

RESOLUTION 2019-111

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR DOWNS BOULEVARD PROPERTIES PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS, FOR THE PROPERTY LOCATED NORTH OF DOWNS BOULEVARD AND WEST OF COLUMBIA AVENUE, AT 1536 COLUMBIA AVENUE

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; 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 will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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
078O-19.00	4.74 AC
078O-20.00	
078O-21.00	
Total	4.74

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

SECTION III. That the overall entitlements for the Downs Boulevard Properties PUD Subdivision are as follows:

Entitlements	Downs Boulevard PUD
Base Zone District	General Commercial (GC)
Character Area Overlay	CFCO-7
Other Zoning Overlays	CAO-3
Development Standard	Traditional
Number of Dwelling Units	0
Number of Nonresidential Square Footage	4,800 SF
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	5,663 SF
Number of Phases in Development	1

SECTION IV. That the 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 BOMA 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 BOMA, after review and recommendation by the Franklin Municipal Planning Commission:

<p>MOS 1: Requesting canopy to be freestanding and located in front of the principal structure.</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>4.1.6(3)(a)- Canopies shall not be freestanding unless located to the rear of the principal structure.</p> <p><i>Staff recommended __Denial__.</i></p>
<p>MOS 2: Requesting use of a drive-thru in CAO-3 north of Downs Blvd.</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>3.4.7(5)(g)(ii)- Drive thru uses are prohibited on properties north of Downs Boulevard.</p> <p><i>Staff recommended __Denial__.</i></p>

SECTION VI. That this Resolution shall take effect from and after its passage, for the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

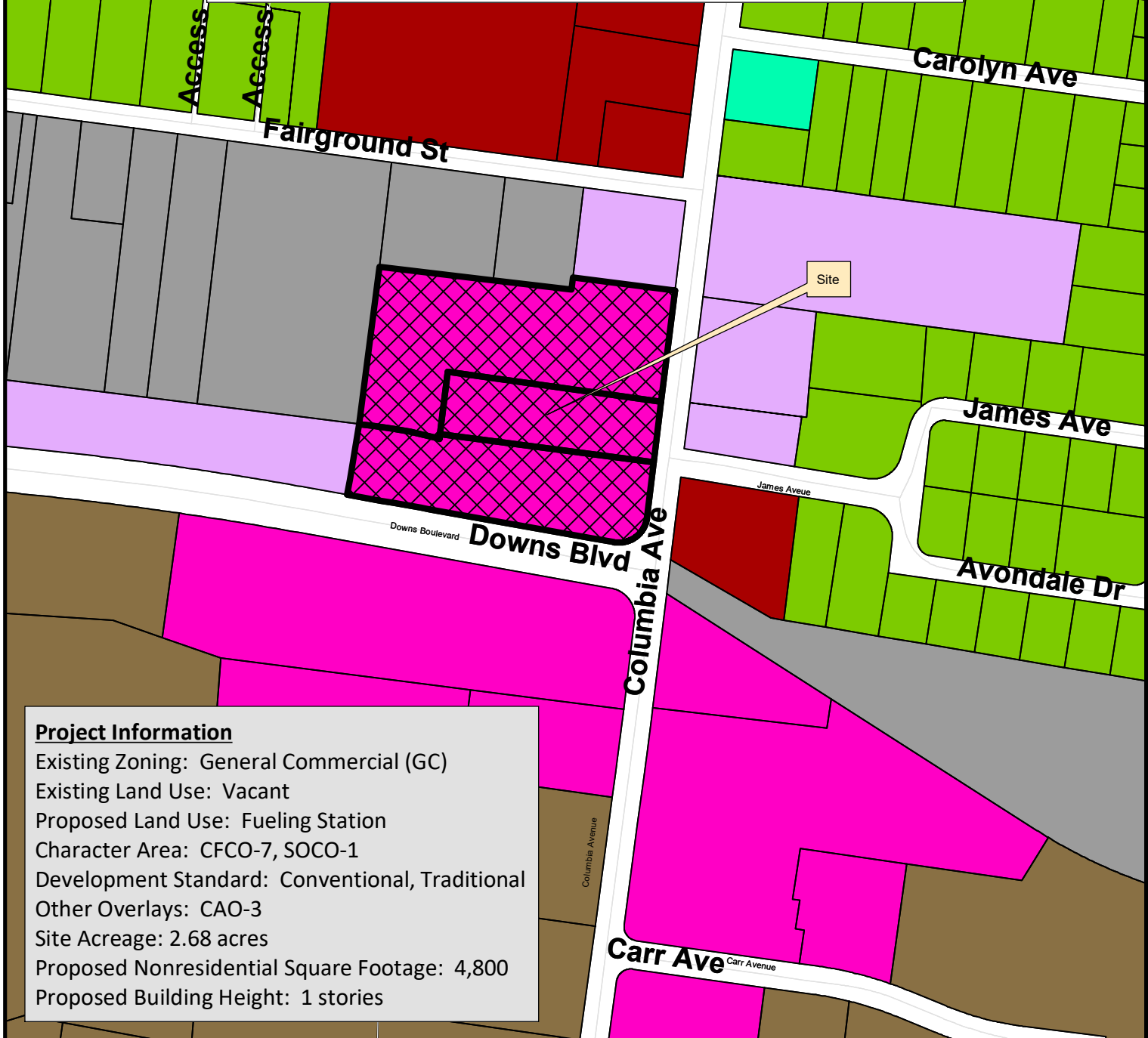
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

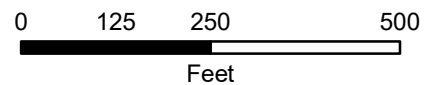
PUBLIC HEARING AND BOMA APPROVAL:

DOWNS BOULEVARD PROPERTIES PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2019-111
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/12/19



Project Information
 Existing Zoning: General Commercial (GC)
 Existing Land Use: Vacant
 Proposed Land Use: Fueling Station
 Character Area: CFCO-7, SOCO-1
 Development Standard: Conventional, Traditional
 Other Overlays: CAO-3
 Site Acreage: 2.68 acres
 Proposed Nonresidential Square Footage: 4,800
 Proposed Building Height: 1 stories

- | | |
|--|---------------------------------------|
| Downs Blvd Properties PUD, DP | 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 |

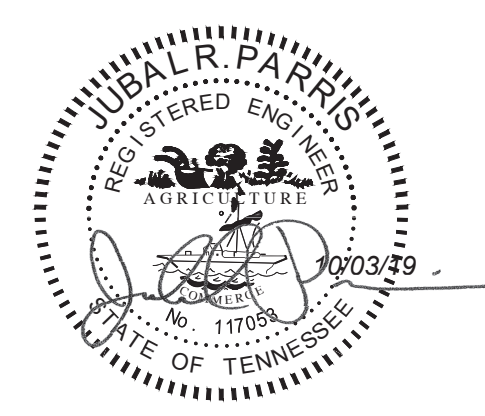


This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.



222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

PUD DEVELOPMENT PLAN FOR
DOWNS BOULEVARD PROPERTIES PUD
SUBDIVISION, DEVELOPMENT PLAN
(TWICE DAILY CONVENIENCE STORE)



Revision		
No.	Date	Description

SITE LAYOUT PLAN

C2.0

29956.06
10.03.2019

SITE DATA

CITY OF FRANKLIN PROJECT NUMBER 7081

MAP 0780, PARCEL 01900, 02000, & 02100
ADDRESS 1540 COLUMBIA AVENUE
CITY FRANKLIN
COUNTY WILLIAMSON
STATE TENNESSEE
DISTRICT 9TH

EXISTING ZONING - PD (PLANNED DISTRICT)
CHARACTER AREA OVERLAY SOCO - 1 & CFCC - 7
OTHER APPLICABLE OVERLAYS CAO - 3
APPLICABLE DEVELOPMENT STANDARD TRADITIONAL (SOME OF THE PROPERTY FALLS WITHIN CONVENTIONAL)

ACREAGE OF SITE 4.74 ACRES
SQUARE FOOTAGE OF SITE 206,340
MINIMUM REQUIRED SETBACK LINES
- YARD FRONTING ON ANY STREET 30'
- SIDE YARD 15'
- REAR YARD 25'

PROPOSED USE CONVENIENCE STORE
PROPOSED GROSS BUILDING S.F. 4,800 S.F.
OCCUPANCY TYPE IBC "MERCANTILE"
CONSTRUCTION TYPE TYPE IV-B
PROPOSED BUILDING HEIGHT 21'-0"
PROPOSED CANOPY HEIGHT 18'-6"

PARKING REQUIRED CONVENIENCE = 3.33 x 4.8 (4,800 SF) = 16 SPACES
DRIVE THRU = 0.67 x 20 SEATS INDOOR = 14 SPACES
PARKING REQUIRED 30 SPACES
PARKING PROVIDED 30 SPACES (INCLUDES 2 ACCESSIBLE SPACES)

FORMAL OPEN SPACE REQUIRED (5% OF 2.68 ACRES): 0.13 ACRES (5,663 S.F.)
PROVIDED: 7,000 S.F.

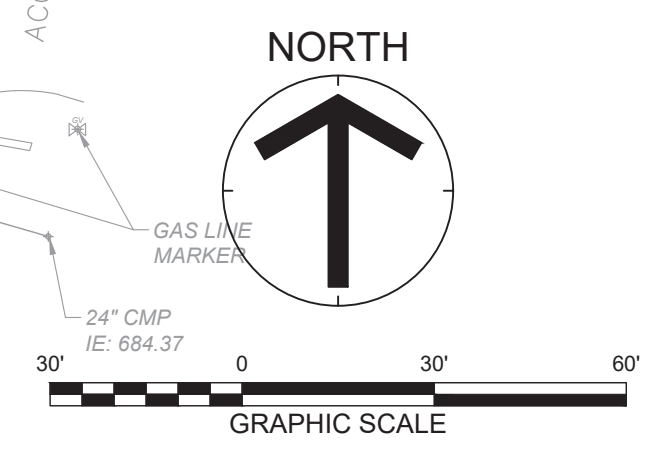
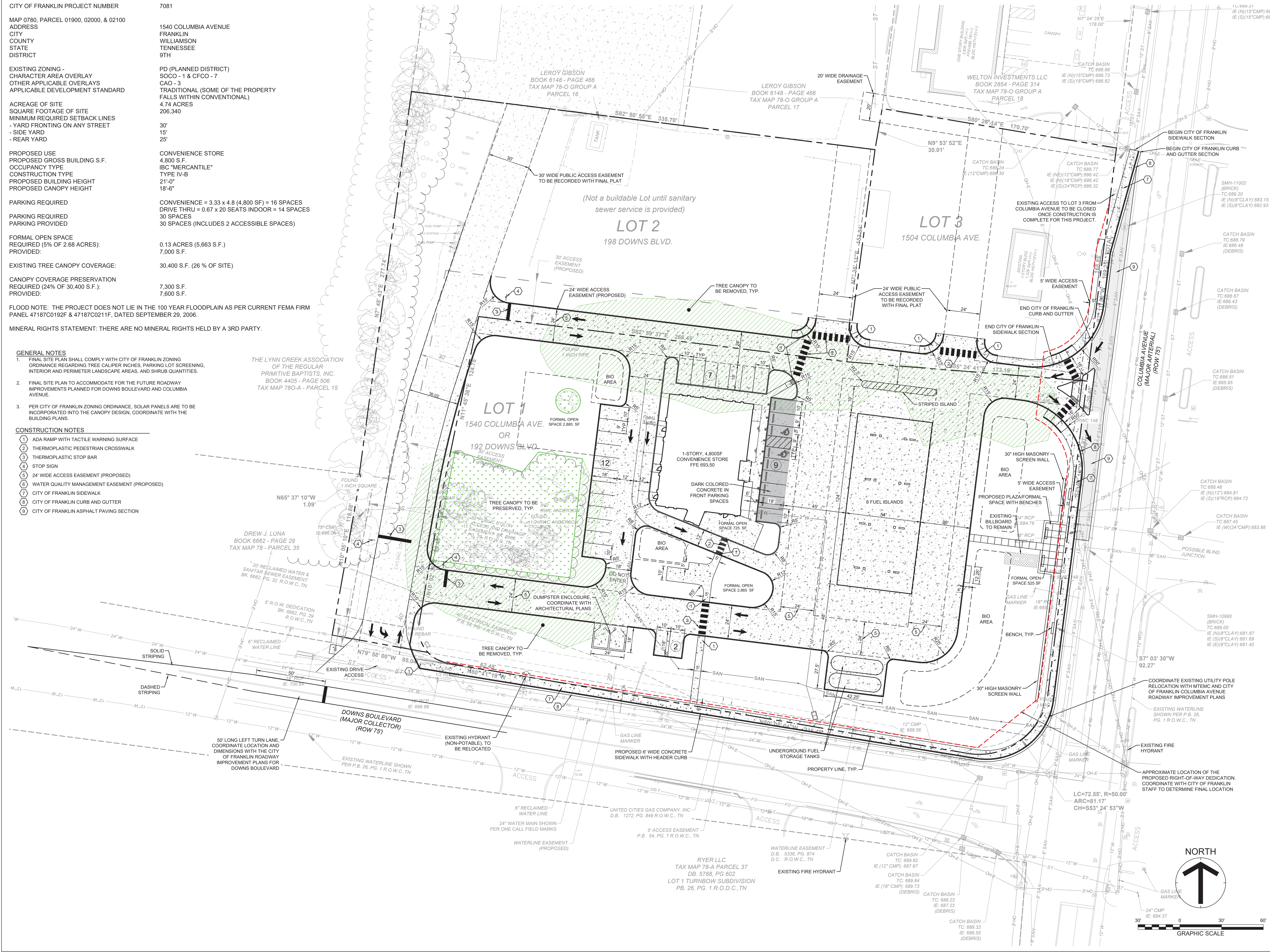
EXISTING TREE CANOPY COVERAGE: 30,400 S.F. (26 % OF SITE)

CANOPY COVERAGE PRESERVATION REQUIRED (24% OF 30,400 S.F.): 7,300 S.F.
PROVIDED: 7,600 S.F.

FLOOD NOTE: THE PROJECT DOES NOT LIE IN THE 100 YEAR FLOODPLAIN AS PER CURRENT FEMA FIRM PANEL 47187C0192F & 47187C0211F, DATED SEPTEMBER 29, 2006.

MINERAL RIGHTS STATEMENT: THERE ARE NO MINERAL RIGHTS HELD BY A 3RD PARTY.

- GENERAL NOTES**
- FINAL SITE PLAN SHALL COMPLY WITH CITY OF FRANKLIN ZONING ORDINANCE REGARDING TREE CALIPER INCHES, PARKING LOT SCREENING, INTERIOR AND PERIMETER LANDSCAPE AREAS, AND SHRUB QUANTITIES.
 - FINAL SITE PLAN TO ACCOMMODATE FOR THE FUTURE ROADWAY IMPROVEMENTS PLANNED FOR DOWNS BOULEVARD AND COLUMBIA AVENUE.
 - PER CITY OF FRANKLIN ZONING ORDINANCE, SOLAR PANELS ARE TO BE INCORPORATED INTO THE CANOPY DESIGN, COORDINATE WITH THE BUILDING PLANS.
- CONSTRUCTION NOTES**
- ADA RAMP WITH TACTILE WARNING SURFACE
 - THERMOPLASTIC PEDESTRIAN CROSSWALK
 - THERMOPLASTIC STOP BAR
 - STOP SIGN
 - 24' WIDE ACCESS EASEMENT (PROPOSED)
 - WATER QUALITY MANAGEMENT EASEMENT (PROPOSED)
 - CITY OF FRANKLIN SIDEWALK
 - CITY OF FRANKLIN CURB AND GUTTER
 - CITY OF FRANKLIN ASPHALT PAVING SECTION



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