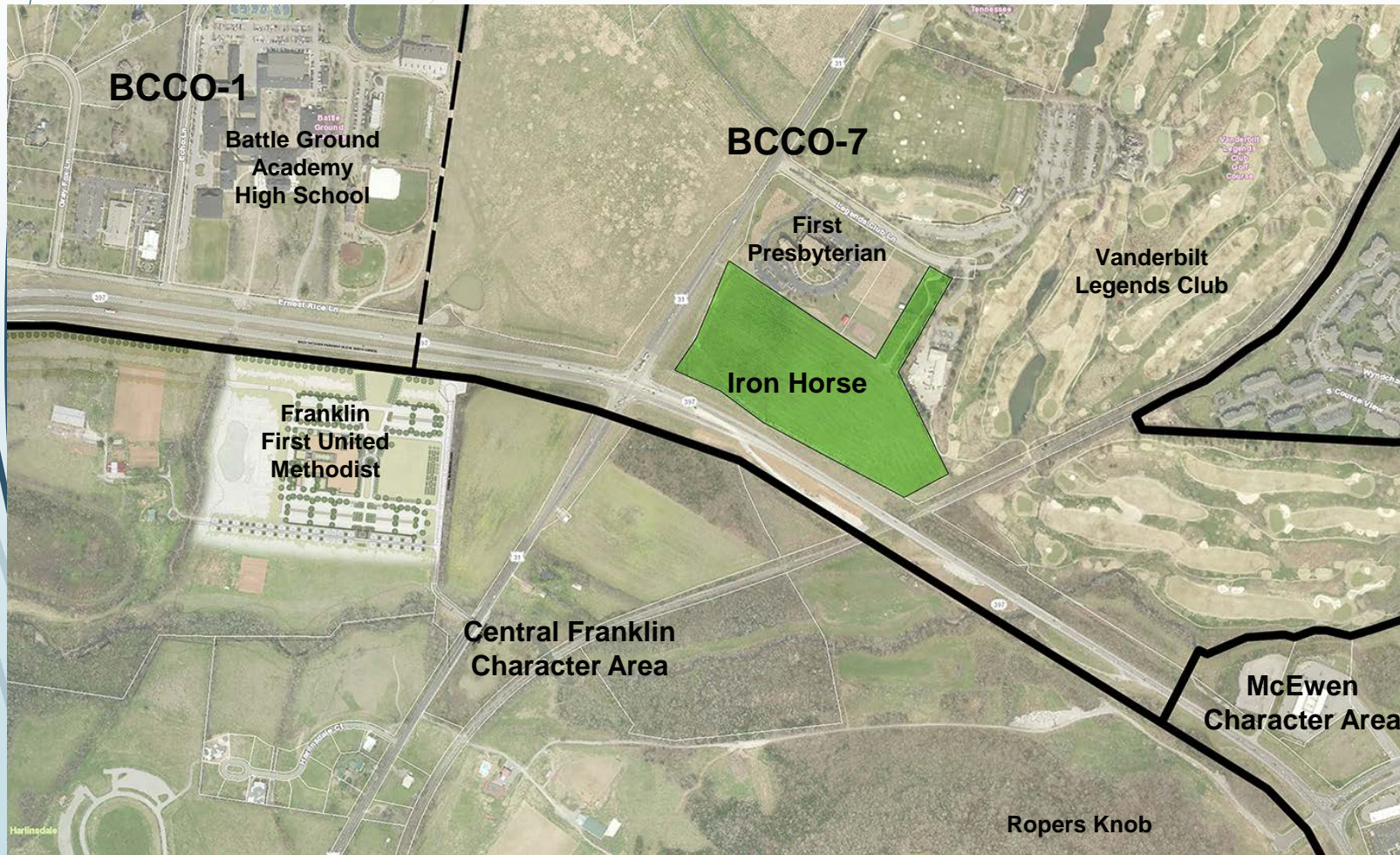
- 150' Viewshed Buffer along Franklin Road and Mack Hatcher Parkway

Berrys Chapel Special Area 7



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BCCO-7 Proposed Text Amendment



Berrys Chapel Character Area, Special Area 7

This text amendment request proposes a change to item 3 under the "Development Form" category. Text revision is shown in red.

Current LUP Text

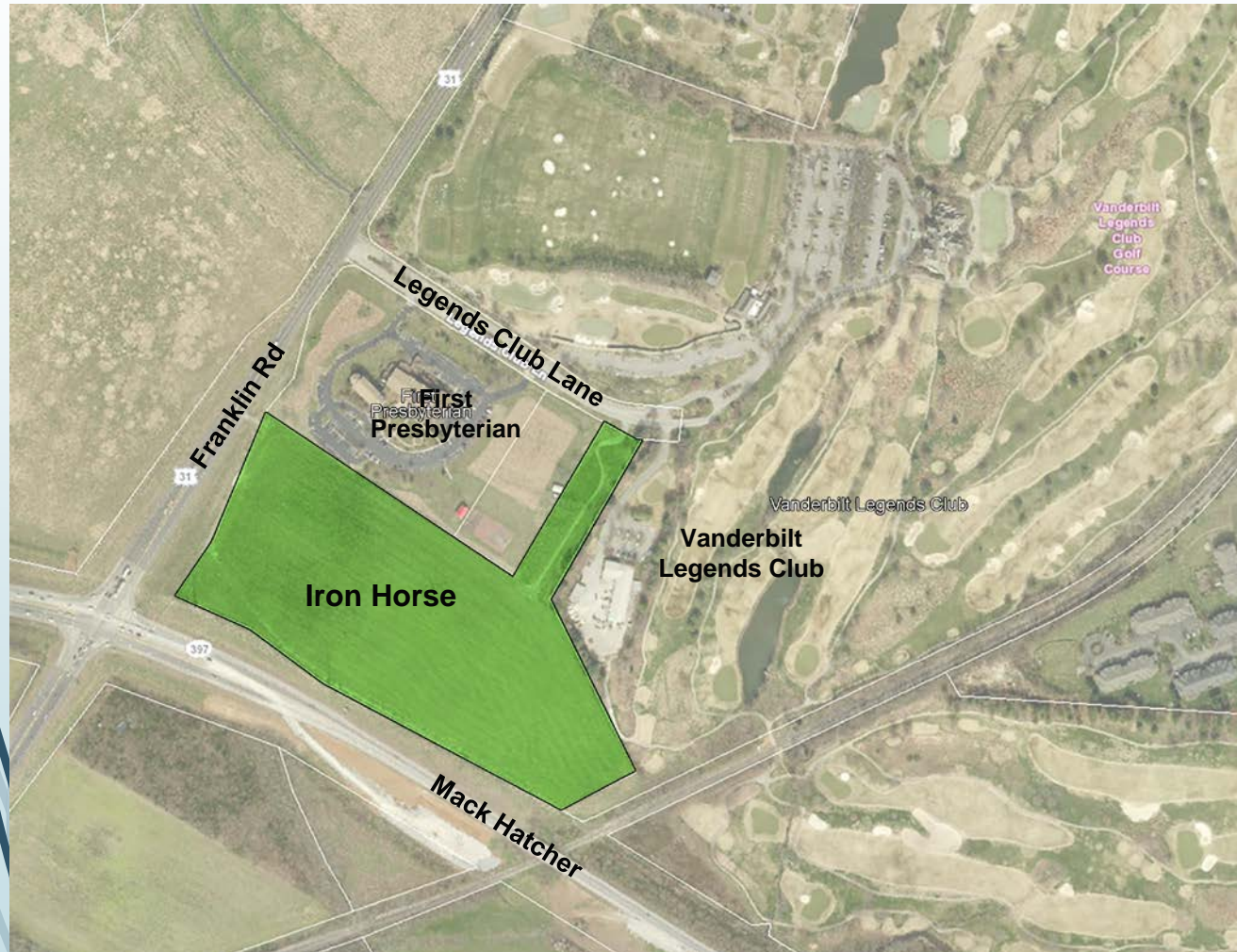
#3 Building scale should be limited to 1 – 2 stories with an exception for civic and institutional buildings, which are subject to the PUD review process during which an alternative maximum height may be established.

Proposed LUP Text

#3 Building scale should be limited to 1 – 2 stories. **In certain circumstances, buildings may be at a height up to 3 stories pursuant to a PUD.**

Justification: The Development Plan level review will provide FMPC/BOMA with adequate architectural details of form, massing and setbacks for an informed decision concerning appropriate building heights.

Franklin Road Small Area Plan



Berrys Chapel Character Area, Special Area 7 LUP Amendment, COF#6142

Franklin Road Small Area Plan, Vehicular Circulation and Access

This text amendment request proposes a change to item 1 under the "Vehicular Circulation and Access" category. Text revision is shown in red.

Current LUP Text

#1. Legends Club Lane shall be the only vehicular access on Franklin Road for future development in the northeast quadrant of the intersection. If the north west quadrant develops, then access shall be coordinated to create a four-way intersection with signalization, subject to TDOT approval.

Proposed LUP Text

#1 Legends Club Lane shall be the **primary** vehicular access on Franklin Road for future development in the northeast quadrant of the intersection. **Emergency access to Franklin Road may be considered subject to City Engineer and TDOT approval.** If the north west quadrant develops, then access shall be coordinated to create a four-way intersection with signalization, subject to TDOT approval.

Land Use Plan Amendment

Justification:

Within BOCO-7, large and highly visible land tracts will be developing in the future. As this corridor is identified as a “gateway” into the City, special care should be given to the architectural forms and architectural transitions proposed.

Previously, a heavier emphasis on Civic and Institutional buildings were imagined for the corner of Mack Hatcher and Franklin Road. Specifically, the Iron Horse property was assigned a “scientific research overlay.” As development patterns have shifted, this property is seeking rezoning for an alternative use. The request to remove the Civic and Institutional use restriction on building height, with PUD approval, will allow not only this property, but others along this corridor to carefully examine architectural form and propose buildings that are appropriately transitioned in comparison to the existing Churches along this corridor, whose heights range from 30 feet to 60 feet in height.

Heights of Buildings along Franklin Road within BOCO-7



First Presbyterian Church BOCO-7



Clearview Baptist Church BOCO-7

A three story residential building is typically 45 to 50 feet in height with 10' floor to floor with a 15' gabled roof.

Architectural Design and Creativity:

Currently, the LUP for Special Area 7, Development Forms, item 5, states that attached residential can be proposed if the architecture takes on the form of a Big House style, or a historic farm house. Local examples of this type of architecture, such as Homestead Manor in Thompsons Station, are three stories.

This type of architecture could be explored within the limits of a PUD process where the architectural form, massing, setbacks and proximity/transition to existing structures can be appropriately vetted and approved by FMPC and BOMA.



"Big House Style"



Homestead Manor

Setback:

Currently, the LUP for Special Area 7, Development Forms, item 5, states Franklin Road and Mack Hatcher shall have a corridor setback of 150 feet.

Scale of architecture is important in this Character Area between the existing churches and the arterial roadways. This large setback is critical along these roadways to maintain the pastoral qualities of the Character Area.

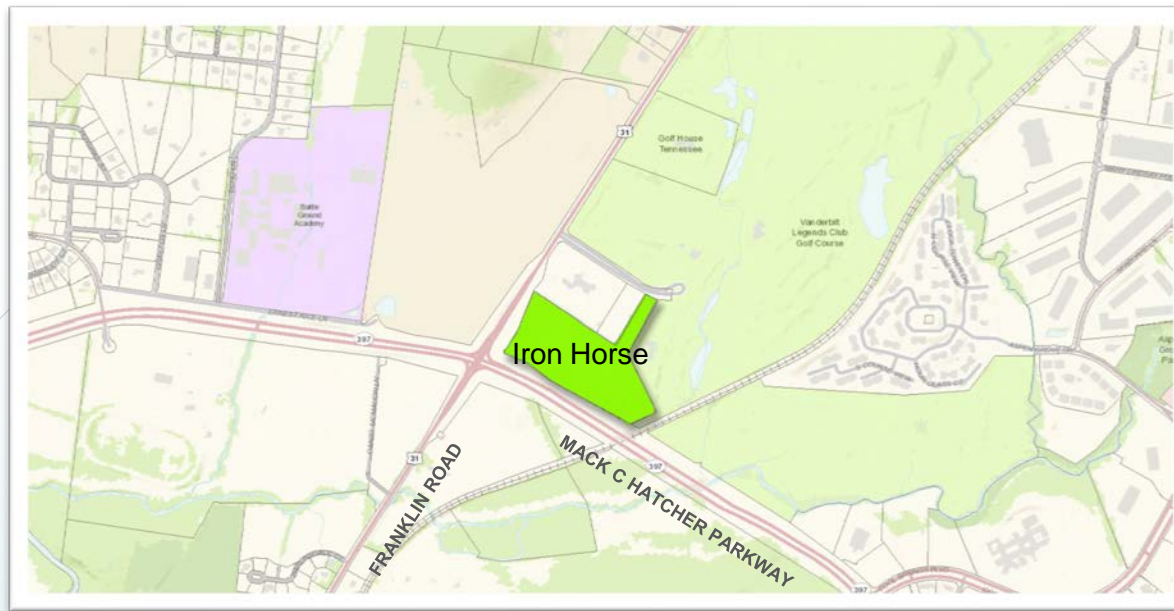
Shown here is a three story building located on Belle Meade Boulevard. The large setback allows for a park-like setting along the road and is an appropriate scale for a 4-lane, median divided roadway.



Belle Meade Boulevard



The PUD Development Plan process allows for the Planning Commission and Board of Mayor and Alderman to critically evaluate the context and relationship of a plan to its setting.



Density and Design:

The Land Use Plan Guidelines State “The city will strive to achieve an overall density that is sustainable, compatible, and protective of community character. However, density will be viewed within the context of other important community planning needs, such as design, infrastructure and the recognition that land must be used wisely and efficiently.”

Appropriate density is site specific and plan specific. A combination of two and three story buildings within a residential development allows for variation in the architecture and an increase in density appropriately located adjacent to two arterial roadways.

A full traffic Impact analysis will be prepared and submitted to the City of Franklin with a PUD Submittal. It is anticipated that off-site roadway improvements will be required for access to Legends Club Lane and a new traffic signal is desired (to be installed by the developer).

The request to permit a three story building only within the context of a Development Plan PUD is purposeful to allow the Planning Commission and Board of Mayor and Aldermen ultimate approval of the appropriateness of the design and heights within a site by site context and dependent on the availability of infrastructure.