

RESOLUTION 2016-19

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR COTTAGES AT EDDY LANE PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 405 EDDY LANE.”

WHEREAS, the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2016-007; and

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 BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN 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
78-71.00	1.1
Total	1.1

Legal Description provided:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 78, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 9th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE. BOUNDED IN GENERAL BY EDDY LANE ON THE WEST; ARROW MOLDED PLASTICS, INC. ON THE NORTH AND EAST; LOT 7 OF HICKORY END ESTATES ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EAST SIDE OF EDDY LANE (15.87' FROM THE CENTER), THE NORTHWEST CORNER OF LOT 7 OF HICKORY END ESTATES THENCE LEAVING LOT 7 AND WITH THE EAST SIDE OF EDDY LANE N09°57'36"E 217.96' TO AN EXISTING CONCRETE MONUMENT, THE SOUTH WEST CORNER OF ARROW MOLDED PLASTICS, INC. (REF. DEED BOOK 1145 PAGE 757 R.O.W.C.); THENCE LEAVING EDDY LANE AND WITH THE SOUTH AND WEST LINES OF SAID ARROW PLASTICS S80°14'02"E 225.24' TO AN EXISTING IRON PIN; THENCE S10°13'17"W 196.34' TO AN EXISTING IRON PIN; THENCE N80°12'51"W 40.09' TO AN EXISTING IRON PIN; THENCE S09°50'23"W 22.01' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF HICKORY END ESTATES; THENCE WITH THE NORTH LINE OF LOT 7, N80°07'00"W 184.30' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS, AND BEING THE WALTER LEE SMITHSON AND OVELLA S. SMITHSON LIVING TRUST PROPERTY AS RECORDED IN DEED BOOK 1300 PAGE 544 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAIN R.L.S.#1444, 7376 WALKER ROAD, FRANKLIN, TENNESSEE 37062 AND DATED MAY 15, 2008.

SECTION II: That the attached Location Map and Development Plan shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements for the Cottages at Eddy Lane PUD Subdivision are as follows:

Entitlements	Cottages at Eddy Lane
Base Zone District	SD-R (3.64)
Character Area Overlay	CFCO-4
Other Zoning Overlays	None
Development Standard	Traditional
Number of Dwelling Units	4
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	n/a
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 this Board 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 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.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	_____2/23/16_____
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	_____2/25/16_____
NEIGHBORHOOD MEETING:	_____3/9/16_____
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____4/28/16_____
PUBLIC HEARING AND BOMA APPROVAL:	_____