



HISTORIC  
FRANKLIN  
TENNESSEE

MEMORANDUM

July 22, 2010

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator  
Vernon Gerth, Assistant City Administrator for Community and Economic Development  
Catherine Powers, Planning and Sustainability Director

SUBJECT: Resolution 2010-61, Breezeway School Concept Plan

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a Concept Plan for the Breezeway Elementary School. (Resolution 2010-61)

**Background**

PROJECT INFORMATION	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	Civic/Institutional
<b>Existing Zoning</b>	R-1
<b>Proposed Zoning</b>	CI
<b>Acreage</b>	22.7
<b>Proposed Number of Lots</b>	N/A
<b>Proposed Dwelling Units</b>	N/A
<b>Proposed Nonresidential Square Footage</b>	119,500
<b>Proposed Open Space</b>	Formal Open Space: 1.13 Informal Open Space: N/A Total Open Space: 1.13
<b>Physical Characteristics</b>	The northern half of the site is in the HHO Buffer. Areas of substantial slope are located in the northwestern and northeastern corners of this site.
<b>Character Area Overlay/ Development Standard</b>	SWCO-5/Conventional
<b>Other Applicable Overlays</b>	HHO Buffer
<b>Proposed Building Height</b>	33 feet
<b>Minimum Landscape Surface Ratio</b>	.4, Conventional Area Standard



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant	R-1
<i>South</i>	Single Family Residential	Williamson Co. Zoning
<i>East</i>	Estate Residential	R-1
<i>West</i>	Single Family Residential	R-1/Williamson Co. Zoning

INFRASTRUCTURE AVAILABILITY	
<b>Water</b>	Provided by Milcrofton Utility District
<b>Sewer</b>	Available, with a short extension from an existing pump station
<b>Reclaimed Water</b>	Not available

TRANSPORTATION	
<b>Site Access</b>	Access provided from Clovercroft Road
<b>Trip Generation</b>	Not provided

LAND USE PLAN RECOMMENDATIONS
<p>This site is located in the Seward Hall Character Area, Special Areas 4 and 5. The Seward Hall Character Area lies east of I-65 on the easternmost edge of the City of Franklin and the UGB. It is comprised of more than 10,590 acres and is the largest Character Area. The north and east boundaries of Seward Hall are the limits of the UGB.</p> <p>Appropriate uses in this area include residential and compatible civic institutional uses such as fire stations, libraries, parks and schools that are developed pursuant to a Master Plan. Institutional uses may have substantial impact on the surrounding area. The introduction of any institutional uses should preserve the character and quality of surrounding neighborhoods with development that is compatible in scale, appearance, and other relevant features, with surrounding development. Proposed institutional uses should mitigate traffic impacts through traffic impact analyses and design to maintain or improve current level of services.</p>

**PROJECT MEETS FRANKLIN'S LAND USE PLAN: Yes**  
**GREENWAY/OPEN SPACE PLAN: N/A**  
**HISTORIC DISTRICT GUIDELINES: N/A**



**PROJECT BACKGROUND:** This site (Breezeway Section 3) is currently approved for 29 dwelling units. The applicant is requesting to rezone this property from Low Residential (R-1) to Civic and Institutional (CI) in order to construct an approximately 119,500 square foot elementary school on this site.

**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approval, with conditions

**COMMENTS:**

The proposed location of the Breezeway Elementary School is problematic in terms of transportation service and safety. However, the City of Franklin and Williamson County Schools are working together to mitigate these issues.

**CONDITIONS OF APPROVAL:**

**PLANNING:**

1. Only Concept Plan elements as listed in the Administrative Manual shall be approved with this submittal. More detailed elements of the plan will be reviewed with the Regulating Plan and Site Plan. Subsection 2.4.2(9)(c) of the Franklin Zoning Ordinance applies to this concept plan and states, "Design details submitted with the Concept Plan application that are components of the Regulating Plan per the Administrative Manual are supplemental and beyond the intent of a Concept Plan. If, upon the application of the development standards and the conditions of the approved Concept Plan, the applicant cannot achieve any design details shown in conjunction with the supplemental material provided with a Concept Plan application, the applicant shall be confined to the design achieved from the application of the standards and any conditions."

**PLANNING (LANDSCAPE):**

2. None;

**ENGINEERING:**

3. The applicant shall submit a Conceptual Stormwater Management Plan narrative that explains how the applicant intends to design the site in order to meet the City of Franklin's pollutant removal goal of 90% TSS reduction through a treatment train, and the City of Franklin's detention requirements.



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4. The applicant shall provide a map of the existing drainage basins on the site, and a map of the proposed drainage basins on the site based on conceptual topographical contours.
5. The applicant shall provide a site location map, and a USGS Topographical Map that shows the site and surrounding areas, including any natural features located within 200ft of the site.

### **BUILDING AND NEIGHBORHOOD SERVICES:**

6. None;

### **FIRE:**

7. None;

### **PARKS:**

8. None;

### **WATER/SEWER:**

9. None;

**RESOLUTION 2010-61**

**A RESOLUTION APPROVING A CONCEPT PLAN FOR BREEZEWAY SUBDIVISION  
ELEMENTARY SCHOOL, TOTALING 22.7 ACRES, LOCATED ALONG CLOVERCROFT  
ROAD AND WEST OF BAYHILL CIRCLE, BY THE CITY OF FRANKLIN, TENNESSEE.**

**WHEREAS,** The 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.

**WHEREAS,** The PUD review process is divided into two major phases. The first phase is the approval of a Concept Plan by the Board of Mayor and Aldermen (BOMA), by resolution, that addresses land uses, density and intensity of development, public facilities, transportation, infrastructure provision, open space, and other major development issues. The second phase is the approval of a Regulating Plan by the FMPC that demonstrates compliance with the approved Concept Plan and the *Franklin Zoning Ordinance*.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2010:

1. That the legal description of the property is as follows:

Map-Parcel	Acres
061---9.03	22.7
TOTAL	22.7

Located in the 14<sup>th</sup> Civil District of Williamson County, Tennessee. Bound on the north by JPS Properties, Inc., a Tennessee Corporation (Deed Book 1846, Page 935) and Breezeway Subdivision, Section I (Plat Book P51, Page 128); on the east by Herbert Drive and Breezeway Subdivision, Section 4 (Plat Book P48, Page 42) and Bay Hill Drive; on the south by Clovercroft Road; and on the west by David R. Pace, & wife, Michella C. Pace (Deed Book 2309, Page 392) and Dean G. Fulton & wife, Jennifer L. Fulton (Deed Book 1474, Page 228) and Byron Stansfield & wife, Rosemary Stansfield (Deed Book 3142, Page 958).

Beginning at an iron pin set at the intersection of the north right-of-way of Clovercroft Road, approximately 40.79 feet off the centerline, and the west right-of-way of Bayhill Circle, approximately 38.7 feet off the centerline, said point being the southeast corner of this property and the POINT OF BEGINNING; thence with the north right-of-way of Clovercroft Road, S-05°24'28"-W, 10.79 feet to an iron pin set, approximately 30 feet off the centerline; thence continuing with the north right-of-way of Clovercroft Road N-84°35'32"-W, 652.80 feet to an iron pin set; thence with a curve to the left having a radius of 1,630.00 feet, and a chord bearing and distance of S-89°52'17"-W, 314.51 feet, for an arc length of 315.00 feet to an iron pin found, being the SW corner of this tract; thence, leaving said right-of-way and running with the east line of Pace and Fulton, respectively, N-04°33'07"-E, a total distance of 546.38 feet to an iron pin found; thence with the east line of Stansfield N-05°38'25"-E, 392.83 feet to an iron pin found, being the NW corner of this tract; thence with the south line of JSP Properties, S-81°03'28"-E, 500.75 feet to an iron pin found; thence continuing with the south line of JSP Properties S-80°45'05"-E, 373.86 feet to an iron pin found; thence S-81°52'02"-E, 325.09 feet to an iron pin found, being the NE corner of this tract; thence with the SW line of Lot 97, Section I, Breezeway S-44°18'12"-E, 229.27 feet to an iron pin found on the west right-of-way of Herbert Drive; thence running with the west right-of-way of Herbert Drive, with a curve to the left having a radius of 695.00 feet, and a chord bearing and distance of S-23°05'08"-W, 123.91 feet, for an arc length of 124.07 feet to a brass monument found; thence with a curve to the right having a radius of 23.50 feet, and a chord bearing and distance of S-68°44'13"-W, 25.78 feet, for an arc length of 27.29 feet; thence with a curve to the right with a radius of 548.00 feet, and a chord bearing and distance of S-79°51'43"-E, 35.73 feet, for an arc length of 35.73 feet to a brass monument found; thence S-08°16'11"-W, 40.00 feet to a brass monument found; thence with a curve to the right having a radius of 23.50 feet, and a chord bearing and distance of S-26°51'45"-E, 38.44 feet to a brass monument found; thence with a curve to the left having a radius of 695.00 feet, and a chord bearing and distance of S-23°05'08"-W, 119.21 feet, for an arc length of 119.35 feet to an iron pin set; thence leaving the right-of-way of Herbert Drive and running with the north and west lines of Breezeway, Section 4, Lots 127 through 130, respectively, along a curve to the left having a radius of 361.41 feet, and a chord bearing and distance of S-58°35'21"-W, 448.54 feet, for a total arc length of 483.87 feet to an iron pin set; thence with the southwest line of Lot 130 S-69°48'34"-E, 137.18 feet to an iron pin set on the west right-of-way of Herbert Drive; thence with the west right-of-way of Herbert Drive and a curve to the left having a radius of 215.00 feet, and a chord bearing and distance of S-12°50'56"-W, 54.95 feet, for an arc length of 55.10 feet to a brass monument found; thence with a curve to the right having a radius of 25.00 feet, and a chord bearing and distance of S-43°14'57"-W, 30.61 feet, for an arc length of 32.94 feet to the pin at the beginning; containing 989,772.74 square feet or 22.72 acres, more or less.

Included in the above described tract, but expressly excluded there from, is a Water Booster Station Site to be deeded to Milcrofton Utility District as follows: Commencing at the SW corner of the above described tract; thence running into the above described tract N-38°24'11"-E, 80.18 feet for a Point of Beginning, being the SW corner of this tract; thence continuing within the above described tract N-01°36'21"-E, 55.00 feet to a point, being the NW corner of this tract; thence S-88°23'39"-E, 80.00 feet to a point, being the NE corner of this tract; thence S-01°36'21"-W, 55.00 feet to a point, being the SE corner of this tract; thence N-88°23'39"-W, 80.00 feet to the point at the beginning; containing 4,400 square feet or 0.10 acre, more or less; leaving a net area of 985,372 square feet or 22.62 acres, more or less, for the above described tract.

The above described tract is subject to a 20' Wide Sewer Force Main Easement, a Sanitary Sewer Lift Station, a 30' Wide Gas Transmission Line Easement, the previously described Water Booster Station Site and Access to said site to be dedicated at a future date, and all other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

2. That the overall entitlements for the Breezeway Subdivision Elementary School are as follows:

<b>Entitlements</b>	<b>Breezeway Subdivision Elementary School (Overall)</b>
Base Zone	Civic and Institutional (CI)
Character Area Overlay	Seward Hall Character Area Overlay District #5
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	n/a
Number of Nonresidential Square Footage	119,500
Connectivity Index	n/a
Development Standard	Conventional
Open Space Requirements	1.13 acres, Formal Open Space

3. That the Concept Plan, the exhibits accompanying the Concept Plan, and all conditions and restrictions placed upon the Concept 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 Concept Plan, the exhibits accompanying the concept plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE**

**BY:** \_\_\_\_\_  
**ERIC STUCKEY**  
**CITY ADMINISTRATOR**

**BY:** \_\_\_\_\_  
**JOHN SCHROER**  
**MAYOR**

PRELIMINARY CONCEPT MEETING: 06/11/10

PREAPPLICATION CONFERENCE: 06/17/10

CONCEPTUAL PROJECT WORKSHOP: 07/22/10

REQUIRED NEIGHBORHOOD MEETING: 07/20/10

PLANNING COMMISSION RECOMMENDED APPROVAL: \_\_\_\_\_

BOMA PASSED/PUBLIC HEARING HELD: \_\_\_\_\_