

**RESOLUTION 2019-77**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR OAKBROOK PLANNED UNIT DEVELOPMENT SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF MALLORY STATION ROAD AND EAST OF SUNRISE CIRCLE, AT 200 MALLORY STATION ROAD.**

**WHEREAS**, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2019-29; 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; and

**WHEREAS**, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN 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
053-99.00	6.22
Total	6.22

**SECTION II.** That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

**SECTION III.** That the overall entitlements for the Oakbrook PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Oakbrook PUD</b>
Base Zone District	SD-R 14.31
Character Area Overlay	BCCO-3
Other Zoning Overlays	n/a
Development Standard	Conventional
Number of Dwelling Units	89
Number of Nonresidential Square Footage	n/a
Number of Hotel Rooms	n/a
Connectivity Index	n/a
Open Space Requirements	Formal: 13,939 SF Informal: 26,572 SF
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 the passage of Ordinance 2019-29, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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**Eric S. Stuckey**  
City Administrator

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**Dr. Ken Moore**  
Mayor

Approved as to form by:

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Shauna R. Billingsley  
City Attorney

PREAPPLICATION CONFERENCE:

\_\_\_\_\_

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

\_\_\_\_\_

NEIGHBORHOOD MEETING:

\_\_\_\_\_

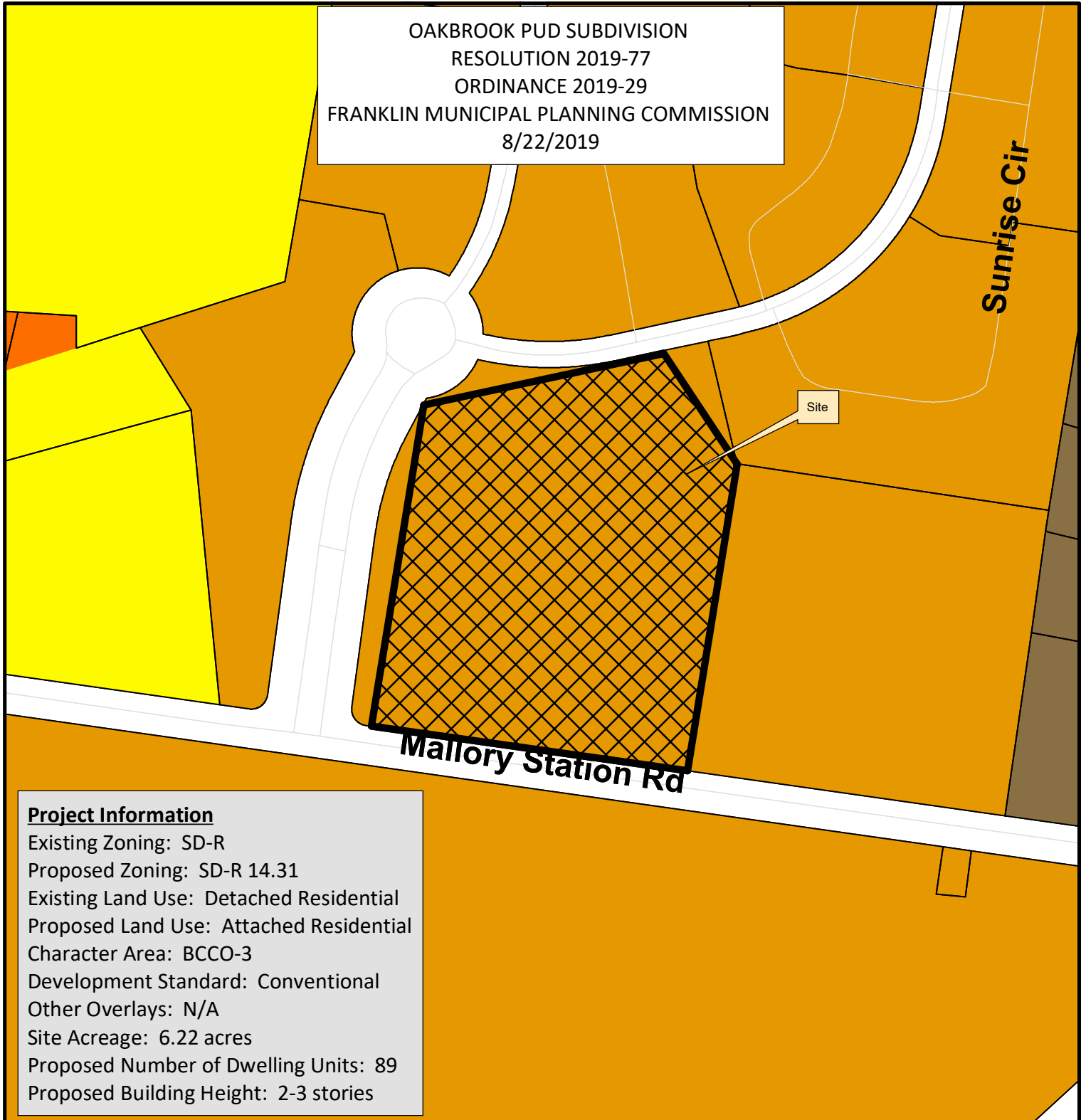
PLANNING COMMISSION RECOMMENDED APPROVAL:

\_\_\_\_\_

PUBLIC HEARING AND BOMA APPROVAL:

\_\_\_\_\_

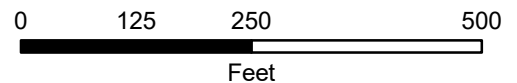
OAKBROOK PUD SUBDIVISION  
 RESOLUTION 2019-77  
 ORDINANCE 2019-29  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 8/22/2019



**Project Information**

Existing Zoning: SD-R  
 Proposed Zoning: SD-R 14.31  
 Existing Land Use: Detached Residential  
 Proposed Land Use: Attached Residential  
 Character Area: BCCO-3  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 6.22 acres  
 Proposed Number of Dwelling Units: 89  
 Proposed Building Height: 2-3 stories

- |  |                                       |
|--|---------------------------------------|
| Oakbrook PUD                           | SD-R Specific Development-Residential |
| AG Agricultural District               | SD-X Specific Development-Variety     |
| ER Estate Residential                  | OR Office Residential District        |
| R-1 Residential District               | GO General Office District            |
| R-2 Residential District               | CC Central Commercial District        |
| R-3 Residential District               | NC Neighborhood Commercial District   |
| R-6 Residential District               | GC General Commercial District        |
| RM-10 Attached 10 Residential District | LI Light Industrial District          |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District          |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District   |

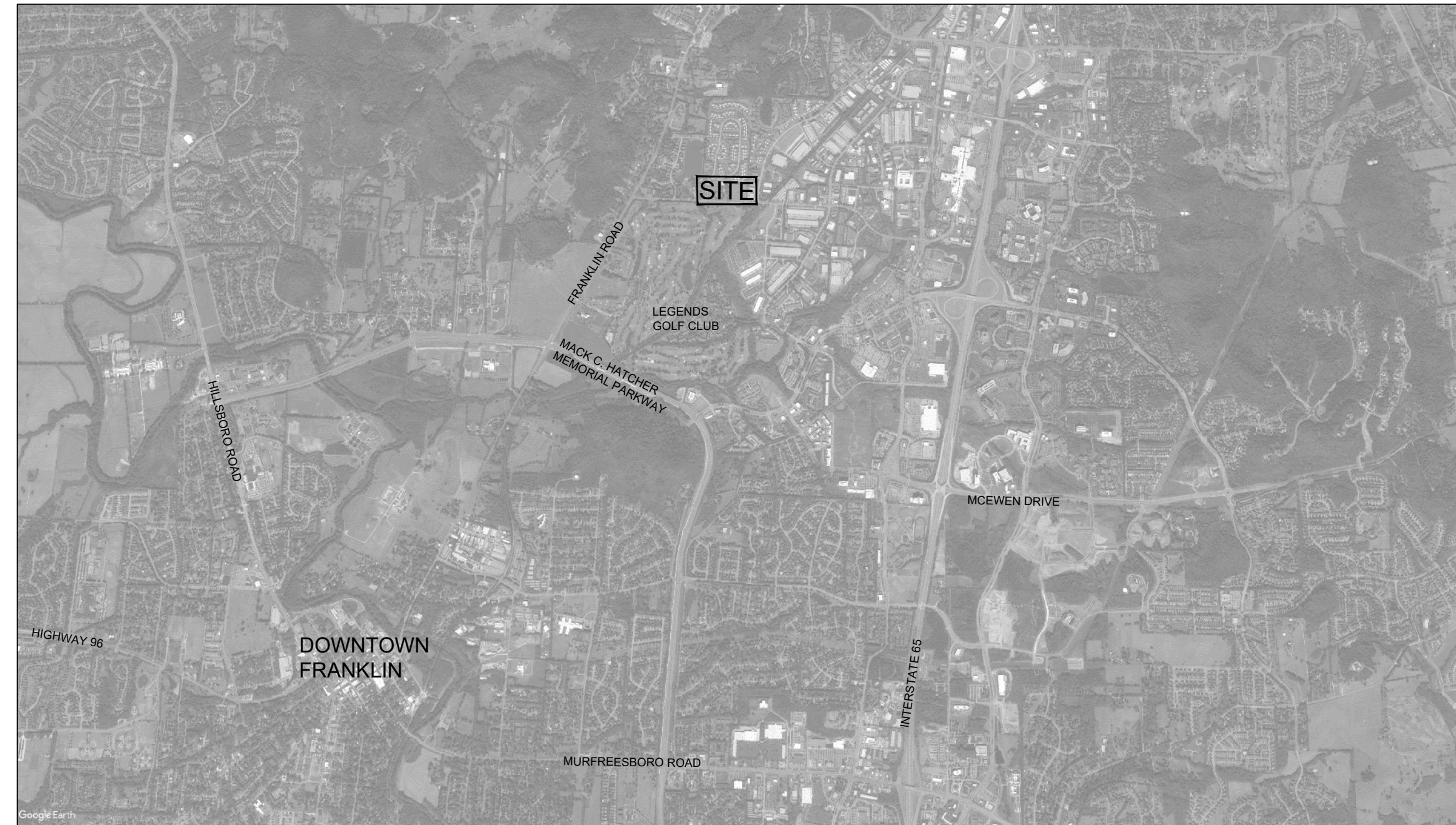


This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.



# MALLORY STATION PUD SUBDIVISION REZONING REQUEST

SD-R (14.31) (SPECIFIC DEVELOPMENT - RESIDENTIAL)  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

**APPLICANT & LANDSCAPE ARCHITECT:**

GAMBLE DESIGN COLLABORATIVE  
GREG GAMBLE  
324 LIBERTY PIKE  
SUITE 145  
FRANKLIN, TN 37064  
615-975-5765  
greg.gamble@gdc-tn.com

**ENGINEER:**

KIMLEY-HORN & ASSOCIATES, INC  
214 OCEANSIDE DRIVE  
NASHVILLE, TN 37024  
PHONE: 615.564.2701

**ARCHITECT:**

906 STUDIOS  
143 5TH AVE S  
FRANKLIN, TN 37064  
PHONE: 615.988.9065

**OWNERS:**

BETTIE CAROL WHITE  
114 BATTLE AVENUE  
FRANKLIN, TN 30764

MARTHA JEAN HOOD  
6231 ROBERTS ROAD  
ARRINGTON, TN 37014

**STATEMENT OF IMPACTS**

**WATER FACILITIES**  
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN SUNRISE CIRCLE AND MALLORY STATION ROAD, RESPECTIVELY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.  
89 UNITS \* 350 GPD = 31,150 GPD

**SEWER FACILITIES**  
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

**REPURIFIED (REUSE) WATER FACILITIES**  
NOT AVAILABLE TO THIS SITE.

**POLICE, FIRE, AND RECREATIONAL FACILITIES**  
NEAREST POLICE STATION: 3.5 MI (900 COLUMBIA AVE.)  
NEAREST FIRE STATION: 0.5 MI (STATION NO. 3, 298 MALLORY STATION ROAD)  
NEAREST RECREATIONAL FACILITY: 1.3 MI (ASPEN GROVE PARK, 3200 ASPEN GROVE DRIVE)

**PROJECTED STUDENT POPULATION**  
89 x 0.64 = 57 STUDENTS

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**  
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

\*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

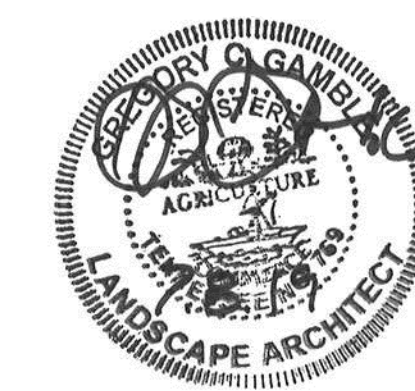
**SHEET INDEX**

C1.0 EXISTING CONDITIONS PLAN  
C1.1 ENLARGED EXISTING CONDITIONS PLAN

**MALLORY STATION PUD SUBDIVISION**

**SITE DATA**

<b>SUBDIVISION/DEVELOPMENT:</b>	<b>MALLORY STATION PUD SUBDIVISION</b>
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	MAP 53 - PARCELS 99.00
ADDRESS:	200 MALLORY STATION ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
SITE ACREAGE:	6.22 AC
EXISTING ZONING:	SD-R
CHARACTER OVERLAY:	BCCO-3
PROPOSED ZONING -	SD-R (14.31)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
PROPOSED # OF UNITS:	89



PRE-APP SUBMITTAL: 05.27.2019  
INITIAL SUBMITTAL: 07.08.2019  
RESUBMITTAL:  
ONE STOP:  
COF #:



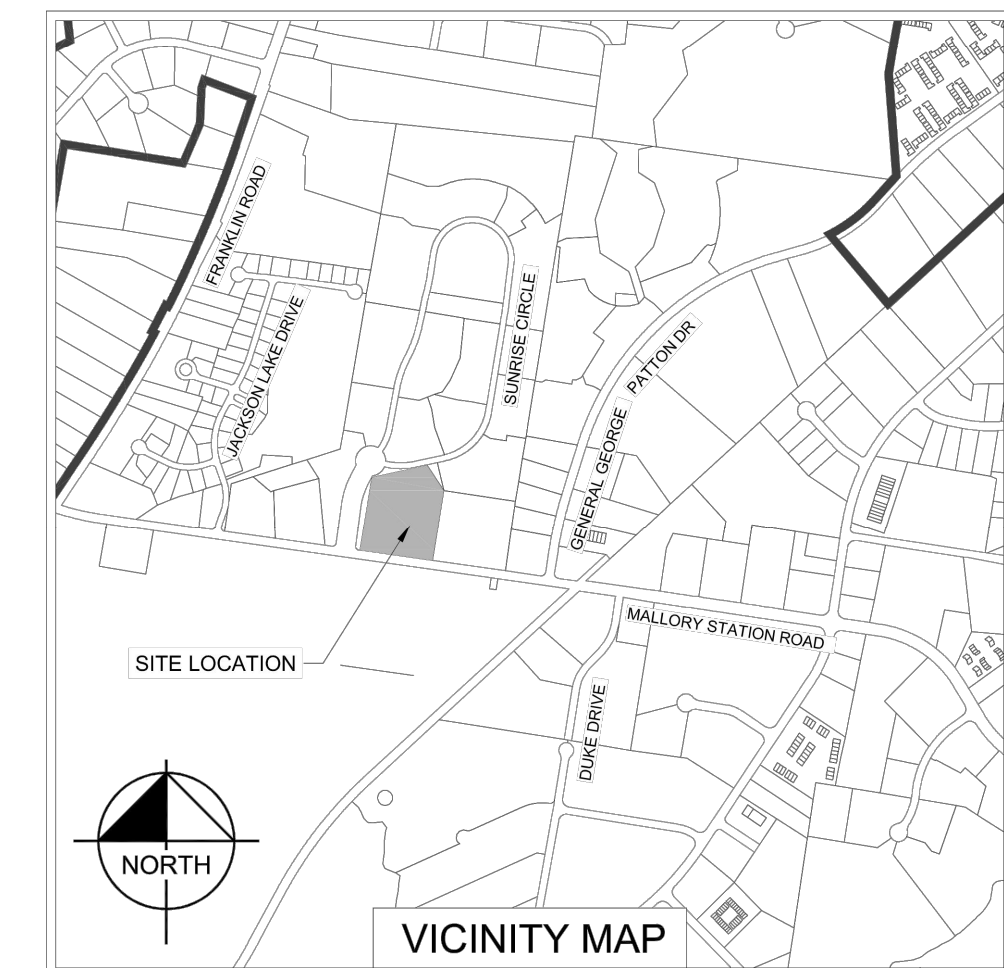
**Kimley»Horn**



**GAMBLE  
DESIGN  
COLLABORATIVE**  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greg.gamble@gdc-tn.com



Drawing name: K:\NSH\_LDEV\013205003 - 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS PLAN Jul 08, 2019 4:02pm by: yates.botemom



**SITE DATA CHART**

PROJECT NAME:	MALLORY STATION
PROJECT #:	XXXX
SUBDIVISION:	
LOT NUMBER:	053-09900
ADDRESS:	200 MALLORY STATION ROAD FRANKLIN TENNESSEE 8TH
COUNTY:	WILLIAMSON
CIVIL DISTRICT:	8TH
EXISTING ZONING:	SD-R
PROPOSED ZONING:	SD-R (17.68)
EXISTING CHARACTER AREA:	BCCO-3
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.22 AC
SQUARE FOOTAGE OF SITE:	271,056 SF
OWNER 1:	MARTHA JEAN HOOD
ADDRESS:	6231 ROBERTS ROAD ARRINGTON, TN 37014
OWNER 2:	BETTIE CAROL WHITE
ADDRESS:	114 BATTLE AVENUE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 FRANKLIN, TN 37065 greg@gdc-tn.com GREG GAMBLE
CONTACT:	

**SURVEY NOTES**

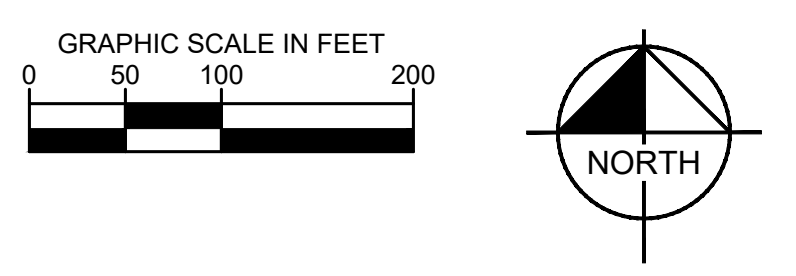
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS OBTAINED VIA WILLIAMSON COUNTY GIS.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 204F, DATED SEPTEMBER 29, 2006, ZONE "X".

**SITE LEGEND**

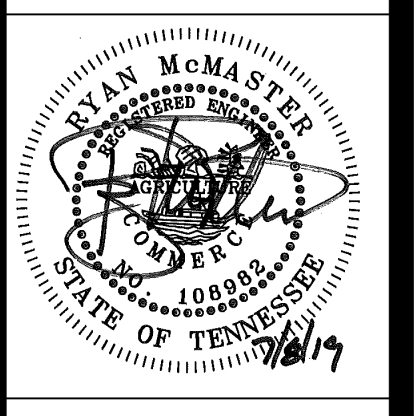
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING GAS MAIN
---	EXISTING ELECTRIC LINE
---	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING LIGHT POLE

**500' NEIGHBOR LIST**

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
053-09912	SUNRISE CIR	HAURY & SMITH CONTRACTORS INC	7065 MOORES LN #300	BRENTWOOD	TN	37027
053-09901	8050 SUNRISE CIR	WOODALL DAVID SR	8050 SUNRISE CIR	FRANKLIN	TN	37067
053-09902	SUNRISE CIR	HAURY & SMITH CONST INC	7065 MOORES LN #300	BRENTWOOD	TN	37027
053-09903	101 SUNRISE CIR	VILLIAGES OF MORNINGSIDE	2033 RICHARD JONES INC	NASHVILLE	TN	37215
053-09904	105 SUNRISE CIR	MSD POOL 2 LLC	PO BOX 3075	MCKINNEY	TX	75070
053-09905	6006 SUNRISE CIR	LITTLE STEVEN W	510 VERDE MEADOW DR	FRANKLIN	TN	37067
053-09907	6025 SUNRISE CIR	TOMAN DAVID ETAL	5112 MEADOWLAKE RD	BRENTWOOD	TN	37027
053-09908	8033 SUNRISE CIR	EUDALEY CAROL I TR	8033 SUNRISE CIR	FRANKLIN	TN	37067
053-09909	8017 SUNRISE CIR	BOYD ROBERT M	8017 SUNRISE CIR	FRANKLIN	TN	37067
053-09911	8074 SUNRISE CIR	HUNLEY PATTI T	8074 SUNRISE CIR	FRANKLIN	TN	37067
053-09900	200 MALLORY STATION RD	WHITE WILLIAM FRANK	6231 ROBERTS RD	ARRINGTON	TN	37014
053-10201	MALLORY STATION RD	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
053-10300	170 MALLORY STATION RD	PAINTER REALTY VENTURES LP	1008 REDMOND CT	NASHVILLE	TN	37211
053-10400	222 MALLORY STATION RD	CRP/AV VENTURE 3 COOL SPRINGS LLC	130 NEWPORT CENTER DR #220	NEWPORT BEACH	CA	92660
053-10901	LEGENDS CLUB LN	VANDERBILT LEGENDS CLUB	1500 LEGENDS CLUB LN	FRANKLIN	TN	37069-0000
053-10902	MALLORY STATION RD	CEMETERY PARRISH	MALLORY STATION RD	FRANKLIN	TN	37067
053F-A00502	1897 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
053F-A00503	1893 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
053F-A00504	1889 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER FOUNDATION	201 HILLWOOD DR	WAVERLY	TN	37185
053F-A00505	1885 GEN GEO PATTON DR	LEE JOHN N ETAL	1885 GEN GEO PATTON DR	FRANKLIN	TN	37067
053-A00100	JACKSON LAKE DR	JACKSON LAKE HOME OWNERS ASSOC INC	278 FRANKLIN RD #140	BRENTWOOD	TN	37027



**MALLORY STATION REZONING PLAN**  
 200 MALLORY STATION ROAD  
 Franklin, Williamson County, Tennessee



Revision	Date
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△	
△	
△	

OVERALL EXISTING CONDITIONS PLAN  
**C1.0**  
 CDF#XXXX



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### SITE DATA CHART

PROJECT NAME:	MALLORY STATION
PROJECT #:	XXXX
SUBDIVISION:	053-09900
LOT NUMBER:	SD-R (17.68)
ADDRESS:	BCCO-3
COUNTY:	N/A
CIVIL DISTRICT:	CONVENTIONAL
EXISTING ZONING:	6.22 AC
PROPOSED ZONING:	271,056 SF
EXISTING CHARACTER AREA:	
OTHER APPLICABLE OVERLAYS:	
APPLICABLE DEVELOPMENT STANDARD:	
ACREAGE OF SITE:	
SQUARE FOOTAGE OF SITE:	
OWNER 1:	MARTHA JEAN HOOD
ADDRESS:	6231 ROBERTS ROAD ARRINGTON, TN 37014
OWNER 2:	BETTIE CAROL WHITE
ADDRESS:	114 BATTLE AVENUE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg@gdc-tn.com GREG GAMBLE
CONTACT:	

- ### SURVEY NOTES
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### SITE LEGEND

---	EXISTING WATER LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING GAS MAIN
---	EXISTING ELECTRIC LINE
---	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
---	EXISTING FIRE HYDRANT
---	EXISTING LIGHT POLE

NOTE: NO AREA ON SITE EXCEEDS 14% SLOPE

### TREE LEGEND

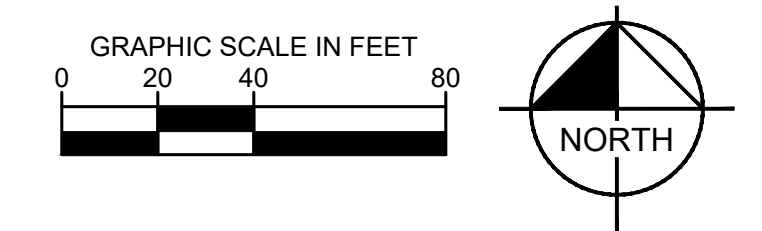
	EXISTING TREE CANOPY
	TREES TO BE REMOVED (REMAINING TREES TO BE PRESERVED)

### EXISTING TREE CANOPY

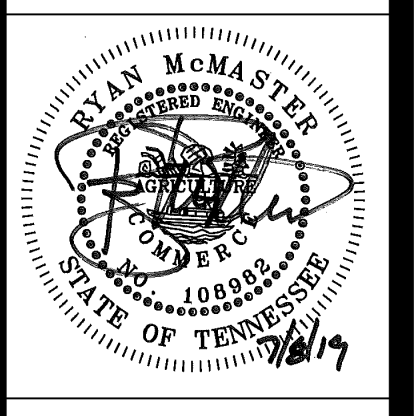
TOTAL SITE AREA:	271,056 SF (6.22 AC)
EXISTING TREE CANOPY:	54,817 SF
	54,817 SF / 271,056 SF = 20% OF SITE
REQUIRED CANOPY PRESERVATION:	48% OF TOTAL CANOPY
	54,817 SF * 48% = 26,312 SF

### SOIL KEY

ARA	ARMOUR SILT LOAM
ARB2	ARMOUR SILT LOAM
CAA	CAPTINA SILT LOAM, PHOSPHATIC
HBB2	HAMPSHIRE SILT LOAM



MALLORY STATION REZONING PLAN  
200 MALLORY STATION ROAD  
Franklin, Williamson County, Tennessee



Revision	Date
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ENLARGED EXISTING CONDITIONS PLAN  
**C1.1**  
COF#XXXX