

REQUEST FOR AMENDING THE FRANKLIN LAND USE PLAN

COF #5992

MCEWEN CHARACTER AREA

SPECIAL AREA 5

SOUTHEAST CORNER OF SOUTH ROYAL OAKS BOULEVARD/OAK MEADOW DRIVE AND 880 OAK MEADOW DRIVE

MAP-PARCELS: 79-88.00 and 79-101.19

Applicant/Agent

Adam Crunk, PE
Crunk Engineering LLC
1894 Gen. George Patton Dr.
Suite 600
Franklin, TN 37067

Requestor

Epoch Properties, Inc.
d/b/a Epoch Residential
359 Carolina Ave.
Winter Park, FL 32789

Property Owner

E. Warner Bass, Trustee
150 3rd Ave. South
Suite 2800
Nashville, TN 37201

REQUEST

It is requested that the Franklin Land Use Plan be amended to add the following note to the Vision of the McEwen Character Area, Special Area 5:

A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended.

It is also requested to eliminate Note 3 since adding the above statement would be redundant.

Because statements under Special Area 5 in the Land Use Plan do not include language to support multifamily use, it is requested that the Land Use Plan be amended to add the requested language above to the vision of Special Area 5.

DESCRIPTION AND JUSTIFICATION

Ownership:	E. Warner Bass, Trustee
Parcel Size (79-88.00):	18.87 acres
Parcel Size (79-101.19):	13.06 acres
Existing Character Area:	McEwen, Special Character Area 5
Present Zoning Classification:	General Commercial (GC)
Present Use:	Vacant
Proposed Use:	Multifamily and Commercial
Surrounding land use:	North and West--mixed use (office/retail/civic-institutional) East—Interstate 65 South—Single Family (Creekstone Commons) and Civic-Institutional (Elks Lodge)

The subject parcels are located within Special Area 5 of the McEwen Character Area of the Franklin Land Use Plan. Special Area 5 includes a mix of uses such as single family (Creekstone Commons), multifamily (Southwinds Apartments and Condominiums), office, civic-institutional (Williamson Medical Center, Rolling Hills Hospital, Dominion Senior Living, Elks Lodge and U.S. Postal Service) and retail (big box such as Home Depot, Publix, car dealerships, and local retail).

The subject parcels are situated between an eclectic mix of uses--single family, civic-institutional, office and retail--into which multifamily would fit. Multifamily use on Parcel 88.00 would provide for a transition between the retail/civic-institutional uses north of the site and the single family uses south of the site. Multifamily use on Parcel 101.19, although not necessarily a transitional use, would fit into the mix of retail/office to the north and west, and the civic-institutional uses to the west and south. In addition, Parcel 101.19 is located such that it is not conducive or attractive as a retail or office site because of its limited visibility and limited accessibility to South Royal Oaks Boulevard via Oak Meadow Drive. The newly

proposed Dominion Senior Living development, while an institutional use according to the zoning code, is essentially a residential use between the commercial properties along South Royal Oaks and parcel 101.19 along its primary point of access, which is Oak Meadows Drive.

Special Area 5 is considered a local commercial center, as opposed to regional, and therefore should be conducive to multifamily uses. None of the parcels technically meet the standard of 200,000 square feet of gross leasable area. Williamson Medical Center, a civic/institutional use, is the only property located on more than 30 acres. Moreover, with emphasis on Cool Springs, McEwen and Berry Farms as regional commercial areas, and with the recent addition of single family uses and the assisted living center, Special Area 5 is becoming more of a mixed use center, into which multifamily use fits. Multifamily use on the parcels would reduce the expected traffic if the parcels were able to be developed as retail or other commercial. Multifamily use on the parcels could also take advantage of the walkable opportunities available in the area with retail and employment areas within 1/4 mile of the site.

It is understandable and commendable that, for its future growth, the City has a desired mix of residentially, commercially and industrially zoned acreages and desires that the mix of those acreages remain stable. However, there are particular properties that don't fit into the mix. The subject properties are two of these properties. Parcel 101.19 is elongated with a limited amount of accessible road frontage. This limited road frontage, combined with the narrow width of the parcel, does not enable the property to be maximized as a commercially-zoned property. However, multifamily, which does not require a large amount of accessible frontage and which can be flexible with its design, is well suited for this property. Likewise, Parcel 88.00, even though it does have a lengthy frontage along Oak Meadow Drive, is limited in its ability to be developed as a commercial site because of its proximity to creek buffer and floodplain. Again, multifamily, with its development flexibility, is better suited to this property.

Statements of the Franklin Land Use Plan that support the requested land use plan amendment are as follows:

- The city desires to accommodate new growth in a fiscally responsible and environmentally sensitive manner.
- Sprawling "leapfrog" land use patterns will be discouraged. New growth will be encouraged next to existing development where infrastructure exists or can be provided efficiently.
- Mixed-use developments that are compatible with surrounding areas are encouraged as a way to reinforce a sense of neighborhood and to minimize vehicular trips, particularly in mixed-use centers identified in this plan.
- In promoting a mixture of compatible uses, the city recognizes the importance of providing for orderly transitions of land uses and densities, particularly between single family uses and smaller lot detached or attached housing.
- Density of new development is recognized as being an important consideration in community quality of life, but it is only one factor that must be considered. Of greater concern is the quality and design of development. Low quality development is undesirable at any density.
- Land is viewed as a limited resource, and the efficiency of its use must be considered in establishing desired future density.
- The city will encourage a diversity of housing options. While a diverse mix of housing need not be provided in each new subdivision, an overall mix of densities and housing types should be developed.
- The city will strive for a balance of land uses that achieves fiscal health and community livability.
- The city will continue to emphasize single-family neighborhoods as the dominant land use, but it will not simply be a "bedroom" community for the metropolitan region. A mix of conventional and traditional neighborhoods will be encouraged; both types of neighborhoods can be appropriate forms of development. A mix of housing options, retail and service uses and employment centers will be encouraged, along with related public services and community amenities.

Adam Crunk

From: Emily Hunter <emily.hunter@franklinton.gov>
Sent: Tuesday, September 15, 2015 2:08 PM
To: Eric Stuckey; Vernon Gerth
Cc: Bob Martin; Andrew Orr; Amy Diaz-Barriga; Adam Crunk
Subject: Potential Land Use Plan Amendment: Multifamily on east side of South Royal Oaks

This email is to provide a follow-up to the meeting held Tuesday, September 15, 2015.

Project: Multifamily Development behind South Royal Oaks Home Depot and immediately north of Creekstone
Subdivision
Location: Portions of the red highlighted properties on the map below
Attendees: Bass Warner, Adam Crunk, Justin Sand, Andrew Orr, Bob Martin, Emily Hunter

Main Points

- The properties are located in the Activity Center design concept, per the Land Use Plan (LUP), which supports Light Industry, Office, and Retail uses. Specifically, the area is considered a local commercial center, and attached residential use on upper floors of mixed use buildings is also supported.
- The properties are located in the McEwen Character Area, Special Area 5 (MECO-5). The special area recommendations state: "The southwest corner of this area is appropriate for a mixture of uses, including Attached and Detached Residential and Neighborhood Retail, but not until the intersection of South Royal Oaks Boulevard and Mack Hatcher Parkway is improved." Although the properties are in the proximity to other attached residential developments, they are not necessarily in the southwest corner of the special area.
- The property is zoned General Commercial (GC) which does not allow multifamily residential. Before a rezoning and development plan could be submitted, a LUP amendment is necessary.
- Attached residential use is an appropriate transition between the Creekstone Subdivision and a newly approved assisted living center on South Royal Oaks. However, the property located immediately behind Home Depot and along I-65 may be best suited for a nonresidential use due to nuisances in loading activities behind the Home Depot and the proximity to I-65.
- The owner may submit a land use plan amendment request to support attached residential use on these properties. The next available FMPC agenda date for land use plan amendments is December 17, 2015.



Please let me know if you have any questions.

Emily Hunter, AICP
 Planning Supervisor
 City of Franklin, TN
 (615) 550-6739

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MEETING MINUTES

COF #5992

RE: Land Use Application for Parcels 79-88.00 and 79-101.19

DATE: September 22, 2015, 10:30 am

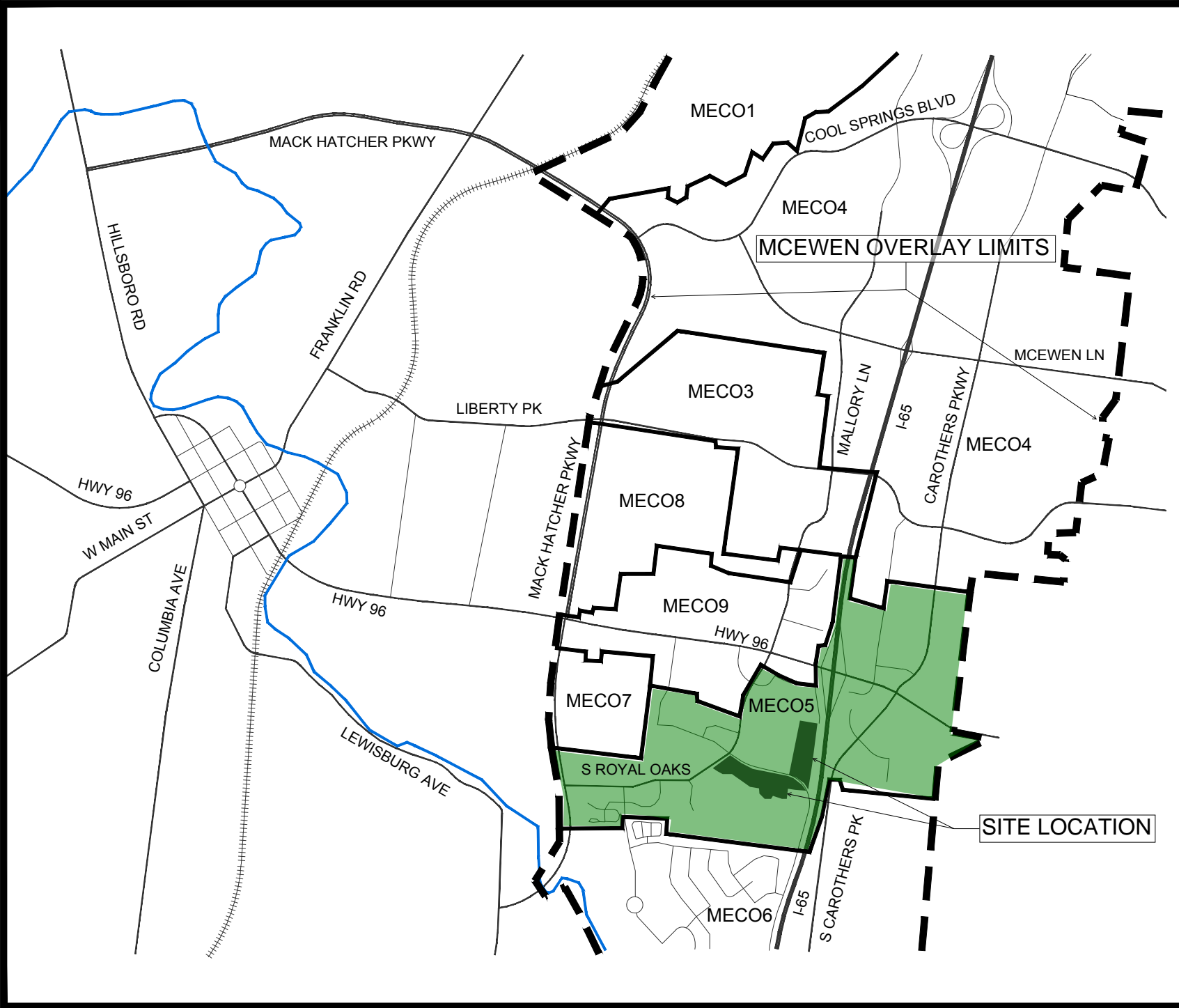
LOCATION: 880 Oak Meadows Drive, Parcel 79-101.19

ATTENDEES:

Bob Martin	City of Franklin
Emily Hunter	City of Franklin
Andrew Orr	City of Franklin
Justin Sand	Epoch Residential
Adam Crunk	Crunk Engineering

DISCUSSION NOTES:

- Bob asked Adam and Andrew to explain why commercial development would not work on this parcel.
- Adam and Justin explained that the site is not ideal for retail due to the narrow road frontage and a lack of visibility from the primary point of access on South Royal Oaks. Also, the new assisted living center blocks visibility and is not a conducive neighbor to commercial development.
- Emily said that we must be conscious that any proposed LUA could affect the entire MECO5 area.
- Staff noted the proximity to the interstate and the Home Depot.
- Justin stated that Epoch has many developments adjacent to interstates and that he is not concerned about the viability of multi-family in this location. He also noted the Home Depot has a similar look from the rear as it does from the front.
- Adam made the point that MECO5 contains only local commercial development and not regional, making multi-family a better fit.
- Discussed the possibility of access from both Oak Meadows and providing a drive off the dead end cul-de-sac of Riverside Drive.
- Andrew will send Adam updated LUA checklist.
- Bob emphasized that we must make a case to change the LUP. Staff would likely not support multi-family on the north parcel.



LAND USE PLAN AMENDMENT
MCEWEN SPECIAL AREA 5
(MECO5)

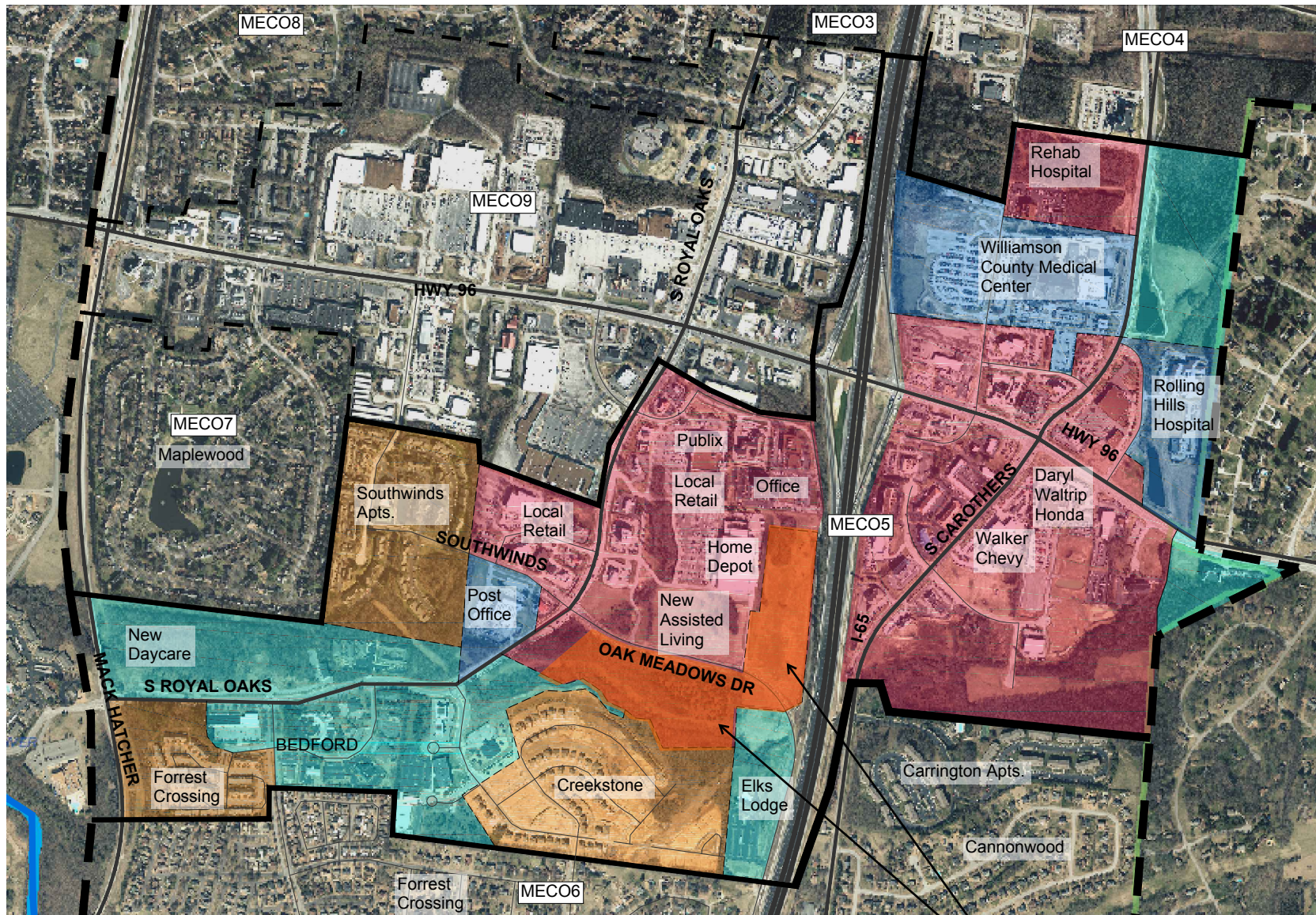
VICINITY
MAP



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

NOVEMBER 9, 2015

COF #5992



- COMMERCIAL
- CIVIC/INSTITUTIONAL
- OFFICE
- RESIDENTIAL

Proposed project site for
Residential Use, currently
zoned Commercial

LAND USE PLAN AMENDMENT MCEWEN SPECIAL AREA 5 (MECO5)

NOVEMBER 9, 2015

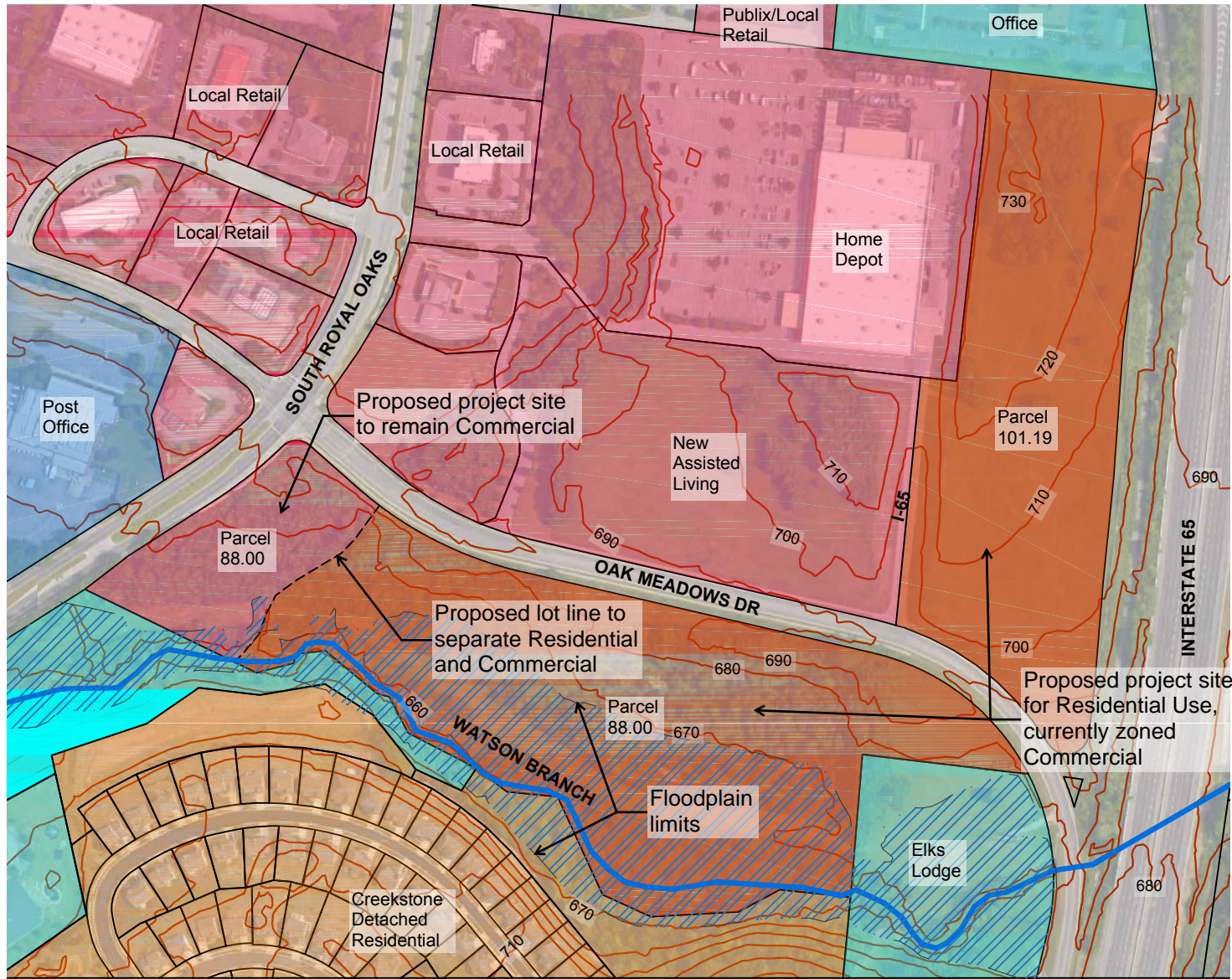
MCEWEN
SPECIAL AREA
5 MAP

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BASE ZONING DISTRICTS

- GC - GENERAL COMMERCIAL
- CI - CIVIC INSTITUTIONAL
- GO - GENERAL OFFICE
- SDR - SPECIFIC DEVELOPMENT RESIDENTIAL

LAND USE PLAN AMENDMENT

MCEWEN SPECIAL AREA 5
(MECO5)

NOVEMBER 9, 2015

OAK
MEADOWS
PHYSICAL
FEATURES
MAP

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