

## Legislation Details (With Text)

**File #:** 16-0460      **Version:** 1      **Name:**

**Type:** Resolution      **Status:** Passed

**File created:** 5/13/2016      **In control:** Board of Mayor & Aldermen

**On agenda:** 8/9/2016      **Final action:** 8/9/2016

**Title:** PUBLIC HEARING: Consideration of Resolution 2016-25, to Be Entitled: "A Resolution Approving a Revised Development Plan for the Berry Farms Town Center PUD Subdivision, for the Property Located East of Lewisburg Pike and North of Goose Creek Bypass"; (05/26/16 FMPC 9-0; 06/14/16 WS, Deferred by BOMA at 07/12/16)

**Sponsors:** Ald. Ann Petersen, Josh King

**Indexes:**

**Code sections:**

**Attachments:** 1. Highlighted\_Town Center Pattern Book pgs 19-24-27 updates, 2. Town Center Pattern Book pg 19 24 and 27 revisions.pdf, 3. MAP\_BFTC\_rESOLUTION2016-025.pdf, 4. Conditions of Approval\_01, 5. 2016-25 RES LAW APPROVED Berry Farms PUD Revision with attachments

Date	Ver.	Action By	Action	Result
8/9/2016	1	Board of Mayor & Aldermen	approved	Pass
7/12/2016	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
6/14/2016	1	Work Session	referred as a Public Hearing Item	
5/26/2016	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** 5/16/2016

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Senior Planner  
Bob Martin, Interim Director of Planning and Sustainability

### Subject

PUBLIC HEARING: Consideration of Resolution 2016-25, to Be Entitled: "A Resolution Approving a Revised Development Plan for the Berry Farms Town Center PUD Subdivision, for the Property Located East of Lewisburg Pike and North of Goose Creek Bypass"; (05/26/16 FMPC 9-0; 06/14/16 WS, Deferred by BOMA at 07/12/16)

### Project Information

**COF Project Number:** 6123

**Applicant:** Adam Ballash, Boyle Investment Company

**Owner:** Rural Plains Partnership

**Background/Staff Comments**

Berry Farms Town Center PUD Subdivision was originally approved by the BOMA at the 5/10/05 meeting. The original pattern book approved with this rezoning and concept plan contained language related to transect zones and allowed uses. The intent of this development plan revision is to clarify allowed uses within the development. The applicant is adding selected uses identified in the City of Franklin Zoning Ordinance, not originally included in the original pattern book.

<b>BERRY FARMS PUD - PERMITTED USE TABLE</b>		
	<i>Use Types Permitted</i>	<i>Additional Requirements</i>
<b>Permitted</b>	<b>Residential Uses</b>	
	Attached	Regardless of ownership structure
	Detached	Regardless of ownership structure
	<b>Civic and Institutional Uses</b>	
	Charitable, Fraternal, or Social	Sec. 3.2.5 (1)
	Day Care Centers	Sec. 3.2.5 (1)
	Educational Facilities	Sec. 3.2.5 (1)
	Essential Services	Sec. 3.2.5 (1)
	Passive Parks and Open Space	Sec. 3.2.5 (1)
	Public Buildings or Uses	Sec. 3.2.5 (1) and (3)
	<b>Office Uses</b>	
	Offices	Sec. 3.2.6 (1) and (2)
	<b>Commercial Uses</b>	
	Bed and Breakfast Establishments	Sec. 3.2.7(1) and (3)
	Boutique Hotels	Sec. 3.2.7(1) and (7)
	Commercial Kennels	Sec. 3.2.7 (1) and (4)
	Convenience Stores	Sec. 3.2.7 (1) and (5)
	Hotels	Sec. 3.2.7(1) and (6)
	Personal Services	Sec. 3.2.7 (1)
	Restaurants	Sec. 3.2.7 (1)
	Restaurants, Drive-In/Drive-Thru	Sec. 3.2.7 (1)
	Retail and Commercial Uses	Sec. 3.2.7 (1) (10) and (13)
	Service Commercial Uses	Sec. 3.2.7 (1)
	Theaters	Sec. 3.2.7 (1)
	Veterinary Facilities (Indoor)	Sec. 3.2.7 (1) and (12)
	Veterinary Facilities (Neighborhood)	Sec. 3.2.7 (12)

**BERRY FARMS PUD -  
USES TO ADD TO  
PERMITTED USE TABLE**

	<i>Use Types Permitted</i>	<i>Additional Requirements</i>
<b>Development Plan Revision</b>	<b>Residential Uses</b>	
	Group Homes	
	<b>Civic and Institutional Uses</b>	
	Active Park Facilities	Sec. 3.2.5 (1)
	Assisted Living Facilities	Sec. 3.2.5 (1)
	Clinics	Sec. 3.2.5 (1)
	Nursing/Convalescent Home	Sec. 3.2.5 (1)
	Place of Public Assembly	Sec. 3.2.5 (1)
	Rehabilitation Centers	Sec. 3.2.5 (1) and (3)
	<b>Commercial Uses</b>	
	Automotive Fuel Sales	Sec. 3.2.7 (1) and (5)
	Automotive Service Facilities	Sec. 3.2.7 (1) and (2)
	Automotive Wash Facilities	Sec. 3.2.7 (1) and (2)
	Funeral Homes	Sec. 3.2.7 (1) and (8)
	Recreational Facilities (Private)	Sec. 3.2.7 (1) and (9)
	Recreational Facilities (Neighborhood)	Sec. 3.2.7 (1) and (9)
	Telecommunication Towers and Antennas	Sec. 3.2.10

**Recommendation**
**Approval, with conditions**

See attached pages for a list of staff recommended conditions of approval.

**PROCEDURAL REQUIREMENTS:**

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.