

**RESOLUTION 2014-93**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE TOWNSHIP PUD SUBDIVISION, LOCATED AT 1127 MURFREESBORO ROAD, 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 consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

**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 \_\_\_\_\_, 2014:

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

Map--Parcel	Acres
079G-B00601	±1.22
079G-B00603	±13.68
079G-B00604	±2.39
<b>TOTAL</b>	<b>±17.29</b>

LOT 8

Beginning at a southeasterly corner of Lot 9 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in the Register's Office for Williamson County, Tennessee, said point also being the southeasterly corner of the herein described Lot 8 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

thence North 82 degrees 05 minutes 33 seconds West, a distance of 341.75 feet to a point; thence North 52 degrees 20 minutes 18 seconds West, a distance of 166.70 feet to a point;

thence with a curve turning to the right with an arc length of 95.59 feet, having a radius of 299.83 feet, a chord bearing of North 49 degrees 55 minutes 02 seconds East, and a chord length of 95.19 feet;

thence North 59 degrees 02 minutes 35 seconds East, a distance of 81.00 feet to a point;

thence with a curve turning to the right with an arc length of 30.45 feet, having a radius of 25.00 feet, a chord bearing of South 84 degrees 23 minutes 08 seconds East, and a chord length of 28.60 feet;

thence South 49 degrees 29 minutes 34 seconds East, a distance of 130.69 feet to a point; thence South 51 degrees 16 minutes 49 seconds East, a distance of 202.21 feet to a point;

thence South 48 degrees 30 minutes 32 seconds East, a distance of 56.84 feet to a point to the point of beginning, having an area of 52,941.69 square feet or 1.215 acres of land.

#### LOT 9

Beginning at the southwesterly corner of Lot 7 of the Williamson Square Subdivision, Resubdivision of Lot 6, Revision 1, of record in Plat Book 26, Page 43, in the Register's Office for Williamson County, Tennessee, said point also being a southwesterly corner of the herein described Lot 9 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

thence North 82 degrees 45 minutes 24 seconds West, a distance of 236.34 feet to a point; thence North 07 degrees 49 minutes 08 seconds East, a distance of 327.12 feet to

a point; thence North 07 degrees 37 minutes 14 seconds East, a distance of 307.47 feet to a point; thence South 82 degrees 07 minutes 24 seconds East, a distance of 1254.21 feet to a point thence South 07 degrees 37 minutes 50 seconds West, a distance of 300.42 feet to a point; thence South 07 degrees 43 minutes 12 seconds West, a distance of 461.67 feet to a point;

thence North 82 degrees 05 minutes 33 seconds West, a distance of 103.25 feet to a point; thence North 48 degrees 30 minutes 32 seconds West, a distance of 56.84 feet to a point; thence North 51 degrees 16 minutes 49 seconds West, a distance of 202.21 feet to a point; thence North 49 degrees 29 minutes 34 seconds West, a distance of 130.69 feet to a point;

thence with a curve turning to the left having an arc length of 30.45 feet, with a radius of 25.00 feet, a chord bearing of North 84 degrees 23 minutes 08 seconds West, and a chord length of 28.60 feet;

thence South 59 degrees 02 minutes 35 seconds West, a distance of 81.00 feet to a point;

thence with a curve turning to the left having an arc length of 95.59 feet, with a radius of 299.83 feet, a chord bearing of South 49 degrees 55 minutes 02 seconds West, and a chord length of 95.19 feet;

thence North 52 degrees 20 minutes 18 seconds West, a distance of 34.80 feet to a point; thence North 27 degrees 57 minutes 23 seconds East, a distance of 31.64 feet to a point;

thence with a curve turning to the right having an arc length of 4.67 feet , with a radius of 8.17 feet , a chord bearing of North 44 degrees 20 minutes 21 seconds East, and a chord length of 4.61 feet;

thence North 60 degrees 43 minutes 18 seconds East, a distance of 132.00 feet to a point;

thence with a curve turning to the left having an arc length of 64.05 feet, with a radius of 50.00 feet, a chord bearing of North 24 degrees 01 minutes 20 seconds East, and a chord length of 59.76 feet;

thence with a reverse curve turning to the right having an arc length of 91.24 feet, with a radius of 195.02 feet, a chord bearing of North 00 degrees 43 minutes 41 seconds East, a chord length of 90.41 feet;

thence North 14 degrees 07 minutes 59 seconds East, a distance of 187.66 feet to a point; thence North 82 degrees 09 minutes 38 seconds West, a distance of 543.47 feet to a point;

thence South 07 degrees 52 minutes 37 seconds West, a distance of 416.67 feet to a point the point of beginning having an area of 596,027.47 square feet or 13.683 acres of land.

#### LOT 10

Beginning at the southeasterly corner of Lot 7 of the Williamson Square Subdivision, Resubdivision of Lot 6, Revision 1, of record in Plat Book 26, Page 43, in the Register's Office for Williamson County, Tennessee, said point also being the northeasterly corner of the herein described Lot 10 of the Williamson Square Subdivision Final Plat, Revision Two, Resubdivision of Lot 8, of record in Book 29, Page 10 in said Register's Office and the point of beginning:

Thence South 27 degrees 57 minutes 23 seconds West, a distance of 31.64 feet to a point; thence South 70 degrees 17 minutes 36 seconds West, a distance of 405.79 feet to a point;

thence North 82 degrees 05 minutes 33 seconds West, a distance of 275.00 feet to a point; thence North 07 degrees 44 minutes 26 seconds East, a distance of 214.91 feet to a point; thence South 82 degrees 45 minutes 24 seconds East, a distance of 236.34 feet to a point;

thence South 82 degrees 06 minutes 55 seconds East, a distance of 409.72 feet to the point of beginning, having an area of 104,235.36 square feet or 2.393 acres of land.

2. That the overall entitlements for the Township PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Township PUD Subdivision</b>
Base Zone	General Commercial (GC) and General Office (GO)
Character Area Overlay	McEwen Character Area Overlay #9
Other Zoning Overlays	N/A
Number of Dwelling Units	43
Number of Nonresidential Square Footage	68,961
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 0.86 acres Informal: N/A Total: 0.86 acres

3. 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 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:** \_\_\_\_\_  
**DR. KEN MOORE**  
**MAYOR**

PREAPPLICATION CONFERENCE:	<u>08/21/14</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>08/28/14</u>
NEIGHBORHOOD MEETING:	<u>08/21/14</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	
BOMA APPROVAL:	