

RESOLUTION 2017-51

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BUSHNELL FARM PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF LEWISBURG PIKE, ADJACENT TO 1495 LEWISBURG PIKE.”

WHEREAS, Justin Bushnell and Walter Bates, (“Owners”) of properties located between 1495 Lewisburg Pike and 1521 Lewisburg Pike (“Properties”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex 9.75 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2017-13 and Resolution 2017-50/Ordinance 2017-35; and

WHEREAS, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2017-36; 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 (FMPC); and

WHEREAS, in accordance with the provisions of *Tennessee Code Annotated* § 13-4-310, as amended, and subject to the exceptions set forth in said statute, 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
p/o 001—01706	1.59
117—01705	8.16
Total	9.75

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, as a portion of Parcel 17.06, and is currently known as a portion of the lands owned by Walter T., etux., Mary Jo Bates of record in Book 551, Page 338, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°06'20"E for a distance of 351.98' to a t-post (old), called for in said east right of way, thence, leaving said right of way, S 87°10'54"E for a distance of 1281.42' to the **Point of Beginning**, said point being a post (old) at a fence intersection, post monuments the southeast corner of the Walter and Arthur Bates property Book 2633, Page 136 (R.O.W.C., TN.), the southwest property corner of herein described carve off, and having coordinates of N: 551069.91, E: 1718386.93; thence, along fence, and the east line of said Bates property, N 06°51'26"W for a distance of 170.08' to a post in fence; thence, along a severance line this survey, a proposed north property line of herein described carve off, S 86°50'54"E for a distance of 421.81' to an iron rebar (new) set in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'24"E for a distance of 166.07' to an iron rebar (new) in said west line, said rebar being a northeast corner of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.), and the southeast corner of herein described carve off; thence, leaving said west line of Stream Valley Section 5, along the north property line of said Bushnell property, and the south property line of herein described carve off, N 87°10'54"W for a distance of 409.25' to the **Point of Beginning**. Containing 69,131.81 Sq. Ft. or 1.587 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, Parcel 17.05, and is currently known as a portion of the lands owned by Justin, etux., Amanda Sparks Bushnell of record in Book 3692, Page 646, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°01'03"E for a distance of 175.35' to the **Point of Beginning**, said point being a t-post (old), having coordinates of N: 550957.05, E: 1717094.15, said t-post found in the east margin of Lewisburg Pike; thence, along said right of way, N 04°01'00"E for a distance of 176.76' to a t-post (old), said post being a southwest corner of Walter and Arthur Bates property as recorded in Book 2633, P.136 (R.O.W.C., TN.), and the northwest corner of herein described property; thence, leaving said east margin along the north property line of herein described property, S 87°10'54"E for a distance of 1690.67' to a point in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'25"E for a distance of 327.15' to a t-post (old), said post being a northerly corner of the Westbrook property recorded in Book 6318, P.201 (R.O.W.C., TN.);, and the southeast corner of herein described property; thence, with the north property line of said Westbrook, N 88°03'20"W for a distance of 384.60' to a t-post (old), said post being the southeast corner of a separate parcel of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.) and the southwesterly most corner of herein described property; thence, along the east property line of said Bushnell property, and a west property line of herein described property, N 06°35'22"W for a distance of 164.00' to a iron rod (new), said iron rod being the northeast corner of said Bushnell property; thence, along the north property line of the Bushnell property, and a southerly line of herein described property, N 87°29'21"W for a distance of 1314.62' to the **Point of Beginning**. Containing 355,364.50 Sq. Ft. or 8.158 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

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

SECTION III: That the overall entitlements for the Bushnell Farms PUD Subdivision are as follows:

Entitlements	Bushnell Farms PUD Subdivision
Base Zone District	SD-R 2.05
Character Area Overlay	GCCO-5
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	20
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0

Open Space Requirements	4.79 Acres
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: 5/16/2017

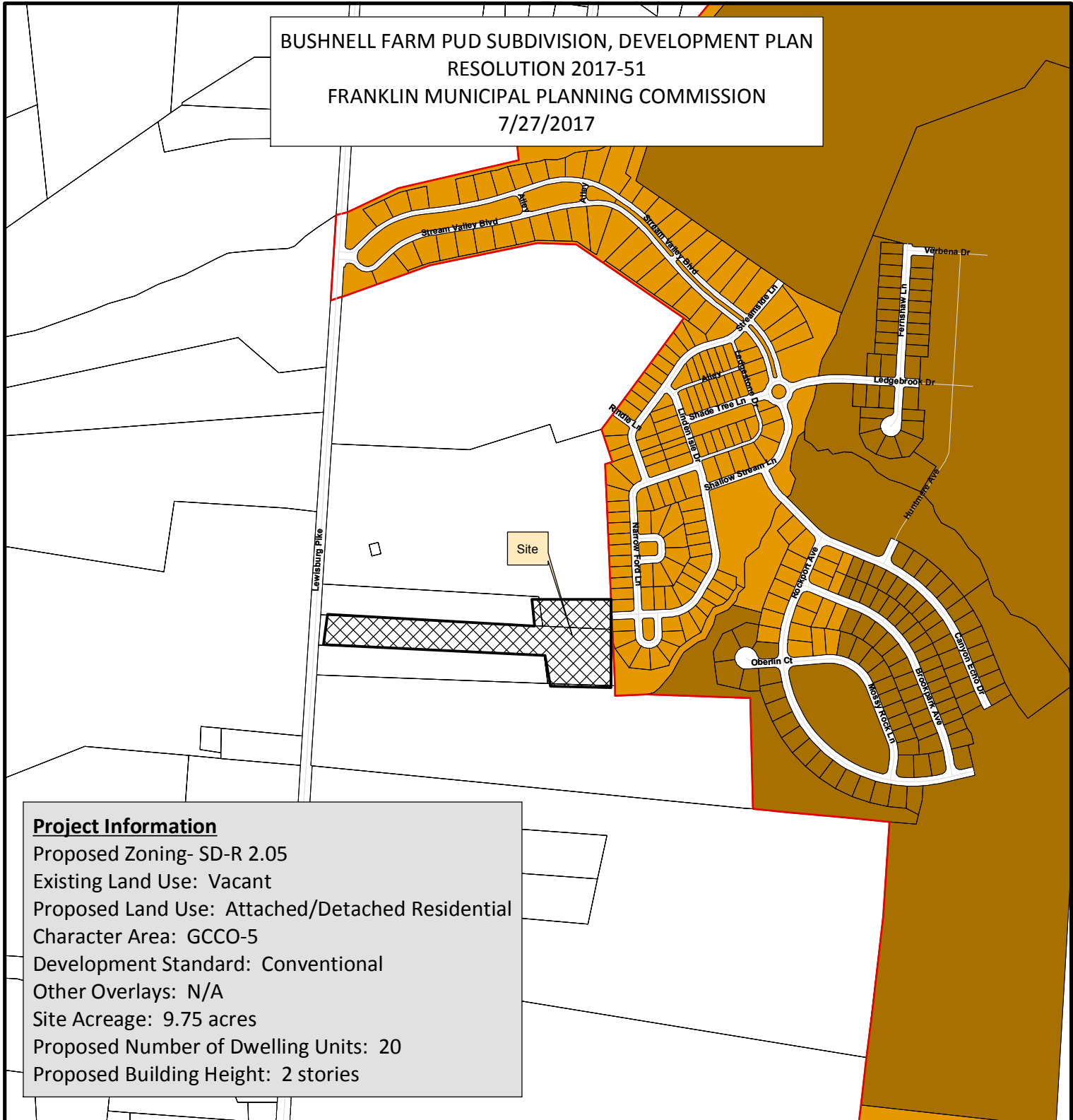
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 5/25/2017

NEIGHBORHOOD MEETING: 5/24/2017

PLANNING COMMISSION RECOMMENDED _____:

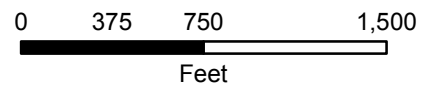
PUBLIC HEARING AND BOMA APPROVAL: _____

BUSHNELL FARM PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-51
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/27/2017



Project Information
 Proposed Zoning- SD-R 2.05
 Existing Land Use: Vacant
 Proposed Land Use: Attached/Detached Residential
 Character Area: GCCO-5
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 9.75 acres
 Proposed Number of Dwelling Units: 20
 Proposed Building Height: 2 stories

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



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