

**RESOLUTION 2017-69**

**TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR GALLERIA COMMERCIAL COMPLEX PUD SUBDIVISION REVISION 2, WITH ONE (1) MODIFICATION OF STANDARD (PARKING REDUCTION) FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF GALLERIA BOULEVARD, 1704 GALLERIA BOULEVARD."**

**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 12702	1.00
Total	1.00

EXHIBIT "A"

BK 1106 PG 887

LEGAL DESCRIPTION

Land located in the City of Franklin, Eighth Civil District of the County of Williamson, State of Tennessee, being Lot Thirty-Two (32) as shown on the plat of Revision Nine (9), Resubdivision of Lot 3, Galleria Commercial Complex Subdivision, recorded in Plat Book 18, Page 101 in the Register's Office of Williamson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southern line of Moores Lane where the same is intersected by the curved eastern line of Galleria Boulevard; run thence south 77 degrees, 08 minutes, 55 seconds east, along the southern line of Moores Lane, 33.19 feet to a point; thence south 77 degrees, 42 minutes, 58 seconds east, continuing along said southern line, 99.39 feet to a point; thence along divisional lines crossing aforesaid Lot Three (3) the following courses and dimensions: south 12 degrees, 24 minutes, 43 seconds west, 261.92 feet; north 77 degrees, 35 minutes, 17 seconds west, 164.26 feet, all to a point in the eastern line of aforesaid Galleria Boulevard; thence along said eastern line the following courses and dimensions: curve to the right having a radius of 683.70 feet, an arc distance of 70.07 feet (said curve being subtended by a chord bearing north 09 degrees, 28 minutes, 33 seconds east, 70.04 feet); north 12 degrees, 24 minutes, 43 seconds east, 157.00 feet; curve to the right having a radius of 35.00 feet, an arc distance of 55.25 feet (said curve being subtended by a chord bearing north 57 degrees, 37 minutes, 54 seconds east, 49.69 feet), all to the point of BEGINNING, containing 43,603, more or less, square feet, or 1.001, more or less, acres, all as shown on a survey prepared by David W. Barnes, Tenn. R.L.S. No. 270, dated March 30, 1993, revised June 9, 1993.

Reference for prior title is made to Deed recorded in Book 624, Page 444 in the Register's Office of Williamson County, Tennessee.

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

**SECTION III.** That the overall entitlements for the Galleria Commercial Complex PUD Subdivision are as follows:

Entitlements	Galleria Commercial Complex Revision #2
Base Zone District	GC
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	4,652
Number of Hotel Rooms	N/A
Connectivity Index	2
Open Space Requirements	Required – 0.15 Acres Provided – 0.15 Acres
Number of Phases in Development	N/A
Original Approval Date	12/10/2013 COF# 2872

**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 the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

<p><b>MOS 1: Off-Street Parking Requirements</b></p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to lower the off-street parking standard for Commercial uses of 0.67 spaces per seat to 0.53 per seat as per Section 5.9.4 Table 5-9</p> <p><i>Staff recommended approval.</i></p>
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\_\_\_\_\_  
**Eric S. Stuckey**  
City Administrator

\_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

Approved as to form by:

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PREAPPLICATION CONFERENCE: \_\_\_\_\_ 7/25/2017 \_\_\_\_\_

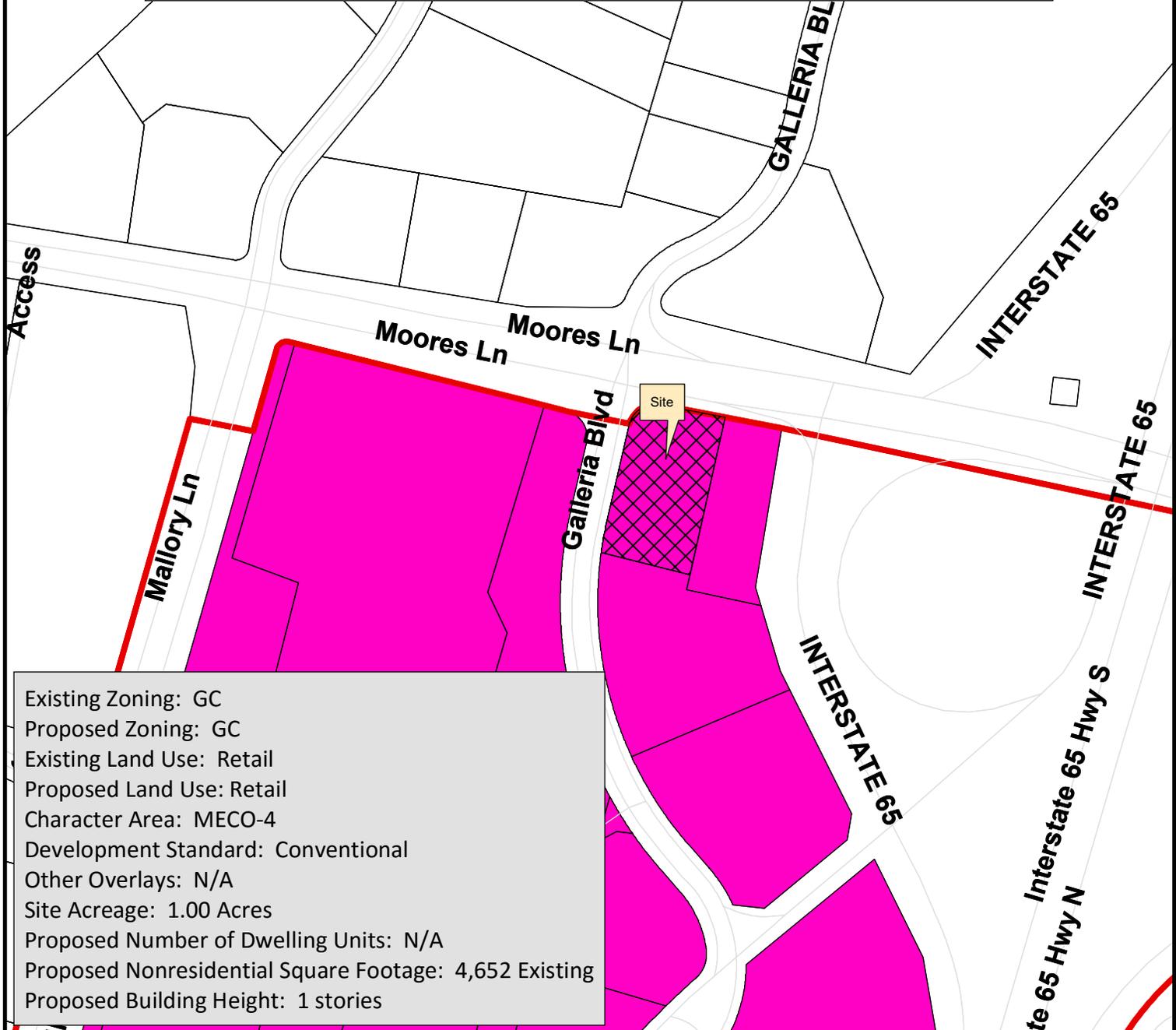
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: \_\_\_\_\_ 7/27/2017 \_\_\_\_\_

NEIGHBORHOOD MEETING: \_\_\_\_\_ 7/26/2017 \_\_\_\_\_

PLANNING COMMISSION RECOMMENDED APPROVAL: \_\_\_\_\_ 9/28/17 \_\_\_\_\_

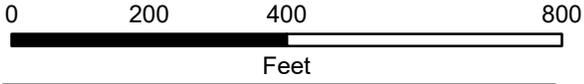
PUBLIC HEARING AND BOMA APPROVAL: \_\_\_\_\_

GALLERIA COMMERCIAL COMPLEX PUD SUBDIVISION, DEVELOPMENT PLAN, SECTION 1,  
 REVISION 2, LOT 32 (MCDONALDS)  
 RESOLUTION 2017-69  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 9/28/17



Existing Zoning: GC  
 Proposed Zoning: GC  
 Existing Land Use: Retail  
 Proposed Land Use: Retail  
 Character Area: MECO-4  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 1.00 Acres  
 Proposed Number of Dwelling Units: N/A  
 Proposed Nonresidential Square Footage: 4,652 Existing  
 Proposed Building Height: 1 stories

- |  |                                       |
|--|---------------------------------------|
| McDonald's                             | 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   |



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