

RESOLUTION 2014-97

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR
BRANCH CREEK CROSSING PUD SUBDIVISION, LOCATED AT
574 & 580 FRANKLIN 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:

Zoning Reference Number 14-09:

Map-Group-Parcel	Acres
053---07500	±16.36
053---07501	±1.44
TOTAL	±19.11

A tract of land located in the Williamson County, Tennessee, said property being more specifically described as 574 and 580 Franklin Road as recorded in Deed Book 2153, page 880 and Deed Book 310, Page 846 respectively, and tax Map 53 Parcels 75.00 and 75.10 and being more particularly described as follows.

Beginning at an iron pin at the northwest corner of the property, said point being lying along the eastern margin of Highway 31;

Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 56°15'46" East a distance of 235.20' to point in fence;
 Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 52°21'05" East a distance of 1,281.07' to an iron rod in fence;
 Thence severing the shared property line with Brentwood Church of the Nazarene and running with the shared property line of VR Landings at Brentwood, LP, South 51°57'18" East a distance of 103.13 to a point in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 55°15'23" West a distance of 131.61' to an iron rod in fence;
 Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 61°13'17" West a distance of 154.84' to a point in fence;
 Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 44°53'55" West a distance of 132.86' to an iron rod in fence;
 Thence severing the shared property line with VR Landings at Brentwood, LP, and running with the shared property line of James F. and Evelyn A. Holloway, North 60°50'44" West a distance of 933.63' to a point in fence;
 Thence with the north margin of the shared property line with James F. and Evelyn A. Holloway, North 50°07'58" West a distance of 431.60' to a metal post lying along the eastern margin of Highway 31;
 Thence with the east margin of Highway 31, North 36°01'49" East a distance of 604.49' to the point of beginning, having an area of 835,125.21 square feet, 19.11 acres.

2. That the overall entitlements for the Branch Creek Crossing PUD Subdivision are as follows:

Entitlements	Nichol Mill Lofts PUD Subdivision
Base Zone	Specific Development-Residential (SD-X 2.5/36,480)
Character Area Overlay	Berrys Chapel Character Area Overlay #4
Other Zoning Overlays	HHO, FFO
Number of Dwelling Units	48
Number of Nonresidential Square Footage	36,480
Connectivity Index	2.0
Development Standard	Traditional
Open Space Requirements	Formal: 0.70 acres Informal: 12.26 acres Total: 12.96 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 the following Modifications of Design Standards (MOS) were requested and acted upon by FMPC:

<p>MOS 1: Loading Area Location</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to allow the loading areas to the side of the structure as opposed to behind the structure. <i>Staff recommended approval.</i></p>
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<p>MOS 2: Parking Lot Location</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to allow parking between the primary elevation and the primary street in a Traditional area. <i>Staff recommended approval.</i></p>
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5. 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

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

BOMA APPROVAL: _____